

A public hearing of the Planning Commission was held on Tuesday, October 4, 2022, at 6 p.m. in City Council Chambers, 155 Johnston Street, Rock Hill SC.

MEMBERS PRESENT Randy Graham, Duane Christopher, Carl Dicks, Shelley Goodner, Jonathan Nazeer, Justin Smith, Darrell Watts

MEMBERS ABSENT None

STAFF PRESENT Eric Hawkins, Shana Marshburn, Donna Welch, Leah Youngblood

1. Approval of minutes of the September 6, 2022, meeting.

Mr. Duane Christopher made a motion to approve the minutes from the September 6, 2022, meeting. Mr. Jonathan Nazeer seconded, and the motion passed unanimously by a vote of 7-0

PUBLIC HEARING ITEMS

2. Hold public hearing and consider a recommendation to City Council on petition M-2022-21 by Southern Street Builders LLC to rezone approximately 9.4 acres at 167, 170, 174, 178 Lee Street, 852, 854, 856, 858, 862 Constitution Boulevard, 143 Hardin Street, and adjacent right-of-way from Single-Family 5 (SF-5) & Industry Business (IB) to Master Planned Residential (MP-R). Tax Parcels 598-10-01-010 (portion), 598-10-01-011 (portion), 598-10-01-012 to -017, 598-10-02-024 & -025.

Mr. Justin Smith recused, citing a conflict of interest as part of the development team.

Mr. Eric Hawkins, Planning & Zoning Manager, presented the staff report.

Chair Randy Graham reiterated that the Planning Commission was only making a recommendation on zoning; review of the site plan would be presented at another time.

Mr. Darrell Watts asked about the electrical substation shown on the plan. Mr. Hawkins stated that there is an existing City substation just south of the property.

Chair Graham opened the floor to the applicant.

Mr. Rich Lane, 1421 Ridgewood Drive, Rock Hill, with Southern Street Development stated that they have been working on this project for approximately three years, starting with an RFP process. Mr. Lane thanked the Planning staff and appreciated the input provided. Mr. Lane also thanked Ms. Jennifer McAdams, Economic Development Director.

Chair Graham opened floor to public comment and there was none.

Mr. Duane Christopher stated that the use is right on point and a good use for the location.

Mr. Duane Christopher made a motion to recommend approval of the rezoning application. Mr. Carl Dicks seconded, and the motion passed unanimously by a vote of 6-0 (Smith recused).

3. Hold public hearing and consider a recommendation to City Council on petition M-2022-25 by Oakland Avenue Presbyterian Church to rezone approximately 5.1 acres at 415, 417, 419, 421 Oakland Avenue; 411, 412, 420, 421, 427, 430, 450, 496,

502 Park Avenue and adjoining right-of-way from Multi-Family-15 (MF-15) and Neighborhood Office (NO) to Office and Institutional (OI). Tax Parcels 629-04-01-003 to -008, 629-04-01-012 to -015, and 629-04-02-002 to-004.

Mr. Darrell Watts recused, citing DWW Architects is the architect for the proposed project.

Ms. Shana Marshburn, Planner II, presented the staff report.

Mr. Justin Smith asked about the lot on Park Avenue that appeared to be an empty lot in the slide show presentation and if it were a part of the development. Ms. Shana Marshburn stated that the empty lot is included in the rezoning request. Mr. Smith asked if there are plans for that lot to be developed as parking. Ms. Marshburn stated that it could potentially be developed for parking in the future if more parking is required. Ms. Marshburn confirmed that staff will analyze parking and determine if more is needed during site plan review.

Chair Randy Graham asked if the Oakland Avenue Presbyterian Church still owned the former cinema building across Oakland Avenue. A representative of the church stated that they do not.

Chair Graham opened the floor to the applicant.

Mr. John Gast, 1181 Orchard Drive, Fort Mill, SC (applicant's representative), stated that this is a straight-forward proposal. He noted that the area Mr. Justin Smith asked about has a grass-pave system and is currently used for parking. Mr. Gast also stated that the church does not own the former cinema building.

Mr. Carl Dicks asked about the usage of the new building. Mr. John Gast stated that there is no change in use per se; a dated classroom building would be removed, and a multi-purpose facility would be built on that footprint.

Mr. Justin Smith asked about parking. Mr. John Gast stated that they will work with staff regarding parking and that the improvements are not increasing the current capacity.

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

Mr. Jonathan Nazeer made a motion to recommend approval of the rezoning application. Ms. Shelley Goodner seconded.

Mr. Justin Smith stated concerns that parking is going to be an issue but knows they will work through it.

Chair Randy Graham asked if when the permit to operate is given, wouldn't parking be based on City requirements? Ms. Shana Marshburn stated that parking is based on fixed or non-fixed seats. The floor plans of the sanctuary and the new building will be reviewed to determine the parking count. If there is shortage, additional parking would need to be developed and if there is still a deficit, it may need to go to the Zoning Board of Appeals for a variance.

Chair Randy Graham stated that Mr. Justin Smith has a valid concern regarding parking. Mr. Eric Hawkins stated that parking determination will depend on how they use the building and staff will work through that with the applicant as it goes through plan review.

Mr. Graham called for the vote and the motion passed unanimously by a vote of 6-0 (Watts recused).

NEW BUSINESS

4. Consideration of a request by Jeff Carroll for Major Site Plan approval for Johnston Farms Apartments. (Plan #20201118).

Mr. Eric Hawkins, Planning & Zoning Manager, presented the staff report.

Mr. Justin Smith asked if they control the corner parcel. Mr. Eric Hawkins stated it was part of the Master Plan and believes it is under contract.

Mr. Carl Dicks asked if the only access to the site is from Anderson Road. Mr. Eric Hawkins stated that there is access from Princeton Road as well.

Mr. Justin Smith asked if neighbors were notified when the Major Site Plan was presented to the Planning Commission. Mr. Eric Hawkins stated no but as part of the Master Plan process the developer has included some improvements to the drainage of Princeton Road.

Chair Randy Graham asked about the flood protection improvement. Mr. Eric Hawkins deferred to applicant.

Chair Graham opened the floor to the applicant.

Mr. Jeff Carroll 4301 Horseshoe Bend, Matthews, NC stated that the two-acre parcel on the corner was part of the original zoning but he does not control it. Mr. Carroll also stated that they have kept neighbors abreast of what is happening regarding the existing flooding conditions. The fix that Mr. Carroll is proposing will not fix the flooding problem but will alleviate it. Mr. Carroll also stated that job placement services will be available to residents along with incentives to obtain a degree while living on the property. The goal is to not only provide shelter or residents but to help residents climb the economic ladder and Mr. Carroll is very excited about this concept.

Mr. Carl Dicks stated that he appreciated the background update asked about the elevation of the creek in relation to the road. Mr. Jeff Carroll stated the stream is 4 feet below Princeton Road.

Mr. Carl Dicks asked if the project is meant to be just apartments. Mr. Jeff Carroll stated yes, these will be rental units.

Mr. Duane Christopher asked if the drainage pipe underneath Princeton Road is being upgraded. Mr. Jeff Carroll stated that the pipe will be upgraded at a point in the future but not in conjunction with this development. The developer's improvements will be to put catch basins to direct the water from the south side of Princeton Road directly to the north side of Princeton Road, so it doesn't go through the existing culvert. The stormwater detention on the site will also be oversized to hold the water longer. This will help alleviate the problem and provide as much capacity as possible.

Mr. Justin Smith made a motion to approve the Major Site plan subject to resolution of staff comments. Mr. Duane Christopher seconded, and the motion passed unanimously by a vote of 7-0.

5. Consideration of a request by Development & Construction Insight, LLC (Jackson Hendricks) for Major Site Plan approval for an industrial building at Rock Hill Commerce Center, Phase 3 (Plan # 20221702).

Shana Marshburn, Planner II, presented the staff report.

Mr. Duane Christopher asked about the larger buildings. Ms. Shana Marshburn stated that the larger buildings already exist.

Mr. Justin Smith stated that he was trying to understand road connection. Ms. Shana Marshburn stated that David Hutchison Road will connect to Paragon Way.

Mr. Darrell Watts asked about the potential assembly occupancy use. Mr. Eric Hawkins stated that this will be manufacturing and assembly of goods, not an assembly of people.

Chair Randy Graham opened the floor to the applicant for questions and there were none.

Mr. Duane Christopher made a motion to approve the Major Site plan subject to resolution of staff comments. Mr. Jonathan Nazeer seconded, and the motion passed unanimously by a vote of 7-0.

6. Other Business

Mr. Eric Hawkins reminded the Planning Commissioners that the Boards & Commission dinner will be held on October 11th at the Manchester Pavilion.

Ms. Leah Youngblood informed the Planning Commissioners that Short-Term Rentals will be coming back for public hearing in November. Ms. Youngblood stated that a new plan will be presented. Chair Randy Graham asked that concise changes be presented if possible.

Mr. Eric Hawkins informed the Planning Commission that the 2023 Planning Commission calendar will be reviewed at the November meeting.

Chair Randy Graham asked if a Christmas dinner will be scheduled. Mr. Eric Hawkins stated that staff will work to get this scheduled.

7. Adjourn.

There being no further business, the meeting adjourned without objection at 7:02 p.m.



MEMORANDUM

TO: Rock Hill Planning Commission

RE: Recusal

DATE: Oct 4, 2022

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 Oakland Ave Presbyterian Church Rezoning Request at the Commission meeting on the 4th day of October, 2022, at 6 PM. The reason for my recusal from considering and voting on this item is as follows: _____

DWWArchitects is the architect for the proposed project associated with this rezoning request

Signed,

D Watts

Commission Member

Print name here: Darrell Watts



ROCK HILL

SOUTH CAROLINA

MEMORANDUM

TO: Rock Hill Planning Commission

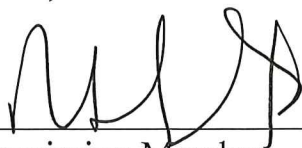
RE: Recusal

DATE: October 4, 2022

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 2, concerning petition M-2022-21 Southern Street Builders LLC to rezone approximately 9.4 acres at 167, 170, 174, 178 Lee Street, 852, 854, 856, 858, 862 Constitution Boulevard, 143 Hardin Street, and adjacent right-of-way from Single-Family 5 (SF-5) & Industry Business (IB) to Master Planned Residential (MP-R). at the Commission meeting on the 4th day of October 2022, at 6:00 PM. The reason for my recusal from considering and voting on this item is as follows:

Part of development team.

Signed,



Commission Member

Print name here: Justin Smith

Review of: Major Site Plan
Status: Not Approved
Project: Johnston Farms Apartments
Plan #20201118

Review Comments

Infrastructure-Roadway:

1. A 10' shared use path corridor should be planned for along the ROW of Anderson Rd. Developer shall be responsible for constructing a 5' sidewalk from Princeton to Cowan Rd. Ext., but grading, etc. will need to accommodate a corridor for future share use path footprint.
2. Garbage truck circulation will need to be verified, in accordance with City specs.
3. Cross slope of utility and sewer easement adjacent to Anderson Rd. cannot exceed 10%. Any drainage systems need to cross at close to perpendicular to utility easements and if run in parallel, need to be a minimum of 10' from easement.
4. The 3.6 acre tract will need to be combined with the larger apartment tract, so to allow for the private sewer system. If tract is to remain separate, then any portion of sewer extension across 3.6ac tract will need to be done as a public extension with a minimum 30' Utility Easement.
5. Encroachments into Princeton and Anderson Rd. will be subject to SCDOT approval and encroachment permits.
6. All unopened drives/curb cuts not to be used with this development are required to be closed.
7. Dual dumpster pad width does not appear to be compliant with minimum 25' width requirement.
8. Any internal public Utility easements leading to building transformers will need to be a minimum 20' width. Location will need to be coordinated with Utilities.
9. Approval of the major site plan is for conceptual layout and design purposes only. Construction plans for roadway, water, sewer and stormwater utilities, including easements, shall reflect any unforeseen site constraint limitations and must comply with City Infrastructure requirements.

Infrastructure-Stormwater:

- 1) Stormwater mitigation for Water Quality will be required.
- 2) The subject development is immediately adjacent to a flood-prone sensitive area. Stormwater mitigation for peak flow quantities will include the 2, 10, 25 & 100yr 6hr and 10yr/100yr 24hr Type ii storm events. Additional stormwater mitigation measures will also be required, in accordance with the Johnston Farms Development Masterplan Terms & Conditions Developer-Proposed Options to Mitigate Stormwater Impacts.
- 3) A pre-dev drainage analysis needs to be submitted prior to civil design, for verification and approval of pre-dev flow rates of restriction and overall stormwater concept.
- 4) Stormwater pond outlets need to be directed to adequate receiving systems or routed to creek where necessary, with easements. Any outfalls across trunk sewer easement will need to be designed to not erode easement corridor and to not impede circulation of maintenance vehicles.
- 5) Approval of the major site plan is for conceptual layout and design purposes only. Construction plans for roadway, water, sewer and stormwater utilities, including easements,