



ROCK HILL PLANNING COMMISSION MEETING

Date: August 2, 2022
Time: 6:00 P.M.
Location: Rock Hill City Hall, City Council Chambers
155 Johnston Street
Rock Hill, SC 29730

A G E N D A

Pledge of Allegiance

1. Approval of minutes of July 12, 2022 meeting.

PUBLIC HEARING ITEMS*

2. Hold public hearing and consider a recommendation to City Council on petition M-2022-15 by Southern Street Development, LLC (Justin Smith) to amend an existing Planned Unit Development (PUD) Constitution Park, to add townhomes as an allowed use on outparcels located at 220 Hancock Union Lane and 1375 Constitution Blvd. Tax parcels 595-11-01-092 & -094.
3. Hold public hearing and consider a recommendation to City Council on petition M-2022-16 by Pathway Partnerships, LLC (Gary Cangelosi) to rezone approximately 2.55 acres at 1933 Mt Gallant Road from Urban Development (UD) in York County to Limited Commercial (LC). Tax Parcels 636-00-00-026 to -029.
4. Hold public hearing and consider a recommendation to City Council on petition M-2022-17 by Armor Enterprises LLC to rezone approximately 2.5 acres at 531 Linkwood Road from Urban Development (UD) in York County to Industry General (IG). Tax Parcel 666-01-03-011.
5. Hold public hearing and consider a recommendation to City Council on petition M-2022-18 by Storage Solutions Real Estate Holdings LLC. to rezone approximately 2.88 acres at 563 Linkwood Road from Urban Development (UD) in York County to Industry General (IG). Tax Parcels 666-01-03-010.

PLANNING & DEVELOPMENT

155 JOHNSTON STREET, ROCK HILL, SC 29730 (803) 329-7080

The City of Rock Hill is committed to assuring accessibility, with reasonable accommodations, of city services, facilities, employment and programs for all individuals, in compliance with Federal law.* Please contact Ann Morgan, ADA Coordinator at 803-329-7025 if you need assistance.

NEW BUSINESS ITEMS**

6. Consideration of a request by Shea Homes Carolina LLC (Hayden Frieslaar) for Preliminary Plan approval for Mountain Laurel Subdivision. (Plan #20220157).
7. Other Business.
 - a. Consider revision of meeting calendar regarding November rain date.
8. Adjourn.

* The public hearing portion of the meeting can be viewed online at <http://www.cityofrockhill.com/livestream>. 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 August 22, 2022. City Council agendas are posted online at www.cityofrockhill.com/councilagendas on the Friday prior to each meeting.

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

Please contact Dennis Fields at 803-329-5687 or Dennis.Fields@cityofrockhill.com with any questions related to items on the agenda.

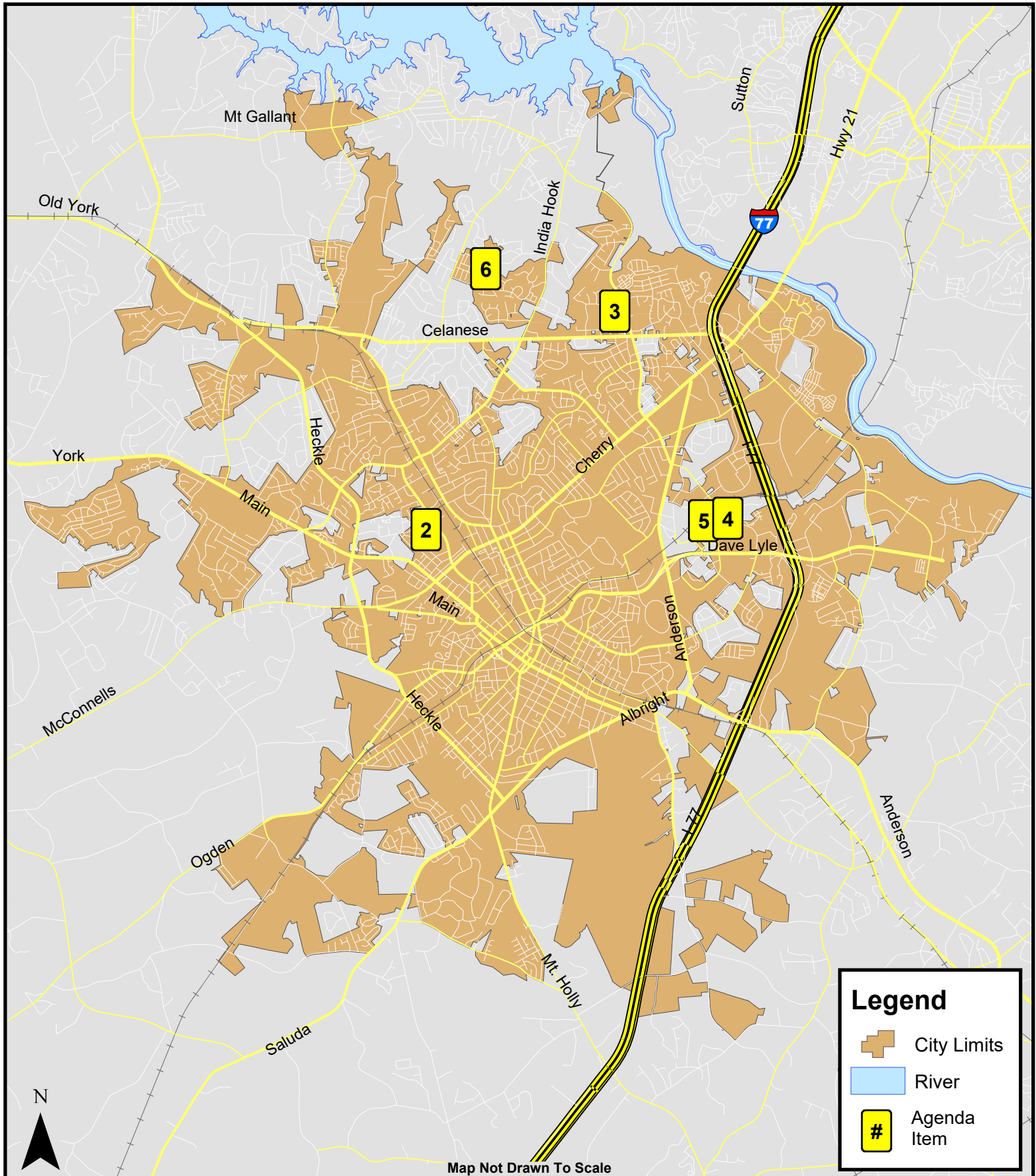
PLANNING & DEVELOPMENT

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Planning Commission Agenda Items

City of Rock Hill, SC
August 2, 2022
Planning Commission



Map Not Drawn To Scale

A public hearing of the Planning Commission was held on Tuesday, July 12, 2022, at 6 p.m. in City Council Chambers, 155 Johnston Street, Rock Hill SC.

MEMBERS PRESENT Randy Graham, Duane Christopher, Carl Dicks, Shelley Goodner, Jonathan Nazeer, Justin Smith

MEMBERS ABSENT Darrell Watts

STAFF PRESENT Dennis Fields, Eric Hawkins, Shana Marshburn, Donna Welch, Leah Youngblood

1. Approval of minutes of the June 7, 2022, meeting.

Mr. Justin Smith made a motion to approve the minutes from the June 7, 2022, meeting. Mr. Nazeer seconded, and the motion passed unanimously by a vote of 6-0.

PUBLIC HEARING ITEMS

2. Hold public hearing and consider a recommendation to City Council on petition M-2022-12 by K2 Development NC LLC (Kevin Brown) to rezone approximately 12.9 acres at 1460 Saluda Street, 725 Grier Street, and adjacent right-of-way from Limited Commercial (LC) and Single-Family 4 (SF-4) to Single-Family Attached (SF-A) and Single-Family 5 (SF-5). Tax parcels 602-03-03-002 & - 003.

Dennis Fields, Planner III, presented the staff report.

Ms. Emily Brown, a representative for K2 Development NC LLC, made a presentation for the proposed development. Ms. Brown stated that the proposed development would include 20 single-family homes and 28 townhomes, including 35 additional on-street parking spaces. Ms. Brown also stated that the proposed development would preserve Rock Hill history and honor William Mason Chisolm (whom the development is being named after) with a historical plaque near the William Mason Chisolm gravesite. The existing trees, pond and wetlands will be preserved, and amenities could possibly include a walking trail, benches, and a dog park. Tree and pond preservation will be 33% of the project area. This project will support existing and proposed commercial development and add quality development with townhomes to the area. A public street will be constructed that can provide connectivity.

Mr. Carl Dicks asked how many total living units would be added to the area. Ms. Brown stated 48.

Mr. Justin Smith asked if there were images of the proposed townhomes. Ms. Brown stated that she did not believe there were any specific plans at this time. Staff stated that the plans were conceptual plans, but will ultimately need to meet the City's design standard following the single-family moratorium. He added that the applicant is aware that standards are subject to change.

Mr. Smith stated that it sounds like it is what we want to happen in this area

Mr. Duane Christopher asked if there is the potential of the continuation of a street. Ms. Brown stated that if the empty property behind the cul-de-sac is developed there could be an extended street.

Mr. Jonathan Nazeer asked if there were any renderings of the townhomes. Ms. Brown stated there was not. Chairman Graham stated that the preliminary plat will come back to the Planning Commission for review.

Ms. Shelley Goodner asked if there has been any feedback from the Chisolm family. Ms. Brown stated no, as the property was sold at a tax sale, and she does not think the Chisolm family is in the area any longer or involved in the property.

Mr. Smith stated that this is what the area needs.

Mr. Smith made a motion to approve the rezoning application. Mr. Dicks seconded, and the motion passed unanimously by a vote of 6-0 (Watts absent).

Mr. Smith asked if City Council has seen this. Ms. Leah Youngblood stated City Council has not seen this yet and that more would be known regarding standards next week.

Mr. Christopher asked if this came to Planning Commission before review by City Council. Ms. Youngblood stated that is just for rezoning and will come back to the Planning Commission at the preliminary plat stage.

Mr. Dicks asked if a neighborhood meeting had taken place. Ms. Youngblood stated no and that a neighborhood meeting was only required for a Master Plan.

3. Hold public hearing and consider a recommendation to City Council on petition M-2022-13 by Charlotte Truck Center Inc. (Frank Ellett) to rezone approximately 46.5 acres at 1166, 1170, 1190, and 1210 Porter Road, and adjacent right-of-way from Urban Development (UD) in York County to Industry General (IG) and Design Overlay District (DOD). Tax Parcels 622-00-00-006 & -008.

Dennis Fields, Planner III, presented the staff report.

Harris Cohn (developer of project), 1556 Main Street, Columbia, SC stated that they have been working on this plan for approximately three years and things were set back as a result of Covid; in the interim, they acquired the addition property next door and did some redesign and decided after working with staff, it would be advantageous to rezone at the beginning of the project.

Mr. Christopher asked if the City would be supplying water and sewer. Mr. Cohn replied yes.

Chair Graham asked what the timeline was to begin the project. Mr. Cohn stated they were hoping to be underway this fall.

Mr. Christopher stated that his was a good location for this development and Chair Graham stated that it was nice to see this area redeveloped.

Mr. Nazeer made a motion to approve the rezoning from Urban Development (UD) in York County to Industry General (IG) and Design Overlay District (DOD). Mr. Christopher seconded, and the motion passed unanimously by a vote of 6-0 (Watts absent).

4. Hold public hearing and consider a recommendation to City Council on petition M-2022-14 by Skip Tuttle to rezone approximately 8.4 acres at 1153 & 1179 Galleria Blvd and adjacent right-of-way from Commercial Industrial (CI) to Industry General (IG). Tax Parcels 669-04-01-035, -071, & -045 (portion).

Dennis Fields, Planner III, presented the staff report.

Mr. Smith asked for a better explanation of the areas and asked if the rezoning is just consolidating the zoning. Mr. Fields showed a map of the rezoning area, and stated yes.

Mr. Smith made a motion to approve the rezoning from Commercial Industrial (CI) to Industry General (IG). Mr. Nazeer seconded, and the motion passed unanimously by a vote of 6-0 (Watts absent).

NEW BUSINESS

5. Consideration of a request by JM Cope Inc. (Andrew Cope) for Major Site Plan approval for an industrial building at 2080 Fire Tower Road (Plan # 20211878).

Shana Marshburn, Planner II, presented the staff report.

Mr. Christopher asked if there are sidewalks on Fire Tower Road. Ms. Marshburn stated sidewalks would be provided.

Mr. Christopher asked what the dark gray lines were on the plan presented. Mr. Fields stated that it is heavy duty concrete.

Chair Graham pointed out the green area and buffers and felt the buffers were sufficient.

Mr. Christopher made a motion to accept the site plan subject to resolving staff comments during the civil plan stage. Ms. Goodner seconded, and the motion passed unanimously by a vote of 6-0 (Watts absent).

6. Consideration of a request by McAdams Company (Kyra Scheider) for Preliminary Plan approval for Miller Pond Master Plan at 4939 and 5005 Old York Road. (Plan #20211835).

Dennis Fields, Planner III, presented the staff report.

Mr. Dicks asked if there will be the same number of homes. Mr. Fields stated yes.

Mr. Smith asked if the parcels along Old York Road were limited to commercial use. Mr. Fields stated yes, and only those allowed in the approved Master Plan Terms & Conditions.

Mr. Christopher asked if the construction standards will fall under the new regulations. Mr. Fields stated the standards are outlined in the Master Plan which has already gone through the full process.

Mr. Christopher made a motion to approve the preliminary plat subject to the resolution of staff comments. Mr. Smith seconded the motion, and the motion passed unanimously by a vote of 6-0 (Watts absent).

Mr. Dicks stated this is a very busy traffic area. Mr. Fields stated that a Traffic Impact Analysis (TIA) was conducted as part of the Master Plan. This development would allow for other options to exit the development.

Mr. Smith asked if the TIA was acceptable with the left turn. Mr. Fields stated that SCDOT had also weighed in on this determination; and there could also be opportunities for other traffic signals as other properties along Old York Road develop.

7. Consideration of a request by Development & Construction Insight, LLC (Jackson Hendricks) for Major Site Plan approval for an industrial building at 175 & 211 Cel-River Road (Plan # 20221320).

Dennis Fields, Planner III, presented the staff report.

Mr. Christopher asked if the north side of road is in City limits. Mr. Fields stated no, and that the road widening would not impact those homes.

Mr. Christopher asked if the architectural façade would be rather detailed. Mr. Fields stated yes as this is part of the Design Overlay District, which has heightened design standards.

Chair Graham stated this is a minor adjustment to what has already been approved.

Ms. Goodner made the motion to approve the Master Site Plan contingent on the annexation of 221 and 239 Cel-River Road and staff comments. Mr. Dicks seconded the motion, and the motion passed unanimously by a vote of 6-0 (Watts absent).

8. Other Business.

Past Cases List Update

Mr. Fields presented an updated list of items that have gone to City Council this year, showing the status of each case.

Mr. Smith asked about large warehouses being built. Mr. Fields stated with the Charlotte and Westinghouse area being fully developed, Rock Hill is the next location for these types of warehouses uses along the interstate.

9. Adjourn.

There being no further business, the meeting adjourned at 7:10 p.m.



Staff Report to Planning Commission M-2022-15



Meeting Date: August 2, 2022

Petition by Southern Street Development, LLC (Justin Smith) to amend an existing Planned Unit Development (PUD) Constitution Park, to add townhomes as an allowed use on outparcels located at 220 Hancock Union Lane and 1375 Constitution Blvd



Reason for Request: To add townhomes as an allowed use on two outparcels along Constitution Boulevard.

Staff Recommendation: Staff recommends approval of the request.

SEE ATTACHED REPORT FOR MORE INFORMATION



Location: 220 Hancock Union Ln & 1375 Constitution Blvd.
Tax Parcel(s): 595-11-01-092 & -094.
Site Area: Approximately 4.2 Acres
City Council Ward: Ward 1 (Derrick Lindsay)
Request: Amend the existing Constitution Park Planned Unit Development (PUD) to allow townhome uses on existing outparcels.
Applicant: Southern Street Development, LLC (Justin Smith)
312 Pendleton Street
Rock Hill, SC 29730
Owners: Constitution Group LLC (Paul Cash)
422 Hattie Rd
Easley, SC 29642
The Wool Associates LLC (Skip Tuttle)
300 Technology Center Way, Suite 410
Rock Hill, SC 29730

Site Description

The subject properties are located at the intersection of Constitution Boulevard and Hancock Union Lane. The two parcels are undeveloped and wooded, with access off Hancock Union Lane, a private road. Surrounding uses include single-family homes to the north, townhomes to the west, multi-family to the south, and a self-storage facility and flex industrial buildings to the east across Constitution Blvd.

Development Proposal

The properties are part of the Constitution Park Planned Unit Development (PUD), which the City now calls Master Plan Developments. The PUD was approved in 2003 and included 140 townhome uses, with two outparcels along Constitution Boulevard limited to professional office uses only.

Since being approved, there has not been much interest in developing office uses on the properties; therefore, the applicant is requesting to amend the PUD to add single-family attached (townhome) uses, in addition to professional offices, on parcels 2 & 3 of the plan. The applicant currently only has plans to develop one of the two parcels, 220 Hancock Union Lane, for townhomes. A conceptual sketch plan is attached.

The existing townhomes within Constitution Park do not meet the current site design guidelines or architectural requirements, as they do not have garages or rear alleys, and use vinyl siding. The existing parking is in front of the units with surface parking lots off private roads.

Given the increased visibility the proposed units would have along Constitution Boulevard, the developer is proposing to meet most of the City's current design and architectural requirements, including rear alley-loaded 2-car driveways, guest parking areas, and architectural requirements with masonry and hardi-plank siding (no vinyl); however, the units would not include garages.

There are existing open space and amenity areas within the Constitution Park development, and it is anticipated that any townhomes constructed on parcels 2 & 3 would have access to these amenities, pending approval by the Constitution Park Homeowners HOA.

The existing PUD plan, with proposed addendum, and conceptual site plan is attached.

INFRASTRUCTURE CONSIDERATIONS

Transportation

The property has frontage on Hancock Union Lane (private roadway) and Constitution Boulevard (minor arterial). The site will be accessed from Hancock Union Lane. There are existing sidewalks along both sides of Hancock Union Lane and any new streets will also require sidewalks when the site is developed. The property is located on the Saluda/Heckle My Ride transit route, with a bus stop one block to the north of the site.

Public Utilities

All necessary utilities are available to the site.

Public Schools

The property is in the attendance zones of Richmond Drive Elementary, Dutchman Creek Middle, and Northwestern High schools (School zones subject to change).

RELATIONSHIP TO PUBLIC PLANS

Comprehensive Plan Update – Rock Hill 2030

This parcel is located in the Neighborhood Residential 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.

Amending the PUD to allow townhomes would allow for development at a scale that is compatible with the existing uses in the vicinity. Utilities are generally available to serve the proposed development. Such a development would support further diverse housing options in proximity to services, employment centers, and transit. Thus, this proposed development supports the Comprehensive Plan Update Core Values of Reinforce Strong Neighborhoods, Grow Inside First, Provide Better Connections.

PUBLIC INVOLVEMENT

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

- July 15: Rezoning notification signs posted on subject property.
- July 14: Rezoning notification postcards sent to 400 property owners and residents within 300' of the subject property and representatives for the Constitution Park HOA and Rock Hill Housing Authority.
- July 15: Planning Commission public hearing advertisement published in *The Herald*.

Public Feedback

The city has not received any public feedback to date, other than what was provided during the neighborhood meeting.

Neighborhood Meeting

A neighborhood meeting was held on July 18, 2022. A summary of the meeting is attached.

RECOMMENDATIONS

Staff Assessment

The two outparcels along Constitution Boulevard have not seen development interest since the PUD was established in 2003. Although there are other professional office uses along Constitution Boulevard, they are further north closer to Piedmont Medical Center. This portion of Constitution Boulevard consists primarily of residential uses, including on the adjacent properties to the north and south of the project.

Although the proposed concept plan does not include garages, which is similar to the existing units in Constitution Park; the plan would require rear-loaded 2-car driveways, which would reduce the visibility of cars when entering the site. Furthermore, the property is along the Saluda/Heckle Loop of the My Ride Transit system, which will allow residents to utilize the City's mass transit service.

For these reasons, Staff is supportive of amending the Constitution Park PUD to add single-family attached (townhomes) as an additional allowed use for parcels 2 & 3 on the approved plan.

Staff Recommendation

Staff recommends approval of the PUD amendment.

Attachments

- Zoning Map
- Constitution Park PUD with proposed addendum
- Conceptual Site Plan
- Neighborhood Meeting Summary

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-2022-15

Legend

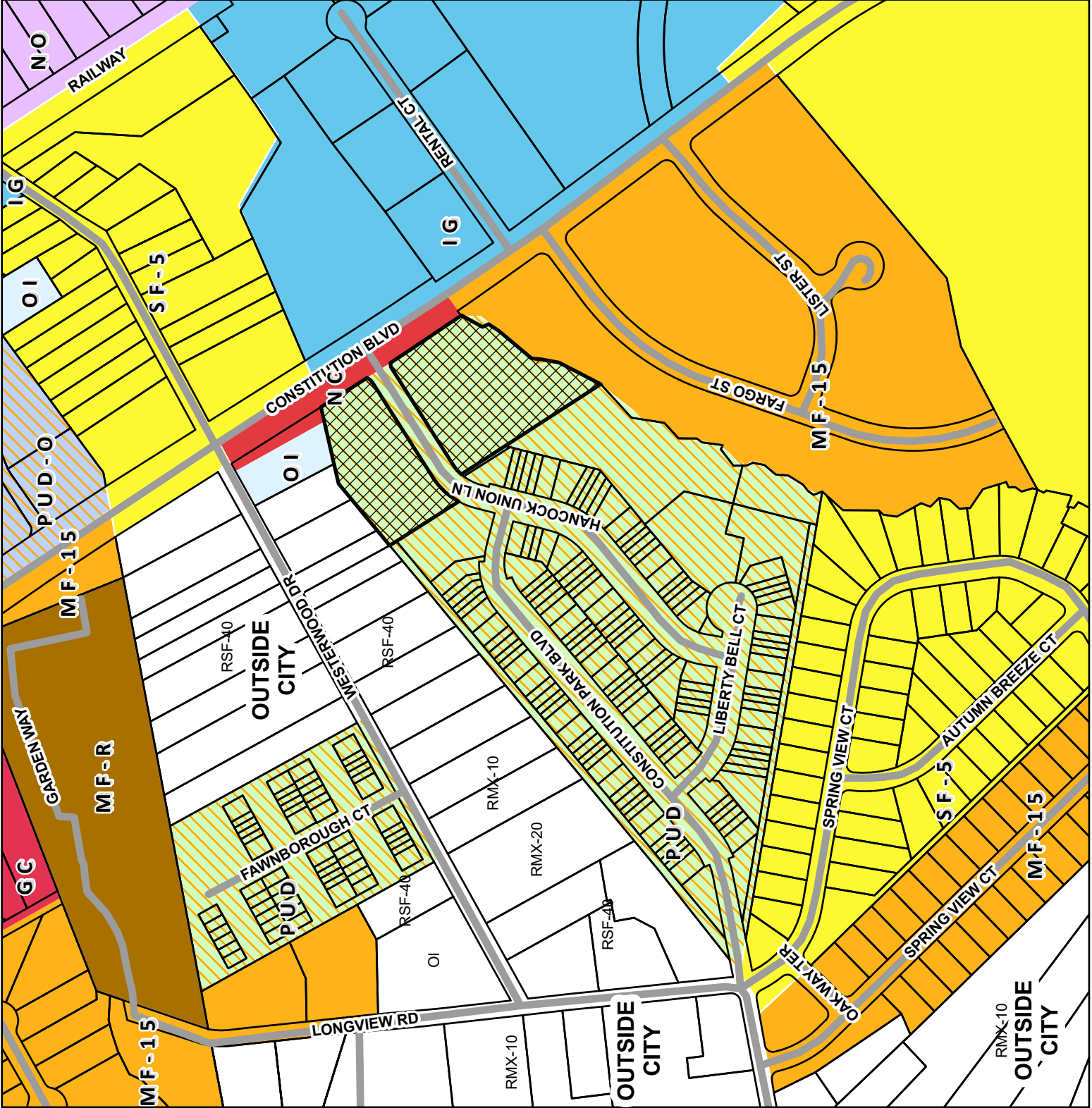
- Subject Property
- General Commercial (GC)
- Industry General (IG)
- Multi-Family Residential (MFR)
- Multi-Family 15 (MF-15)
- Neighborhood Commercial (NC)
- Neighborhood Office (NO)
- Office and Institutional (OI)
- Planned Unit Development (PUD)
- Planned Unit Development Office (PUD-O)
- Single-Family 5 (SF-5)

Zoning Data

Current: PUD



Planning & Development
Department
City of Rock Hill
08-02-2022



Constitution Park PUD Master Plan Addendum

Rezoning Case M-2022-15

This addendum to the Constitution Park PUD Master Plan makes the following modifications to Parcels #2 & #3 the plan as outlined in the staff report to City Council, presented _____, 2022:

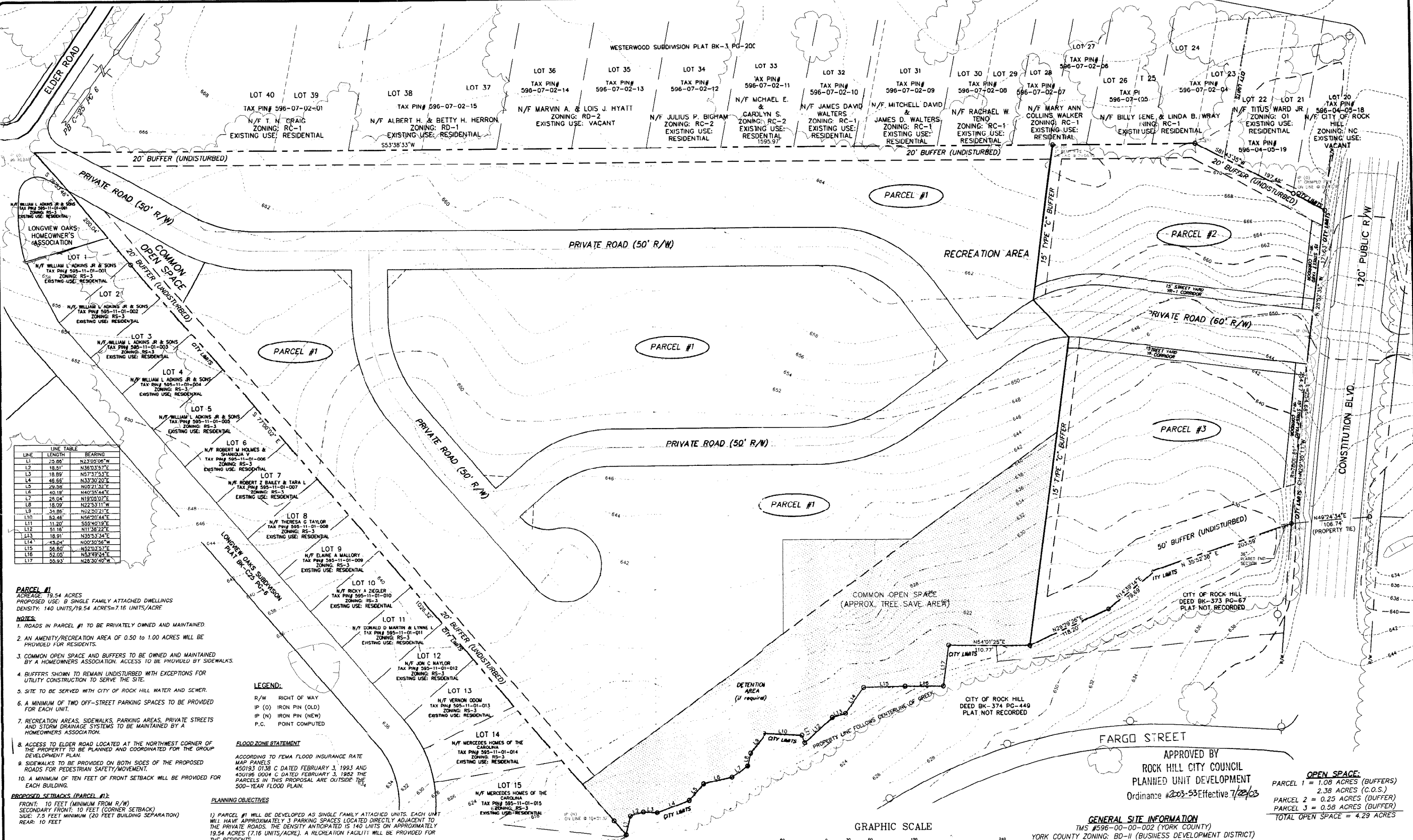
- **PERMITTED USES:** Permitted uses on Parcels #2 and #3 are limited to Professional Offices and Single-Family attached (townhomes) only. Townhome units must be subdivided as individual lots, as required by SF-A standards.
- **OPEN SPACE/AMENITIES:** Recreation areas, sidewalks, parking areas, private streets and storm drainage systems to be maintained by a Homeowners association (HOA). The recreation areas will be able to be utilized by all residents, including townhomes developed on Parcels #2 and #3.
- **BUILDING SETBACKS:** Parcels #2 & #3
 - Professional offices:
 - Front: 20 feet (no off-street parking/loading allowed in required front yard)
 - Secondary Front: 10 feet (corner setback)
 - Side: 10 feet (25 feet abutting residential)
 - Rear: 25 feet
 - Single-Family Attached (townhomes):
 - Front (Hancock): 10 feet
 - Secondary Front (Constitution): 20 feet
 - Side: 0 for interior unit, 10 for end units (20-foot building separation)
 - Rear: 25 feet (Measured from private Alley for driveway depth)
- **BUILDING ORIENTATION:** Professional Office Uses must be oriented towards Constitution Boulevard, with parking along the side or rear of the buildings, however townhomes may face Hancock Union Lane.
- **PARKING:** Parcels #2 & #3
 - Office: 1 parking space per 250 sq. ft. of building area.
 - Townhomes must have a rear loaded 2-car driveway (minimum 18'x25') and 1 additional guest parking space per unit. Guest spaces may be located either on-street in front of the unit, or within 500 feet of the unit. Garages are not required.
- **ARCHITECTURAL REQUIREMENTS:**
 - Office uses must meet the RHZO standards for non-residential buildings.
 - Townhomes on parcels #2 & #3 must meet the RHZO standards for Single-Family Attached uses. Use of vinyl siding, other than trim materials, is prohibited.

REVISIONS	BY
PER CITY OF ROCK HILL COMMENTS 4-1-02	DKR
PER CITY OF ROCK HILL COMMENTS 7-1-03	DKR
PER CITY OF ROCK HILL COMMENTS 7-23-03	DKR

PREPARED BY
POWER ENGINEERING COMPANY, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 COLUMBIA, SC
 CHARLOTTE, NC

**CONSTITUTION BOULEVARD
 PRELIMINARY MASTER PLAN**
 SOUTHERN INVESTMENT GROUP
 OF THE CAROLINA'S
 YORK COUNTY, NEAR ROCK HILL, SOUTH CAROLINA

DRAWN	D.H.C./I.C.H.
CHECKED	D.K.R.
DATE	10-24-02
SCALE	1" = 60'
JOB NO.	5789
SHEET	1
OF	1 SHEETS



LINE	LENGTH	BEARING
L1	25.85	N23°03'06"W
L2	18.81	N38°03'57"E
L3	18.89	N57°37'53"E
L4	46.85	N33°30'20"E
L5	28.98	N03°13'32"E
L6	40.18	N40°38'44"E
L7	24.04	N19°04'07"E
L8	18.92	N23°11'11"W
L9	34.86	N62°20'21"E
L10	54.46	N56°20'44"E
L11	11.20	S89°40'19"E
L12	51.18	N11°38'22"E
L13	18.91	N35°53'34"E
L14	43.04	N00°30'56"W
L15	36.80	N92°03'37"E
L16	52.05	N54°38'34"E
L17	55.93	N28°30'40"W

PARCEL #1
 ACREAGE: 19.54 ACRES
 PROPOSED USE: B SINGLE FAMILY ATTACHED DWELLINGS
 DENSITY: 140 UNITS/19.54 ACRES=7.16 UNITS/ACRE

NOTES:

- ROADS IN PARCEL #1 TO BE PRIVATELY OWNED AND MAINTAINED
- AN AMENITY/RECREATION AREA OF 0.50 TO 1.00 ACRES WILL BE PROVIDED FOR RESIDENTS.
- COMMON OPEN SPACE AND BUFFERS TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION. ACCESS TO BE PROVIDED BY SIDEWALKS.
- BUFFERS SHOWN TO REMAIN UNDISTURBED WITH EXCEPTIONS FOR UTILITY CONSTRUCTION TO SERVE THE SITE.
- SITE TO BE SERVED WITH CITY OF ROCK HILL WATER AND SEWER.
- A MINIMUM OF TWO OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH UNIT.
- RECREATION AREAS, SIDEWALKS, PARKING AREAS, PRIVATE STREETS AND STORM DRAINAGE SYSTEMS TO BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- ACCESS TO ELDER ROAD LOCATED AT THE NORTHWEST CORNER OF THE PROPERTY TO BE PLANNED AND COORDINATED FOR THE GROUP DEVELOPMENT PLAN.
- SIDEWALKS TO BE PROVIDED ON BOTH SIDES OF THE PROPOSED ROADS FOR PEDESTRIAN SAFETY/MOVEMENT.
- A MINIMUM OF TEN FEET OF FRONT SETBACK WILL BE PROVIDED FOR EACH BUILDING.

LEGEND:
 R/W RIGHT OF WAY
 IP (O) IRON PIN (OLD)
 IP (N) IRON PIN (NEW)
 P.C. POINT COMPUTED

FLOOD ZONE STATEMENT
 ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANELS 450193 0138 C DATED FEBRUARY 3, 1993 AND 450196 0204 C DATED FEBRUARY 3, 1992 THE PARCELS IN THIS PROPOSAL ARE OUTSIDE THE 500-YEAR FLOOD PLAIN.

PLANNING OBJECTIVES

- PARCEL #1 WILL BE DEVELOPED AS SINGLE FAMILY ATTACHED UNITS. EACH UNIT WILL HAVE APPROXIMATELY 3 PARKING SPACES LOCATED DIRECTLY ADJACENT TO THE PRIVATE ROADS. THE DENSITY ANTICIPATED IS 140 UNITS ON APPROXIMATELY 19.54 ACRES (7.16 UNITS/ACRE). A RECREATION FACILITY WILL BE PROVIDED FOR THE RESIDENTS.
- PARCELS #2 AND #3 WILL BE DEVELOPED AS PROFESSIONAL OFFICE USES UNDER THE OFFICE INSTITUTIONAL (O.I.) GUIDELINES. THE URBAN OBJECTIVE IS TO SELL THESE OUT PARCELS TO BE DEVELOPED BY OTHERS.
- THE PROPOSED BUILDINGS FOR PARCELS #2 & #3 WILL BE ORIENTED TOWARD CONSTITUTION BOULEVARD WITH PARKING ALONG THE SIDE OR REAR OF THE BUILDINGS.
- THE INTERNAL ROAD LAYOUT FOR THE TOWNHOUSE PORTION IS SUBJECT TO CHANGE BASED ON ENGINEERING AND PLANNING COORDINATION. THE LOCATION OF BOTH ACCESS POINTS WILL REMAIN THE SAME IN THE FINAL VERSION.

PHASING

- PARCEL #1 WILL BE DEVELOPED IN FOUR TO FIVE PHASES. THE ACTUAL PHASING WILL BE DETERMINED LATER AND DETAILED ON THE PRELIMINARY PLAN.
- PARCELS #2 AND #3 WILL BE DEVELOPED WHEN THEY ARE SOLD.
- THE ENTRANCE ROAD WILL BE INSTALLED DURING THE FIRST PHASE OF PARCEL #1 DEVELOPMENT.

ARCHITECTURAL COMMITMENTS: Parcel 1 only - See Addendum for Architectural Requirements for Parcels 2 & 3 - Case M-2022-15

- UNIT SIZES - MINIMUM 900 SF RANGING UPWARD TO 1200 SF.
- STREET YARD (15') ALONG ENTRANCE ROAD TO MEET OR EXCEED YR-1 REQUIREMENTS. THE INTENT IS TO LEAVE THE STREET YARD WITH NATURAL VEGETATION.
- BUILDING ELEVATIONS - THERE WILL BE A MINIMUM OF 10 BUILDING ELEVATIONS.
- GARAGES WILL BE OFFERED AS AN OPTION. DUE TO MARKET CONDITIONS, A MINIMUM NUMBER CANNOT BE PROVIDED.
- BUILDING MATERIALS - THE BUILDING EXTERIORS WILL CONSIST OF VINYL SIDING AND SHAKES.
- EACH UNIT WILL HAVE A FRONT PORCH AND REAR DECK/PORCH.
- PARKING AREAS WILL MEET OR EXCEED THE CITY'S LANDSCAPING REQUIREMENTS.
- BUMPERS WILL BE PROVIDED AND SCREENED IN ACCORDANCE WITH THE CITY'S REQUIREMENTS.
- TRAFFIC CALMING DEVICES WILL BE PROVIDED BY THE DEVELOPER AS DEEMED NECESSARY BY STAFF AND THE DEVELOPER.

ADDITIONAL NOTES:

- THE DEVELOPER/PROPERTY OWNERS HOMEOWNERS ASSOCIATION WILL PERPETUALLY MAINTAIN THE OADS IN THE DEVELOPMENT.
- THE CITY OF ROCK HILL PLANNING DEPARTMENT MUST APPROVE THE COVENANTS AND RESTRICTIONS TO BE RECORDED AND OTHER DOCUMENTS RELATED THERETO.

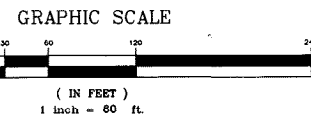
PROPOSED SETBACKS (PARCEL #1):
 FRONT: 10 FEET (MINIMUM FROM R/W)
 SECONDARY FRONT: 10 FEET (CORNER SETBACK)
 SIDE: 7.5 FEET (MINIMUM (20 FEET BUILDING SEPARATION))
 REAR: 10 FEET

PARCELS #2 AND #3
 ACREAGE: 1.84 ACRES (PARCEL #2)
 ACREAGE: 2.41 ACRES (PARCEL #3)
 PROPOSED USE: T (OFFICE INSTITUTIONAL)
 See Addendum - Case M-2022-15

NOTES:

- PARCELS #2 AND #3 TO BE DEVELOPED IN ACCORDANCE WITH OFFICE INSTITUTIONAL (O.I.) CLASSIFICATION. THE PARCELS WILL BE LIMITED TO PROFESSIONAL OFFICE USES.
- BUFFERING TO PARCEL #1, EXISTING RESIDENTIAL AND THE CREEK TO BE PROVIDED AS SHOWN ON THIS PLAN.
- ACCESS TO PARCELS #2 AND #3 TO BE PROVIDED ON PROPOSED ROADWAY. NO ACCESS VIA CONSTITUTION BOULEVARD PLANNED.
- OFF STREET PARKING TO BE PROVIDED IN ACCORDANCE WITH THE PARKING REQUIREMENTS SET FORTH IN THE CITY OF ROCK HILL ZONING ORDINANCE.

PROPOSED SETBACKS (PARCELS #2 & #3):
 FRONT: 20 FEET (NO OFF-STREET PARKING/LOADING ALLOWED IN REQUIRED FRONT YARD)
 SECONDARY FRONT: 10 FEET (CORNER SETBACK)
 SIDE: 10 FEET (25 FEET ADJUTING RESIDENTIAL)
 REAR: 20 FEET
 See Addendum - Case M-2022-15



NOTES:

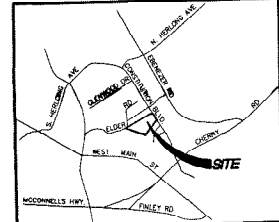
- IRONS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- PRIMARY REFERENCES: DEED BOOK 626 PAGE 1005; PLAT BOOK 62 PAGE 7.
- SUBJECT TO ANY AND ALL EASEMENTS, ENCUMBRANCES, AND RIGHTS-OF-WAY, OF RECORD OR IMPLIED.

REFERENCE:

ALL BOUNDARY AND SITE LOCATIONS SHOWN HEREON WERE TAKEN FROM BOUNDARY SURVEY DONE BY THE ISAACS GROUP, DATED 05/21/02. ALL TOPOGRAPHIC INFORMATION TAKEN FROM ROCK HILL AERIAL TOPOGRAPHY. POWER ENGINEERING ASSUMES NO RESPONSIBILITY FOR ACCURACY OF EXISTING CONDITIONS SHOWN HEREON.

GENERAL SITE INFORMATION
 TMS #596-00-00-002 (YORK COUNTY)
 YORK COUNTY ZONING: BD-11 (BUSINESS DEVELOPMENT DISTRICT)
 TOTAL ACREAGE = 23.91 ACRES
 PROPOSED ZONING = PUD (PLANNED UNIT DEVELOPMENT)

OPEN SPACE:
 PARCEL 1 = 1.08 ACRES (BUFFERS)
 2.38 ACRES (C.O.S.)
 PARCEL 2 = 0.25 ACRES (BUFFER)
 PARCEL 3 = 0.58 ACRES (BUFFER)
 TOTAL OPEN SPACE = 4.29 ACRES



OWNER: SOUTHERN INVESTMENT GROUP OF THE CAROLINA'S
 1231 FALLS ROAD
 ROCK HILL, SC 29730
 PHONE: (803) 866-6665
 FAX: (803) 366-6676

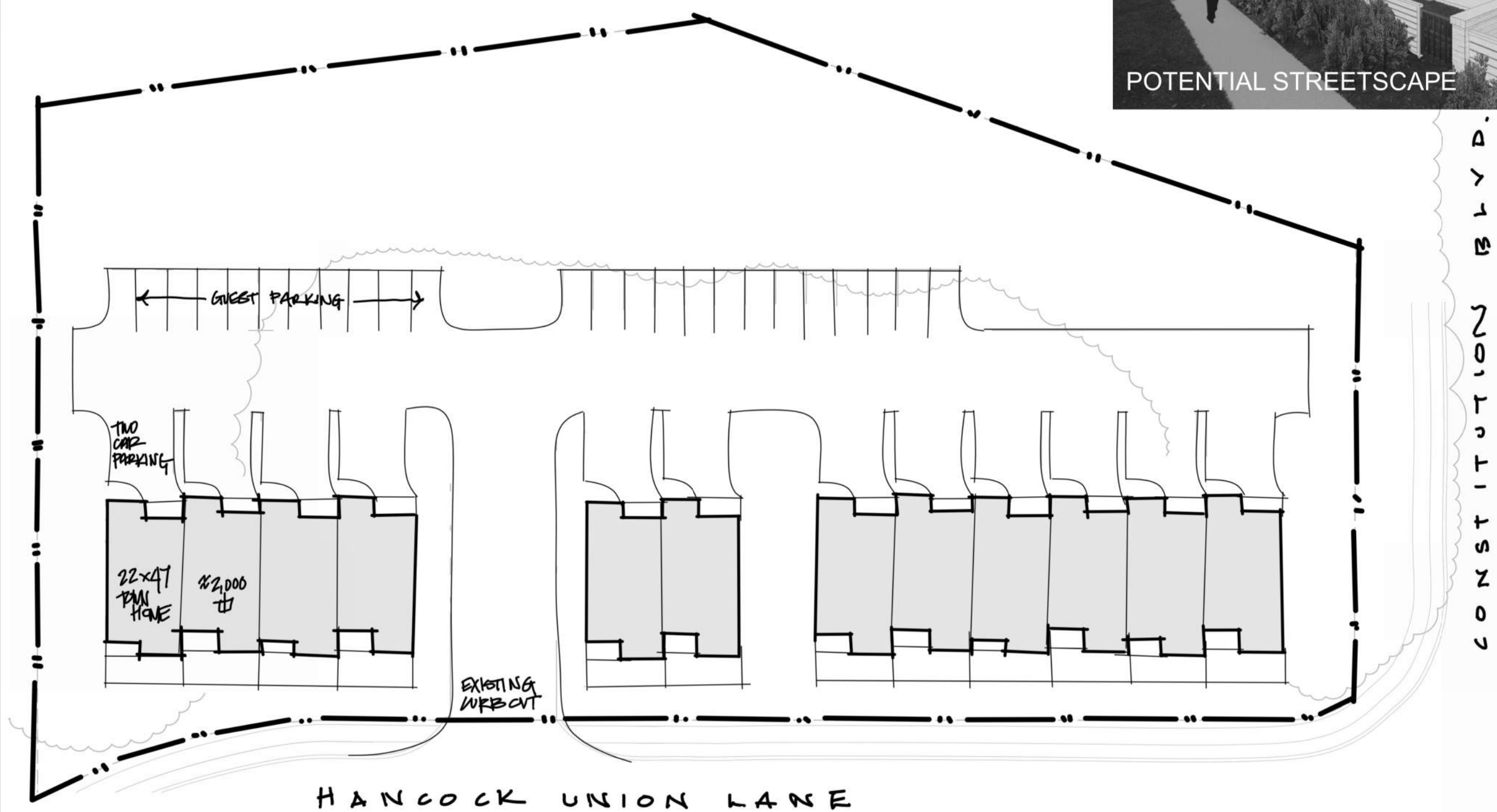
ENGINEER: POWER ENGINEERING CO., INC.
 9717-A SOUTHERN PINE BOULEVARD
 CHARLOTTE, NC 28273
 PHONE: (704) 525-7275
 FAX: (704) 525-2515

M-2023-17

220 HANCOCK UNION LANE

PROPERTY HIGHLIGHTS:

- 12 Townhomes
- Approximately 2,000
- Two parking spots per unit
- Guest Parking
- 3 bedroom, 2.5 units
- Brick with hardie-plank siding





Memo NEIGHBORHOOD MEETING

To: City of Rock Hill - planning department
From: R. Justin Smith
Date: July 19, 2022
Subject: Meeting minutes from neighborhood meeting held at Boyd Hill Rec Center
1165 Constitution Boulevard in Rock Hill, South Carolina

Attendees:

Eric Hawkins	<i>Zoning Division Supervisor with the City of Rock Hill</i>
Jason Veil	<i>Neighborhood Services with the City of Rock Hill</i>
Dewayne Alford	<i>Housing Authority of Rock Hill</i>
Rich Lane	<i>Southern Street Development</i>
Justin Smith	<i>Southern Street Development</i>
Ken Williams	<i>Constitution Park Resident</i>
Hans Neussen	<i>Constitution Park Resident</i>
Sequana Murray	<i>Neighboring Property Resident</i>
Roger and Dorothy Sprik	<i>Constitution Park Resident</i>

- Meeting called to order at 6:00 pm
- Introductions of team and city staff
- Rich Lane gave quick background of the property and Southern Street Development, including other relevant projects. It was noted that 6/7 calls have been made, mainly to inquire as to what is being proposed.
- Proposal explained to those in attendance: two outparcels were designated as Office use according the original PUD from 2002. Southern Street is proposing to amend the PUD to allow for residential use on these two outparcels.
- The Northern most parcel (#2) is what Southern Street has under contract and can only speak to our plans for it: 12 units to meet the current design standards of the city. Price point will be in the low, to mid-300s.
- The process moving forward was explained:
 - Plan will be presented to Planning Commission August 2nd, 2022
 - First reading will go to City Council August 22nd, 2022
 - Final reading will go to City Council September 12th, 2022
- The floor was opened up for questions/comments:
 - Question regarding the plans for Parcel #3 - Southern Street explained that this amendment to the PUD would allow for their site to develop as residential as well, but that they don't currently control the direction of the development.
 - Question regarding the ability to put a gate from the constitution Boulevard access - city staff explained that this wouldn't be supportive of this measure.
 - Question regarding if this parcel would join their fully funded existing HOA (Revelations Community Management) - Southern Street explained that has yet to be determined and exploring options.
 - Question was asked about how the grade would effect the adjacent playground - Southern Street explained that this shouldn't be an issue given Parcel #2 is already graded for our intended use.
 - Question was asked if sidewalks and landscaping would be required - Southern Street stated this project would adhere to city standards and requirements.
 - Question about amenities - Southern Street is still determining what will be required.
 - Question regarding existing Constitution Park sign at Constitution Boulevard - Southern Street agreed to allow it to stay in place and ease it back to community or whatever is required.
 - Mr. Williams made a comment that the neighborhoods irrigation system is supplied by a new well.
 - Question was raised regarding how the city views affordable housing and if these will qualify - City staff and Southern Street noted with the size and scale of this project that isn't a real possibility.
 - The new development will have its own trash collection process
 - Site will be self sufficient as it relates to parking.
- Wrap up comments were made. Southern Street will follow up with an email to those in attendance as plans progress.
- Meeting was adjourned at 6:50 pm

Sincerely,



R. Justin Smith



Staff Report to Planning Commission M-2022-16

Meeting Date: August 2, 2022



Petition by Pathway Partnerships, LLC (Gary Cangelosi) to rezone approximately 2.55 acres at 1933 Mt Gallant Road from Urban Development (UD) in York County to Limited Commercial (LC).



Reason for Request: Annex and rezone to allow for a car wash and retail use on the property.

Staff Recommendation: Staff recommends approval of the rezoning request.

SEE ATTACHED REPORT FOR MORE INFORMATION



Location: 1933 Mt. Gallant Road
Tax Parcels: 636-00-00-026 to -029
Site Area: 2.55 Acres
City Council Ward: Ward 2 (Kathy Pender)
Request: Annex property into the City and rezone from Urban Development (UD) to Limited Commercial (LC).
Proposed Development: Redevelop the property for a car wash use with a retail outparcel.
Applicant: Pathway Partnerships, LLC (Gary Cangelosi)
17510 Langston Drive
Charlotte, NC 28278
Owner: HLS Trucking Inc.
343 Battery Circle
Clover, SC 29710

Site Description

The subject property is currently used as a mulch and landscape materials yard. It is on the west side of Mt. Gallant Road, north of Celanese Road. Surrounding uses include single-family detached residential to the north and west, and commercial/retail uses to the south and east, in both residential and commercial zoning districts. The buildings on the adjoining properties are similar in size and height to what would be permitted under the proposed zoning

Development Proposal

The applicant is requesting the annexation and rezoning in order to facilitate the development of car wash and small commercial/retail building on the property. The proposed use is /permitted by Special Exception in the Limited Commercial (LC) zoning district and may require a variance to reduce the buffer from existing single-family homes to the along Mt. Gallant Road.

The current mulch yard does not have any buffers or screening from the adjacent single-family homes; however, the conceptual site plan (attached) shows the proposed redevelopment providing the required buffer along the rear property line, including a solid fence. This would help mitigate any visual or noise impacts from the proposed uses.

Existing Zoning District Summary

Urban Development (UD): The district was 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. The objective of this district was to maximize land use flexibility and minimize land use conflicts in the process. Over the years, however, this maximum flexibility has resulted in land use conflicts, as many UD Districts are located

near municipal boundaries. The UD District often allows significantly more intensive uses than those allowed by the adjacent municipality. The Comprehensive Plan establishes a goal for new development to be compatible with local character. Several goals and strategies recommend that new development is compatible in scale, orientation, and character with existing nearby development. The UD District generally does not support these community goals. For the reasons specified above, the UD District is classified as a legacy district, an obsolete district that cannot be expanded or added to the zoning map.

Proposed Zoning District Summary

Limited Commercial (LC): The LC district is established as a mid-level intensity commercial district that allows a wider range of non-residential uses at increasing intensities than the NC district. The uses allowed in this district include a wide range of general retail, business, and service uses, as well as professional and business offices as allowed in the NC district. Uses in this district are intended to serve groups of neighborhoods instead of individual neighborhoods.

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

M-2021-11: Annexed and rezoned property to LC for Clutch Coffee Bar at 2027 Celanese Road.

INFRASTRUCTURE CONSIDERATIONS

Transportation

The property has frontage on and will be accessed from Mt. Gallant Road, an SCDOT maintained Minor Arterial roadway. There are existing sidewalks along both sides of Mt. Gallant Road and the property owner will be required to install pedestrian connections from the businesses to the public sidewalks. The property is not located along a My Ride transit route.

Historic traffic volumes in the area are shown below:

Street	Vehicles Per Day			
	2021	2019	2017	2015
Mt. Gallant Road	10,800	11,500	12,500	10,700

Public Utilities

Water is available along Mt. Gallant Road, however a public sewer extension will be required, likely from the Food Lion Shopping Center site to the east.

RELATIONSHIP TO PUBLIC PLANS

Comprehensive Plan Update – Rock Hill 2030

These parcels are in the Neighborhood Commercial character area of the Future Land Use Map of the Comprehensive Plan Update – Rock Hill 2030. The Comprehensive Plan states that the Neighborhood Commercial character area should include:

- Small, low-traffic commercial uses that provide goods and services to surrounding neighborhoods.
- They should provide a well-connected bike/pedestrian environment to neighborhoods and nearby commercial areas

Annexing and rezoning the unincorporated parcels is consistent with the Future Land Use Map as it would allow for a development that is compatible with the surrounding uses.

The annexation and rezoning also support the Comprehensive Plan Core Values as follows:

- Grow Inside First: this infill development supports the City's focus to grow inside first and would contribute to maximizing the use of existing infrastructure and investment;
- Grow Inside First: prioritize annexation of unincorporated enclaves particularly those that form donut holes and result in inefficient provision of services.

PUBLIC INVOLVEMENT

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

- July 15: Rezoning notification signs posted on subject property.
- July 14: Rezoning notification postcards sent to 47 property owners and tenants within 300 feet of the subject property.
- July 15: Planning Commission public hearing advertisement published in *The Herald*.

Public Feedback

No public feedback to date.

RECOMMENDATIONS

Staff Assessment

The redevelopment of the site would create adequate buffers and screening between the property and the adjoining single-family detached homes, which does not exist currently. The car wash use requires a special exception from the Zoning Board of Appeals, which can also add any necessary conditions and improvements to the site plan to help mitigate impacts to the adjacent properties. Furthermore, the annexation would help reduce the size of an unincorporated enclave within the City's service area.

Staff Recommendation

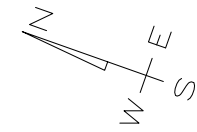
Staff recommends approval of the proposed LC zoning.

Attachments

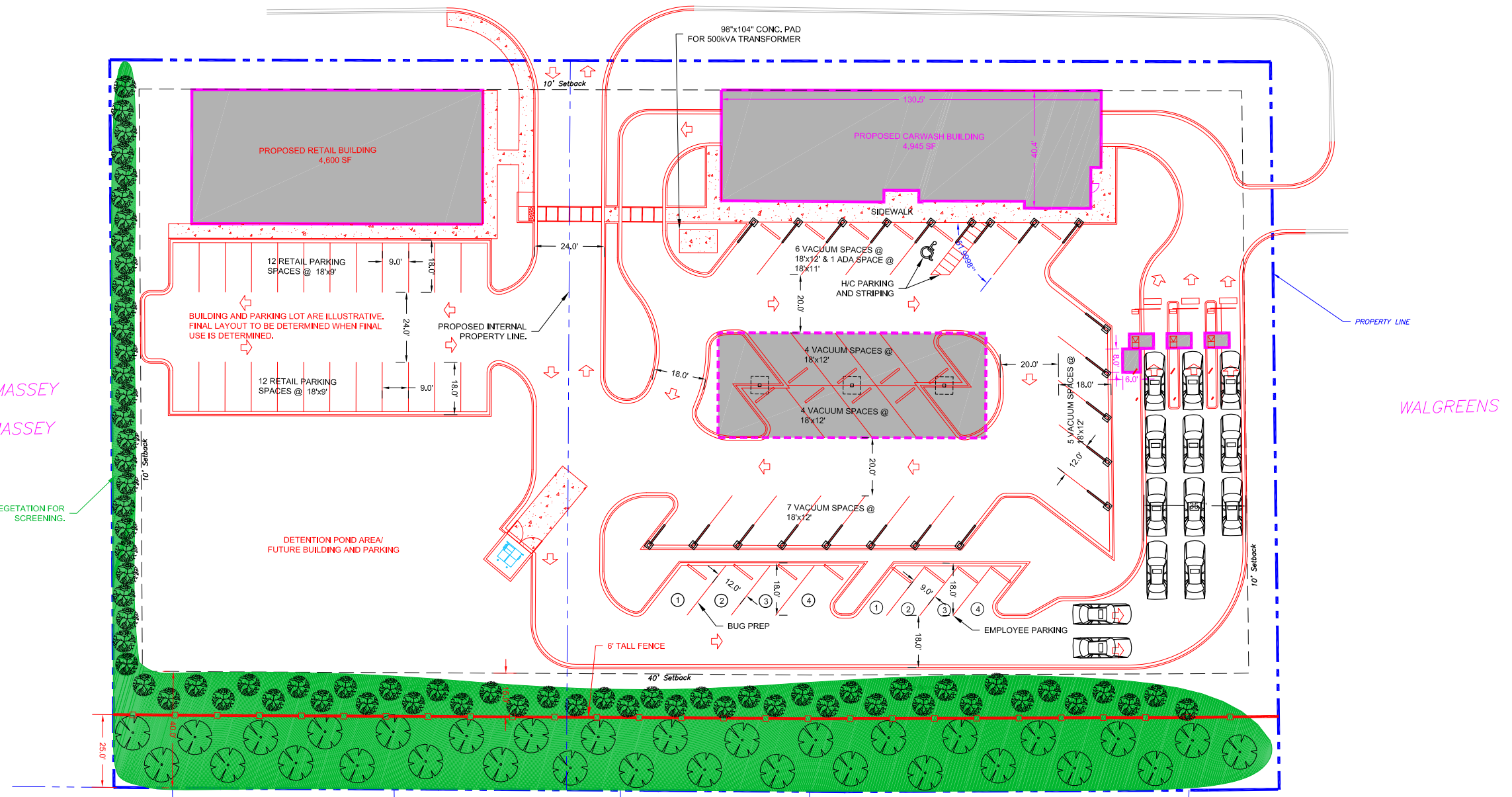
- Conceptual Site Plan
- Annexation Map
- Rezoning Map
- Existing Conditions Map

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



MT GALLANT ROAD



EDGAR B. MASSEY AND LINDA A. MASSEY

LARRY J. CONAWAY

HELEN VAN HUSS

BENJAMIN A. PAXTON AND WENDY R. PAXTON

FRED L. SHOPE AND MARY E. SHOPE

EMMET R. REECE AND GERALDINE M. REECE

ON SITE
CIVIL GROUP

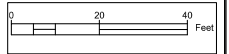
980 BIRMINGHAM RD, SUITE 500-940, MILTON, GA 30004
WWW.ONSITECIVIL.COM
INFO@ONSITECIVIL.COM

THESE DRAWINGS ARE THE PROPERTY OF ONSITE CIVIL GROUP, LLC AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF ONSITE CIVIL GROUP, LLC.



REVISIONS

No.	DATE	DESCRIPTION



GARY CANGELOSI
17510 LANGSTON DR
CHARLOTTE, NC 28278
Garycan@bellsouth.net

PROPOSED ZONING PLAN
LC (LIMITED COMMERCIAL)
ROCK HILL CARWASH
1933 MT GALLANT ROAD
ROCK HILL, SOUTH CAROLINA

CARWASH AND RETAIL

24 HOUR CONTACT:
GARY CANGELOSI
704-904-3720

DATE: 7-12-22
PROJECT: 22-037

SHEET: 1

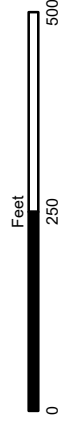


ANNEXATION MAP
**Celanese Road/
 Mt. Gallant Road Area IV**

**ANNEXATION TO THE
 CITY OF ROCK HILL**

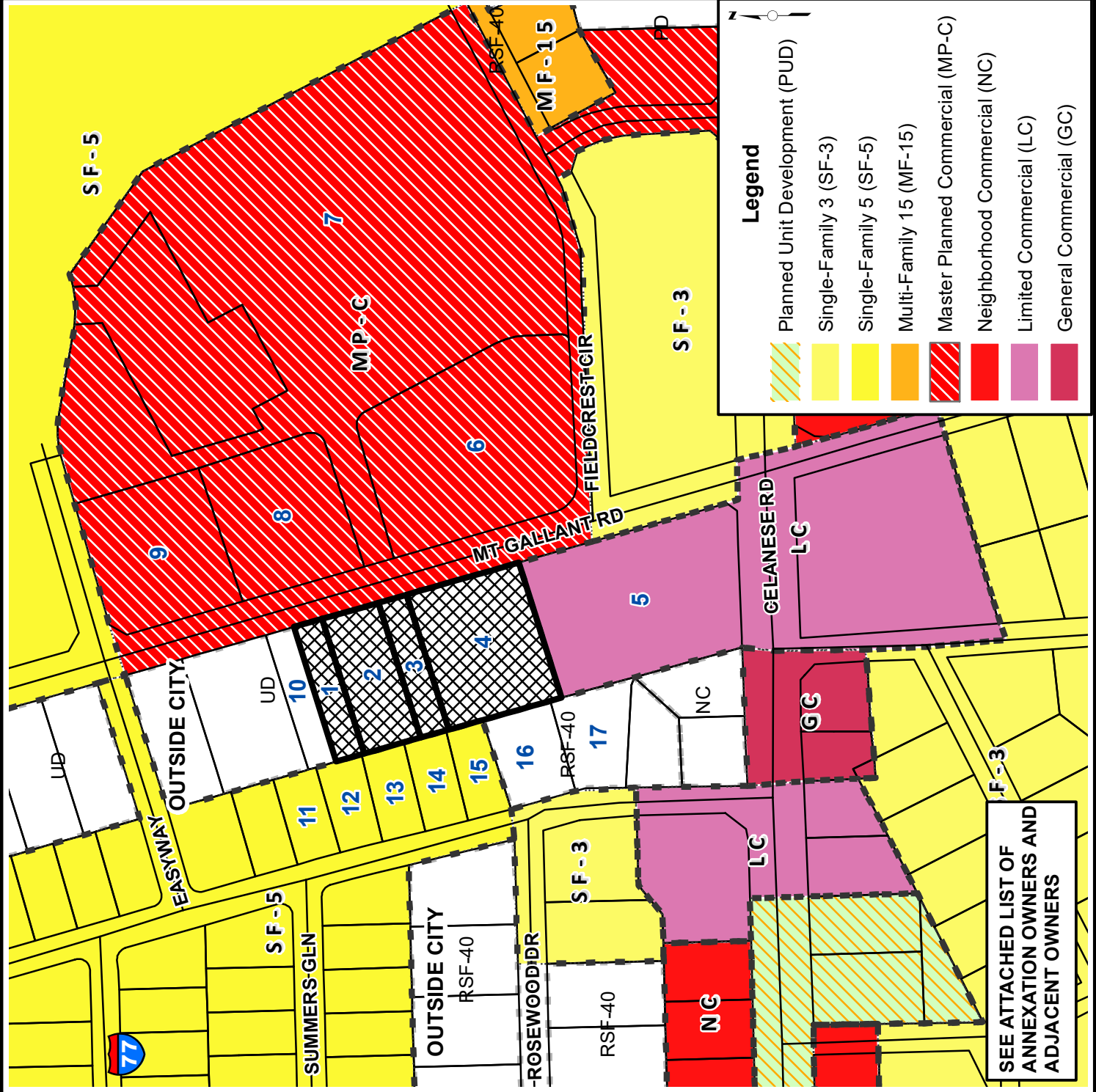


PROPOSED ZONING: LC
 WARD: 2
 ACREAGE: 2.55
 City Limits



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

GIS ADMINISTRATOR _____ DATE _____



**SEE ATTACHED LIST OF
 ANNEXATION OWNERS AND
 ADJACENT OWNERS**

ANNEXATION PROPERTY OWNERS

Map #	Tax Parcel	Owner Name
1	6360000026	HLS TRUCKING INC
2	6360000027	HLS TRUCKING INC
3	6360000028	HLS TRUCKING INC
4	6360000029	HLS TRUCKING INC

ADJACENT PROPERTY OWNERS

Map #	Tax Parcel	Owner Name
5	6360101210	EXECUTIVE BUILDING COMPANY LLC % HIGHLAND MILLS
6	6360101216	PARASKEVI LLC
7	6360101211	CC RIVERVIEW LLC C/O RYAN LLC
8	6360101218	JCFM LLC
9	6360101215	SPAN ENTERPRISES LLC
10	6360000025	MASSEY EDGAR B & LINDA A
11	6360601105	HAVLICEK PAUL A & JANETTE L CO TRUSTEES
12	6360601104	RIZZO GARY E TRUSTEE LIBERACE SUSANNE M TRUSTEE
13	6360601103	PEREZ JOHN ELIUD & STEPHANIE REID PEREZ JNT TNTS W/ROS
14	6360601102	WALKER THOMAS A & CHERYL JNT TNTS W/ROS
15	6360601101	TORRELLAS RUBEN D
16	6341101004	REECE R EMMETT LIFE ESTATE
17	6341101005	SHEPHERD CHERIE



M-2022-16

Legend



- General Commercial (GC)
- Limited Commercial (LC)
- Multi-Family 15 (MF-15)
- Neighborhood Commercial (NC)
- Master Planned Commercial (MP-C)
- Planned Unit Development (PUD)
- Single-Family 3 (SF-3)
- Single-Family 5 (SF-5)

Zoning Data

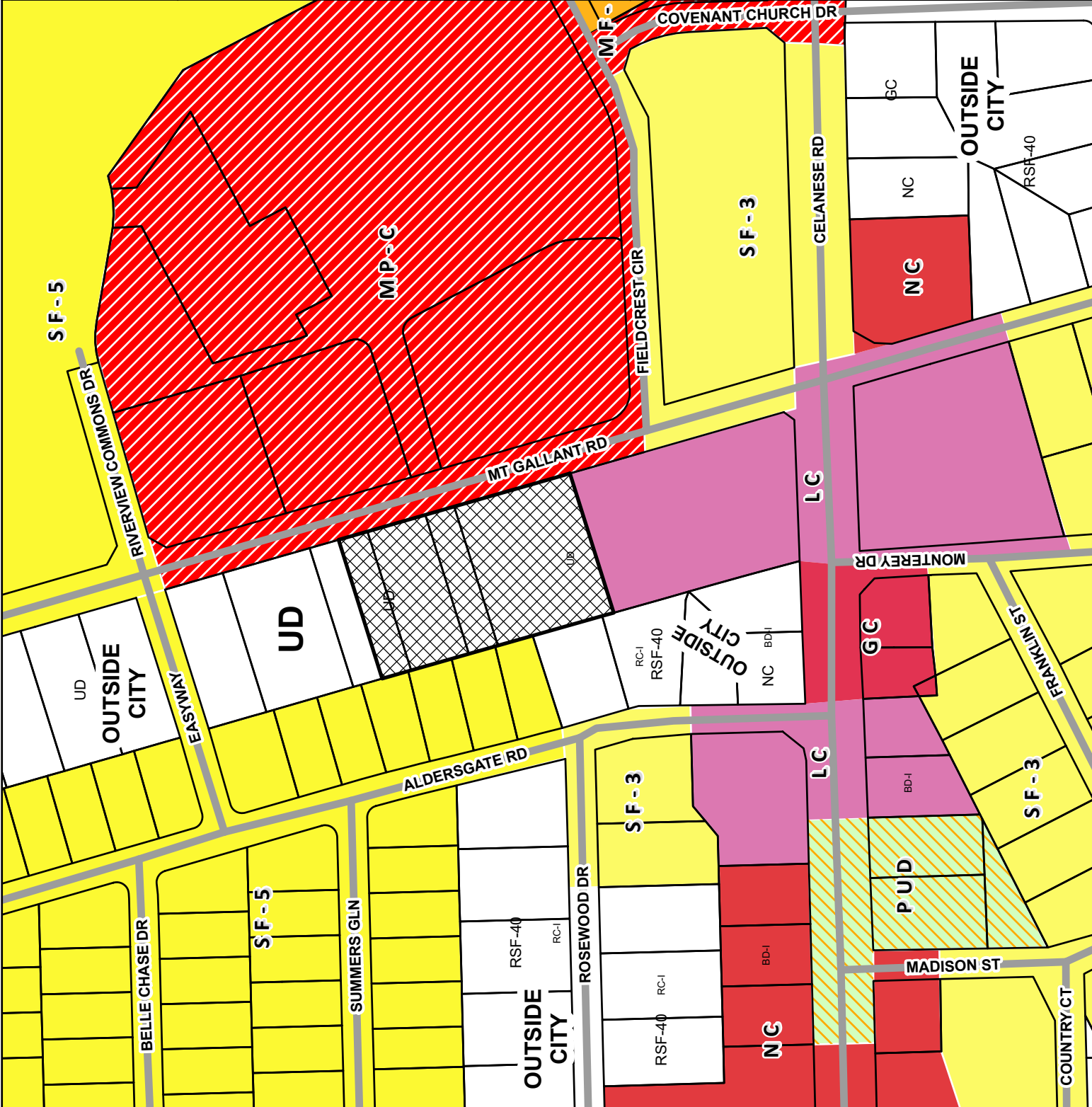
Current: UD
(York County)

Proposed: LC

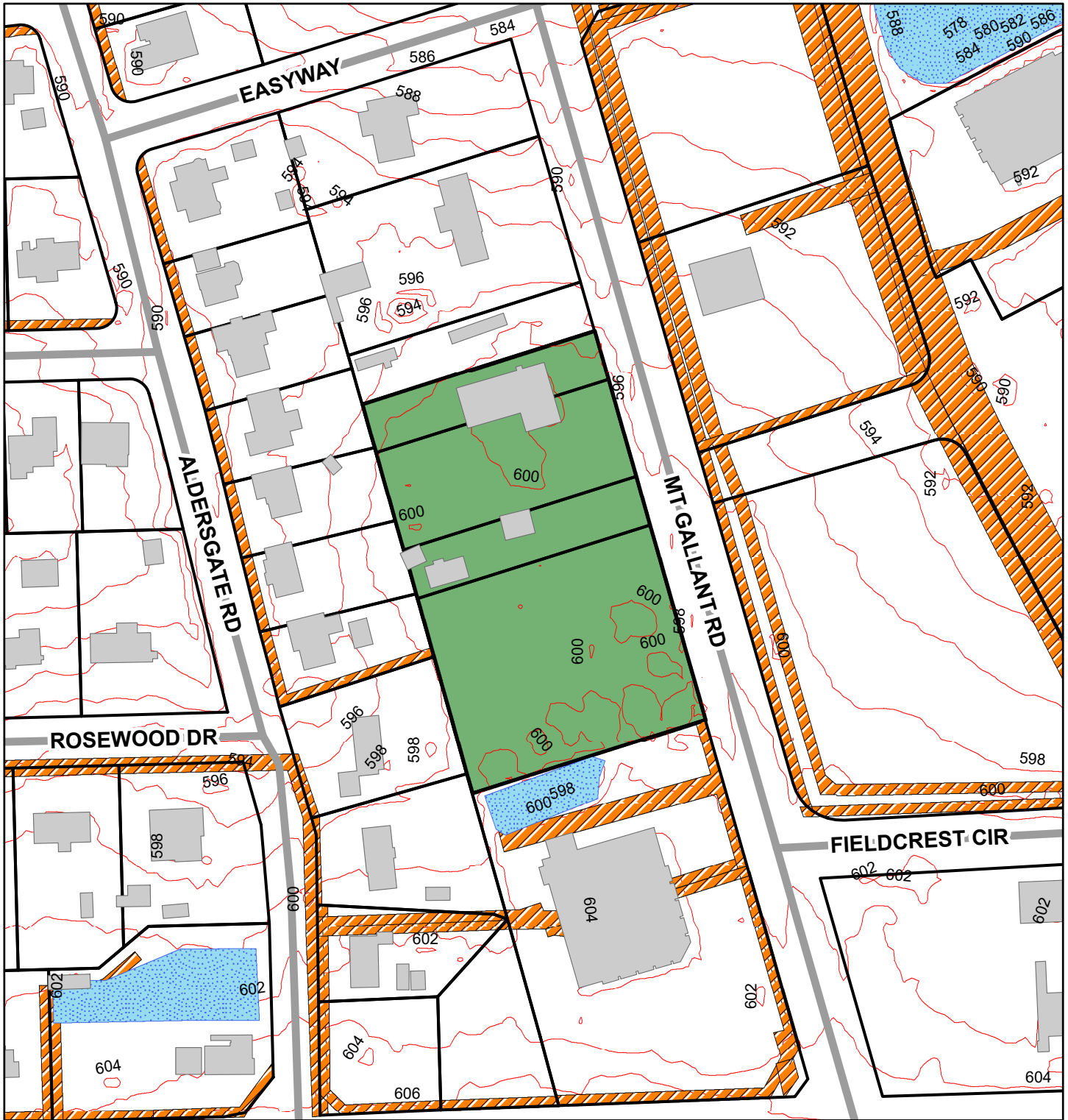


Planning & Development
Department
City of Rock Hill

08-02-2022

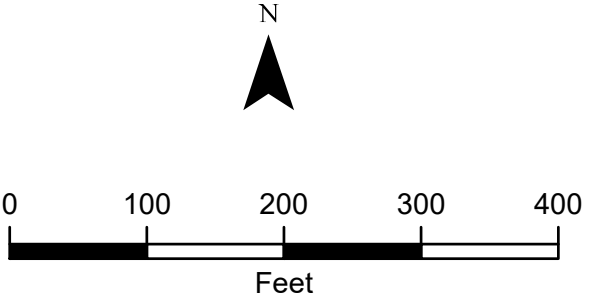


Existing Conditions Case #M-2022-16



Legend

Building Footprints (2019)	Utility Easement
Parcels	Contours
Street	Subject Property
Detention Pond	



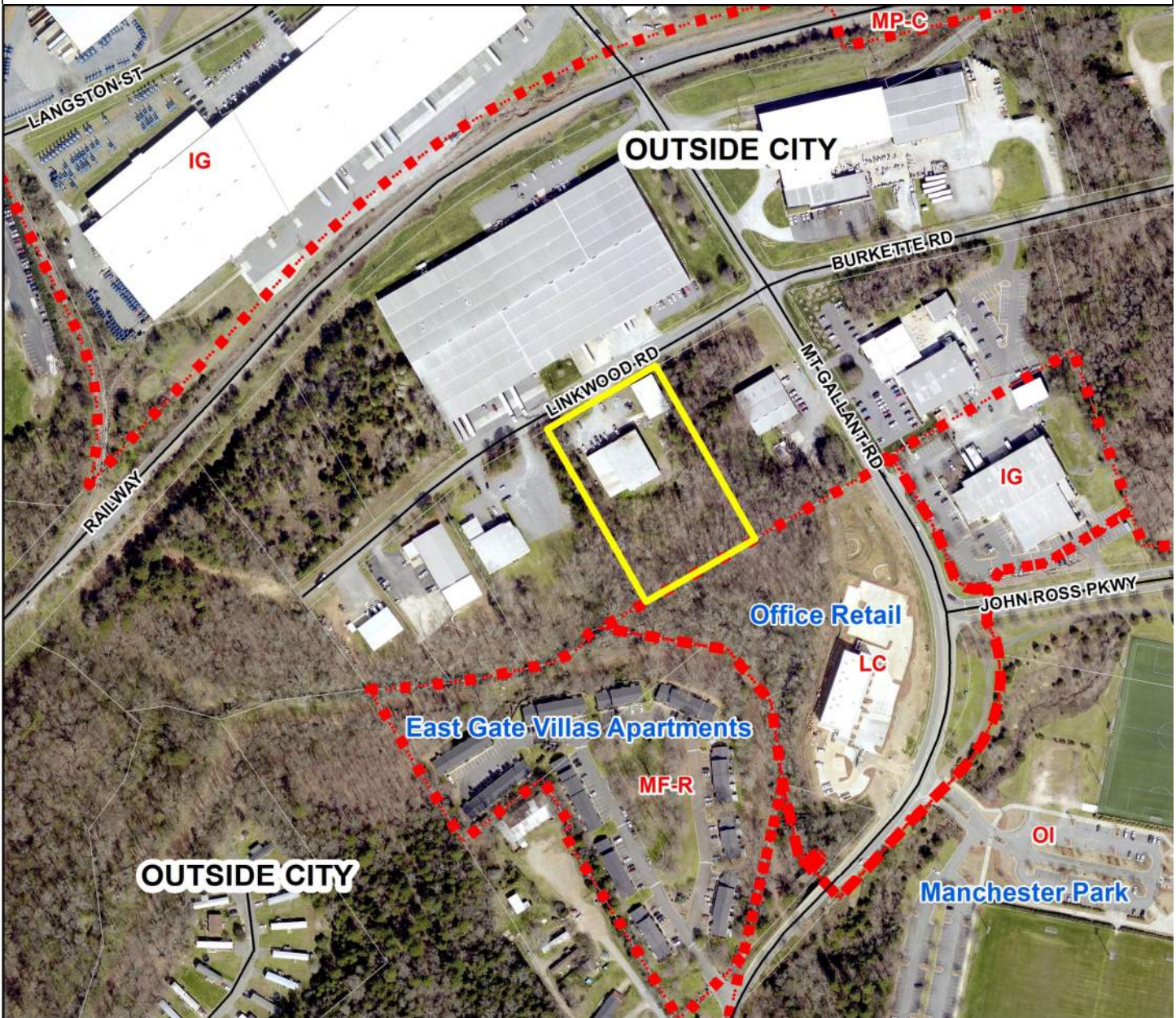


Staff Report to Planning Commission M-2022-17

Meeting Date: August 2, 2022



Petition by Armor Enterprises LLC to rezone approximately 2.5 acres at 531 Linkwood Road from Urban Development (UD) in York County to Industry General (IG).



Reason for Request: The annexation and rezoning was initiated by the City when the owner signed a Utility Service Agreement and petition.

Staff Recommendation: Staff recommends approval of the proposed zoning.

SEE ATTACHED REPORT FOR MORE INFORMATION



Rezoning Analysis-Report to Planning Commission

Meeting Date: August 2, 2022

Location:	531/531A Linkwood Road, Tax Parcel 666-01-03-011
Site Area:	Approximately 2.5 acres
City Council Ward:	Proposed Ward 3 (Kevin Sutton)
Request:	Annex property into the City and rezone from Urban Development District (UD), in York County, to Industry General (IG).
Proposed Development:	No new development proposed. The site has two existing buildings with a wholesale closet and storage systems company.
Applicant/Owner	Armor Enterprises LLC 531 Linkwood Road Rock Hill, SC 29730

Site Description

The subject property is developed with two existing industrial buildings. It is located on Linkwood Road, west of Mt. Gallant Road. Surrounding uses are industrial to the north, east, and west, with commercial and multi-family residential to the south.

There is no new development proposed at this time. The previous property owner signed a water/sewer service agreement in February 2017. Staff presented the new owner with an annexation petition in February 2022, and it was signed in March 2022.

The use of the property (cabinet and storage systems company) is permitted in the proposed Industry General zoning district. Annexation of properties to fill in gaps in the City Limits promotes greater efficiency in City services and reduces jurisdictional issues.

Existing Zoning District Summary

Urban Development (UD): The district was 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. The objective of this district was to maximize land use flexibility and minimize land use conflicts in the process. Over the years, however, this maximum flexibility has resulted in land use conflicts, as many UD Districts are located near municipal boundaries. The UD District often allows significantly more intensive uses than those allowed by the adjacent municipality. The Comprehensive Plan establishes a goal for new development to be compatible with local character. Several goals and strategies recommend that new development is compatible in scale, orientation, and character with existing nearby development. The UD District generally does not support these community goals. For the reasons specified above, the UD District is classified as a legacy district, an obsolete district that cannot be expanded or added to the zoning map.

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-2019-11 – Annexation and rezoning of several properties within the Rock Hill Industrial Park-

M-2022-04 – Annexation and rezoning of 244 Mt. Gallant Road.

INFRASTRUCTURE CONSIDERATIONS

Transportation

The property has frontage on Linkwood Road, a state-maintained local roadway, just west of Mt. Gallant Road, a state-maintained major collector. Existing access locations exist on Linkwood Road, with no changes to the site layout proposed at this time.

No sidewalks exist along Linkwood Road, however there are sidewalks on Mt. Gallant. The future widening of Mt. Gallant Road will include a multi-use path and make a connection to the path on the Manchester Park property.

Public Utilities

All necessary utilities are available to the site.

RELATIONSHIP TO PUBLIC PLANS

Comprehensive Plan Update – Rock Hill 2030

This parcel is in the Regional Commercial character area of the Future Land Use Map of the Comprehensive Plan Update – Rock Hill 2030.

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

- Large-scale, destination retail that is primarily accessed by automobiles.
- Focus on infill (re)development that supports transit and is compatible in size, scale, and style to surrounding large “big box” stores.
- Walkable for nearby hotels and multi-family buildings.

Annexing and rezoning the unincorporated parcel is consistent with the Comprehensive Plan and Future Land Use Map because the parcel borders the Employment Center character area, and the existing use is compatible with the surrounding properties in the Rock Hill Industrial Park. Additionally, annexing the County parcel would help to close a “donut hole” in the city limits and supports the Comprehensive Plan core value to “Grow Inside First.”

PUBLIC INVOLVEMENT

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

- July 15: Rezoning notification signs posted on subject property.
- July 14: Rezoning notification postcards sent to 79 property owners and residents within 300' of the subject property.
- July 15: Planning Commission public hearing advertisement published in *The Herald*.

Public Feedback

No comments received to date.

RECOMMENDATIONS

Staff Assessment

The proposed zoning district is compatible with surrounding uses, would allow the existing use on the property, and is consistent with the 2030 Comprehensive plan.

Staff Recommendation

Staff recommends approval of the proposed Industry General (IG) zoning.

Attachments

- Annexation Map
- Rezoning Map

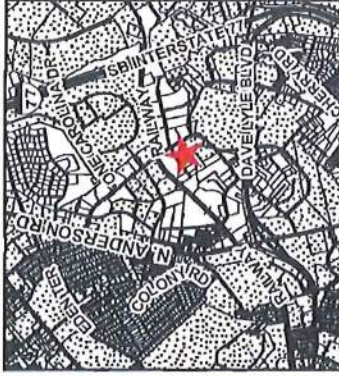
To see the applications submitted for this case, go to: www.cityofrockhill.com/PlanInfo.

Staff Contact: Dennis Fields, Planner III
Dennis.Fields@cityofrockhill.com
803.329.5687



ANNEXATION MAP
Rock Hill Industrial Park
Area VII

ANNEXATION TO THE
CITY OF ROCK HILL

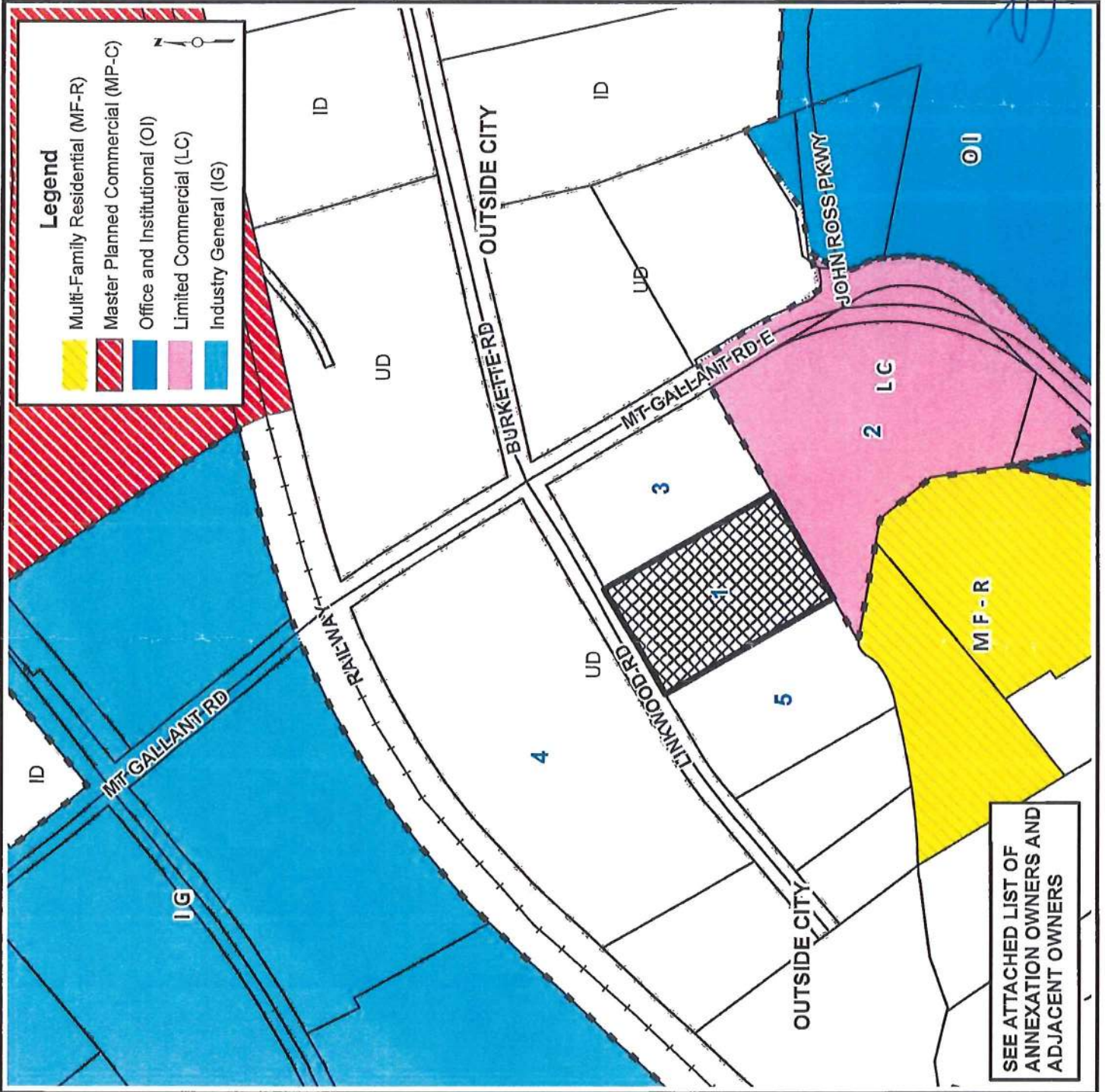


PROPOSED ZONING: IG
 WARD: 3
 ACREAGE: 2.5
 City Limits



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

DATE: 1/26/2022
 GIS ADMINISTRATOR: [Signature]



ANNEXATION PROPERTY OWNER

Map #	Tax Parcel	Owner Name
1	6660103011	ARMOR ENTERPRISES LLC








ADJACENT PROPERTY OWNERS

2	6670101153	MANCHESTER DEVELOPMENT LLC
3	6660103003	ROCKWELL DONALD G JR
4	6660103005	FLIPPY HOLDING TRES INC % CASUAL CUSHION CORP
5	6660103010	STORAGE SOLUTIONS REAL ESTATE HOLDINGS LLC



M-2022-17

Legend

-  Subject Property
-  Design Overlay District (DOD)
-  Industry General (IG)
-  Limited Commercial (LC)
-  Multi-Family Residential (MFR)
-  Office and Institutional (OI)
-  Master Planned Commercial (MP-C)

Zoning Data

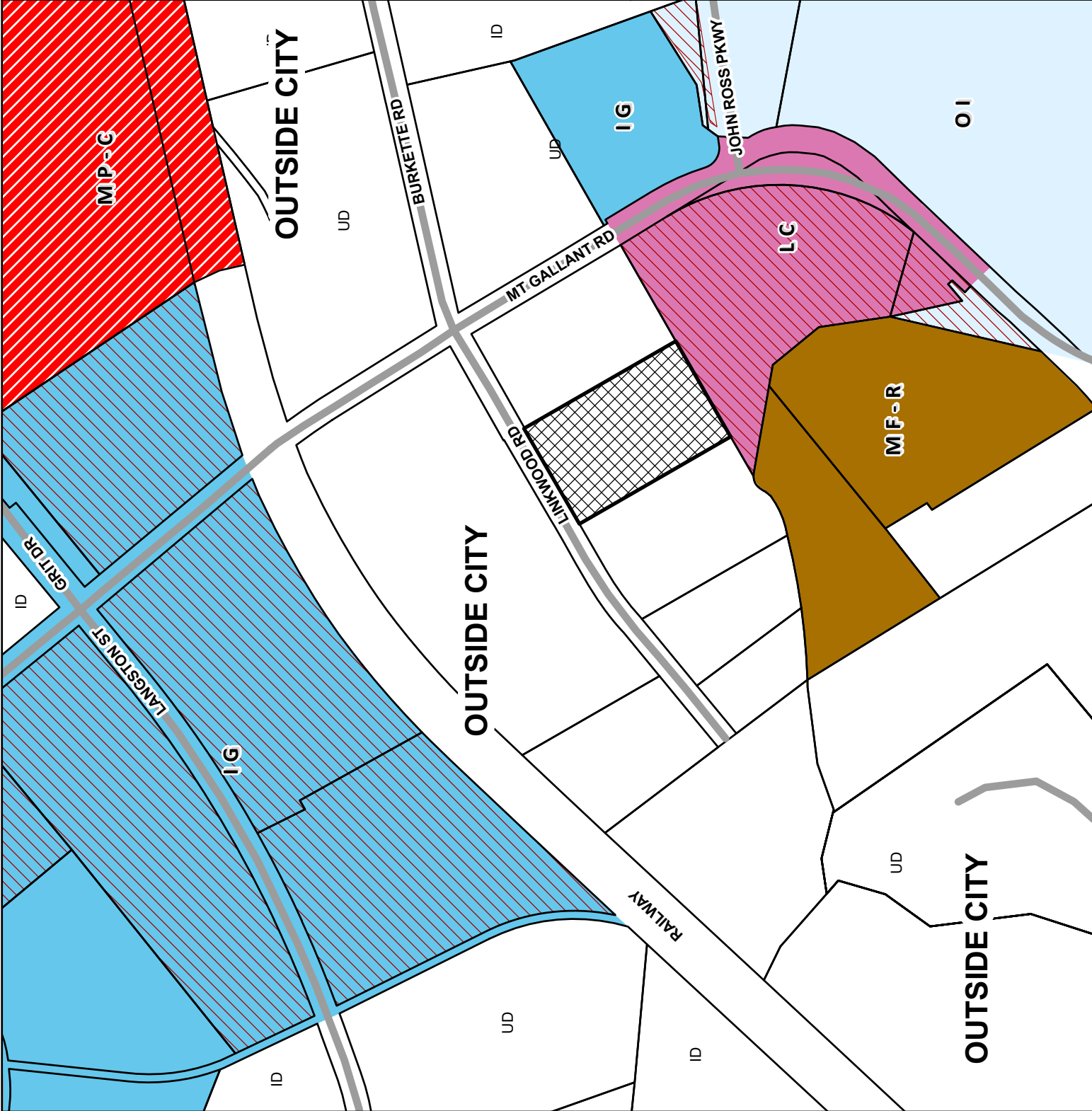
Current: UD
(York County)

Proposed: IG



Planning & Development
Department
City of Rock Hill

08-02-2022



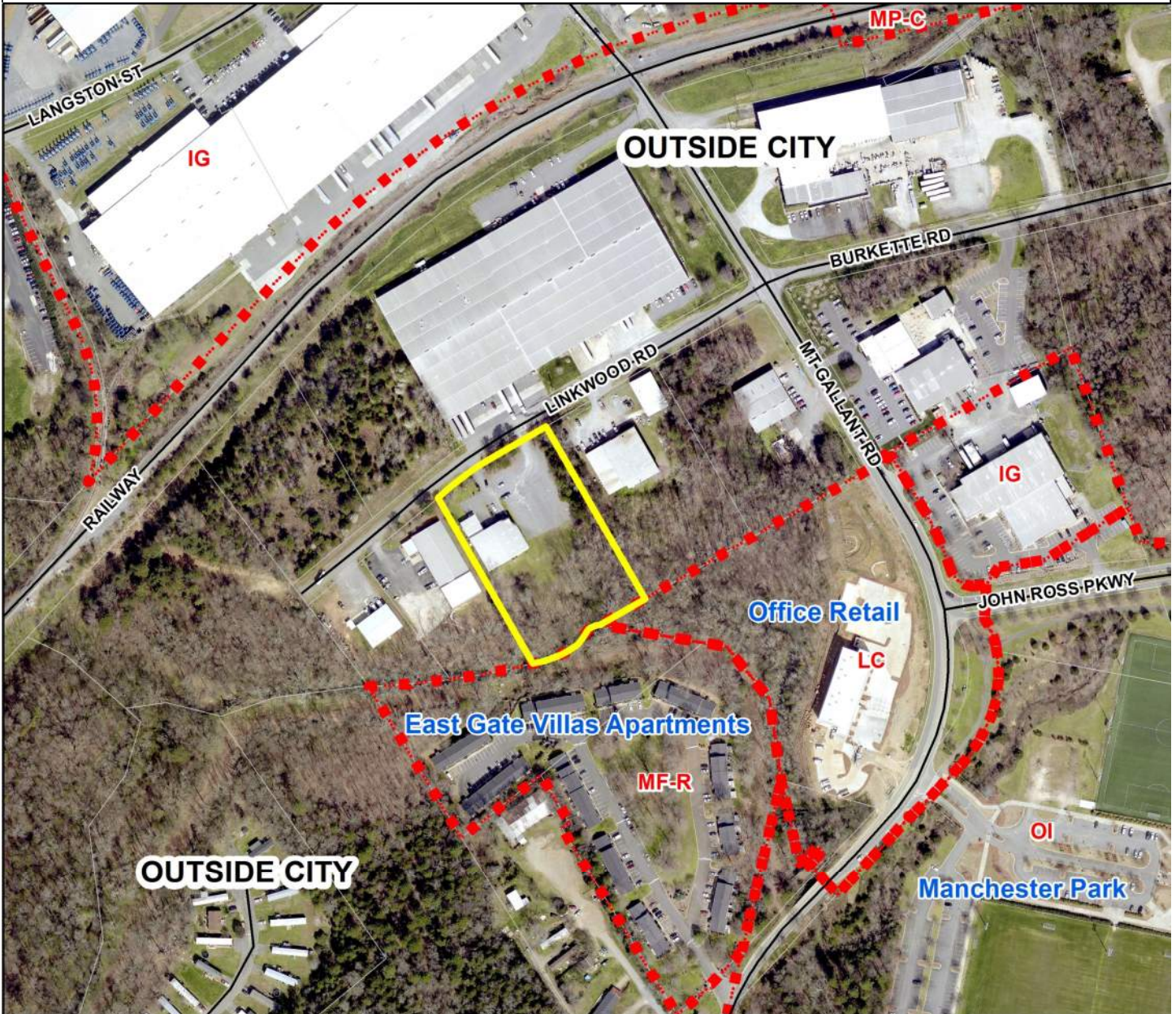


Staff Report to Planning Commission M-2022-18

Meeting Date: August 2, 2022



Petition by Storage Solutions Real Estate Holdings LLC. to rezone approximately 2.88 acres at 563 Linkwood Road from Urban Development (UD) in York County to Industry General (IG).



Reason for Request: The annexation and rezoning was initiated by the City when the owner signed a Utility Service Agreement and petition.

Staff Recommendation: Staff recommends approval of the proposed zoning.

SEE ATTACHED REPORT FOR MORE INFORMATION



Rezoning Analysis-Report to Planning Commission

Meeting Date: August 2, 2022

Location:	563 Linkwood Road, Tax Parcel 666-01-03-010
Site Area:	Approximately 2.88 acres
City Council Ward:	Proposed Ward 3 (Kevin Sutton)
Request:	Annex property into the City and rezone from Urban Development District (UD), in York County, to Industry General (IG).
Proposed Development:	No new development proposed. The site has an existing building with Deutz engine parts and service center.
Applicant/Owner	Storage Solutions Real Estate Holdings LLC 563 Linkwood Road Rock Hill, SC 29732

Site Description

The subject property is developed with an industrial building. It is located on Linkwood Road, west of Mt. Gallant Road. Surrounding uses are industrial to the north, east, and west, with commercial and multi-family residential to the south.

There is no new development proposed at this time. The previous property owner signed a water/sewer service agreement in January 1992. Staff presented the owner with an annexation petition in February 2022, and it was signed in February 2022.

The use of the property (Duetz Engine parts and service center) is permitted in the proposed Industry General zoning district. Annexation of properties to fill in gaps in the City Limits promotes greater efficiency in City services and reduces jurisdictional issues.

Existing Zoning District Summary

Urban Development (UD): The district was 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. The objective of this district was to maximize land use flexibility and minimize land use conflicts in the process. Over the years, however, this maximum flexibility has resulted in land use conflicts, as many UD Districts are located near municipal boundaries. The UD District often allows significantly more intensive uses than those allowed by the adjacent municipality. The Comprehensive Plan establishes a goal for new development to be compatible with local character. Several goals and strategies recommend that new development is compatible in scale, orientation, and character with existing nearby development. The UD District generally does not support these community goals. For the reasons specified above, the UD District is classified as a legacy district, an obsolete district that cannot be expanded or added to the zoning map.

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-2019-11 – Annexation and rezoning of several properties within the Rock Hill Industrial Park.

M-2022-04 – Annexation and rezoning of 244 Mt. Gallant.

INFRASTRUCTURE CONSIDERATIONS

Transportation

The property has frontage on Linkwood Road, a state-maintained local roadway, just west of Mt. Gallant Road, a state-maintained major collector. Existing access locations exist on Linkwood Road, with no changes to the site layout proposed at this time.

No sidewalks exist along Linkwood Road, however there are sidewalks on Mt. Gallant. The future widening of Mt. Gallant Road will include a multi-use path and make a connection to the path on the Manchester Park property.

Public Utilities

All necessary utilities are available to the site.

RELATIONSHIP TO PUBLIC PLANS

Comprehensive Plan Update – Rock Hill 2030

This parcel is in the Regional Commercial character area of the Future Land Use Map of the Comprehensive Plan Update – Rock Hill 2030.

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

- Large-scale, destination retail that is primarily accessed by automobiles.
- Focus on infill (re)development that supports transit and is compatible in size, scale, and style to surrounding large “big box” stores.
- Walkable for nearby hotels and multi-family buildings.

Annexing and rezoning the unincorporated parcel is consistent with the Comprehensive Plan and Future Land Use Map because the parcel borders the Employment Center character area, and the existing use is compatible with the surrounding properties in the Rock Hill Industrial Park. Additionally, annexing the County parcel would help to close a “donut hole” in the city limits and supports the Comprehensive Plan core value to “Grow Inside First.”

PUBLIC INVOLVEMENT

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

- July 15: Rezoning notification signs posted on subject property.
- July 14: Rezoning notification postcards sent to 91 property owners and residents within 300' of the subject property.
- July 15: Planning Commission public hearing advertisement published in *The Herald*.

Public Feedback

No comments received to date.

RECOMMENDATIONS

Staff Assessment

The proposed zoning district is compatible with surrounding uses, would allow the existing use on the property, and is consistent with the 2030 Comprehensive plan.

Staff Recommendation

Staff recommends approval of the proposed Industry General (IG) zoning.

Attachments

- Annexation Map
- 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



ANNEXATION MAP
Rock Hill Industrial Park
Area X

ANNEXATION TO THE
CITY OF ROCK HILL

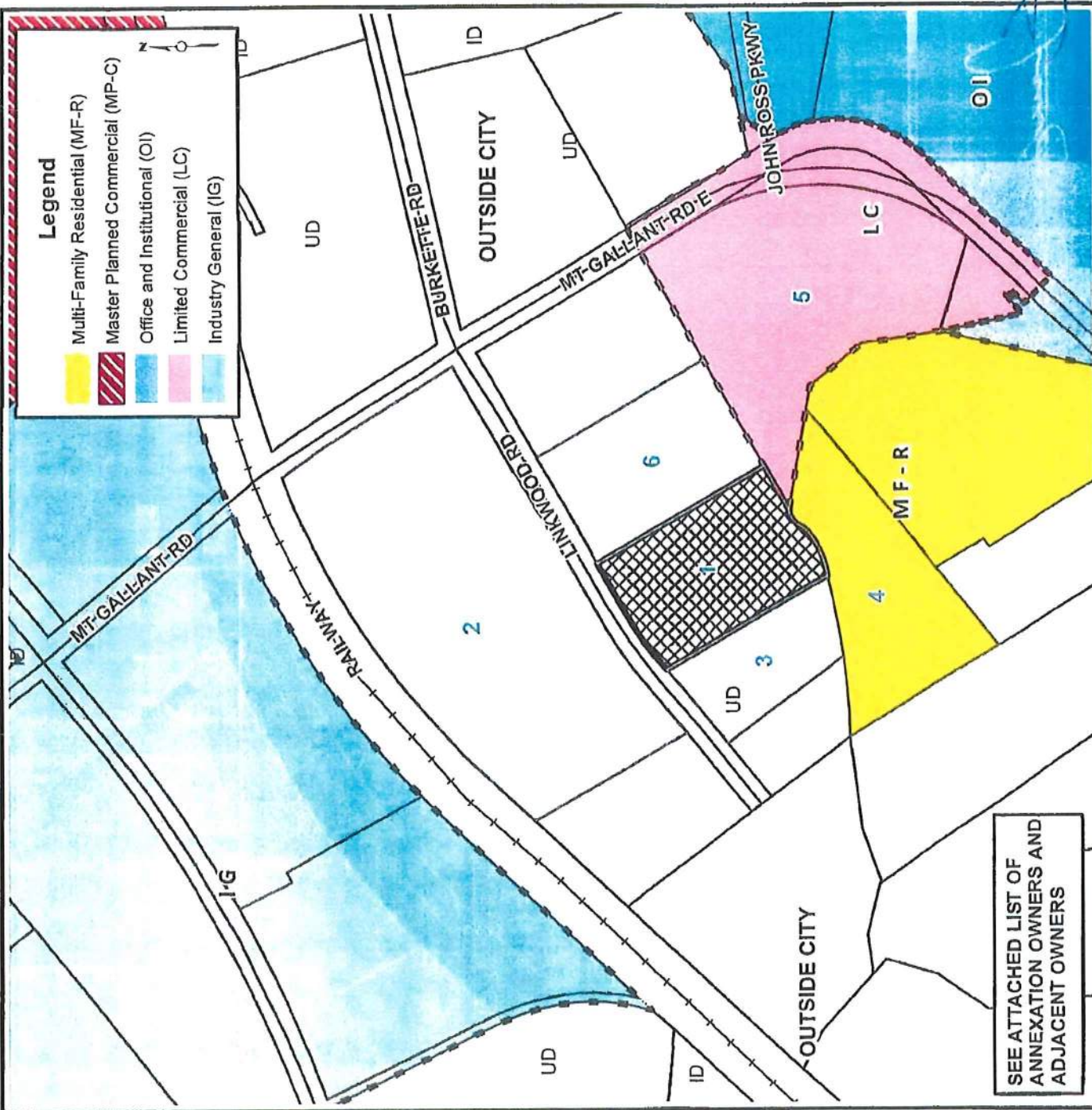


PROPOSED ZONING: IG
 WARD: 3
 ACREAGE: 2.88
 City Limits



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

[Signature]
 DATE: 1/16/2023
 GIS ADMINISTRATOR



SEE ATTACHED LIST OF
 ANNEXATION OWNERS AND
 ADJACENT OWNERS

ANNEXATION PROPERTY OWNER

Map #	Tax Parcel	Owner Name
1	6660103010	STORAGE SOLUTIONS REAL ESTATE HOLDINGS LLC

ADJACENT PROPERTY OWNERS

2	6660103005	FLIPPY HOLDING TRES INC % CASUAL CUSHION CORP
3	6660103009	LINKWOOD PROPERTIES LLC
4	6670101167	B & D APT PROPERTIES LLC & D & B APT PROPERTIES LLC
5	6670101153	MANCHESTER DEVELOPMENT LLC
6	6660103011	ARMOR ENTERPRISES LLC



M-2022-18

Legend

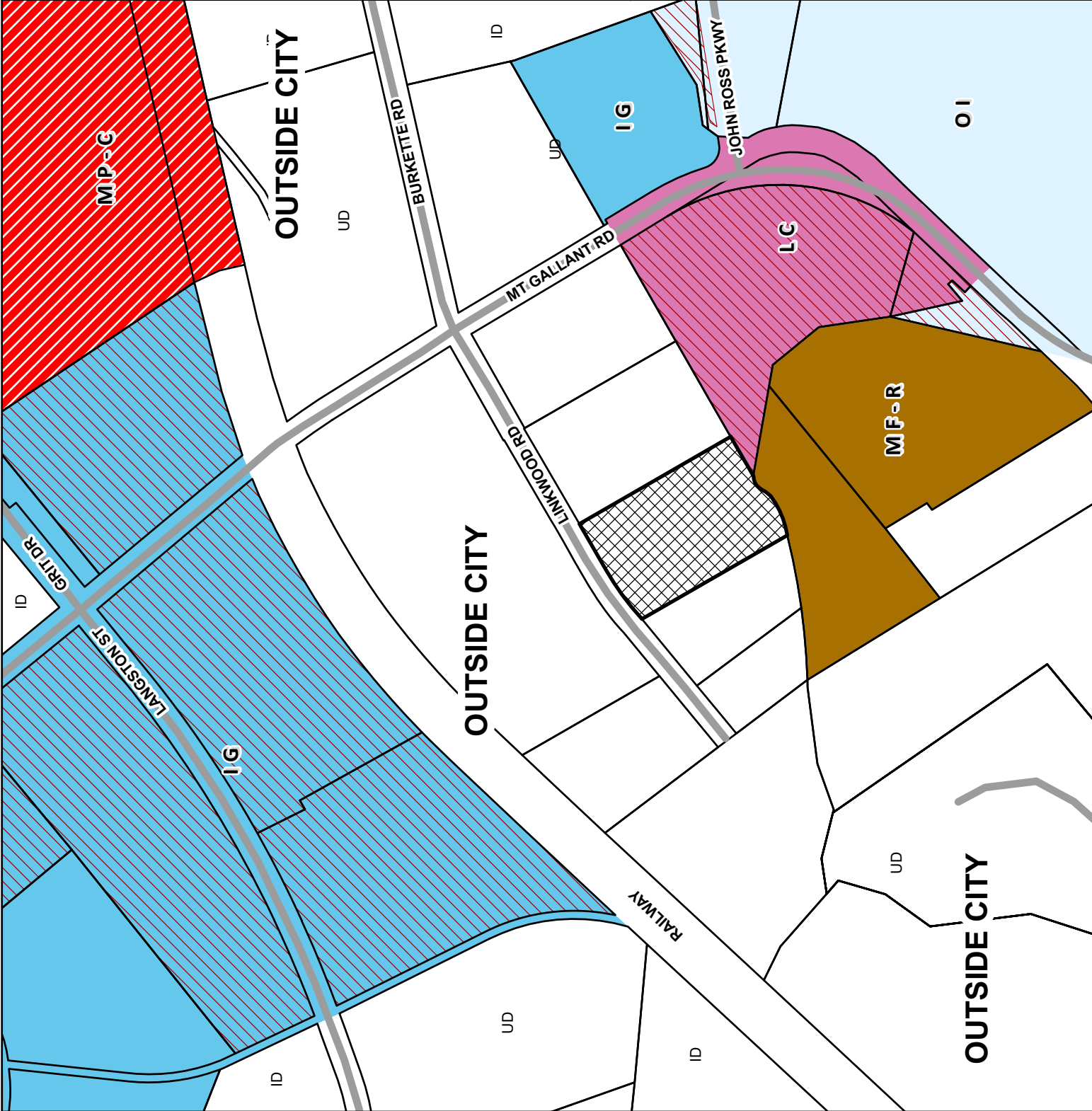
- Subject Property
- Design Overlay District (DOD)
- Industry General (IG)
- Limited Commercial (LC)
- Multi-Family Residential (MFR)
- Office and Institutional (OI)
- Master Planned Commercial (MP-C)

Zoning Data

Current: UD
(York County)
Proposed: IG



Planning & Development
Department
City of Rock Hill
08-02-2022





Planning Commission Staff Report

August 2, 2022 ~ Agenda Item #6

Project Name:	Laurel Creek – Mountain Laurel Area
Plan Type:	Preliminary Plat
Plan Number:	20220157
Tax Map Number:	635-07-01-076 & -077, 635-07-01-001, 635-00-00-031, 635-00-00-261, and 635-00-00-282
Location:	366 Quinby Way, 1064 and 1070 Belmar Lane, 2835 Bonnybrook Circle and two unaddressed parcels
Owner:	Laurel Creek, LLC/First Land Company/India Hook Development (David Norman) PO Box 36518 Rock Hill, SC 29732
Developer/ Project Contact:	Shea Homes Carolina, LLC (Hayden Frieslaar) 6412 Bannington Road Charlotte, NC 28226
Background:	<p>In February of 2022, City Council approved the annexation and rezoning for a portion of the subject property, allowing the applicant to combine the 14.3 acres that was annexed with a larger 30-acre parcel under the same Single-Family 3 (SF-3) zoning district.</p> <p>The proposed development includes 59 single-family residential lots, which will be part of the existing Laurel Creek development, with similar lot sizes and architectural standards. The new subdivision would have access to all of the existing Laurel Creek amenities, including its clubhouse, pools, water slide, tennis courts and trail system.</p>
Site Info:	<p>The subject property is generally located between Twin Lakes Road and India Hook Road, north of Laurel Creek Drive. The site consists of six parcels, one with a single-family home along Bonnybrook Circle which would be removed, one with a pond along Belmar Lane, and three parcels which are undeveloped and wooded.</p> <p>The property is surrounded by single-family detached residential uses, with Glenwood and Monterey Hills Subdivisions in York County to the east and west, and existing Laurel Creek homes to the south.</p>
Land Use Information:	Type: Single-Family Residential Zoning: Single Family-3 (SF-3) Land Area: 43.81 Acres Total Lots: 59

Lot Size Range: 16,508 – 48,656 square feet
Lot Width Range: 65'- 253'
Overall Density: 1.3 UPA

Streets: Type: Public
Number: 4
Total Length: 4,497'
Right-of-Way: 50'
Pavement Width: 24' - 28.5'
External Connectivity: 2 connections onto existing streets, Mountain Laurel Way and Parliament Cove.

Traffic Impact Analysis: The small number of lots does not meet the threshold for requiring a Traffic Impact Analysis (TIA). Although the City Council had concerns related to the existing traffic and congestion on Celanese Road during peak commuting hours, prior to the rezoning, the bulk of the property was already zoned to permit development in the SF-3 zoning district. It was determined that the small area of additional property would not result in substantial traffic issues during peak commute times.

Pedestrian Access: Five-foot wide sidewalks are being provided throughout the development on both sides of the new public streets and will connect to the existing sidewalks along Mountain Laurel Way and Parliament Cove. A walking trail will be provided along the western edge of the development and will connect to the existing trail that ends at Mountain Laurel Way.

Open Space: Required: 8.7 acres (20%)
Proposed: 11.7 acres (26.7%)
Required lots facing open space: 6 (10%)
Proposed lots facing open space: 0 (0%)

Though none of the proposed lots front and frame open space, the proposed subdivision is within an existing, larger development, with access to all of its passive and active open space amenities such as a clubhouse, pools, water slide, tennis courts and trail system.

Tree Retention: Retention Required: 25% (10.75 acres)
Retention Proposed: Approximately 15%

Although retention on this site will be less than 25%, it will be consistent with the overall Laurel Creek development, which has landscape easements and other wooded areas which Staff believes meets the intent of the ordinance requirement.

Landscaping: Landscaping will be reviewed at the civil construction plan stage; however, it appears that the City's requirements can be met. Land use buffers are not required against the existing single-family residential uses.

Design Standards: The homes will be required to meet all current architectural design guidelines. The Laurel Creek HOA has architectural standards, such as primarily masonry exterior materials, which exceed the City's design standards.

Special Notes: The outstanding staff comments (attached) are editorial in nature and will not substantially affect the proposed layout. At the time of this report, the plan is still under review by some divisions and an update on any comments will be provided at the Planning Commission meeting.

Recommendation: Staff recommends approval of the preliminary plat subject to resolution of outstanding staff comments during civil plan review.

Attachments: Preliminary Plat
Plan Review Comments

Staff Contact: Shana Marshburn, Planner II
Shana.marshburn@cityofrockhill.com
(803) 329-2456



SITE DATA	
LOCATION:	PARCEL ID # 6350701001
PROPOSED ZONE:	SF-3
USE:	SINGLE FAMILY DETACHED
SITE AREA:	43.81 ACRES
NUMBER OF LOTS:	59
SMALLEST LOT AREA:	1 6507.74 SF (0.37 ACRES)
LARGEST LOT AREA:	48 656.26 SF (1.12 ACRES)
MIN. FRONT SETBACK:	20'
MIN. REAR SETBACK:	15'
MIN. SIDE SETBACK:	CORNER SIDE: 9' SIDE: 9'
FEMA MAP NUMBER:	45091C0306E
FEMA EFFECTIVE DATE:	9/26/2008

NOTES

- THE PUBLIC UTILITY EASEMENT IS ASSOCIATED WITH OLDER DEVELOPMENT PLAN LAYOUT WILL NEED TO BE ABANDONED AS A PART OF EASEMENT ACQUISITION PROCESS.
- THE DEVELOPER WILL PROVIDE AND INSTALL THE CONDUIT CROSSINGS.

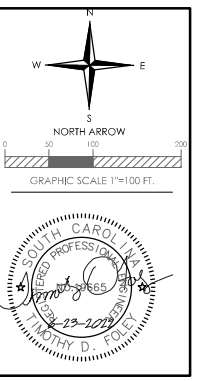
Curve Table				
Curve #	Length	Radius	Bearing	Chord
C1	44.993	25,000	S73°14'19"W	39.16'
C2	43.297	25,000	N05°35'15"W	38.09'
C3	45.587	25,000	N49°43'26"E	39.53'
C4	39.270	25,000	S86°57'04"W	35.36'
C5	39.270	25,000	S80°52'38"W	35.36'
C6	22.137	25,000	N22°40'54"W	21.42'
C7	265.279	54,000	N41°57'04"E	68.35'
C8	22.137	25,000	S73°24'59"E	21.42'
C9	39.270	25,000	S09°07'22"E	35.36'
C10	22.137	25,000	S79°05'58"W	21.42'
C11	265.279	54,000	S36°16'05"E	68.35'
C12	22.137	25,000	N28°21'53"E	21.42'
C13	39.270	25,000	S03°02'56"E	35.36'
C14	35.064	25,000	S42°41'41"E	32.26'
C15	21.733	25,000	S77°57'17"W	21.06'
C16	265.262	54,000	S13°46'34"W	68.37'
C17	42.937	25,000	S52°23'29"W	37.85'
C18	42.937	25,000	S52°23'29"W	37.85'
C19	37.436	25,000	N39°50'22"W	34.03'
C20	107.261	275,000	S32°51'14"W	106.58'
C21	85.697	275,000	S44°48'16"W	85.35'
C22	85.697	275,000	S44°48'16"W	85.35'
C23	84.049	54,500	N85°20'10"E	75.96'
C24	58.472	54,500	N79°11'24"E	55.71'
C25	69.221	53,204	S67°26'59"E	64.44'
C26	64.637	54,500	N02°28'48"E	60.91'
C27	69.288	52,016	S72°56'51"W	64.28'
C28	74.834	54,500	S31°11'31"E	69.09'

Curve Table				
Curve #	Length	Radius	Bearing	Chord
C29	29.153	275,000	N38°54'51"E	29.14'
C30	93.311	277,200	S38°37'26"E	92.87'
C31	93.212	277,564	N19°11'38"W	92.77'
C32	93.220	274,957	S00°13'42"W	92.77'
C33	112.295	275,072	N21°38'16"E	111.52'
C34	30.141	273,881	N36°28'15"E	30.13'
C35	43.491	275,000	N80°31'45"W	43.45'
C36	57.558	52,601	N78°22'25"E	54.73'
C37	73.432	52,294	S33°04'25"E	67.55'
C38	73.452	52,224	S44°21'11"W	67.55'
C39	73.065	53,455	N58°47'23"W	67.51'
C40	55.328	225,000	N06°46'49"E	55.19'
C41	42.715	275,000	N80°37'29"W	42.67'
C42	82.358	225,000	N65°41'20"W	81.90'
C43	46.096	278,964	S36°39'39"W	46.04'
C44	252.754	225,000	S00°46'47"E	239.67'
C45	15.410	125,304	S35°33'55"W	15.40'
C46	47.099	122,997	S21°14'29"W	46.81'
C47	28.885	112,115	S03°50'09"W	28.80'
C48	24.994	225,000	S79°21'26"E	24.98'
C49	42.628	1158,743	S38°49'04"W	42.63'
C50	89.744	175,000	S20°47'31"W	88.76'
C51	26.315	172,048	S01°47'35"W	26.29'
C52	65.005	275,000	N07°03'12"E	64.85'
C53	297.232	543,776	N25°44'54"E	293.55'
C54	61.664	279,331	N66°19'40"E	61.54'
C57	61.793	275,000	N69°44'16"W	61.66'



VICINITY MAP
SCALE: 1:500

HensonFoley
Landscape Architecture | Civil Engineering | Surveying
121 Gilead Road, Huntersville, NC 28078
P: 704.875.1615 | F: 704.875.0959 | www.hensonfoley.com
LIC. ARCHITECTURE BOARD LICENSE # 3579
LIC. LANDSCAPE ARCHITECTURE BOARD LICENSE # C-099



MOUNT LAUREL AREA
PIN # 6350701001, 6350701076, 6350701077, 6350000261, 6350000282,
635000031
366 QUINBY WAY, CITY OF ROCK HILL, SC 29732
PRELIMINARY PLAT

REVISIONS:

PROJECT NUMBER: 221059
DATE: 06/23/2022 DRAWN BY: HFI
C02 OF **11**
SHEET



Review of: Preliminary Plat
Status: Not Approved
Project: Laurel Creek – Mountain Laurel Area
Plan #20220157

Review Comments

Inspections: Conditional

- 1) Fire access roads (The travel aisles in the parking lot) must allow a 46' x 9' Fire Truck to pass through and maneuver with turnarounds where dead ends exceed 150'. The submitted Autoturn does not show the apparatus maneuvering in cul de sacs and other areas.
- 2) 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.
- 3) The placement of buildings and structures on or adjacent to slopes steeper than one unit vertical in three units horizontal (33.3-percent slope) are required to comply with special setback requirements from the top or toe of the slopes.
- 4) Details consisting of but not limited to Fire apparatus access, Fire hydrant type and location, first floor plumbing fixture flood level 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.

Zoning: Not Approved

- 1) This item will require preliminary plat approval by the Planning Commission. This item will be listed as "not approved" by Zoning until the Planning Commission approves the Preliminary Plat. Once staff feels that the comments are general and will not significantly alter the layout of the site, we will schedule it for an upcoming Planning Commission meeting.

Infrastructure-Roadway: Pending

Infrastructure-Water & Sewer: Pending

Infrastructure-Stormwater: Pending

Utilities (Electrical): Conditional

- 1) Civil Construction Drawings must show conduit for power and communication lines. The conduit must be schedule 40 PVC Gray Pipe. The conduits must include conduit sizes, quantities, & depths. Coordinate with the City's assigned project engineer and Comporium's Engineering Department at (803) 326-6214(Sammie McClurkin)or (803)326-6082(George Stewart). A note must be placed on the plans indicating that the developer will provide and install the conduit.
- 2) Like many utilities nationwide, the City of Rock Hill is experiencing material shortages and extremely long lead times due to current supply chain availability. To that end, we're asking developers to plan accordingly as material shortages may delay your project. For further information, please contact the Electrical Engineering Technician responsible for overseeing your project.
- 3) Coordinate the electric utility design and installation with John Adams @ (803) 326-2451, john.adams@cityofrockhill.com

E911- Approved

- 1) Please submit York County Subdivision and Road Name form to Tina Harmer to get subdivision street names approved. Once the county confirms names and approves, send CAD to Shawn.Carson@cityofrockhill.com to upload site plans to GIS.

GIS-Addressing: Approved

- 1) Once plans are approved, and county has approved road names, please send CAD to Shawn.Carson@cityofrockhill.com for him to upload to add streets and lots to GIS. Address Coordinator (Amy Britz) will then add in streets and assign addresses for residences, prior to permits. Please do not sign lease agreements until address list is provided.

Planning Transportation: Approved

- 1) Please be aware that further comments may result from Civil Plan Review process.
- 2) Civil Plans will need to reflect roadway and sidewalk widths.
- 3) Sidewalk or pathway behind lots 7-14 does not show connection to sidewalk along roadway. This will need to be discussed during the Civil Plan Review stage.

Infrastructure-Landscape: Not Approved

- 1) Staff discussed the tree save areas that you proposed, and we think there are few areas we think that you could get some more potential tree save. The rear areas of all lots are areas where we think you could likely get a 20-25 ft perpetual tree save easement in place in addition to the hatched area you showed on the plan sent to Dennis Fields. This was done in the other phases, specifically Bellanova, of Laurel Creek. You would need to supplement some trees at grade tie-ins. Overall this would get you closer to meeting the required 25%. Unfortunately, the dedicated areas in the rest of the subdivision is not at 25% so you can't really borrow from it, but we can continue the overall pattern of tree save/open space.

Also, you can plant back trees in the open space areas and in designated easements, per section 8.5.4 (B) 5., copied for your convenience below.

Alternative to Retention of Existing Tree Canopy Requirements: Replacement trees are allowed only when the required percentage of tree canopy either does not exist on the site or cannot be retained in order to meet other ordinance requirements and make reasonable use of the property. They must be planted in the same percentages that are required for the tree canopy retention, which are listed above, according to the following standards.

Size: All replacement trees must be at least of a three-inch caliper measured 12 inches above ground level.

Location: The areas to accommodate replacement trees must be clearly designated on the site development plan or subdivision construction plans, and designed in areas where they can create significant canopy area upon maturity. Replacement trees must be planted in larger contiguous landscaped or open space areas created for that purpose, as opposed to parking lot islands, perimeter landscape areas, or other strips of land. In general, replacement tree areas should be designed to reinforce or be the focal point of urban design features such as plazas, squares or gateways, or neighborhood parks. However, the use of replacement trees is permitted and encouraged in land-use buffer areas where mature canopy does not exist.

Number: Replacement trees must be planted at the rate of one tree per 400 square feet of the required canopy.



MEMORANDUM

TO: Planning Commission
FROM: Dennis Fields, Planner III
Planning Commission Staff
RE: Regular Meetings for 2022
DATE: November 16, 2021

Please see below schedule of approved meeting dates for 2022. Alternative meeting dates are shown in parentheses and will be advertised in case a meeting has to be moved due to unforeseen circumstances. Meetings will begin at 6:00 PM and will be held in City Hall Council Chambers unless otherwise noted on the agenda.

January 4	(Jan. 11)	
February 1	(Feb. 8)	
March 1	(Mar. 8)	
April 5	(Apr. 12)	
May 3	(May 10)	Election of Officers.
June 7	(June 14)	
July 12	(July 14)	
August 2	(Aug. 9)	
September 6	(Sept. 13)	
October 4	(Oct. 11)	
November 1	(Nov. 10)	Proposed Nov. 7 (Monday)
December 6	(Dec. 13)	

Thank you!

PLANNING & DEVELOPMENT

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