

A public hearing of the Planning Commission was held on Tuesday, May 3, 2022, at 6 p.m. in City Council Chambers, 155 Johnston Street, Rock Hill SC.

**MEMBERS PRESENT** Duane Christopher, Shelly Goodner, Randy Graham, Nathan Mallard, Keith Martens, Justin Smith

**MEMBERS ABSENT** None (One vacancy)

**STAFF PRESENT** Dennis Fields, Eric Hawkins, Alex Boyce, Amy Jo Denton, Leah Youngblood

**1. Approval of minutes of the April 5, 2022, meeting.**

Mr. Christopher made a motion to approve the minutes from the April 5, 2022, meeting. Mr. Smith seconded, and the motion passed unanimously by a vote of 6-0 (one vacancy).

**2. Approval of minutes of the April 25, 2022, City Council Joint Workshop**

Mr. Mallard made a motion to approve the minutes of the April 25, 2022, City Council Joint Workshop. Mrs. Goodner seconded and the motion passed unanimously by a vote of 6-0 (one vacancy).

**PUBLIC HEARING ITEMS**

**3. Hold public hearing and consider a recommendation to City Council on petition M-2022-06 by the City of Rock Hill to rezone approximately 10.75 Acres at 382 S. Anderson Road and adjacent right-of-way from Planned Unit Development (PUD) to Industry General (IG). Tax Parcel 628-04-01-001 (portion).**

Dennis Fields, Planner III, presented the staff report.

Mr. Christopher asked why the small triangular area on the west side of the property is not included. Mr. Fields stated that there is a trail and flood plain in that area that would not be part of the property.

Mr. Smith asked about the buffers that would be required. Mr. Fields stated that the buffers would be minimal.

Chair Graham asked how the Northlake 1 & 2 buildings were built in the manufacturing area. Mr. Hawkins stated that the manufacturing designation allowed all of the uses that were allowed in the office designation at the time the PUD was enacted.

Chair Graham opened the floor for public comment and there was none.

Mr. Smith made a motion to approve the rezoning application. The motion was seconded by Mr. Christopher and was approved by a vote of 6-0 (one vacancy).

**4. Hold public hearing and consider a recommendation to City Council on petition M-2022-07 by Mill Town Industrial Properties LLC (Chris Mattox) to rezone approximately 3.4 acres at 121, 129, 137, & 147 Lancaster Avenue, 121 & 190 Chester Street, one unaddressed parcel, and adjacent right-of-way from**

**Industry General (IG) to Commercial Industrial (CI). Tax parcels 598-05-03-007 to -012.**

Dennis Fields, Planner III, presented the staff report.

Chair Graham asked for clarification of the phasing and whether the outdoor field would be in phase two or three. Mr. Fields stated that there was an earlier version of the plan that showed the outdoor field in phase two in a different location, but the current plan shows it in phase three.

Chair Graham asked if phase one could be done without additional parking. Mr. Fields stated that some parking would need to be created for the indoor training facility and staff is working with the applicant to determine the appropriate parking count. Mr. Fields noted that there is plenty of area on the property for parking.

Chair Graham asked if additional parking would be needed if one of the buildings is used as a restaurant. Mr. Fields stated that is correct.

Mr. Mallard asked for some information about the Commercial Industrial district. Mr. Fields stated that the CI district was created a few years ago for areas that are transitional between industrial and commercial, and that CI zoning is a downgrade from the existing IG zoning.

Chair Graham asked if staff feels like this is the best district for the property. Mr. Fields stated that the proposed facility is not allowed in the less intense commercial districts and the CC zoning district is not appropriate here. Considering the other uses in the area, including the Rock Hill School District stadium, staff feels like this is an appropriate transitional zoning for the property.

Chair Graham asked if there are any concerns about a different use coming in once the zoning is granted. Mr. Fields stated that any use would need to meet the current separation and screening standards and noted that there are better protections in place for the neighbors now vs when the site was previously used for outdoor storage.

Chair Graham opened the floor to the applicant.

Brian Smith, 4061 Poplar Ridge, Fort Mill (applicant) stated that he and his business partner both grew up playing baseball and learned life skills through baseball. The team they coach recently won the Dixie Youth World Series and they want to expand with the goal of making the area a mecca for baseball and to teach life skills to the youth.

Chair Graham opened the floor for public comment and there was none.

Mr. Mallard made a motion to approve the rezoning application. The motion was seconded by Mr. Christopher and was approved by a vote of 5-0 (Smith recused, one vacancy).

**5. Hold public hearing and consider a recommendation to City Council on petition T-2022-01 by Rock Hill City Council to amend the Zoning Ordinance affecting Chapters 2, 3, 4, 6, 8, & 9, and the Design Overlay District (DOD) in relation to single-family detached and single-family attached development standards.**

Chair Graham noted that this item has been deferred to the June.

**NEW BUSINESS****6. Consideration of a request by Exeter Development Company (Jeff Smerko) for Preliminary Plan approval for Arbors at Seven Oaks. (Plan #20140301).**

Dennis Fields, Planner III, presented the staff report, noting the updated staff comments that were handed out.

Mr. Mallard asked about the re-alignment of the Evelyn St/Springsteen Rd intersection and how it would affect access to the lot on the north side of Evelyn St. Mr. Fields stated that the driveway would either be connected to Springsteen Road or potentially connected to the re-aligned road.

Mr. Christopher asked if townhomes have rollout containers for garbage. Mr. Fields stated that they do and they are collected on the alleys.

Chair Graham asked if we know the unit mix and if not, how do we determine parking. Mr. Fields stated that they will all have two car garages, two in each driveway, and an additional one per unit in ancillary lots and on-street parking.

Chair Graham opened the floor to the applicant.

Mr. Christopher made a motion to approve the preliminary plat subject staff comments and the points outlined in the staff recommendation. The motion was seconded by Mr. Mallard and was approved by a vote of 6-0 (one vacancy).

**7. Consider a recommendation to City Council on the South Anderson Road Corridor Study.**

Amy Jo Denton, Senior Planner, presented the study.

Chair Graham noted that there are deed restrictions on the property to the west of Marine Drive that require all of the owners in the area to agree to any proposed use other than residential.

Mr. Mallard stated that he doesn't agree with the focused code enforcement effort and noted that this could prolong redevelopment of their property because they had to invest money into it for code enforcement.

Mr. Mallard made a motion to recommend approval of the study. The motion was seconded by Mrs. Goodner and was approved by a vote of 6-0 (one vacancy).

**8. Other Business.**

- a. Mr. Christopher asked if work on the new I-77 interchange will continue. Mrs. Youngblood stated that it will. Mr. Christopher asked if the connection to Mt. Gallant will be made. Mrs. Youngblood stated that is in question because the City doesn't own that property but the new exit will connect to Paragon Way.

**9. Adjourn.**

There being no further business, the meeting adjourned at 7:21 p.m.