

October 7, 2025

A public hearing of the Planning Commission was held on Tuesday, October 7, 2025, at 6 p.m. in City Council Chambers, 155 Johnston Street, Rock Hill SC.

MEMBERS PRESENT Randy Graham, Duane Christopher, Shelly Goodner, Jonathan Nazeer, M. Stephanie Haselrig, Darrell Watts

MEMBERS ABSENT Jarrunis Yates

STAFF PRESENT Shana Marshburn, Dennis Fields, Leah Youngblood, Amy Jo Denton, Shelby Sweet, and Ainsley Ellis

1. Call to Order

Chair Graham called the meeting to order at 6 p.m.

2. Recite the Pledge of Allegiance

3. Recognitions

- a. Shana Marshburn introduced Dennis Fields as the new Development and Zoning Manager.

4. Approval of minutes of the September 2, 2025, meeting.

Commissioner Stephanie Haselrig made a motion to approve the minutes as submitted. Commissioner Darrell Watts seconded, and the motion carried by a vote of 6-0 (Yates absent).

5. Public Hearing Items

- a. **Hold public hearing and consider a recommendation to City Council on petition M-2025-14 by Josiah Pott (Forsberg, LLC) to annex and rezone approximately 1.42 acres at an unaddressed parcel located at the southwest corner of Nations Ford and Huey Road from Urban Development (UD) in York County to Industry General (IG). Tax Parcel 664-00-00-029.**

Chairman Graham recused himself, stating that he had a conflict of interest with the applicant. Vice Chair Christopher introduced the item.

Shana Marshburn, Planner III, presented the staff report.

Commissioner Watts asked who is requiring extension of Huey Road. Ms. Marshburn stated that the City is requiring the extension of Huey Road.

Vice Chair Christopher opened the floor to the applicant.

The applicant, Josiah Pott, 110 Creekwood Ct, Greenville, SC, stated that he is present to answer questions. He stated that he, and some homeowners in the Hutchison Acres neighborhood, are opposed to the extension requirement of Huey Road. He questioned how the extension requirement would benefit the City, the State, the neighbors, or the applicants and that it is cost prohibitive. He stated that they also have two

developing parcels at the end of Linkwood Road, where the City required them to install a “hammerhead turnaround”. He was in favor of that solution, rather than the full road extension.

Vice Chair Christopher commented that road connections are usually a positive idea and that the City does not have enough of the connections in Rock Hill. He stated that they are here today to discuss zoning and annexing, not the cost of the project. Mr. Pott stated that he understood but would like to avoid a situation in which the road connection would be a contingency for the company moving forward.

Commissioner Nazeer asked whether there is currently a potential tenant in mind or whether the company will be occupying the property. Mr. Pott answered that they are speculatively building the structure as an investment and will most likely be listed for sale or for lease once the project is completed.

Vice Chair Christopher opened the floor for public comment.

Michael Pruner, 2223 Blossom Drive, was opposed to the rezoning and annexation. He stated he was not notified with a postcard and believed he was within 300 feet of the subject property. Mr. Pruner inquired whether Huey Road will be widened as well as extended. He also was concerned about the traffic density and cut-through traffic from North Anderson Road. He stated that he could be in favor of this project if the extension of Huey Road was not required. He inquired again about the standard of Huey Road.

Dennis Fields, Development and Zoning Manager, stated that the Planning Commission is voting on the rezoning of the property tonight. He noted that the contents of the staff report requiring the extension of the roadway are directly from the City’s Zoning Ordinance and that the final vote will be up to City Council. He stated that City Council will determine if the road needs to be upgraded or widened, but that is not something that the Planning Commission could determine tonight.

Swain Sheppard, 2283 Blossom Drive, stated that he is not necessarily opposed to the structure, but he is opposed to the Huey Road extension. He stated that the neighborhood receives a lot of cut-through traffic, and they are speeding. He noted his concern about the safety of children and cars.

Vice Chair Christopher asked whether he is opposed to the zoning change and annexation specifically. Mr. Sheppard stated that he is not opposed to the building that is being developed, only the Huey Road extension. Vice Chair Christopher then asked for clarification whether the speakers were against the change in zoning and the annexation. Mr. Pruner said that he is against the zoning change due to the requirement that is being implemented.

Mary Anne Sheppard, 2283 Blossom Dr., asked when the opportunity would be for the neighborhood to speak to the City about their concerns on the Huey Road extension. She stated that Nations Ford Road floods when it rains and she had concerns regarding the width of the road as well. Vice Chair Christopher stated that these are all issues that are for the engineers

to determine at a later date, and the Planning Commission is only concerned with the use and the annexation of this property. Ms. Marshburn stated that this will go to City Council on October 27th for the first reading, but that the current Planning Commission meeting is the designated public hearing for this case. She stated that the minutes from tonight's meeting will also go to City Council in their packet. Mrs. Sheppard said that they need better notification of other meetings that are occurring so that they can speak about their concerns.

Donald Stanley, 2206 Blossom Drive, was in opposition to this development. He stated that there has been an influx of crime in the neighborhood, and he was concerned about the safety of children. He was also opposed to the Huey Road extension. He suggested a compromise where Nations Ford Road is shut down, so the neighborhood gets privacy.

Mr. Pruner asked why Chair Graham recused himself from the public hearing.

Chair Graham replied that has a conflict of interest with the applicant.

Commissioner Watts asked what drives the requirement for the Huey Road extension. Mr. Fields stated that the City strives for interconnectivity, which could require obtaining additional right-of-way. He stated the benefit would be drivers having additional opportunities to get to Anderson Road when Mt. Gallant Road is under future construction. He noted that there are intersection improvements proposed for Cherry Road and Celanese Road at I-77, and that the proposed connection would allow people to get to the new intersection at I-77 via Palmetto Parkway. Mr. Fields said he did not mind cutting off the Nations Ford Road and will discuss the situation with SCDOT but noted that it would then create only a singular access point to the Hutchinson Acres neighborhood, making it difficult for any emergency vehicles or trash trucks. He stated that City Council will make ultimate decision on what to do. He said the new portion of the proposed road extension would be maintained by the City. Commissioner Watts asked whether the extension would be a City road and whether SCDOT would have to agree to the extension. Mr. Fields confirmed that the extension would be City owned and maintained, and that SCDOT will be able to make comments on the extension.

Vice Chair Christopher asked whether the City would require a cul-de-sac on the side of Huey Road for the Substation. Mr. Fields stated that the substation driveway would be reviewed for an emergency vehicle turn around.

Commissioner Nazeer stated that Huey Road is narrow and asked whether the proposal included widening the road. Mr. Fields said that is a possibility and he noted that the road grows wider as it goes towards Mt. Gallant Road, but staff will look into it.

Commissioner Nazeer asked why the business owner is required to take on the expense when the road extension would be a benefit to the residents of the City. Mr. Fields stated that the City does not typically build roads, they are constructed by developers, dedicated to the City, then the City inspects

them and accepts the long-term maintenance. The City would require the construction of the roads at the cost of the developer. Commissioner Nazeer noted that the best scenario seemed to be if the City could annex this property without having to connect Huey Road. He asked whether this case would come back in front of the Planning Commission. Mr. Fields confirmed that the Planning Commission is only voting on the rezoning and making their recommendation to City Council. He also confirmed that after the City Council hearings, this project would be a staff level approval due to the proposed building being less than 20,000 square feet.

Commissioner Haselrig asked whether the applicant was willing to move forward with road extension. Mr. Pott stated that the Huey Road extension would be cost prohibitive, so they would not be able to move forward with this project if it requires a connection contingency.

Commissioner Nazeer asked whether Council could modify the proposal and vote on the rezoning and annexation without the road extension. Mr. Fields stated that he believed the City Council would give that direction to staff at their meeting.

Commissioner Shelly Goodner asked whether part of the motion can the Commissioners recommend the elimination of the Huey Road extension. Mr. Fields stated that the Commissioners should not include that as part of the recommendation, because they are only recommending a zoning district.

Commissioner Nazeer made a motion to recommend approval of the rezoning and annexation of approximately 1.42 acres of an unaddressed parcel located at the corner of Nations Ford Road and Huey Road. The motion was seconded by Commissioner Haselrig. The motion was approved **by a vote of 4-1 (Watts in opposition; Yates absent; Chair Graham recused).**

Chairman Graham rejoined the Commission following the vote.

- b. Hold public hearing and consider a recommendation to City Council on petition M-2025-15 by James Hill (The Warren Norman Company) to rezone approximately 3.38 acres including right-of-way from Multi Family-15 (MF-15) to Neighborhood Commercial (NC). Tax Parcel 2334 and 2362 Celanese Rd. 636-02-02-001.**

Shana Marshburn, Planner III, presented the staff report.

Commissioner Watts asked whether one of the animal hospital's access points will be eliminated. Ms. Marshburn stated that one access point is through an easement on the subject property, which would be eliminated, and the animal hospital would have a singular access point on Celanese Road. Commissioner Watts stated he is surprised that another access point is being proposed. Ms. Marshburn clarified that the project is just moving the access point, not adding another one.

Chair Graham stated he is concerned about the surrounding developments and strongly encouraged staff to perform a traffic study.

Commissioner Nazeer noted his concern on recent conversations regarding Celanese Road and the increase in traffic.

Chair Graham asked whether this development will be a part of the Neighborhood Commercial area with the new Comprehensive Plan update. Ms. Marshburn confirmed that this area does fall within the proposed Neighborhood Commercial area.

Vice Chair Christopher expressed his surprise with the staff report numbers, showing there has not been an increase in the number of cars on Celanese Road over the past eight years.

Chair Graham opened the floor to the applicant.

James Hill, 2700 Celanese Rd, noted that they are no longer doing a land swap with the animal hospital and that it would remain a green space in the back of the proposed property. He stated that they have a separate agreement with the animal hospital to take over the easement and move that drive.

Chair Graham opened the floor for public comment.

Amy Burroughs, 2418 Shiland Dr., is concerned about the clear cut of trees and stated she read the tree study from a few years ago. She stated that she is concerned about the future of Celanese Road and suggested the developer take on a more conservational approach to his projects.

Chair Graham stated his only concern is the traffic near Rosewood Drive and would like to see a further traffic study.

Vice Chair Christopher made a motion to recommend approval of the rezoning of 2334 and 2362 Celanese Rd from Multi Family-15 (MF-15) to Neighborhood Commercial (NC). The motion was seconded by Commissioner Goodner. The motion was approved **by a vote of 6-0 (Yates absent)**.

- c. Hold public hearing and consider a recommendation to City Council on petition M-2025-16 by Natalie and Dylon Brown to rezone 20 acres at 1408 Mt. Holly Rd. from Single Family-3 (SF-3) to Rural (RU). Tax Parcel 619-01-01-021.**

Shana Marshburn, Planner III, presented the staff report.

Chair Graham asked what the use limitations are for an accessory building that does not have a limit on size. Ms. Marshburn stated that the Rural zoning district does allow for non-residential uses and showed the Planning Commissioners the use chart. She stated that the applicant will only be using the accessory building for vehicle storage.

Vice Chair Christopher asked whether the applicant would be able to tie into City sewer. Ms. Marshburn stated the sewer is located at the rear of the property and that staff will explore this during the plan review process. Additionally, he asked about water access. Ms. Marshburn confirmed that there is water access along Mt. Holly Rd.

Chair Graham opened the floor to the applicant.

Dylon Brown, 1408 Mt. Holly Rd., stated their main reason for rezoning is that the Rural district contains less limitations on accessory structures. He stated that anything they build would be 450 feet or more from any structure.

Chair Graham opened the floor for public comment. There were none.

Vice Chair Christopher made a motion to recommend approval of the rezoning of 1408 Mt. Holly Rd from Single Family-3 (SF-3) to Rural (RU). The motion was seconded by Commissioner Nazeer. The motion was approved **by a vote of 6-0 (Yates absent)**.

6. NEW BUSINESS

a. **Consideration of a request by BGE, Inc. (Cory Cown) for Major Site Plan approval for 2782 Commerce Dr. (Plan #20242536)**

Shana Marshburn, Planner III, presented the staff report.

Commissioner Watts asked whether there is a possibility of moving up the schedule for the road widening of Cel-River Road and Red River Road because of the build-up in traffic. Ms. Marshburn said no, the City would not be able to move up the schedule.

Vice Chair Christopher asked whether this site plan would fall under the new Zoning Ordinance regulations regarding industrial sites. Ms. Marshburn stated that the Zoning Ordinance clarifies that the developers can be flexible with their designs due to the existing buildings in the area, which was already a flexibility in the zoning ordinance.

The Commissioners did not have any questions for the applicant.

Commissioner Nazeer made a motion to recommend approval of the Major Site Plan for 2782 Commerce Dr. The motion was seconded by Commissioner Haselrig. The motion was approved **by a vote of 6-0 (Yates absent)**.

b. **Consider a resolution recommending to City Council the adoption of The Rock Hill Comprehensive Plan which addresses the elements and future land use map mandated by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 as amended.**

Shelby Sweet, Planner II, presented the staff report.

Vice Chair Christopher suggested the development of another bridge over the Catawba River due to the influx of traffic.

Mr. Fields wanted to confirm that the first City Council hearing will be November 10, 2025, instead of November 12, 2025. Ms. Sweet confirmed it was November 10th.

Chair Graham stated that he found it fascinating that according to Staff's report numbers, the traffic has not increased in the past five years, and he was confused as to why traffic issues still remain. He asked whether there was any empirical data. Amy Jo Denton, Long Range Planning Manager, stated that the data between 2017 and 2022 is correct and the decrease in traffic over the past several years is possibly due to the COVID-19

pandemic. Ms. Denton stated that they will keep tabs on the traffic.

Commissioner Goodner made a motion to recommend approval of the adoption of the Rock Hill Comprehensive Plan. The motion was seconded by Commissioner Nazeer. The motion was approved **by a vote of 6-0 (Yates absent)**.

c. Consider a request to sponsor amendments to the Zoning Ordinance regarding the Rural zoning district.

Leah Youngblood, Planning and Development Director, presented the staff report.

Chair Graham expressed his surprise about how there is no limit on the size of an accessory building. Ms. Youngblood replied that it may be due to the lack of building code requirements.

Commissioner Nazeer asked whether there is a limitation on the quantity of homes on lots located in the Rural district. Ms. Marshburn answered that there is an allotment of one home per every two acres, with a maximum of seven units.

Vice Chair Christopher made a motion to recommend approval of the sponsoring of the amendments to the Zoning Ordinance regarding the Rural zoning district. The motion was seconded by Commissioner Nazeer. The motion was approved **by a vote of 6-0 (Yates absent)**.

d. Consider approval of the 2026 Planning Commission meeting calendar.

Shana Marshburn, Planner III, presented the proposed 2026 Planning Commission meeting calendar.

The Planning Commission agreed to table this approval until the next meeting in November.

e. Continuing education opportunities.

Staff reminded members about upcoming continuing education opportunities, including the NCAPA/SCAPA Fall Conference from October 15-17, 2025.

7. OTHER BUSINESS

8. Adjourn.

There being no further business, the meeting adjourned at 7:57 pm.