

Planning Commission

City of Rock Hill, South Carolina

July 10, 2018

A regular meeting of the Planning Commission was held Tuesday, July 10, 2018, at 6:00 PM in City Council Chambers, City Hall, 155 Johnston Street, Rock Hill, South Carolina.

MEMBERS PRESENT Randy Graham, Duane Christopher, Gladys Robinson, Shelly Goodner, Keith Martens, Nathan Mallard

MEMBERS ABSENT Justin Smith

STAFF PRESENT Dennis Fields, Shana Marshburn, Leah Youngblood, Bill Meyer, Janice Miller

1. Approval of minutes of the June 5, 2018, meeting.

Mr. Christopher made a motion to approve the minutes from the June 5, 2018, meeting. Mr. Martens seconded, and the motion passed unanimously by a vote of 5-0 (Smith absent). Mr. Mallard joined the meeting following the approval of the minutes.

PUBLIC HEARING ITEMS

2. Hold public hearing and consider a recommendation to City Council on petition M-2018-16 by Adult Spectrum Transitions to rezone approximately 2.8 acres at 1117 Camden Avenue and adjacent right-of-way from Industry Heavy (IH) to Industry General (IG). Tax parcel 596-03-02-001.

Mrs. Goodner recused herself from the item due to a business relationship with the applicant.

Mr. Fields presented the staff report.

Dr. Robinson asked the maximum number of animals the new zoning would allow on site. Mr. Fields stated the zoning would allow up to 19 but a special exception was required for more than 20.

Mr. Martens asked about any time constraints. Mr. Fields stated this would be best answered by the applicant.

Mr. Martens asked if the zoning would allow for this type of business. Mr. Fields explained both types were allowed and that a special exception was required for more than 20 animals.

Mr. Christopher asked if this would have to go through the site plan review process and if this would have to come back to the Planning Commission for further review. Mr. Fields stated the site plan would have to be reviewed by staff but that it would not need to come to the Planning Commission.

Mr. Tim Newman, 1112 Camden Avenue, applicant, was available to answer questions. He stated the change from truck maintenance to dog daycare came about because the building would require more work than originally planned. He added that the facility would begin with 19 animals with potential to expand. He noted many of those on the autistic spectrum liked to work with dogs. He also stated a grant opportunity was available to help fund this activity and all the renovations as required under the special exception were complete.

Mr. Martens stated Mr. Newman had answered his original questions about the hours of operation and noise levels, but did ask the distance between this use and the nearest residence. Mr. Newman stated it was approximately 200 feet. He added he had kept an animal overnight in the facility at one time and notified the neighbors of this but did not get any feedback from those neighbors.

Mr. Graham noted the amount of asphalt on the site. Mr. Newman stated there would be appropriate indoor facilities and grass area outside. He added the facility would develop more grass area as needed if more animals were added.

Mr. Graham asked if the car wash would be for the trucks as part of the training. Mr. Newman stated this was correct, adding that detailing would be an additional service performed in partnership with the car wash nearby.

Mr. Jay Rinehart, 1930 Hallhawks Place, owner's representative, spoke in favor of the request, noting specifically the difficulty they had had in renting the site to an appropriate use.

Mr. Graham asked if this was an exception to the requirement that a site zoned Industry General (IG) be more than 10 acres. Mr. Fields stated that as this site was adjacent to other IG zoned properties, staff was comfortable with this request.

Mr. Graham asked about the 75' setback requirement. Mr. Fields stated as the site was already developed, this would be part of the operations and would be addressed if necessary by the Zoning Board of Appeals.

Mr. Christopher asked if the site would have to comply with different regulations once the rezoning was finalized. Mr. Fields stated it would depend on the renovations needed.

There were no further questions or comments.

Mr. Christopher presented the motion to recommend approval of the proposed Industry General (IG) zoning on the property located at 1117 Camden Avenue, specifically noting the request was less intense than the current zoning. Dr. Robinson seconded, and the motion carried unanimously by a vote of 5-0 (Goodner recused, Smith absent).

NEW BUSINESS

3. Consideration of a request by Burton Engineering for Major Site Plan approval for 77 Logistics. (Plan #20180523)

Ms. Marshburn presented the staff report.

Mr. Christopher asked if there would be a left turn lane on Cel-River Road going towards Cherry Road. Ms. Marshburn stated there would be.

Mr. Christopher asked if he understood correctly that there would not be a turn signal. Ms. Marshburn stated this was correct.

Mr. Christopher asked about the wetlands crossing permit. Ms. Marshburn stated the applicant was still working with engineers on the design in order to obtain the wetlands permit.

Ms. Marshburn added City Council's concerns over the lack of a deceleration lane, noting the Traffic Impact Study did not recommend this. Mr. Christopher asked if the state would be the governing body regarding the turn lane. Ms. Marshburn stated this was correct, adding that the City could not require a deceleration lane. There was general discussion regarding the potential traffic in the area.

There were no further questions or comments.

Mrs. Goodner presented the motion to approve the Major Site Plan, subject to staff comments. Mr. Christopher seconded, and the motion carried unanimously by a vote of 6-0 (Smith absent).

4. Consideration of a request by Fiorenza Properties for Preliminary Plat approval for Croft East. (Plan #20171183)

Mr. Graham recused because he serves as the president of the Heathwood HOA. Mr. Christopher assumed the role of chair.

Mr. Fields presented the staff report.

Mr. Christopher observed that the detention pond was much larger than originally proposed, noting additional impervious area required a larger site. He asked if this was required to meet the 100 storm requirements. Mr. Fields stated this was correct.

Mr. Martens asked if a TIA was required. Mr. Fields stated it was not as the development did not meet the threshold to require a TIA, adding that Herlong was able to handle the added traffic.

Mr. Christopher asked if the master plan had design and architectural requirements in place. Mr. Fields stated it did.

There were no further questions or comments.

Mr. Martens presented the motion to approve the Preliminary Plat, subject to staff comments. Dr. Robinson seconded, and the motion carried unanimously by a vote of 5-0 (Graham recused, Smith absent).

Mr. Graham resumed as chair.

5. Consideration of a request by CES Group Engineers LLP for Major Site Plan approval for Riverwalk Office Building. (Plan #20180693)

Mr. Fields presented the staff report.

Mr. Christopher asked if there would be bicycle racks. Mr. Fields stated there would, with racks installed in the front of both buildings as well as additional vegetation. He noted these items would be required when civil plans were submitted.

There were no further questions or comments.

Dr. Robinson presented the motion to approve the Major Site Plan, subject to staff comments. Mr. Martens seconded, and the motion carried unanimously by a vote of 6-0 (Smith absent).

6. Other Business.

Ms. Youngblood reminded the members of the upcoming SCAPA conference in Fort Mill.

There was discussion regarding dates for Mr. Tom Roper's retirement dinner. Consensus was to schedule for either August 16 or 23.

There was discussion regarding meals prior to the meeting. Consensus was reached that if staff felt a meeting would go longer than 1 hour, a light dinner will be provided prior to the meeting. Members would assume dinner would be served unless staff notified them otherwise.

7. Adjourn.

There being no further business, the meeting adjourned at 6:50 PM.