



## Planning Commission Agenda

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Tuesday, March 3, 2026  
6:00 p.m.

Council Chambers, City Hall  
155 Johnston St, Rock Hill, SC 29730

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1. **Call to Order: 6:00 p.m.**
2. **Pledge of Allegiance**
3. **Approval of Minutes**
  - a. Approval of minutes from the February 3, 2026, meeting.
4. **Public Hearing Items**
  - a. Hold a public hearing and consider a recommendation to City Council on petition M-2026-01 by Bowen Horger (Elmwood Property Group LLC) to annex and rezone 0.86 acres, located at 1397 Celanese Rd. and a portion of 1196 Riverview Rd., from Urban Development (UD) in York County and General Commercial (GC) to Community Commercial (CC). Tax Parcels 662-00-00-003 & 662-05-01-255 (portion).
  - b. Hold a public hearing and consider a recommendation to City Council on petition M-2026-02 by Benjamin Harris (Stotan Industrial) to annex and rezone 63.88 acres at 661 Albright Road and an unaddressed parcel along Blackmon Street from Urban Development (UD) in York County, Industry Heavy (IH), and General Commercial (GC) to Industry General (IG) and Commercial Industrial (CI). Tax Parcels 626-07-01-001 & 623-00-00-002
  - c. 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 was deferred from the February 3, 2026, meeting.***
  - d. Hold a public hearing and consider a recommendation to City Council on petition T-2026-01 by the Rock Hill City Manager to amend the Zoning Ordinance standards related to Neighborhood Meetings in Chapter 2.
5. **New Business Items\*\***
  - a. Consideration of a request by Lauren White (John R. McAdams Company) for Preliminary Plat and Road Name Approval for the Colvin Park II at an unaddressed parcel near Groverland Drive. Tax Parcel 601-00-00-030 (Plan #20240992)

- b. Consideration of a request by Luke Bugenske (Oak Engineering) for Major Site Plan approval for CLT South Logistics Center at 907 Caterpillar Dr. Tax Parcels 617-00-00-001 & 617-00-00-026 (Plan #20230917)

## 6. Other Business

- a. Continuing education opportunities.

## 7. Adjourn

### Additional Information

The applications and supporting materials are available upon request at City Hall. You may also review these at [www.cityofrockhill.com/planinfo](http://www.cityofrockhill.com/planinfo) or call 803-326-2456 for more information. The public hearing portion of the meeting can be viewed online at [www.cityofrockhill.com/livestream](http://www.cityofrockhill.com/livestream). The Planning Commission makes a recommendation to City Council on most public hearing items. Recommendations of items made at this meeting are tentatively scheduled for consideration by City Council on March 9, 2026. City Council agendas are posted online at [www.cityofrockhill.com/councilagendas](http://www.cityofrockhill.com/councilagendas) on the Friday prior to each meeting.

\*\* 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.