

February 3, 2026

A public hearing of the Planning Commission was held on Tuesday, February 3, 2026, at 6:00 p.m. in City Council Chambers, 155 Johnston Street, Rock Hill, SC 29730.

MEMBERS PRESENT Randy Graham, Duane Christopher, Shelly Goodner, M. Stephanie Haselrig, Stephen Loney, Darrell Watts, and Jarrunis Yates

MEMBERS ABSENT None

STAFF PRESENT Leah Youngblood, Dennis Fields, Shana Marshburn, and Ainsley Ellis

1. Call to Order

Chair Randy Graham called the meeting to order at 6:00 p.m.

2. Recite the Pledge of Allegiance

3. Approval of minutes of the January 6, 2026, meeting.

- a. For agenda item 5c, Chair Graham asked that the minutes be revised to clarify that he was concerned with how the historical marker would affect the property, instead of the historical marker itself. Commissioner Haselrig made a motion to approve the minutes with the following changes: Chair Graham noted that there is a historical marker located in front of the property and asked whether the presence of the marker would have any effect on the property. Vice Chair Duane Christopher seconded, and the motion carried by a vote of 6-0.

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

- a. **Consideration of a request by Ross Epple (Engineering Surveys and 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)**

Shana Marshburn, Planner III, presented the staff report.

Chair Graham asked about the connection to the development from Bose Avenue, whether it is in a flood prone area, and whether that specific area is considered an active flood prone area. Dennis Fields, Development and Zoning Manager, confirmed the presence of the flood prone area, and added that items such as roads and culverts would be able to cross these

specific areas, and that there will be specific requirements associated with those roads.

Chair Graham opened the floor to the applicant.

Matthew Kriete, 1113 Fay Street, Columbia, MO 65201, was present on behalf of the applicant as the civil engineer for the project. He stated that the water line terminates past the Walmart Neighborhood Market, and the team has plans to extend it. Mr. Kriete also noted that the applicant's team had considered the floodplain and will submit the required permits.

Commissioner Loney asked how this development would affect the traffic on Cherry Road and if there were any plans to add a traffic signal. Mr. Kriete stated that the new development might mitigate the traffic along nearby roads, and that this development would not warrant a traffic signal. Ms. Marshburn noted that a Traffic Impact Analysis (TIA) was not required, and that there would not be any traffic improvements required. She also mentioned that there is another light on the other side of the Walmart Neighborhood Market that could assist with traffic along Cherry Road.

Commissioner Haselrig asked about the age restriction for residents. Mr. Kriete stated that residents would be ages 55 and up.

Commissioner Watts asked whether this development would include a single-story building. Mr. Kriete replied stating that the building would contain three stories.

Vice Chair Christopher asked whether the Commission would need to review the architecture and elevations at this meeting. Ms. Marshburn stated that the architecture and elevations will be reviewed at the staff level.

Mr. Fields noted that the motion would need to include both the major site plan and the preliminary plat, which also includes approval of the larger building footprint.

Commissioner Goodner made a motion to recommend approval of the Preliminary Plat and Major Site Plan for the Peaks of Rock Hill Senior Apartments at 1028 through 1114 Neal St. & 1236, 1242, 1248, and 1253 Bose Ave. The motion was seconded by Vice Chair Christopher. The motion was approved by a vote of 7-0.

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)

Shana Marshburn, Planner III, presented the staff report.

Chair Graham opened the floor to the applicant.

The applicant, Nestor Hernandez, 1111 Metropolitan Ave., Ste. 500, Charlotte, NC, was present to answer questions.

Commissioner Watts asked where the name Liberation came from. Mr. Hernandez stated that originally requested Freedom Drive as a road name but that there was a similarity between the pronunciation of "Freedom" from the existing Friedheim Road, so they ended up going with Liberation Drive.

Commissioner Jarrunis Yates asked whether Strategic Drive is currently Springdale Road. Ms. Marshburn stated that it wasn't and that the plan was mislabeled. Mr. Fields clarified that the mislabeling is left over from an old plat. Ms. Marshburn confirmed that the road is not currently named Springdale Road.

Vice Chair Christopher made a motion to recommend approval of the road names, Liberation Drive and Strategic Drive, for the Rock Hill Costco Depot located near Interconnect Drive and Oak Pond Road. The motion was seconded by Commissioner Haselrig. The motion was approved by a vote of 7-0.

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)

Shana Marshburn, Planner III, presented the staff report.

Commissioner Haselrig asked whether the former brownfield areas in phase two are still present and whether there would be any additional mitigation done for the brownfields. Ms. Marshburn confirmed that it was still present and that assessment and cleanup was ongoing but that the Brownfields area would continue to be mitigated with this newly proposed development as well as throughout the civil construction process.

Commissioner Yates asked whether these are townhomes to be purchased or whether they will be for rent. Ms. Marshburn stated that the townhomes would be for sale and that she is not aware of any plans for them to be rentals.

Commissioner Haselrig asked whether there are other park under units within the city. Ms. Marshburn stated that this type of configuration is not common to the City but that the proposed townhomes would have garages that would fit two vehicles. Mr. Fields noted that this is a unique development because the garages would have tandem style parking with a small storage room, and that most units would have a single lane driveway. He mentioned that the small storage area inside the garage would not be able to turn into a living space, like many other garages within the City have been. He noted that staff is discussing with the applicants, adding language to the CCRs that residents must park in the driveway and garage, instead of parking on the street and using the garage as an additional storage space.

Commissioner Watts suggested that staff require that addition to the CCRs. Mr. Fields said that the proposed arrangement of parking is how the applicants plan to meet the parking requirement, and that the possible inclusion of this type of language would serve as a way to restrict residents from converting their garages into living or storage areas.

Commissioner Haselrig asked whether there is extra overflow parking for this development. Ms. Marshburn answered yes and said that the northern units do not have as many spaces as the southern units. She stated that there are around ten spaces available for overflow for the northern units.

Commissioner Watts asked whether the residents would be able to use the Bleachery Fieldhouse parking lot. Ms. Marshburn stated that residents should not use the parking for the Bleachery Fieldhouse, as that parking is intended for the Fieldhouse only. Mr. Fields noted that they are aware of the parking concerns and have relayed the issues to the applicant to prevent the Bleachery Fieldhouse visitors from using the development's overflow parking and vice versa. He noted that in the event that installing parking signage does not work, they may have to implement the use of gates.

Chair Graham asked whether the bedroom count for each unit was known. Ms. Marshburn answered that staff were unaware of the number of bedrooms that each unit would have. Mr. Fields added that the majority will have less than three bedrooms and that this was due to the number of townhomes that would only have a single lane driveway. He noted that staff has not yet received floor plans but will use discretion when they receive those plans.

Commissioner Loney asked whether this development would be required to have an HOA. Ms. Marshburn confirmed that there will be an HOA for this development.

Vice Chair Christopher asked whether one of the requirements was for the applicants to start construction by the end of 2026. Ms. Marshburn confirmed that this development must begin construction not more than a year after the Bleachery Fieldhouse receives a Certificate of Occupancy, whereas that Certificate of Occupancy was obtained on December 12th, 2025.

Commissioner Watts asked about what was being constructed across the intersection at the University Center site. Ms. Marshburn responded that the development is an apartment complex at the corner, and another phase of student housing next to The Nest student housing. Mr. Watts also asked whether the parking decks would be able to provide parking for the Bleachery Fieldhouse. Ms. Marshburn answered yes and that the intention was always that the two sports and events centers would share parking and that this was also discussed during the Major Site Plan review for the Fieldhouse. She noted that the thought is that many individuals may park in those parking decks and walk over to the Bleachery Fieldhouse. Mr. Fields noted that not all of the decks in University Center are public and that the City's Parks, Recreation, and Tourism Department does a good job at notifying individuals as to which parking decks are available for parking for events.

Chair Graham opened the floor to the applicant. The applicant was not present.

Vice Chair Christopher made a motion to recommend approval of a Preliminary Plat for Lee Street Townhomes Phases 1 and 2 located near North Lee Street, Constitution Boulevard, and Stewart Avenue. The motion was seconded by Commissioner Goodner. The motion was approved by a vote of 7-0.

d. Consider moving the November 3rd Planning Commission meeting

and establishing a new rain date due to mid-term elections on November 3rd.

Ms. Marshburn advised that the current November 3rd regular meeting date conflicts with the November 3rd mid-term elections. She added that staff proposes to move the meeting to November 4th while keeping the current November 10th rain date in place.

Vice Chair Christopher made a motion to recommend approval of moving the November 3rd Planning Commission meeting date to November 4th and keeping the rain date the same for November 10th. The motion was seconded by Commissioner Yates. The motion was approved by a vote of 7-0.

6. Other Business

a. Continuing education opportunities

Staff did not have any continuing education opportunities to share at this time.

7. Adjourn.

There being no further business, the meeting adjourned at 6:44 p.m.