



A regular meeting of the Planning Commission was held Tuesday, December 3, 2019, at 6:00 PM in City Council Chambers, City Hall, 155 Johnston Street, Rock Hill, South Carolina.

MEMBERS PRESENT Duane Christopher, Gladys Robinson, Justin Smith, Shelly Goodner, Keith Martens, and Nathan Mallard

MEMBERS ABSENT Randy Graham

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

In the absence of the Chair, Randy Graham, Vice-Chairman Christopher presided over the meeting.

1. Approval of minutes of the November 5, 2019, meeting.

Commissioner Smith made a motion to approve the minutes from the November 5, 2019, meeting. Commissioner Goodner seconded, and the motion passed unanimously by a vote of 6-0 (Graham absent).

PUBLIC HEARING ITEMS

2. Hold public hearing and consider a recommendation to City Council on petition M-2019-27 by Clarence Cipkala, Rock Hill 77 Hotel Associates LLC, to rezone approximately 4.23 acres at 2568 Mangum Road from Industrial Development District (ID) to Community Commercial (CC). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcel 702-00-00-012.

Vice-Chairman Christopher noted this item had been withdrawn from the agenda.

NEW BUSINESS

3. Consideration of a request by Oak Engineering for Major Site Plan approval for Randolph Yarns site. (Plan #20190997).

Staff member Dennis Fields, Planner II, presented the staff report and provided the commissioners with updated plan review comments.

Commissioner Smith asked if the Commission had approved the site plan previously. Mr. Fields stated the applicant had submitted a conceptual site plan during the annexation and rezoning process, but that the one under consideration was the formal submission.

Commissioner Smith presented the motion to approve the Major Site plan, subject to staff comments. Commissioner Robinson seconded, and the motion carried unanimously by a vote of 6-0 (Graham absent).

4. Sponsorship of Mint Street administrative rezoning request.

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

Commissioner Goodner asked why one owner was indecisive about the rezoning. Ms. Marshburn stated the owner seemed to be wary of the reason for the rezoning.

Commissioner Robinson asked if there would be any future legal implications concerning the City with the rezoning should staff not be able to contact owners, stating that there is one owner who owns a considerable amount of property. Ms. Marshburn stated staff had reached out to all the property owners and had given them 45 days in which to respond, and that staff had only received a few comments, mainly regarding payment of the rezoning fee, which would not be required as the City was taking the initiative to sponsor the rezoning.

Commissioner Mallard asked if this would still go through the public hearing process. Ms. Marshburn stated it would.

Commissioner Martens asked if any current uses would be out of compliance should the rezoning be approved. Ms. Marshburn stated there would not be as most of the existing uses were residential and there were property owners wishing to develop residential on the vacant lots.

Commissioner Martens asked what the adjacent Office and Institutional (OI) zoning allowed. Ms. Marshburn stated the adjacent property was a school property, and other allowed uses included daycares and offices.

Commissioner Martens asked if sponsoring the rezoning would result in uses that are not compatible with adjoining property. Ms. Marshburn stated it would not.

Vice-Chairman Christopher noted the lots were laid out as residential.

Commissioner Mallard asked about the development of the combined lots. Ms. Marshburn stated the lots had been combined after the Zoning Board of Appeals approved the special exception for residential development. She added that the applicants now did not want to build on the property, but that a new potential owner wanted to re-subdivide and build residential units on those properties.

Commissioner Mallard presented the motion to sponsor the Mint Street administrative zoning request as presented. Commissioner Smith seconded, and the motion carried unanimously by a vote of 6-0 (Graham absent).

5. Consider revision of meeting calendar for 2020 regular Planning Commission meetings.

Staff member Eric Hawkins, Planner III, noted the April Planning Commission workshop and meeting conflicted with the City Council meeting scheduled for the same date, and that staff recommended moving the workshop and meeting to Thursday, April 16.

Commissioner Goodner stated this would conflict with Come See Me festivities that would begin the same day. There was general discussion over several dates, including moving the meeting to the original date of April 7, which occurs during the school district spring break.

Commissioner Martens presented the motion to move the Planning Commission's April meeting to Wednesday, April 15. Commissioner Robinson seconded, and the motion carried unanimously by a vote of 6-0 (Graham absent).

6. Other Business.

Commissioner Smith asked for a synopsis of the City Council meeting regarding the Panthers facility. Ms. Youngblood stated City Council had decided to approve staff's recommendation regarding the proposed uses as opposed to the Commission's recommendation. Commissioner Smith asked if the Panthers organization had seen this

as a negative. Ms. Youngblood stated they did not.

Mr. Hawkins reminded the Commission of the upcoming Christmas dinner on December 17.

7. Adjourn.

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