



A regular meeting of the Planning Commission was held Tuesday, June 4, 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, Shelly Goodner, Nathan Mallard, and Keith Martens

STAFF PRESENT Dennis Fields, Eric Hawkins, Amy Jo Denton, Bill Meyer, Janice Miller, Alex Boyce

1. Approval of minutes of the May 7, 2019, meeting.

Mr. Christopher made a motion to approve the minutes from the May 7, 2019, meeting. Mr. Mallard seconded, and the motion passed unanimously by a vote of 7-0.

PUBLIC HEARING ITEMS

2. Hold public hearing and consider a recommendation to City Council on petition M-2019-04 by Adam Smith, Horizon Property Group, to rezone approximately 2.8 acres at 1022, 1026, & 1030 Constitution Boulevard; 176, 184, 188, & 198 S Cherry Road; and adjacent right-of-way from Single-Family Residential-5 (SF-5) and Limited Commercial (LC) to Master Planned-Commercial (MP-C). Tax parcels 596-02-01-001 & -003 to -005, and 596-02-01-039 to -041.

Mr. Graham and Mrs. Goodner recused citing conflicts of interest. Mr. Christopher assumed the role of chair.

Planner II, Dennis Fields, presented the staff report.

Dr. Robinson stated the concept was a great idea but expressed concerns regarding Pursley Street. She stated that it is a street, not an alley, and noted concerns with part of it being converted to a parking lot. Mr. Fields noted that Pursley would still be a public street maintained as such, that the developer could not close the street, and that there would be no parking spaces or backing allowed onto Pursley.

Mr. Justin Smith asked about the three access points shown on the plans submitted. Mr. Fields stated this was a sketch showing parking in this area, but the configuration would likely change slightly and access to Pursley would be more limited.

Mr. Justin Smith asked if the Commission would be reviewing a major site plan in the future. Mr. Fields stated it would not as the building size was less than 20,000 square feet.

Mr. Christopher asked about curb and gutter plans. Mr. Fields noted there would be curb and gutter in all parking areas as required.

Mr. Christopher asked about the three curb cuts along Pursley Street. Mr. Fields noted the goal was to limit these to one or two curb cuts.

Mr. Christopher noted the additional landscaping on the Cherry Road façade but asked why there were no street trees. Mr. Fields stated that space between the building and the Cherry Road right-of-way was limited. There was general discussion regarding tree placement along Cherry and the possibility of conflicts with underground utility services which will limit the type of landscaping that can be installed.

Mr. Mallard asked if devices would be added on Constitution and/or Cherry Road to prevent left turns. Mr. Fields stated the South Carolina Department of Transportation (SCDOT) will require concrete median devices to deter left turns out of the site onto either Constitution or Cherry.

Mr. Keith Rains, 1139 Hermitage Road, project engineer, provided information on how plans were being developed to limit traffic using Pursley Street and Bynum Avenue.

Mr. Justin Smith asked how stormwater would be handled. Mr. Rains stated the current designs would most likely require an underground detention area.

Dr. Robinson asked if there would be improvements to the nearby streets of Pursley, Bynum, and Richland. Mr. Rains replied these would be improved based on the City's requirements. Dr. Robinson reiterated the need for improvements to those streets to better serve the surrounding community as a whole. Mr. Rains noted the goal was to create a positive impact on the area and that they had met with the neighbors to discuss these improvements.

Mr. Adam Smith, 1686 Guilford Lane, Fort Mill, applicant, noted the danger associated with having traffic turning left onto Constitution and Cherry out of the site, specifically noting that having traffic continue to Bynum for turning left onto Constitution was a much safer situation. He went on to present information on the social house concept using photos from similar development projects in Charlotte.

Mr. Justin Smith asked if all the square footage would be devoted to a single use. Mr. Adam Smith stated there may be a partnership with a brew pub that may become a component of the use and any other uses would involve a partnership to use the entire building.

Mr. Christopher asked if there would be live entertainment, referring specifically to noise that might be generated in the outside patio area. Mr. Adam Smith stated he was not certain at this time as to whether there would be outdoor live entertainment. Mr. Christopher reiterated his request for street trees noting these would provide additional buffer for outdoor noises.

Dr. Robinson expressed concern regarding the extended hours until 2 a.m. on Fridays and Saturdays. Mr. Adam Smith stated he was in discussion with the surrounding Boyd Hill neighborhood about the hours of operation.

Mr. Christopher asked if the hours were written as part of the master plan documents. Mr. Fields stated these hours were determined in order to provide the most flexibility for this and future possible uses, and that as the City did not have regulations in place for the social house concept, this project was being treated as an extended hours restaurant, which is allowed to operate until 2 a.m.

Ms. Floree Hooper, 1108 Constitution, spoke in reference to the request. She stated she had spoken with Mr. Adam Smith about the project and was in favor of the improvements but expressed concern over the increase in traffic. She stated the surrounding streets were in need of improvement to serve the neighborhood. She expressed concern over the fact that people would make a U-turn in the middle of Constitution Boulevard if they could not make a left turn out of the site, adding that the speed limit needed to be lowered in the area as there was a lot of traffic and she had seen many accidents in that area. She stated she was excited about the project, but wanted the 6-foot tall fence along Bynum Ave and has concerns over the impacts of added traffic in the area.

Mr. Justin Smith asked if the sidewalks of the parcels along Cherry Road would be replaced. Mr. Fields stated the majority of the sidewalks are existing, but others would be widened to facilitate better pedestrian use.

There was general discussion regarding fencing requirements and addition of street trees, with specific attention to the traffic patterns within the immediate area, including use or exclusion of Pursley and Bynum as part of the general traffic pattern. Mr. Fields stated the goal would be to discourage the use of Bynum Ave and Pursley Street by the general public.

There were no further questions or discussion.

Mr. Christopher presented the motion to recommend to City Council approval of Master Planned-Commercial (MP-C) zoning as presented, with the conditions that a 6' tall fence be installed along Bynum Avenue, four columnar English oak trees be placed along Cherry Road, and further research into the reduction of the 45 mph speed limit on Constitution. Mr. Fields noted the reduction in the speed limit was determined by SCDOT but the comment would be forwarded to the Traffic Commission. Mr. Justin Smith seconded in order to further the discussion.

There was additional discussion regarding improvements to Pursley Street and Bynum Avenue. It was observed that because both streets were maintained by SCDOT, any improvements might encourage more use by the general public. Mr. Fields stated it might be in the best interests of the surrounding neighborhood for SCDOT make repairs and place signage to discourage general public use of those streets. Mr. Christopher noted specifically that traffic concerns would be addressed at the plan review stage.

There being no further discussion, Mr. Christopher called for a vote and the motion carried by a vote of 4-1, with Mr. Christopher, Mr. Justin Smith, Mr. Martens, and Mr. Mallard voting in favor and Dr. Robinson voting against (Graham and Goodner recused).

Mr. Graham and Mrs. Goodner resumed their seats at the dais.

3. Hold public hearing and consider a recommendation to City Council on petition M-2019-09 by Cynthia P. Roddey and Oresa D. Roddey to rezone approximately 1.1 acres at 1604 & 1606 Saluda Street and adjacent right-of-way from Single-Family Residential-3 (SF-3) to Neighborhood Office (NO). Tax parcel 602-06-01-038.

Planner III Eric Hawkins presented the staff report.

Dr. Robinson noted the City's requirements for the parking and asked if improvements would be required for the building itself. Mr. Hawkins stated there may need to be some internal improvements to allow for handicap access.

Mr. Graham asked if the handicap ramp would be brought up to code. Mr. Hawkins stated this would probably be required. He added there had been some improvements made at the salon but the other side may need additional improvements as well.

Dr. Robinson presented the motion to recommend to City Council approval of Neighborhood Office (NO) zoning as presented. Mr. Christopher seconded.

Mr. Smith asked if this was a case of spot zoning without a comprehensive idea as to future development of the area. Mr. Hawkins stated the property fronts Saluda Street, which is considered a major road, and the proposed NO zoning relates to the General Commercial zoning across Saluda. He added a property nearby had been rezoned from

Single-Family Residential-5 (SF-5) to Limited Commercial (LC) a few years before, noting the area was evolving into a more commercial area due to the road widening and proximity to the intersection. He noted that NO zoning was the least intensive commercial zoning district.

Dr. Robinson noted the salon had existed in that location for at least 25 years, that it was directly across the street from the proposed Walmart, and there were other businesses located in that area.

Mr. Graham stated he had had the same concerns until he noted other commercial uses in the area so this request was really not that unusual.

There were no further questions or comments. Mr. Graham called for a vote, and the motion passed unanimously by a vote of 7-0.

4. **Hold public hearing and consider a recommendation to City Council on petition M-2019-10 by Rock Hill Economic Development Corporation, Betty Ann Segal & Cynthia Rywak, Mauldin Group LLC, and Action Stainless and Alloys Inc, to rezone approximately 133.3 acres at 454 & 490 Hollis Lakes Road; 2211, 2214, 2228, & 2231 Mauldin Drive; 2656 & 2798 (portion) Heckle Boulevard; and adjacent right-of-way from Planned Unit Development-Manufacturing (PUD-M), Planned Unit Development-General Commercial (PUD0GC), and Industry Heavy (IH) to Industry General (IG). Tax parcels 589-01-01-021, 589-01-01-080, 589-01-01-199, 589-01-01-203, and 542-03-01-001 (portion).**

Mr. Graham noted the applicants had withdrawn this item from the June agenda.

5. **Hold public hearing and consider a recommendation to City Council on petition M-2019-11 by Rock Hill City Council to rezone approximately 79.35 acres at 544, 546, 548, 550, 552, 554, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 590, 592, 594, 596, 598, & 600 N Anderson Road; 590 Huey Road; two unaddressed parcels on Huey Road; 1953, 1960, & 1965 Langston Street; 1876, 1911, & 1975 Midland Road; 150 & 280 Mount Gallant Road; and adjacent right-of-way from Urban Development District (UD) and Industrial Development District (ID) in York County to Industry General (IG) and Commercial Industrial (CI). The subject properties are proposed to be annexed into the City of Rock Hill. Tax parcels 664-00-00-001, -033, & -047; 666-00-00-012 to -014, -018, -020, -022, -023, -026, & -030; and 666-03-01-047.**

Mr. Martens recused citing a conflict of interest.

Mr. Hawkins presented the staff report. Mr. Graham reiterated that the Commission was a recommending body to City Council as to the most suitable zoning classification for the area and had no say as to whether the area would be annexed or not. He stated City Council would hold a public hearing regarding the annexation at its meeting on Monday, June 24.

Mr. Christopher asked if the reason for the particular outline of properties was due to the signed agreements with the property owners. Mr. Hawkins stated this was correct, that all those properties involved had utility service agreements and that more than 75% of the freeholders had signed associated petitions.

Dr. Robinson asked if the concern by one of the property owners regarding owner versus tenant signatures had been addressed. Mr. Hawkins stated that staff had looked into this and that all of the petitions are properly signed.

Mr. Allan Stark, 1960 Langston Street, son of property owner Robert and Eva Stark, stated he represented most of the landowners in the area and spoke in opposition to the rezoning request. He stated that the City had used threatening techniques in order to annex the properties under consideration and that this is a land grab by the City.

Mr. Mike Bagwell, 927 Lake Club, owner of Twenty One Plaza, asked for clarification that he would be able to keep the same as well as some prior uses in the new proposed zoning district for his property. Mr. Hawkins stated the uses currently in place and any type of office use would be allowed in the Commercial Industrial (CI) zoning district proposed for those particular parcels.

Mr. Allan Stark asked for clarification on the selection of parcels for annexation. Mr. Hawkins stated these properties had signed utility service agreements with the City and the others did not.

Ms. Leah Jaunakais, 1607 Spandrel Lane, Fort Mill, owner of 1875 Langston, spoke in opposition to the annexation and rezoning. She stated she believed the City had coerced the property owners in order to get signatures.

Mr. Smith asked if all the existing uses were compatible with the zoning designations recommended. Mr. Hawkins stated they were.

There were no further questions or comments.

Mr. Smith presented the motion to recommend to City Council approval of Industry General (IG) and Commercial Industrial (CI) zoning as presented. Mrs. Goodner seconded. Mr. Christopher noted the zoning proposed was appropriate for the area.

Mr. Graham called for a vote and the motion carried unanimously by a vote of 6-0 (Martens recused).

Mr. Martens resumed his seat at the dais.

NEW BUSINESS

6. Consideration of a request by Eagle Engineering for Preliminary Plat approval for Sam's Express. (Plan #20190049)

Mr. Fields presented the staff report.

Mr. Christopher asked if parcels two and three would be combined for a single use. Mr. Fields stated these were being subdivided for separate uses.

Mr. Christopher asked if the drive shown on the plan would be a private drive. Mr. Fields stated it would.

There were no further questions or comments.

Mr. Mallard presented the motion to approve the preliminary plat as presented subject to staff comments and City Council's approval of the rezoning at second reading. Mr. Christopher seconded, and the motion carried unanimously by a vote of 7-0.

7. Comprehensive Plan Update Kick-off.

Planning & Development Director Bill Meyer and Senior Planner Amy Jo Denton presented information regarding the City's comprehensive plan update requirements.

Mr. Christopher asked if all the work would be done in house. Mr. Meyer stated there may be sub-consultants contracted to obtain some necessary data.

Mr. Meyer noted specific topic areas staff would be concentrating on for the plan,

including single-family development areas, connection of Dave Lyle across the Catawba River, increase density and mixed use projects in support of the City's new transit system as well as transit connections with Charlotte.

He asked for input from the Commission on possible additional topics. Mr. Mallard suggested a joint workshop with the county to discuss its recent 1900 acre purchase. Mr. Christopher noted pushback on development on the eastern side of the City and suggested development of the area between West Black and West Main Streets. Mr. Meyer stated there was no area in the downtown area that was not under consideration for some type of development.

Mr. Martens suggested research into the impact of multi-family development projects on transportation systems.

Dr. Robinson asked if, with the addition of the Panthers training facility in Rock Hill, the rail extension to Rock Hill from Charlotte was currently under discussion. Mr. Meyer stated that due to this new activity, the rail system will get more serious consideration.

Mr. Mallard asked how the City will handle new uses as the social house concept and other more urban-style uses come into the area with respect to transportation and existing buildings. Mr. Meyer stated as result of this request, staff was currently looking into regulations to address these types of infill projects.

Mr. Christopher reiterated the need for affordable housing. Mr. Meyer stated the Mayor was pushing for this as well, adding that having walkable areas in the near future was of utmost concern.

Mr. Smith noted parking downtown was an issue and how parcels dealt with parking. Mr. Meyer stated there was concern about shared parking and parking in the University Center area. Mr. Smith added that as a downtown business owner, they did not want to have parking problems.

Mr. Smith asked if the parcel proposed to be developed by the Panthers would be annexed into the City. Mr. Meyer stated he was not certain at this point.

8. Other Business

Consider moving July meeting date from July 2 to July 9.

Mr. Hawkins noted that several members of staff would be on vacation at the time of the next scheduled meeting and requested the Commission move the meeting back one week. Mr. Christopher presented the motion to approve moving the meeting to July 9. Mr. Martens seconded, and the motion carried unanimously by a vote of 7-0.

9. Adjourn.

There being no further business, the meeting adjourned at 8:00 p.m.