



Planning Commission Minutes

March 3, 2020

City of Rock Hill

A regular meeting of the Planning Commission was held Tuesday, March 3, 2020, at 6:00 PM in City Council Chambers, City Hall, 155 Johnston Street, Rock Hill, South Carolina.

MEMBERS PRESENT Duane Christopher, Shelly Goodner, Nathan Mallard, Keith Martens, and Justin Smith

MEMBERS ABSENT Randy Graham, Gladys Robinson

STAFF PRESENT Eric Hawkins, Dennis Fields, Leah Youngblood, Shana Marshburn, Bill Meyer, Jimmy Bagley

1. Approval of minutes of the February 4, 2020, meeting.

Commissioner Mallard made a motion to approve the minutes from the February 4, 2020, meeting. Commissioner Martens seconded, and the motion passed unanimously by a vote of 5-0 (Graham and Robinson absent).

PUBLIC HEARING ITEMS

2. Hold public hearing and consider a recommendation to City Council on petition M-2020-05 by the Housing Development Corporation of Rock Hill to rezone approximately 10.4 acres on Osceola Avenue and Ellen Avenue from Single-Family Residential-4 (SF-4) to Master Planned-Residential (MP-R). Tax parcels 631-02-01-002 to -015, 631-02-02-001, -035, & -037.

Commissioner Goodner recused citing an existing business relationship with the applicant.

Staff member Shana Marshburn, Planner I, presented the staff report.

Commissioner Martens asked if the stacked flats have driveways. Ms. Marshburn stated that they would have a driveway on each side of the property for both units.

Vice-Chairman Christopher asked why the road wasn't connected. Ms. Marshburn stated that she thought the topography was difficult to connect and they wanted to create the pocket park for the neighborhood.

Jeff Randolph, 320 Arlington Ave, Greenville, SC, applicant's representative, responded to Commissioner Christopher's question regarding the road connection, stating that it was very costly to connect the road and that would raise the cost of housing. He stated the goal of the project is to create a nice neighborhood with a mix of housing types that didn't lack design elements, and creating an open space in the middle would be an amenity for the neighborhood.

Carolyn Stewart, 882 Shadowbrook Drive, stated that although she was not thrilled with the project, she was appreciative of the City holding neighborhood meetings and hearing their concerns.

Pauleen White, 1532 Ellen Ave, asked how close the houses would be to her lot, and parking. She was concerned about parking because she stated people already park at the end of the dead end street, and that there should be another way in and out. Ms. White also asked what would be happening to the creek. Ms. Marshburn pointed out the fence and yard area between the proposed building and her lot, and the adjacent 14 parking spaces that were being provided for the townhouse units.

Will Jordan, a board member of the Rock Hill Housing Development Corporation, stated that this was a good opportunity to provide workforce housing in Rock Hill.

Commissioner Mallard stated that he thought parking would be an issue. He asked if the parking spaces would be dedicated or numbered for each unit.

Commissioner Smith agreed that parking would be an issue and asked if the road width was smaller than what was required.

Ms. Marshburn stated that neighborhood streets with a low traffic volume are allowed to be 18 feet wide.

Vice-Chairman Christopher asked if the Fire Department had approved the T-turnaround areas. Ms. Marshburn answered yes, they have approved the plan.

Commissioner Mallard stated that he wasn't happy that they were not required to meet the City's design standards regarding the façade variation of the homes. Ms. Marshburn stated that with the small number of units, and a mix of housing types, it didn't make sense to vary the design elements.

Commissioner Smith presented the motion to recommend approval of the proposed Master Planned Residential (MP-R) zoning. Commissioner Martens seconded, and the motion carried unanimously by a vote of 4-0 (Goodner recused; Graham and Robinson absent).

- 3. Hold public hearing and consider a recommendation to City Council on petition M-2020-06 by Westminster Presbyterian Church, Thomas Branche, Duke Power Company, and the City of Rock Hill to rezone approximately 94.12 acres at 2840 Mt Gallant Road (portion), 3642 India Hook Road (portion) a portion of the un-addressed parcel to the south, 4037 & 4199 India Hook Road, the adjoining un-addressed parcel, and 3900 Elks Park Road from Residential Development District (RD-I) and Urban Development District (UD) in York County to Office and Institutional (OI) and Master Planned Residential (MP-R). Tax parcels 638-00-00-005 (portion), 638-00-00-007 (portion), 640-00-00-017 (portion), 640-00-00-010, -013, & -015, and 639-00-00-093.**

Staff member Eric Hawkins, Planner III, presented the staff report.

Commissioner Martens asked how this follows the City's core value of grow inside first, and that it doesn't make sense to annex a 20-foot strip. Mr. Hawkins answered that this would allow for the City's infrastructure, such as the park, to operate within the City limits and is not intended for additional residential or commercial development.

Vice-Chairman Christopher stated that he also has concerns with the long strip, and asked if the City owned the raw water intake property. Mr. Hawkins responded that it is owned by the City, but not within the city limits.

Ron Russel, 1320 India Hook Road, Westminster Park Manager, stated that the City originally approached the church about annexing the entire park property. Westminster did not want to annex the entire property, but agreed to the 20-foot wide area. He stated that the park did not request the annexation, but supports the plan as shown.

Deborah Zugay, 1365 Shimmer Light Circle, stated that if the property was not annexed and the park was unpatrolled or staffed that it would increase crime, and people using the park at night. She wanted it managed and maintained by the City.

Vice-Chairman Christopher asked if the park had to be in the city limits for the City to maintain it.

Jimmy Bagley, Deputy City Manager, stated that the City doesn't want to own and operate a park outside of the city limits because of police and fire protection and response would be from the

county. He added that Duke Power is happy to construct the park, but without the City managing the property it would only be a gravel parking lot and portable restrooms. In order to operate the park, and maintain the improvements made, the City needs to annex it. He added that there is also a desire to have the raw water intake within the city limits.

Commissioner Martens stated that he thought this was a dangerous precedent and doesn't think that we have a valid request since the property owner of the 20-foot wide area didn't initiate the request.

Vice-Chairman Christopher presented the motion to recommend to City Council approval of the zoning as presented. Commissioner Mallard seconded.

Commissioner Mallard agrees that it is a bad precedent but everyone was notified and the park property is a positive for the neighborhood and the City.

Commissioner Goodner asked if there could be an interagency agreement. Mr. Bagley stated that was not an option.

Vice-Chairman Christopher called for a vote, and the motion carried by a vote of 4-1 (Martens opposed, Graham and Robinson absent).

- 4. Hold public hearing and consider a recommendation to City Council on petition M-2020-07 by the City of Rock Hill to rezone approximately 22 acres at 310 Red River Road (portion) from Industry General (IG) to Industry Heavy (IH) and approximately 64.99 acres at 140 Red River Road and 1788 Quality Circle from Industry General (IG), Industry Heavy (IH), and Single-Family Residential-3 to Office and Institutional (OI). Tax parcels 667-01-01-012 and 662-07-01-103.**

Staff member Eric Hawkins, Planner III, presented the staff report.

Commissioner Martens asked to clarify the existing and proposed parcel lines. Mr. Hawkins explained the changes on the map.

Commissioner Martens presented the motion to recommend approval of the rezoning as requested. Commissioner Smith seconded, and the motion carried unanimously by a vote of 5-0 (Graham and Robinson absent).

- 5. Hold public hearing and consider a recommendation to City Council on petition M-2020-08 by Warren Norman Company to rezone approximately 1.67 acres at 502 Cherry Road, 940, 942, & 946 Oakland Avenue, and adjacent right-of-way from General Commercial (GC) to Limited Commercial (LC). Tax parcels 629-01-06-001 to -004.**

Staff member Dennis Fields, Planner II presented the staff report.

The applicant, Lane Norman, 2200 Celanese Road, addressed the commission and stated that the intent was to rezone to Limited Commercial to be consistent with the adjacent parcels.

Commissioner Smith asked if the parking would only be for the uses, since the Winthrop campus is across the street. Mr. Norman responded that yes, it would only be for the uses on the site, and they may need to put up signage to prevent students from parking there.

Commissioner Goodner presented the motion to recommend approval of the rezoning as requested. Commissioner Mallard seconded, and the motion carried unanimously by a vote of 5-0 (Graham and Robinson absent).

- 6. Hold public hearing and consider a request to rename Grove Lane to Groverland Drive.**

Staff member Dennis Fields, Planner II, presented the staff report.

Commissioner Smith presented the motion to recommend approval of the road renaming. Commissioner Martens seconded, and the motion carried unanimously by a vote of 5-0 (Graham and Robinson absent).

NEW BUSINESS

7. Consideration of a request by McMillan Pazdan Smith for Major Site Plan approval for University Center Decks B & C and Building D. (Plan #20191406)**

Staff member Dennis Fields, Planner II, presented the staff report.

Commissioner Smith asked if there would be any retail in the apartment building, and asked about building materials.

The applicant, Wes Tuttle, 300 Technology Center Drive, suite 410, stated that there would be no retail in the apartment building. He added that the exterior materials would be masonry, brick, Hardie board, and metal panels. Mr. Tuttle stated that the amenities on the apartment site would only be available to the residents.

Commissioner Smith asked if the HVAC units would be on the roof. Mr. Tuttle confirmed they would be.

Commissioner Smith asked if there would be any retail facing the Lowenstein Building. Mr. Tuttle stated that there would not be any retail on that side of the parking deck.

Commissioner Smith asked if the design of the parking decks would be consistent with the existing parking deck. Mr. Tuttle stated that they would be.

Commissioner Martens asked about the target tenant demographics. Mr. Tuttle said they are marketing to all age groups.

Commissioner Martens asked about the total number of apartments in the downtown area now. Mr. Tuttle stated that the total number of units in the two buildings they have developed on Main Street and the proposed building is about 300. Mr. Martens asked if there is a market for all of the units. Mr. Tuttle stated yes.

Commissioner Smith asked if the parking deck is only for the apartment residents. Mr. Tuttle stated that it will also serve the nearby student housing development that is under construction.

Commissioner Smith presented the motion to recommend approval of the Major Site Plan subject to staff comments. Commissioner Goodner seconded, and the motion carried unanimously by a vote of 5-0 (Graham and Robinson absent).

8. Consideration of a request by Eastlake Engineering for Major Site Plan approval for Affordable Suites-Patriot Parkway. (Plan # 20200157)

Staff member Shana Marshburn, Planner I presented the staff report.

Commissioner Smith presented the motion to recommend approval of the Major Site Plan subject to staff comments. Commissioner Mallard seconded, and the motion carried unanimously by a vote of 5-0 (Graham and Robinson absent).

9. Other Business.

There being no further business, the meeting adjourned at 7:45 p.m.