



## MEMORANDUM

**TO:** Rock Hill Planning Commission  
**FROM:** Eric S. Hawkins, AICP, Planner III *EH*  
**RE:** Meeting Agenda  
**DATE:** January 27, 2021

The Rock Hill Planning Commission will hold its regularly scheduled monthly meeting on Tuesday, February 2, 2021, at 6:00 PM, in City Hall Council Chambers, 155 Johnston Street. The public hearing portion of the meeting can be viewed online at <http://www.cityofrockhill.com/livestream>. Please feel free to contact me at [eric.hawkins@cityofrockhill.com](mailto:eric.hawkins@cityofrockhill.com) or 803-329-8763 regarding any item on the following agenda. Thank you.

## AGENDA

Rock Hill Planning Commission  
February 2, 2021

### Pledge of Allegiance

1. Approval of minutes of January 5, 2021, meeting.

### **PUBLIC HEARING ITEMS**

2. Hold public hearing and consider a recommendation to City Council on petition M-20021-08 by Mattamy Homes (Jerry Whelan) to rezone approximately 64 acres at 1705 & 1725 Sturgis Road, 146 Waterford Park Drive, 2652 Dave Lyle Boulevard (portion), and adjacent right-of-way from Industry General (IG) and Single-Family Residential-3 (SF-3) in the City of Rock Hill and Rural Development District (RUD) in York County to Master Planned Residential (MP-R). A portion of the subject property is proposed to be annexed into the City of Rock Hill. Tax parcels 700-00-00-005 & -045, 700-01-01-044 & -030 (portion).\*
3. Hold public hearing and consider a recommendation to City Council on petition M-2021-09 by Baskin Road Properties to rezone approximately 5.46 acres at 1856 Baskins Road, 1643 Trimnal Lane, and adjacent right-of-way from Urban Development District (UD) in York County to Multi-Family Residential (MFR). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcels 666-01-01-022 & -023.\*

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### PLANNING & DEVELOPMENT

155 JOHNSTON STREET, P.O. BOX 11706  
ROCK HILL, SC 29731-1706, 803-329-7080

4. Hold public hearing and consider a recommendation to City Council on petition M-2021-10 by Keith Bauer to rezone approximately 4.91 acres at 751, 757, 801, 823, 826, and 833 Cel-River Road, two unaddressed parcels on Cel-River Road, 822 Wilkerson Road, and adjacent right-of-way from Single-Family Residential-3 (SF-3) in the City of Rock Hill and Business Development District III (BD-III) and Residential Conservation District I (RC-I) in York County to Limited Commercial (LC). A portion of the subject property is proposed to be annexed into the City of Rock Hill. Tax parcels 662-01-01-002, -017, & -018; 662-07-01-311 to -313; and 662-00-00-044 & -047.\*
5. Hold public hearing and consider a recommendation to City Council on petition M-2021-11 by Clutch Coffee Bar to rezone approximately 0.38 acres at 2027 Celanese Road from Business Development District I (BD-I) in York County to Limited Commercial (LC). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcel 634-11-06-003.\*
6. Hold public hearing and consider a recommendation to City Council on petition M-2021-12 by Bridwell Homes (Rich Bridwell) to rezone approximately 0.087 acres at 642 Morris Street from Single-Family Residential-5 (SF-5) to Single-Family Attached (SF-A). Tax parcel 628-02-02-001 (portion).\*

#### **NEW BUSINESS**

7. Consideration of a request by VHB for Major Site Plan and Preliminary Plat approval for Porter's Landing. (Plan #20160717)\*\*
8. Other Business.
9. Adjourn.

\* The Planning Commission makes a recommendation to City Council on these items. Recommendations made at this meeting are tentatively scheduled for consideration by City Council on February 22. City Council agendas are posted online at [www.cityofrockhill.com/councilagendas](http://www.cityofrockhill.com/councilagendas) on the Friday prior to each meeting. Please contact Eric Hawkins at 803-329-8763 or [eric.hawkins@cityofrockhill.com](mailto:eric.hawkins@cityofrockhill.com) with any questions.

\*\* The Planning Commission makes the final decision on these items.