



## MEMORANDUM

**TO:** Rock Hill Planning Commission  
**FROM:** Eric S. Hawkins, AICP, Planning & Zoning Manager *EH*  
**RE:** Meeting Agenda  
**DATE:** February 24, 2021

The Rock Hill Planning Commission will hold its regularly scheduled monthly meeting on Tuesday, March 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  
March 2, 2021

### Pledge of Allegiance

1. Approval of minutes of February 2, 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-2021-13 by Clifford Sands to amend the Springdale Planned Unit Development (PUD) to remove the designation of 803 Augustus Lane as a historic site. Tax map number 669-05-01-042.\*

4. Hold public hearing and consider a request by the Carolina Panthers to rename Keep Pounding Way and Blue Granite Place.\*\*

**NEW BUSINESS**

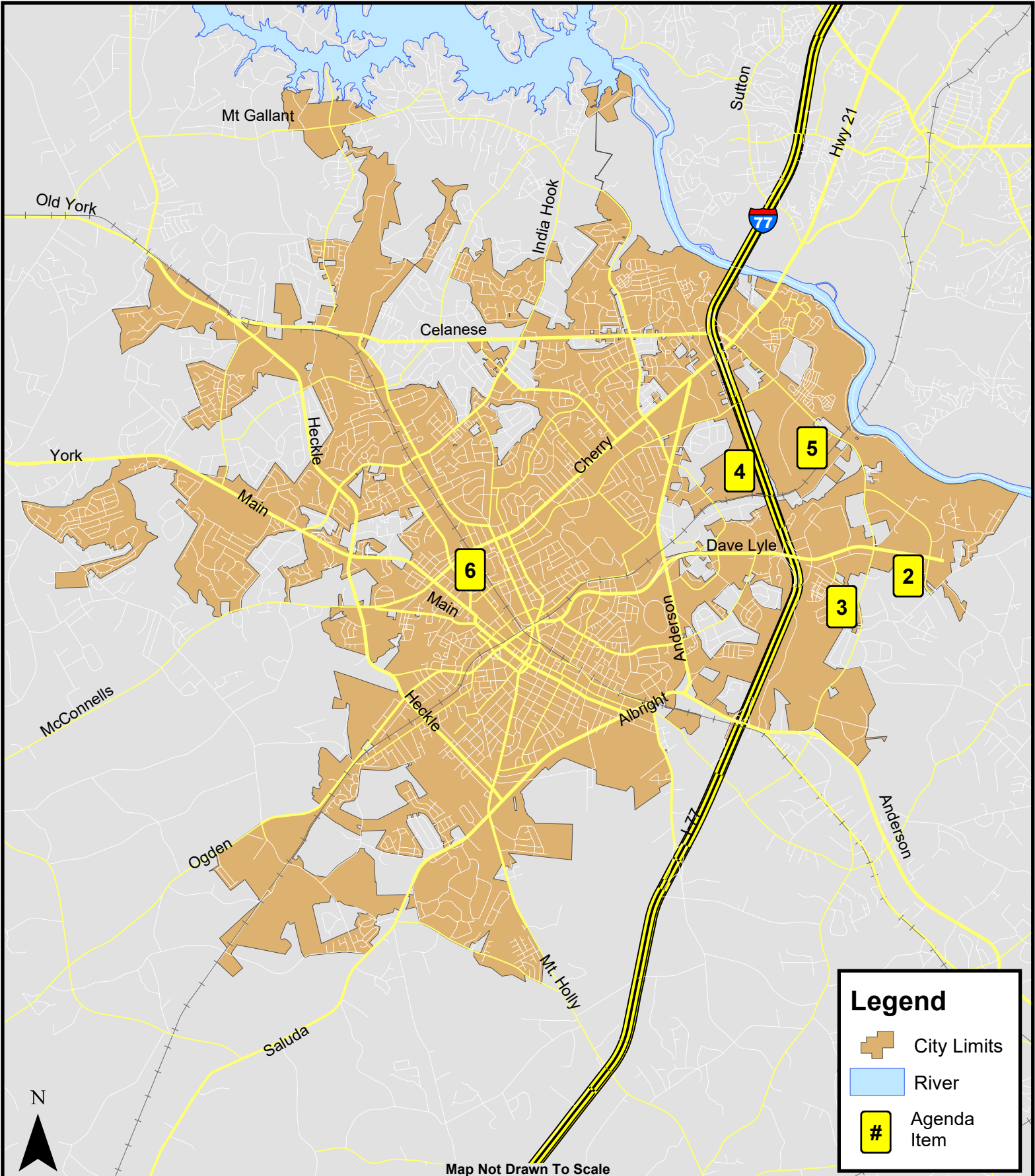
5. Consideration of a request by Strategic Capital Partners (Rich Horn) for Preliminary Plat approval for new road in Rock Hill Commerce Center. (Plan # 20190997 and 20210324)\*\*
6. Consideration of a request by J.M. Cope for Major Site Plan approval for Former American Legion Site. (Plan #20201127)\*\*
7. Other Business.
8. 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 March 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.

# Planning Commission Agenda Items

City of Rock Hill, SC  
March 2, 2021  
Planning Commission



**Legend**

- City Limits
- River
- Agenda Item

Map Not Drawn To Scale



A public hearing of the Planning Commission was held on Tuesday, February 2, 2021, at 6 p.m. in City Council Chambers, 155 Johnston Street, Rock Hill SC.

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

**MEMBERS ABSENT** Gladys Robinson

**STAFF PRESENT** Eric Hawkins, Dennis Fields, Shana Marshburn, Leah Youngblood, Janice E Miller

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

Vice-Chair Duane Christopher made a motion to approve the minutes from the January 5, 2021, meeting. Commissioner Keith Martens seconded and the motion passed unanimously by a vote of 6-0 (Robinson absent).

**PUBLIC HEARING ITEMS**

**2. Hold public hearing and consider a recommendation to City Council on petition M-2021-08 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).**

Chair Randy Graham announced that this item had been deferred to the March public hearing at the request of the applicant.

**3. Hold public hearing and consider a recommendation to City Council on petition M-2021-09 by Baskins 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 properties are proposed to be annexed into the City of Rock Hill. Tax parcels 666-01-01-022 & -023.**

Staff member Eric Hawkins, Planning & Zoning Manager, presented the staff report. He also provided the Commissioners with questions provided via email from nearby property owners Carson T. Blue, Charles P. Blue, and Jeffrey T. (Travis) Blue specifically requesting information on the development plans and impact on the surrounding area.

Commissioner Justin Smith noted that sewer service would be extended to serve the site and asked if water service was available. Mr. Hawkins stated it was.

Commissioner Smith asked about the property that is part of the York Technical College Master Planned College/University (MP-CU) district to the northwest. Mr. Hawkins stated that he is unsure of the plans for this property and that since it is owned by York Tech, it was included in the MP.

Mr. Darrell Palasciano, 1057 E Morehead Street, Charlotte, representing the Paces Foundation, provided background of the Foundation and projects they have developed, adding that their goal is to provide green and LEED-certified workforce housing projects. He stated this particular project was planned to provide 96-100 units of housing with access to services, education, retail, and transit. He added that Paces Foundation had developed over 3,000 units throughout the United States, including 73 units in Rock Hill, and that the company would still own and maintain the property after construction was completed.

Chair Graham asked the location of the Manor York project. Mr. Palasciano stated it was located off Finley Road and was one of their smaller projects.

Chair Graham referred to the questions submitted by email and asked what the foundation meant by workforce housing. Mr. Palasciano stated they considered those public sector jobs such as police, firemen, and teachers, who worked full-time but were unable to afford market rates, with an income that is 80% of the average income for the market. For Rock Hill, that would be approximately \$40,000 per year.

Chair Graham again referred to the email questions and asked if this project was considered Section 8 housing. Mr. Palasciano stated it was not Section 8 housing but that they were legally required to honor Section 8 vouchers to cover rent, adding these were privately-owned apartment buildings.

Vice-Chair Christopher asked if property management would live on-site. Mr. Palasciano stated they would not, that the company would hire a third-party management company to run the property. He noted that there would be a fulltime management and maintenance staff.

Commissioner Martens asked if this was an age restricted community. Mr. Palasciano stated this project was not, although Manor York was age restricted. He added the buildings would be composed of one- to four-bedroom units.

Mr. Travis Blue, 1851 W. Baskins Road, spoke in opposition to the request, providing his family's history of owning property in the area after leaving the Catawba Reservation 77 years prior, adding that the property under consideration had been owned by the family at one time. He noted specifically the existence of low-income residential development in the area with the trailer park and Keiger Street apartments, incidences of crime including murder and rape as well as car theft and break-ins, and the increase in loud traffic and trash. He expressed concern that the property would be directly across Baskins Road from his front door and how headlights from exiting vehicles would shine directly into his living room. Mr. Blue expressed concern about easements that may be needed for a sewer extension and how the easements may affect his property.

Vice-Chair Christopher asked if anyone was living on the subject property currently. Mr. Blue stated there was not, that it had been owned by his grandfather but sold by his father's sister.

Commissioner Smith asked Chair Graham to clarify the role of the Planning Commission. Chair Graham did so, reiterating that the Commission was a recommending body to City Council on the appropriate zoning of the property in the event it was annexed into the City. He stated that the proposed use was allowed in York County, adding the Commission would be reviewing the site plan for the project.

Mr. Carson Blue, 1863 W. Baskins Road, spoke in opposition to the request,

specifically noting that he likes his privacy but this project would no longer allow him to live a quiet lifestyle. He added that residents needed to have respect for their property, especially as he had relatives visit every weekend and cross Baskins Road to visit local relatives.

Commissioner Smith reiterated that the Commission's role was not to vote on whether the property should be annexed but as to the appropriate zoning, adding he understood their concerns.

Chair Graham again stated the project could move forward as it was zoned in the county by right but that in order to receive utility services, the City required the property be annexed.

Mr. Travis Blue asked if the Commission could deny the request. Chair Graham stated it could not as they could not deny something that could be built by right in the county.

Mr. Travis Blue asked how the Commission could help the current landowners. Commissioner Smith stated annexation would provide more protection as there were regulations and design standards in the City the developers would be required to meet.

Mr. Hawkins clarified that City Council would vote on the Planning Commission's recommendation for the zoning district as well as the annexation, adding that they could theoretically develop the site as proposed in the county, but the City required annexation in order to get utilities. He noted that the Commission does normally take the county zoning into account when considering the proposed City zoning.

Vice-Chair Christopher noted the current county zoning allowed for both commercial and residential development. Mr. Hawkins stated this was correct, and the county's UD zoning designation allows a wide variety of uses.

Commissioner Martens observed that it would not be feasible for a development of this size be constructed without City water. Mr. Hawkins stated it would not, adding that a well and septic system would not work for a development this size. He added that DHEC would require City services with it being so close to the City's sewer system.

Commissioner Smith asked if any road improvements were planned. Mr. Hawkins stated there were not any currently.

Commissioner Martens stated he had concerns and that it would not be impossible for the applicant to locate another tract of land for the project.

Vice-Chair Christopher stated the project was workforce and not low-income housing, and that if it was built the way it was presented the project would increase values in the area, although he did add that he agreed with Mr. Travis Blue in that he would not want apartments directly across the street from his house either. He noted that the Commission could not dictate how a property could be developed by its owner, but that the final decision on the zoning and annexation was up to City Council.

Chair Graham stated if the current zoning was single-family, the Commission would look at the request differently, but that this request was for a use that was allowed under York County zoning. He reiterated that the Commission was not approving the development, just the proper zoning.

Vice-Chair Christopher made a motion to recommend approval of the proposed Multi-Family Residential zoning. Commissioner Smith seconded.

Commissioner Nathan Mallard stated the Commission would be reviewing the site plan for the project.

Mr. Travis Blue asked for clarification on what this vote meant. Chair Graham explained the Commission made the recommendation to City Council and that City Council would decide if annexation was appropriate.

Commissioner Martens asked who owns the property. Mr. Hawkins stated it is owned by Baskins Road Properties and the applicant has the property under contract to purchase.

Mr. Travis Blue stated that the trailer park next door has the same owner. Mr. Palasciano stated they are not purchasing the trailer park.

There being no further discussion, Chair Graham called for a vote and the motion carried by a vote of 5-1, with Commissioner Martens voting in opposition (Robinson absent).

- 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, & 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.**

Staff member Eric Hawkins, Planning & Zoning Manager, presented the staff report.

Commissioner Mallard asked if the industrial space Mr. Hawkins referred to was the lumber yard across Wilkerson. Mr. Hawkins stated it was not, that he was referring to the InChem site across Cel-River Road, adding that there is a large open area and parking lot directly across from the proposed development.

Chair Graham referred to comments in Mr. Philip Still's email included in the staff report and asked if the development potential for his property was diminished due to this new development. Mr. Hawkins stated it was not, that any use allowed in that particular zoning district could be constructed.

Chair Graham asked the buffer requirements for the IG zoning district. Mr. Hawkins stated it was minimal, possibly 10', but that it would depend on the intensity of the use.

Vice-Chair Christopher noted the concept seemed to show large buffer areas. Chair Graham reiterated that this was just a concept and not an actual plan for development. Mr. Hawkins agreed that more than 10' was indicated on the sketch submitted and that this was not the final plan. Vice-Chair Christopher further observed that on the south side of the property there was considerable distance between the proposed building and the adjacent residential structure.

Commissioner Martens asked if the Commission would be reviewing the site plan. Mr. Hawkins stated that they would.

Commissioner Martens asked the height of the buildings. Mr. Hawkins stated that the maximum height in the LC district is forty-five feet, which would allow up to four stories.

The applicant, Mr. Keith Bauer, 72 Old Stonemill Road, Marietta GA, commented on

Mr. Still's email, stating that the buffer would be required to be much larger if this was a single-family residential project. He further described the project as an age-restricted independent-living facility composed of 136 one- and two-bedroom units, adding that there would not be a medical staff at the facility but there would be healthcare officials there to meet with the residents. He stated each unit would be complete residential units and that residents would do their own cooking, although if the demand was there, there would be a common area for catered meals. He stated there would be common area theater facilities, gamerooms, a pool, exercise classes, and other amenities for the residents to enjoy. He noted that the location was chosen due to its proximity to apartments and housing nearby in the Riverwalk community, adding that many of those residents are looking for a community for their parents to move into.

Vice-Chair Christopher asked if management would live onsite or elsewhere. Mr. Bauer stated it would depend on the manager, that some preferred to live offsite and others onsite, but that there would be staff onsite during the day.

Vice-Chair Christopher asked if a one-year lease would be required. Mr. Bauer stated a lease was typical but that units were usually fully occupied and there did not tend to be a great deal of turnover in residents.

Mr. Philip Still, LVC Properties, 1661 Manhasset Farm Court, Dunwoody GA, owner of the adjacent property at 842 Wilkerson Road, spoke regarding the request, specifically regarding the required buffer adjacent to this property. He recounted his experience with another property he owns that is occupied by a mechanic and when townhomes were built adjacent to it, the residents began complaining about the mechanic. He asked for clarification on the setback for the buildings on this site. Mr. Hawkins stated 10'. Mr. Still expressed concern that he would be required to increase the buffer on his property for future development. Chair Graham assured Mr. Still that he could develop his property as desired with the current zoning in place, adding he could see that property going more towards commercial uses rather than industrial. Mr. Bauer added that the plan was to construct with enough buffer on the side to allow for a firetruck to access that side of the building. He also stated that because these were rental rather than privately-owned units, complaints would be sent to the management company.

Mr. Chuck Grobusky, 645 Wilkerson Road, spoke in opposition to the request, specifically noting the potential for an increase in traffic and concern for the safety of those who bike and walk along Wilkerson Road. He added there were as many as 15-20 trucks going in and out of the Stock Building Supply nearby and that while a new gate had been opened on Corporate Boulevard, there were still a number of vehicles using Wilkerson which would increase once the Panthers facility opened. He stated additional concerns about the impact of a four-story building on the nearby properties.

Chair Graham reiterated that the Commission was not approving the sketch that was presented, only the appropriate zoning for the properties for this suggested use. Vice-Chair Christopher noted that a traffic impact study would be done for this project. Mr. Hawkins stated a traffic impact study may not be required as the number of units proposed did not meet the requirements for one, adding that this would be considered at the site plan review stage as to whether one was needed. He noted that the proposed use would be age-restricted, it would not generate much traffic during peak hours.

Vice-Chair Christopher asked if this was a City or state-owned road. Mr. Hawkins



replied that it was owned by the state and that they may require a traffic impact study.

Vice-Chair Christopher made a motion to recommend approval of the proposed Limited Commercial (LC) zoning. Commissioner Mallard seconded, and the motion carried unanimously by a vote of 6-0 (Robinson absent).

**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.**

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

Vice-Chair Christopher asked if property owners would share the driveway and parking, and if there would be an agreement in place. Mr. Fields stated they would share, that in fact the shopping center had been looking to expand their parking and that there would be a legal easement in place.

Vice-Chair Christopher asked if, in the event the proposed use was replaced by a new use, would the new use have to honor the agreement. Mr. Fields stated it would.

Commissioner Smith asked if there was an existing curb along the back of the shopping center. Mr. Fields stated there was, that a drive-through had been planned originally but that it had not been completed.

Commissioner Martens asked if the new use would be solely drive-through. Mr. Fields stated that this was the plan and did not think there would be any indoor seating.

Commissioner Smith asked if this would come back to the Commission for site plan review. Mr. Fields stated it would not.

Commissioner Smith observed that there may be traffic issues leaving the site. Mr. Fields stated that the South Carolina Department of Transportation (SCDOT) had some concerns over this as well, that a suggestion had been made for this project to share the driveway with the adjacent residential property, but that this was not considered suitable by either the City or the residential property owner.

Commissioner Smith asked if this would be a one-way drive. Mr. Fields stated this was how the shopping center site was currently and that there were concerns if this drive were to be developed with two-way traffic.

Chair Graham stated the Commission was only to consider the appropriate zoning district for this property.

The applicant's representative, Mr. Jonathon Murdock, R Joe Harris & Associates, 1186 Stonecrest, Tega Cay, SC, stated the new driveway could not be shared with the residential property but that the shopping center was agreeable to working with them to find a solution, which was what was presented as part of the application.

Vice-Chair Christopher noted that the project was put in front of the Commission so they could make the appropriate recommendation. Chair Graham agreed.

Commissioner Mallard made a motion to recommend to City Council approval of Limited Commercial (LC) zoning as presented by staff. Commissioner Smith seconded, and the motion carried unanimously by a vote of 6-0 (Robinson absent).

**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).**

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

The applicant, Rich Bridwell, 7333 Starvalley Drive, Charlotte NC, was available to answer questions.

Vice-Chair Christopher made a motion to recommend to City Council approval of Single-Family Residential Attached (SF-A) zoning as presented by staff. Commissioner Martens seconded, and the motion passed unanimously by a vote of 6-0 (Robinson absent).

## **NEW BUSINESS**

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

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

Commissioner Smith requested clarification on the proposed mixed uses for Buildings 1 and 2. Ms. Marshburn stated these would be a mix of first-floor retail and offices with apartments above.

Commissioner Smith asked if there was a phasing plan in place. Ms. Marshburn stated there was, with:

- 1a – Cherry Road having two mixed use buildings with retail and apartments;
- 1b – Apartments constructed to the rear of the property;
- 1c – Retail and office.

Chair Graham asked how the numbers presented by staff were computed. Ms. Marshburn stated this was the sum of all the units proposed on this plan, compared with the previous plan presented to the Commission.

Commissioner Smith asked if all the properties would be managed and maintained by a single entity. Ms. Marshburn stated this was best answered by the applicant.

Mr. Wayne Robinson, VHB, 121 W Trade Street, Charlotte NC, planner and architect for the project was available to answer questions.

Mr. Robert Settle, Commercial Carolina, 1515 Mockingbird Lane, Charlotte NC, provided the Commission with the opportunity to speak with Mr. Lee Freeman, Watkins Real Estate Group, 1958 Monroe Drive, Atlanta GA, via telephone to answer questions.

Vice-Chair Christopher asked if stormwater would be dealt with under the parking lot. Mr. Robinson stated he did not expect to have to deal with stormwater as the property was located near a wetlands area and was situated directly off the Catawba River, adding they would be most concerned with addressing water quality.

Vice-Chair Christopher asked if they would connect to the trail along the Catawba River. Mr. Robinson stated they would connect.

Vice-Chair Christopher asked they had worked out the issues of crossing Celanese Road. Mr. Robinson stated they were working with SCDOT and the City for an easement under the bridge.

Vice-Chair Christopher asked if this would be a multiuse trail. Mr. Robinson stated it

would. Mr. Hawkins noted there was an easement under Highway 21 and I-77 so a precedent had been set, it was simply a matter working with SCDOT to obtain access.

Commissioner Smith asked where the project currently stood in the process. Mr. Freeman stated they were in the design stage.

Commissioner Smith made a motion to approve the Major Site Plan and Preliminary Plat as submitted, subject to staff comments. Vice-Chair Christopher seconded, and the motion carried unanimously by a vote of 6-0 (Robinson absent).

#### **8. Other Business.**

Planning & Development Director Leah Youngblood announced that Mr. Hawkins had been promoted to Planning & Zoning Manager. Chair Graham and the Commissioners congratulated Mr. Hawkins on the promotion.

#### **9. Adjourn.**

There being no further business, the meeting adjourned at 7:52 p.m.

DRAFT

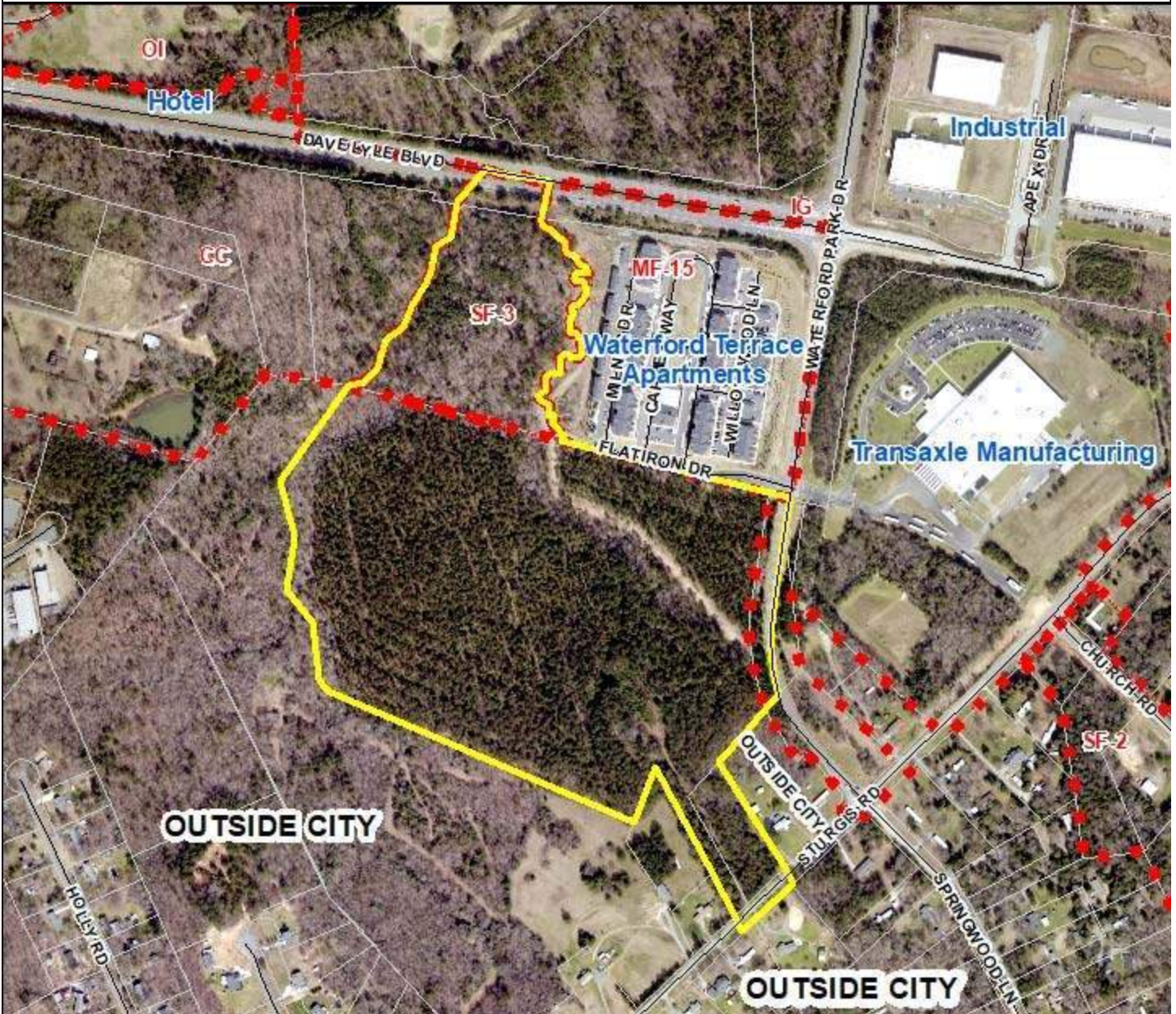


# Staff Report to Planning Commission M-2021-08



Meeting Date: March 2, 2021

Petition by Mattamy Homes to rezoning 1705 & 1725 Sturgis Road, 146 Waterford Park Drive, and a portion of 2652 Dave Lyle Boulevard from SF-3, IG(City), & RUD(York County), to MP-R.



**Reason for Request:** The applicant is requesting the rezoning develop the property for mix of single-family attached and detached residential uses.

**Staff Recommendation:** Staff recommends approval of the proposed MP-R zoning.

**SEE ATTACHED REPORT FOR MORE INFORMATION**



**Rezoning Analysis-Report to Planning Commission**

Meeting Date: March 2, 2021

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**Location:** 1705 & 1725 Sturgis Road, 146 Waterford Park Drive, and a portion of 2652 Dave Lyle Boulevard  
Tax Parcels 700-00-00-005 & -045, 700-01-01-044 & -030 (portion)

**Site Area:** +/- 64 Acres

**Request:** Rezone property 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)

**Proposed Development:** Develop the property for single-family detached and single-family attached residential uses.

**Applicant:** Mattamy Homes (Jerry Whelan)  
2127 Ayrley Town Blvd.  
Suite 201  
Charlotte, NC 28273

**Owners:** Rock Hill Economic Development  
(Tax Parcel 700-01-01-030)  
PO BOX 11706  
Rock Hill, SC 29731

Ernest Howard Jones, Jr.  
(Tax Parcels 700-01-01-044, 700-00-00-005 & -045)  
303 High Grove Rd.  
Summerville, SC 29485

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**Site Description**

The subject property is generally located south of Dave Lyle Boulevard, north of Sturgis Road, and west of Waterford Park Drive. The site is undeveloped and wooded. The surrounding uses include:

Northwest – Undeveloped wooded property along both sides of Dave Lyle Boulevard to the north; zoned for commercial and industrial uses.

Northeast – Waterford Terrace Apartments

East – Manufacturing business and undeveloped property across Waterford Park Drive; zoned for industrial uses.

West – Undeveloped and wooded property; zoned for large lot residential or rural uses.

South – Single-family residential uses; zoned for large-lot residential or rural uses.

## **Development Proposal**

The applicant is requesting the rezoning in order to develop a mix of residential uses on the property. The proposed master plan envisions a total of 207 residential units, which include single-family attached units, and both front-loaded and alley-loaded single-family detached homes.

### *Single-family detached residential:*

The project would include up to 94 single-family alley-loaded units, and 22 front-loaded units. The alley-loaded homes would be accessed from rear alleys and would have lots that are 40 feet wide. The front-loaded homes would have garages that face the street, with lots that are 70 feet wide.

The single-family detached homes would be two stories.

The applicant is proposing Tudor, Farmhouse, Colonial and Craftsman themes and is asking to forgo the ordinary masonry requirement on front façade of all of the homes. The Zoning Ordinance allows up to 50% of homes on all block faces within a neighborhood to use non-masonry materials (such as vinyl or cementitious siding (i.e., Hardieplank)) when a specific architectural style ordinarily would not use masonry materials.

**9.2.6.B Minimums of Specified Materials:** Front façades must have at least 50% brick, stone, or stucco detailing. An exception exists when a specific architectural style (for example, Cape Cod) suggests that full siding coverage is appropriate. When such an exception is made, the front façade area on a single block face must not exceed 50% vinyl or other lap siding.

Instead of using masonry on at least 50% of the front facades, the applicant is requesting to use cementitious siding on all of the homes. No vinyl siding would be used. (Vinyl siding is allowed under the Zoning Ordinance on single-family detached homes.) Other exterior materials may include brick, stone, stucco, vertical board and batten, shake siding, and wood.

The applicant also would provide front porches on all of the homes instead of just 50%, which is the baseline standard in the Zoning Ordinance.

Renderings of the proposed themes are attached.

### *Single-family attached residential (townhomes):*

The project would include up to 91 townhome units bordering two sides of the existing multi-family apartments (Waterford Terrace Apartments). The buildings would be two stories and would likely have four to six units per building.

The applicant is requesting not to be required to meet the building materials standards for single-family attached homes, which requires buildings to have at least 50% brick, stone, or stucco on facades facing public streets or public open space, and 30% on sides that are highly visible from public streets or adjacent sites. The single-family attached standards in the Zoning Ordinance do not have same exemption to provide less masonry on up to 50% of the homes if the applicant chooses architectural styles that do not typically use masonry.

The applicant would like to use Craftsman and French Country themes on the townhouse product, and those often include more limited uses of masonry. All facades would consist of cementitious siding; no vinyl siding would be used (nor is vinyl siding allowed for single-family attached products in the Zoning Ordinance). Other exterior materials may include brick, stone, stucco, vertical board and batten, shake siding, and wood.

The applicant is proposing enhanced features on three of the end unit facades that have high visibility from the public streets and adjacent properties.

Renderings of the proposed themes are attached.

*Parking:*

The site plan shows how the project will meet the requirement to provide three parking spaces per unit through a combination of driveway, on-street spaces, and satellite guest parking areas.

*Amenities:*

The site plan shows eight total amenity areas throughout the development. Amenities would include a dog park, community garden, fire pit areas, recreational field with a covered pavilions and other seating options, and a network of six-foot-wide soft surface (i.e., mulch) trails as generally depicted on the site plan. Conceptual renderings of these amenities have been attached to show these concepts. All amenities would be privately owned and maintained by the Homeowner's Association.

*Phasing:*

The applicant has submitted a preliminary phasing plan for the site, showing three phases; however, further engineering would be needed to determine exact phasing. Amenities would also be phased, with amenities being built with each proposed phase shown on the plan.

*Additional Planning Commission reviews:*

The Planning Commission would review a preliminary plat to establish the lots, roads and right-of-way areas for the entire project.

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**Existing Zoning District Summary**

Single-Family Residential-3 (SF-3): These residential districts are established to primarily provide for single-family detached residential development. A few complementary uses customarily found in residential zoning districts, such as religious institutions, may also be allowed.

Rural Development District (RUD) in York County: The Rural Development District is intended to protect and preserve areas of the county which are presently rural in character and use. This district is to serve to discourage rapid growth while allowing growth through orderly use and timely transition of rural areas.

Industry General (IG): The IG District is established and intended to provide lands for light and general industrial uses that can be operated in a relatively clean and quiet manner and that will not be obnoxious to adjacent residential or business districts. Some commercial uses are allowed but are considered incidental to the predominantly light industrial nature of the district. Areas of Industry General zoning should contain at least

10 acres, although individual parcels within the area must only meet the minimum lot size as shown in Chapter 6: Community Design Standards.

### **Proposed Zoning District Summary**

**Master Planned Residential (MP-R):** The purpose of the MP-R district is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Limited commercial uses will be allowed in the MP-R district to serve the needs of the residents in the development (unless it can be demonstrated that commercial/retail that is targeted towards the larger community is justified).

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## **INFRASTRUCTURE CONSIDERATIONS**

### **Transportation**

#### Access:

The site would provide access to the larger road network in two locations: Waterford Park Drive via Flatiron Drive and Sturgis Road.

The applicant is also proposing a future right-of-way connection to the northeast, which could potentially make a future connection to Dave Lyle Boulevard or Red River Road when the adjacent property develops. (The adjacent property is not anticipated to develop in the near-term.)

The site plan shows two collector streets through the property that are unloaded, meaning that no driveways are accessed from the road.

#### Traffic Impact Analysis/Off-site Road Improvements:

A Traffic Impact Analysis (TIA) was conducted for the site and reviewed by South Carolina Department of Transportation (SCDOT) and the City of Rock Hill. The TIA summary, SCDOT comments, and staff comments are attached.

The developer has agreed to make the following off-site road improvements:

1. Adding a southbound right turn lane from Waterford Park Drive to Flatiron Drive, with an offset to allow for better visibility for traffic turning from Flatiron Drive.
2. Adding a dedicated left turn lane on Waterford Park Drive at Flatiron Drive by re-striping the existing striped median in the center of the road.

#### Sidewalks/Trails:

The site plan shows public sidewalks along all new public streets and with connections to both Waterford Park Drive and Sturgis Road.

The developer would construct a paved shared-use path with a minimum 10-foot width on Sturgis Road and a combination of a paved shared-use path and sidewalk with a minimum of 5-foot width on Waterford Park Drive.

Walking paths for the use of residents of the community would be built within the open space areas and would connect to the sidewalk network.



### **Public Schools**

The property is in the attendance zones of Independence Elementary School, Castle Heights Middle School, and Rock Hill High School in the Rock Hill School District (School zones subject to change).

### **Public Utilities**

All necessary utilities are available to the site.

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## **RELATIONSHIP TO PUBLIC PLANS**

### **Comprehensive Plan Update – Rock Hill 2030**

These parcels are in both the Neighborhood Residential and Regional Commercial character areas of the Future Land Use Map of the Comprehensive Plan Update – Rock Hill 2030.

The Comprehensive Plan states that the Neighborhood Residential character area should include:

- Development at a scale, size and style compatible with existing structures and approved conceptual master plans for the area;
- A mix of uses (including vertical mixed-use), with density and intensity in keeping with commercial uses in the area;
- An interconnected multi-modal street network, and
- Usable open and public spaces.

The Comprehensive Plan states that the Regional Commercial character area should include:

- Development compatible with large-scale, destination retail;
- A focus on development that supports transit; and
- Pedestrian connectivity with area retail, hotels, and multi-family.

The proposed Master Plan would bridge existing higher-density development along Dave Lyle Boulevard (future commercial uses and an existing apartment community) with the more rural communities to the south. It also would make a road connection between Dave Lyle Boulevard and Sturgis Road when the property to the north develops.

The proposed development helps meet the Comprehensive Plan goal of “Reinforcing Strong Neighborhoods” by offering multiple housing options and by providing a higher-density housing option in an area with proximity to services, employment centers and transit.

### **Connect RH: Bicycle & Pedestrian Master Plan**

The *Connect RH: Bicycle & Pedestrian Master Plan* designates Sturgis Road and Waterford Park Drive as Neighborhood Routes. The plan recommends that Sturgis Road include a shared-use path that is at least 10 feet wide and that Waterford Park Drive include a combination shared-use path and sidewalk that is at least 5 feet wide. These recommendations are included in the proposed Master Plan.

## **PUBLIC INVOLVEMENT**

Staff hereby certifies that the required public notification actions have been completed as follows:

- Feb 12: Rezoning notification signs posted on subject property.
- Feb 12: Rezoning notification postcards sent to 178 property owners and tenants within 300 feet of the subject property.
- Feb 12: Planning Commission public hearing advertisement published in *The Herald*.

### **Public Feedback**

Staff has received one call from the adjacent property owner at 1745 Sturgis Rd., who stated that she has no concerns as long as the development stays off her property.

### **Neighborhood Meeting**

The developer held a neighborhood meeting on Monday, January 7, 2021. A summary of the neighborhood meeting is attached.

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## **RECOMMENDATIONS**

### **Staff Assessment and Recommendation**

While staff anticipates that City Council may want to further discuss the proposed façade materials and the size and number of the alley-loaded lots with the applicant, staff considers the property as an appropriate location for single-family residential uses and believes that the overall project as conceptualized is of sufficiently high quality for us to be able to recommend approval of it.

Notably, the project would provide an appropriate transition from commercial, industrial, and multi-family areas along Dave Lyle Boulevard and Waterford Park Drive, to more rural residential areas to the south. The layout of the site plan positions the townhouse units adjacent to the existing apartments, shifts to detached single-family homes with alley access, and ends with more traditional 70-foot wide single-family lots adjacent to the rural areas to the south. It also places the more passive amenity area adjacent to the existing homes along Sturgis Road, rather than additional house lots.

Additionally, the development would help create a potential future road connection between Dave Lyle Boulevard and Sturgis Road. The alley lots, although smaller in width than front-load lots, would help facilitate this collector road by eliminating driveways along the street. A future connection to Dave Lyle Boulevard or Red River Road could reduce traffic on Sturgis and Waterford Park Drive and make direct sidewalk/pedestrian connections to the existing commercial and employment areas once the connection is made.

Finally, staff has not heard concerns from adjacent property owners or the rural residents of the area about the proposed project.

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### **Attachments**

- MP Terms & Conditions Document
  - Master Site Plan
  - Preliminary Phasing Plan
  - Amenity / Open Space Areas Plan
  - Proposed Building Elevations
    - Single-Family Detached (Front Load & Alley Load)
    - Single-Family Attached (Townhomes)
  - Traffic Impact Analysis (TIA) Summary
    - SCDOT Comments
    - City Staff Comments
- Annexation Map
- Rezoning Map
- Existing Conditions Map
- Neighborhood Meeting Summary

To see the applications submitted for this case, go to: [www.cityofrockhill.com/PlanInfo](http://www.cityofrockhill.com/PlanInfo).

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**Staff Contact:** Dennis Fields, Planner III  
[Dennis.Fields@cityofrockhill.com](mailto:Dennis.Fields@cityofrockhill.com)  
803-329-5687

# Sturgis Road Master Plan Terms & Conditions

Case #M-2020-08

For office use only

## I: ADMINISTRATION

- A. Effect of Zoning Ordinance:** The Rock Hill Zoning Ordinance (RHZO) serves as the foundation of regulations applying to the project. Due to the size, complexity, and environmental and physical constraints associated with the project, the Master Plan (MP) Terms and Conditions are set forth in this document. This document, used in conjunction with the attached exhibits, constitutes the approved plan for the project. The development of this area is regulated by the RHZO, except as specifically amended in this document or exhibits.
- B. Status of Exhibits:** The Master Plan and other attached exhibits to this document are specifically designed to reflect the overall design intent, as well as required elements and commitments defined for the project. No inadvertent detail or graphic not clearly specified on the exhibits is intended to contradict the specific requirements of the RHZO, as applied based on the terms of this document. The Master Plan and other attached exhibits are intended to be conceptual in nature, with civil and construction drawings submitted and reviewed according to the process set forth in the RHZO for individual buildings and other project components as the overall Plan is developed.
- C. Order of Control:** In the case of a contradiction, the order of control is: 1) the Master Plan Terms and Conditions, 2) the Master Plan or other exhibits where specific details have been called out, 3) the RHZO (if amended after the creation of this document, then the Amended version of the RHZO applies), and 4) the Master Plan or other exhibits for general items that have not been specifically called out.

## II: PROJECT DESCRIPTION

- A. Brief Project Narrative:** A new residential master planned community consistent with the City's Comprehensive Plan Update – Rock Hill 2030, including the future land use map. The community proposes a variety of housing sizes/types to help with the transition of more intense commercial land uses along the Dave Lyle Corridor to the rural character along Sturgis Road. With a robust street network, the community facilitates City's comprehensive plan goals of increasing both vehicular and pedestrian connectivity while creating passive amenity/open space areas throughout the community. Pedestrian connectivity is encouraged via sidewalks on both sides of streets in addition to soft surface trail network.

- B. Description of Amenity Areas:** The developer will build a variety of amenity areas throughout the community for the enjoyment of residents as generally shown on the attached master site plan. All amenities shall be privately owned and maintained by the Homeowner's Association. Amenities shall be available for use by all residents. Eight amenity areas will be provided throughout the project. These will include improved open spaces with paver areas, benches, walkways, fire pits, and covered pavilions. Two of the areas adjacent to the townhouses will include a dog park and community garden. In addition to the aforementioned, the developer will build a network of six-foot-wide soft surface trails (such as wood mulch) as generally depicted on the site plan. General renderings of anticipated open space areas along with conceptual photographs are attached and represent the vision for community amenities.
- C. Location:** South of David Lyle Boulevard, West of Waterford Park Drive, North of Sturgis Road.
- D. Size:** Approximately 61.9 acres
- E. Development Phasing Plan:** The petitioner anticipates phasing the development of the community. A preliminary phasing plan showing three phases is attached, however exact phasing will be determined during the engineering portion of the project.
- F. Amenities Phasing Plan:** The developer plans to phase/install amenities within each phase of the development as shown on the attached preliminary phasing plan.

### III: OVERALL PROJECT DESIGN/INFRASTRUCTURE CONSIDERATIONS

- A. Traffic Impact Analysis/Off-site Road Improvements:** A Traffic Impact Analysis (TIA) was conducted for the site by Sprague & Sprague Consulting Engineers, and reviewed by South Carolina Department of Transportation (SCDOT) and the City of Rock Hill. The TIA summary, SCDOT comments, and staff comments are attached to this document.

The developer has agreed to make the following off-site road improvements:

1. Adding a southbound right turn lane from Waterford Park Drive to Flatiron Drive, with an offset to allow for better visibility for traffic turning from Flatiron Drive.
2. Adding a dedicated turn lane on Waterford Park Drive at Flatiron Drive, using the existing striped median in the center of the road.

- B. Internal Roads and Alleys:** The developer will construct new public roads as well as private alleys as shown on the Master Site Plan. All roads and alleys will meet the City's street design standards as shown in the cross-sections on the attached Master Site Plan.

- C. Sidewalks, Bicycle, and Pedestrian Paths:** The developer will construct public sidewalks along all new public streets and will connect these sidewalks to both Waterford Park Drive and Sturgis Road.

The developer also will construct a paved shared-use path with a minimum 10-foot width on Sturgis Road and a combination of a paved shared-use path and sidewalk with a minimum of 5-foot width on Waterford Park Drive.

The developer also will build private walking paths for the use of residents of the community within the open space areas that will connect to the sidewalk network.

- D. Neighborhood Design:** The project will meet the RHZO neighborhood design standards for single-family detached and single-family attached developments, including block design, alleys, parking, and open space configuration.
- E. Utility Infrastructure:** The site has access to public water and sanitary sewer connections from Dave Lyle Blvd, Waterford Park Drive, Sturgis Road, and internal to the site. The developer will design infrastructure for these utilities in accordance with City of Rock Hill and/or SCDHEC standards. Electrical Service will be provided by the City of Rock Hill and will meet all City standards.
- F. Stormwater Infrastructure:** The developer will meet all City standards with respect to stormwater infrastructure.

#### IV: PRIMARY USES

- A. Allowed Primary Uses:** The following is a list of allowed primary uses. These uses align with those in the version of the Zoning Ordinance that was in place at the time of adoption. Only the specific use types shown under each use category are allowed.
- 1. Conditional Uses:** The conditions listed for these use types in the Rock Hill Zoning Ordinance in effect at the time of approval of this Master Plan are required to be met unless explicitly excluded below.
    - Residential
      - Single-Family Detached
      - Single-Family Attached
- B. Use-Specific Standards for Primary Uses:** The conditional uses listed above will meet the use-specific standards listed in the RHZO.

#### V: DENSITY/INTENSITY

- A. Residential:** The maximum number of residential units is 207 units. This amounts to 3.34 units per acre for the total development. Further breakdown per unit type is shown below:
- Single-family attached:
    - Allowed – 8 units per developable acre (SF-A standards)
    - Proposed – Approximately 7.4 units per developable acre
  - Single-family detached (front and alley load units)
    - Allowed – Up to 5 units per developable acre (SF-5 standards - based on lot sizes)
    - Proposed – Approximately 3.7 units per acre

#### VI: DIMENSIONAL STANDARDS

With exception to the alley-loaded detached lots, the dimensional Standards are intended to be generally consistent with the standards listed in the Single-Family 5 (SF-5) and Single Family Attached (SF-A) zoning districts.

**Single-Family Detached (front load lots):**

- Minimum Lot Area: 8,500 square feet.
- Minimum Lot Width: 70 feet.
- Maximum Lot Coverage (impervious surface area): 75%.
- Maximum Height: 35 feet
- Minimum Building Setbacks:
  - Front: 20 feet
  - Side: 6 feet
  - Rear: 20 feet

**Single-Family Detached (Alley load lots):**

- Minimum Lot Area: 4,800 square feet.
- Minimum Lot Width: 40 feet.
- Maximum Lot Coverage (impervious surface area): 75%.
- Maximum Height: 35 feet
- Minimum Building Setbacks:
  - Front: 15 feet
  - Side: 5 feet
  - Rear: 20 feet

**Single-Family Attached (townhome lots):**

- Minimum Lot Area: 1,800 square feet.
- Minimum Lot Width: 20 feet.
- Maximum Lot Coverage (impervious surface area): 80% for overall townhome areas
- Maximum Height: 35 feet
- Minimum Building Setbacks:
  - Front: 15 feet
  - Side: 0 feet or 5 feet for end units
  - Rear: 20 feet

## VII: DEVELOPMENT STANDARDS

- A. Environmentally Sensitive Areas:** As aforementioned, the developer will meet all City stormwater standards. It is anticipated that up to six or seven storm water bmp's shall be constructed on this site.

The applicant has engaged a stream/wetland consultant to identify jurisdictional features (i.e., streams/wetland) on the site. The overall site plan and layout of the community has been developed in order to preserve natural features (streams, wetlands, and steep topography).

- B. Tree & Vegetation Protection:** The site is currently wooded. The developer is attempting to preserve as many trees as possible, with some areas left undisturbed. The development will meet the City's tree retention standards, and if any Heritage Trees are found within the site, the developer will provide mitigation as required by the RHZO.
- C. Open Space:** The City's open space requirement for residential development is 20%. The developer will meet or exceed this requirement for this site. The master plan depicts several open space areas that will provide both active and passive outdoor activities for the community. The open spaces will be owned and maintained by the HOA that is established for the neighborhood.
- D. Landscaping and Buffers:** The developer will provide a perimeter landscape buffer around the entire site of at least 20 feet in width. Grading, tree removal, and utilities will be permitted within the perimeter buffer. Areas that are disturbed shall be replanted in accordance with the RHZO.
- E. Parking:** The developer will provide parking in accordance with the RHZO standards. This includes off-street and on-street parking, and guest parking areas within the townhome areas of the site.

## VIII: ARCHITECTURAL DESIGN STANDARDS

*Residential buildings within the master planned development will meet most of the City's residential design standards for both single-family detached and attached homes. The items listed below are requested deviations from the required design standards.*

### A. Single-Family Detached Design Standards:

1. Detached single-family homes will have a variety of themed elevations (Tudor, Farmhouse, Craftsmen, and Colonial). These specific architectural style elevations are provided to meet the allowed exception in section 9.2.6B of the RHZO, which normally requires a minimum of 50% brick, stone or stucco on the front façade. Cementitious siding (i.e. Hardiplank) will be the predominant exterior material for all housing types; no vinyl siding would be used. Other exterior materials may include brick, stone, stucco, vertical board and batten, shake siding, and wood.

An example of the different architectural themes and primary building materials are shown below. Additional renderings for all housing types are attached.



Example of architectural themes:  
Single Family Detached – Front Loaded

“Parker”

\*Per 9.2.6-8, Architectural Style Exception applied  
 \*\*Garage doors will be separated

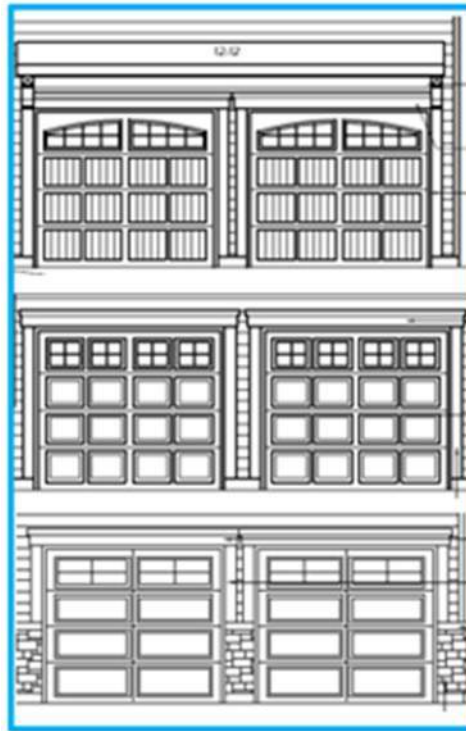


Example of primary building materials used for single-family detached homes:



1. All homes will have a front porch, minimum of 48 square feet.
2. Brick accents
3. Stone accents
4. Stucco accents
5. Large wood wrap around windows
6. Decorative wood gable trim
7. Vertical board and batten siding
8. Shake siding
9. All street facing homes will have two separate garage doors.
10. All homes will have aluminum gutters and downspouts.
11. All homes will have Bermuda grass sodded yards.

2. The developer will include front porches at least 48 square feet in size on every home. This exceeds the typical standard in section 9.2.3, which requires only 50% of the homes within a block face have front porches.
3. Street-facing garage doors will be no larger than 12 feet wide and will match the theme of the elevation. This exceeds the requirements of section 9.2.7(B) in the RHZO by having decorative doors in addition to the required architectural features. This does not apply to rear/alley-loaded garage doors. Examples of the garage door themes are shown below:



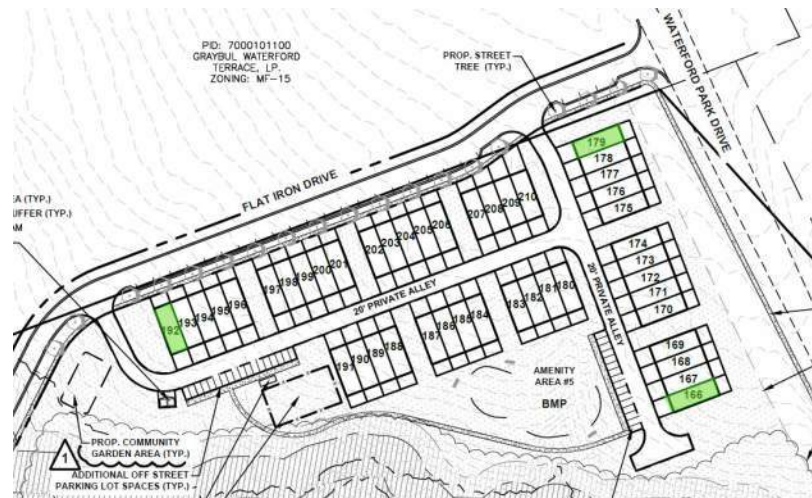
## B. Single-Family Attached Residential Design Standards:

1. In an effort to stay consistent with the community's architectural theme, the Single-family attached townhomes will also have themed elevations (Craftsman, French Country). These specific architectural style elevations are provided in lieu of meeting Section 9.3.14(A), which requires 50% brick, stone, or stucco on front facades, and 30% brick, stone, or stucco on sides that are highly visible from public streets or adjacent sites. Cementitious siding (i.e. Hardiplank) will be the predominant exterior material for all housing types; no vinyl siding would be used. Other exterior materials may include brick, stone, stucco, vertical board and batten, shake siding, and wood.

Proposed renderings of the different architectural styles for the townhomes are attached.

2. Three of the single-family attached end units, that are located in highly visible areas from adjacent sites, will have enhanced side elevations. Enhancements will include features such as brick/stone water tables, heavy trim around windows or shutters, roofline gables, and additional windows. The image below shows these three units shaded in green.

Units that will have enhanced side elevations (green):

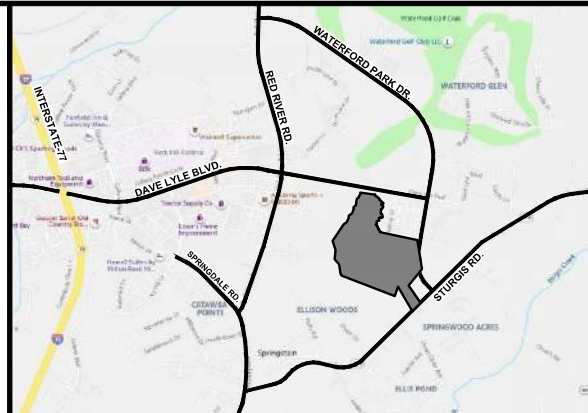
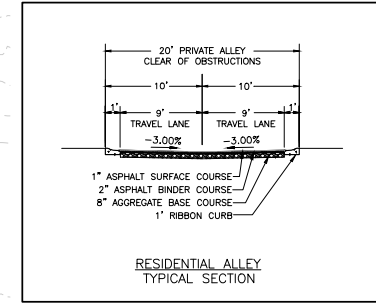
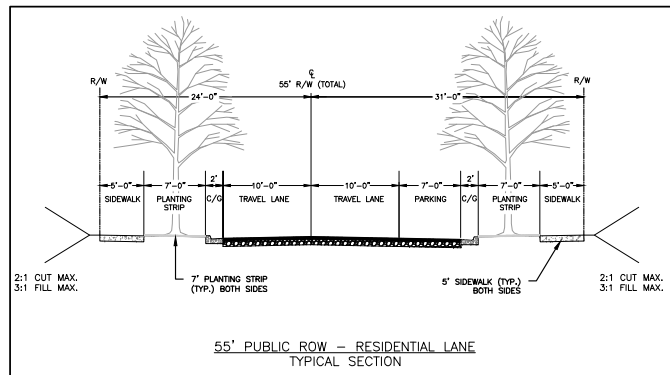
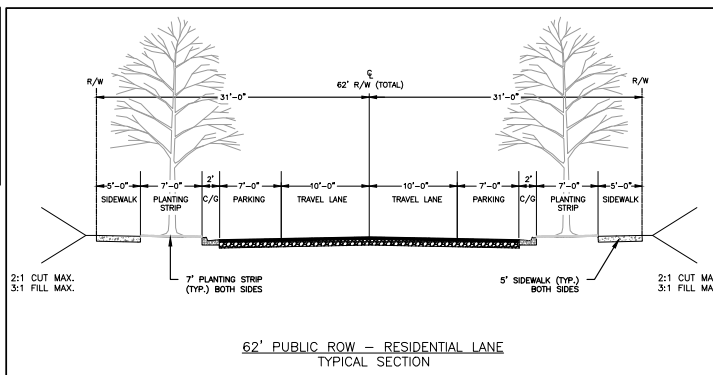


**IX: EXHIBITS** The following exhibits are incorporated into this Master Plan by reference:

- Master Site Plan
- Preliminary Phasing Plan
- Amenity / Open Space Area Renderings
- Proposed Building Elevations
  - Single-Family Detached (Front Load)
  - Single-Family Detached (Alley Load)
  - Single-Family Attached (Townhomes)
- Traffic Impact Analysis (TIA) Summary
  - SCDOT Comments
  - City Staff Comments

**INDEX OF SHEETS**

SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
RZ-1	REZONING PLAN (SHEET 1 OF 5)	12/11/2020	2/19/2021
RZ-2	PRELIMINARY GRADING PLAN (SHEET 2 OF 5)	01/22/2021	2/19/2021
RZ-3	SLOPE MAP (SHEET 3 OF 5)	01/22/2021	2/19/2021
RZ-4	ILLUSTRATIVE RENDERINGS (SHEET 4 OF 5)	12/11/2020	2/19/2021
RZ-5	PHASING PLAN (SHEET 5 OF 5)	01/22/2021	2/19/2021



**SITE DATA:**

<b>TAX PARCELS:</b>	700000005, 700010104, 700000005 AND A PORTION OF 700010103
<b>TOTAL ACREAGE:</b>	+/- 61.9 ACRES (PER GIS)
<b>LOCATION:</b>	YORK COUNTY & ROCK HILL SOUTH CAROLINA
<b>ZONING:</b>	EXISTING: RUD (YORK CO.) & SF-3 (ROCK HILL, SC) PROPOSED: MP - MASTER PLAN (CITY OF ROCK HILL, SC)
<b>TOTAL UNITS:</b>	207 UNITS + 91 UNITS (44%) + 94 LOTS (45%) + 22 LOTS (11%)
<b>PROPOSED USE:</b>	DETACHED SINGLE FAMILY RESIDENTIAL (70'X135') ALLEY LOADED SINGLE FAMILY RESIDENTIAL (40'X120') ALLEY LOADED TOWNHOMES (22'X84')
<b>AVERAGE LOT SIZE:</b>	4,041 SQUARE FEET
<b>MAXIMUM BUILDING HEIGHT:</b>	35'
<b>OPEN SPACE:</b>	REQUIRED: +/- 12.38 ACRES (20%) MIN. PROPOSED: +/- 12.38 ACRES (20%)
<b>DENSITY:</b>	PROPOSED DENSITY: +/- 3.34 DU/AC
<b>TREE SAVE:</b>	REQUIRED: +/- 15.25 AC (25% OF EXISTING CANOPY @ 61 AC.) PROPOSED: +/- 15.25 AC (25% OF EXISTING CANOPY)
<b>ROAD LENGTH:</b>	PUBLIC ROW: +/- 6,900 LF 20' ALLEY: +/- 7,150 LF

**GENERAL NOTES**

1. BASE INFORMATION PROVIDED BY YORK COUNTY GIS DATA.
2. ALL SITE PLAN, ZONING, AND WETLAND INFORMATION UTILIZED IN THE PREPARATION OF THIS PLAN IS CONSIDERED TO BE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE AND FINAL VERIFICATION.

**FLOODPLAIN INFORMATION**

FLOODPLAIN IS NOT LOCATED ON SITE. INFORMATION OBTAINED FROM FEMA FIRM PANEL 45091C0329F EFFECTIVE DATE OF STUDY 05/16/2017 & FIRM PANEL 45091C0337E EFFECTIVE DATE OF STUDY 9/26/2008.

**STREAM/WETLAND INFORMATION**

STREAM/WETLAND INFORMATION IS BASED ON PRELIMINARY INFORMATION PROVIDED TO ESP BY CABARRUS COUNTY GIS DATA AND WETLANDS REPORT PREPARED BY CAROLINA WETLANDS SERVICES TITLED "JURISDICTIONAL BOUNDARIES, STURGIS ROAD CONCEPT", DATED OCTOBER 1, 2020. FOR PURPOSES OF PREPARATION OF THIS CONDITIONAL REZONING PLAN, ANY POTENTIAL WETLAND AREAS AND STREAM FEATURES DEPICTED ON THE PLAN ARE CONSIDERED TO BE PRELIMINARY IN NATURE AND APPROXIMATE IN LOCATION. THE REZONING PLAN WILL NEED TO BE REVISED ONCE ALL AGENCIES APPROVED ON-SITE WETLAND/STREAM AND APPROPRIATE JURISDICTIONAL BOUNDARIES ARE SURVEYED AND VERIFIED WITH ACCEPTABLE LEVELS OF ACCURACY - UNIT LOSS MAY OCCUR.

**ACCESS POINTS/DRIVEWAYS/STREETS**

1. PROPOSED PROJECT SITE ENTRANCE LOCATIONS ARE CONSIDERED PRELIMINARY IN NATURE AND NEED TO BE VERIFIED FOR ADEQUATE SIGHT DISTANCE.
2. ALL ROADWAY AND STREET SYSTEMS ARE CONSIDERED TO BE PRELIMINARY AND WILL NEED TO BE VERIFIED FOR SUFFICIENCY TO SATISFY OR EXCEED MINIMUM REQUIREMENTS ESTABLISHED IN THE CITY OF CONCORD DEVELOPMENT AND SUBDIVISION ORDINANCES AND APPLICABLE STANDARDS IDENTIFIED BY NCDOT. STREET CONNECTIONS ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE BASED ON AGENCY INPUT AND REVIEW.

**OPEN SPACE**

OPEN SPACE AREAS ARE CONCEPTUAL AND PRELIMINARY. THE EXACT LOCATION OF THESE AREAS MAY CHANGE AS THE CLIENT FINALIZES DECISIONS REGARDING FINAL YIELD, PRODUCT ALLOCATION, AND AS OTHER SPATIALLY DEPENDENT PROJECT COMPONENTS SUCH AS DETENTION, WETLAND AREAS, UTILITY FEATURES, AND BUFFERS (AS APPLICABLE) FOR THIS PROJECT ARE BETTER DEFINED.

**POTENTIAL STORMWATER QUALITY AREAS**

LOCATION OF PROPOSED STORMWATER AREAS ARE CONCEPTUAL AND PRELIMINARY AND STILL NEED TO BE DETERMINED. THE EXACT SIZE AND LOCATION OF THESE AREAS WILL CHANGE AS THE CLIENT FINALIZES DECISIONS REGARDING FINAL LAYOUT, PRODUCT ALLOCATION, AND AS OTHER PROPOSED CHANGES TO THE PROJECT ARE BETTER DEFINED. LAYOUT AND UNIT COUNT SUBJECT TO CHANGE BASED ON FINAL DESIGN OF STORMWATER AREAS.

**PUBLIC INFORMATION**

ESP ASSOCIATES IS NOT RESPONSIBLE FOR PLAN DEFICIENCIES CREATED BY INCORRECT, INCOMPLETE, MISSING OR OUTDATED INFORMATION DERIVED FROM PUBLIC SOURCES SUCH AS GIS, PLANNING AND ZONING DEPARTMENTS.

**PARKING SUMMARY:**

<b>22'X45' ALLEY-LOADED TOWNS:</b>	+ 91 UNITS
Garage Parking:	+ 182 SPACES
Driveaway Parking:	+ 182 SPACES
Total Parking:	+ 364 SPACES
<b>40'X120' SINGLE FAMILY LOTS:</b>	+ 94 LOTS
Garage Parking:	+ 188 SPACES
Driveaway Parking:	+ 188 SPACES
Total Parking:	+ 376 SPACES
<b>70'X135' SINGLE FAMILY LOTS:</b>	+ 22 LOTS
Garage Parking:	+ 44 SPACES
Driveaway Parking:	+ 44 SPACES
Total Parking:	+ 88 SPACES
<b>ON-STREET PARKING:</b>	+ 292 SPACES*
Parking Lot Spaces:	+ 63 SPACES
Total Parking:	+ 1,183 SPACES

**ON-STREET PARKING REQUIREMENTS:**

**REQUIRED:**  
TOWNHOMES - 1 ON STREET SPACE PER UNIT & 2 OFF STREET SPACES PER DWELLING UNIT ON EACH LOT. NOT COUNTING GARAGE OR CARPORT SPACES (91 TOTAL TOWNHOME UNITS = 91 ON STREET SPACES REQUIRED)

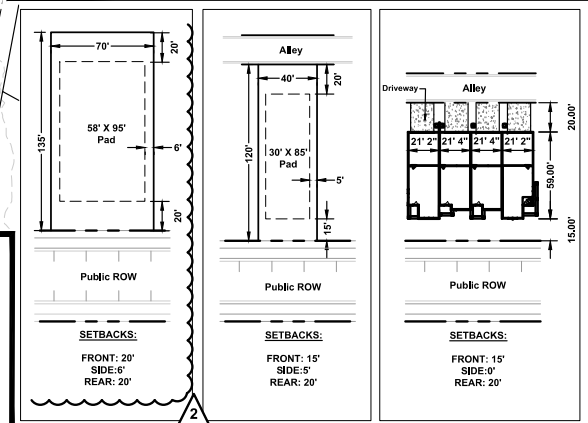
ALLEY LOADED DETACHED LOTS - REQUIRES ON-STREET PARKING ON BOTH SIDES OF STREET & 1 OFF STREET PARKING SPACE ON EACH LOT NOT COUNTING GARAGE OR CARPORT SPACES

**LEGEND**

- REQUIRED BUFFER/PERMETER BUFFER
- COMMON OPEN SPACE

**ENGINEERING FIRM:** ESP ASSOCIATES, INC. 3475 LAKEMONT BLVD. FORT MILL, SC 29708 (803) 802-2440 (802) 802-2515 MATT MANDLE, PLA

**DEVELOPER:** MATTAMY HOMES 2127 AYRSLEY TOWN BLVD #202 (704) 728-8306 MR. JERRY WHELAN



**ESP ASSOCIATES, INC.**  
P.O. Box 7038  
1410 S. Highway 101  
Fort Mill, SC 29708  
704-883-0446 (NC)  
803-802-2440 (SC)  
www.espassociates.com

**ESP**

PRELIMINARY  
NOT FOR  
CONSTRUCTION

NO.	DATE	REVISION	REVISOR	BY	SW	SW
1	01/22/2021	REVISED PER STAFF COMMENTS				
2	02/18/2021	REVISED PER STAFF COMMENTS				

REZONING PLAN (SHEET 1 OF 5)

**STURGIS ROAD SITE**

MATTAMY CAROLINA CORP.

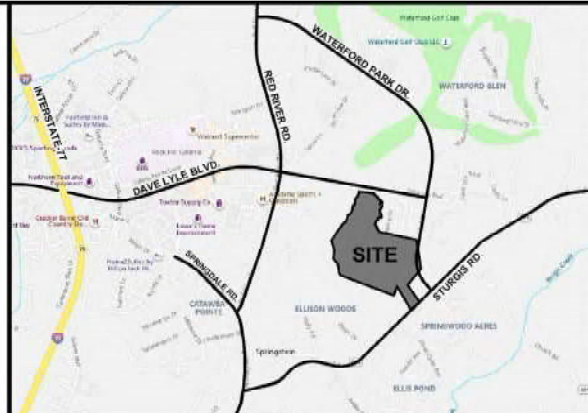
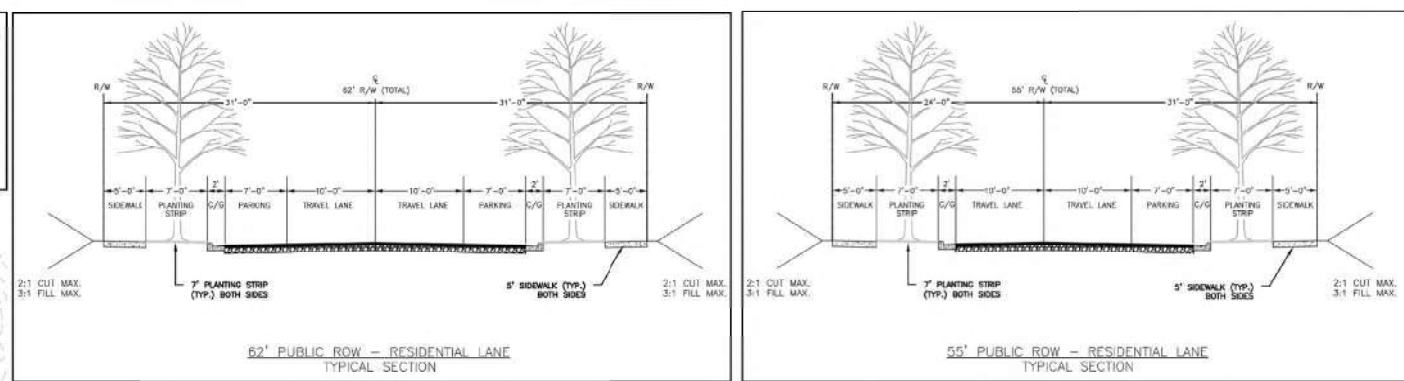
YORK COUNTY, SC

**PROJECT INFORMATION**

PROJECT MANAGER:	MM
DESIGNED BY:	AH
DRAWN BY:	AH
PROJECT NUMBER:	IR25.100
ORIGINAL DATE:	12/11/2020
SHEET:	RZ-1

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SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
RZ-1	REZONING PLAN (SHEET 1 OF 5)	12/11/2020	2/19/2021
RZ-2	PRELIMINARY GRADING PLAN (SHEET 2 OF 5)	01/22/2021	2/19/2021
RZ-3	SLOPE MAP (SHEET 3 OF 5)	01/22/2021	2/19/2021
RZ-4	ILLUSTRATIVE RENDERINGS (SHEET 4 OF 5)	12/11/2020	2/19/2021
RZ-5	PHASING PLAN (SHEET 5 OF 5)	01/22/2021	2/19/2021



**SITE DATA:**

**TAX PARCELS:** 700000005, 700010104, 700000045 AND A PORTION OF 700010103

**TOTAL ACREAGE:** +/- 61.9 ACRES (PER GIS)

**LOCATION:** YORK COUNTY & ROCK HILL, SOUTH CAROLINA

**ZONING:** EXISTING: RUD (YORK CO.) & SF 3 (ROCK HILL, SC)  
PROPOSED: MP - MASTER PLAN (CITY OF ROCK HILL, SC)

**TOTAL UNITS:** GAL LWAY ALLEY-LOADED TOWNS: +/- 91 UNITS (44%)  
40'X120' SINGLE FAMILY LOTS: +/- 94 LOTS (45%)  
70'X135' SINGLE FAMILY LOTS: +/- 22 LOTS (11%)

**PROPOSED USE:** DETACHED SINGLE FAMILY RESIDENTIAL (70'X135')  
ALLEY LOADED SINGLE FAMILY RESIDENTIAL (40'X120')  
ALLEY LOADED TOWNS (22'X84')

**AVERAGE LOT SIZE:** 4,041 SQUARE FEET

**MAXIMUM BUILDING HEIGHT:** 35'

**OPEN SPACE:** REQUIRED: +/- 12.38 ACRES (20%) MIN.  
PROPOSED: +/- 12.38 ACRES (20%)

**DENSITY:** PROPOSED DENSITY: +/- 3.34 DU/AC

**TREE SAVE:** REQUIRED: +/- 15.25 AC (25% OF EXISTING CANOPY (+61 AC))  
PROPOSED: +/- 15.25 AC (25% OF EXISTING CANOPY)

**ROAD LENGTH:** PUBLIC ROW: +/- 6,900 LF  
20' ALLEY: +/- 7,150 LF

**GENERAL NOTES:**

- BASE INFORMATION PROVIDED BY YORK COUNTY GIS DATA
- ALL SITE PLAN, ZONING, AND WETLAND INFORMATION UTILIZED IN THE PREPARATION OF THIS PLAN IS CONSIDERED TO BE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE AND FINAL VERIFICATION.

**FLOODPLAIN INFORMATION:**  
FLOODPLAIN IS NOT LOCATED ON SITE. INFORMATION OBTAINED FROM FEMA FIRM PANEL 45091C0329F EFFECTIVE DATE OF STUDY 05/16/2017 & FIRM PANEL 45091C0337E EFFECTIVE DATE OF STUDY 9/26/2008.

**STREAM/WETLAND INFORMATION:**  
STREAM/WETLAND INFORMATION IS BASED ON PRELIMINARY INFORMATION PROVIDED TO ESP BY CARABUS COUNTY GIS DATA AND WETLANDS REPORT PREPARED BY CAROLINA WETLANDS SERVICES TITLED "JURISDICTIONAL BOUNDARIES, STURGIS ROAD CONCEPT E," DATED OCTOBER 1, 2020. FOR PURPOSES OF PREPARATION OF THIS CONDITIONAL REZONING PLAN, ANY POTENTIAL WETLAND AREAS AND STREAM FEATURES IDENTIFIED ON THE PLAN ARE CONSIDERED TO BE PRELIMINARY IN NATURE AND APPROXIMATE IN LOCATION. THE REZONING PLAN WILL NEED TO BE REVISED ONCE ALL AGENCIES APPROVED ON-SITE WETLAND/STREAM AND APPROPRIATE JURISDICTIONAL BOUNDARIES ARE SURVEYED AND VERIFIED WITH ACCEPTABLE LEVELS OF ACCURACY. UNIT LOSS MAY OCCUR.

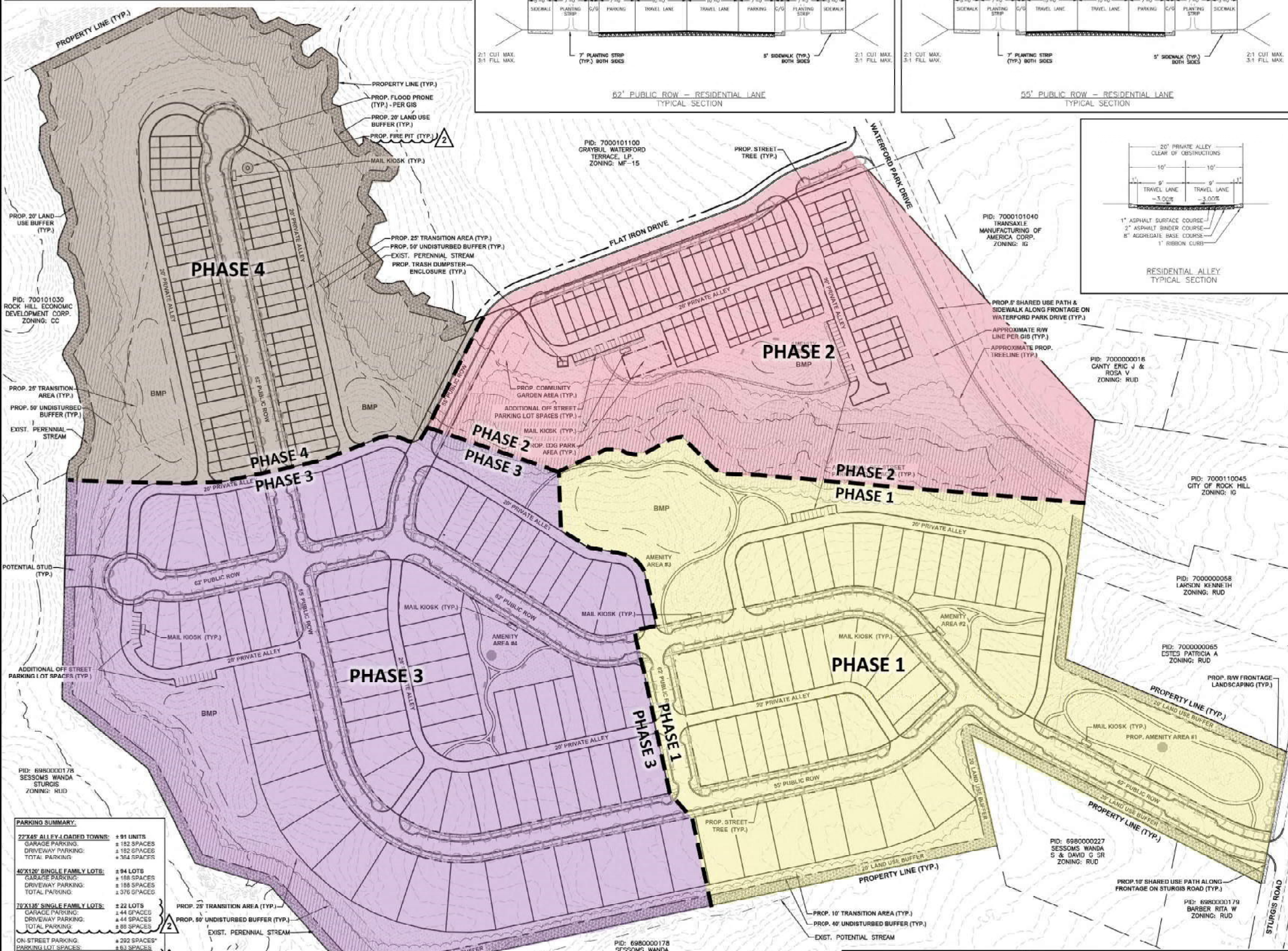
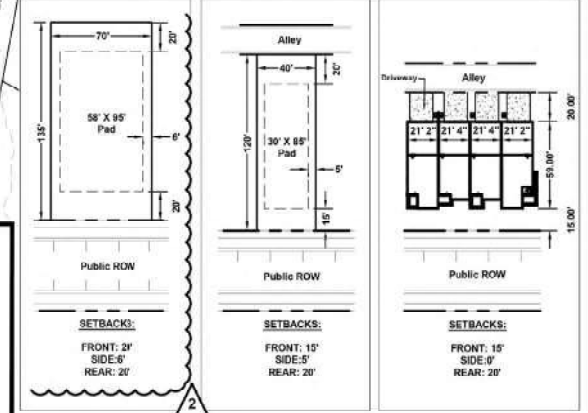
**ACCESS POINTS/DRIVEWAYS/STREETS:**

- PROPOSED PROJECT SITE ENTRANCE LOCATIONS ARE CONSIDERED PRELIMINARY IN NATURE AND NEED TO BE VERIFIED FOR ADEQUATE SIGHT DISTANCE.
- ALL TOWNWAY AND STREET SYSTEMS ARE CONSIDERED TO BE PRELIMINARY AND WILL NEED TO BE VERIFIED FOR SUFFICIENCY TO SATISFY OR EXCEED MINIMUM REQUIREMENTS ESTABLISHED IN THE CITY OF CONCORD DEVELOPMENT AND SUBDIVISION ORDINANCES AND APPLICABLE STANDARDS IDENTIFIED BY NCDOT. STREET CONNECTIONS ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE BASED ON AGENCY INPUT AND REVIEW.

**OPEN SPACE:**  
OPEN SPACE AREAS ARE CONCEPTUAL AND PRELIMINARY. THE EXACT LOCATION OF THESE AREAS MAY CHANGE AS THE CLIENT FINALIZES DECISIONS REGARDING FINAL YIELD, PRODUCT ALLOCATION, AND AS OTHER SPATIALLY DEPENDENT PROJECT COMPONENTS SUCH AS DETENTION, WETLAND AREAS, UTILITY FEATURES, AND BUFFERS, (AS APPLICABLE) FOR THIS PROJECT ARE BETTER DEFINED.

**POTENTIAL STORMWATER QUALITY AREAS:**  
LOCATION OF PROPOSED STORMWATER AREAS ARE CONCEPTUAL AND PRELIMINARY AND STILL NEED TO BE DETERMINED. THE EXACT SIZE AND LOCATION OF THESE AREAS WILL CHANGE AS THE CLIENT FINALIZES DECISIONS REGARDING FINAL LAYOUT, PRODUCT ALLOCATION, AND AS OTHER PROPOSED CHANGES TO THE PROJECT ARE BETTER DEFINED. LAYOUT AND UNIT COUNT SUBJECT TO CHANGE BASED ON FINAL DESIGN OF STORMWATER AREAS.

**PUBLIC INFORMATION:**  
ESP ASSOCIATES IS NOT RESPONSIBLE FOR PLAN DEFICIENCIES CREATED BY INCORRECT, INCOMPLETE, MISSING OR OUTDATED INFORMATION DERIVED FROM PUBLIC SOURCES SUCH AS GIS, PLANNING AND ZONING DEPARTMENTS.



**PARKING SUMMARY:**

22'X84' ALLEY-LOADED TOWNS:	+ 91 UNITS
GARAGE PARKING:	+ 182 SPACES
DRIVEWAY PARKING:	+ 182 SPACES
TOTAL PARKING:	+ 364 SPACES
40'X120' SINGLE FAMILY LOTS:	+ 94 LOTS
GARAGE PARKING:	+ 188 SPACES
DRIVEWAY PARKING:	+ 188 SPACES
TOTAL PARKING:	+ 376 SPACES
70'X135' SINGLE FAMILY LOTS:	+ 22 LOTS
GARAGE PARKING:	+ 44 SPACES
DRIVEWAY PARKING:	+ 44 SPACES
TOTAL PARKING:	+ 88 SPACES
ON-STREET PARKING:	+ 292 SPACES*
PARKING LOT SPACES:	+ 853 SPACES
TOTAL PARKING:	+ 1,143 SPACES

**ON-STREET PARKING REQUIREMENTS:**

REQUIRED: 1 ON-STREET SPACE PER UNIT & 2 OFF-STREET SPACES PER DWELLING UNIT ON EACH LOT NOT COUNTING GARAGE OR CARPORT SPACES (91 TOTAL TOWNHOME UNITS - 91 ON-STREET SPACES REQUIRED)

ALLEY-LOADED DETACHED LOTS - REQUIRES ON-STREET PARKING ON BOTH SIDES OF STREET & 1 OFF-STREET PARKING SPACE ON EACH LOT NOT COUNTING GARAGE OR CARPORT SPACES

**LEGEND:**

- REQUIRED BUFFER/PERMITS BUFFER
- COMMON OPEN SPACE

**ENGINEERING FIRM:** ESP ASSOCIATES, INC.  
ADDRESS: 3475 LAKEMONT BLVD, FORT MILL, SC 29708  
PHONE: (803) 802-2440  
FAX: (802) 802-2440  
CONTACT: MATT MANDLE, PLA

**DEVELOPER:** MATTAMY HOMES  
ADDRESS: 2127 AYRSLEY TOWN BLVD #202, FORT MILL, SC 29708  
PHONE: (704) 728-8306  
CONTACT: MR. JERRY WHELAN

**PROJECT INFORMATION:**

PROJECT MANAGER:	MM
DESIGNED BY:	AH
DRAWN BY:	AH
PROJECT NUMBER:	IR25.100
ORIGINAL DATE:	12/11/2020
SHEET:	RZ-5

ESP ASSOCIATES, INC.  
P.O. Box 7038  
1000 N. Main Rd.  
Fort Mill, SC 29708  
704-883-0446 (NC)  
803-802-2440 (SC)  
www.espassociates.com

**ESP**

PRELIMINARY  
NOT FOR  
CONSTRUCTION

BY: SW SW

NO. DATE REVISION

1	01/22/2021	REVISION PER STAFF COMMENTS
2	02/18/2021	REVISION PER STAFF COMMENTS

PHASING PLAN (SHEET 5 OF 5)

STURGIS ROAD SITE

MATTAMY CAROLINA CORP.

YORK COUNTY, SC

U:\2020 Projects (MRF25 - Sturgis Road Site (Mattamy)\Submittal\Working Drawings\2021-02-19\_TL Rev 4 Recoring.dwg Submittal\Sheet\RZ5-RZ5Z\_Plan.dwg, RZ5, white





Amenity #1-



Amenity #1-





**Amenity #2-**



**Amenity #3-**



**Amenity #4-**



**Amenity #5**



**Dog Park**



**Community Garden**



**Fire Pit**



# The CAMERON

CLASSIC SERIES

Craftsman



French Country



Tudor



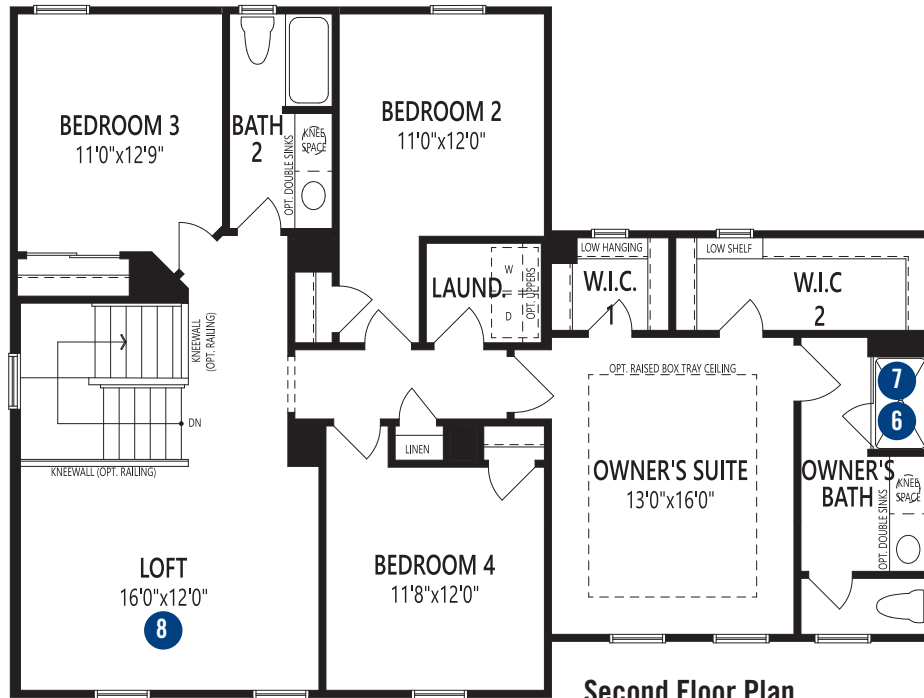
2,500 sq.ft.

 4 + LOFT |  2.5 |  2

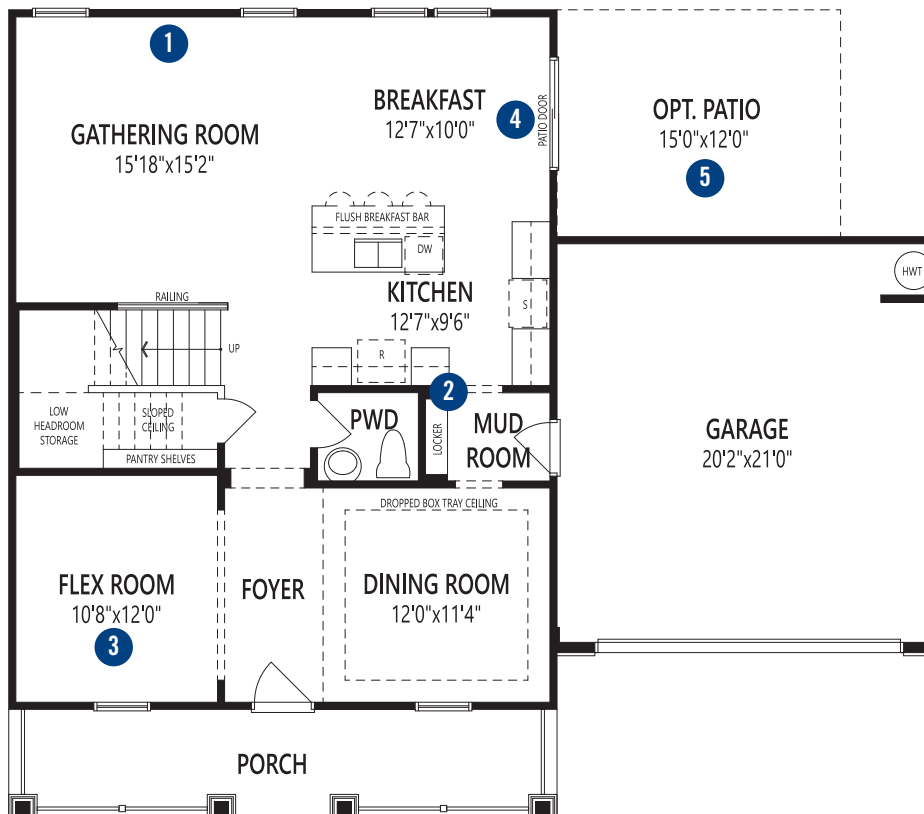


ROC:CAME351PUR

# THE CAMERON - 2,500 SQ.FT.



**Second Floor Plan**



**Ground Floor Plan**

All plan illustrations are artist's concept and are not part of a legal contract. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to The Craftsman Elevation of this model type. Note that plan square footages and room dimensions may vary according to elevation and options selected. Plan may be built as the mirror image. Flooring illustrations are used to show area of flooring, actual flooring type is specified on the Community Feature Sheet. Please consult your New Home Counselor for more details. E.&O.E. April 2016 Copyright 2018 - Mattamy Homes Limited. Builder's License # 47524. Reprint 10/07/19



# The KENDALL

CLASSIC SERIES

Georgian



Craftsman



French Country



Tudor



2,957 SQ.FT.

4 + LOFT | 2.5 | 2

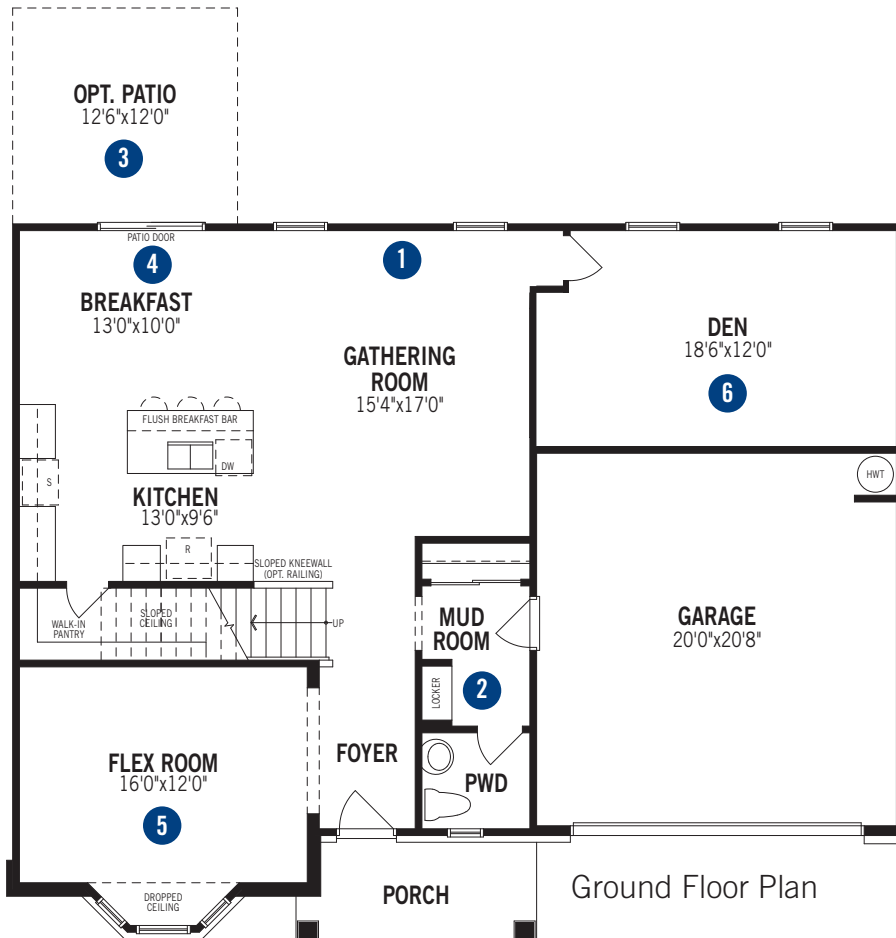


ROC:KEND420PUR

# THE KENDALL · 2,957 SQ.FT.



Second Floor Plan



Ground Floor Plan

All plan illustrations are artist's concept and are not part of a legal contract. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to The Georgian Elevation of this model type. Note that plan square footages and room dimensions may vary according to elevation and options selected. Plan may be built as the mirror image. Flooring illustrations are used to show area of flooring, actual flooring type is specified on the Community Feature Sheet. Please consult your New Home Counselor for more details. E.&O.E. April 2019. Copyright 2019 – Mattamy Homes Limited. Builder's License # 47524. Reprint 10/07/19





# The PARKER

CLASSIC SERIES

Georgian



Craftsman



French Country



Tudor



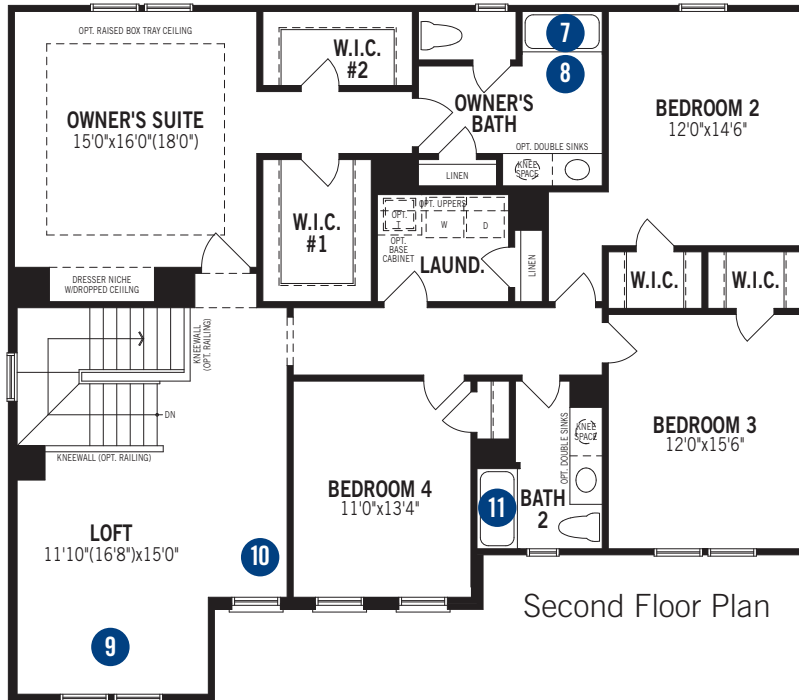
3,147 SQ.FT.

4 + LOFT | 2.5 | 2



ROC:PARK87CON

# THE PARKER - 3,147 SQ.FT.



All plan illustrations are artist's concept and are not part of a legal contract. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to The Georgian Elevation of this model type. Note that plan square footages and room dimensions may vary according to elevation and options selected. Plan may be built as the mirror image. Flooring illustrations are used to show area of flooring, actual flooring type is specified on the Community Feature Sheet. Please consult your New Home Counselor for more details. E.&O.E. April 2019. Copyright 2019 – Mattamy Homes Limited. Builder's License # 47524. Reprint 10/07/19



ROC:PARK87CON

# The MARSHALL

CLASSIC SERIES

Craftsman



Farmhouse



Tudor



French Country



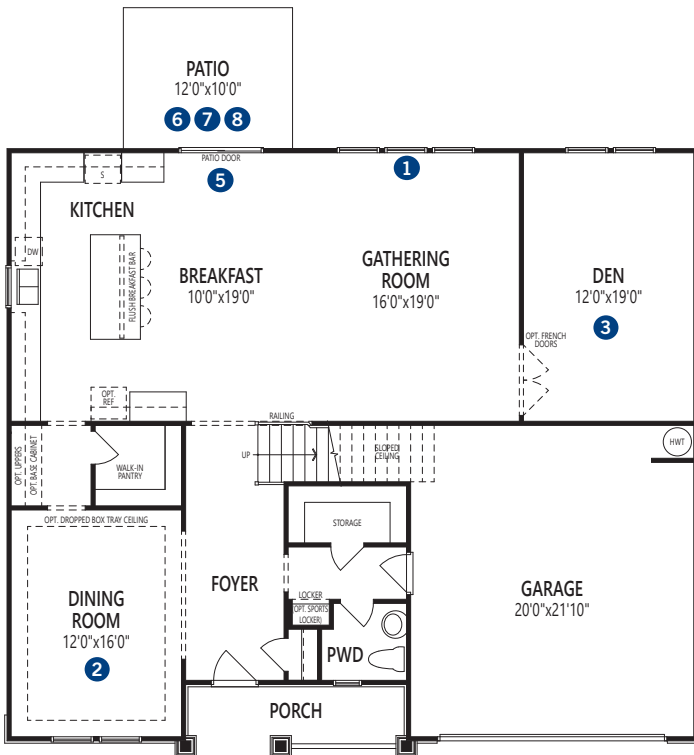
3,465 SQ.FT.

4 | 2.5 | 2



ROC:

# THE MARSHALL · 3,465 SQ.FT.



Ground Floor

Second Floor

All plan illustrations are artist's concept and are not part of a legal contract. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to **Craftsman Elevation** of this model type. Note that plan square footages and room dimensions may vary according to elevation and options selected. Plan may be built as the mirror image. Flooring illustrations are used to show area of flooring, actual flooring type is specified on the Community Feature Sheet. Please consult your New Home Counselor for more details. E.&O.E. September 2019. Copyright 2019 – Mattamy Homes Limited. Builder's License # 47524. Reprint November 2019 11/22/19



ROC:

# The WINSTON

CLASSIC SERIES

French Country



Colonial



Craftsman



Farmhouse



Tudor



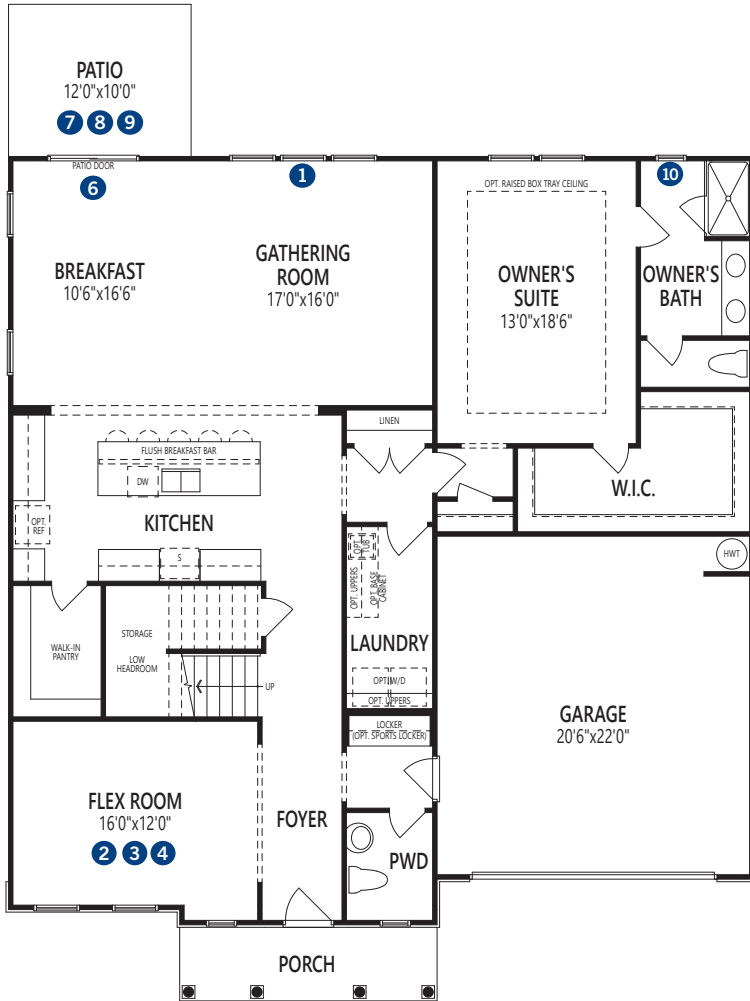
3,222 SQ.FT.

4 | 2.5 | 2

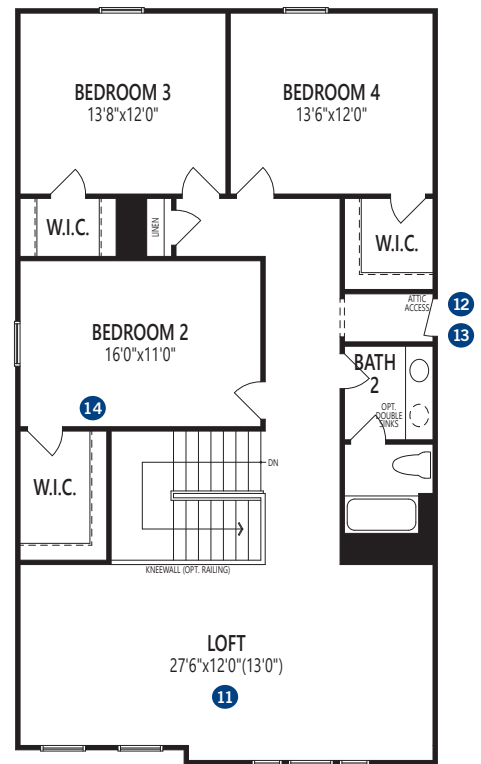


ROC:

# THE WINSTON - 3,222 SQ.FT.



Ground Floor



Second Floor

Colonial  
Theme



Craftsman  
Theme





Farmhouse  
Theme



## Townhomes:



Craftsman



French  
Country

**STURGIS ROAD SITE TRAFFIC IMPACT STUDY**  
**Rock Hill, South Carolina**  
**November 18, 2020**

**Introduction**

The Sturgis Road Site is proposed for development with 119 single family units and 91 two-story townhouses. The site is located west of Waterford Park Drive and north of Sturgis Road in Rock Hill, South Carolina. As shown in the site plan in Appendix A, the site will have access to Sturgis Road and to Waterford Park Drive via Flatiron Drive. The build out year is expected to be 2026. The study year is build out year plus one year which is 2027.

**Executive Summary**

The findings of this study are:

- *Dave Lyle Boulevard/Waterford Park Drive* - This intersection currently operates acceptably and will continue to do so with 2027 no build volumes and 2027 build volumes.
- *Waterford Park Road/Flatiron Drive/Industrial Driveway* - A right turn lane should be considered southbound on Waterford at Flatiron with 2027 build volumes, but the lane should also be considered with 2027 no build volumes. The intersection currently operates acceptably and will continue to do so with 2027 no build volumes and existing geometry. The analyses with 2027 build volumes were first run without the southbound right turn lane because it should be considered with 2027 no build volumes. In the morning peak hour, the eastbound left LOS changes from C to D with the addition of site traffic, but the eastbound overall approach remains at LOS C. In the afternoon, the westbound left changes from LOS C to D, but the overall westbound approach remains LOS C. The eastbound left changes from LOS D to E, and the eastbound approach changes from LOS C to E. Adding the southbound right turn lane reduces the eastbound delay and allows the eastbound approach to operate at LOS D which is reasonable for a side street during a peak hour. **Therefore, the addition of the southbound right turn lane on Waterford Park at Flatiron is recommended.**
- An eastbound left turn lane on Sturgis is not necessary at this intersection which operates acceptably and will continue to do so with 2027 no build volumes and 2027 build volumes.
- *Sturgis Road/Waterford Park Road/Springwood Lane* – An eastbound left turn lane on Sturgis is not necessary at this intersection which operates acceptably and will continue to do so with 2027 no build volumes and 2027 build volumes.
- *Sturgis Road/Residential Driveway/Sturgis Access* – Neither an eastbound left turn lane nor a westbound right turn lane is necessary on Sturgis at this intersection which currently operates acceptably and will continue to do so with 2027 no build volumes and 2027 build volumes.



South Carolina  
Department of Transportation

Cherokee County  
Chester County  
Chesterfield County  
Fairfield County  
Lancaster County  
Union County  
York County

November 23, 2020

Gaye Garrison Sprague, P.E.  
Sprague & Sprague Consulting Engineers  
Post Office Box 9192  
Greenville, South Carolina 29604

RE: Sturgis Road Site Traffic Impact Analysis  
Sturgis Road S-46-675  
York County

Dear Mrs. Sprague:

Thank you for allowing us to review the Traffic Impact Analysis (TIA) regarding the proposed development on Sturgis Road (S-46-675). We concur in principle with the document and agree that no mitigation is necessary on state-maintained roadways.

Once comments from all reviewers have been addressed, please submit a digital copy of the final draft to the Department. We look forward to the project proceeding to the encroachment permit process. At that time, all geometrical features, pavement designs, etc., will be reviewed by the appropriate office. If you have any additional questions or concerns, please contact the District 4 Permit Office at 803-377-4155.

Sincerely,

C. Jason Johnston, P.E.  
District 4 Engineering Administrator

CJJ/mrg

cc: Clifton Goolsby, P.E., P.T.O.E., City of Rock Hill  
Steven H. Diamond, Resident Maintenance Engineer, York County

File: D4/PO/ACL

District Four Engineering  
Post Office Box 130  
1232 JA Cochran Bypass  
Chester, SC 29706  
803-377-4155 | 803-581-0156 Fax



www.scdot.org  
An Equal Opportunity  
Affirmative Action Employer  
855-GO-SCDOT (855-467-2368)

**From:** [Goolsby, Clifton](#)  
**To:** [Gaye Sprague](#)  
**Cc:** [Allison Love \(LoveAC@scdot.org\)](#); [David Gamble \(GambleDD@scdot.org\)](#); [Hawkins, Eric](#); [Youngblood, Leah](#); [Blackmon, Joy \(Joy.Blackmon@cityofrockhill.com\)](#)  
**Subject:** RE: Sturgis Road Site TIS  
**Date:** Tuesday, December 1, 2020 5:08:00 PM

---

Gaye,

Thank you for the chance to review your TIS for the Sturgis Road Development. The City agrees with your recommendations but would add that the southbound right turn lane on Waterford Park Rd at Flatiron Dr will need to be offset to better allow for visibility for the traffic turning from Flatiron Dr. Additionally, the City frequently requires developments to add left turn lanes serving their sites at their main intersections. SCDOT has provided concurrence with your recommendation that a left turn lane is not needed along Sturgis Rd, which is maintained by SCDOT. As for Waterford Park Dr, which is maintained by CRH, a striped median exists approaching the Flatiron Dr intersection as part of the widening approaching the signalized intersection at Dave Lyle Blvd. With this intersection being relatively large, restriping the median to become a left turn lane will help delineate where vehicles should be located and thus improve the general safety experienced by drivers of this intersection. It appears this median area is wide and long enough to be converted to a dedicated left turn lane with minimal widening. As a result, the developer will need to add the offset right turn lane as well as make striping changes at this intersection. These changes will require civil design plans which need to be included with or alongside the development's civil design plans.

Please let me know if you have any questions.

Cliff

### Clifton Goolsby, PE, PTOE

Transportation Manager  
Planning & Development  
City of Rock Hill  
P.O. Box 11706  
155 Johnston Street (29730)  
Rock Hill, South Carolina 29731-1706  
o: 803-329-8722

[Clifton.Goolsby@cityofrockhill.com](mailto:Clifton.Goolsby@cityofrockhill.com)  
[www.cityofrockhill.com](http://www.cityofrockhill.com)

**From:** Gaye Sprague <gayesprague@cs.com>  
**Sent:** Wednesday, November 18, 2020 3:15 PM  
**To:** [loveac@scdot.org](mailto:loveac@scdot.org); [gambledd@scdot.org](mailto:gambledd@scdot.org); Goolsby, Clifton <[Clifton.Goolsby@cityofrockhill.com](mailto:Clifton.Goolsby@cityofrockhill.com)>  
**Cc:** [ben.stevens@mattamycorp.com](mailto:ben.stevens@mattamycorp.com)  
**Subject:** Sturgis Road Site TIS

Good afternoon, everyone,

Attached is the Sturgis Road Site TIS for DOT and City review. Please let me know if you have any questions.



**ANNEXATION MAP**  
**Sturgis Road Area III**

**ANNEXATION TO THE  
 CITY OF ROCK HILL**



PROPOSED ZONING: MP-R  
 WARD: 3  
 ACREAGE: 50.17  
 City Limits



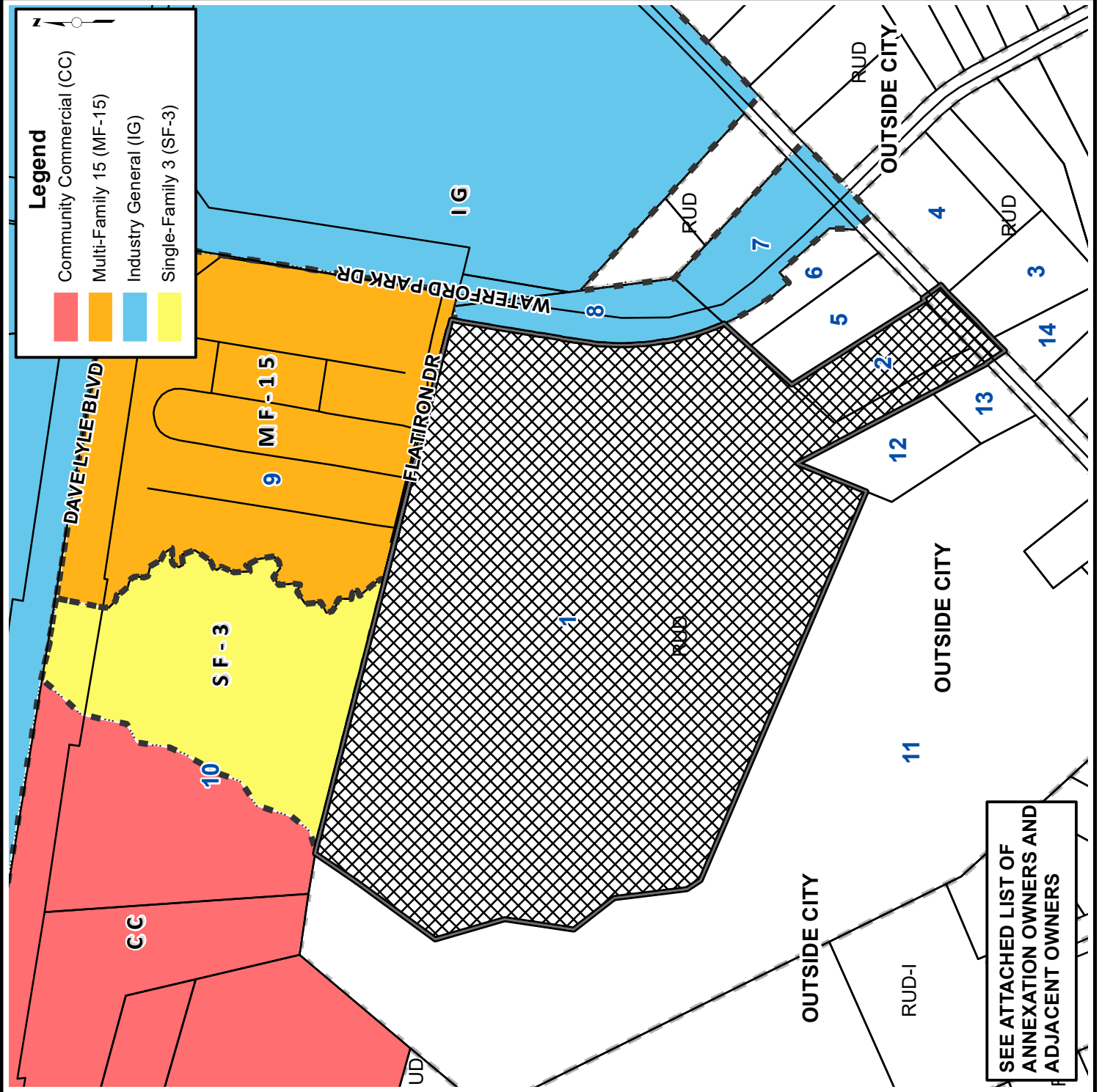
Subject Properties



THIS MAP WAS COMPILED FROM PLATS AND  
 OTHER AVAILABLE INFORMATION.  
 NO ACTUAL FIELD SURVEY WAS PERFORMED.

GIS ADMINISTRATOR

DATE



ANNEXATION PROPERTY OWNER

Map #	Tax Parcel	Owner Name
1	7000000045	JONES E H JR
2	7000000005	JONES ERNEST HOWARD JR

ADJACENT PROPERTY OWNERS

Map #	Tax Parcel	Owner Name
3	7000000063	BLACK LISA RENEE
4	7000000062	ALLEN CHARLES E & VICTORIA
5	7000000065	ESTES PATRICIA A
6	7000000058	LARSON KENNETH
7	7000101045	CITY OF ROCK HILL
8	7000101044	JONES E H JR & JANE COBB
9	7000101100	GRAYBUL WATERFORD TERRACE LP
10	7000101030	ROCK HILL ECONOMIC DEVELOPMENT CORP
11	6980000178	SESSOMS WANDA STURGIS
12	6980000227	SESSOMS WANDA S & DAVID G SR
13	6980000179	BARBER RITA W
14	6980000192	PARKER BARBARA G & MICHAEL J



M-2021-08

**Legend**

- Subject Property
- Community Commercial (CC)
- Industry General (IG)
- Multi-Family 15 (MF-15)
- Office and Institutional (OI)
- Single-Family 2 (SF-2)
- Single-Family 3 (SF-3)

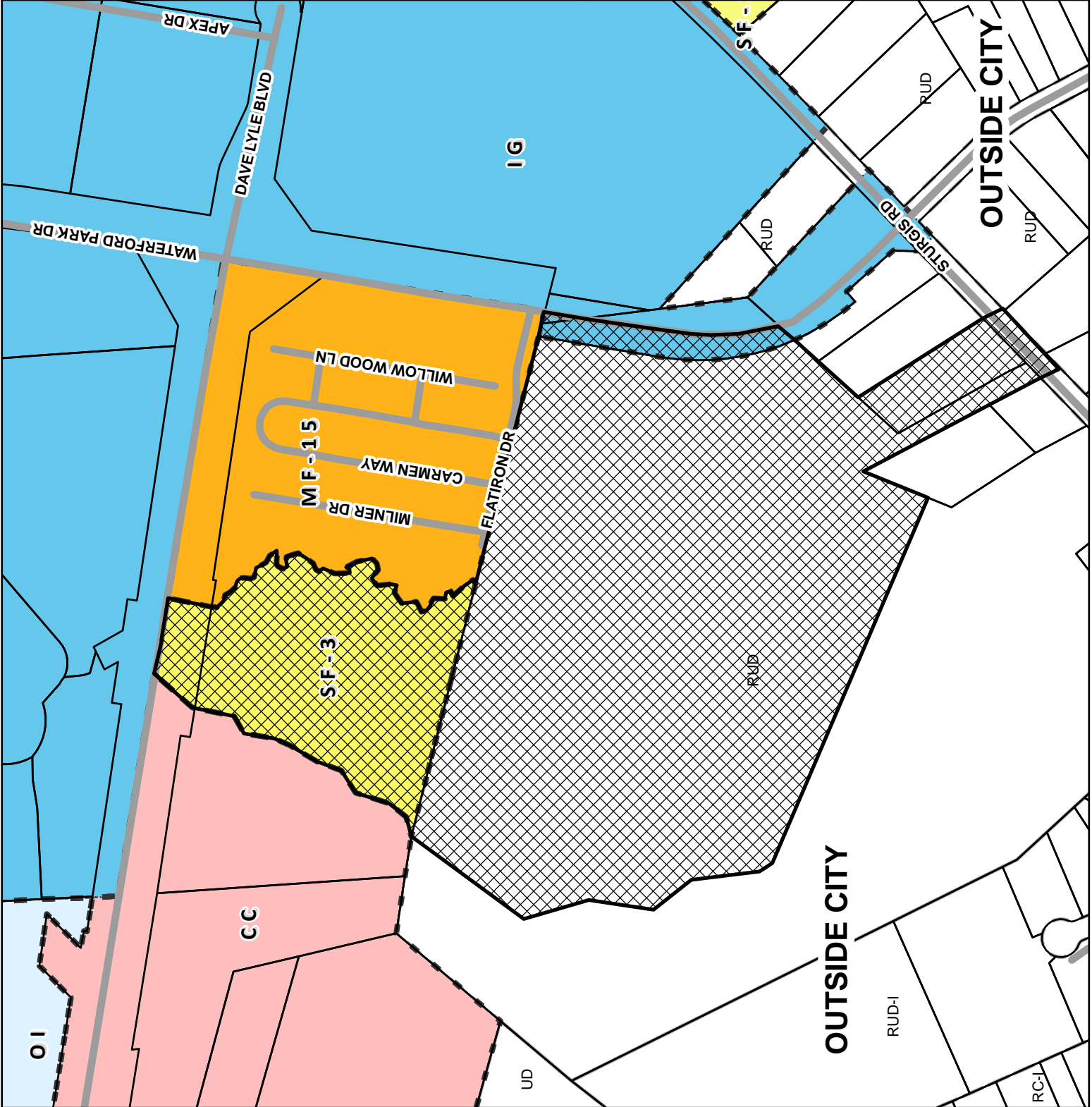
**Zoning Data**

Current: SF-3 & IG (City)  
RUD (York County)

Proposed: MP-R

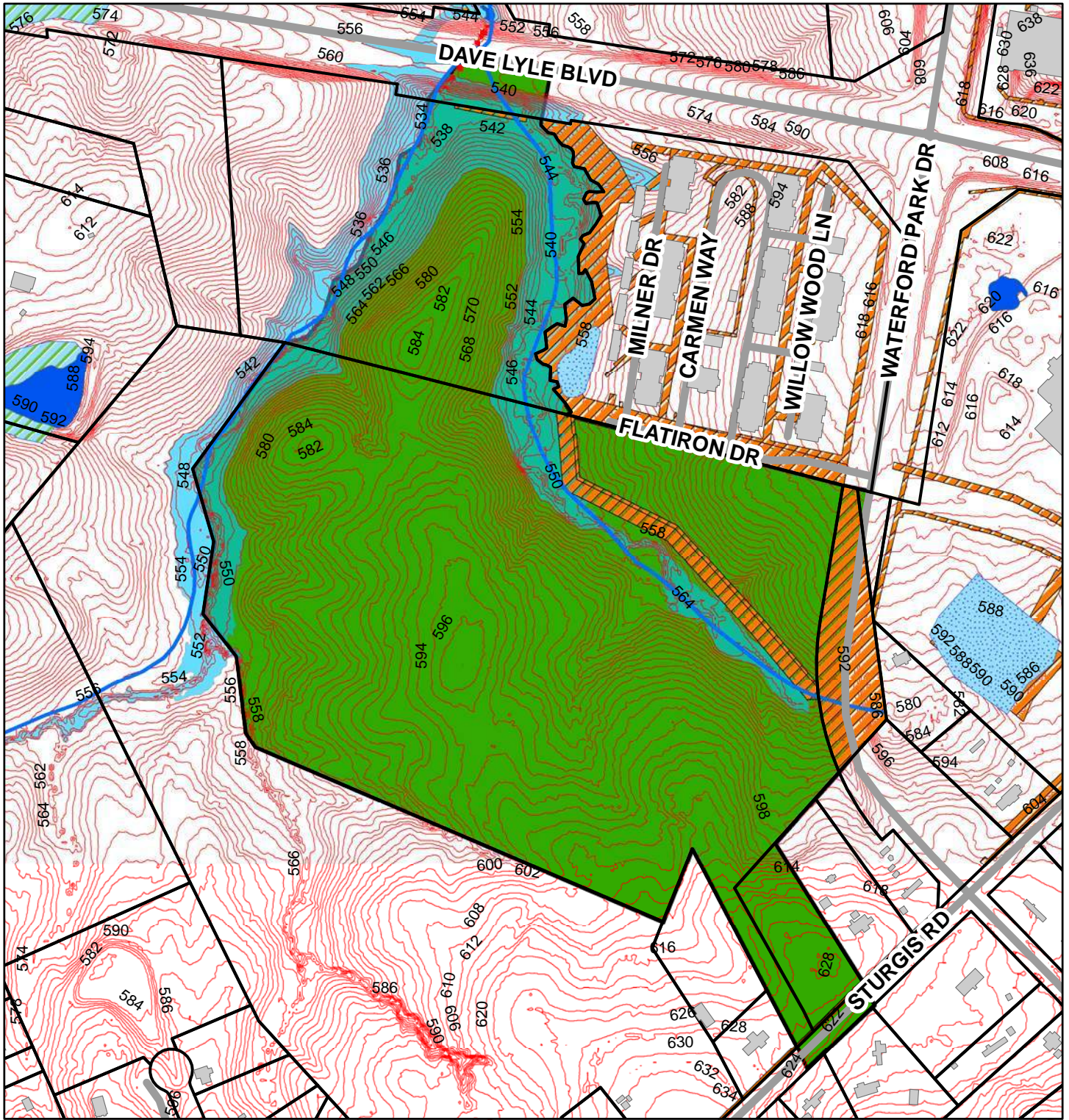


Planning & Development  
Department  
City of Rock Hill  
03-02-2021



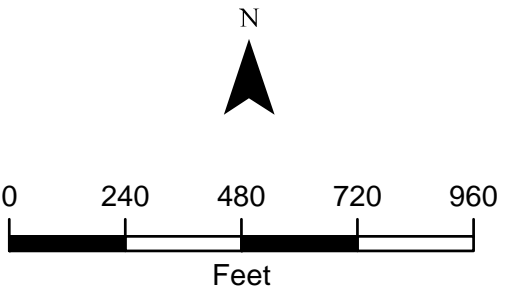


# Existing Conditions Case #M-2021-08



**Legend**

Building Footprints (2019)	Detention Pond
Parcels	Utility Easement
Street	Contours
Intermittent Streams	Flood Prone Areas
Surface Water	Subject Property
Wetlands	



STURGIS ROAD SITE  
COMMUNITY MEETING SUMMARY  
JANUARY 7, 2021  
6:00 pm – 7:30 pm

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the applicant mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on **Exhibit A-1** attached. A copy of the written notice **Exhibit A-2** attached was sent via U.S. Mail.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting for the Sturgis Road Site was held on Thursday, January 7, 2021 from 6:00 p.m. to 7:30 p.m. at the City of Rock Hill Operations Center.

**PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The Community Meeting was attended by those individuals identified on the attached attendance sheets **Exhibit B.**

**INTRODUCTION & SUMMARY OF PROJECT:**

Items presented at the Neighborhood Meeting included a PowerPoint presentation (**Exhibit C.**)

**QUESTIONS RAISED BY MEETING PARTICIPANTS:**

- **When will the project be completed?**
  - We are still early in the rezoning process, so no dates can be given at this time.
- **Will there be a buffer/trees?**
  - There will be a 20' landscape buffer, as well as landscaping requirements with street trees.
  - There is also required tree save/preservation.
- **Will trees stay on the lower property line behind the 62' lots?**
  - There is a 20' perimeter buffer- trees would be preserved where possible depending on grading/design.
- **Impact on the traffic flow on Sturgis? Utility vehicles have been using resident's driveway.**
  - A traffic study has been submitted to DOT by Mattamy's Traffic Consultant.
  - Currently waiting for feedback from SCDOT
- **How many homes are there and how many people will live in the townhomes?**
  - There are a total of 210 units planned for the community, with two single family detached lot sizes and townhomes.
  - 91- Townhome Units
  - 94- 40' Detached Alley Load Lots
  - 25- 62' Detached Front Load Lots
- **Will Sturgis Rd be widened?**
  - A traffic study has been submitted to DOT by Mattamy's Traffic Consultant.
  - Currently awaiting for feedback from SCDOT
- **What material will the townhomes be? Hardie board vs OSB siding?**

- A Hardie board decorative siding is being used due to the architectural style and durability
- **Is there a plan for conserving animal species around the creek running through the site?**
  - A threatened and endangered species report has been prepared.
  - In addition, a stream/wetland delineation has been prepared to identify features on the site.
  - The layout of the community has been designed incorporating these items. In addition, the City/State have required stream buffers and storm water regulations to protect streams and sensitive areas.
- **Will there be 2 entrances to the community?**
  - Yes- one entrance is planned on Sturgis Road and the second entrance to the community would be via Flat Iron Drive.
  - In addition, right of way is being dedicated in the NW portion of the site to allow for a future road extension through adjoining parcels to Dave Lyle Blvd. It was explained that this connection would not be made by Mattamy, but ROW was being dedicated to allow for the possible future connection by others.
- **Is there going to be a buffer between the townhomes on Flatiron Drive and the apartment complex across the street?**
  - The current layout proposes alley loaded townhomes with the front of the units facing Flat Iron Drive.
- **Manhole covers are sticking up on the site.**
  - The existing sewer easement on the site was discussed.
- **How large will the recreation area at the lower entrance be?**
  - The amenity area near Sturgis Road is +/-1.5 acres
- **With annexation into the city, will we have to pay city and county taxes?**
  - No- annexation is only applicable to the parcels that Mattamy is under contract to purchase. Parcels outside of the proposed project boundary would not be annexed into the City of Rock Hill.
- **When are you hoping to start clearing land?**
  - Timeline is not definite, hopefully within the next two years.
- **Will there be another community meeting before the project starts?**
  - The tentative meeting calendar was described by Mr. Dennis Fields with the City of Rock Hill:
    - February 2<sup>nd</sup> - Planning Commission Public Hearing
    - February 22<sup>nd</sup> -City Council- 1<sup>st</sup> Reading
    - March 8<sup>th</sup> – City Council- 2<sup>nd</sup> Reading
    - These three meeting will occur at the council chambers at city hall.
- **Will the lower entrance amenity have parking?**
  - On-street parking is currently proposed on both sides of the street along the road frontage of the amenity area near Sturgis Road. No on-street parking would be provided in Sturgis Road.
- **Resident is concerned about trash being left at the adjacent amenity area.**
  - Mattamy would establish a Home Owners Association (HOA) to maintain the open space areas and amenity areas for the community.
- **Do you have floor plans?**
  - Floor plans were not presented during the meeting, but can be viewed at [www.mattamyhomes.com](http://www.mattamyhomes.com)

Sturgis Site- Mattamy Homes  
Neighborhood Meeting  
Thursday, January 7, 2021  
SIGN-IN SHEET

Exhibit B

Name: MATT MANDLE  
Address: ESP ASSOCIATES  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Name: BEN STEVENS  
Address: MATTAMY HOMES  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Name: NIGHT JEFFLOST  
Address: ESP ASSOCIATES  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Name: JERRY WHELAN  
~~MAVE M. JERRY~~  
Address: MUSTAM HOMES  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Name: DENMS FIELDS  
Address: L. O. ROCK Hill  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Name: TERRY BANKS  
Address: PATRICIA ESTEES  
Phone: (803) 482-4749  
Email: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
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Sturgis Site- Mattamy Homes

Neighborhood Meeting

Thursday, January 7, 2021

SIGN-IN SHEET

Name: Lisa Spencer  
Address: 1724 Sturgis Rd  
Phone: 803-487-1180  
Email: blackusc@comporium.net

Name: Ernest H. Jones, Jr  
Address: 303 High Grove Rd  
Sumnerville SC 29485  
Phone: 843-834-0004  
Email: hj44soccergmail.com

Name: Barbara Parker  
Address: 1702 Sturgis Rd.  
Phone: 803-517-2146  
Email: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Name: Rita + Brad Barber  
Address: 1661 Sturgis RD  
Phone: 209 492-3110  
Email: -

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Name: DORINE Boulan  
Address: HNS  
Phone: CRH  
Email: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Name: Patty Furino  
Address: 815 Willow Wood Lane  
Phone: 631-943-7677  
Email: 111 furino @ gmail.com

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
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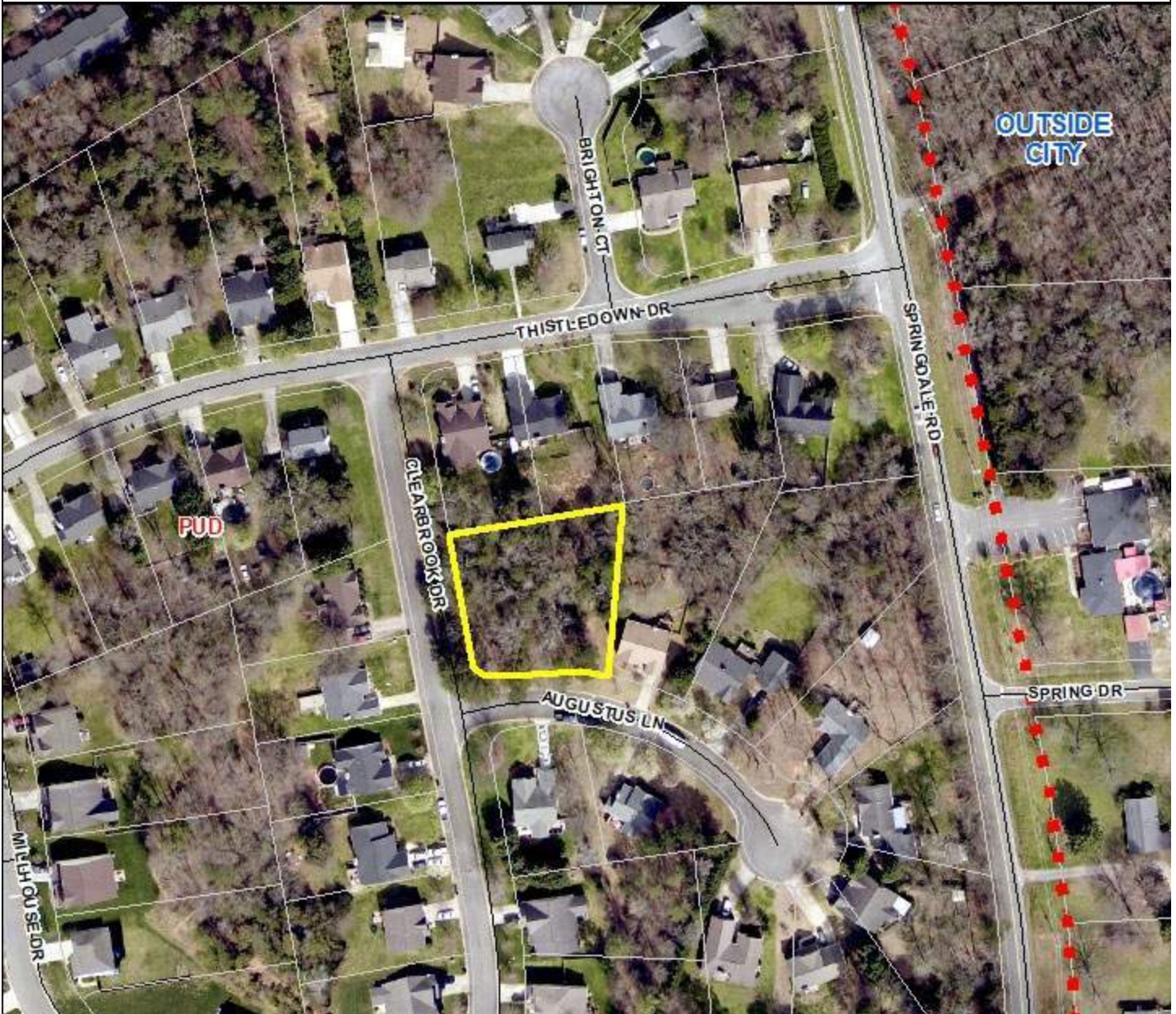


# Staff Report to Planning Commission M-2021-13

Meeting Date: March 2, 2021



Petition by Clifford Sands to amend the Springsteen Plantation Planned Unit Development (PUD) to remove the designation of 803 Augustus Lane as a historic area.



**Reason for Request:** The applicant is requesting the amendment in order to construct a single-family home on the property.

**Staff Recommendation:** Staff recommends approval of the proposed PUD amendment.

**SEE ATTACHED REPORT FOR MORE INFORMATION**



## Rezoning Analysis-Report to Planning Commission

Meeting Date: March 2, 2021

---

**Location:** 803 Augustus Lane, Tax Parcel 669-05-01-042.

**Site Area:** Approximately 0.5 acres.

**Request:** Amend the Springdale Plantation Planned Unit Development (PUD) to remove the designation of historic site.

**Proposed Development:** Single-family Residential

**Applicant:** Clifford Sands  
842 Thistledown Drive  
Rock Hill, SC 29730

**Owner:** Clifford & Valerie Sands  
842 Thistledown Drive  
Rock Hill, SC 29730

---

### Site Description

The subject property is the site of a former plantation home that was constructed circa 1856. The home belonged to Richard Austen Springs, for whom the home was named Springstein. The home was demolished in 1960. Since that time, the lot has remained wooded and vacant, and only a portion of the foundation walls of the home remain. An article from *Roots and Recall* with historical information about the property is attached.

---

### Zoning Background and Development Proposal

This property is located within the Springdale Planned Unit Development (PUD), which was approved in July of 1993. The PUD included areas designated for single-family, multi-family and commercial uses.

The subject property is part of the area designated for single-family use on the PUD. At the time that the site was zoned to PUD, a historic designation was placed on the site to memorialize the Springs home. The property is not recognized as historic at the federal level, nor is it part of the City's historic overlay district.

The applicant is requesting the removal of the site's historical designation in the PUD so that he can build a single-family home on the property. Though staff has not been provided with a site plan or building plans for the home, it would be required to meet the applicable standards set forth in the Zoning Ordinance should the request be approved.

The removal of the historic designation for the site would not change any other aspects of the PUD zoning, such as the types of land uses allowed on the property.

### Zoning History of the Property and Previous Rezoning Cases in the Area

After the overall area was zoned Planned Unit Development in 1993, a portion of the area was removed from the Planned Unit Development and zoned to MFR (Multi-family Residential) in order to build apartments.

---

## INFRASTRUCTURE CONSIDERATIONS

### Public Utilities

All necessary utilities are available to the site.

### **Public Schools**

The property is in the attendance zones of Belleview Elementary School, Castle Heights Middle School, and Rock Hill High School. (School zones subject to change.)

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## **RELATIONSHIP TO PUBLIC PLANS**

### **Comprehensive Plan Update – Rock Hill 2030**

This parcel is in the Neighborhood Residential character area of the Future Land Use Map of the Comprehensive Plan Update – Rock Hill 2030. The Comprehensive Plan states that this character area should:

- Protect the residential feel and property value of neighborhoods; and
- Work to better connect neighborhoods to others as well as commercial areas (via roads, bicycle paths, and sidewalks).

### **Conclusion**

The proposal to remove of the historical designation in order to allow the property owner to build a single-family home is consistent with the Comprehensive Plan because it would allow for development that is compatible with the existing residential uses in the neighborhood, as well as continue the residential feel of the neighborhood.

---

## **PUBLIC INVOLVEMENT**

Staff hereby certifies that the required public notification actions have been completed as follows:

- Feb. 12: Rezoning notification signs posted on subject property.
- Feb. 12: Rezoning notification postcards sent to 40 property owners and tenants within 300 feet of the subject property and contacts for two homeowner's associations (Stonewood and Willowpsrings).
- Feb. 12: Planning Commission public hearing advertisement published in *The Herald*.

### **Neighborhood Meeting**

A required neighborhood meeting was held on Wednesday, January 6, 2021 via Zoom. Deborah Farrow, who lives adjacent to the property, expressed concerns about the request because she chose to buy her home due to the fact that it was located next to a parcel that could not be developed. A summary of the meeting is attached.

### **Public Feedback**

After the neighborhood meeting, the applicant submitted a letter from Deborah Farrow stating that she would not oppose the request if no one else voiced opposition (attached).

Since that time, staff has been contacted by four residents of the neighborhood who state that they are opposed to the request: Virginia Peters, Irma Sefers, Kathy Mroz, and Pauls Bourgeois (emails also attached). Those who specify why they are



concerned about the request cite the fact that the neighborhood was named after the Springs family due to the home being located on this site.

---

## **RECOMMENDATION**

### **Staff Assessment**

The reason this property was set aside as being unable to be developed at the time that the PUD was created is because of its historic nature. However, this property does not have a federal historic designation, nor is it included within the City's Historic Overlay District. Moreover, the original home was demolished long ago, and only foundation ruins remain on the property at this time.

The applicant is requesting the PUD amendment so that he can build one single-family residence on the property, which would be in keeping with the surrounding neighborhood in terms of land use.

### **Staff Recommendation**

Staff recommends approval of the amendment to the PUD to remove the historical designation.

---

## **Attachments**

- Zoning Map
- Springdale PUD Plan with Proposed Amendment Shown
- Springstein Plantation Historical Info
- Neighborhood Meeting Summary
- Letters and emails from residents

To see the applications submitted for this case, go to: [www.cityofrockhill.com/PlanInfo](http://www.cityofrockhill.com/PlanInfo).






---

**Staff Contact:** Shana Marshburn, Planner I  
Shana.marshburn@cityofrockhill.com  
803-326-2456



M-2021-13

**Legend**

-  Subject Property
-  Multi-Family Residential (MFR)
-  Planned Unit Development (PUD)
-  Single-Family 3 (SF-3)
-  Single-Family 4 (SF-4)

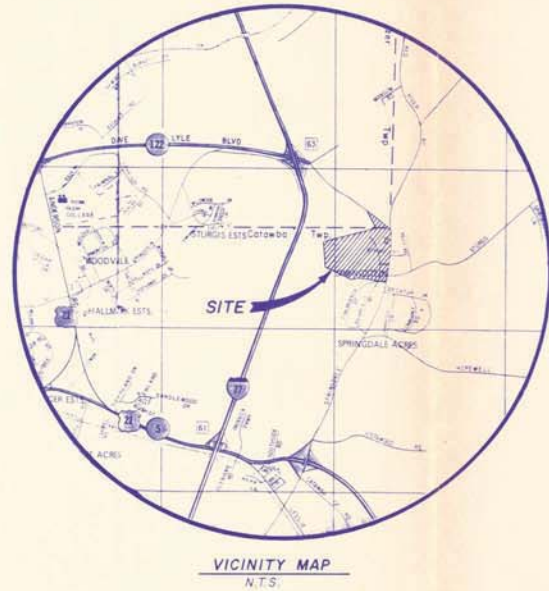
**Zoning Data**

Current:  
PUD



Planning & Development  
Department  
City of Rock Hill  
03-02-2021





**SINGLE FAMILY "A"**  
 80.1 ACRES  
 201 SINGLE FAMILY DETACHED LOTS  
 AT 2.2 LOTS/ACRE DENSITY  
 PHASE ONE - 45 LOTS  
 PHASE TWO - 46 LOTS  
 PHASE THREE - 37 LOTS  
 PHASE FOUR - 71 LOTS  
 OFF STREET PARKING - 2 SPACES/LOT  
 HOUSE SIZE - 1,200 Sq. Ft. MIN. FOR A  
 MAXIMUM OF 40 LOTS REMAINING  
 HOUSES TO HAVE MINIMUM HOUSE  
 SIZE OF 1300 sq. ft. OR GREATER

**COMMERCIAL "E"**  
 13.8 ACRES  
 NEIGHBORHOOD SHOPPING CENTER  
 46,000 Sq. Ft.  
 GROCERY STORE  
 PHARMACY  
 HARDWARE STORE  
 NEIGHBORHOOD ORIENTED SHOPS & STORES  
 5 PARKING SPACES PER 1000 Sq. Ft. SHOPPING CENTER  
 1.5 ACRE OUTPARCEL  
 TOTAL: 15.3 ACRES

**MULTI-FAMILY "C"**  
 12.0 ACRES  
 144 SINGLE TO TWO STORY UNITS  
 AT 12 UNITS/ACRE DENSITY  
 MINIMUM PARKING - 2 SPACES/UNIT

**TOTAL AREA : 123.87 ACRES**

**HISTORIC SITE "J"**  
 0.9 ACRE  
 FOUNDATION OF SPRINGSTEEN PLANTATION  
 HOMESTEAD OF RICHARD AUSTIN SPRINGS  
 DESIGNATED WITH A STAR. CONSTRUCTED  
 APPROX. 1850, TORN DOWN 1960. FOUNDATION  
 WALLS ARE STILL PRESENT

Springdale PUD Amendment Proposal, March 2021:  
 The proposed amendment would remove the historic site designation from the property at 803 Augustus Lane so a house could be constructed on the property.

**PLANNING OBJECTIVE**

It is the intent of the developer to provide a mixed-use community that would function as a transition development between the existing residential subdivisions along Springdale Road to the south and east of this project site and a quickly developing commercial area around the new Galleria Mall. This project would also complete the residential development as well as provide needed neighborhood grocery, hardware, and other small community oriented shops and stores. An existing drainage way on-site would be utilized in combination with existing vegetation strips as natural buffers between those residential zones and the proposed multi-family and commercial developments. The single family development is designed to function internally with all land uses being accessed from the two main proposed access drives off Springdale Road, thus eliminating individual driveways off Springdale Road. The multi-family development will be accessed from one entrance off Springdale Road and the commercial development will be accessed from two entrances off Springdale Road.

TOPOGRAPHY TAKEN FROM CITY OF ROCK HILL AERIAL TOPOGRAPHY MAPS, DATED: MARCH 1990.

**COMMON OPEN SPACE (GREEN AREA) "I"**  
 3.17 AC.

**PUBLIC STREETS "I"**  
 12.4 ACRES  
 LENGTH OF STREETS 10,500 L.F.



**PROJECT PHASING**

LAND USE	1-2 YRS	2-3 YRS	3-4 YRS	4-5 YRS	5-6 YRS	6-10 YRS
SINGLE FAMILY						
MULTI-FAMILY						
COMMERCIAL						

APPROVED BY  
 ROCK HILL CITY COUNCIL  
 PLANNED UNIT DEVELOPMENT  
 Ordinance # 28-93 Effective July 12, 1993

**SPRINGDALE PUD MASTER PLAN**

SPRINGDALE PROPERTIES

ROCK HILL, SOUTH CAROLINA

REVISIONS	SCALE AS SHOWN	DATE	DESCRIPTION
DATE	DATE	DATE	DESCRIPTION

BAIRD ENGINEERING  
 ENGINEERS, SURVEYORS, PLANNERS  
 JOE H. BAIRD, P.E. & L.S.  
 P.O. BOX 5064  
 4609 CHARLOTTE HIGHWAY, SUITE 1  
 CLOVER / LAKE WYLLIE, S.C. 29710  
 803 / 831 - 2461

COUNTIES

HISTORY

MAPS

SHARE

LINKS+

TEACHERS &amp; TOURS



Click on image to pan and zoom.

Drawing by Milton Sadler of Springstein Plantation

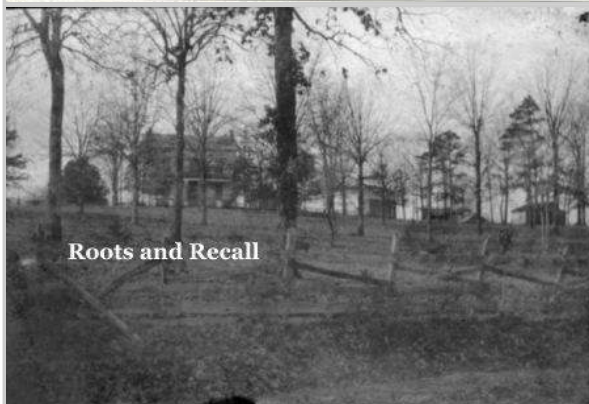
[SPRINGSTEIN PLANTATION ARTICLE - REED ENLARGEABLE HERITAGE PLAT MAP](#) by Mayhugh (Ebenezer Region)



Click on image to pan and zoom.

[REV. WILLIAM BLACKSTOCK - PETTUS](#)

[More Information >](#)



STAY CONNECTED

ADD TO FAVORITES

## SPRINGSTEIN PLANTATION ON THE CATAWBA RIVER – YORK COUNTY, S.C.

[GET DIRECTIONS](#)

LATITUDE: 34.9314635 LONGITUDE: -80.9588464

*“An elegant Italianate plantation home overlooking the Catawba River valley, land once belonging to the Rev. Wm. Blackstock.”*

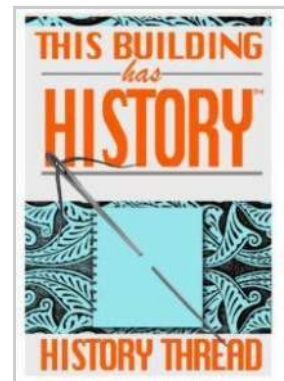
**City Directories and History:** This parcel originally belonged to [John Springs, III](#) of Fort Mill, SC and became that of his son, Richard Austen Springs, on which he

constructed his home called, Springstein. The plantation consisted of some 1649 acres and was run by 33 or more slaves.

[Major Richard Austen Springs](#) (1807-1878). Also see his burial site at [Laurelwood Cemetery](#). This large, imposing antebellum mansion was the center of activity of one of the three or four largest, most progressive plantations in York District. The house was built in circa 1856. His wife, was [Susan Jane \(Bobo\) Springs](#) (1829-

1881), *The Mother of Methodism* in Rock Hill, SC. Here, where gracious living and open handed hospitality were the order of the day, the Methodist itinerants,

presiding elders, and pastors were entertained, housed, and fed, and invited to return soon. This house, together with Col. Cadwallader Jones's Mount Gallant and Col. C. J Prides's Wyoming, were the social mecca of the area in the years from 1856 to 1881. Note the 3rd floor windows. The author, Mr. William B. White, Jr., recalls a visit to Springstein in the 1940's and remembers that the third floor was given over to a ballroom. [Along the Land's Ford Road, Vol. I – Wm. B. White, Jr.]



R&R HISTORY LINK:  
METHODIST CHURCH OF ROCK HILL SC



In the post Civil War era, Rock Hill began to economically and politically dominate the upper Piedmont regions of S.C. One of the reasons can clearly be seen viewing the town as a major railroad hub. Postal Map from 1896 – Courtesy of the Un. of N.C. Guthries in 1896 boasted of a P.O.

Note the number of outbuildings handsomely constructed to the side“ of the main house and the rail fencing surrounding the location.



Mr. Richard A. Springs



Mrs. R.A. (Susan) Springs

When Mr. Springs referred to the York Branch, he had in mind the **King’s Mountain Railroad Company’s** line from Chester to Yorkville, completed in 1852, as he said. After this time the expansion of the railroads in the United States took on epic proportions. Richard Austin Springs said to John Springs III, his father, in a letter from Columbia dated December 18, 1846, that railroad building had become “the ruling Mania of the day.” At last the Industrial Age had come to the agrarian South, like it or not. And following the railroads came new towns, villages and cities. The completion of the Charlotte and South Carolina railroad prefigured the founding of the city of Rock Hill in 1852. [Along the Land’s Ford Road, Vol. I – Wm. B. White, Jr. – 2008]

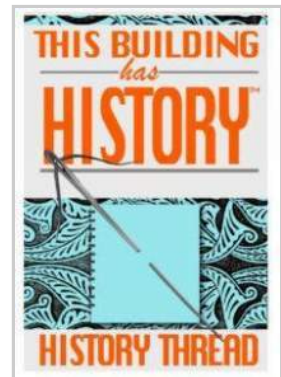
Springstein’s foundation remained until the construction and development of the Springstein development.

The Rock Hill Herald on Dec. 6, 1902 had two items reporting – “Mr. W.F. Adams, who was foreman of the Springstein Farm during the past year has recently the W.B. Lynn place near town and moved his family there. And J.P. Crowder of Fort Mill will have charge of the Springstein Farm next year and moved his family there Monday.”

The Rock Hill Herald reported on Jan. 10, 1903 – “Mr. W.S. Black, formerly with the Catawba Power Company has accepted a position as overseer of the Springstein Farm.”

**CONTRACT BETWEEN REV. WM. BLACKSTOCK & ALEX. FARIS** (The following “memorandum of agreement” is excerpted from York County Deed Book F,

#386, pp. 508-512.) . . . between the Reverend William Blackstock, near the old nation-ford, Catawba River, Indian Land, York County and State of South Carolina, of the first part and Alexander Faris, black-smith, of sd County. . . the said Alexander Faris to make a mill-dam, raise a saw-mill and Cotton machine on the half-mile Creek, on said Blackstock premises, at the place supposed and known to be most situate for a mill-dam to be made, on the following terms, to wit, said Alexander Faris to make a good and substantial dam ten feet high, from the bottom of the creek where the dam stands and to keep it in good and sufficient order, and repair, for the proper supply and accommodation for a Grist, or merchantable, mill or such a mill as a sufficient dam, the above mentioned height, will admit of supplying, or accomating. . . sd Faris . . .to work the above mentioned saw-mill with superfluous, or surplus, water ... as for the Cotton machine it is to have a proportional part, or share of whatever water is in the above dam, at all times, that the above mentioned **Grist Mill** (see the Mayhugh Map plat for location of Mill), goes. . . the above machine is to be so frame, or constructed, that one-fourth part of the water shall work her, that shall be necessary for working the above Grist mill; or in any other words, three-fourths of the water in the above dam, shall be Blackstock’s, his heirs or assignees, and one-fourth said Faris’s . . . but when the water in said dam comes so low, as ten feet, in a perpendicular direction, from the surface of the water above to the bottom of the creek said saw mill is to cease working until it arises above the ten foot mark again . . . said cotton machine is only to go as often, and as long as the aforementioned Grist



R&R HISTORY LINK: the Springs Family at Springfield Plantation



Springstein Mill in Chester was named for the Spring's home in Rock Hill.

mill, but no offener, unless it can be made appear, that her going at other times does not damage or infringe upon the privileges of said Blackstock . . . [unless] if said Grist mill should be broke, or out of fix, or idle for want of work. Faris ... is to make the aforementioned saw-mill, and cotton machine on the south side of the above mentioned creek, any place it may be most suitable for him. . . Faris ... is to take no water from the above dam, but as specified already . . . and no water is to be wasted, that can be saved by either party . . . Faris ... is to have the aforesaid dam made sufficient for the proper

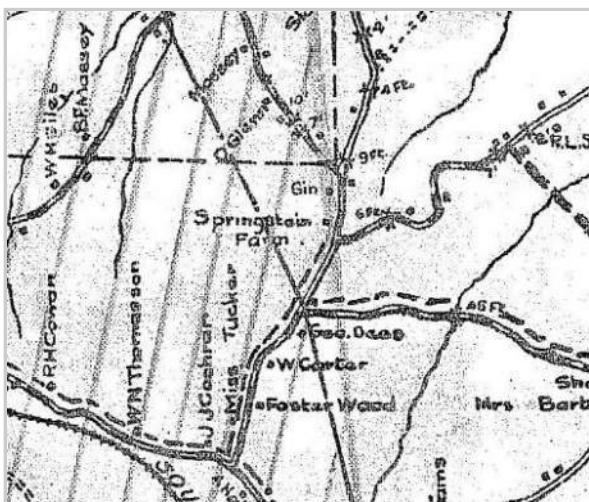


Postcard view of the old Springstein Mill in Chester, S.C. – Courtesy of the Frederick Tucker Collection – 2017



Receipt for binding a book for R.A. Springs in 1860. Samuel Bunch received payment of \$1.50. Courtesy of the White Family Collection – 2008

accommodation of said Grist mill in six months from the date hereof. Faris, his heirs or assignees, . . . shall have the above liberty or privilege for the term in space of eighty- six years, or during the standing of a lease, bearing date one thousand seven hundred and eighty eight, which Moses Thompson received from the Catawba Indians of a Plantation, or parcel of land, on the South side of the Catawba River, at the old nation-ford ... In witness whereof both parties do set their hands, the twenty-second day of September in the year of our Lord One Thousand and Eight Hundred and One. Before signing it is to be observed that said Faris, his heirs or assignees, are to have half an acre of land for a mill yard and road to and from it. In the presence of Alexander Faris, William Foreman, William Blackstock, William Skelly, Drury Wilson (Information courtesy of and from: YCGHS – *The Quarterly Magazine*, March 1992)

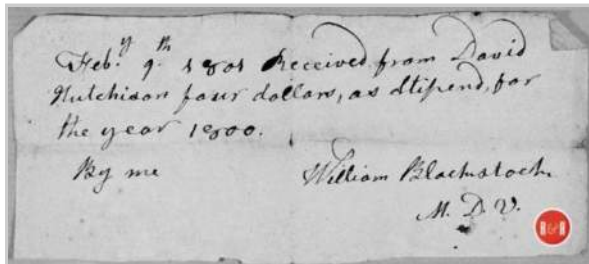


Note the location of Springstein on the 1910 Walker's Postal Map

**CATAWBA LEASE RECORDS – PROVIDED R&R BY L. PETTUS**

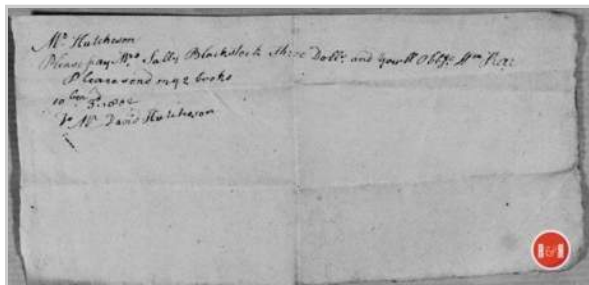
- Rev. William Blackstock. Miscellaneous. Lease of land from Catawba Indians: 11 Mar 1799
- Rev. William Blackstock & John Harris, Sr. of Mecklenburg Co., NC (on Fuller's Cr., Sturgis ferry road, near Old Nation Ford, York Co.; including Blackstock's mill site). Acreage unknown
- 18 May 1809 Rev. William Blackstock (mill site, W. side of Catawba R., on Half Mile Cr., York Dist.). 11 1/2 acres 1799, 11 March. Rev. William Blackstock of Indeland (Indian Land), York County, S. C. and John Harris Sr. of Mecklenburg County, N. C. . . consideration of 500 silver dollars . . . land near the Old Nation Ford, Catawba River . . . Fuller's Creek. . . McCormick's line. . . Sturgis Ferry road . . . including a mill site share of Backstock's as specified in a agreement between him and James Turner Sr. 28 December 1797. . . for 88 years (all left of Backstock's lease) to Catawba Indians on condition William Blackstock pays to John Harris the 500 dollars with interest seven years after the date hereof . . . Recorded 18 March 1799. (YCDB E #200, p. 301-303)

Please see the Elizabeth Reed article printed in the *Herald Newspaper* under the picture column marked – **More Information/PDFs.**

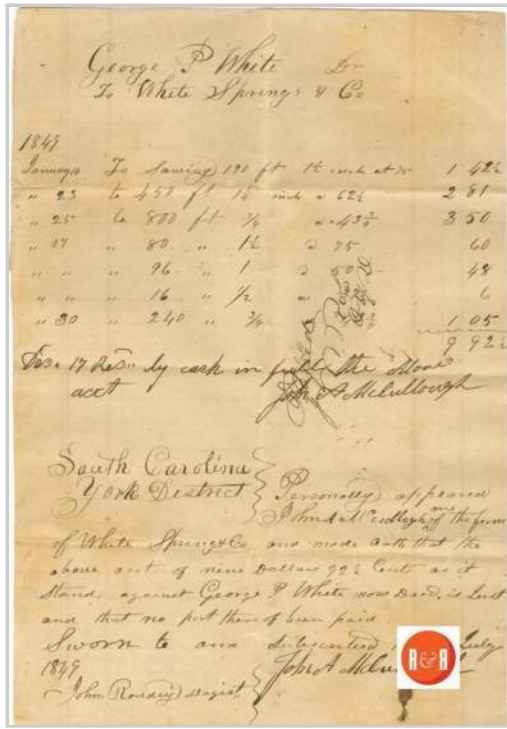


The address given for Springstein Plantation is

Stipend payment for Wm. Blackstock's services in 1800 as minister by David Hutchison. Courtesy of the Hutchison Group 2021



David Hutchison was asked to provide Sally Blackstock (relationship to the Rev. Wm. Blackstock unknown), with \$3.00 and send two books to..... Mr. William Kerr. Hutchison Group 2021



The Springs and White families owned extensive real estate and business holds on both sides of the Catawba River. In the mid 19th century they owned and operated a sawmill on the west bank of the Catawba River, not far from the Springstein House. This receipt is for payment of an 1840 bill to Geo. P. White. Note it was disputed and local Magistrate, John Roddey signed off on the settlement. Courtesy of the White Family Collection – 2008

approximate. \*\*\* The attached Walker's Map of 1910 shows the Springstein Farm.

For more information on the [Italianate](#) architectural style.

**Springstein:** the great plantation seat of Mr. and Mrs. Springs, was the showplace of the District, noted for its broad fields, its extensive orchards, and its almost limitless forests. Located about three miles to the east of Rock Hill, Springstein was, together with Col. Cadwallader Jones's Mount Gallant and Frederick L. J. Pride's Wyoming, the social mecca of the area about Rock Hill in the days before and immediately following the War Between the States. The Springses were lavish in their hospitality, particularly so to the Methodist clergy who happened to pass along the road or who were appointed to preach in any of the neighboring churches. And, too, the Springses were equally interested in supporting the work of the Baptists and Presbyterians, be they black or white. Their openhandedness to high and low alike was common knowledge. Their acts typified the highest and the best motives that characterized the planter aristocracy of the Old South.

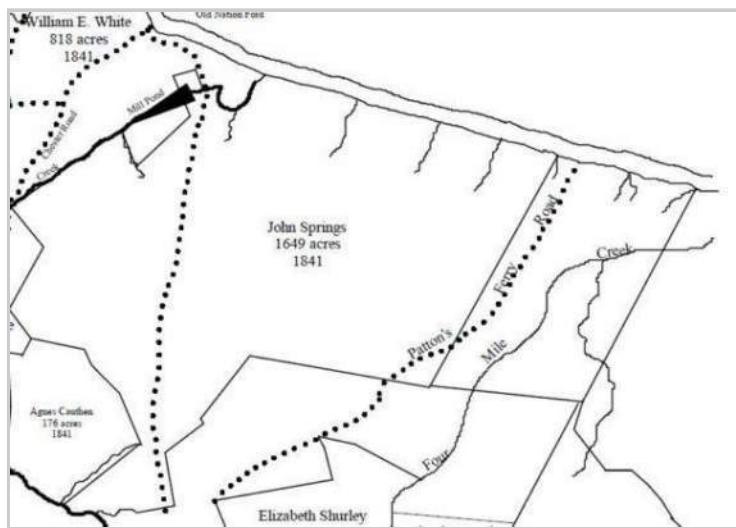
Although Richard A. Springs was born and reared a Presbyterian – from old Unity Church in Fort Mill – he consistently and unhesitatingly supported the benefactions of his Methodist wife. Mr. Springs was a Methodist to the core, even though he never had his name formally enrolled in the records of the Methodist Church at Rock Hill. The only child born to Richard Austin and Susan Jane (Bobo) Springs was Mary Elizabeth Springs, born at Springstein on May 20, 1863. This child quickly became the center of the household and the bright object of Mr. Springs' declining years. Major Springs died in 1874. The widow later married F. A. Connor.

The writer could never hope to improve on the beauty of the nineteenth-century language of the Reverend J. Marion Boyd, who wrote the tribute from the Rock Hill Methodist Church on the occasion of Mrs. Connor's death, which occurred on July 8, 1881. Here are excerpts from Mr. Boyd's obituary: ...She joined the Methodist Episcopal Church, South, when only 11 years of age, and such was the rapid development of her piety, that in her youth she occupied a prominent place in the Church, as an active and efficient teacher in the Sunday School, and a pattern of godliness to older members. She found but few Methodists in the neighborhood of her adopted home [Rock Hill], and no Church of her choice in the vicinity...But it was not long until a congregation was formed, consisting of herself – a painter named Elam, [Mrs. Elam, a tailor named Robinson, Mrs. Robinson,] and a [black] woman [named Viney]. Soon a Methodist Church was built, and after many reverses to the little flock, the divine favor was manifested in the conversion of souls – among these was Robt. B. Alston, a lovely man, and a faithful preacher in the South Carolina Conference. She watched over and loved this –son in the Gospell with a mother's devotion. Her cooperation, zeal, and liberality, with others, in building the present (1881) substantial and commodious brick Church, need not be recorded. Her joy on the day of its dedication, was equaled only by witnessing its subsequent prosperity.

She has been called the Mother of Methodism in Rock Hill. She was attractive in person; courtly in manner; highly cultivated in mind and heart; brave, and even heroic in matters of duty; unselfish in motive; cheerful and hopeful in disposition; and charitable and forgiving in spirit. The study of her life seemed to be – to make others happy. In hospitality she excelled. In conversation, especially in the social circle, she was entertaining, instructive, witty, and humorous. She possessed business tact, took deep interest in the public welfare, and encouraged public enterprise. (Information courtesy of Along the Land's Ford Road, Vol. II, Wm. B. White – 2008)

**July 14, 1838. To Brother (probably Baxter**

**Springs):** "I received your letter by N. Hutchison & have postponed answering it until after the fourth of July, expecting that I would have something more interesting to communicate. ... I will commence by informing you where I spent the Fourth. I attended the celebration at Lancasterville. We had an exhibition there—two nights performance & a comedy on the morning of the 4th. A fine oration by John Williams a young lawyer of that village. A dinner & a ball at night well attended. There was something like fifty ladies at it, your old chum was there—Wm Barnes. He told me that he was looking for you there. By the by his Dulcinea was also there—a Miss Brown, it is said that they are engaged how true it is I cannot say. Our cousin Margaret Harris was also at the Ball. Allen Green paid his humble obeisance to her by falling down before her, in dancing, as he was turning her—that is the best evidence of a man doing his best I am not doing any thing for myself in the matrimonial line \_\_\_\_ I saw Leonidas Spratt about a week since he is teaching school in Providence he discourses as learnedly as ever... we have a Regimental Review at Ebenezer on the 9th of August which I shall be compelled to attend. Your affectionate brother, R. A. Springs [Richard Austin Springs] Reprint courtesy of the YCGHS—JUNE 2001



Springstein Plantation -Heritage Plat Map by Mayhugh. All rights reserved R&R.com

**Stay Connected**

Explore history, houses, and stories across S.C. Your membership provides you with updates on regional topics, information on historic research, preservation, and monthly feature articles. But remember R&R wants to hear from you and assist in preserving your own family genealogy and memorabilia.

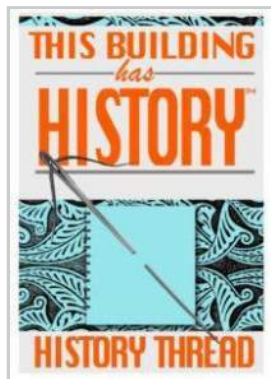
Visit the *Southern Queries – Forum* to receive assistance in answering questions, discuss genealogy, and enjoy exploring preservation topics with other members. Also listed are several history and genealogical researchers for hire.

User **comments** welcome — post at the bottom of this page.

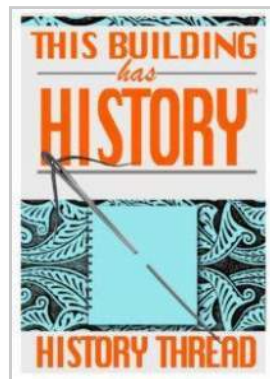
Please enjoy this structure and all those listed in *Roots and Recall*. But remember each is private property. So view them from a distance or from a public area such as the sidewalk or public road.

Do you have information to share and preserve? Family, school, church, or other older photos and stories are welcome. Send them digitally through the "Share Your Story" link, so they too might be posted on *Roots and Recall*.

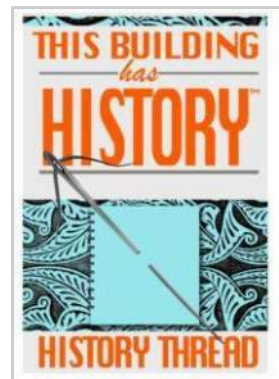
Thanks!



R&R HISTORY LINK: REDCLIFFE PLANTATION – AIKEN CO SC



R&R HISTORY LINK: WEALTHIEST YC CITIZENS – 1850



R&R HISTORY LINK: HISTORIC CROSSROADS



803 Augustus Lane Neighborhood Meeting  
06-JAN-2021, 6 PM

Attendees: Clifford & Valerie Sands (Applicants), Debbie Farrow (807 Augustus), Eric Hawkins (CRH), Dennis Fields (CRH)

Mr. Sands opened the meeting and explained that he wants to have the historical designation taken off the lot at 803 Augustus Lane so he can build a home on the property. The lot is right behind Mr. Sands' current residence at 842 Thistledown Drive. Mr. Sands stated that he has lived in the area for over 13 years and previously lived in the Stonewood community before moving to his current residence two years ago.

Questions and comments:

Debbie Farrow stated that she bought her house at 807 Augustus Lane 22 years ago because she was told that 803 Augustus Lane was a historic site and it could never be built on. She stated that she didn't think she would have to worry about it being changed and isn't sure how it can be changed. Mr. Hawkins stated that the property is shown as a historic site on the PUD plan that established the zoning for the property and it is not otherwise recognized as a historic site with any type of local or federal designation. Mr. Hawkins explained the PUD amendment process that Mr. Sands must go through to remove the historic designation from the property.

01/19/2021

Eric Hawkins, my name is Deborah Farrow, 807 Augustus Lane.. I have been asked by Cliff and Valerie Sands to write a letter stating that I will not oppose the removal of the historical assignment of 803 Augustus Lane. If no one else comes forward to object, I will not oppose.

Sincerely

A handwritten signature in cursive script that reads "Deborah Farrow". The signature is written in black ink and is positioned below the word "Sincerely".

**From:** [Irma Sefers](#)  
**To:** [Miller, Janice](#)  
**Subject:** Fwd: Historic property Springsteen Plantation  
**Date:** Wednesday, February 24, 2021 12:11:40 PM

---

----- Forwarded message -----

**From:** **Irma Sefers** <[cookiequilts@gmail.com](mailto:cookiequilts@gmail.com)>  
**Date:** Wed, Feb 24, 2021, 7:16 AM  
**Subject:** Historic property Springsteen Plantation  
**To:** <[shanna.marshburn@cityofrockhill.com](mailto:shanna.marshburn@cityofrockhill.com)>

Good morning,

I was given your name to voice my objection on a piece of property in our subdivision which is designated as historic but I understand the owner wishes to change.

It is my understanding that it is on record as being a historic site due to it being part of an original plantation here in Rock Hill, hence the naming of our subdivision. I would like to understand how areas designated as historic can be changed solely by the request of an owner, especially when the owner understood its designation at the time of purchase and their limitations.

If you would please explain the situation to me as an owner here at Springsteen Plantation, I would greatly appreciate it.

Respectfully,

Irma Sefers  
498 Saddlebrook Dr.  
Rock Hill, SC 29730

**From:** [James & Kathy Mroz](#)  
**To:** [Miller, Janice](#)  
**Subject:** Re: 803 Augustus Lane  
**Date:** Wednesday, February 24, 2021 2:20:28 PM

---

Hi Janice: I opposed to the rezoning of Augusta lane because that is the meaning of Springsteen Planatation.

---

**From:** "Miller, Janice" <Janice.Miller@cityofrockhill.com>  
**To:** "Kathy Mroz" <kjmurf@comporium.net>  
**Sent:** Wednesday, February 24, 2021 1:35:23 PM  
**Subject:** 803 Augustus Lane

Janice Miller  
Historic Preservation Specialist  
Planning & Development  
City of Rock Hill  
P.O. Box 11706  
155 Johnston Street (29730)  
Rock Hill, South Carolina 29731-1706  
o: 803-817-5129  
f: 803-329-7228

Janice.Miller@cityofrockhill.com  
[www.cityofrockhill.com](http://www.cityofrockhill.com)



Email correspondence along with any related attachments to and from this address may be subject to the South Carolina Freedom of Information Act and may be disclosed to third parties in accordance with applicable law.

**From:** [Paula Bourgeois](#)  
**To:** [Miller, Janice](#)  
**Subject:** 803 Augustus Lane Historic Area  
**Date:** Wednesday, February 24, 2021 11:38:45 AM

---

I live in Springsteen Plantation and Do Not want the lot at 803 Augustus Lane changed from a Historic Area.

Previous owner of Mr Sands home bought the rear lot so no one could build on it. When Mr Sands purchased his home he knew the lot behind his home was zoned Historic Area and he couldn't build. Foundation for original Springsteen home is among the shrubs in that vacant lot.

Do we need to destroy more historic areas in RH? We shouldnt.

Thank you.

Paula Bourgeois 500 Stonehenge Dr RH 29730



# Planning Commission Staff Report

March 2, 2021 ~ Agenda Item #4

---

**Project Name:** Carolina Panthers Training Facility

**Plan Type:** **Road Name Change**

**Location:** Between Eden Terrace, Interstate-77, and Mt. Gallant Road

**Applicant:** Jackie Slavetsy  
Construction Reinforcement

**Background:** The Planning Commission is charged under state law as approving the names of new roads.  
  
The Planning Commission approved road names for the Carolina Panthers training facility at its August 4, 2020, meeting. The Panthers are requesting to change the names of two roads. Keep Pounding Way would change to Grit Drive, and Blue Granite Place would change to Performance Square.

**Recommendation:** Staff recommends approval of the proposed road names.

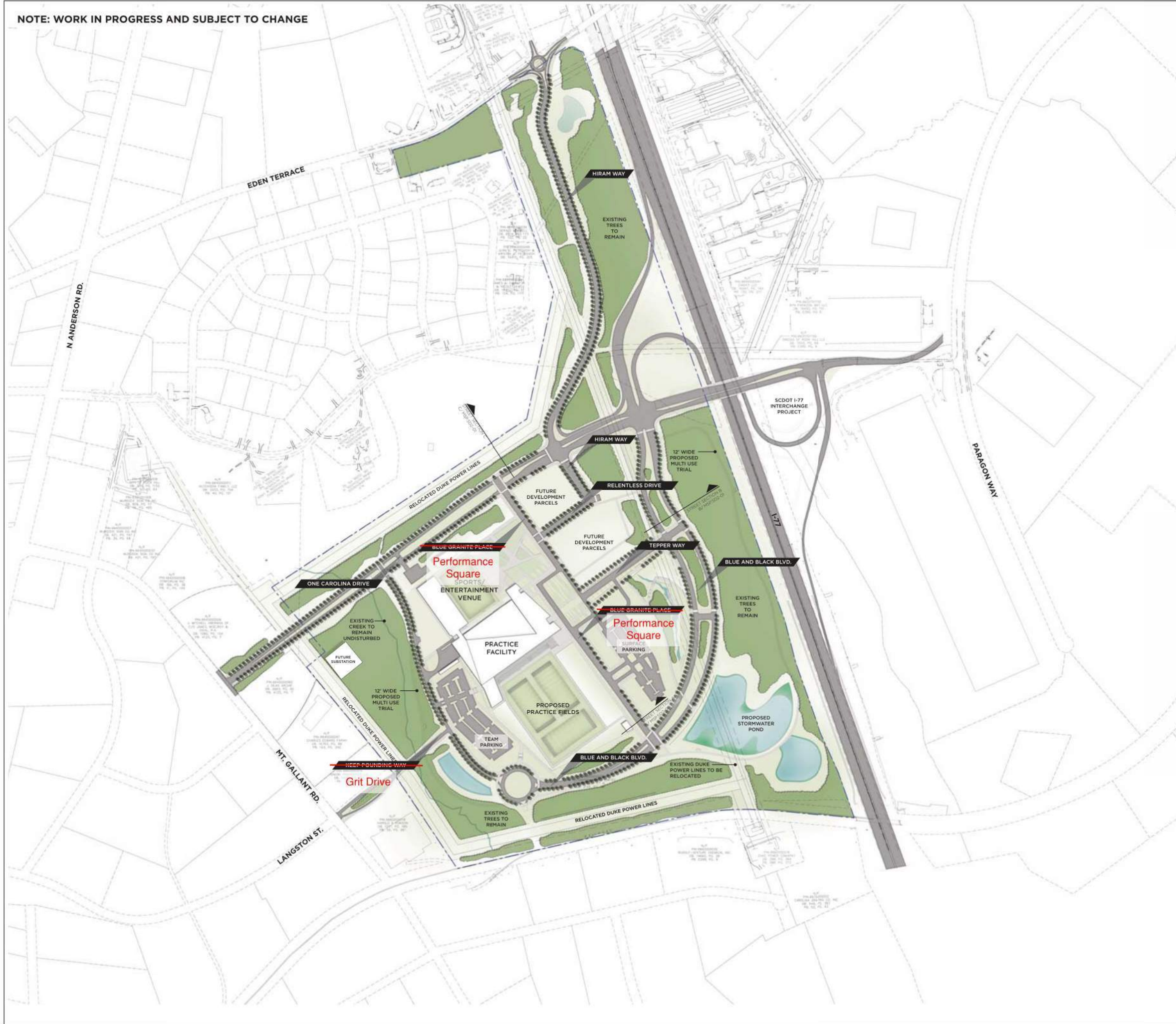
**Attachment:** Map showing proposed road names

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**Staff Contact:** Dennis Fields, Planner III  
[dennis.fields@cityofrockhill.com](mailto:dennis.fields@cityofrockhill.com)  
803-329-5687

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NOTE: WORK IN PROGRESS AND SUBJECT TO CHANGE



### POPULOUS

**POPULOUS**  
 Architect, Planning,  
 Interior Programming,  
 480 Main St., Suite 500  
 Kansas City, Missouri  
 64112  
 (816) 221-9100  
 WWW.POPULOUS.COM  
**REGISTERED ENGINEER**  
**EXHIBITION FLOORSET**  
 11 Hudson Avenue  
 New York, NY 10110-1403  
 917-697-1300  
**REGISTERED PROFESSIONAL ENGINEER**  
**VEICLIPER SECURITY TECHNOLOGY**  
**VE ENGINEERS**  
 1944 Orange Road Parkway, Suite 300  
 Columbia, SC 29209  
 (803) 767-4422  
**REGULATORY AND SITE ACQUISITION**  
**TRANSPORTATION CONSULTANTS**  
 207 50 Avenue, Suite 1100  
 New York, NY 10011  
 212-268-4133  
**REGISTERED PROFESSIONAL ENGINEER**  
 (2025)  
 6075 Spring Valley Rd #1110  
 Dallas, TX 75244  
 972-384-3750  
**LEE BASTY ABEL LLP**  
**PLANNING ENGINEER**  
 601 Longleaf Circle, 5th Floor  
 Kansas City, MO 64111  
 816-833-5533  
**CIVIL AND MECHANICAL ENGINEER**  
 (2025)  
 223 N. Oakman Street  
 Charlotte, NC 28202  
 704-333-0225  
**LANDSCAPE ARCHITECT**  
 17 Tealwood Drive, Road  
 Hendersonville, NC 28737  
 828-737-3300  
**REGISTERED**  
**DIFFERENCE MAKER COMPANY**  
 187 South Street, Suite 204, Mount  
 Airy, NC 28549  
 716-826-2583  
**REGISTERED**  
**CONSTRUCTION MANAGEMENT**  
 10111 Sunset Plaza Dr., Suite  
 812, Los Angeles, CA 90046  
 310-464-1200

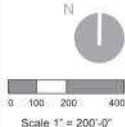
# CAROLINA PANTHERS TRAINING FACILITY ROCK HILL, SOUTH CAROLINA

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

MAJOR SITE PLAN  
 REVIEW SET  
 JULY 30, 2023

REVISIONS

NO.	DATE	DESCRIPTION



DATE: 07/30/2023  
 TIME: 10:11:00  
**OVERALL SITE PLAN**  
 MSP.SD1-00



# Planning Commission Staff Report

March 2, 2021 ~ Agenda Item #5

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**Project Name:** Rock Hill Commerce Center  
**Plan Type:** Preliminary Plat  
**Plan Numbers:** 20190997 and 20210324  
**Tax Map Numbers:** 662-07-01-345 & 662-07-01-142  
**Location:** Between Cel-River Road and Paragon Way  
**Project Owner:** Randolph Yarns Park, LLC  
**Project Contact:** Rich Horn  
Strategic Capital Partners

**Background:** The Planning Commission approved a Major Site Plan on December 3, 2019 for Randolph Yarns, which is now called Rock Hill Commerce Center. The plan anticipated a public street connection between Cel-River Road and Paragon Way through the site. At that time, it was not clear where or how the connection would be made through previously developed property along Paragon Way. Since that time, the final alignment has been determined and the applicant is requesting approval of a preliminary plat to establish the new public street.

The Planning Commission is charged under state law with approving the names of new roads. The developer has worked with York County Public Safety Communications staff to approve and reserve the name David Hutchison Road for the new road name.

**Site Info:** The subject property is the former location of a textile mill and associated housing. It is located on the northeast side of the City and fronts on Cel-River Road.

**Land Use Information:** Type: Industrial  
Zoning: Industry General (IG) & Master Plan Business Industrial Park (MP-BIP)

**Streets** The project will construct one public street, which connects Cel-River Road to Paragon Way. The new road will be constructed within a variable width right-of-way on the northern edge of the property.

**Pedestrian Access** Sidewalks will be constructed on one side of the public street, and connections to each of the buildings will be made internally.



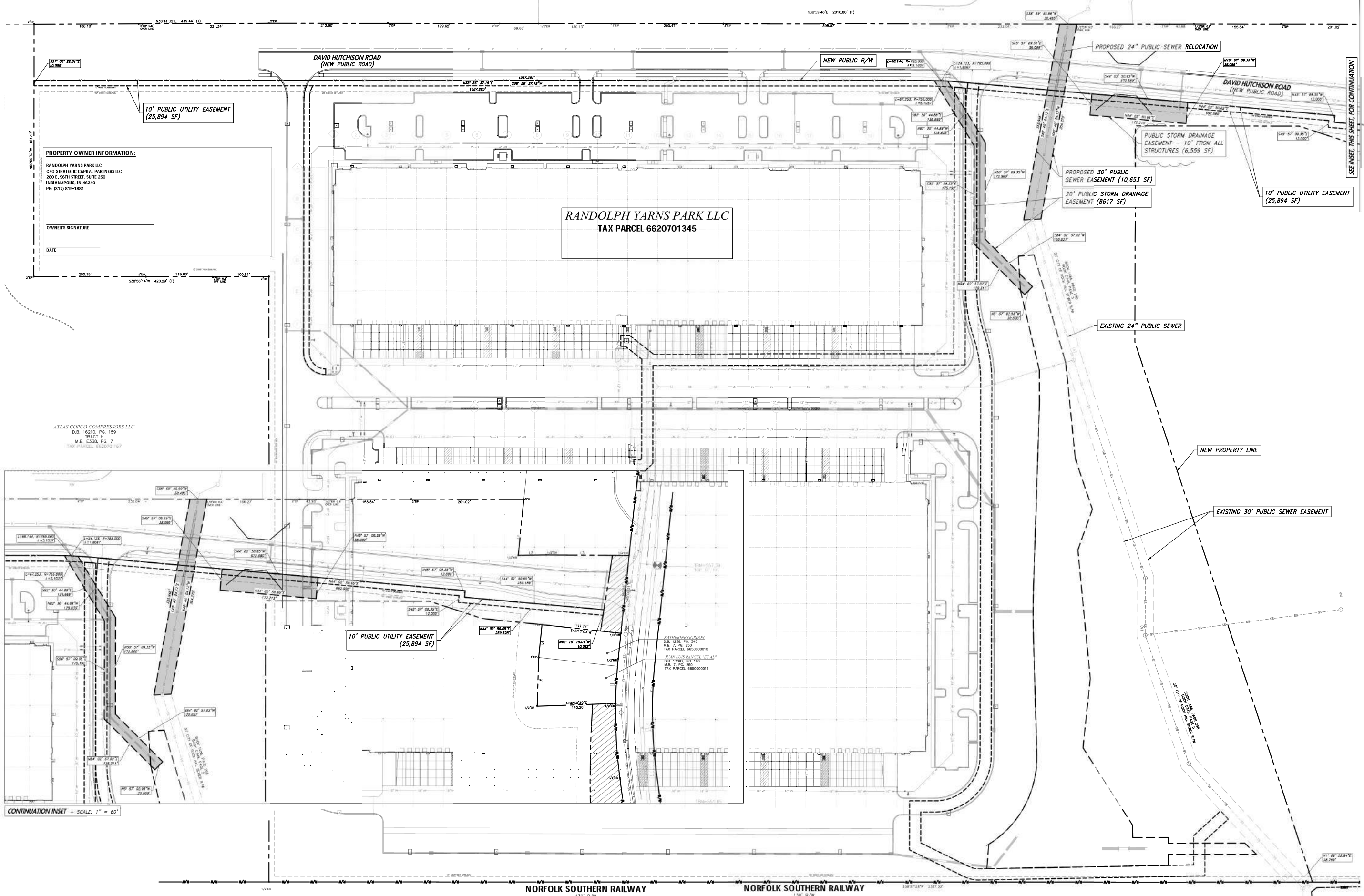
**Env. Sensitivity** The site has environmentally sensitive areas including streams, wetlands, and floodplain areas. These areas are taken into consideration on the civil construction plans.

**Recommendation:** Staff recommends approval of the preliminary plat.

**Attachments:** Preliminary Plat

---

**Staff Contact:** Dennis Fields, Planner III  
803-329-5687  
[dennis.fields@cityofrockhill.com](mailto:dennis.fields@cityofrockhill.com)



**PROPERTY OWNER INFORMATION:**  
 RANDOLPH YARNS PARK LLC  
 C/O STRATEGIC CAPITAL PARTNERS LLC  
 280 E. 96TH STREET, SUITE 250  
 INDIANAPOLIS, IN 46240  
 PH: (317) 819-1881

OWNER'S SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_

**RANDOLPH YARNS PARK LLC**  
 TAX PARCEL 6620701345

ATLAS COPCO COMPRESSORS LLC  
 D.B. 16210, PG. 159  
 TRACT H  
 M.B. E336, PG. 7  
 TAX PARCEL 6620701167

KATHERINE GORDON  
 D.B. 16208, PG. 343  
 M.B. 7, PG. 250  
 TAX PARCEL 665000000

MIAN LEE RANDOLPH, ET AL  
 D.B. 17027, PG. 186  
 M.B. 7, PG. 250  
 TAX PARCEL 665000011

CONTINUATION INSET - SCALE: 1" = 60'

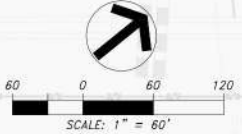
SEE INSET, THIS SHEET, FOR CONTINUATION

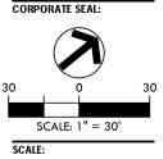
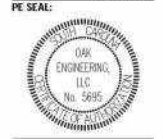
**REVISIONS:**  
 2/09/2021 - INITIAL SUBMISSION  
 2/12/2021 - REVISED PER CRH COMMENTS



# ROCK HILL COMMERCE CENTER

EXHIBIT A - PUBLIC EASEMENTS  
 CITY OF ROCK HILL, SOUTH CAROLINA





MCKESSON MEDICAL-SURGICAL INC  
D.B. 14569, PG. 175  
LOT 6  
M.B. E245, PG. 1  
TAX PARCEL 6620701142

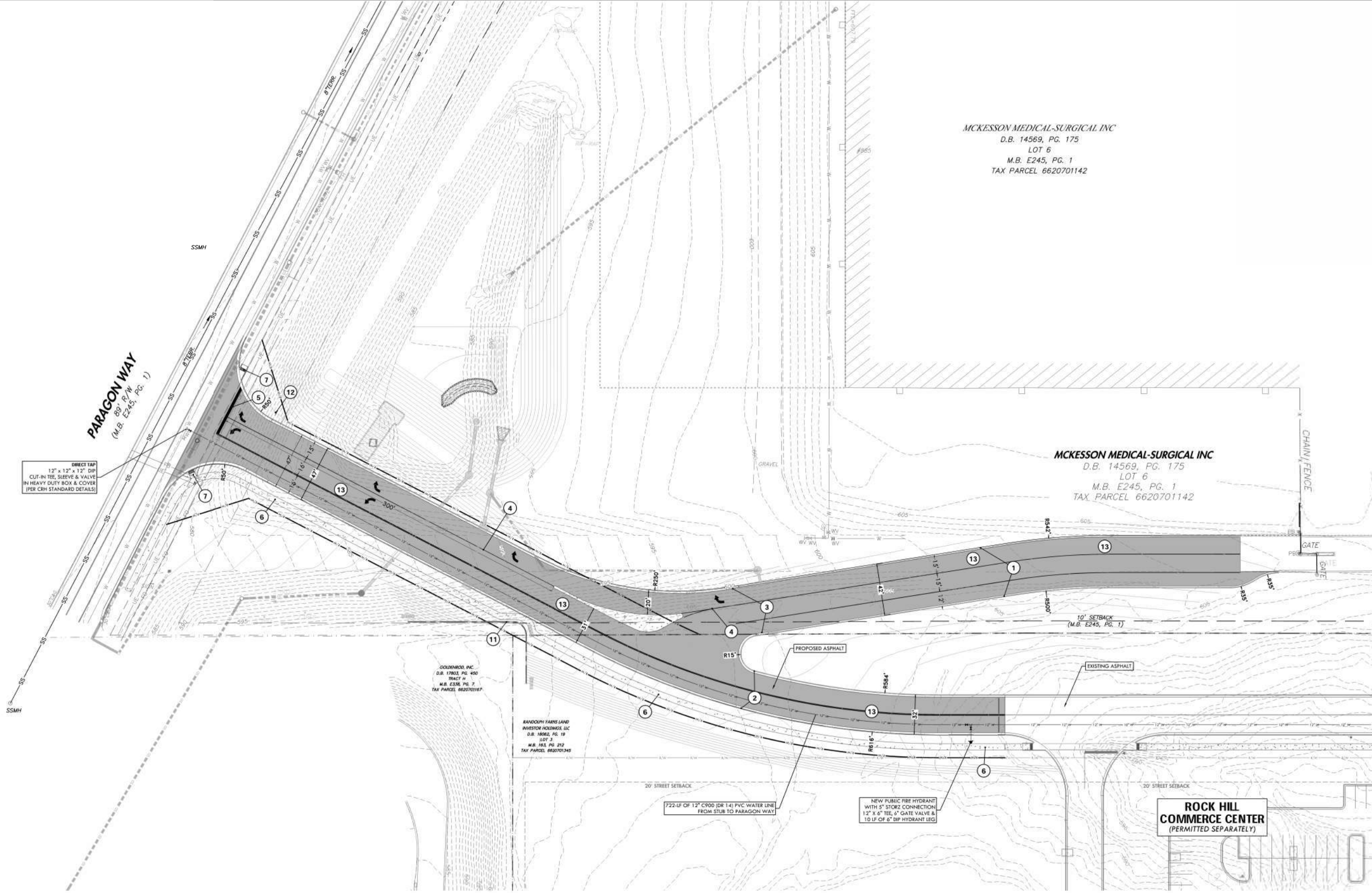
MCKESSON MEDICAL-SURGICAL INC  
D.B. 14569, PG. 175  
LOT 6  
M.B. E245, PG. 1  
TAX PARCEL 6620701142

GOLDENWOOD, INC.  
D.B. 17803, PG. 450  
TRACT # 1  
M.B. E335, PG. 7  
TAX PARCEL 6620701847

RANDOLPH FARMS LAND  
INVESTOR HOLDINGS, LLC  
D.B. 18062, PG. 19  
LOT 2  
M.B. 1A3, PG. 212  
TAX PARCEL 6620703345

**ROCK HILL  
COMMERCE CENTER**  
(PERMITTED SEPARATELY)

**PARAGON WAY CONNECTION**  
PARAGON WAY  
CITY OF ROCK HILL, SOUTH CAROLINA  
RANDOLPH FARMS PARK, LLC  
**SITE PLAN**

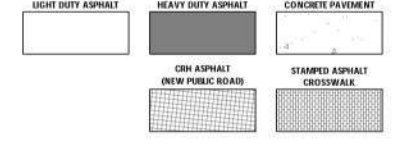


DIRECT TAP  
12" x 12" x 12" DIP  
CUT-IN TEE, SLEEVE & VALVE  
IN HEAVY DUTY BOX & COVER  
(PER CRH STANDARD DETAILS)

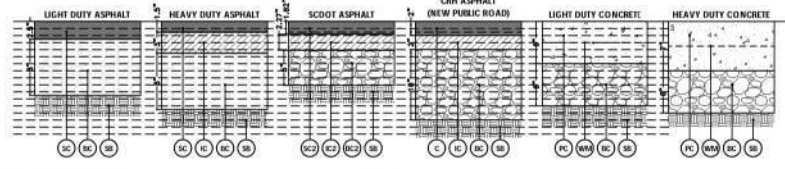
722-LF OF 12" C900 (DR 14) PVC WATER LINE  
FROM STUB TO PARAGON WAY

NEW PUBLIC FIRE HYDRANT  
WITH 5' STORZ CONNECTION  
12" X 6" TEE, 6" GATE VALVE &  
10 LF OF 6" DIP HYDRANT LEG

**PAVEMENT HATCH LEGEND**



**PAVEMENT SECTIONS**



C TYPE C SURFACE COURSE  
SC SUPERPAVE SURFACE COURSE ASPHALTIC CONCRETE (SP-5A)  
IC SUPERPAVE INTERMEDIATE COURSE ASPHALTIC CONCRETE (I-10R)  
BC CURBED AGGREGATE BASE COURSE  
MB COMPACTED SUBGRADE  
PC CONCRETE  
MM 6" x 6" #10 WELDED WIRE MESH (TO BE CONFIRMED BY GEOTECHNICAL ENGINEER)  
N1 200 #/5Y TYPE C ASPHALTIC SURFACE COURSE  
N2 250 #/5Y TYPE C ASPHALTIC INTERMEDIATE COURSE  
N3 350 #/5Y TYPE B ASPHALTIC AGGREGATE BASE COURSE (AAB)

NOTES:  
1. CONFIRM WITH GEOTECHNICAL ENGINEER FOR PAVEMENT SECTIONS AND SUBGRADE. NOTIFY ENGINEER IN CASE OF CONFLICT.  
2. PROVIDE CONSTRUCTION DETAILS PER A.C. AND/OR GEOTECHNICAL ENGINEER RECOMMENDATIONS (CONCRETE PAVEMENT ONLY).  
3. CALLER JOINS AT APPLICABLE.

**SITE KEYS**

- 1'-6" CURB & GUTTER
- 2'-0" CURB & GUTTER
- TRANSITION FROM 1'-6" TO 2'-0" CURB & GUTTER
- 4-INCH WHITE THERMOPLASTIC STRIPING
- 24-INCH WHITE THERMOPLASTIC STOP BAR
- 4-INCH THICK CONCRETE PEDESTRIAN SIDEWALK
- PEDESTRIAN RAMP WITH DETECTABLE WARNING STRIP PER SOUTH CAROLINA'S ACCESSIBILITY CODE, ADA, & YORK COUNTY STANDARDS AND REQUIREMENTS.
- NEW LIGHT DUTY PAVEMENT. SEE PAVEMENT SECTION, THIS SHEET
- NEW HEAVY DUTY ASPHALT PAVEMENT. SEE PAVEMENT SECTION, THIS SHEET
- NEW HEAVY DUTY CONCRETE PAVEMENT. SEE PAVEMENT SECTIONS, THIS SHEET
- NEW RETAINING WALL (DESIGN BY OTHERS)
- NEW 30" STOP SIGN (R1-1)
- NEW SCOT FULL DEPTH PAVEMENT. SEE PAVEMENT SECTION, THIS SHEET
- NEW 8" WIDE STAMPED ASPHALT CROSSWALK IN CONTRASTING COLOR, PER CITY OF ROCK HILL STANDARDS

**NOTES**

- IMPORTANT NOTE TO CONTRACTOR**
- AS-BUILTS MUST BE APPROVED BEFORE ISSUANCE OF FINAL PLAT AND/OR CERTIFICATE OF OCCUPANCY (C.O.).
- FIRE PROTECTION NOTES**
- ALL CONSTRUCTION, INSTALLATION, AND MATERIALS ASSOCIATED WITH THE FIRE PROTECTION SYSTEM SHALL CONFORM TO LOCAL, STATE, AND APPLICABLE CODES AND STANDARDS, SUCH AS: MPPA 24 (2013), IFC (2015), AND IBC (2015).
- SITE PLAN NOTES**
- TAX PARCEL NUMBERS: 6650000074, OTHERS
  - ZONING: IG (PENDING ANNEXATION)
  - LOT SIZE: 58.251-ACRES
  - BUILDING GROSS SF: 750,840-SF
  - FEMA INFORMATION: MAP NO. 45091C0328F, 45091C0329F  
MAP DATE: 5/16/2017  
FLOOD ZONE: OUT
  - ALLOWABLE BUILDING HEIGHT: 60 FT
- DIMENSION NOTE**
- ALL DIMENSIONS ARE TAKEN FROM FACE OF CURB UNLESS OTHERWISE INDICATED.

REVISIONS:

ENGINEER: L.H.  
DRAWN BY: A.W.E.  
CHECKED BY: G.T.H.  
PROJECT #: 000-034

**C3.0**  
SHEET 3 OF 20



# Planning Commission Staff Report

March 2, 2021 ~ Agenda Item #6

**PROJECT NAME:** Former American Legion Site - Self-Storage & Retail Mixed Use Building  
**PLAN TYPE:** Major Site Plan  
**PLAN NUMBER:** 20201127  
**TAX MAP NUMBER:** 598-03-01-001  
**LOCATION:** 982 Constitution Blvd & 199 S Cherry Road  
**PROJECT CONTACT:** JM Cope (Amy Fusaro)  
803-329-3250

**Land Use Information** Type: Self-Storage and Retail  
Zoning: Master Planned Commercial (MP-C)

**Background** The property was rezoned to MP-C on September 14, 2020. The approved plan showed an additional building on this portion of the site that allowed for both retail and self-storage uses. The proposed building placement and site layout are substantially consistent with the approved master plan.

**Dev. Information** Total Lots: 2 lots  
Lot sizes: 1.79 and 1.35 acres  
Retail Floor Area: 1,682 square feet  
Height: 4 Floors & 50 feet tall  
Total Floor Area: 102,101 square feet  
Number of storage units: 737

**Parking** Required: 113 spaces (20% reduction)  
Proposed: 116 spaces

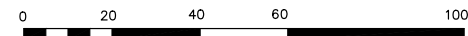
The required parking includes all of the uses on the site (office, future restaurant, retail, and self-storage). Since the property is within the Old Town District, and in close proximity to Winthrop University, the site is allowed a 20% reduction in parking (also approved in Master Plan). In addition, the site should benefit from uses having different peak demand times, which should free up additional spaces during higher parking demand times.

**Streets** Access to the site would be from a full-access driveway connection on Constitution Boulevard (a minor arterial road) and a right-in-right-out access on South Cherry Road (a principal arterial road).

<b>Pedestrian Access</b>	Sidewalks are present along both streets. The proposed development would provide connections to the primary buildings.
<b>Traffic Impact</b>	A Traffic Impact Analysis (TIA) was not required because the intensity of the proposed use is similar to that of the previous use, and adequate road capacity exists to serve the use.
<b>Landscaping</b>	Other than some small planting beds around the building, the site is almost completely covered with pavement. The site would be improved by removing pavement in some areas, installing additional landscaping around the building foundations, site perimeter, and internal parking lot islands.
<b>Lighting</b>	New lighting is proposed for the entire site. This is currently being reviewed for code compliance with civil plans.
<b>Design Standards</b>	The new commercial building will meet the nonresidential design standards. In addition, the approved master plan requires the exterior materials to be similar and complimentary in color and appearance to the proposed multi-family residential building to help tie the development together.
<b>Signage</b>	All signage must meet the City's standards.
<b>Special Notes:</b>	Although there are outstanding staff comments, they are editorial in nature, and should not significantly alter the layout of the site.
<b>RECOMMENDATION:</b>	Staff recommends approval of the Major Site Plan, subject to resolution of staff comments.
<b>ATTACHMENTS:</b>	Major Site Plan Approved Master Plan Building Elevations (still under review) Plan Review Comments

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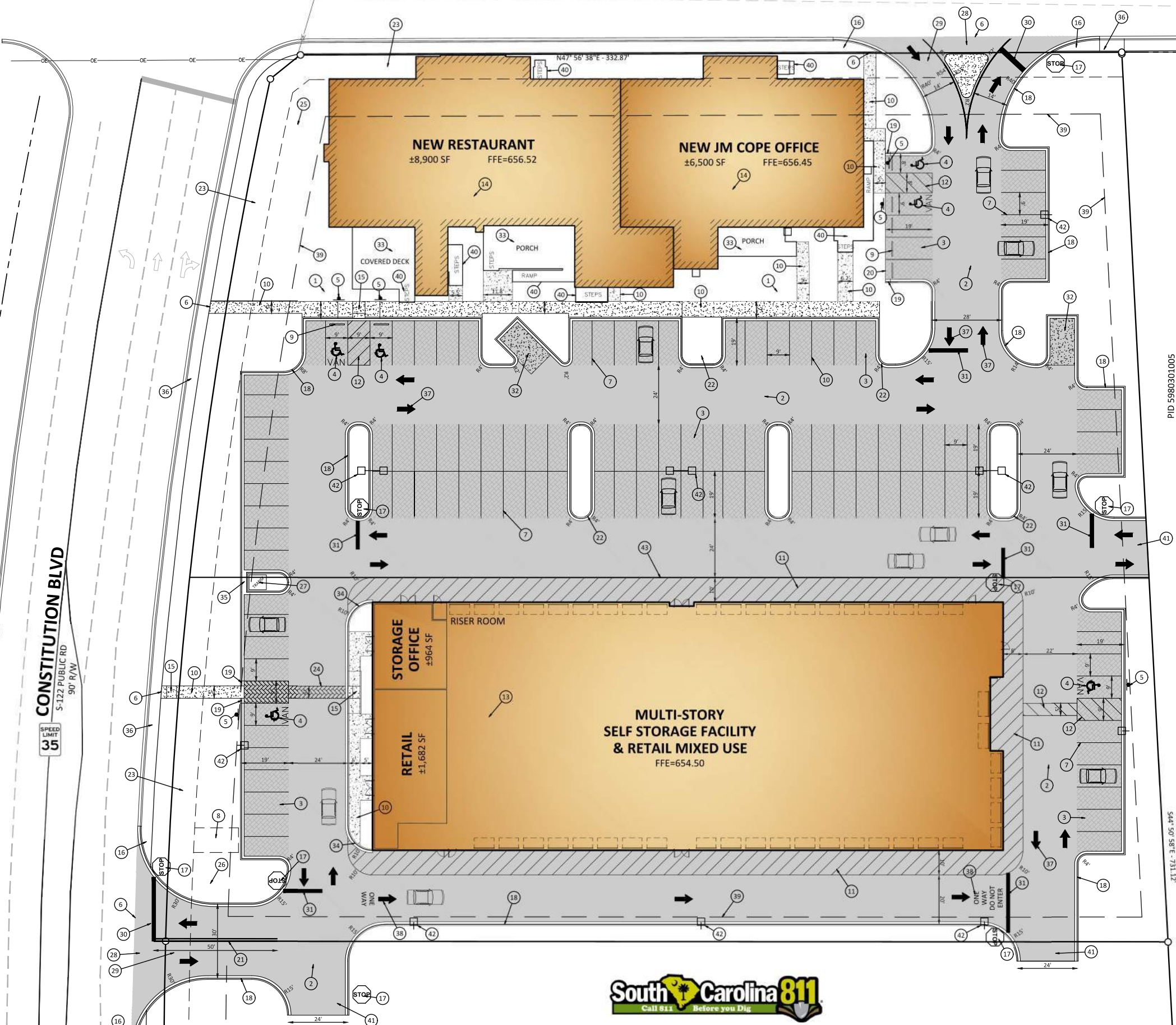
**Staff Contact:** Dennis Fields, Planner III  
[Dennis.Fields@cityofrockhill.com](mailto:Dennis.Fields@cityofrockhill.com)  
803-329-5687



GRAPHIC SCALE IN FEET



**CHERRY RD**  
PUBLIC RD SC 322  
75'R/W



PID 5980301005  
 Plat Book/Page: D170 / 1  
 WINTHROP UNIVERSITY  
 Deed Book/Page: 8672 / 80

**CODED SITE NOTES**

1. NEW PEDESTRIAN AREA WITH BICYCLE RACK. SEE LANDSCAPE PLAN FOR DETAILS AND AMENITIES.
2. NEW HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL)
3. NEW STD. DUTY ASPHALT PAVEMENT (SEE DETAIL)
4. PAINTED ACCESSIBLE SYMBOL (SEE DETAIL). (TYPICAL @ ALL ACCESSIBLE PARKING SPACES) (PROVIDE SPACES DENOTED AS VAN ACCESSIBLE WHERE SHOWN)
5. ACCESSIBLE SIGNAGE (SEE DETAILS.)
6. MAKE NEW PAVEMENT FLUSH WITH EXIST. FOR SMOOTH TRANSITION
7. 4" WIDE PAINTED YELLOW PARKING LOT STRIPING (TYP.)
8. NEW 10' WIDE EASEMENT FOR COMPIORIUM EQUIPMENT.
9. CONCRETE WHEEL STOP 30" FROM EDGE OF PAVEMENT (SEE DETAIL)
10. 4" THICK CONC. SIDEWALK
11. 4" THICK PAINTED YELLOW LOADING/UNLOADING AREA @45" O.C.
12. 4" WIDE PAINTED BLUE ACCESSIBLE STRIPING @ 45", 2' O.C. (SEE STRIPING NOTES).
13. NEW BLDG DESIGN BY OTHERS. SEE ARCH DWGS.
14. EXISTING BLDG TO BE UFT. SEE ARCH DWGS.
15. NEW ADA RAMP. SEE DETAILS.
16. INSTALL SCOT STD. ADA RAMP AS REQ'D. SEE DETAILS
17. INSTALL STOP SIGN AS REQ'D
18. NEW 18" CURB & GUTTER
19. CURB AND GUTTER STARTS/ENDS HERE. FEATHER CURB PER DETAIL.
20. NEW EDGE OF PAVEMENT
21. PAINTED DOUBLE YELLOW LANE DIVIDER FOR NEW DRIVE
22. NEW LANDSCAPE ISLAND. (TYP.) SEE LANDSCAPE PLANS BY OTHERS.
23. 10' WIDE CITY UTILITY EASEMENT
24. STAMPED ASPHALT OF CONTRASTING COLOR FOR PEDESTRIAN CROSSING
25. EXISTING TRANSFORMER PADS. COORDINATE ELECTRICAL DESIGN/INSTALLATION WITH PATRICK HALL @ patrick.hall@cityofrockhill.com. PROTECT WITH BOLLARDS AS REQ'D. THE ELECTRIC SERVICE FROM THE UTILITY TRANSFORMER TO THE BUILDING IS INSTALLED AND MAINTAINED BY THE CUSTOMER.
26. MONUMENT SIGNAGE TO BE PERMITTED SEPARATELY
27. LOCATION FOR NEW TRANSFORMER PAD. COORDINATE ELECTRICAL DESIGN/INSTALLATION WITH PATRICK HALL @ PATRICK.HALL@CITYOFROCKHILL.COM. PROTECT WITH BOLLARDS AS REQ'D. THE ELECTRIC SERVICE FROM THE UTILITY TRANSFORMER TO THE BUILDING IS INSTALLED AND MAINTAINED BY THE CUSTOMER.
28. NEW SCOT ACCESS DRIVEWAY. SEE DETAILS. ALL WORK IN SCOT R/W SHALL CONFORM TO THE APPROVED ENCROACHMENT PERMIT. SEE PAVING DETAIL FOR NEW PAVEMENT SECTION TO BE INSTALLED IN SCOT R/W.
29. PROVIDE THE FOLLOWING CONDUITS FOR CITY/COMPIORIUM:  
 ONE 6" SCHED 40 GRAY CONDUIT @ 48" DEPTH  
 ONE 3" SCHED 40 GRAY CONDUIT @ 36" DEPTH  
 ONE 2" SCHED 40 GRAY CONDUIT @ 30" DEPTH  
 ONE 4" SCHED 40 GRAY CONDUIT @ 30" DEPTH
30. WHITE THERMOPLASTIC 24" WIDE STOP BAR
31. PAINTED WHITE 18" STOP BAR
32. LOCATION FOR 12'x20' DUMPSTER PAD SEE ARCH DWGS FOR SCREENING TO MATCH BLDG. GATE(S) TO BE NON-WOODEN MATERIALS. GATE(S) TO BE 12" HINGE TO HINGE
33. DECK/PORCH PER ARCH DWGS.
34. TRANSITION CURB FROM FLUSH AT CORNER OF BLDG TO FULL 6" HEIGHT ACROSS RADIUS
35. PROVIDE 2' WIDE CURB BREAK FOR PASSAGE OF STORMWATER FLOW
36. REPAIR ABANDONED DRIVEWAYS AS REQUIRED TO RESTORE CURB LINE AND SIDEWALK FOR SMOOTH TRANSITION.
37. PAINTED TRAFFIC DIRECTIONAL ARROWS. (TYP)
38. MARK LANE AS ONE WAY ONLY WITH PAVEMENT PARKINGS AND SIGNAGE AS REQ'D.
39. BLDG SETBACK LINES AS OUTLINED IN ZONING AGREEMENT.
40. ENTRY LANDINGS, STEPS & RAMPS AS DETAILED IN ARCH DWGS.
41. CROSS ACCESS TO ADJACENT PROPERTY.
42. SITE LIGHTING POLE. SEE LIGHTING PLAN BY OTHERS.
43. NEW PROPERTY LINE. SEE SUBDIVISION PLAT BY OTHERS.

**PARKING LOT SIGNAGE NOTES**

1. THE CONTRACTOR SHALL FURNISH AND INSTALL "HANDICAPPED PARKING" SIGNS WITH IDENTIFYING HANDICAPPED SYMBOL AT ALL HANDICAPPED PARKING SPACES. SIGNS SHALL BE 12"x18", 0.080 ALUMINUM WITH BAKED ENAMEL FINISH. SIGNS SHALL HAVE WHITE LETTERING ON BLUE BACKGROUND, WITH INSTALLATION AS SHOWN ON THE DETAIL SHEET. SIGNS SHALL CONFORM TO FEDERAL HIGHWAY ADMINISTRATION AND/OR SCOT SPECS.
2. THE CONTRACTOR SHALL FURNISH AND INSTALL "STOP" SIGNS IN THE LOCATIONS INDICATED. "STOP" SIGNS SHALL BE 30"x30", WITH RED REFLECTORIZED BACKGROUND AND WHITE REFLECTORIZED LEGEND AND BORDER CONFORMING TO SCOT SPECIFICATIONS.

**PARKING LOT PAVEMENT MARKING NOTES**

1. ALL PARKING LOT STRIPING SHOWN SHALL BE PERFORMED BY THE CONTRACTOR USING YELLOW TRAFFIC MARKING PAINT UNLESS NOTED OTHERWISE BELOW. PAINT SHALL BE SHERWIN-WILLIAMS "PRO-MARK" TRAFFIC MARKING PAINT OR GLODEN TRAFFIC PAINT AND SHALL BE APPLIED IN TWO COATS AND IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
2. ADDITIONAL ITEMS TO BE PAINTED YELLOW INCLUDE: ALL SITE WORK PROTECTIVE GUARD POSTS BEYOND (5) FIVE FEET OF THE BUILDING; STEEL PIPE BASE OF HANDICAP PARKING SIGNS; ANY STRIPING/PAVEMENT MARKING OVER CONCRETE, AND LOADING/UNLOADING ZONES
3. ITEMS TO BE PAINTED WHITE INCLUDE: PARKING STALLS; STRIPED ISLANDS; RAISED DIVIDERS AND/OR MEDIANS; STOP BARS AND DIRECTIONAL ARROW OF SIZE AND LOCATION INDICATED, AND, PEDESTRIAN CROSSINGS.
4. ITEMS REQUIRING BLUE PAINT INCLUDE HANDICAP PARKING STALLS AND SYMBOLS & ALL STRIPED ISLANDS ADJACENT TO HANDICAP PARKING SPACES

**PARKING COUNT**

**REQUIRED:**  
 TBD WITH ZONING STAFF- NEED DIRECTION DUE TO UNKNOWN TENANT FOR SPACE DENOTED AS RESTAURANT AND ALSO MP-C ZONING/OLD TOWN

1 SPACE PER X SF X  
 = X X X = X SPACES REQUIRED  
 TOTAL REQ'D: X SPACES

**PROVIDED:**  
 REGULAR PARKING SPACES PROVIDED = 110  
 ADA PARKING SPACES PROVIDED = 6  
 TOTAL PARKING SPACES PROVIDED ON SITE = 116

**IMPERVIOUS AREAS**

TYPE OF IMPERVIOUS AREA	NEW (SF)	EXISTING (SF)
ROOF	34,681	15,379
ASPHALT	71,513	81,709
CONCRETE	3,860	1,205
OTHER HARD SURFACE (GRAVEL, ETC.)	0	5,295
WATER SURFACE (WET POND)	0	0
TOTALS (SF)	110,054	103,588
TOTALS (ACRES)	2.53	2.38
% OF SITE	80.5	75.7

**MISCELLANEOUS SITE PLAN NOTES**

1. ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE OF CURB OR EDGE OF PAVEMENT.
2. ALL CONDUITS TO BE GREY SCHED. 40 PVC AND INSTALLED AS NOTED ABOVE. ALL ENDS TO BE SEALED AND MARKED. DEVELOPER WILL PROVIDE AND INSTALL THE CONDUITS
3. ALL SIGNAGE TO BE PERMITTED SEPARATELY
4. ALL MATERIALS, CONSTRUCTION, AND PLANS ARE TO COMPLY WITH CURRENT CITY OF ROCK HILL STANDARD SPECIFICATIONS AND DETAILS.
5. CONTACT PALMETTO UTILITY PROTECTION SERVICE (PUPS) @ 811 OR 888-721-7877 A MINIMUM OF 72 HOURS BEFORE DIGGING.
6. FINAL DETAILS/DESIGN OF THE PEDESTRIAN ZONE WILL BE ADDRESSED WITH THE LANDSCAPING PLAN
7. A LIGHTING AND PHOTOMETRIC STUDY NEED TO BE PROVIDED WITH THE LANDSCAPE PLAN TO ENSURE THAT THERE ARE MINIMAL CONFLICTS WITH LIGHT POLES, TREES, ETC.

PREPARED BY:

1069 Bayshore Drive  
 Rock Hill, SC 29732  
 803-329-3250  
 www.jmcope.com

CERTIFICATE OF AUTHORIZATION

J M Cope Inc  
 No. 6360

REGISTERED PROFESSIONAL ENGINEER

J M Cope Inc  
 No. 200979

REVISION HISTORY

NO.	DATE	DESCRIPTION

PREPARED FOR:

**JM COPE**  
 1069 Bayshore Dr.  
 Rock Hill, SC 29732  
 803-329-3250  
 office@jmcope.com

PROJECT:

**JM COPE NEW OFFICE AND MULTI-USE RE-DEVELOPMENT OF FORMER AMERICAN LEGION SITE**

199 S. Cherry Rd  
 Rock Hill, SC 29732

TAX MAP NO.: PID 5980301001

ZONED: MP-C COUNTY: YORK

DATE: 12/18/2020

**SITE PLAN**

SHEET NO.:

**C2.0**



CONCEPTUAL REDEVELOPMENT PLAN  
199 SOUTH CHERRY ROAD



APPROVED BY  
ROCK HILL CITY COUNCIL  
MASTER PLANNED DEVELOPMENT

Ordinance # 2020-62 Effective 9/14/2020

Planning Staff Dennis Fields Date 9/23/2020

EXTERIOR FINISH SCHEDULE		
PAINT & DECORATIVE ITEMS		
ITEM	PRODUCT	COLOR/NO.
E.I.F.S.-1 (Field)	Exterior Insulation and Finishing System	Navajo WHITE SW 6128
E.I.F.S.-2 (Field)	Exterior Insulation and Finishing System	XXXXX SW XXXX
E.I.F.S.-3 (Trim/ Foam Shapes)	Exterior Insulation and Finishing System	Whitelall SW 7103
P-1 (Trim)	Coping Cap	Match E.I.F.S.
P-2 (Trim)	Metal Canopies Brake Metal	Gauntlett Gray SW 7019
DS-1	Gutters/ Downspouts	Gauntlett Gray SW 7019
MP - 1	Insulated Corrugated Metal Panel	Regal Gray E: 0.86 SRI: 64

MASONRY			
MASONRY NO.	MATERIAL	NO./NAME/COLOR	
M-1: (Brick)	Field Brick #1, Modular Wire-cut	MASONRY: 371 Autumn Blend MORTAR: E-220	
S-1: (Stone Veneer)	Cultured Stone	Alpine LedgeStone/Black Mountain	Stone: Boral

**CONSTRUCTION:**  
Brick masonry pattern is a common running bond U.N.O. Provide block w/ water-repellant integral admixture.

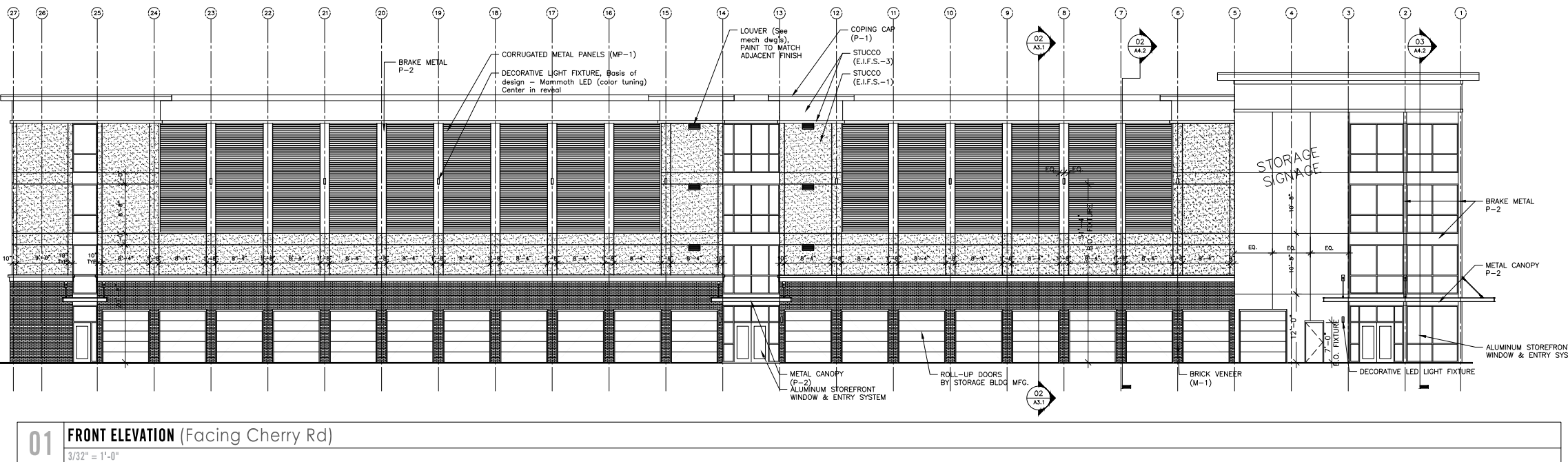
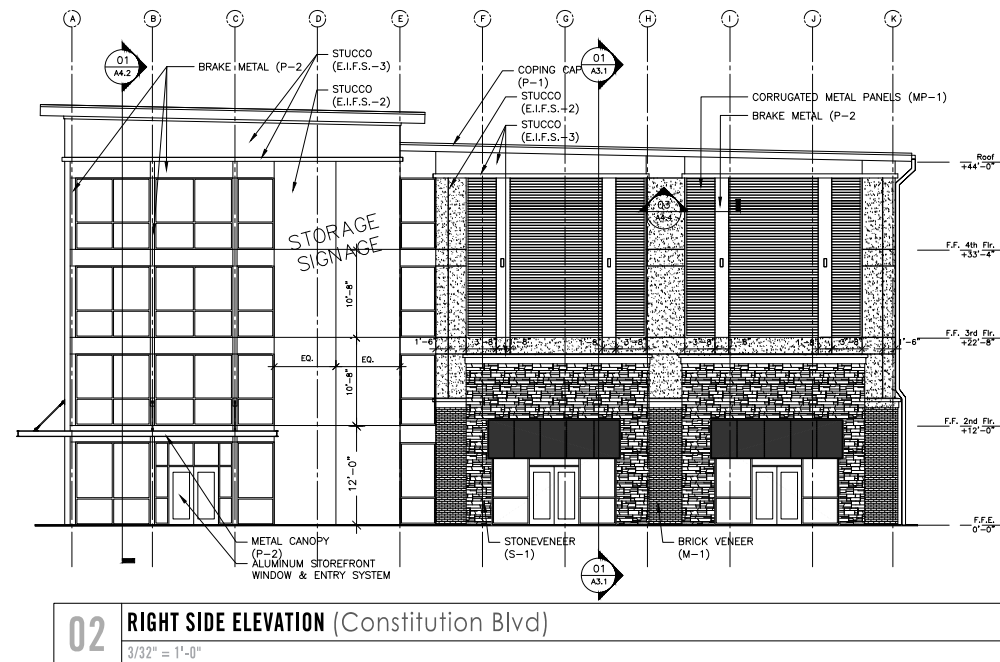
**SUBMITTALS:**  
Submit 5 samples of each type of exposed brick required. Include in each set the full range of color and texture to be expected in the completed work. Architect review will be for color and texture only. Compliance with all other requirements is the exclusive responsibility of the Contractor.

**NOTES**

- ALL GUTTERS & DOWNSPOUTS TO BE SEAMLESS PRE-FINISHED TO MATCH ADJ. FINISHES
- ALL METAL COPING CAPS TO BE PRE-FINISHED TO MATCH ADJ. EIFS.
- PROVIDE 12" x 12" SAMPLE OF EACH COLOR. ALL COLORS TO BE APPROVED BEFORE APPLICATION. SUBSTITUTIONS CAN BE MADE WITH OWNER/ARCHITECT'S APPROVAL.

**MOCK-UP PANELS:**  
Erect two sample wall panels at project site. Build panels 4'-0" long and 4'-0" high. General Contractor to fabricate for inspection full scale assemblies, depicting framing, structural connections, transition connections, flashing, and finishes prior to commencement of construction. If masonry is used for the project, panels shall be the standard of construction of all masonry and shall show proposed material, method of laying, workmanship, installation of reinforcing, and color of mortar. General Contractor shall be responsible for maintaining sample panels throughout the construction period and the removal of panels after the job is completed.

**PRODUCT HANDLING:**  
Store materials under cover, in dry place, and in manner to prevent damage or intrusion of foreign matter.



Seals:



## ROCK HILL SELF STORAGE New Construction

199 South Cherry Rd.  
Rock Hill, SC

Developed By:  
J.M. Cope Construction  
1069 Bayshore Drive | P.O. Box 4047  
Rock Hill, SC 29732

803.329.3250  
www.jmcope.com

Date:	February 12, 2021
Project Number:	2020-41
Issued For:	Construction Only:
Construction Only:	02-12-21

ELEVATIONS

# A2.1

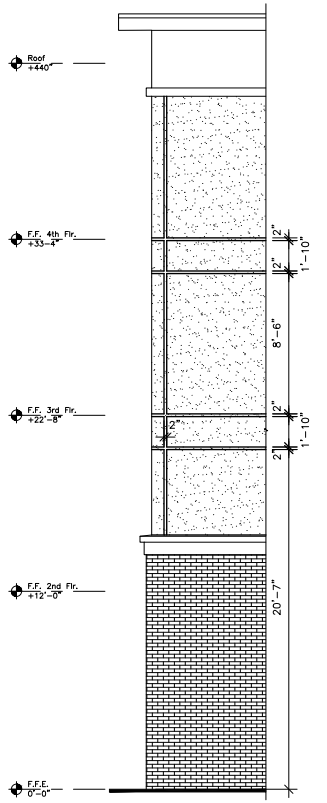
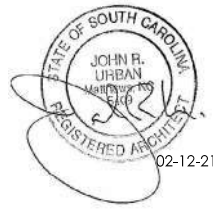
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**ARCHITECTURAL GROUP**  
 704 841.1899 1st 1242 Mann Drive Suite 200  
 841.8440 fax Mathews, North Carolina 28105  
 www.UrbanAIA.com

Seals:

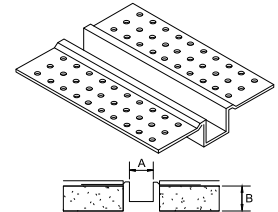


**04 EIFS REVEAL**  
 3/16" = 1'-0"

**EIFS EXTERIOR CHANNEL REVEAL**

PRODUCT NUMBER	DIMENSION A	DIMENSION B	PIECES PER BOX
2225	1/2"	1/2" MIN.	30
2226	1"	1/2" MIN.	35
2227	3/4"	1/2" MIN.	35
2228	3/8"	1/2" MIN.	30
2229	5/8"	1/2" MIN.	35
2235	1-1/2"	1/2" MIN.	30
2236	2"	1/2" MIN.	30
2237	3"	1/2" NO HOLES MIN. IN FLANGE	20

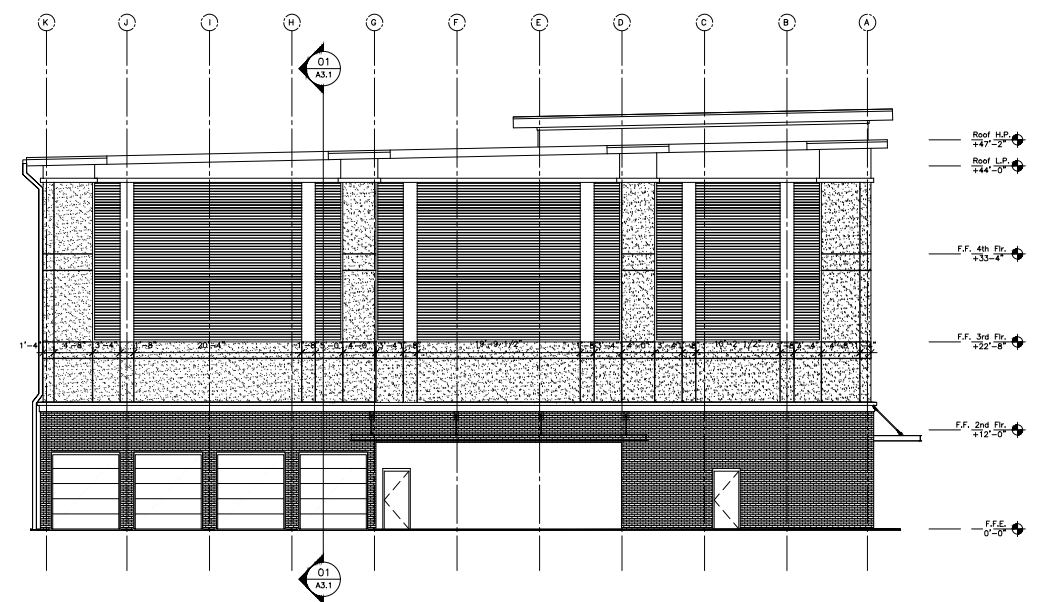
10' LENGTHS



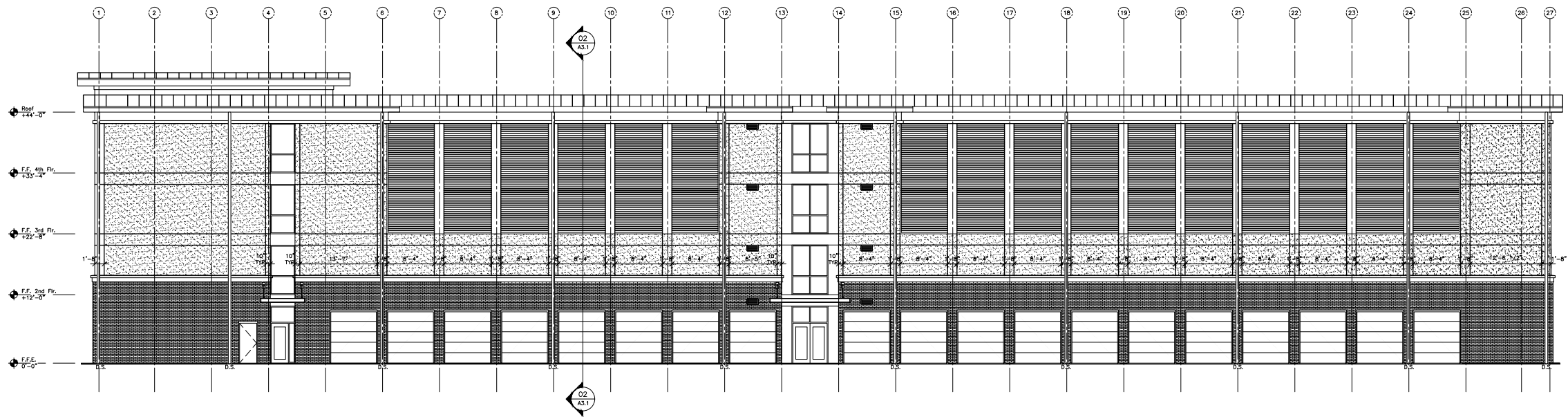
**APPLICATION:**  
 MADE FOR EXTERIOR USE IN EIFS SYSTEMS. THE EPS BOARD SHOULD BE ROUTED AND SURFACE MOUNTED REVEAL THEN INSERTED INTO CHANNEL. WIDE PERFORATED SURFACE MOUNTED FLANGES ASSURE POSITIVE BONDING OF BASE COAT TO EPS AND 1/8" STOPS ASSURE PROPER BASE AND FINISH THICKNESS.

**SPECIFICATION:**  
 ALL EXTERIOR ACCESSORIES SHALL CONFORM TO ASTM STANDARDS D1784-97, C1063-99 AND D4216-99 THEY SHALL BE USED WHERE SPECIFIED BY THE ARCHITECT AND INSTALLED PER INDUSTRY STANDARDS AND MANUFACTURERS INSTRUCTIONS.

**03 EIFS REVEAL DETAIL**  
 1-1/2" = 1'-0"



**02 LEFT SIDE ELEVATION**  
 3/32" = 1'-0"



**01 REAR ELEVATION**  
 3/32" = 1'-0"

**ROCK HILL SELF STORAGE**  
 New Construction

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Date:	February 12, 2021
Project Number:	2020-41
Issued For:	
Construction Only:	02-12-21

**ELEVATIONS**

**A2.2**

Review of: Major Site Plan  
Status: Not Approved  
Project: Old American Legion Site  
Plan #20201127

### **Review Comments**

#### Inspections: Not Approved

1. Please provide an Autoturn or similar swept path analysis plan for the fire access roads. The template must be a 46' x 9' fire apparatus with a 3' bucket overhang.
2. There are insufficient spot grades to determine code compliance. Please provide adequately spaced spot grades to establish that the grades and cross slopes for all elements of the accessible route including parking spaces, aisles, curb ramps, remaining routes and landings (with dimensions) at accessible entrances comply with the applicable requirements of A117.1-17 (accessibility standards). Please provide spot grades that establish compliant grades and cross slopes for the route from the public streets/sidewalks to the accessible building entrance served. There is a 2.1% cross slope by the ramp for the restaurant and a 3.5% cross slope (653.23 to 653.00 for a run of 6.5 feet) Please show all curb ramp spot grades and cross slopes on the plan. Please provide additional spot grades and cross slopes for the proposed restaurant and spot grades at the intersection of the private and public sidewalks.
3. Please show the grease interceptor for the restaurant with the CRH Standard GRD Detail.
4. Please advise if the site will require retaining walls. If so, please provide the top of wall and bottom of wall elevation for the proposed retaining wall. All retaining walls 4 ft. in height or greater measured from the bottom of the footing to the top of the wall will require a separate permit. Geotechnical information, Engineered plans that include all details including code compliant guards and a statement and schedule of special inspections must be submitted for permitting.
5. Will the property have fencing with security gates? Where security gates are installed, they must have an approved means of emergency operation. The security gates and the emergency operation must be maintained operational at all times. Electric gate operators, where provided, must be listed in accordance with UL 325. Gates intended for automatic operation must be designed, constructed and installed to comply with the requirements of ASTM F 2200.
6. Please provide a detail with specifications for the fire apparatus access road that establishes that the Fire Lane assembly will provide a driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
7. Based on the location of the proposed fire hydrant relative to vehicular traffic, it may be subject to impact by a motor vehicle, vehicle impact protection is required in accordance with Section 312 of the 2018 SCFC.

#### Zoning: Not Approved

1. This item requires major site plan approval by the Planning Commission, since the new building is larger than 20K sq ft. We have scheduled this item for the March 2nd Planning Commission meeting at 6:00 pm at City Hall.
2. Per the Master Plan terms and conditions, storage doors are not allowed on the east side of the building, as shown on the building footprint on the site plan. This area can have an entrance door, but no storage doors.
3. Pedestrian crossings should be shown through both access driveways along the street.
4. Restaurant sites generate a need for recycling dumpsters. It would be a good idea to incorporate that now while the site improvements are being made. An easy modification would be to make the dumpster pad adjacent to the Winthrop site a double dumpster

enclosure rather than a single. Alternatively, two angled dumpsters could be added in front of the restaurant space.

5. Interior parking lot islands must be sized and shaped to meet the rock hill zoning ordinance requirements. Staff has an alternative plan drafted showing how this can be done without losing any parking.
6. Cross access easements will be needed for the shared driveway location on Constitution Blvd, and through the site to for the adjacent property to the south and the future parcel for the self-storage building.

#### Infrastructure-Roadway: Not Approved

1. The following comments reference the Demolition Plan on sheet C1.0:
  - a. Remove the extraneous '2' labels from the plan sheet.
  - b. Revise the '6' label that appears to be pointing to a concrete pad.
  - c. Clarify if the fence located on the corner of Cherry & Constitution is intended to remain or be removed.
2. The following comments reference the Coded Site Notes from sheet C2.0:
  - a. (1) Please clarify if pavement will be provided around the proposed bicycle racks. The Landscape Plan does not provide any further information regarding these bicycle racks or other amenities.
  - b. (7) This note states that parking lot striping is to be yellow, however "PARKING LOT PAVEMENT MARKING NOTES" #3 states that these lines will be white. Please coordinate and revise.
  - c. (18) Several areas of the proposed parking lot will hold water if standard catch curb is used. Please clearly indicate on the plans where spill curb is intended.
  - d. (32) Curb & gutter is currently shown within the proposed dumpster enclosure areas. It is understood that enclosure structure information will be included with the architectural plans, however curb & gutter is not recommended for inside the enclosure itself. Please remove.
  - e. (40) Clarify how the steps along Cherry Road connect to the existing sidewalk. It appears that additional sidewalk will be required.
3. Specify what type of curb & pavement is to be used for the median island located at the Cherry Road entrance. Also call out the color & type of pavement markings shown.
4. Please provide parking count information.
5. Please add & label temporary barricades to the adjacent property access drives.
6. Provide a garbage truck turning plan for the proposed dumpster locations.
7. The proposed landscaping conflicts with the transformer location shown.
8. Light pole locations should be shown on the Landscape plan to ensure conflicts do not exist.
9. An Encroachment Permit for work within the SCDOT R/W along Cherry Rd is required.

#### Infrastructure-Water & Sewer: Not Approved

1. Clarify how water service will be provided from the existing meter to the proposed JM Cope Office.
2. As the Storage Facility & Mixed Use building will be located on its own parcel, the water meters associated with this building must fully be on this parcel.
3. The proposed water meters along Constitution Blvd are shown directly overtop an existing sanitary sewer line. Please shift these items to provide at least 10' of separation. A Public Utility Easement will be needed extending from the R/W to the meters' new location.
4. Clarify the sanitary sewer connection shown on the corner of Cherry Road & Constitution Blvd. If this is an existing service, please clarify if it will be maintained or abandoned.
5. Provide a profile for each proposed sanitary sewer connection. This profile should show & label all crossings, both existing and proposed.
6. Provide a profile for each proposed waterline. This profile should show & label all crossings, both existing and proposed.

Infrastructure-Stormwater: Not Approved

1. Provide spot shots for the parking lot island containing the new transformer pad & the curb break.
2. There are numerous spots throughout the plan that the typical catch curb will hold water when the intent is to let this water spill across the pavement. Please revise the plan to clearly show the areas where dry curb is intended.
3. Provide additional spot shots at all curb returns to assist with grading & curb elevations.
4. Where spot shots are intended to denote High Points, they should be labeled as such.
5. Provide contour elevation labels for all existing & proposed contours.
6. Where multiple stormwater pipes converge, all incoming pipes should match crowns. If the outgoing pipe is of similar size, then a drop may be used. If the outgoing pipe is of a larger size, then pipe crowns should be matched.
7. Clearly indicate on the plans which parts of the storm sewer system are intended to be public and which are private. Public lines cannot be smaller than 18" and must be enclosed within a Public Drainage Easement.
8. Include the existing incoming and outgoing invert elevations at JB-1.
9. Erosion Control measures are proposed on the adjacent parcel 972 Constitution Blvd and are cut off in the Site Plans. Please add additional viewports to ensure that all proposed work is shown within the plan set.
10. Correct the typo in Step 8 of the Construction Sequence – Phase 1 "...CONTRACTOR SHALL IMMEDIATELY SEED\* AND / OR SOD...".
11. Clarify the unlabeled circle & dot symbols shown throughout the Phase 1 Erosion Control Plan.
12. Provide proposed contour elevation labels on the Phase 2 Erosion Control Plan.
13. Show on the Erosion Plan the location of the proposed stockpile mentioned in Step 2 of the Construction Sequence – Phase 2.
14. Specify when in the Construction Sequence – Phase 2 utilities will be installed.
15. Clarify how both Stormwater Quantity and Quality are addressed for this project.
16. Storm sewer inlets & pipes, water boxes & pipes, and sanitary sewer manholes, cleanouts, & pipes should be shown on the Landscape & Lighting Plans to avoid conflicts.
17. Please submit stormwater calculations for the proposed storm sewer systems. As no calculations were submitted, no review was performed for this design item.
18. The following comments reference the NOI form:
  - a. Include the Company EIN
  - b. Revise the Disturbed & Total Acreages to match those on the Cover sheet.
19. Please clarify what Stormwater Management Devices are intended to be installed and maintained.

Infrastructure-landscaping: Not Approved

1. Revise the parking lot islands to their previously approved shape to support canopy trees, shrubs and accommodate light poles. They were already shown on earlier submittals and the island shapes are illustrated in our current ZO.
2. Once a site plan is developed a landscape plan is required, fully compliant with the current standards: General Requirements for Landscaping A tree survey may be required.
3. 8.7.3 GENERAL REQUIREMENTS FOR LANDSCAPING
  - A. Landscape plan: In order to ensure compliance with the standards of this section, a landscape plan that demonstrates how landscaping will be planted on a development site must be included with any application for site plan, minor subdivision, preliminary plat for subdivision, or zoning permit, whichever is appropriate. The plan must be prepared by a landscape architect or other qualified landscape designer. It must be fully specified and labeled, and must consist of a detailed graphic representation of the design that demonstrates knowledge of plant material characteristics and growth habits, as well as basic landscape design practice. Linear designs and monoculture planting schemes are not allowed.

The landscape plan must be drawn to scale similar to the site plan but in no cases smaller than one-inch equals 20 feet.

Includes canopy tree minimums, perimeter buffers, street trees, parking lot screening and islands & circulation area screening and foundation planter strip. Cross-section details are also required along with soil preparation notes...available from CRH Planning/Development.

Full description of the landscape development requirements can be found in the City's current Zoning Ordinance, Section 8.7 Landscape Standards.

4. Have the designer get in touch with CRH, LA in Plan/Dev.

Utilities-electric: Not Approved

1. Transformer location doesn't provide sufficient space to install protective bollards. Transformer will need to be relocated or area will need to be enlarged.
2. Conduit crossings need to be update per design of assigned technician.
3. Coordinate with Patrick Hall at Patrick.hall@cityofrockhill.com to show electric utility requirements.

Industrial Pre-Treatment: Not Approved

1. This operation will be required to install a code-compliant grease interceptor before food service operation may begin.
2. The City of Rock Hill Fats, Oil and Grease Policy has General Requirements outlined in Section 3. Please visit [www.cityofrockhill.com/fog](http://www.cityofrockhill.com/fog)