



A regular meeting of the Planning Commission was held Tuesday, July 9, 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, and Keith Martens

MEMBERS ABSENT Nathan Mallard

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

1. Approval of minutes of the June 4, 2019, meeting.

Mr. Christopher made a motion to approve the minutes from the June 4, 2019, meeting. Dr. Robinson seconded, and the motion passed unanimously by a vote of 6-0 (Mallard absent).

PUBLIC HEARING ITEMS

2. 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).

Staff member Eric Hawkins, Planner III, presented the staff report.

Mr. Graham asked whether a special exception was required for both single-family detached residential units and extractive industry uses. Mr. Hawkins stated that only the single-family detached residential use required a special exception, and that extractive industry uses were conditional uses.

Mr. Christopher asked whether Aspendale Road was planned to be changed. Mr. Hawkins stated that it would no longer exist in its current form and a new intersection where Museum Road met Celanese Road would be constructed to provide a connection to Heckle Boulevard. He noted that parts of Aspendale would remain in order to serve the church property and that Mauldin Drive would connect the new proposed road.

Mr. Rick Norwood, representing Rock Hill Economic Development Corporation as the applicant, was available to answer further questions regarding the project. He confirmed Mr. Christopher's request for clarification that the plan presented was conceptual and could change.

Mr. Graham referred to the letter from Mr. & Mrs. Matthew Marlow, 326 Cumbria Way, asking whether a permanent conservation easement of the buffer area on the eastern portion of the site could be considered. Mr. Norwood stated that this could be considered but that the developer was committed to not developing that portion of the site. Mr. Graham observed that the Commission would be reviewing the major site plan

when submitted and would take this into consideration.

Mr. Lee Potter, 2247 Mancke Drive, spoke in favor of the request, noting that it was a positive alternative to what could be developed on the site. However, he did express concerns regarding access to both Aspendale Road and Mauldin Drive, the speed limit on Hollis Lakes Road, and the overall traffic in the area.

Mr. Joseph Geraci, 2241 Ulverston Drive, expressed concerns about the proposed buffer area and the current truck traffic on Hollis Lakes Road, asking that Aspendale be terminated prior to connecting at Hollis Lakes Road. He expressed additional concerns about the anticipated increased traffic overall, especially if the project did have the projected 800 to 1,000 employees.

Mr. Smith asked Mr. Norwood to address these concerns. Mr. Norwood stated that the 800 to 1,000 number may be accurate depending upon the uses that took place on the site. He added that the Mauldin Drive extension may or may not occur, and that Action Stainless & Alloys Inc. may not want to connect onto Mauldin Drive. He added that the proposed accesses shown were conceptual and were subject to change.

Mr. Dean Archer, 328 Coniston Place, Stafford Park HOA president, began by stating that the notice for the neighborhood meeting was inadequate. He went on to request that neither Aspendale nor Mauldin be connected to the proposed industrial park so that trucks would not use Hollis Lakes Road, adding that if this could not be done, a roundabout should be put into place at Mauldin to control traffic. He recommended that all infrastructure be constructed at once in order to reduce construction issues during the development of the site. He also requested that the promised buffer zone be made into an environmental easement for Stafford Park. He asked for clarification about whether the site would have any residential development. Staff member Dennis Fields stated that this had been incorrectly reported in the newspaper. Mr. Archer noted that the neighborhood had concerns that about noise and hours of operation, since they experience that already with the Coca-Cola facility loading and unloading late in the evening.

Mr. Sammie Lytle, 119 Friedheim Road, representing New Hope United Methodist Church, 270 Aspendale Road, asked whether the church's tax rate would be increased if it received a property donation as part of this project. Mr. Stephen Turner, director of the Rock Hill Economic Development Corporation, noted that the group had spoken with the church regarding impacts of the proposed development, and had offered to donate several remnant parcels to the church once the road construction was completed. He added that he would speak directly with Mr. Lytle regarding this situation.

There were no further questions or comments from the audience.

Mr. Christopher presented the motion to recommend to City Council the rezoning of the land to Industry General (IG), commenting that while he understood the community's concerns over traffic, speed, proposed curb cuts, and closing of streets, these details will be considered during the Major Site Plan review and the main consideration tonight is the zoning. Mr. Smith seconded.

Discussion by the Commissioners centered around road access. Mr. Martens noted that the buffer area should be designated as an easement in order to protect the neighborhood.

Mrs. Goodner asked whether the neighbors would be notified when the site plan came before the Commission for approval. Mr. Hawkins stated that site plan reviews do not

require public notice because they are not public hearing items, but that anyone could ask to be placed on the notification list to receive the Planning Commission's agenda each month prior to the meeting. He added that Housing & Neighborhood Services also contacts all the Home Owners Association presidents about upcoming meetings so that they can notify other residents as they see fit.

The Commission allowed Mr. Potter to ask questions regarding the notification process. Mr. Graham reiterated that the Commission did not typically allow public comment on site plan reviews, but may choose to do that in certain circumstances.

The Commission allowed Mr. Archer to add comments regarding past meetings that he has had with the Traffic Commission about lowering the speed limit along Hollis Lakes Road, which had been unsuccessful in making a change. He added that while he understood the notification process for site plans, he wanted to see that be done over and above what was required in this case.

There was no further discussion.

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

- 3. Hold public hearing and consider a recommendation to City Council on petition M-2019-12 by Roger Franz, Net Lease Development, to rezone approximately 3.5 acres at 1350 East Main Street from Urban Development (UD) in York County to Commercial Industrial (CI). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcel 670-00-00-135.**

Mr. Graham, recused citing a conflict of interest. Mr. Christopher assumed the role of chair.

Staff member Dennis Fields, Planner II, presented the staff report.

Mr. Christopher asked whether the project could be built if the property remained in the County. Mr. Fields stated that annexation was required because this property was contiguous to the City limits and would be redeveloped using City utility service.

Mr. Roger Franz, 201 Main Street, Suite 600, Fort Worth, TX, the applicant, was available to answer questions.

Mr. Christopher asked whether the company currently owned the property. Mr. Franz stated that it was currently in the process to purchase the property.

There were no further questions or comments.

Mrs. Goodner presented the motion to recommend to City Council the rezoning to Commercial Industrial (CI). Dr. Robinson seconded, and the motion carried unanimously by a vote of 5-0 (Graham recused, Mallard absent)

Mr. Graham resumed his seat at the dais.

- 4. Hold public hearing and consider a recommendation to City Council on petition M-2019-13 by Circle K Inc., to rezone approximately 2.17 acres at a portion of 2764 Cherry Road and adjacent right-of-way from Industry Heavy (IH) to Community Commercial (CC). Tax parcel 662-07-01-315 (portion).**

Mr. Fields presented the staff report.

Mr. Smith asked about the three structures located on the northwestern section of the site plan. Mr. Fields stated that these were underground storage tanks.

Mr. Smith asked whether this would be a new parcel. Mr. Fields stated that this was proposed to be subdivided off the larger InChem parcel.

Mr. Smith asked how the design standards would apply to the new construction with the development being located on a corner. Mr. Fields stated that all four sides would have a front façade appearance even though the main entry would be to the interior of the site.

Mr. Martens asked whether InChem would continue to operate at this site. Mr. Fields stated that the company would maintain existing operations within the existing building on the land that would be subdivided from this area, but that it may eliminate access to the truck dock doors located towards Cherry Road and add more landscaping there.

Mr. Martens asked about the 10-foot landscape buffer that was referenced in the staff report. Mr. Fields stated that this was required as part of the variance process.

Mr. Christopher asked for clarification about the subdivision of the parcel. Mr. Fields stated that this was correct, that the subdivision and purchase of this section of InChem's property was currently in process.

Mr. Paul Lawler, Bowman Consulting, 950 North Point Parkway, Atlanta, GA, applicant representative, was available to answer questions.

Mr. Christopher asked whether stormwater would be addressed with this project. Mr. Lawler stated that stormwater improvements would be included.

There were no further questions or comments.

Mr. Christopher presented the motion to recommend to City Council approval of Community Commercial (CC) zoning as presented by staff. Mr. Smith seconded, and the motion carried unanimously by a vote of 6-0 (Mallard absent).

5. Hold public hearing and consider a recommendation to City Council on petition M-2019-14 by Family Trust Federal Credit Union to rezone approximately 0.22 acres at 218 Peachtree Street and adjacent right-of-way from Multi-Family Residential-15 (MF-15) to Downtown (DTWN). Tax parcel 598-22-02-021.

Staff member, Shana Marshburn, Planner I, presented the staff report.

Mr. Martens asked whether the property would have a new curb cut. Ms. Marshburn stated that that the expansion would use the existing curb cut.

Mr. Christopher asked whether the company had any plans for the remainder of the subject parcel. Ms. Marshburn stated that that the applicant had not indicated any plans for it at this time.

Mr. Smith asked whether the City planned to expand the Downtown zoning district to more of this area in the future. Ms. Marshburn stated that that as redevelopment occurred in this area, other properties likely would be rezoned to Downtown (DTWN).

Mr. Smith presented the motion to recommend to City Council approval of Downtown (DTWN) zoning as presented by staff. Mr. Martens seconded, and the motion carried unanimously by a vote of 6-0 (Mallard absent).

6. Hold public hearing and consider a recommendation to City Council on petition M-2019-15 by Jan Ringeling to rezone approximately 1.8 acres at 635 Dave Lyle Boulevard and associated right-of-way from Industry General (IG) to Limited Commercial (LC). Tax parcel 627-12-02-002 (portion).

Mr. Graham recused citing a conflict of interest. Mr. Christopher assumed the role of chair.

Staff member Leah Youngblood, Planning & Zoning Manager, presented the staff report.

Mr. Smith asked whether Trade Street Extension remained in active use. Ms. Youngblood confirmed that it is.

Jan Ringeling, commercial real estate agent with the Moody Group, 1401 Tara Plantation Boulevard, Monroe N.C., was available to answer questions.

Mr. Christopher asked whether she was the owner of the property. Ms. Ringeling stated that that she was the real estate broker representing the business owner looking to purchase the property.

There were no other questions or comments.

Mr. Smith presented the motion to recommend to City Council approval of Limited Commercial (LC) zoning as presented by staff. Dr. Robinson seconded, and the motion carried unanimously by a vote of 5-0 (Graham recused, Mallard absent).

NEW BUSINESS

7. Other Business

Mr. Christopher asked when the Commission would be discussing updates to the Comprehensive Plan. Bill Meyer, Planning & Development Director, stated that the Commission would have a workshop in the fall.

8. Adjourn.

There being no further business, the meeting adjourned at 7:30 p.m.