



## Planning Commission Minutes

April 13, 2021

A public hearing of the Planning Commission was held on Tuesday, April 13, 2021, at 6 p.m. in City Council Chambers, 155 Johnston Street, Rock Hill SC.

**MEMBERS PRESENT** Randy Graham, Gladys Robinson, Justin Smith, Shelly Goodner, Nathan Mallard, Keith Martens

**MEMBERS ABSENT** Duane Christopher

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

### 1. Approval of minutes of the March 2, 2021, meeting.

Commissioner Gladys Robinson made a motion to approve the minutes from the March 2, 2021, meeting. Commissioner Justin Smith seconded, the motion passed unanimously by a vote of 6-0 (Christopher absent).

### PUBLIC HEARING ITEMS

#### 2. Hold public hearing and consider a recommendation to City Council on petition M-2021-14 by Woodeneye LLC (Paul Burt) to rezone approximately 0.51 acres at 2223 & 2229 Celanese Road from Business Development District I (BD-I) in York County to Neighborhood Commercial (NC). The subject properties are proposed to be annexed into the City of Rock Hill. Tax parcels 634-11-09-009 & -010.

Staff member Dennis Fields, Planner III, presented the staff report. He also provided the Commissioners with information regarding a phone call from a resident of Country Court referring to cut through traffic using the residential streets and asking the owner to encourage patrons to use Celanese Road getting to and from the site rather than the residential streets.

Applicant's representative, Randall Bozard, 3017 Golden Dale Lane, Charlotte NC, explained the tenant was requesting the additional area to expand the available parking for the proposed building on the site.

Commissioner Nathan Mallard made a motion to recommend to City Council approval of Neighborhood Commercial (NC) zoning on the properties as proposed. Commissioner Smith seconded, and the motion passed unanimously by a vote of 6-0 (Christopher absent).

#### 3. Hold public hearing and consider a recommendation to City Council on petition M-2021-15 by Connelly Development (Kevin Connelly) to rezone approximately 5 acres at 2150 Cherry Road and adjacent right-of-way from General Commercial (GC) to Multi-Family Residential (MFR). Tax parcel 634-07-01-015.

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

Commissioner Smith asked for clarification on the income-related restrictions. Mr. Fields stated prospective tenants would have to qualify under income guidelines in order to live in the apartments.

Commissioner Mallard asked if sidewalks were planned for the site. Mr. Fields stated sidewalks were supposed to have been constructed along the private drive as part of the Catawba Crossings development, but because some of the property was used for water line construction activity during that time, the sidewalk was never built. He added that staff believed it would make more sense to have the sidewalk located on the west side of the private drive anyway because it lines up with existing sidewalk to the north leading to Cherry Road.

Commissioner Smith asked if the City owned both of the adjacent lots. Mr. Fields stated the City owned only one of the two lots.

Chair Graham commented that the addressing of the site located so far off Cherry Road may be confusing for first responders. Mr. Fields stated there would be further discussions regarding addressing this off Eden Terrace instead, as it was closer than Cherry Road, adding first responders were used to going to the Gold's Gym across the access drive which was also addressed as Cherry Road.

Commissioner Mallard asked if the Commission would consider a major site plan for this project. Mr. Fields stated it would.

The applicant, Mr. Kevin Connelly, 125 Old Chapin Road, Lexington SC, stated this would be his sixth development in Rock Hill. He noted that plans were to incorporate the existing movie theater building in some way to be complementary to the area. He added that he was willing to work with the City on the sidewalks.

Commissioner Smith asked if the project Connelly built further down Eden Terrace at Anderson Road was completed and how the leasing was progressing. Mr. Connelly stated the project was complete, and they had a number of the units already leased.

There being no further discussion, Commissioner Smith made the motion to recommend to City Council approval of Multi-Family Residential (MFR) zoning as presented by staff. Commissioner Shelly Goodner seconded, and the motion carried unanimously by a vote of 6-0 (Christopher absent).

**4. Hold public hearing and consider a recommendation to City Council on petition M-2021-16 by Greenway Residential Development LLC (Mark Richardson) to rezone approximately 12.4 acres at 805 Heckle Boulevard and adjacent right-of-way from Neighborhood Commercial (NC) and Single-Family Residential-5 (SF-5) to Multi-Family Residential (MFR). Tax parcel 597-04-01-051.**

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

Commissioner Mallard asked if there would be a dedicated left turn lane off Cherry Road. Mr. Fields stated that the road widened closer to the intersection but that a traffic study would be done and would identify any necessary improvements, adding the development would need to work around the existing turn lane on Heckle Blvd for the school bus entrance on the adjacent property.

Commissioner Smith commented that this project seemed to anticipate commercial growth as encouraged by the Comprehensive Plan goal to grow inside first. Chair Graham commented on this as well, adding that the previous request was directly adjacent to a high commercial-use area. Mr. Fields stated the goal was to develop areas that provided walkable opportunities to major employment and retail area. He added that staff believed this goal was accomplished with the grocery store, several restaurants, and the County offices as a major employer, all within walking distance of this property. He noted there were also several other commercial developments

being planned and under construction for nearby vacant properties along Heckle Blvd.

The applicant, Mark Richardson, 113 High Point Drive, Blythewood, provided additional information on the project. He noted that the project was walkable to the nearby Food Lion grocery store and restaurants. He stated he had reached out to the Highland Creek HOA president, who did not express any concerns with this plan. He added that his company had built 29 projects in North and South Carolina, although none in Rock Hill at this point.

Commissioner Smith asked if the City had a process to monitor the apartment demand and supply inventory. Mr. Fields stated like all development, some of the projects presented do not get constructed, adding that the City has likely seen more multi-family requests because of the opportunity zones, and the identified need for affordable housing in the City. He stated that City Council recently adopted a policy that requires multi-family projects that take advantage of City incentives to have a certain percentage of affordable units.

Commissioner Smith commented that he wanted to make sure the Commission was not allowing too many projects to be built. Mr. Fields stated there were not many large vacant properties adjacent to commercial shopping areas where the City's locational standards encourages the development of apartment projects. He added that staff turns away many developers requesting apartments that do not meet these locational standards.

There was general conversation regarding the proposed density of the two projects presented.

Planning & Zoning Manager, Eric Hawkins, stated the City's Economic & Urban Development Housing Division did a study on housing availability and keeps up with the inventory available.

Chair Graham asked if this site was located in an opportunity zone. Mr. Richardson stated it was located in an identified census tract area but was not in an opportunity zone.

There was general discussion on the multi-family residential rezonings the City undertook in 2015, prior to the ordinance amendments.

There being no further discussion, Commissioner Mallard made a motion to recommend to City Council approval of Multi-Family Residential (MFR) zoning as presented. Commissioner Robinson seconded, and the motion carried unanimously by a vote of 6-0 (Christopher absent).

## **NEW BUSINESS**

### **5. Other Business.**

#### **a. I-77 Bridge Work**

Mr. Hawkins provided information on planned closures of the exits to Celanese Road as repairs were planned for the bridge on the southbound side of I-77 beginning May 6.

#### **b. Charlotte Avenue Bridge Work**

Mr. Hawkins provided information on the planned closure of the Charlotte Avenue bridge for repairs.

Commissioner Smith referred to the plan to close the second lanes on Charlotte

Avenue for parking and asked if on-street parking was planned for the bridge as well. Mr. Hawkins stated he believed this was correct.

**c. Community Vaccination Clinic**

Mr. Hawkins stated the City was looking for volunteers to work at the Community Vaccination Clinic. Planning & Development Director Leah Youngblood noted that half-day shifts had been added to the volunteer shifts in the event people could not commit to a whole day. There was general discussion over the types of work volunteers could do.

**6. Adjourn.**

There being no further business, the meeting adjourned at 6:47 p.m.