



MEMORANDUM

TO: Rock Hill Planning Commission
FROM: Dennis Fields, Planner III
RE: Meeting Agenda
DATE: April 12, 2021

The Rock Hill Planning Commission will hold its regularly scheduled monthly meeting on Tuesday, May 4, 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 Dennis.Fields@cityofrockhill.com or 803-329-5687 regarding any item on the following agenda. Thank you.

AGENDA

Rock Hill Planning Commission
May 4, 2021

Pledge of Allegiance

1. Approval of minutes of April 13, 2021 meeting.

PUBLIC HEARING ITEMS

2. Hold public hearing and consider a recommendation to City Council on petition M-2021-17 by First Calvary Baptist Church (William H. Buie, Jr) to rezone approximately 3.47 acres at 623 Crawford Road and adjacent right-of-way from Single-Family 4 (SF-4) to Office and Institutional (OI). Tax parcel 600-06-06-027.*
3. Hold public hearing and consider a recommendation to City Council on petition M-2021-18 by Firetower Logistics @ 77, LLC (Anthony A. Parker) to rezone approximately 104.1 acres at 1798 Fire Tower Road, an adjacent unaddressed parcel, and adjacent right-of-way from Industrial Development District (ID) and Urban Development District (UD) in York County, to Industry General (IG). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcels 670-00-00-199 & -080 (portion).*

PLANNING & DEVELOPMENT

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

NEW BUSINESS

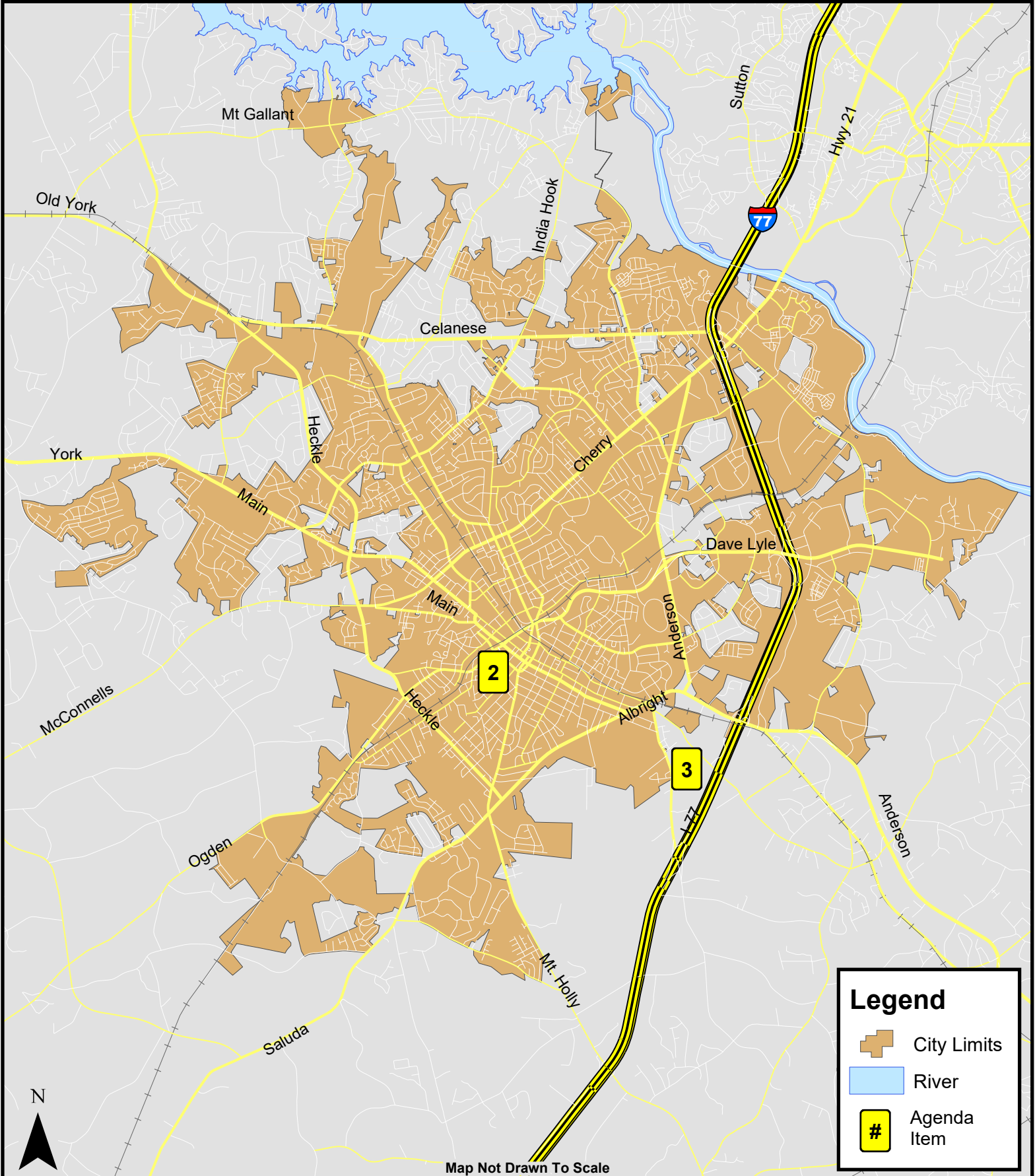
4. Other Business.
Election of Officers.
5. Adjourn.

* 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 May 24, 2021. City Council agendas are posted online at www.cityofrockhill.com/councilagendas on the Friday prior to each meeting. Please contact Dennis Fields at 803-329-5687 or Dennis.Fields@cityofrockhill.com with any questions.

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

Planning Commission Agenda Items

City of Rock Hill, SC
May 4, 2021
Planning Commission





Planning Commission Minutes

April 13, 2021

A public hearing of the Planning Commission was held on Tuesday, April 13, 2021, at 6 p.m. in City Council Chambers, 155 Johnston Street, Rock Hill SC.

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

MEMBERS ABSENT Duane Christopher

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

1. Approval of minutes of the March 2, 2021, meeting.

Commissioner Gladys Robinson made a motion to approve the minutes from the March 2, 2021, meeting. Commissioner Justin Smith seconded, the motion passed unanimously by a vote of 6-0 (Christopher absent).

PUBLIC HEARING ITEMS

2. Hold public hearing and consider a recommendation to City Council on petition M-2021-14 by Woodeneye LLC (Paul Burt) to rezone approximately 0.51 acres at 2223 & 2229 Celanese Road from Business Development District I (BD-I) in York County to Neighborhood Commercial (NC). The subject properties are proposed to be annexed into the City of Rock Hill. Tax parcels 634-11-09-009 & -010.

Staff member Dennis Fields, Planner III, presented the staff report. He also provided the Commissioners with information regarding a phone call from a resident of Country Court referring to cut through traffic using the residential streets and asking the owner to encourage patrons to use Celanese Road getting to and from the site rather than the residential streets.

Applicant's representative, Randall Bozard, 3017 Golden Dale Lane, Charlotte NC, explained the tenant was requesting the additional area to expand the available parking for the proposed building on the site.

Commissioner Nathan Mallard made a motion to recommend to City Council approval of Neighborhood Commercial (NC) zoning on the properties as proposed. Commissioner Smith seconded, and the motion passed unanimously by a vote of 6-0 (Christopher absent).

3. Hold public hearing and consider a recommendation to City Council on petition M-2021-15 by Connelly Development (Kevin Connelly) to rezone approximately 5 acres at 2150 Cherry Road and adjacent right-of-way from General Commercial (GC) to Multi-Family Residential (MFR). Tax parcel 634-07-01-015.

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

Commissioner Smith asked for clarification on the income-related restrictions. Mr. Fields stated prospective tenants would have to qualify under income guidelines in order to live in the apartments.

Commissioner Mallard asked if sidewalks were planned for the site. Mr. Fields stated sidewalks were supposed to have been constructed along the private drive as part of the Catawba Crossings development, but because some of the property was used for water line construction activity during that time, the sidewalk was never built. He added that staff believed it would make more sense to have the sidewalk located on the west side of the private drive anyway because it lines up with existing sidewalk to the north leading to Cherry Road.

Commissioner Smith asked if the City owned both of the adjacent lots. Mr. Fields stated the City owned only one of the two lots.

Chair Graham commented that the addressing of the site located so far off Cherry Road may be confusing for first responders. Mr. Fields stated there would be further discussions regarding addressing this off Eden Terrace instead, as it was closer than Cherry Road, adding first responders were used to going to the Gold's Gym across the access drive which was also addressed as Cherry Road.

Commissioner Mallard asked if the Commission would consider a major site plan for this project. Mr. Fields stated it would.

The applicant, Mr. Kevin Connelly, 125 Old Chapin Road, Lexington SC, stated this would be his sixth development in Rock Hill. He noted that plans were to incorporate the existing movie theater building in some way to be complementary to the area. He added that he was willing to work with the City on the sidewalks.

Commissioner Smith asked if the project Connelly built further down Eden Terrace at Anderson Road was completed and how the leasing was progressing. Mr. Connelly stated the project was complete, and they had a number of the units already leased.

There being no further discussion, Commissioner Smith made the motion to recommend to City Council approval of Multi-Family Residential (MFR) zoning as presented by staff. Commissioner Shelly Goodner seconded, and the motion carried unanimously by a vote of 6-0 (Christopher absent).

4. Hold public hearing and consider a recommendation to City Council on petition M-2021-16 by Greenway Residential Development LLC (Mark Richardson) to rezone approximately 12.4 acres at 805 Heckle Boulevard and adjacent right-of-way from Neighborhood Commercial (NC) and Single-Family Residential-5 (SF-5) to Multi-Family Residential (MFR). Tax parcel 597-04-01-051.

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

Commissioner Mallard asked if there would be a dedicated left turn lane off Cherry Road. Mr. Fields stated that the road widened closer to the intersection but that a traffic study would be done and would identify any necessary improvements, adding the development would need to work around the existing turn lane on Heckle Blvd for the school bus entrance on the adjacent property.

Commissioner Smith commented that this project seemed to anticipate commercial growth as encouraged by the Comprehensive Plan goal to grow inside first. Chair Graham commented on this as well, adding that the previous request was directly adjacent to a high commercial-use area. Mr. Fields stated the goal was to develop areas that provided walkable opportunities to major employment and retail area. He added that staff believed this goal was accomplished with the grocery store, several restaurants, and the County offices as a major employer, all within walking distance of this property. He noted there were also several other commercial developments

being planned and under construction for nearby vacant properties along Heckle Blvd.

The applicant, Mark Richardson, 113 High Point Drive, Blythewood, provided additional information on the project. He noted that the project was walkable to the nearby Food Lion grocery store and restaurants. He stated he had reached out to the Highland Creek HOA president, who did not express any concerns with this plan. He added that his company had built 29 projects in North and South Carolina, although none in Rock Hill at this point.

Commissioner Smith asked if the City had a process to monitor the apartment demand and supply inventory. Mr. Fields stated like all development, some of the projects presented do not get constructed, adding that the City has likely seen more multi-family requests because of the opportunity zones, and the identified need for affordable housing in the City. He stated that City Council recently adopted a policy that requires multi-family projects that take advantage of City incentives to have a certain percentage of affordable units.

Commissioner Smith commented that he wanted to make sure the Commission was not allowing too many projects to be built. Mr. Fields stated there were not many large vacant properties adjacent to commercial shopping areas where the City's locational standards encourages the development of apartment projects. He added that staff turns away many developers requesting apartments that do not meet these locational standards.

There was general conversation regarding the proposed density of the two projects presented.

Planning & Zoning Manager, Eric Hawkins, stated the City's Economic & Urban Development Housing Division did a study on housing availability and keeps up with the inventory available.

Chair Graham asked if this site was located in an opportunity zone. Mr. Richardson stated it was located in an identified census tract area but was not in an opportunity zone.

There was general discussion on the multi-family residential rezonings the City undertook in 2015, prior to the ordinance amendments.

There being no further discussion, Commissioner Mallard made a motion to recommend to City Council approval of Multi-Family Residential (MFR) zoning as presented. Commissioner Robinson seconded, and the motion carried unanimously by a vote of 6-0 (Christopher absent).

NEW BUSINESS

5. Other Business.

a. I-77 Bridge Work

Mr. Hawkins provided information on planned closures of the exits to Celanese Road as repairs were planned for the bridge on the southbound side of I-77 beginning May 6.

b. Charlotte Avenue Bridge Work

Mr. Hawkins provided information on the planned closure of the Charlotte Avenue bridge for repairs.

Commissioner Smith referred to the plan to close the second lanes on Charlotte

Avenue for parking and asked if on-street parking was planned for the bridge as well. Mr. Hawkins stated he believed this was correct.

c. Community Vaccination Clinic

Mr. Hawkins stated the City was looking for volunteers to work at the Community Vaccination Clinic. Planning & Development Director Leah Youngblood noted that half-day shifts had been added to the volunteer shifts in the event people could not commit to a whole day. There was general discussion over the types of work volunteers could do.

6. Adjourn.

There being no further business, the meeting adjourned at 6:47 p.m.

DRAFT

Staff Report to Planning Commission M-2021-17

Meeting Date: May 04, 2021



Petition by First Calvary Baptist Church (William H. Buie, Jr) to rezone approximately 3.47 acres at 623 Crawford Road and adjacent right-of-way from Single-Family 4 (SF-4) to Office and Institutional (OI).



Reason for Request: The applicant is requesting the rezoning in order to construct a future building for adult daycare use on the property.

Staff Recommendation: Staff recommends approval of the proposed OI Zoning District.

SEE ATTACHED REPORT FOR MORE INFORMATION



Rezoning Analysis-Report to Planning Commission

Meeting Date: May 4, 2021

Location: 623 Crawford Road
Tax Parcels 600-06-06-027

Site Area: ~3.47 Acres

Request: Rezone property from Single-Family 4 (SF-4) to Office and Institutional (OI).

Proposed Development: Adult Daycare use

Applicant/Owner: First Calvary Baptist Church
(Pastor William H. Buie Jr.)
623 Crawford Rd
Rock Hill, SC 29730

Site Description

The subject property is located at the corner of Crawford Road and Whitner Street and has vehicle access on both Crawford Road and Lucky Lane. The site has two existing buildings and associated parking areas for First Calvary Baptist Church, along with an undeveloped portion on the northeast portion of the site.

The property is currently zoned Single-Family 4 (SF-4) and surrounding uses are predominately residential, with a few commercial uses on Crawford Road.

Development Proposal

The church is requesting the rezoning in order to allow for adult daycare use, which they currently operate out of the existing church building. Although adult daycares are allowed as accessory uses to religious institutions, there are operational limitations, including restricted hours or programming. The rezoning request would allow the church to construct a separate building in the future, dedicated to the adult daycare use.

Existing Zoning District Summary

Single-Family Residential-5 (SF-5): 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.

Proposed Zoning District Summary

Office and Institutional (OI): The OI district is established to provide a wide variety of professional and business offices and institutions proximate to residential and the more intense business districts so as to satisfy the City's demand for services. These regulations are designed to encourage the formation and continuance of a quiet, compatible, and uncongested environment for offices intermingled with residential and institutional uses.

INFRASTRUCTURE CONSIDERATIONS

Transportation

The property has frontage on Crawford Road, Whitner Street, and Lucky Lane, with vehicle access on both Crawford Road and Lucky Lane. Sidewalks exist along all three streets.

RELATIONSHIP TO PUBLIC PLANS

Comprehensive Plan Update – Rock Hill 2030

This parcel is in the Old Town character area of the Future Land Use Map of the Comprehensive Plan Update – Rock Hill 2030, which represents the most compact, concentrated character area – with the highest developed densities and smallest parcel sizes.

The Comprehensive Plan states that this character area should include:

- Redevelopment at a scale, size and style compatible with existing structures and approved conceptual master plans for the area;
- Encouraging redevelopment that increases occupancy in commercial spaces, preserves historic buildings, and attracts knowledge-based groups; and
- Usable open and public spaces.

The Office and Institutional (OI) district is consistent with surrounding, existing land uses and is consistent with the Comprehensive Plan's Core Values, 'Grow Inside First' and 'Reinforce Strong Neighborhoods', as follows:

- Consistency of land uses: rezoning the property would allow for potential development that would be compatible with neighborhood residential and commercial uses along Crawford Road.
- Consistency with 'Grow Inside First': this Core Value emphasizes the need to prioritize infill and to maximize use of existing infrastructure and investment. Development of this parcel would mean a higher utilization of the land and existing infrastructure.
- Consistency with 'Reinforce Strong Neighborhoods': this Core Value emphasizes the social networks that a neighborhood of lasting value needs to thrive as well as the need to have more services for residents to age in place. An adult daycare would support these needs and this Core Value.

In summary, the proposed rezoning is consistent with the Comprehensive Plan because it would allow for potential development that would be compatible with the existing and planned uses within the Old Town character area as well as support the plan's Core Values.

PUBLIC INVOLVEMENT

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

- April 16: Rezoning notification signs posted on subject property.

- April 16: Rezoning notification postcards sent to 127 property owners and tenants within 300 feet of the subject property, as well as the South Central neighborhood representative.
- April 16: Planning Commission public hearing advertisement published in *The Herald*.

Public Feedback

Staff has not received any public feedback on the request.

RECOMMENDATIONS

Staff Assessment

Although the current SF-4 zoning district allows for the religious institution use and the adult daycare use as an accessory use, the accessory use does have operational limitations, including restricted hours or programming. Rezoning the property to OI would allow both the religious institution and adult daycare uses as primary uses.

Staff often encourages religious institutions to rezone their property to OI to specifically allow other types of uses, such as daycares and schools to use the building or property during non-worship times. The OI zoning district is compatible with the surrounding uses, including single-family residential, as it does not allow for many intense uses that could alter the character of the area.

Furthermore, staff has not received any negative feedback from the surrounding properties.

Staff Recommendation

Staff recommends approval of the proposed OI zoning.

Attachments

- Rezoning Map

To see the applications submitted for this case, go to: www.cityofrockhill.com/PlanInfo.

Staff Contact:

Dennis Fields, Planner III




Dennis.Fields@CityofRockHill.com

803-329-5687



M-2021-17

Legend

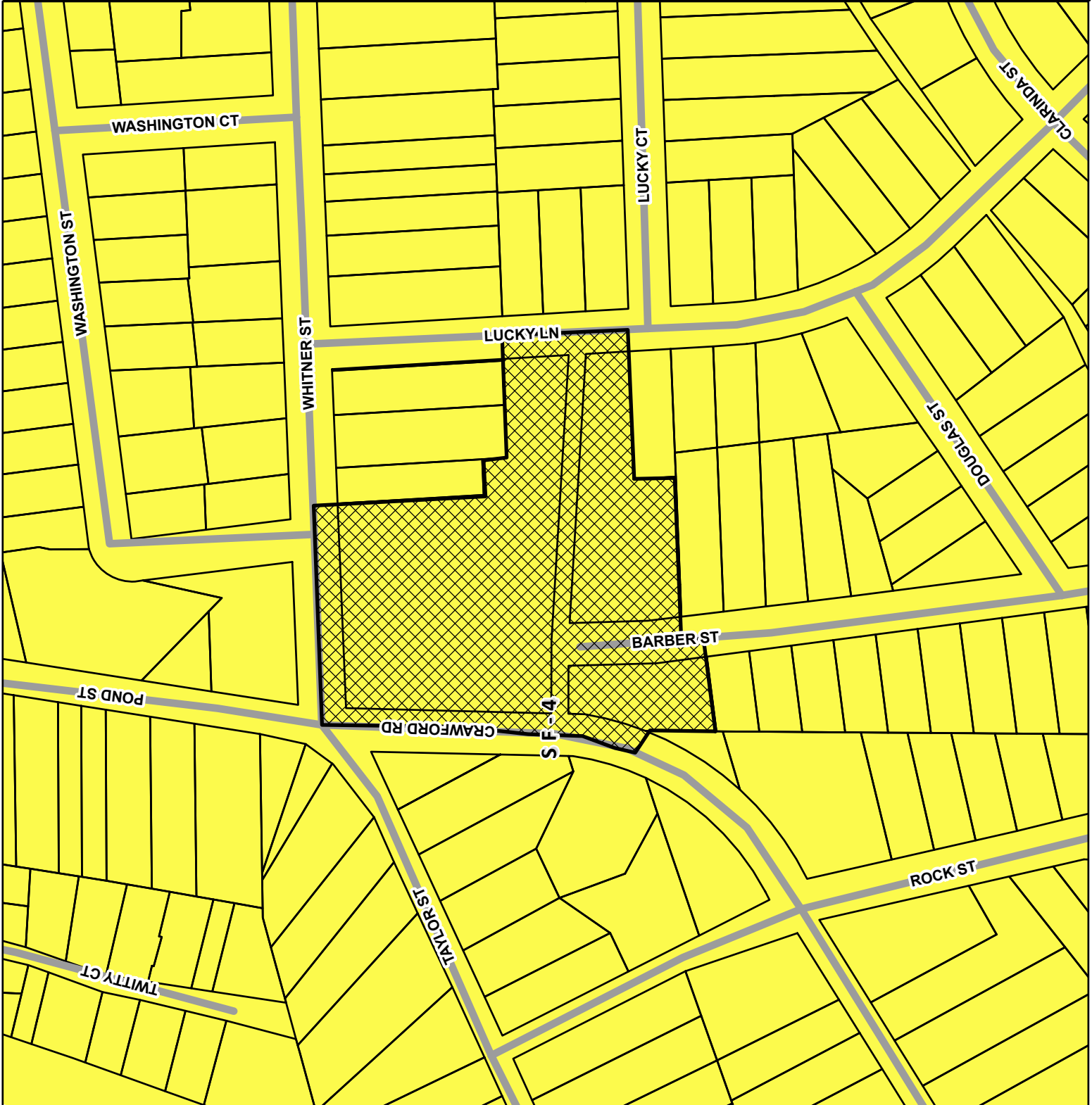
-  Subject Property
-  Single-Family 4 (SF-4)
-  Single-Family 5 (SF-5)

Zoning Data

Current: SF-4
Proposed: OI



Planning & Development
Department
City of Rock Hill
05-04-2021



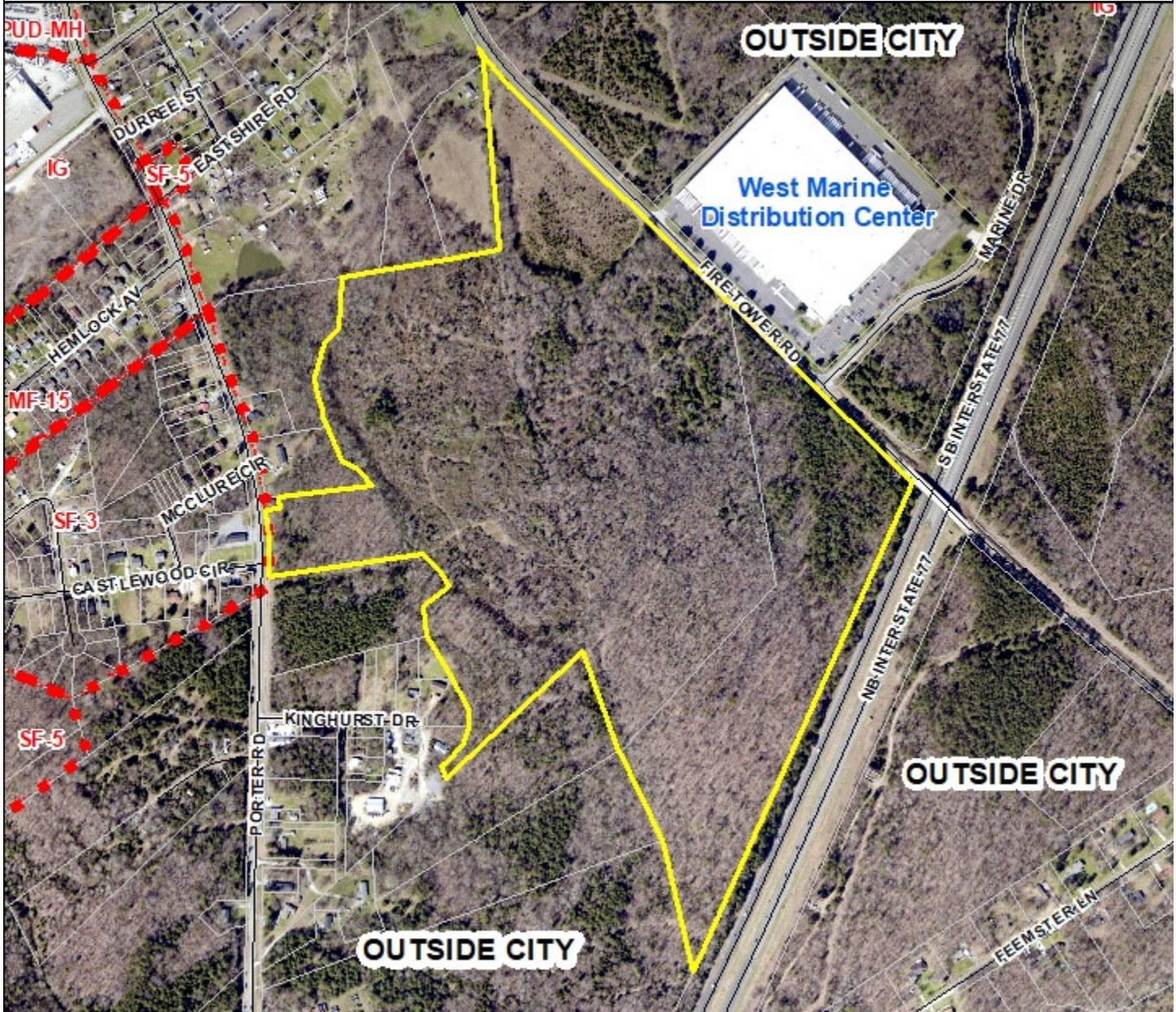


Staff Report to Planning Commission M-2021-18



Meeting Date: May 04, 2021

Petition by Firetower Logistics @ 77, LLC (Anthony A. Parker) to rezone approximately 104.1 acres at 1798 Fire Tower Road, an adjacent unaddressed parcel, and adjacent right-of-way from Industrial Development District (ID) and Urban Development District (UD) in York County, to Industry General (IG).



Reason for Request: The applicant is requesting the rezoning in order to construct an industrial building on the property.

Staff Recommendation: Staff recommends approval of the proposed IG Zoning District.

SEE ATTACHED REPORT FOR MORE INFORMATION



Rezoning Analysis-Report to Planning Commission

Meeting Date: May 4, 2021

Location:	1798 Fire Tower Rd and an unaddressed parcel. Tax Parcels 670-00-00-199 & -080 (portion)
Site Area:	~96 acres
Request:	Annex property into the City and rezone property from Industrial Development District (ID) and Urban Development District (UD) in York County to Industry General (IG) in the City of Rock Hill.
Proposed Development:	Construct an approximately one million square foot industrial building on the property
Applicant:	Firetower Logistics @ 77, LLC (McCraney Property Company - Anthony Parker) 2257 Vista Parkway, #15 West Palm, FL 33411 704-681-0957
Owners:	Lakemont Property Investors, LLC (Bailey W. Patrick) 2400 South Blvd, Suite 300 Charlotte, NC 28201 Commercial Development Holdings, LLC (Katie Caldwell) 1807 S Tryon St. Charlotte, NC 28203

Site Description

The subject property is located west of I-77, between Fire Tower Road and Porter Road. The site is undeveloped and wooded and fronts Fire Towner Road (Major Collector) and Porter Road (Minor Arterial). The majority of surrounding uses are Industrial in commercial and industrial zoning districts, however there are a few single-family homes to the west along Porter Road. The buildings on the adjoining properties are smaller in size to what would be permitted under the proposed zoning. There are a few development constraints, including streams and wetland areas on the site. The applicant is aware of the constraints and plans to mitigate any impacts.

Development Proposal

The applicant is requesting the annexation and rezoning in order to facilitate the development of an industrial building on the property. Although the applicant does not yet have a specific user for the building, they anticipate warehousing and distribution uses, which are conditional uses in the IG zoning district. The proposed single story building would be approximately one million square feet in size, with access to both Fire Tower Road and Porter Road, through a new public collector road that would be constructed through the site.

Existing Zoning District Summary

Urban Development District (UD)- The Urban Development District is designed to permit in certain areas of the county maximum use flexibility in response to existing conditions and characteristics existing at the adoption of zoning. It also recognizes areas existing prior to zoning which have been impacted by a variety of incompatible uses. Market and use flexibility mandates a need to protect existing development from the adversities of “mixed use.” The objective of this district is to maximize land use flexibility and minimize land use conflicts in the process. Permitted uses include single-family dwellings, schools, horticulture and agriculture interests, neighborhood and community parks, churches, duplexes, multi-family dwellings, child care centers, nursing homes, personal service establishments i.e. beauty shops; Laundromats; restaurants; convenience retail establishments i.e. grocery stores; professional services, i.e. business or financial offices; commercial recreation establishments i.e. game rooms; clinics, office buildings, educational institutions, commercial schools, research facilities, townhouses, museums, motels, primary and secondary retail establishments, commercial parking lots, general business services, funeral homes, mini-warehouses, automobile service and repair shops, agriculture operations, cemeteries, churches, community centers, equestrian operations, mining operations, mobile homes on individual lots, outdoor recreation facilities, roadside stands, schools, utilities, manufacturing uses and services, and warehousing establishments.

Industrial Development District (ID)- The Industrial Development District (ID) is designed to recognize and protect one of the county’s greatest assets - its industry. Too often, it is infringed upon and “boxed in” by incompatible development, and sites with industrial potential lie unprotected from smaller scale uses. This district is designed to improve this situation by protecting certain areas with industrial potential for future industrial use and by buffering industrial uses from incompatible development. In the case of undeveloped property, the purpose of this district is not to usurp the development rights of property owners in anticipation of industrial development, but to allow the continuation of agricultural activity as an interim use; one which does not commit the land to higher intensity use and subsequently negate the prospects of industrial development. Permitted uses include animal hospitals and veterinarian clinics, keeping or raising of animals, agriculture operations, cemeteries, churches, indoor commercial recreation, community centers, equestrian operations, mining operations, outdoor recreation facilities, roadside stands, schools, utilities, manufacturing uses and services, and warehousing establishments.

Proposed Zoning District Summary

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*.

Previous Rezoning Cases in the Area

M-2015-47 - Annexation and rezoning of approximately 54 acres of property along Main Street and Fire Tower Rd, including the PFG industrial property.

S. Anderson Rd / Marine Dr Area - Annexation in 2002 of approximately 7 acres at the intersection of Anderson Rd and Marine Dr.

INFRASTRUCTURE CONSIDERATIONS

Transportation

The property has frontage on Fire Towner Road (Major Collector) and Porter Road (Minor Arterial). The site will be accessed from both Porter and Fire Tower Roads through a new two-lane collector street that will be constructed between the two streets. This new public street was identified on the Rock Hill Fort Mill Area Transportation Study (RFATS) Collector Street Plan.

There are no existing sidewalks along either Fire Tower or Porter Roads, however the applicant will be required to construct sidewalks along one side of Fire Tower Road and along one side of the new collector street when the site is developed.

A Traffic Impact Analysis (TIA) has been completed based on the conceptual site plan attached. It is important to note that this concept plan does not take into consideration the required collector street identified on the RFATS Collector Street Plan, and the layout will need to be adjusted prior to major site plan review. The recommended road improvements in the TIA for this initial plan are as follows:

- Gave direction on ingress and egress lanes at the proposed entrance locations.
- Align Access A on Firetower Road with the access of West Marine.
- Construct a continuous left-turn lane on Firetower Road between Access A and Access B with appropriate tapers. (making this a 3-lane section)
- Provide pavement markings for a minimum of 150' of westbound left-turn storage at Access A and a minimum of 150' of eastbound left-turn storage at Access B / Marine Drive

Historic traffic volumes in the area are shown below:

Street	Vehicles Per Day			
	2019	2017	2015	2013
Fire Tower Road	7,500	5,400	5,300	6,100
Porter Road	4,800	4,500	4,300	4,200

Public Utilities

All necessary utilities are available to the site. Water service is available in both Fire Tower and Porter Roads. Sanitary Sewer service is available in Porter Road, which may require a private pump system to serve the building due to the intermittent stream crossing.

RELATIONSHIP TO PUBLIC PLANS

Comprehensive Plan Update – Rock Hill 2030

These parcels are in the Interstate Employment character area of the Future Land Use Map. The Comprehensive Plan states that the Interstate Employment character area should include:

- Development of manufacturing, warehouse, and other freight-type uses.
- The City should focus on making the land in the area “shovel ready” to remain competitive in the region for these types of business.

The proposed rezoning of these parcels from UD and ID to IG is consistent with the Future Land Use Map because it would allow for a development that is compatible with the existing uses along Fire Tower Road. The rezoning and annexation support the Comprehensive Plan Core Values as follows -

- Grow Inside First: the development would contribute to maximizing the use of existing infrastructure and investment and would contribute to economic development along the I-77 corridor.
-

PUBLIC INVOLVEMENT

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

- April 15: Rezoning notification signs posted on subject property.
- April 15: Rezoning notification postcards sent to 62 property owners and tenants within 300 feet of the subject property.
- April 15: Planning Commission public hearing advertisement published in *The Herald*.

Public Feedback

Staff received one phone call from an adjacent property owner with property he was trying to sell and wanted to know if the developer was interested in purchasing it. Staff provided contact information for the applicant.

RECOMMENDATIONS

Staff Assessment

The proposed rezoning request is consistent with the current industrial zoning in York County and the adjacency to Interstate 77 provides a convenient connection from Porter Road. The proposed industrial development is compatible with the surrounding uses, including other warehouse/distribution uses along Fire Tower Road and Marine Drive.

Development of the property would also establish street connectivity via the required collector street through the site. Staff has not heard any concerns from adjacent property owners or residents.

Staff Recommendation

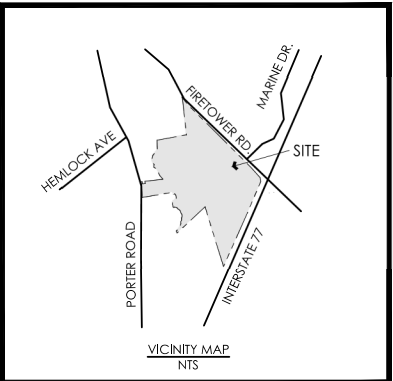
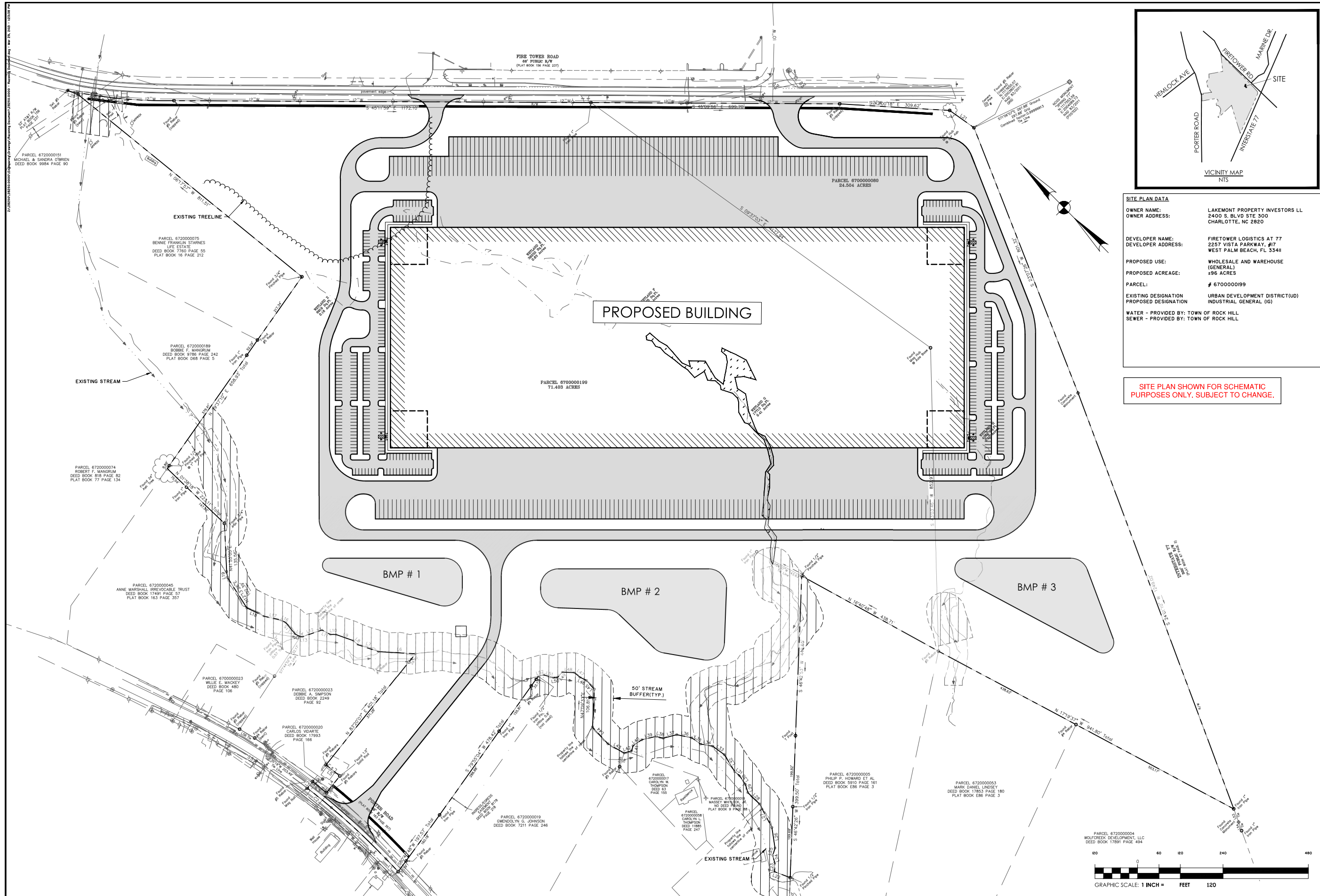
Staff recommends approval of the proposed IG zoning.

Attachments

- Conceptual Site Plan
- Annexation Map
- Rezoning Map
- Existing Conditions Map

To see the applications submitted for this case, go to: www.cityofrockhill.com/PlanInfo.

Staff Contact: Dennis Fields, Planner III
Dennis.Fields@cityofrockhill.com
803-329-5687



SITE PLAN DATA

OWNER NAME:	LAKEMONT PROPERTY INVESTORS LL
OWNER ADDRESS:	2400 S. BLVD STE 300 CHARLOTTE, NC 28220
DEVELOPER NAME:	FIRETOWER LOGISTICS AT 77
DEVELOPER ADDRESS:	2257 VISTA PARKWAY, #17 WEST PALM BEACH, FL 33411
PROPOSED USE:	WHOLESALE AND WAREHOUSE (GENERAL)
PROPOSED ACREAGE:	±96 ACRES
PARCEL:	# 6700000199
EXISTING DESIGNATION	URBAN DEVELOPMENT DISTRICT(UD)
PROPOSED DESIGNATION	INDUSTRIAL GENERAL (IG)
WATER - PROVIDED BY:	TOWN OF ROCK HILL
SEWER - PROVIDED BY:	TOWN OF ROCK HILL

SITE PLAN SHOWN FOR SCHEMATIC PURPOSES ONLY. SUBJECT TO CHANGE.

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

NO.	REVISIONS	BY	DATE

THOMAS HUTTON
 1020 Euclid Avenue
 Charlotte, NC 28202 • 980.201.5505
 www.thomasandhutton.com

FIRETOWER LOGISTICS AT 77
 FORK COUNTY, NC
 FIRETOWER RD. DEVELOPMENT
 REZONING DOCUMENT

JOB NO:	J-28250.0000
DATE:	1/28/21
DRAWN:	MR
DESIGNED:	NH
REVIEWED:	MSK
APPROVED:	MSK
SCALE:	1" = 120'

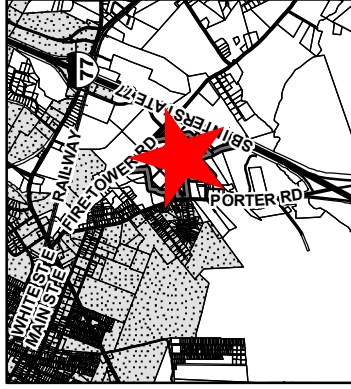
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ANNEXATION MAP Firetower Road III

ANNEXATION TO THE CITY OF ROCK HILL



PROPOSED ZONING: IG
WARD: 3
ACREAGE: 98.27
City Limits



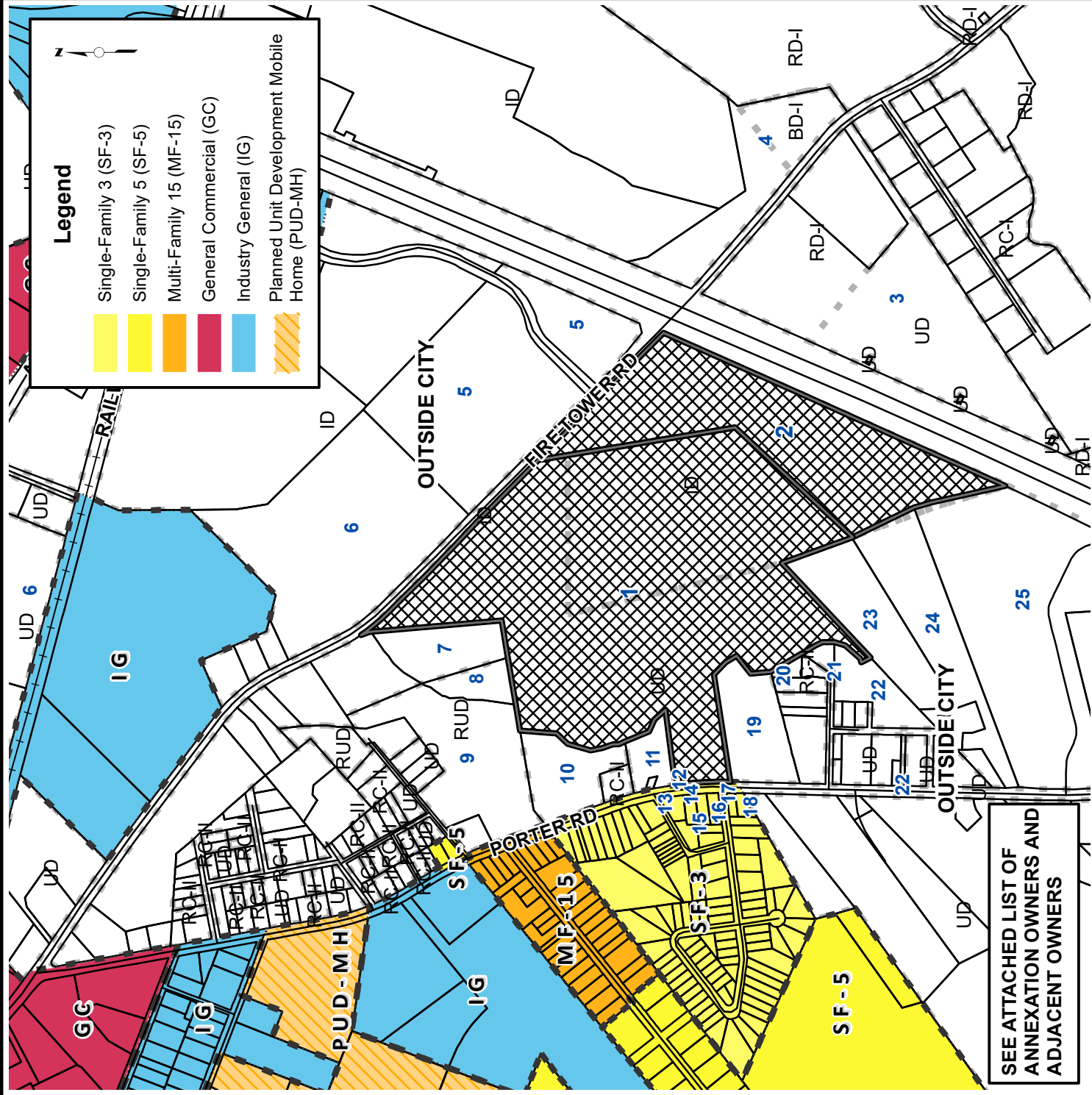
Subject Properties



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

GIS ADMINISTRATOR

DATE



ANNEXATION PROPERTY OWNERS

Map #	Tax Parcel	Owner Name
1	Portion of 6700000199	LAKEMONT PROPERTY INVESTORS LLC
2	6700000080	COMMERCIAL DEVELOPMENT HOLDINGS LLC

ADJACENT PROPERTY OWNERS

Map #	Tax Parcel	Owner Name
3	6720000050	RHODES JULIE W & HUGH WILLIAM CLOSE
4	6720000051	LINDSAY PRECAST INC
5	6720000061	DREAM INDUSTRIAL ROCK HILL LLC
6	6700000122	JOHNSTON FARMS LLC % ROBERT A MILLER JR
7	6700000075	STARNES BENNIE FRANKLIN LIFE ESTATE
8	6700000189	MANGRUM BOBBIE FRANKLIN
9	6700000074	MANGRUM ROBERT F
10	6720000045	MARSHALL FRANCES LOCKE ETAL
11	6720000023	SIMPSON DEBBIE A
12	6720000020	VIDARTE CARLOS
13	6240201114	STINSON WALDO E % BEULAH STINSON
14	6240201113	CURETON EMMA L
15	6240201112	LONG ERNESTINE
16	6240201111	LONG ERNESTINE
17	6240201110	ADAMS GARY L
18	6240201109	POOLE BEN
19	6720000019	JOHNSON GWENDOLYN G
20	6720000017	THOMPSON CAROLYN LASHAWN
21	6720000018	WHITLOCK MASSEY JR % GARY WHITLOCK
22	6720000060	REISTER D SCOTT
23	6720000005	HOWARD PHILIP P ETAL % LINDA HOLLOWAY
24	6720000053	LINDSEY MARK DANIEL
25	6720000004	WOLFCREEK DEVELOPMENT LLC



M-2021-18

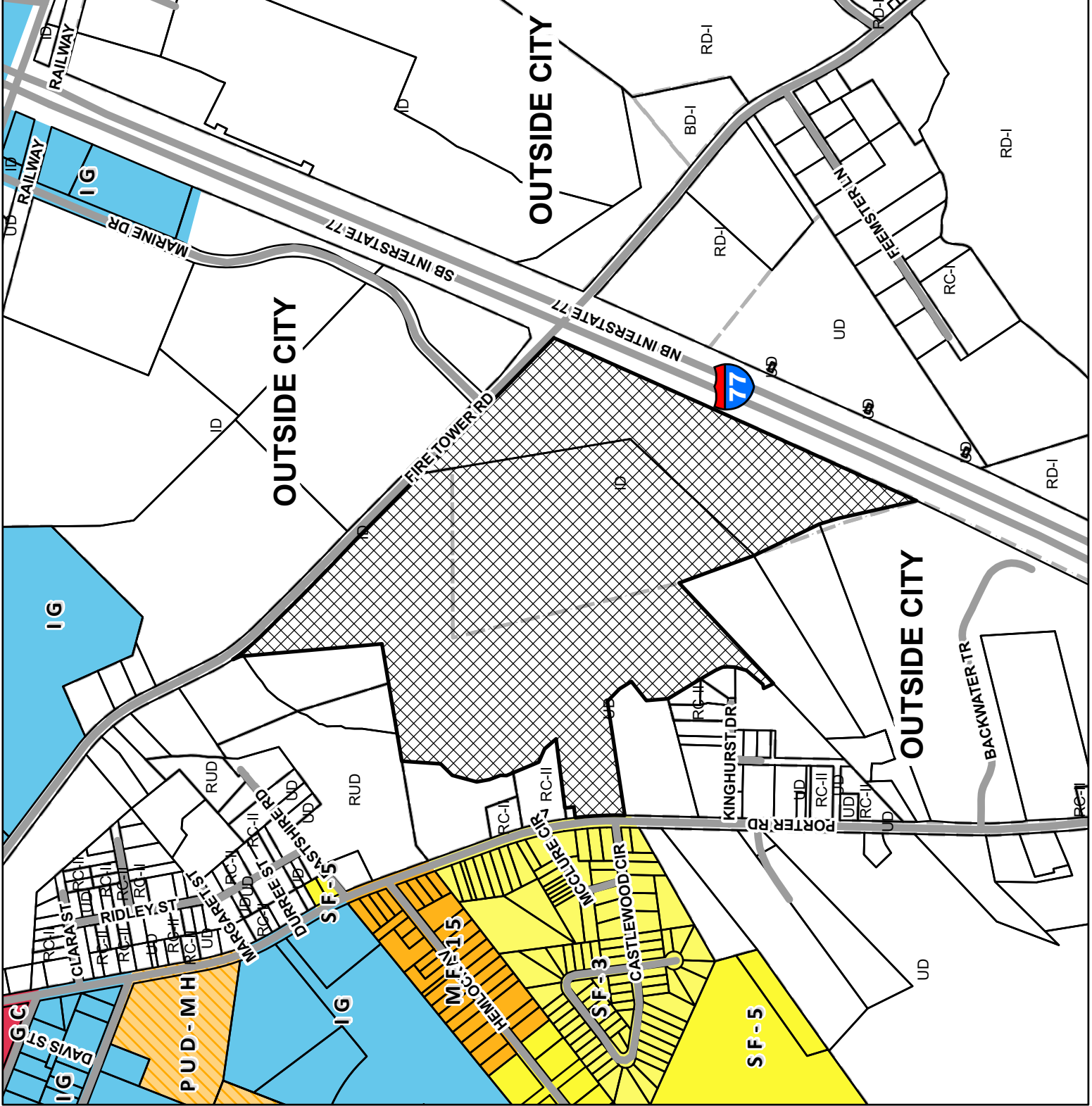
Legend

-  Subject Property
-  General Commercial (GC)
-  Industry General (IG)
-  Multi-Family 15 (MF-15)
-  Planned Unit Development Mobile Home (PUD-MH)
-  Single-Family 3 (SF-3)
-  Single-Family 5 (SF-5)

Zoning Data
Current: ID & UD
(York County)
Proposed: IG



Planning & Development
 Department
 City of Rock Hill
 05-04-2021



Existing Conditions Case #M-2021-18

