



Planning Commission Minutes

May 4, 2021

A public hearing of the Planning Commission was held on Tuesday, May 4, 2021, at 6 p.m. in City Council Chambers, 155 Johnston Street, Rock Hill SC.

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

MEMBERS ABSENT None

STAFF PRESENT Dennis Fields, Eric Hawkins, Leah Youngblood

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

Commissioner Mallard made a motion to approve the minutes from the April 13, 2021, meeting. Commissioner Robinson seconded, the motion passed by a vote of 7-0.

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.

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

Commissioner Christopher asked if a new survey would be completed to remove the old right-of-way? Mr. Fields stated that the right-of-way has already been closed and staff is working on getting that corrected on the GIS maps.

David Gamble, 205 Otman Ct, Rock Hill, (applicant's representative) stated that the applicant plans to make improvements to drainage in conjunction with the development.

Commissioner Smith asked what type of buffer is required between the development and the adjoining single-family and if that would impact the ability to develop the site. Mr. Fields stated that the property is in the Old Town area and the required buffer can be reduced to ten feet with a solid fence.

Commissioner Christopher made a motion to recommend approval of the rezoning application. Commissioner Goodner seconded, and the motion passed by a vote of 7-0.

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 98.27 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).

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

Mr. Mallard asked if there was another road on the other side of the site, in addition

to the collector street. Mr. Fields stated that the other access onto Fire Tower Road is a private driveway entrance and would not be a public street.

Commissioner Mallard asked if Porter Road is on the Pennies for Progress list for improvement and noted that the pavement near I-77 isn't in great shape. Mr. Hawkins stated that it is not planned to be widened and that he does not have access to SCDOT's resurfacing list.

Chairman Graham asked if this would come back for major site plan approval. Mr. Fields stated yes, the item would come back for both major site plan and preliminary plat.

Chairman Graham asked about the remaining piece of parcel that was not part of the development. Mr. Fields pointed it out on the map and stated it is north along the railroad. Chairman Graham asked if that portion was being rezoned. Mr. Fields replied that it was not.

Robert Marshall, owner of 439 Porter Road, stated that he was in support of the project.

Mr. Mallard asked if the tenant was Amazon. Anthony Parker (applicant) stated that it was a speculative building, targeting manufacturing uses.

Commissioner Christopher made a motion to recommend approval of the proposed Industry General (IG) zoning to City Council. Commissioner Mallard seconded, and the motion passed by a vote of 7-0.

NEW BUSINESS

4. Other Business.

a. Election of Officers.

Commissioner Smith made a motion for the officers to remain the same, Commissioner Robinson, seconded, and the motion passed by a vote of 7-0.

b. City Council Workshops

Chairman Graham stated that he would like to have occasional workshops with City Council. He mentioned that this was done in the past and helps give the Commission a bit more insight on the direction the City Council would like to move the City.

c. Update on past cases

Commissioner Smith asked if the Planning Commission could be updated on past cases after they were heard by City Council, stating that sometimes they don't know how the cases end up after they make a recommendation.

6. Adjourn.

There being no further business, the meeting adjourned at 6:26 p.m.