



A public hearing of the Planning Commission was held on Tuesday, January 5, 2021, at 6 p.m. in City Council Chambers, 155 Johnston Street, Rock Hill SC.

MEMBERS PRESENT Duane Christopher, Gladys Robinson, Shelly Goodner, Keith Martens

MEMBERS ABSENT Randy Graham, Justin Smith, Nathan Mallard

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

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

1. Approval of minutes of the December 1, 2020, meeting.

Commissioner Keith Martens made a motion to approve the minutes from the December 1, 2020, meeting. Commissioner Gladys Robinson seconded and the motion passed unanimously by a vote of 4-0 (Graham, Smith, and Mallard absent).

PUBLIC HEARING ITEMS

2. Hold public hearing and consider a recommendation to City Council on petition M-2021-01 by Robinson Funeral Home to rezone approximately 0.34 acres at 526 Hampton Street and adjacent right-of-way from Multi-Family-15 (MF-15) to Neighborhood Commercial (NC). Tax parcel 598-25-01-027.

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

The applicant, Monique Ramseur, 1437 Meadow Glen Lane, was available to answer questions.

Commissioner Martens asked if the funeral home and adjacent church were under common ownership. Ms. Ramseur stated it was not.

Commissioner Robinson presented the motion to recommend to City Council approval of Neighborhood Commercial (NC) zoning. Commissioner Shelly Goodner seconded, and the motion carried unanimously by a vote of 4-0 (Graham, Mallard, and Smith absent).

3. Hold public hearing and consider a recommendation to City Council on petition M-2021-02 by Park Baptist Church (Pastor David Kiehn) to rezone approximately 7.15 acres at 703 & 717 East Main Street and 706 East White Street and adjacent right-of-way from Industry Heavy (IH) to Office and Institutional (OI). Tax parcels 626-02-01-001 (portion) and 626-02-01-012.

Commissioner Goodner recused from the item, citing a conflict of interest.

Staff member Dennis Fields, Planner II, presented the staff report. He also provided the Commissioners with questions provided via email from adjacent property owner Malissa Church specifically requesting information on the church's future development plans for the property.

Vice-Chair Christopher asked the type of future development that could occur as

currently zoned. Mr. Fields stated the property could be developed for whatever uses were allowed in the zoning district, but there were restrictions because of the nearby residential uses.

The applicant, Pastor David Kiehn, 2123 Wentworth Drive, stated the church had purchased the property the previous year and that while they were not certain as to how they would develop the property, they did want to rezone it to match the zoning on the existing church.

Vice-Chair Christopher asked the church's five-year plan for the property. Pastor Kiehn stated the desire was for the church to continue growing, noting that it had grown to over 300 members since he had taken over as pastor. He stated the lot could be developed as a parking lot, for an additional building, or as a park area, adding they were currently speaking with an architect to decide the best use.

Vice-Chair Christopher referenced Ms. Church's email and asked if Park Baptist had any affiliation with the Rock Hill Dream Church. Pastor Kiehn stated Park Baptist had merged with Fellowship Baptist Church and that the Rock Hill Dream Church had purchased the Fellowship Baptist Church building, but that there was no other connection.

Commissioner Martens presented the motion to recommend to City Council approval of Office and Institutional (OI) zoning. Commissioner Robinson seconded, and the motion carried unanimously by a vote of 3-0 (Goodner recused; Graham, Smith, and Mallard absent).

Commissioner Goodner resumed her chair at the dais.

4. Hold public hearing and consider a recommendation to City Council on petition M-2021-03 by Marvin & Irma Frockt to rezone approximately 0.52 acres at 313 North Wilson Street and adjacent right of way from General Commercial (GC) to Historic Overlay District (HOD) and Neighborhood Office (NO). Tax parcel 627-22-02-030.

Staff member Janice E Miller, Historic Preservation Specialist, presented the staff report.

Vice-Chair Christopher asked if the current use was as an office. Mrs. Miller stated it had been residential but was in the process of being converted to an office use when the Frockt's purchased the property.

Commissioner Martens asked if the building would be required to remove the vinyl siding and go back to original materials. Mrs. Miller stated the vinyl siding had been installed in the 1980s and had been replaced with cementitious siding by the previous own, but that they would not be required to replace any of the existing materials.

The applicant, Mr. Marvin Frockt, 17453 Campbell Hall Road, Charlotte, stated he and his wife had fallen in love with the property and had purchased it several months before with the intention of doing a complete renovation.

Vice-Chair Christopher asked the advantages of having the property designated as historic. Mr. Frockt stated he did not know the house had historic value when he purchased it, but that it was a great old house located near downtown and Winthrop. He added the house needed attention and that they would do whatever was necessary to facilitate its restoration.

Vice-Chair Christopher asked if there was any marketing advantage for historic

designation. Mr. Frockt stated the house was worthy of preservation and had merit in being designated.

Vice-Chair Christopher asked if they would be moving into the house. Mr. Frockt stated he did not know yet, but that they would probably rent it out as a residential property. He added the previous owner had removed all the trees on the lot in order to develop a parking lot for the commercial use. He added they would probably rent to students or a family.

Commissioner Robinson noted the house was beautiful and was glad to see it added to the historic inventory.

Commissioner Goodner presented the motion to recommend to City Council approval of Historic Overlay District (HOD) and Neighborhood Office (NO) zoning. Commissioner Martens seconded, and the motion carried unanimously by a vote of 4-0 (Graham, Smith, and Mallard absent).

5. Hold public hearing and consider a recommendation to City Council on petition M-2021-04 by PSBuilders (Joe Sprouse) to rezone approximately 1 acres at 321 Hampton Street and adjacent right-of-way from Multi-Family-15 (MF-15) to Single-Family Residential-5 (SF-5). Tax parcel 600-04-01-010.

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

Vice-Chair Christopher referred to the easement and asked if the driveway would still be used by the owners. Ms. Marshburn stated it would but that the owners and/or applicant were present at the meeting to answer any questions that would clarify the driveway/easement situation.

The applicant, Joe Sprouse, 633 Meadowbrook Lane, approached to answer questions.

Vice-Chair Christopher ask why the driveway would not just be added to the lot at 207 Marion Street in order to go with the house.

Mr. Sprouse stated that the driveway in question was the only curb cut, however, Mr. Christopher pointed out there was also a driveway directly next to the house. Mr. Sprouse then clarified that the owners at 207 Marion Street did have another driveway to the right of the driveway in question, but that they do not use it as their driveway.

Vice-Chair Christopher asked if the house that would be placed onto Tract 2 would share the driveway that would be located within the easement, or if the driveway for Tract 2 would come off of Hampton Street. He added that it seemed odd if both the house at 207 Marion Street and the new home at Tract 2 were to share the same driveway instead the new home having its own driveway onto Hampton Street. Mr. Sprouse stated that the driveway that would be located within the easement was existing and the owners would retain and use it for utility purposes. He added that the existing home has a carport. Mr. Christopher acknowledged the presence of the carport and also noted that the survey showed it to be over the property line. Mr. Sprouse stated that the driveway that would be located within the easement would give the owners access to the rear of the property, and would be easier to maneuver if driving a larger vehicle. Mr. Sprouse noted that they'd agreed with the City to give the owners access through the easement. He added that the two new houses would have curb cuts onto Hampton Street, but that he thought that also having access to the existing curb cut onto Marion Street would be useful. Mr. Christopher asked whether the owners at 207 Marion Street use the driveway leading into the carport.

Mr. Sprouse stated that while the owners were not present at the meeting, he didn't believe that the owners actually use the driveway. Mr. Christopher stated that as long as the City was okay with the driveway access/easement situation, then so was the Planning Commission.

Commissioner Martens asked how Tract 3 would be accessed. Ms. Marshburn explained this tract would be combined with 207 Marion Street to increase the size of that property and that it would not be a standalone parcel.

Vice-Chair Christopher observed that the property could not be best developed as multi-family. Mr. Sprouse stated the owners did not want multi-family development on the property, adding the contract specified that the houses be built to match others in the neighborhood.

Commissioner Goodner presented the motion to recommend to City Council approval of Single-Family Residential-5 (SF-5) zoning. Commissioner Robinson seconded, and the motion carried unanimously by a vote of 4-0 (Graham, Smith, and Mallard absent).

- 6. Hold public hearing and consider a recommendation to City Council on petition M-2021-05 by Aquasol Acquisition LLC to rezone approximately 5.56 acres at 730 North Anderson Road from Urban Development District (UD) in York County to Industry General (IG). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcel 664-00-00-004.**

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

Vice-Chair Christopher asked if this property was a donut hole situation where the City limits surrounded this property. Mr. Hawkins stated it was not, that there were some adjacent properties to the north still located in the county.

Commissioner Robinson presented the motion to recommend to City Council approval of Industry General (IG) zoning. Commissioner Goodner seconded, and the motion passed by a vote of 3-1, with Vice-Chair Christopher and Commissioners Robinson and Goodner voting in favor and Commissioner Martens voting against (Graham, Smith, and Mallard absent).

- 7. Hold public hearing and consider a recommendation to City Council on petition M-2021-06 by Rock Hill City Council to rezone approximately 13.37 acres including even-numbered addresses 2042-2316 Celanese Road; 2215, 2221, 2229, 2253 Rosewood Drive and one unaddressed parcel on Rosewood Drive; 1919 Dutchman Drive and two unaddressed parcels on Dutchman Drive; and 1911 Hilltop Road; and adjacent right-of-way from Business Development District I (BD-I), Residential Conservation District I (RC-I), and Residential Development District I (RD-I) in York County to Neighborhood Commercial (NC) and Single-Family Residential-3 (SF-3). The subject properties are proposed to be annexed into the City of Rock Hill. Tax parcels 634-11-05-001 to -003; 634-11-04-001 to -012 and -015 to -018; and 634-11-03-003 to -005, and -009 & -010.**

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

Commissioner Martens asked the definition of unincorporated enclave. Mr. Hawkins stated this was an area surrounded by the City limits served by City water and sewer

Vice-Chair Christopher asked if the residences along Rosewood Drive were part of the adjacent Hidden Forest subdivision. Mr. Hawkins stated they were not, that these were part of an older subdivision platted prior to the Hidden Forest development.

Vice-Chair Christopher asked if any of these properties were on a well system. Mr. Hawkins stated some may be on septic systems but that most had access to the City's water and sewer system.

Vice-Chair Christopher asked about other properties nearby not having agreements. Mr. Hawkins stated the City would get agreements from those properties as they connected to the City's water and sewer services and would eventually be annexed.

Commissioner Goodner presented the motion to recommend to City Council approval of Neighborhood Commercial (NC) and Single-Family Residential-3 (SF-3) zoning. Commissioner Robinson seconded, and the motion carried unanimously by a vote of 4-0 (Graham, Smith, and Mallard absent).

8. Hold public hearing and consider a recommendation to City Council on petition M-2021-07 by Cogum Global (Vincent James) to rezone approximately 6.83 acres located at 750 Heckle Boulevard and 1405 & 1439 Saluda Street from Master Planned Commercial (MP-C) to Limited Commercial (LC). Tax parcels 623-01-01-010, -013, and -021.

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

Commissioner Martens referred to previous plans presented by the applicant indicating a grocery store tenant, asking if they had a grocery store tenant in place for the plan presented at this time. Mr. Hawkins stated this would be best addressed by the applicant.

The applicant, Vincent James, 1227 Saluda Street, stated this request was consistent with the Planning Commission's request that it be rezoned to Limited Commercial.

Vice-Chair Christopher asked if the Master Planned format would be in place rather than straight zoning. Mr. Hawkins stated the proposal is to remove the Master Planned Commercial zoning and rezone the property to Limited Commercial, so the Master Plan would no longer be in effect.

Commissioner Martens asked Mr. James if there was a grocery store tenant in place. Mr. James stated they were still working on this, adding that this would be a benefit for the community overall. He added the site plan provided was a much better fit for the site.

Mr. Lawrence Sanders, 604 ½ Saluda Street, spoke in favor of the request, stating this was a good plan to bring economic development to the area. He noted that there was trash that needed to be taken care of and that it was seen as a dumping site, adding that this was a gateway for those traveling to the City off I-77.

Commissioner Martens noted there was a great deal of trash on the site currently, but that he was in favor of the proposed upgrades to the area. Mr. James stated he would be cleaning the site as the project moved forward.

Commissioner Martens observed the area was a gateway to the City, adding that the proposed development and site plan were suitable for the site.

Commissioner Robinson asked if there was an incentive for potential businesses to locate to that site. Mr. James stated he had spoken to several potential tenants who attracted customers that would help bring other businesses to the site.

Commissioner Martens asked if the applicant was constrained to the site plan submitted if the rezoning was approved. Mr. Hawkins stated as Limited Commercial

zoning would take place of the Master Planned Commercial zoning, Mr. James could develop the property differently than what was shown on the site plan.

Commissioner Martens asked if under what circumstances Mr. James would be required to bring plans back to either the Planning Commission or staff. Mr. Hawkins stated that at the very minimum staff would review any plans for the site, noting the Planning Commission would review any project over 20,000 square feet.

Commissioner Martens stated the master planned zoning would be replaced by the Limited Commercial zoning. Mr. Hawkins stated this was correct and that any uses proposed would have to be allowed by Limited Commercial zoning.

Vice-Chair Christopher asked if the 20,000 square feet was an aggregate or single user. Mr. Hawkins stated it could be either, that it was any development over 20,000 square feet. Vice-Chair Christopher observed that most grocery stores were over 30,000 square feet.

Commissioner Martens presented the motion to recommend to City Council approval of Limited Commercial (LC) zoning. Commissioner Robinson seconded, and the motion carried unanimously by a vote of 4-0 (Graham, Smith, and Mallard absent).

Commissioner Martens stated he appreciated the applicant's patience and diligence on this project. Vice-Chair Christopher added that he appreciated Mr. James' persistence in pursuing the project.

NEW BUSINESS

9. Consideration of a request by The Tuttle Company for revised Major Site Plan approval for University Center Decks B & C and Building D. (Plan #20191406)

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

Vice-Chair Christopher asked if the lot would be asphalt or gravel. Mr. Fields stated it would be gravel and that the request includes approval of painted islands rather than landscaped islands as normally required.

Vice-Chair Christopher asked if there would be enough parking for the apartments with the surface lot. Mr. Fields stated there would be.

Commissioner Martens asked the reason Deck C might not be built. Mr. Fields stated the intention is for the parking deck to be built but that staff could not approve a building permit for the apartments until a parking plan was in place so the applicant was requesting this revision so that they could obtain the building permit.

Vice-Chair Christopher asked if this would still meet parking requirements even if the other building was not constructed. Mr. Fields stated it would.

Vice-Chair Christopher noted this was not a public hearing item but would allow for the applicant to answer questions.

The applicant, Wes Tuttle, 2066 Masons Bend Drive, Fort Mill, was available to answer questions.

Commissioner Martens asked if he anticipated Deck C to be built. Mr. Tuttle stated it was anticipated to be built but that it was currently on hold. He noted there was a shift in parking needs due to the increase in the number of private parking spaces needed, adding that public funds originally earmarked for the deck could not be used to construct private parking so private funding was being researched.

Commissioner Martens observed that if built, it would still be dedicated to private parking. Mr. Tuttle stated that because this may be the case, they would need to fund this privately, and that they had every intention of constructing the deck but needed to get all associated facilities on board to fund the project.

Vice-Chair Christopher asked if the parking would be gated. Mr. Tuttle stated it would, whether a parking lot or deck. He added that the increase in the parking demand occurred as the student housing demand increased from 125 spaces to 250, which decreased dramatically the number of public spaces available.

Vice-Chair Christopher asked if there would be any spaces available for the commercial or hotel. Mr. Tuttle stated there would not, that these spaces were only for student housing and apartments.

Commissioner Goodner asked what had been proposed for that area previously. Mr. Fields stated it was originally slated for a second apartment building.

Commissioner Goodner asked if the five-year timeframe was a reasonable condition to put into place to require the construction of Deck C. Mr. Tuttle stated it was more than adequate, that they would know within a matter of months if the funding would be in place for construction.

Commissioner Martens asked if Deck B would be constructed and if it would provide public parking. Mr. Tuttle stated it would, that the Lowenstein Building and the hotel would be renting additional spaces from the City for their uses but that it would be primarily used by the public.

Commissioner Martens presented the motion to approve the revised Major Site Plan as submitted, subject to staff comments and recommendations. Commissioner Goodner seconded, and the motion carried unanimously by a vote of 4-0 (Graham, Smith, and Mallard absent).

10. Other Business.

There was no other business for the Commission to consider.

11. Adjourn.

There being no further business, the meeting adjourned at 7:32 p.m.



ROCK HILL

SOUTH CAROLINA

MEMORANDUM

TO: Rock Hill Planning Commission

RE: Recusal

DATE: 1/5/21

Pursuant to S.C. Code Ann. § 8-13-700(B), I am recusing myself from all consideration of and voting on the City of Rock Hill Planning Commission's (Commission's) Agenda Item 3, concerning tax parcels 626-02-01-001 (portion) & 626-02-01-012 at the Commission meeting on the 5th day of January, 2021, at 6:00 PM. The reason for my recusal from considering and voting on this item is as follows: _____

business relationship

Signed,

Shelly A. Goodner
Commission Member

Print name here: Shelly A. Goodner