

Planning Commission

City of Rock Hill, South Carolina

February 5, 2019

A regular meeting of the Planning Commission was held Tuesday, February 5, 2019, at 6:00 PM in City Council Chambers, City Hall, 155 Johnston Street, Rock Hill, South Carolina.

MEMBERS PRESENT Duane Christopher, Justin Smith, Shelly Goodner, Nathan Mallard

MEMBERS ABSENT Randy Graham, Gladys Robinson, Keith Martens

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

Mr. Christopher assumed the role of chair in the absence of Mr. Graham.

1. Approval of minutes of the January 8, 2019, meeting.

Mr. Mallard made a motion to approve the minutes from the January 8, 2019, meeting. Mrs. Goodner seconded, and the motion passed unanimously by a vote of 4-0 (Graham, Robinson, and Martens absent).

PUBLIC HEARING ITEMS

2. Hold public hearing and consider a recommendation to City Council on petition M-2019-01 by City of Rock Hill to annex and establish Community Commercial (CC) zoning on approximately 1.46 acres between Cherry Road and Wilkerson Road. The subject property is proposed to be annexed into the City of Rock Hill. Tax parcel 662-07-01-151.

Mr. Hawkins noted that this case is related to the next two agenda items and he would cover them in one presentation although they will need to be voted on separately.

Mr. Hawkins presented the staff report.

Mr. Christopher asked if the intersection of Corporate Boulevard and Cel-River Road would be signalized. Mr. Hawkins stated it would not, that the intersection of Cel-River Road and Eden Terrace was most likely to be the next location along that corridor to get a traffic signal.

There were no further questions or comments.

Mr. Smith presented the motion to recommend to City Council approval of Community Commercial (CC) zoning for the property located between Cherry Road and Wilkerson Road as proposed for petition M-2019-01. Mr. Mallard seconded, and the motion carried unanimously by a vote of 4-0 (Graham, Robinson, and Martens absent).

3. Hold public hearing and consider a recommendation to City Council on petition M-2019-02 by Siddhi Enterprise LLC to rezone approximately 1.67 acres at 973 Corporate Boulevard from General Commercial (GC) to Community Commercial (CC). Tax parcel 662-07-01-168.

Mr. Smith presented the motion to recommend to City Council approval of Community Commercial (CC) zoning for the property located at 973 Corporate Boulevard as proposed for petition M-2019-02. Mrs. Goodner seconded, and the

motion carried unanimously by a vote of 4-0 (Graham, Robinson, and Martens absent).

- 4. Hold public hearing and consider a recommendation to City Council on petition M-2019-03 by Omkar Hospitality LLC to rezone approximately 6.51 acres at 2640 & 2650 Cherry Road from General Commercial (GC) to Community Commercial (CC). Tax parcel 662-07-01-066.**

Mr. Smith presented the motion to recommend to City Council approval of Community Commercial (CC) zoning for the property located at 2640 & 2650 Cherry Road as proposed for petition M-2019-03. Mr. Mallard seconded, and the motion carried unanimously by a vote of 4-0 (Graham, Robinson, and Martens absent).

- 5. Hold public hearing and consider a recommendation to City Council on petition M-2019-04 by Horizon Property Group LLC to rezone approximately 2 acres at 198 S Cherry Road; 1022, 1026, & 1030 Constitution Boulevard; and adjacent right-of-way from Limited Commercial (LC) and Single-Family Residential-5 (SF-5) to Master Planned Commercial (MP-C). Tax parcels 596-02-01-001, 596-02-01-039, -040, & -041.**

This application was deferred at the applicant's request.

- 6. Hold public hearing and consider a recommendation to City Council on petition M-2019-05 by Gospel Light Baptist Church to rezone approximately 2.2 acres at 832, 820, & 816 West Main Street, 210 & 212 Lancaster Avenue, and adjacent right-of-way from Industry General (IG) and Single-Family Residential-5 (SF-5) to Office & Institutional (OI). Tax parcels 598-05-04-001, -002, -003, & -025.**

Mr. Hawkins presented the staff report.

Mr. Christopher asked if a new site plan and parking meeting code would be required. Mr. Hawkins stated that is correct.

Mr. Smith asked if, in general, there was any thought to rezoning this particular area from Industry General (IG). Mr. Hawkins stated that due to the number of differing uses, rezoning was being done as needed.

Mr. Smith asked if Office & Institutional (OI) was a general zoning district that may be consistent with the current uses. Mr. Hawkins stated this seemed to be where the zoning was moving towards, but the probability was a mix of zoning districts. He added this area had not gone through enough activity to warrant a full-scale rezoning as had been done in other areas.

Mr. Johnny King, 2123 Dunlap Roddey Road, Gospel Light pastor, provided a brief history of the building. He noted plans were to rebuild in the same location as the original church, adding site plans were currently being developed. He added the new building would be smaller than the original building.

There were no further questions or comments.

Mrs. Goodner presented the motion to recommend to City Council approval of Office & Institutional (OI) for the properties located at 832, 820, & 816 West Main Street, 210 & 212 Lancaster Avenue, and adjacent right-of-way as proposed. Mr. Smith

seconded, and the motion carried unanimously by a vote of 4-0 (Graham, Robinson, and Martens absent).

NEW BUSINESS

7. Other Business.

Mr. Hawkins provided the Commission an overview of their accomplishments for 2018.

8. Adjourn

There being no further business, the meeting adjourned at 6:24 pm.