



# Planning Commission Minutes

City of Rock Hill

July 7, 2020

A public hearing of the Planning Commission was held on Tuesday, July 7, 2020, at 6 p.m. electronically via the Zoom teleconference platform in response to Rock Hill City Council's emergency ordinance in response to the COVID-19 pandemic situation.

**MEMBERS PRESENT** Randy Graham, Duane Christopher, Gladys Robinson, Shelly Goodner, Nathan Mallard, Keith Martens, and Justin Smith

**MEMBERS ABSENT** None

**STAFF PRESENT** Dennis Fields, Leah Youngblood, Bill Meyer, Janice Miller

## 1. Approval of minutes of the June 2, 2020, meeting.

Vice-Chair Duane Christopher made a motion to approve the minutes from the May 5, 2020, meeting. Commissioner Shelly Goodner seconded. Chair Randy Graham polled the Commissioners, and the motion passed unanimously by a vote of 7-0.

## PUBLIC HEARING ITEMS

2. **Hold public hearing and consider a recommendation to City Council on petition M-2020-14 by Tartan Residential LLC (Jeff Carroll) to rezone approximately 3.95 acres at 972 Constitution Boulevard and adjacent right-of-way from Industry General (IG) to Multi-Family Residential (MFR). Tax parcel 598-03-01-001 (portion).**

**NOTE: This item has been withdrawn by the applicant.**

3. **Hold public hearing and consider a recommendation to City Council on petition M-2020-15 by JM Cope Investments (Luke Nelson) to rezone approximately 3.75 acres at 199 South Cherry Road and adjacent right-of-way from Industry General (IG) to Limited Commercial (LC). Tax parcel 598-03-01-001 (portion).**

**NOTE: This item has been withdrawn by the applicant.**

Chair Randy Graham noted both items had been withdrawn from the Commission's public hearing agenda at the request of the applicant.

## OLD BUSINESS

4. **Consideration of a request by Urban Design Partners for Major Site Plan approval for Kinger Homes 175 West Black Street Apartments. (Plan #20200628)**

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

Vice-Chair Christopher commented positively on the increase in parking, asking if there had been a change in the stormwater management design. Mr. Fields stated there had been some reconfiguration for the parking.

Brian Rosenfeld, applicant, Urban Design Partners, 1318 Central Avenue, Charlotte, stated they did reconfigure the site with respect to the stormwater pond and adding a wall to address any drainage issues on the site. He added they had also been able to work with the City to eliminate the maintenance easement around the pond, which allowed for additional parking as well.

Vice-Chair Christopher presented the motion to approve the Major Site Plan as

presented, subject to staff comments. Commissioner Justin Smith seconded. Chair Graham polled the Commissioners, and the motion carried unanimously by a vote of 7-0.

**5. Consideration of a request by Sand Architects, LLC, related to signage on the Cambria Suites at University Center. (Plan #20180202)**

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

Vice-Chair Christopher asked if the request would accomplish the goal of the signs being visible from West White Street. Mr. Fields stated the signs would be as possibly being seen above the future proposed buildings.

Chair Graham observed that the size was based on the overall scale of the building, adding he was surprised that interstate signage was only 50 square feet. Mr. Fields stated a wall sign could be bigger, if the applicants chose to install those as opposed to the blade signs.

Commissioner Smith presented the motion to approve the signage request as presented, subject to any staff comments. Commissioner Nathan Mallard seconded. Chair Graham polled the Commissioners, and the motion carried unanimously by a vote of 7-0.

**6. Consideration of a request by Land Design Inc. for Major Site Plan approval for Oakland-Cherry. (Plan #20200199)**

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

Chair Graham asked for clarification on the square footage calculations. Mr. Fields stated there was a discrepancy in the table of figures provided by the applicant, but this had been noted as needing to be corrected. He added the parking requirements were indicated by the uses and were the figures used for the staff report.

Chair Graham asked if the 12,672 square feet for office/retail would be doubled for a two-story building. Mr. Fields stated this figure did not include areas used as bathrooms, breezeways, corridors, or staircases.

Chair Graham asked if bathrooms and other areas contributed to the reduction in the number of parking spaces. Mr. Fields stated the applicant was required to stay within the amount required by the Zoning Board of Appeals, and that the actual floorplan would state the amount of parking required for the site.

Commissioner Smith asked why this project was included within the Old Town district, especially as there did not appear to be any supporting parking nearby. Planning & Development Director Bill Meyer stated the Old Town district involved more factors than just parking standards, including the walkability of the proposed development. He stated the Old Town boundary had been extended to include Cherry Road properties in order to encourage a mix of uses in the area.

Vice-Chair Christopher asked if there would be improvements to the sidewalks, curb, and gutters in addition to on-street parking along College Avenue. Mr. Fields stated there would be as well as additional utility services.

Chair Graham asked if the on-street parking had been included as part of the parking space figures. Mr. Fields stated he could not recall. Vice-Chair Christopher stated 168 plus 7 were proposed.

Vice-Chair Christopher stated his agreement with Commissioner Smith regarding the

Old Town district overlay, observing there should be 10 or 20 public spaces nearby or valet parking proposed.

Commissioner Martens asked if the buildings would be fully ADA accessible. Mr. Fields stated the new construction was required to be fully ADA accessible, and that existing building may have to be updated if the second floor was to be occupied.

Chair Graham expressed concerns over parking as it appeared over 60 spaces were required even with the Old Town parking discount applied.

Warren Norman, applicant, Warren Norman Company, 2700 Celanese Road, provided a brief overview the project, specifically noting the original design included two to three restaurants on the site, but realized this may not be feasible. He added the goal was to be as flexible as possible for potential tenants depending on what the market demanded. He stated they did not want the site to be underparked, regardless of the final tenants. He added the existing Coca-Cola building was currently a two-story building but plans were to remove the second-floor flooring system to create a mezzanine area.

Vice-Chair Christopher asked if overflow parking would be available along College Avenue, adding the Winthrop lot nearby may be available for use. Mr. Norman stated the company owned several rental properties further down College Avenue that may be used for some employee parking and there were additional parking fields available in the area.

Vice-Chair Christopher asked if they had an agreement with Winthrop to use any of their parking. Mr. Norman stated they had not yet approached Winthrop about this. He added that the operating hours would also be considered for tenant possibilities as well, especially as a breakfast restaurant would be operating at different hours than one serving dinner.

Commissioner Goodner asked the percentage of change in square footage numbers as it related to tenants. Mr. Norman stated there may be as much as 20-30% less in square footage that would affect parking numbers.

Commissioner Goodner asked if they could have any less than 181 spaces. Mr. Norman stated they could not. He added they tried to figure out a drive-through for the existing building but was not able to do so without reducing the amount of parking.

Chair Graham observed the square footage of the existing building was 5430 square feet, confirming the second floor would be removed. Mr. Norman stated this was correct.

There was discussion regarding the square footage numbers, what was considered tenant space, and what was considered service space, such as stairwells, mechanical rooms, restrooms, and corridors.

Vice-Chair Christopher referred to the grading plan, noting drainage moved northwest, asking if this would drain into the City's stormwater system. Mr. Norman stated it would, but as the site was already paved from previous developments, they would install a system for full water quality measures and possibly some underground measures.

Vice-Chair Christopher asked if a bike rack was located along College Avenue. Mr. Fields stated there was.

Vice-Chair Christopher presented the motion to approve the Major Site Plan as

submitted, encouraging there be some consideration made to locating nearby overflow parking areas and subject to staff comments. He added he thought the plan was great overall, but he did not want parking issues to arise. Commissioner Smith seconded.

Chair Graham reiterated his concern over parking and the variance approved by the Zoning Board of Appeals in addition to the reduction allowed by the Old Town development standards, noting there was a difference than a previous case in that there was existing walking traffic and different uses proposed.

Commissioner Mallard noted that 2/3 of the site was parking and the developer was trying to make this work in a demolished area.

Commissioner Goodner commented that while the site was required to have 196 spaces, its proximity to Winthrop made it a walkable site. She added she would like to see the applicant work with Winthrop to create some overflow parking areas.

Chair Graham polled the Commissioners, and the motion carried unanimously by a vote of 7-0.

#### **7. Other Business.**

There was no other business to discuss.

#### **8. Adjourn.**

There being no further business, the meeting adjourned at 7:07 p.m.