

Planning Commission

City of Rock Hill, South Carolina

October 9, 2018

A regular meeting of the Planning Commission was held Tuesday, October 9, 2018, at 6:00 PM in City Council Chambers, City Hall, 155 Johnston Street, Rock Hill, South Carolina.

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

MEMBERS ABSENT Gladys Robinson

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

1. Approval of minutes of the September 4, 2018, meeting.

Mr. Christopher made a motion to approve the minutes from the September 4, 2018, meeting. Mr. Smith seconded, and the motion passed unanimously by a vote of 6-0 (Robinson absent).

PUBLIC HEARING ITEMS

2. Hold public hearing and consider a recommendation to City Council on petition M-2018-20 by Mid-Atlantic Commercial Properties to rezone approximately 1.8 acres at 1705 Ebenezer Road and adjoining right-of-way from Neighborhood Commercial (NC) to Limited Commercial (LC). Tax parcel 593-05-01-004.

Mr. Hawkins presented the staff report.

Mr. John Wilson, 1315 Drexel Place, Charlotte, applicant, was available to answer questions. He stated the use will remain as commercial retail but the requested zoning would allow for one of the prospective tenants to open early and is not intended as a late night establishment. He added the current square footage of 11,372 would be reduced with the new construction to approximately 8,400 square feet.

Mr. Smith asked the number of tenants in the building. Mr. Wilson stated there will be three or four tenant spaces.

Mr. Smith asked the number of floors. Mr. Wilson stated it would remain a single floor.

Mr. Graham asked if the current building would be demolished. Mr. Wilson stated it would.

There was no further questions or comments.

Mr. Christopher presented the motion to recommend to City Council approval of Limited Commercial (LC) zoning as proposed. Mr. Smith seconded, and the motion carried unanimously by a vote of 6-0 (Robinson absent).

- 3. Hold public hearing and consider a recommendation to City Council on petition M-2018-21 by Rock Hill City Council to rezone approximately 126.82 acres along Cel-River Road and Eden Terrace from Industrial Development (ID), Light Industrial (LI), Urban Development (UD), Business Development-III (BD-III), and Residential Conservation-I (RC-I) in York County to Industry Heavy (IH), Industry General (IG), Single-Family Residential-3 (SF-3), and Office and Institutional (OI). The subject properties are proposed to be annexed into the City of Rock Hill. Tax parcels 662-00-00-002, 662-00-00-029, 662-00-00-033 & -034, 662-01-01-012 through -016, 662-01-01-019, 663-00-00-003, 663-00-00-004, 663-00-00-008, 663-00-00-009, 663-00-00-066, 663-00-00-067, 663-00-00-078, 663-00-00-081, 663-00-00-084, 664-00-00-035, 664-00-00-061, 665-00-00-104, 665-00-00-105, and 665-00-00-112.**

Mr. Hawkins presented the staff report.

Mr. Christopher asked why the areas in the center of the proposed annexation were not included in the request. Mr. Hawkins stated these properties were not currently connected to City services, but the City would require annexation agreements if connected in the future.

Mr. Christopher asked if those property owners had been notified and if there were any incentives offered to annex. Mr. Hawkins stated the City could not offer services if lines did not exist and the City would probably not run lines to connect services until the area was redeveloped.

Mr. Christopher observed the opportunity for multi-family residential uses in the future if the undeveloped areas were able to get services. Mr. Hawkins stated the City could entertain multi-family residential uses in the future if similar developments were proposed.

Mr. Eddie Murdock, 2001 Old Oxford Court, spoke in opposition to the rezoning, requesting Multi-Family Residential (MFR) on his property, noting there were sidewalks in the vicinity. He stated people would not have to drive across town to access the interstate.

Mr. Christopher asked about the retail uses of Mr. Murdock's property located at the corner of Cel-River Road and Eden Terrace. Mr. Murdock stated all buildings facing Cel-River Road were retail in nature.

Mr. Christopher asked if the retail was walk-in, where consumers could come into shop. Mr. Murdock stated it was.

Mr. Christopher asked if the Industry General zoning was in conflict to retail use. Mr. Hawkins stated in this case, it was not as the types of uses in the building were specialized and the retail offered was a component of that service.

Mr. Christopher asked if the current uses would be permitted if the property was rezoned. Mr. Hawkins stated they would.

Mr. Graham noted multi-family residential zoning was restrictive and that if Mr. Murdock wanted a flex space, it would not be allowed. Mr. Murdock stated he was not planning on building another warehouse.

Mr. Christopher asked Mr. Murdock if he wanted Industry General (IG) or retail zoning. Mr. Murdock stated he wanted multi-family residential. He stated he may consider retail on the first floor with apartments above.

Mr. Graham asked if flex space and true retail could be located in any zoning district. Mr. Hawkins stated it would have to be reviewed depending upon the requested uses.

There was general discussion by the Commission over the mix of uses allowed in certain areas and the provisions for those uses with Special Exceptions granted by the Zoning Board of Appeals.

Ms. Carolyn Ballard, 652 Wilkerson Road, spoke in opposition to Mr. Murdock's request for Multi-Family Residential (MFR) zoning, noting specifically the site was not large enough for apartments. She asked if the properties of area residents could be annexed because they are adjacent to the City limits even though they were all on septic and well systems. Mr. Hawkins explained the different scenarios for annexation, including desire of the property owner or if 75% of the owners with 75% of the property agreed and signed annexation papers.

Ms. Ballard asked if they would be notified if Mr. Murdock wanted to change the zoning to Multi-Family Residential (MFR) in the future. Mr. Hawkins stated they would as part of the rezoning notification process.

Mr. Smith presented the motion to recommend approval of Industry Heavy (IH), Industry General (IG), Single-Family Residential-3 (SF-3), and Office and Institutional (OI) zoning on the properties as proposed. Mr. Christopher seconded.

Mr. Martens asked the PUD zoning of the nearby property. Mr. Hawkins indicated this was the Corporate Boulevard PUD.

Mr. Graham stated he was not necessarily in agreement with all the Multi-Family Residential (MFR) standards but that the Commission was required to follow the code adopted by City Council.

Mr. Graham called for a vote, and the motion carried unanimously by a vote of 6-0 (Robinson absent).

- 4. Hold public hearing and consider a recommendation to City Council on petition M-2018-22 by Rock Hill City Council to rezone approximately 82.24 acres on Commerce Drive from Industrial Development (ID) in York County to Industry General (IG) and Industry Heavy (IH). The subject properties are proposed to be annexed into the City of Rock Hill. Tax parcels 665-00-00-002, 665-00-00-098, 665-00-00-099, 665-00-00-100, 665-00-00-102, 665-00-00-103, 665-00-00-106, 665-00-00-114, 667-00-00-001, and 667-00-00-005.**

Mr. Hawkins presented the staff report.

There were no questions or comments regarding the report.

Mr. Christopher presented the motion to recommend approval of Industry General (IG) and Industry Heavy (IH) zoning on the properties as proposed. Mrs. Goodner seconded, and the motion carried unanimously by a vote of 6-0 (Robinson absent).

NEW BUSINESS

5. Consideration of the request by The Rains Group for Major Site Plan approval for Legion Collegiate Academy. (Plan #20180777)

Mr. Fields presented the staff report.

Mr. Christopher asked the reason City Council was requesting PD zoning on the site. Mr. Hawkins stated City Council wanted to make certain that items promised by the applicant were fulfilled, such as no lighting for the practice fields.

Mr. Graham asked if it was typical for the Planning Commission to review a major site plan before City Council had approved a second reading. Mr. Fields stated it was.

Mr. Mallard asked if the Commission had seen this project before. Mr. Fields stated they had, during the initial rezoning phase.

Mr. Keith Rains, 1139 Hermitage Lane, applicant, stated the PD was part of their commitment to the City on the project. The PD would regulate lighting of the site, location of practice fields, and public address system. He added the site plan may be tweaked some but should remain essentially as proposed.

Mr. Graham asked if they were content with the required road improvements. Mr. Rains stated they were.

Mr. Christopher asked if there was adequate open space committed on the site. Mr. Rains stated there was sufficient open space along with the required wetlands buffering for the future practice fields. He added the project would remain out of the buffer area the proposed WalMart was to have had until the Corp of Engineers had completed their study of the area.

There were no further questions or comments.

Mr. Christopher presented the motion to approve the Major Site Plan as submitted subject to staff comments and final rezoning approval by City Council. Mr. Mallard seconded, and the motion carried unanimously by 6-0 (Robinson absent).

6. Other Business.

Mr. Hawkins noted the upcoming Robert's Rules of Order session offered by City Management. There was general discussion regarding the differences between Robert's and Rosenberg's Rules of Order.

Mr. Christopher asked the outcome of the revised historic review guidelines. Ms. Youngblood stated a neighborhood meeting would be happening the next evening and would be further discussed at the next City Council meeting.

There was general discussion regarding the Commission's Christmas dinner. The date agreed upon was Thursday, December 13. Mr. Smith will bring several location options.

7. Adjourn

There being no further business, the meeting adjourned at 7:05 pm.