



## Planning Commission Minutes

October 5, 2021

A public hearing of the Planning Commission was held on Tuesday, October 5, 2021, at 6 p.m. in City Council Chambers, 155 Johnston Street, Rock Hill SC.

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

**MEMBERS ABSENT** None

**STAFF PRESENT** Dennis Fields, Eric Hawkins, Leah Youngblood, Amy Jo Denton, Janice E Miller

Chair Randy Graham informed attendees that case M-2021-23 had been deferred until the Commission's November 9<sup>th</sup> public hearing.

### 1. Approval of minutes of the September 7, 2021, meeting.

Vice-Chair Duane Christopher made a motion to approve the minutes from the September 7, 2021, meeting. Commissioner Justin Smith seconded, and the motion passed unanimously by a vote of 7-0.

### 2. Approval of minutes of September 27, 2021, City Council workshop.

Commissioner Nathan Mallard made a motion to approve the minutes from the September 27, 2021, joint workshop with City Council. Vice-Chair Christopher seconded, and the motion passed unanimously by a vote of 7-0.

### PUBLIC HEARING ITEMS

### 3. Hold public hearing and consider a recommendation to City Council on petition M-2021-23 by CH Acquisitions LLC (Mark Carpenter) to rezone approximately 31.5 acres at the intersection of Laurel Creek Drive and Twin Lakes Road from Residential Development District I (RD-I) in York County to Master Planned Residential (MP-R). Tax parcel 635-07-01-069.

This item was deferred by the applicant to the November 9<sup>th</sup> public hearing.

### 4. Hold public hearing and consider a recommendation to City Council on petition M-2021-27 by Integrity Development Group (Johnnie Hastings) to rezone approximately 23.2 acres at 1790 W Main Street, 1227 & 1279 Heckle Boulevard, three unaddressed parcels, and adjacent right-of-way from Residential Development District I (RD-I) and Residential Development District II (RD-II) in York County and General Commercial (GC) to Single-Family Attached (SF-A). The properties located in York County are proposed to be annexed into the City of Rock Hill. Tax parcels 595-00-00-052 to -055, -073, & 595-01-01-006.

Dennis Fields, Planner III, presented the staff report.

Commissioner Smith commented on the condition of the current sidewalk and asked who would be responsible for the maintenance once completed. Mr. Fields stated it depended on who maintained the easement, but that the South Carolina Department of Transportation (SCDOT) maintained all sidewalks located in their right-of-way.

Commissioner Smith asked who would be responsible for the new sidewalk areas. Mr. Fields stated it would be the developer's responsibility.

Commissioner Smith asked if it was preferred for the sidewalk to be located along the road rather than the back of the property. Mr. Fields stated it would depend on how the developer could incorporate the sidewalk onto the site given that part of the property was located in a floodplain area.

Commissioner Smith asked if the sidewalk would connect to the neighborhood. Mr. Fields stated it would.

Chair Graham reiterated that a site plan had been submitted for the Commission for information as part of the rezoning request but that they could not vote on that particular site plan, noting that the Commission would vote on a complete site plan in the future.

The applicant, Johnnie Hastings, Integrity Development Group, 590 Peachtree, Atlanta GA, stated Integrity was the land developer and that Lennar Homes would be the builder. He informed the Commission that he and other representatives had met with the Herlong Ridge HOA and Huntington POA board members to discuss the project overall. He noted the project would be comprised of three-story townhomes at an estimated price of \$350,000 each, adding each unit would be rear-loaded with a two-car garage facing the alleyways. He stated the project had been originally planned for 120 units but had been reduced to 90 units, or approximately 3.6 units per acre, adding that the maximum density was 8 units per acre.

Chair Graham asked if this figure included the wetland acreage. Mr. Hastings stated it did, further adding the site would include buffers and berm areas. He noted the measurements from proposed buildings to adjacent existing property lines would be about 60'. He added that his group looked at multi-family apartments for the site, but changed to townhomes because they believed that was the highest and best use for the site. He added that each unit would be from 2,000 square feet and up, mainly geared towards buyers earning a six-figure income.

Commissioner Smith asked if Mr. Hastings had done market research to support the project. Mr. Hastings stated they looked at the traffic pattern for the area, the proximity to downtown, and other factors that indicated this would be a good use for this location.

Commissioner Smith asked if there were any concerns about selling the units. Mr. Hastings stated they did not.

Mr. Robert Overton, 1655 Clemmon Sanders Circle, Herlong Ridge HOA representative, thanked Mr. Fields for keeping him informed of the process. He stated that while the neighborhood had concerns around the connection of Dairy Drive to the site, they understood it was necessary. He asked the Commission to make certain that the road not be opened until the first Certificate of Occupancy was issued. He stated they were satisfied with the discussion held with the developers regarding the buffers and berms, adding the neighborhood was happier with the site being developed as residential rather than commercial. He noted there had been questions regarding stormwater drainage, but it was known that Herlong Ridge was at a higher elevation and would not experience many issues. Chair Graham noted these concerns would be addressed when the Commission reviewed the site plan in the future.

Mr. Darrell Watts, 1601 Huntmoor Drive, spoke specifically of the three residences that would be directly affected by the development. He addressed issues with the

sidewalk, providing the Commission with photos of overgrown vegetation and failing stormwater outlet, adding he did not want to see Huntmoor Drive used as a pedestrian cut-through.

Mr. Matthew Ray, 1586 Huntmoor, stated he was not opposed to the project provided a barrier was installed to extend the current berm. He noted the developers had agreed to install a natural color fence, trees and landscaping to minimize the impact. He added that Mr. Fields had been very helpful in answering questions and concerns.

Chair Graham asked if there had been any notes taken at the meeting between the developers and HOA representatives. Mr. Fields stated that meeting summary notes had not been required as this was a voluntary meeting, not an official neighborhood meeting.

Chair Graham asked Mr. Ray if his concerns had been addressed at that meeting. Mr. Ray indicated they had.

Commissioner Smith commented that the details of the site plan presented had not yet been refined. Chair Graham stated that any substantial changes made to the information presented may cause concern to the Commission.

Vice-Chair Christopher asked if the Commission could place any conditions on the recommendation based on the agreements made with the adjacent neighborhoods or if there was a memorandum of understanding in place. Planning & Development Director Leah Youngblood stated City Council, as part of the annexation ordinance, could place conditions for staff to refer to when plans were submitted, but that the Planning Commission could not place conditions for approval on recommendations to City Council. Chair Graham further commented that the Commission would review a Preliminary Plat in the future and review based on the points brought up at this meeting.

Commissioner Smith asked for clarification regarding the existing sidewalk connection, noting that it appeared some of the area was located outside the right-of-way. Mr. Fields stated that the developer and City would coordinate the exact location of the proposed sidewalk connection, but that a complete connection would be made to West Main Street.

Vice-Chair Christopher made the motion to recommend to City Council approval of Single-Family Attached (SF-A) zoning of the properties as presented by staff. Commissioner Keith Martens seconded. Commissioner Mallard thanked staff and the applicants for working with the adjacent neighborhoods. Chair Graham added that he appreciated the communication between all parties.

Chair Graham called for a vote, and the motion carried unanimously by a vote of 7-0.

Chair Graham proposed, without objection from the other Commissioners, that agenda items 5 through 25 be presented together as one item by staff, open the floor for public comment, and ending with each petition being voted on individually. None of the Commissioners objected.

Commissioner Martens suggested that other Commissioners read agenda items. Vice-Chair Christopher asked if people wished to speak on individual items if they would after the agenda item was read. Chair Graham stated all the agenda items would be read at one time, staff would provide the staff report, then individuals could speak to any of the petitions.

Chair Graham read agenda items 4-8.

Commissioner Martens read agenda items 9-12.

Commissioner Goodner read agenda items 13-16.

Commissioner Mallard read agenda items 17-20.

Commissioner Smith read agenda items 21-25.

Dennis Fields, Planner III, presented the staff reports for all agenda items, noting that staff would go to each individual petition as questions arose. He reiterated that the cases being presented were for the zoning district recommendation for each property only and was not a hearing regarding the Southside TIF district.

With specific reference to petition M-2021-29, Vice-Chair Christopher asked if Residential Development District I (RD-I) was part of this area. Mr. Fields stated that a portion was RD-I, and that staff was recommending Industry General (IG) zoning.

Mr. Fields continued with the staff reports; no additional questions or comments on any of the petitions were made by the Commissioners.

Vice-Chair Christopher referred to petition M-2021-29, asking if the area west of I-77 indicated on the map with a darker blue color was proposed for a major development by a developer. Mr. Fields stated there were no plans for a development shared with staff at this time, adding that the applicant was looking for a zoning district that would make the area marketable, adding it could be developed as industrial or even residential with a future rezoning request.

Vice-Chair Christopher asked if there was water/sewer service currently in the area. Mr. Fields replied there was down Porter Road, but sporadic in other places, adding that while water and sewer may not be currently on those parcels, it was readily available. Commissioner Smith noted it would be a good idea for the Commissioners to be provided with a map showing the water and sewer availability for future annexations.

Commissioner Smith asked the general uses allowed for the Industry General (IG) zoning district. Mr. Fields stated mainly indoor industrial-related uses were allowed, manufacturing that did not have any noises outside the building, adding that Industry Heavy (IH) zoning allowed for outdoor manufacturing.

Commissioner Martens asked how the proposed zoning compared to the current zoning. Mr. Fields stated staff worked to determine the most appropriate and comparable zoning district as the existing county zoning. Ms. Youngblood added that within 2 miles of the interstate, the county required a special exception for industrial uses, where the City permitted the use.

Commissioner Smith asked if the City established buffers for those properties adjacent to county properties. Mr. Fields stated the buffers would depend upon the proposed use of the site and the use of the adjacent sites, no matter if they were in the City or County.

Vice-Chair Christopher commented that the area proposed seemed to be balanced to the southeastern corner of the city without including any residential areas. Mr. Fields noted this was in accordance with the Comprehensive Plan as this was indicated as an employment center area.

Commissioner Smith asked how the requests for all the annexations within this one

area came about. Ms. Youngblood stated the City had approached and been in discussions with the property owners for the past year, adding that they had not been able to get in contact with anyone in seniority to discuss the Old Dominion Freight Line property adjacent to Interconnect Drive (indicated by the X on the map presented).

Mr. Alec Miller, 173 Alexander Circle, Columbia SC, representing Johnson Farms LLC, asked how many acres was proposed for annexation. Planning & Zoning Manager Eric Hawkins replied approximately 2500.

Mr. Dick Bridges, 882 Myrtle Drive, owner of the unaddressed parcel adjacent to Long Meadow Road and south and southwest of 1600 Porter Road, asked how the proposed zoning of Industry General (IG) compared with the current county zoning of Industrial Development District (ID), specifically if it allowed more uses. Ms. Youngblood stated staff could provide Mr. Bridges with a full use list, but basically the county zoning allowed for more commercial uses with special exceptions required for industrial distribution use while the City permitted this use, and for some agricultural uses but was not strictly analogous. She added that the City's IG zoning district was more specific to industrial uses with some limited commercial uses, stating she would be happy to go over the use list with Mr. Bridges.

Chair Graham asked if, when taking the Comprehensive Plan into account, the proposed City zoning districts were comparable to the county zoning districts. Ms. Youngblood stated they were. Chair Graham stated they could be comparable but were not verbatim. Ms. Youngblood replied this was correct.

Mr. Allen Wright, 1744 Yorkshire Road, owner of the property adjacent to parcel 622-00-00-012, asked for clarification that his property was not part of the annexation process although his seemed to be surrounded by properties that were part of this request. Mr. Fields confirmed that Mr. Wright's property was not subject to the annexation.

Ms. Christi Cox, 755 E Rambo Road, York County Council member, informed the Commission that she had been informed by property owners that they were told they would not get water or sewer services if they were not annexed into the City. She added that she had concerns over the properties located across from Mt Holly Elementary School being rezoned to industrial as that did not seem to make sense. She stated there were a number of people not aware of the proceedings and having questions about the TIF district overall. She noted that York County asked questions as to the reasoning for a specific zoning district before allowing any rezoning to take place, adding that she would like to see the residents of the area and schools kept in mind when making these decisions.

Mr. Drew Nations, 960 Landmark Drive, Atlanta GA, representing Agnes Slack LP of Georgia, asked questions regarding the parcels and how the zoning affected the TIF district. Mr. Fields replied that the Planning Commission could not address the TIF district itself, that this was discussed at the City Council level, and that the Commission only made a recommendation on what they saw as the best City zoning district for the properties if they were annexed into the City. He added that it was better to ask for the more intense zoning district in the beginning and zone down from there rather than trying to rezone to a more intense zoning district down the line.

Mr. Nations asked if the intention was for the properties to be annexed and rezoned as part of the TIF district or independently. Chair Graham responded independently.

There being no further questions or comments from the audience, Chair Graham

called for motions on the following items:

- 5. Hold public hearing and consider a recommendation to City Council on petition M-2021-29 by Julie W. Rhodes and Hugh Williams Close to rezone approximately 29.32 acres at 2080 Fire Tower Road from 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 parcel 672-00-00-050.**

Vice-Chair Christopher made the motion to recommend to City Council approval of Industry General (IG) zoning as presented by staff. Commissioner Gladys Robinson seconded.

Commissioner Smith questioned this case in conjunction with petition M-2021-47 due to the proximity of both properties to residential uses, asking if the proposed industrial zoning was appropriate for this area. Mr. Fields stated the applicant had provided a site plan and that staff had already returned review comments specifically addressing the buffer requirements based on the proposed use.

Chair Graham asked if Commissioner Smith's concerns centered around the school or Feemster Drive being nearby. Commissioner Smith stated Feemster.

Commissioner Goodner thanked staff for the site plan as it clarified several questions.

Vice-Chair Christopher observed that there would be no change to the residential areas. Mr. Fields stated not all properties in the area were geared towards residential use in the long term, noting that not many wanted to have residential developments adjacent to the interstate.

Vice-Chair Christopher commented that the properties could rezone to residential in the future. Mr. Fields stated that the site plan provided was conceptual in nature, that if the use changed it may require a different zoning district.

Commissioner Mallard stated the property was zoned Urban Development District (UD) now and could still build within those parameters. Chair Graham stated everything along the interstate was proposed to be IG as the highest and best use of the properties.

Chair Graham called for a vote, and the motion carried unanimously by a vote of 7-0.

- 6. Hold public hearing and consider a recommendation to City Council on petition M-2021-30 by Martin Marietta Materials Real Estate Investments, Inc. to rezone approximately 813.6 acres at 751 Porter Road, an unaddressed parcel north of 750 Porter Rd., and 896, 900, & 991 Hawkfield Road from Urban Development District (UD) in York County to Industry Heavy (IH). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcels 624-00-00-187 & -188, and 622-00-00-013.**

Vice-Chair Christopher made the motion to recommend to City Council approval of Industry Heavy (IH) zoning as presented by staff. Commissioner Smith seconded, and the motion carried unanimously by a vote of 7-0.

- 7. Hold public hearing and consider a recommendation to City Council on petition M-2021-31 by Rock Ridge #3, LLC, (David Norman) to rezone approximately 13.75 acres at 847 Hawkfield Road from Urban Development District (UD) in York County to Industry Heavy (IH). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcel 624-00-00-001.**

Vice-Chair Christopher made the motion to recommend to City Council approval of Industry Heavy (IH) zoning as presented by staff. Commissioner Smith seconded, and the motion carried unanimously by a vote of 7-0.

8. **Hold public hearing and consider a recommendation to City Council on petition M-2021-32 by Norman Development Company to rezone approximately 130 acres at an unaddressed parcel south of 847 Hawkfield Rd. and south of 896, 900, and 991 Hawkfield Road from Urban Development District (UD) in York County to Industry Heavy (IH). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcel 622-00-00-012.**

Vice-Chair Christopher made the motion to recommend to City Council approval of Industry Heavy (IH) zoning as presented by staff. Commissioner Goodner seconded, and the motion carried unanimously by a vote of 7-0.

9. **Hold public hearing and consider a recommendation to City Council on petition M-2021-33 by Johnson Realty Co. (Benjamin A. Johnson) to rezone approximately 495 acres located at 2044 Ablewood Road from Industrial Development District (ID) in York County to Industry Heavy (IH) and Industry General (IG). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcel 620-00-00-012.**

Commissioner Goodner asked for clarification on the proposed zoning districts and the thought behind staff's recommendation. Ms. Youngblood replied the proposed IG area would be used to continue the current farming use, and the proposed IH area would allow for the continued use of timbering, both of which were permitted as part of the proposed districts. She noted that the property owners desired the industrial zoning districts even though the current zoning was for single-family residential, stating that these districts did not make sense when the current use was taken into account.

Vice-Chair Christopher made the motion to recommend to City Council approval of Industry Heavy (IH) and Industry General (IG) zoning as presented by staff. Commissioner Mallard seconded, and the motion carried unanimously by a vote of 7-0.

10. **Hold public hearing and consider a recommendation to City Council on petition M-2021-34 by BRICO, LLC to rezone approximately 51.23 acres located on an unaddressed parcel on Long Meadow Road that is south and southwest of 1600 Porter Road from Industrial Development District (ID) in York County to Industry General (IG). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcel 676-00-00-043.**

Vice-Chair Christopher made the motion to recommend to City Council approval of Industry General (IG) zoning as presented by staff. Commissioner Goodner seconded, and the motion carried unanimously by a vote of 7-0.

11. **Hold public hearing and consider a recommendation to City Council on petition M-2021-35 by Michael G. Prince to rezone approximately 16.87 acres located on an unaddressed parcel across from 1800 Porter Road from Rural Development District (RUD) in York County to Industry General (IG). The subject property is**

**proposed to be annexed into the City of Rock Hill. Tax parcel 676-00-00-004.**

Commissioner Martens expressed concern over the industrial zoning for this and petition M-2021-36 as both properties were situated across from a school. Mr. Fields stated the owners had been approached by developers of both residential and industrial development, adding that the request was for a zoning district that matched the current use of the property, and that they could always come back and ask for residential zoning in the future.

Chair Graham added his concerns for this requested zoning.

Commissioner Smith commented industrial zoning in the county was different from industrial zoning in the City.

There was general discussion of the residential zoning versus the industrial zoning suggested by staff.

Chair Graham asked if the owner could change the zoning request if he chose. Mr. Fields stated the applicant could withdraw the request.

Chair Graham observed that the zoning request did not make sense from a planning perspective.

Commissioner Goodner asked if both property owners preferred this zoning. Mr. Fields stated they did.

Vice-Chair Christopher asked if any comments had been received from the school district. Ms. Youngblood stated the school district was aware of the process, had been notified of the hearings, and had the opportunity to comment.

Commissioner Robinson expressed her concerns of the requesting zoning district across from an elementary school, adding that there appeared to be several residential subdivisions located along Barringer Drive which had the potential to be developed residentially in the future. She noted that while the zoning requested may make sense, it may not be a good fit knowing what the future use would be.

Vice-Chair Christopher made the motion to recommend to City Council approval of Industry General (IG) zoning as presented by staff. Commissioner Smith seconded, and the motion failed by a vote of 2-5, with Vice-Chair Christopher and Commissioner Mallard voting in favor, and Chair Graham and Commissioners Robinson, Smith, Goodner, and Martens voting against.

**12. Hold public hearing and consider a recommendation to City Council on petition M-2021-36 by Judson Lawrence to rezone approximately 113.5 acres located on an unaddressed parcel at the intersection of Porter Road and Barringer Road from Rural Development District (RUD) in York County to Industry General (IG). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcel 677-00-00-028.**

Discussion regarding this item was held in conjunction with the previous item.

Vice-Chair Christopher made the motion to recommend to City Council approval of Industry General (IG) zoning as presented by staff. Commissioner Smith seconded, and the motion failed by a vote of 2-5, with Vice-Chair Christopher and Commissioner Mallard voting in favor, and Chair Graham and Commissioners Robinson, Smith, Goodner, and Martens voting against.

Vice-Chair Christopher stated the owner requested a particular zoning district and that



this could be changed in the future.

- 13. Hold public hearing and consider a recommendation to City Council on petition M-2021-37 by State Farm Mutual Auto Insurance Company to rezone approximately 38.8 acres located at 1550 Porter Road from Industrial Development District (ID) in York County to Industry Business (IB). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcel 676-00-00-032.**

Vice-Chair Christopher made the motion to recommend to City Council approval of Industry Business (IB) zoning as presented by staff. Commissioner Robinson seconded, and the motion carried unanimously by a vote of 7-0.

- 14. Hold public hearing and consider a recommendation to City Council on petition M-2021-38 by The CATO Corporation (John Howe) to rezone approximately 186.75 acres located at 1841 Oak Pond Road from and 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 parcel 674-00-00-003.**

Vice-Chair Christopher made the motion to recommend to City Council approval of Industry General (IG) zoning as presented by staff. Commissioner Goodner seconded, and the motion carried unanimously by a vote of 7-0.

- 15. Hold public hearing and consider a recommendation to City Council on petition M-2021-39 by Omeli Development, LLC, (Phuong Nguyen) to rezone approximately 27.22 acres located at 200 Interconnect Drive from 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 parcel 674-00-00-006.**

Commissioner Mallard made the motion to recommend to City Council approval of Industry General (IG) zoning as presented by staff. Commissioner Goodner seconded, and the motion carried unanimously by a vote of 7-0.

- 16. Hold public hearing and consider a recommendation to City Council on petition M-2021-40 by Judson R. Lawrence to rezone approximately 19.42 acres on an unaddressed parcel located west and north of 1810 Oak Pond Rd., and north of 1820 Oak Pond Rd from Light Industrial District (LI) in York County to Industry General (IG). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcel 674-00-00-005.**

Vice-Chair Christopher made the motion to recommend to City Council approval of Industry General (IG) zoning as presented by staff. Commissioner Mallard seconded, and the motion carried unanimously by a vote of 7-0.

- 17. Hold public hearing and consider a recommendation to City Council on petition M-2021-41 by Tyco Electronics Corporation (Real Estate Department) to rezone approximately 21.93 acres on an unaddressed parcel located north of Interconnect Drive from 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 parcel 674-00-00-023.**

Commissioner Goodner made the motion to recommend to City Council approval of Industry General (IG) zoning as presented by staff. Commissioner Robinson

seconded, and the motion carried unanimously by a vote of 7-0.

- 18. Hold public hearing and consider a recommendation to City Council on petition M-2021-42 by William Franklin Gilmore, III, Trustee to rezone approximately 108 acres on an unaddressed parcel located south of 492 Taylors Creek Road and 2510 Fire Tower Road from 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 parcel 674-00-00-008.**

Mr. Wendell Miller, 2429 Mosstree Court, representing the United Pentecostal Church on Fire Tower Road expressed concern over the properties nearby being zoned industrial with the number of schools in the area, adding that industrial uses would increase the number of trucks using the roads in the area. He also asked if people nearby had been notified of the hearing. Mr. Fields responded that all people within 300' of each property had been notified of the hearing. With respect to the traffic, Mr. Fields stated there would be requirements for routes to be made within the areas in order to avoid use of the nearby residential roads and school areas.

Commissioner Mallard asked if the area where Interconnect Drive was located was originally planned to be a county industrial park. Mr. Fields stated he was not certain but it was possible since the properties were laid out to connect to Interconnect Drive.

Chair Graham noted that any project of any magnitude would have to come back to the Commission for approval.

Vice-Chair Christopher made the motion to recommend to City Council approval of Industry General (IG) zoning as presented by staff. Commissioner Robinson seconded, and the motion carried unanimously by a vote of 7-0.

- 19. Hold public hearing and consider a recommendation to City Council on petition M-2021-43 by WFRI, LLC to rezone approximately 88.36 acres located at 1990 Oak Pond Road and an unaddressed parcel to the east from 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 675-00-00-064 & -065.**

Commissioner Smith made the motion to recommend to City Council approval of Industry General (IG) zoning as presented by staff. Vice-Chair Christopher seconded, and the motion carried unanimously by a vote of 7-0.

- 20. Hold public hearing and consider a recommendation to City Council on petition M-2021-44 by Patsy W. Pettus to rezone approximately 14.5 acres on an unaddressed parcel located north of 2061 Oak Pond Rd from Rural Development District (RUD) in York County to Industry General (IG). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcel 675-00-00-050.**

Commissioner Smith asked how close utilities were located. Mr. Fields stated Oak Pond Road had water but that sewer service needed to be extended.

Commissioner Goodner asked the reasoning for industrial zoning on a parcel that was residentially zoned. Mr. Fields replied that this property was being used as an industrial use currently so the proposed zoning would not create a non-conforming use of the site.

Commissioner Martens asked if the applicant requested this zoning district. Mr. Fields stated he did.

Commissioner Martens commented on the proximity of the site to a school, but that it was contiguous to other industrial properties.

Commissioner Martens made the motion to recommend to City Council approval of Industry General (IG) zoning as presented by staff. Commissioner Smith seconded, and the motion carried unanimously by a vote of 7-0.

- 21. Hold public hearing and consider a recommendation to City Council on petition M-2021-45 by Johnson Farms LLC (Robert A. Miller Jr.) to rezone approximately 47.07 acres located at 900 Anderson Road and an unaddressed portion northwest of 860 Marine Drive from Industrial Development District (ID) and Urban Development District (UD) in York County to Community Commercial (CC) and Industry General (IG). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcel 670-00-00-122.**

Commissioner Robinson made the motion to recommend to City Council approval of Community Commercial (CC) and Industry General (IG) zoning as presented by staff. Vice-Chair Christopher seconded, and the motion carried unanimously by a vote of 7-0.

- 22. Hold public hearing and consider a recommendation to City Council on petition M-2021-46 by Commercial Development Holdings, LLC to rezone approximately 47.43 acres on two unaddressed parcels to the west and south of 700 Marine Drive from Industrial Development District (ID) in York County to Industry General (IG). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcels 670-00-00-080 (portion) & -112.**

Chair Graham asked if the property located to the east of the Three-D Systems property was located in the county. Mr. Fields clarified that it was located in the City and was zoned Industry General (IG).

Vice-Chair Christopher made the motion to recommend to City Council approval of Industry General (IG) zoning as presented by staff. Commissioner Robinson seconded.

Chair Graham observed that the parcel located on Anderson did not make sense for zoning to IG. Mr. Fields pointed out several other IG-zoned properties in the immediate vicinity, noting this created consistent zoning throughout the area.

Commissioner Smith stated this may create holes in the area. Vice-Chair Christopher commented on the inability to obtain the other properties as well. Mr. Fields stated the adjacent properties were already developed and could not be annexed in at this time. Mr. Hawkins added that at the time those properties were developed, the City did not require annexation agreements in order to receive utility services.

Long-Range Senior Planner, Amy Jo Denton, commented that several of the requests did fill in some areas.

Chair Graham called for a vote, and the motion carried unanimously by a vote of 7-0.

- 23. Hold public hearing and consider a recommendation to City Council on petition M-2021-47 by Thomas D. Sutton, Sr. to rezone approximately 6.44 acres on an unaddressed parcel adjacent to 2080 Fire Tower Road from Residential Development District I (RD-I) in York County to Industry General (IG). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcel**

**672-00-00-049.**

Commissioner Smith commented that while this was a standalone parcel, his comments related to M-2021-29 applied to this as well.

Commissioner Mallard made the motion to recommend to City Council approval of Industry General (IG) zoning as presented by staff. Vice-Chair Christopher seconded, and the motion carried unanimously by a vote of 7-0.

- 24. Hold public hearing and consider a recommendation to City Council on petition M-2021-49 by Agnes Slack LP of Georgia (Ron Slack) to rezone approximately 180.54 acres, including a 7.54 acre parcel generally southwest of 521 Feemster Lane and a 173 acre parcel adjacent and southwest of 2382 Fire Tower Road, from Residential Development District I (RD-I) and Industrial Development District (ID) in York County to Industry General (IG). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcels 672-00-00-002 & 674-00-00-007.**

Vice-Chair Christopher made the motion to recommend to City Council approval of Industry General (IG) zoning as presented by staff. Commissioner Smith seconded, and the motion carried unanimously by a vote of 7-0.

- 25. Hold public hearing and consider a recommendation to City Council on petition T-2021-05 by Rock Hill City Manager to amend the Zoning Ordinance affecting Chapter 8: Development Standards regarding standards for roof and neon signs in the Downtown (DTWN) zoning district.**

Leah Youngblood, Planning & Development Director, presented the staff report.

Chair Graham asked for clarification that City Council did not currently have the ability to approve these particular types of signs. Ms. Youngblood stated this was correct, that otherwise a master-planned zoning district would be required to allow for these types of signs.

Commissioner Martens asked how the Board of Historic Review would be affected by these amendments. Ms. Youngblood stated they would still review any signs located within the Historic Overlay District (HOD) but that these regulations would pertain specifically to those properties outside the HOD.

Commissioner Smith asked if there were any existing circumstances as a reason for the amendments. Ms. Youngblood stated the Thread development was looking at doing this particular sign design, and that there may be several others where this type of sign would make sense. She added these were specifically directed to those properties undergoing redevelopment.

Commissioner Smith made the motion to recommend to City Council approval of the amendments as presented by staff. Commissioner Martens seconded, and the motion carried unanimously by a vote of 7-0.

**NEW BUSINESS**

- 26. Consideration of a request by Hagen Engineering (Tim Shaw) for Preliminary Plat approval for Marvell Master Plan Development. (Plan #20201369)**

Chair Graham noted he had recused on this item during previous public hearings, but no longer had any relationship with this project. He stated if the Commission wished, he would step down. None of the Commissioners objected to his presence on this item.

Dennis Fields, Planner III, presented the staff report.

Commissioner Smith asked for further clarification on the alley drive. Mr. Fields stated several of the houses along Riverchase had to shift in order to accommodate some of the drives.

Vice-Chair Christopher observed that some of the front façades would face the back of other units. Mr. Fields stated this was correct, and that the topography of the site required these changes.

Commissioner Smith asked for confirmation that the change was the developer's idea. Mr. Fields stated this was so, adding that parking was a concern but the longer driveway would allow for more parking on the property itself and not on the street.

Commissioner Smith asked if this decreased the size of the home. Mr. Fields stated it did not, adding there were several of these located in Riverwalk.

Commissioner Smith asked how many lots were affected. Mr. Fields stated 10-12.

Commissioner Smith asked for further confirmation that this was the developer's decision, not a request by staff. Mr. Fields stated this was correct, adding that new plan review comments had been distributed to the Commission.

Commissioner Smith made the motion to approve the Preliminary Plat with road names as presented by staff, subject to staff comments. Vice-Chair Christopher seconded, and the motion carried unanimously by a vote of 7-0.

## **27. Other Business.**

### **a. Previous Case List Quarterly Update.**

Commissioner Goodner thanked staff for the information, stating it was very helpful.

Commissioner Smith stated staff did a great job on the entire meeting. Chair Graham reiterated Commissioner Smith's comment.

## **28. Adjourn.**

There being no further business, the meeting adjourned at 8:41 p.m.

## Fields, Dennis

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**From:** bwross.nc@netzero.net  
**Sent:** Friday, October 1, 2021 10:28 AM  
**To:** Fields, Dennis; Miller, Janice  
**Subject:** Rezoning/Annexation Cases M-2021-29 to M-2021-49

**CAUTION:** not from City of Rock Hill...from Unknown Source...Beware, proceed with **CAUTION**

Ms. Miller & Mr. Fields,

I would like to submit comments regarding the Rezoning/Annexation Cases M-2021-29 to M-2021-49.

I own property at 327 Eagle Lair Drive, Rock Hill, SC 29730. My family and I travel Porter Rd. daily. Even though own property is not part of the proposed rezoning/ annexation, I see where we will be impacted by this proposed action. I see this as a negative impact to the area as this will encourage more development to this area. We moved from the City of Rock Hill to York County to get away from the perceived benefits that are promoted by the City and governing entity. The proposed City Limits that this action would allow are creeping closer to our location and I am in opposition to this. I have not been able to determine if this rezoning/annexation has been initiated by a property owner or owners, but most likely is to gain access to water and sanitary sewer utilities to further their development opportunities. In this area, the County more than adequately services the property owners and residents. The County is more than capable of planning and governing development in the proposed areas and have a plan in place for monitoring growth and allowing growth. I am aware we cannot stop development, but, the development needs to be managed in a way that puts limits on it and this can be accomplished by enforcing the current zoning regulations and maintaining the current governing entity, York County. The City of Rock Hill comprises of more than enough area and should look to be fiscally responsible for providing and improving their current jurisdiction and service rather than acquiring more area and spreading resources even further over a larger area. In conclusion, I think the City of Rock Hill and York County should work together to provide access to water and sewer utilities for all York County residents and property owners without the City's mandate of annexation for these utilities. We all live, work, and play in York County and the City of Rock Hill and we should work together to accomplish one goal to continue to make this area a great place.

Cordially,

Bradley W. Ross  
327 Eagle Lair Dr.  
Rock Hill, SC 29730  
803-981-4186

Review of: Preliminary Plat  
Status: Not Approved  
Project: Marvell  
Plan # 20201369

**Review Comments**

Inspections – Conditional

1. Fire access roads (The travel aisles in the parking lots and streets) must allow a 46' x 9' Fire Truck to pass through and maneuver with turnarounds where dead ends exceed 150'.
2. Fire separation distances between the building and lot lines or between buildings of the same lot dictate the level of required fire rating for those exterior walls and percentage of unprotected openings. The proposed fire separation distance may require elevated fire rated assemblies and limited unprotected openings, depending on building use and/or the type of construction.
3. If retaining walls are proposed, separate plans/permitting are required and the retaining wall locations with Top and Bottom of Wall elevations must be included on the civil plans.
4. Additional fire hydrants, with 5" STORZ type connections, are required based on the proposed layout, access and location of existing hydrants.
5. The fire apparatus access road and parking lot aisle has a dead end that may exceed 150 feet without a turn around.
6. Details consisting of but not limited to Fire apparatus access, Fire hydrant type and location, accessibility as applicable, first floor plumbing fixture flood rim elevation relative to the rim elevation of the next upstream manhole in the public sewer, and basic building code compliance items that surface prior to building plan submission etc. will be reviewed at the Civil Plan review phase.
7. Development in a special flood hazard area must be done in compliance with the CRH Flood Damage Prevention Ordinance.
8. The fire apparatus access roads are required to extend to within 150 feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. There are building that appear to be nonconforming.

Zoning- Review Pending

1. Because the development is proposed to create more than three lots, preliminary plat approval by the Planning Commission will be required. This item has been placed on the Tuesday, October 5th agenda. The meeting will take place at 6:00 pm within City Council Chambers at City Hall, located at 155 Johnston St. Rock Hill, SC 29730.

Infrastructure-Roadway – Review Pending

Infrastructure-Water & Sewer – Review Pending

Infrastructure-Stormwater – Review Pending

Utilities-Electrical - Conditional

1. Approved in concept only. Submit a full set of plans for review.

E-911 – Conditional

1. Please submit York County Subdivision and Road Name form to Tina Harmer to get subdivision street names approved.

Transportation- Conditional

1. Please be aware that the details from the Civil Plan reviews may result in further comments.
2. Please confirm that firetrucks can perform a turnaround movement for stub out road next to Lot 40. The stub out can be shortened if the turnaround movement can be performed without conflicts.

3. The intersection of the southernmost private ROW (near lot 40) and Riverchase Blvd and the access of the apartment buildings should be re-evaluated to improve alignment. The skewed alignment may create safety concerns.
4. The intersection of the ROW with parallel parking on both sides (near LOT 39) and Riverchase Blvd should be re-evaluated to improve alignment. The skewed alignment may create safety concerns.



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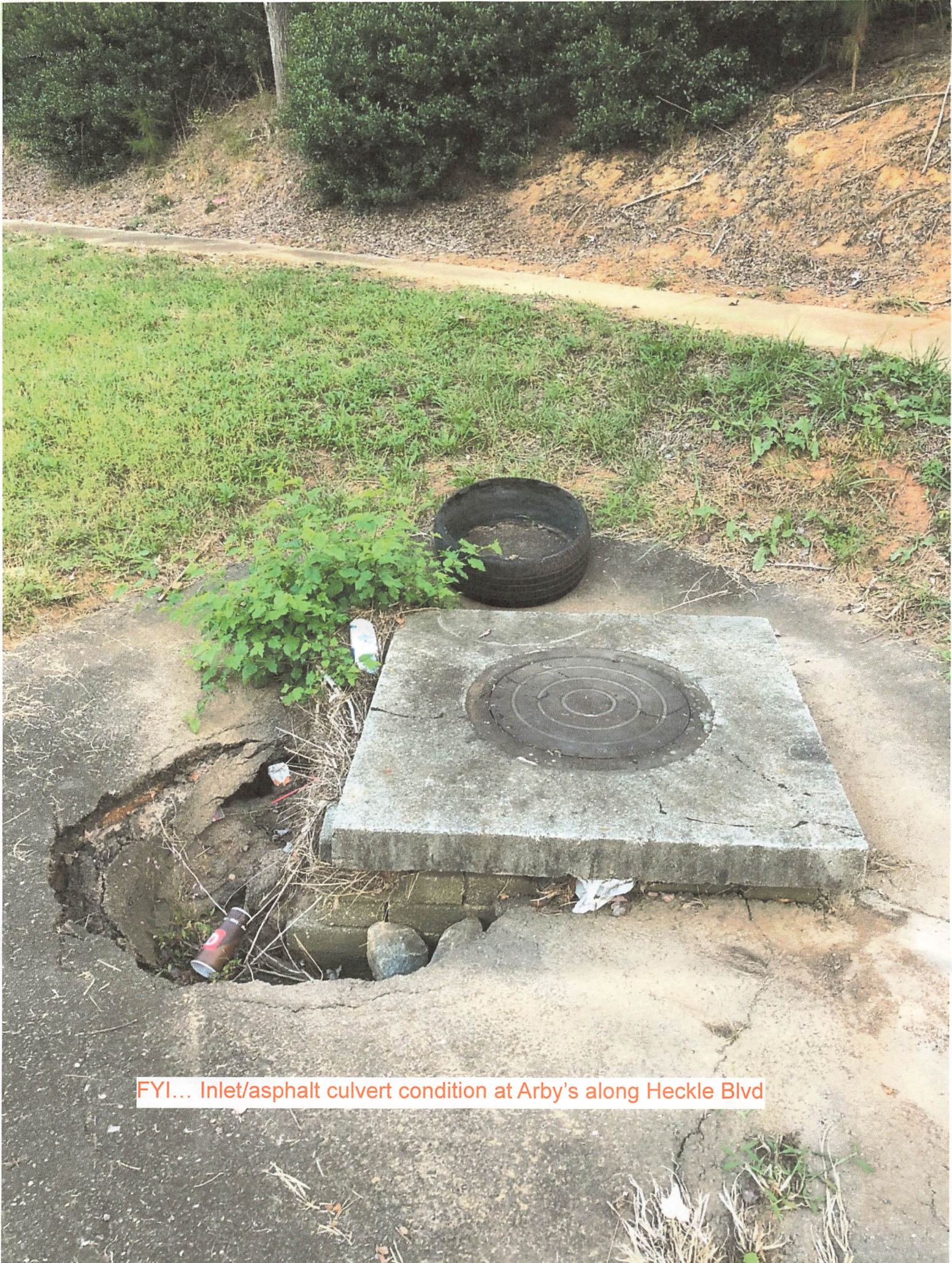
view looking southeast at unmaintained sidewalk at the Arby's at 1673  
Cranium Dr. (along Heckle Blvd)

Heckle Blvd

completely impassable at this point



Darrell Watts, Huntington 10/3/21



FYI... Inlet/asphalt culvert condition at Arby's along Heckle Blvd