



A public hearing of the Planning Commission was held on Tuesday, October 6, 2020, at 6 p.m. in City Council Chambers, 155 Johnston Street, Rock Hill SC.

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

MEMBERS ABSENT None

STAFF PRESENT Eric Hawkins, Leah Youngblood, Janice Miller

1. Approval of minutes of the September 1, 2020, meeting.

Vice Chair Christopher made a motion to approve the minutes from the September 1, 2020, meeting. Commissioner Justin Smith seconded 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-2020-25 by Trustees of VFW Post 3746 (Charlie Robinson) to rezone approximately 1.5 acres at 1404 Crawford Road and adjoining right-of-way from Neighborhood Office (NO) to Office and Institutional (OI). Tax parcel 599-02-01-002.

Commissioner Gladys Robinson recused citing a conflict of interest as member of VFW Post 3746 Auxiliary.

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

The applicant, Mr. Charlie Robinson, 2085 Cavendale Drive, provided a brief history of the organization and the building. Mr. Melvin Poole, 1634 Crestdale Road, provided information on the various functions the Post would be able to provide to the veterans and surrounding community with the new zoning designation.

Senator Mike Fanning, 7825 Camp Welfare Road, Great Falls SC, spoke in support of the request, specifically in relation to the assistance the Post would provide to the community.

Vice Chair Duane Christopher noted the Commission should support this effort and presented the motion to recommend to City Council approval of Office and Institutional (OI) zoning as presented by staff. Commissioner Nathan Mallard seconded, and the motion carried unanimously by a vote of 6-0 (Robinson recused).

Commissioner Robinson resumed her seat at the dais.

3. Hold public hearing and consider a recommendation to City Council on petition M-2020-26 by Prairieland Council, Inc. to rezone approximately 4.69 acres at 900 South York Avenue from Multi-Family-15 (MF-15) to Multi-Family Residential (MFR). Tax parcel 597-03-01-002.

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

Commissioner Mallard referred to the new residential infill standards and asked if smaller buildings could be constructed in the event it was decided that large buildings

were not best suited for this site. Mr. Hawkins stated the MFR zoning district allowed for smaller units to be built, adding the residential infill regulations were intended for development on smaller lots.

Commissioner Smith asked if the site plan would be presented to the Commission. Mr. Hawkins stated anything over 20 units would be reviewed by the Commission.

Chair Graham asked about the intent of the minimum five-acre requirement for multi-family development in the MF-15 district. Mr. Hawkins stated multi-family zoning existed in areas where there were a number of single-family residences, and the desire was to discourage developers from trying to build a multi-family unit on a small lot intended for a single-family residence. Planning & Zoning Manager Leah Youngblood added the infill regulations were designed to allow for sensitive development within existing developments.

Representing the applicant, Mr. Nathan Joseph, SE Clark & Associates Inc., 3221 Cates Avenue, Brookhaven GA, stated they had met with staff and were aware of the efforts necessary to regulate multi-family development, adding they would continue to work with the City to meet the standards.

Commissioner Smith asked if these were affordable housing options. Mr. Joseph stated the product offered would be 1, 2 & 3 bedroom units geared towards 60% or less area income, so a family having \$45,000/year income could expect to pay \$1100/month, including utilities.

Commissioner Smith asked if the buildings would have pitched roofs. Mr. Joseph stated they would, and they would meet all the City's guidelines for multi-family development. He added the renderings provided were conceptual and more architectural details would be added to meet the standards.

Commissioner Mallard presented the motion to recommend to City Council approval of Multi-Family-Residential (MFR) zoning as presented by staff. Vice-Chair Christopher seconded.

Commissioner Smith asked for clarification on any connectivity between this and the new Layton Forest development. Mr. Hawkins stated that both developments will connect to South York Avenue and there will be a sidewalk connection from this development to Layton Forest.

Chair Graham commented on the nearby Neighborhood Commercial (NC) zoning. Mr. Hawkins stated that Comporium Communications has a communications tower on the property and it was formerly the location of several satellite dishes.

There being no further discussion, Chair Graham called for a vote and the motion carried unanimously by a vote of 7-0.

- 4. Hold public hearing and consider a recommendation to City Council on petition M-2020-27 by Home Paramount Pest Control (David Butz) to rezone approximately 0.60 acres at 1168 Cherry Road and 1165 Eisenhower Road and adjoining right-of-way from General Commercial (GC) and Single-Family Residential-5 (SF-5) to Office and Institutional (OI). Tax parcels 631-14-06-001 & -006.**

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

Commissioner Martens requested clarification on the zoning district lines shown. Mr. Hawkins noted these were two separate properties within two separate zoning

districts.

Commissioner Mallard observed the small setback allowances for new construction and asked if any major construction activities would take place. Mr. Hawkins stated that no expansion is planned.

Commissioner Smith asked how the OI zoning would be consistent with other uses on Cherry Road. Mr. Hawkins replied that the OI zoning is proposed because the property extends back into the neighborhood and OI is the most likely zoning for the church property if it is ever rezoned. Staff would rather have OI zoning extend out to Cherry Road than to have Community Commercial or Limited Commercial zoning extend into the neighborhood. Chair Graham agreed that while the OI zoning district seemed to be inconsistent with Cherry Road, with this use's proximity to a neighborhood, this zoning made the most sense.

Mr. Bobby Rycroft, 316 Marginal Street, Cooleemee, NC, Home Paramount Pest Control Regional Manager and Director of Expansion, provided a brief history of the company, noting specifically that the company tended to purchase distressed residential properties and improve those for local offices. He stated this particular location was in better repair than others the company had acquired with the exception of the retaining wall between the building and parking area. He noted there was little to no foot traffic or customers on site, and there would be 2-3 office employees each day. He added trucks would be at the office at 7:30 in the morning to pick up orders and materials, and those trucks are taken home by employees.

Commissioner Martens asked if equipment and chemicals were store on site. Mr. Rycroft stated the chemicals were stored on the vehicles with a limited amount of product at the site. He provided information on pest control companies were subject to Department of Agriculture inspections and the storage requirements for products.

Commissioner Christopher asked if there would be any changes to the building. Mr. Rycroft stated the property was in good shape but there would be some partition walls added to the inside and the retaining wall at the parking lot would be repaired to standards.

Commissioner Smith presented the motion to recommend to City Council approval of Office and Institutional (OI) zoning as presented by staff. Commissioner Christopher seconded, and the motion carried unanimously by a vote of 7-0.

NEW BUSINESS

5. Other Business.

There was no other business to consider.

6. Adjourn.

There being no further business, the meeting adjourned at 6:50 p.m.