



A regular meeting of the Planning Commission was held Tuesday, May 7, 2019, 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, Justin Smith, Nathan Mallard

MEMBERS ABSENT Keith Martens, Shelly Goodner

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

1. Approval of minutes of the April 2, 2019, meeting.

Mr. Christopher made a motion to approve the minutes from the April 2, 2019, meeting. Mr. Mallard seconded, and the motion passed unanimously by a vote of 5-0 (Martens and Goodner absent).

PUBLIC HEARING ITEMS

2. Hold public hearing and consider a recommendation to City Council on petition M-2019-08 by SXCW Properties II, LLC to rezone approximately 9.75 acres at 2875, 2881, 2885, & 2887 Cherry 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 662-00-00-001 & 660-00-00-009. Annexation and rezoning for proposed Sam's Express car wash/gas station.

Planner II Dennis Fields presented the staff report.

Mr. Christopher asked if the connection to Pump Station Road would be a City right-of-way. Mr. Fields stated it would.

Mr. Christopher asked if the City would build and maintain the road. Mr. Fields stated the City would maintain the road once the developer completed its construction and deeded it over to the City.

Mr. Christopher asked if there would be connectivity further along to the north. Mr. Fields stated there was already a dedicated right-of-way at Pump Station Road, and the plan proposed right-of-way for Riverwalk Parkway connecting to Cherry Road at the signalized intersection.

Mr. Christopher asked if there was another connection to Cherry Road closer to the Catawba River. Mr. Fields stated there is another connection from Riverside Drive.

Mr. Graham asked for confirmation that Pump Station Road was not currently proposed to connect south along the current right-of-way with Cherry Road. Mr. Fields stated there were no plans for this connection at this time, only having Riverwalk cross over Cherry Road.

Mr. Jeremy Roberts, Eagle Engineering, 2013 Van Buren Avenue, Indian Trail NC, applicant, was available to answer questions.

Mrs. Terry Roddey, 4901 Post Oak Lane, introduced her father, Mr. Perry McGuire, owner of six acres of the property.

There being no further questions or comments, Mr. Graham called for a motion.

Mr. Christopher presented the motion to recommend to City Council rezoning the properties located at 2875, 2881, 2885, & 2887 Cherry Road to Community Commercial (CC) if annexed into the City of Rock Hill. Mr. Smith seconded, and the motion carried unanimously by a vote of 5-0 (Martens and Goodner absent).

NEW BUSINESS

3. Other Business.

a. Election of Officers

Mr. Mallard presented the motion to retain the current officers, Mr. Graham as Chair and Mr. Christopher as Vice-Chair, in place for the coming year. Dr. Robinson seconded, and the motion carried unanimously by a vote of 5-0 (Martens and Goodner absent)

b. Continuing Education Opportunities

Staff member Janice Miller provided information on upcoming continuing education opportunities for Boards and Commissions members.

c. Historic Property Disclosure

Planner III Eric Hawkins provided information regarding requirements for owners or historic properties to disclose this information as part of the sales documents. He noted this was in response to a number of instances throughout South Carolina that had occurred without the purchaser knowing of additional restrictions regarding ownership of a designated historic property.

d. Neely Road Annexation Update

Mr. Christopher asked for an update on the Neely Road subdivision annexation. Mr. Hawkins stated this would be going before City Council for second reading on May 13, and Council had requested some changes to the Terms and Conditions documents, including minimum house size and parking restrictions.

e. Legion Collegiate Academy

Mr. Smith asked the status of the Legion Collegiate Academy. Mr. Hawkins stated this would be developed in the county and the site was not contiguous to the City limits. He added that a Utility Service Request for the development was approved by City Council. Dr. Robinson asked if the site had access to City water. Mr. Hawkins stated it did.

7. Adjourn.

There being no further business, the meeting adjourned at 6:23 p.m.