

Planning Commission

City of Rock Hill, South Carolina

August 7, 2018

A regular meeting of the Planning Commission was held Tuesday, August 7, 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, Justin Smith, Nathan Mallard

MEMBERS ABSENT Keith Martens

STAFF PRESENT Eric Hawkins, Shana Marshburn, Leah Youngblood, Bill Meyer, Janice Miller

1. Approval of minutes of the July 10, 2018, meeting.

Mr. Christopher made a motion to approve the minutes from the July 10, 2018, meeting. Dr. Robinson seconded, and the motion passed unanimously by a vote of 6-0 (Martens absent).

PUBLIC HEARING ITEMS

2. Hold public hearing and consider a recommendation to City Council on petition M-2018-18 by Legion Collegiate Academy to rezone approximately 49 acres at 1030 & 1088 Mt. Holly Road from Limited commercial (LC), Single-Family Attached (SF-A), and Single-Family Residential-5 (SF-5) to Office & Institutional (OI). Tax parcels 602-07-01-001 & -044.

Mr. Hawkins presented the staff report.

Mr. Graham asked about the small MF-15 parcel to the south of the site. Mr. Hawkins clarified that it was not included in the MF-15 study done in 2015 because of its size and added that the site could not be developed as multi-family residential because it is too small.

Mr. Jack Frost, 361 Little Rock Road, applicant's representative, provided information regarding the proposed school site. He noted that the school will offer a dual-enrollment program with students earning 60 hours of college credit. The student population will be around 600 students total with 300 attending the morning session and 300 attending the afternoon session. He stated that he believes the school will encourage economic growth in the area. The school's facilities will be available for use by the community outside of school hours. He also stated that he believes the school will have less of a traffic impact than the proposed Wal-Mart would've had.

Mr. Christopher asked if the school year would be the same as other public schools in the area. Mr. Frost stated that was the plan with the target to open August 19, 2019. He noted the school hours would be 8 am to noon for the first student group and 12:30 to 4:30 pm for the second. He added students would be required to provide 25 community service hours prior to graduation.

Mr. Christopher asked if the school will have public bus or private transportation. Mr. Frost stated students will get to school by private transportation with activity buses used for transportation of students to games.

Mr. Graham asked if the school would host any games. Mr. Frost stated the school would host indoor games, such as basketball and volleyball, but would use the outside facilities for practice only.

Dr. Robinson asked if the main entrance at the school and Glenarden would require a traffic signal. Mr. Todd Salvagin, EPC LLC, traffic engineer, stated a formal study will be done once school is back in session to determine if a light is warranted for this area. He stated there is an existing left turn lane along with curb cuts for access to the site. Mr. Graham noted the

Commission will review the major site plan in the future as the project progresses if the rezoning is approved.

Mr. Quantus Houston, 1726 Ashcroft Lane, spoke in support of the proposal, specifically noting that as the Rock Hill School District 3 would not allow the Community Hoops program to operate at school sites this would provide a resource for this outreach program.

Mr. Ken Roberts, 1166 Shenandoah Circle, spoke in support of the project, specifically noting the increase in services that would be brought to the area.

Mr. Ernest Brown, 1131 Saluda Street, spoke in support of the project, specifically indicating the increase in development of the area.

There were no further comments or questions.

Mr. Christopher presented the motion to recommend to City Council approval of the proposed Office & Institutional (OI) zoning on the property located at 1030 & 1088 Mt. Holly Road. Mr. Smith seconded, and the motion carried unanimously by a vote of 6-0 (Martens absent).

NEW BUSINESS

3. Consideration of a request by R. Joe Harris & Associates Inc. for Preliminary Plat approval for Finley Road Subdivision. (Plan #20180304)

Ms. Marshburn presented the staff report.

Mr. Christopher asked if the York Road realignment was a requirement for approval. Ms. Marshburn stated the realignment needs to be investigated but staff recommended it due to the safety concerns.

Mr. Smith asked if the realignment would be done by the City or the applicant. Ms. Marshburn stated that it would be done by the applicant if possible.

Mr. Christopher asked if a tie-in to Finley View Road would be required. Ms. Marshburn stated it would. Mr. Christopher asked if the cul-de-sac at the end of Finley View would be reduced to a regular street width. Ms. Marshburn stated that the exact configuration will be determined during review of the civil plans.

Mr. Graham asked if a sidewalk was required. Ms. Marsburn stated it was. There was general discussion on the realignment patterns and roads affected.

Mr. Christopher asked if the Commission would have to add the York Road realignment in the motion. Mr. Hawkins stated it was appropriate to address the realignment in the motion but action would depend on the owner of the corner property most directly affected. He added this realignment had not been identified in the traffic study but was identified by staff as a safety improvement.

Dr. Robinson asked which property would be most affected by the re-alignment. Mr. Hawkins stated the property on the northeast corner of the Finley/York intersection would be impacted.

Mr. Mallard asked the capacity of Finley Road. Ms. Marshburn stated this was included in the traffic study but not noted in the staff report.

Dr. Robinson asked if the Commission could require the extension of the sidewalk along the south side of Finley Road from the Peoria Lane cul-de-sac to York Avenue as a condition of approval. There was general discussion regarding this sidewalk.

Mr. Patrick Murphy, 1119 Shiloh Bend, Fort Mill, applicant's representative, was available to answer questions. He stated the sidewalk connection could be done if required.

Mr. Smith asked if there had been preliminary discussions with the affected property owner regarding the York Road realignment. Mr. Murphy stated that the re-alignment was just recently identified as a potential improvement by the City's traffic engineer and there have not been any discussions with the property owner yet.

There were no further questions or comments.

Mrs. Goodner presented the motion to approve the Preliminary Plat subject to staff comments and the addition of a sidewalk along Finley Road between the end of the new cul-de-sac and York Avenue. Dr. Robinson seconded, and the motion carried unanimously by a vote of 6-0 (Martens absent).

4. Consideration of a request by Merrick & Company for Preliminary Plat approval for Stoneridge Hills. (Plan #20180318)

Mr. Hawkins presented the staff report.

Mr. Christopher asked why the northernmost street close to Eastview Road ends in a cul-de-sac instead of connecting to Eastview Road. Mr. Hawkins stated that the development has enough access points without making that connection and there are not enough lots in that area to justify a connection.

Mr. Christopher asked if there had been any additional discussion on improvements to the Eastview Road/McConnells Highway intersection. Mr. Hawkins stated there had not been and that the improvements needed are more than could be resolved by this development.

Mr. Greg Simmons, 1447 London Drive, noted concerns with stormwater management of the creek adjacent to this property line and increased runoff due to construction. Mr. Graham stated staff would review any stormwater issues that may arise. Mr. Smith added that recently publicized stormwater issues throughout York County would mean that developments would be under particular scrutiny.

Mrs. Sandra Mathis, 1271 Mathis Road, asked if there would be a connection to Highway 5 added to reduce the traffic in the area. Mr. Graham stated they could not require a connection as easements from those property owners would be required.

Ms. Tammy Theado, 1249 Maddy Lane, asked how many entrances there will be from Plantation Hills Drive and if any improvements will be made to Plantation Hills Drive. Mr. Graham asked the applicant to respond.

Mr. Jonathon Crowder, Merrick & Company, 2029 E 9th Street, Charlotte, was available to answer questions. He stated they would make connections at the current stub outs to Plantation Hills Drive but no improvements are planned.

Mr. Christopher noted the previous master plan request indicated a tree save area, asking if the trees would be saved or if the Commission would need to make a recommendation. Mr. Hawkins stated this area was not called out on the plans so mitigation would be required for any heritage trees that are removed. Mr. Meyer added that the Commission could add a condition of approval to require the trees to be saved. There was general discussion regarding the tree save area. Mr. Crowder noted that three or four lots would be lost in order to save the trees in question. The current plan is to replace them as required by the mitigation process.

Mr. Smith asked if a house was located in that area now. Mr. Crowder stated that there is.

There were no further questions or comments.

Mr. Christopher presented the motion to approve the Preliminary Plat, subject to staff comments. Mr. Mallard seconded, and the motion carried unanimously by a vote of 6-0 (Martens absent).

5. Consideration of a request by Merrick & Company for Preliminary Plat approval for Croft West. (Plan #20170950)

Mr. Graham recused as HOA president of the adjoining Heathwood neighborhood. Mr. Christopher assumed the role of chair.

Mr. Hawkins presented the staff report.

Mr. Mallard asked if the connection off Ratterree Circle was a street or a utility access. Mr. Hawkins stated this was for emergency access only.

Mr. Smith asked if this project had a retail component. Mr. Hawkins stated it did, located to the west.

Mr. Christopher noted the 10' wall behind the commercial area was not indicated on the plans and asked if the plans would come back to the Commission for additional review. Mr. Hawkins stated that one of the staff comments notes that the wall needs to be shown on the plan and that the site plans will not come back to the Commission because the buildings are all planned to be less than 20,000 square feet.

Mr. Smith asked the timeline for the project. Mr. Hawkins stated this was best answered by the applicant.

Mr. Adam Fiorenza, 301 Fieldbrook Place, Charlotte, applicant, was available to answer questions. He stated the project was currently in the engineering phase with the goal to submit for permits within the next several weeks and begin construction by October.

Mr. Christopher asked if they had received Department of Transportation approvals. Mr. Fiorenza stated this was currently in the works. He added the wall proposed was 6' tall, not 10', but would clarify and confirm.

There were no further questions or comments.

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

6. Consider revision of meeting calendar for 2018 regular Planning Commission meetings.

Mr. Hawkins noted the necessity to move the October 2nd meeting to October 9th in order to accommodate the National Night Out schedule. Mr. Graham presented the motion to approve the change of meeting date. Mr. Christopher seconded, and the motion carried unanimously by a vote of 6-0 (Martens absent).

7. Other Business.

There was brief discussion regarding the dinner scheduled for August 16 for former member and chair, Tom Roper.

8. Adjourn.

There being no further business, the meeting adjourned at 7:26 pm.