

# Planning Commission

City of Rock Hill, South Carolina

June 5, 2018

A regular meeting of the Planning Commission was held Tuesday, June 5, 2018, at 6:00 PM in City Council Chambers, City Hall, 155 Johnston Street, Rock Hill, South Carolina.

**MEMBERS PRESENT** Randy Graham, Duane Christopher, Justin Smith, Keith Martens, Nathan Mallard

**MEMBERS ABSENT** Gladys Robinson, Shelly Goodner

**STAFF PRESENT** Eric Hawkins, Dennis Fields, Leah Youngblood, Bill Meyer, Janice Miller

## **1. Recognition of Thomas B. Roper for 31 years of service on the Rock Hill Planning Commission.**

Mr. Meyer and Mayor John Gettys presented thanks and tokens of appreciation for Mr. Roper's term of service on the Planning Commission. Mr. Roper responded and thanked the Commission members and staff for their work.

## **2. Approval of minutes of the May 1, 2018, meeting.**

Mr. Christopher made a motion to approve the minutes from the May 1, 2018, meeting. Mr. Smith seconded, and the motion passed unanimously by a vote of 3-0 (Robinson and Goodner absent, Martens and Mallard abstained).

## **PUBLIC HEARING ITEMS**

### **3. Hold public hearing and consider a recommendation to City Council on petition M-2018-12 by Hendrick Automotive Group to rezone approximately 19.11 acres at 1082, 1088, & 1098 Red River Road from Urban Development District (UD) in York County to Community Commercial (CC). The subject properties are proposed to be annexed into the City of Rock Hill. Tax parcels 700-00-00-009 & -010.**

Mr. Hawkins presented the staff report.

Mr. Greg Hartley, EMH&T Inc., 301 McCullough Drive, Suite 109, Charlotte NC, applicant's representative, was available to answer questions.

Mr. Christopher presented the motion to recommend to City Council approval of the proposed Community Commercial (CC) zoning. Mr. Smith seconded, and the motion carried unanimously by a vote of 5-0 (Robinson and Goodner absent).

### **4. Hold public hearing and consider a recommendation to City Council on petition M-2018-13 by McCraney Property Company to rezone approximately 33 acres at 2618 Eden Terrace and a portion of 566 Corporate Boulevard from Industrial Development District (ID) and Urban Development District (UD) in York County to Industry General (IG). The subject properties are proposed to be annexed into the City of Rock Hill. Tax parcels 664-00-00-034 & 664-00-00-061 (portion).**

Mr. Hawkins presented the staff report.

Mr. Smith asked if there would be a connection to Paragon Way. Mr. Hawkins stated there would not be due to the environmental issues with creek crossings and lack of a joint access agreement with the adjacent property owner.

Mr. Johnson Murdock, 1497 Friar Road, owner of several adjacent properties, requested additional information regarding the annexation.

Mr. Arthur Williams, 2610 Galleria Pointe Circle, representing the Cross Road Baptist Church, requested additional information regarding the annexation.

Mr. Graham explained the annexation process, noting the properties to which Mr. Murdock and Mr. Williams referred were not being considered for annexation. Mr. Hawkins stated letters of future annexation of those properties had been mailed around the same time as the meeting notifications so there may have been some confusion. He stated these properties would be considered separately in the future.

Mr. Christopher presented the motion to recommend to City Council approval of the proposed Industry General (IG) zoning. Mr. Smith seconded, and the motion carried unanimously by a vote of 5-0 (Robinson and Goodner absent).

- 5. Hold public hearing and consider a recommendation to City Council on petition M-2018-14 by TAG Ventures LLC to rezone an approximately 0.26 acre portion of the property located at 1191 South Anderson Road from Residential Development District II (RD-II) in York County to Limited Commercial (LC). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcel 671-00-00-063 (portion).**

Mr. Martens recused as his firm represents the applicant.

Mr. Fields presented the staff report.

Mr. Henry Atkins Jr, 421 Penman Street, Charlotte, was available to answer questions.

Mr. Smith presented the motion to recommend to City Council approval of the proposed Limited Commercial (LC) zoning. Mr. Mallard seconded, and the motion carried unanimously by a vote of 4-0 (Martens recused, Robinson and Goodner absent).

- 6. Hold public hearing and consider a recommendation to City Council on petition M-2018-15 by B&D Apartment Properties LLC & D&B Apartment Properties LLC and the City of Rock Hill to rezone approximately 9.93 acres at 375 Baskins Road and adjacent unaddressed property from Urban Development District (UD) in York County and General Commercial (GC) to Multi-Family Residential (MFR) and Office & Institutional (OI). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcels 666-01-03-013 & -014 and 667-01-01-124.**

Mr. Hawkins presented the staff report.

Mr. Christopher asked if there is room for development on the parcel being rezoned from General Commercial to Office & Institutional. Mr. Hawkins stated there is not and the intent is to remove the General Commercial zoning from the City-owned property adjacent to Manchester Meadows Park. The proposed zoning is consistent with the OI zoning of the park.

Mr. Smith asked if the rezoning of the City-owned property would create any additional buffer requirements for the adjoining property. Mr. Hawkins stated that it would not.

Ms. Lidiana Burca, 2420 Hollbrook Road, Fort Mill, stated they had not been given a choice but to be annexed. Mr. Graham stated that the Planning Commission's role is to recommend to City Council the appropriate zoning for a property being annexed into the City and that the Commission does not recommend whether a property should be annexed or not.

Mr. Graham asked if all of East Gate Villas is proposed to be annexed. Mr. Hawkins stated it is.

Mr. Graham reiterated that the Planning Commission's recommendation is only on the proposed zoning and Mr. Hawkins noted that this case will be considered by City Council at their June 25<sup>th</sup> meeting.

Mr. Christopher presented the motion to recommend to City Council approval of the proposed Multi-Family Residential (MFR) and Office and Institutional (OI) zoning. Mr. Smith seconded, and the motion carried unanimously by a vote of 5-0 (Robinson and Goodner absent).

### **NEW BUSINESS**

#### **7. Other Business.**

Mr. Hawkins reminded the Commission of the upcoming workshop with Council on the Zoning Ordinance amendments. Ms. Youngblood provided a brief overview of the amendments being considered, noting the Commission would receive complete packets by the end of the week.

Mr. Hawkins reminded the Commission of the upcoming SCAPA conference in July.

Mr. Graham asked the plans for a retirement dinner for Mr. Tom Roper. Mr. Hawkins stated he would send out a calendar availability request within the next few days. It was decided that the last week of June may be the best opportunity.

#### **8. Adjourn.**

There being no further business, the meeting adjourned at 6:47 PM.