



## Planning Commission Agenda

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Tuesday, February 3, 2026

Council Chambers, City Hall

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1. **Call to Order: 6:00 pm.**
2. **Pledge of Allegiance**
3. **Approval of Minutes**
  - a. Approval of minutes from the January 6, 2026, meeting.  
**Attachments:** [Draft PC Minutes 01.06.26.pdf](#)
4. **Public Hearing Items**
  - a. Hold a public hearing and consider a recommendation to City Council on petition T-2025-03 by the Rock Hill Planning Commission to amend the Zoning Ordinance standards related to the Rural (RU) zoning district. *This item has been deferred.*
5. **New Business Items\*\***
  - a. Consideration of a request by Ross Epple (Engineering Surveys & Services) for Preliminary Plat and Major Site Plan approval for the Peaks of Rock Hill Senior Apartments at 1028 through 1114 Neal St. & 1236, 1242, 1248, and 1253 Bose Ave. Tax Parcels 631-05-01-006 to -016 and 631-03-04-007 to -009. (Plan #20252545)  
**Attachments:** [Peaks of Rock Hill Independent Sr. Living Apts. MSP & PP PC Staff Report.pdf](#)
  - b. Consideration of a request for Road Name Approval by Nestor Hernandez (Thomas & Hutton Engineering) for Rock Hill Costco Depot located near Interconnect Drive and Oak Pond Road. (Plan #20250585)  
**Attachments:** [Costco Road Name Approval PC Staff Report.pdf](#)
  - c. Consideration of a request by Ashley Ziebell (Progressive AE) for Preliminary Plat approval for Lee Street Townhomes Phases 1 and 2 located near North Lee Street, Constitution Boulevard, and Stewart Avenue. Tax Parcels 598-10-01-022 to -024. (Plan #20221084)  
**Attachments:** [Lee Street TH Ph1 & Ph 2 Pre Plat PC Staff Report.pdf](#)
  - d. Consider moving the November 3rd Planning Commission meeting and establishing a new rain date due to mid-term elections on November 3rd.
6. **Other Business**

- a. Continuing education opportunities.

7. **Adjourn**

**Additional Information**

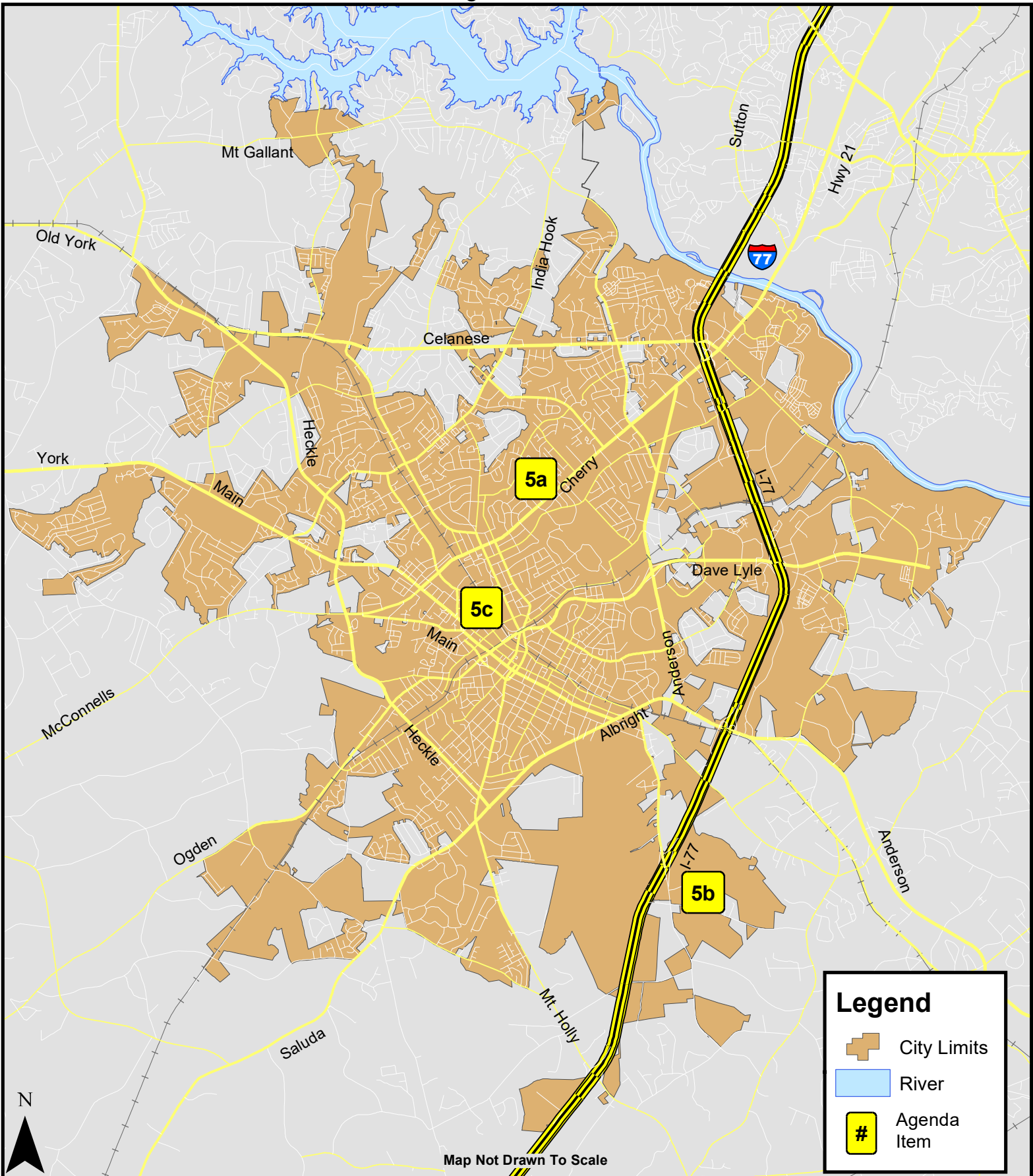
\*\* The Planning Commission makes the final decision on these items.

Please contact Shana Marshburn at 803-326-2456 or [Shana.Marshburn@cityofrockhill.com](mailto:Shana.Marshburn@cityofrockhill.com) with any questions related to items on the agenda.

# Planning Commission Agenda Items



City of Rock Hill, SC  
February 3, 2026  
Planning Commission



**Legend**

- City Limits
- River
- Agenda Item