

A public hearing of the Planning Commission was held on Tuesday, April 12, 2023, at 6 p.m. in City Council Chambers, 155 Johnston Street, Rock Hill SC.

MEMBERS PRESENT Duane Christopher, Carl Dicks, Shelly Goodner, Randy Graham, Jonathan Nazeer, Darrell Watts

MEMBERS ABSENT M. Stephanie Haselrig

STAFF PRESENT Dennis Fields, Eric Hawkins, Shana Marshburn, Leah Youngblood, Diana Fragomeni

Executive Session – 5:45 PM

Consider holding Executive Session for discussions covered by the attorney/client privilege.

Chair Graham called the meeting to order at 5:45 pm and without objection, the Commission went into Executive Session to receive legal advice. No action was taken in the Executive Session. (M. Stephanie Haselrig absent).

Regular Meeting – 6:00 PM

1. Approval of minutes of the March 7, 2023, meeting.

Mr. Christopher made a motion to approve the minutes from the March 7, 2023, meeting. Mr. Dicks seconded, and the motion passed unanimously by a vote of 6-0 (M. Stephanie Haselrig absent).

2. Recognize Justin Smith for his 11 years of service on the Zoning Board of Appeals and Planning Commission.

Mr. Smith was given a plaque by the City of Rock Hill and Chairman Graham shared his appreciation for Mr. Smith's service to the City of Rock Hill.

PUBLIC HEARING ITEMS

3. Hold public hearing and consider a recommendation to City Council on petition M-2023-05 by Landover One LLC (Warren Norman) to rezone approximately 7.95 acres at 1911, 1919, 1929, 1941, 1953 Sharonwood Lane, 2355 India Hook Road, two unaddressed parcels, and adjacent right-of-way from General Commercial (GC) and Residential Single-Family 40 (RSF-40) in York County to Community Commercial (CC). The subject properties are proposed to be annexed into the City of Rock Hill. Tax Parcels 592-00-00-015 & 633-06-01-002 to -007 & -046 (portion).

Dennis Fields, Planner III, presented the staff report.

Mr. Watts asked if any residential uses would remain. Mr. Fields stated all existing residential would be removed and the proposed commercial and retail uses are allowed in the proposed community commercial zoning district.

Chair Graham stated comprehensive plan called for Neighborhood Commercial. He asked why staff is recommending Community Commercial versus

Neighborhood Commercial. Mr. Fields stated that Community Commercial is meant for major collector streets and major intersections of those collector streets. Limited Commercial and Neighborhood Commercial would be recommended for areas that back up to residences. In this situation, the location is surrounded by other shopping centers that are also zoned Community Commercial and that is where this zoning district is meant to be placed.

Chair Graham asked if the road running thru the location would be private or public. Mr. Fields stated that it would act as a driveway into the development and would not be a public road.

Mr. Watts asked if the Hospice building is in the same area. Mr. Fields stated that there is a wooded area and a flood prone area that is undevelopable between the Hospice building and the proposed site that would act as a buffer.

Mr. Watts and Chair Graham were concerned about the potential visual and noise impacts to the Hospice location. Chair Graham and Mr. Watts stated that they want to make sure that there is a sensitivity to the Hospice location with regards to future development, noise and visual factors. Mr. Fields stated that there is a large amount of wooded area and an elevation change between the Hospice building and the proposed site. Mr. Fields stated that further evaluation can take place when the Major Site Plans are presented to the Commission.

Mr. Christopher asked if the Commission is only voting on the zoning and the not the building sketch. Mr. Fields confirmed that is correct and that project would come back to the Commission during the Major Site Plan stage in the future. Mr. Christopher asked if the plan could change. Mr. Fields stated that the plan is conceptual at this time and could change.

Chair Graham opened the floor to the applicant. Warren Norman, 2700 Celanese Road, Rock Hill, SC (applicant) stated he will be back in the future with the site plans. Mr. Christopher asked if there is a name for the development. Mr. Norman stated the name is Sharonwood at the present time.

Chair Graham opened the floor for public comment and there was none.

Mr. Christopher stated it will change the character of the area and stop cut thru traffic. Chair Graham stated it is a very busy and congested intersection now and the road improvement project should help traffic flow.

Mr. Nazeer made a motion to recommend approval of the proposed Community Commercial (CC) zoning. The motion was seconded by Mr. Christopher and was approved by a vote of 6-0 (M. Stephanie Haselrig absent).

4. Hold public hearing and consider a recommendation to City Council on petition M-2023-09 by the Camp Flight Academy (Vincent Hicklin) to rezone approximately 1.23 acres at 830 S. Spruce Street and adjacent right-of-way from Single-Family 5 (SF-5) to Office and Institutional (OI). Tax Parcel 625-01-03-001.

Shana Marshburn, Planner II, presented the staff report.

Mr. Watts asked about the parking requirements. Ms. Marshburn stated there should be enough parking as there is not a high parking requirement for the use. Mr. Watts concern was pick-up and drop-off times with regards to parking. Ms.

Marshburn stated the applicant was present and he can answer specific questions regarding parking as she was not sure how many students will be enrolled at the daycare.

Mr. Nazeer asked if the property is fenced. Chair Graham stated the property is not fenced and there are residential yards that are adjacent to the back side of the church's property. Mr. Graham asked if there will be fence installed to separate the church from the residences if the children have outdoor activities. Ms. Marshburn stated there is a buffer requirement of 50 feet if the church plans to have a playground. Ms. Marshburn stated the applicant has advised that they do not have plans install a playground and that they will take the children to a nearby local park offsite for outdoor activities.

Mr. Dicks asked if there are adequate entrances for vehicles. Mr. Fields stated that most families will probably park, walk their child to the daycare, and then leave, whereas a school would have a need for flow-thru traffic and stacking. Ms. Marshburn stated the applicant was present and could state how many students he plans to have enrolled in the daycare program.

Chair Graham opened the floor to the applicant. Pastor Vincent Hicklin, 823 Tom Hall Street, Fort Mill, SC (applicant) stated attendance is 25 to 30 kids during the school year and 50 to 60 kids during the summer camps. This summer there are about 50 kids enrolled. He added that there was a DSS walk-thru and they have passed their requirements and inspection. He noted that the City of Rock Hill did a feasibility inspection and there was no mention of issues with the parking lot. He stated that a playground will not be built on the premises as the children will be brought to a local park down the road with the daycare van. During the school year, children are picked up at the schools by the van around 2:15 pm and are at the program for about five hours doing homework and fun activities. During the summer, the program's hours are 6:30 a.m. to 6:30 p.m. The parent is responsible to drop-off and pick-up the child during the summer program. Ages of the children range from five years old to 18 years old.

Ms. Goodner asked if this was a second location. Pastor Hicklin (applicant) stated he had plans for a different location on Carolina Avenue that never opened due to Covid and he had to close that business down. Pastor Hicklin stated he wants to open the daycare this summer since parents were calling him for support. Ms. Goodner asked if the daycare will serve all of the Rock Hill School district. Pastor Hicklin stated that seven schools are being served. Pastor Hicklin stated there will be a program launched this summer for students aged thirteen to eighteen to help them with graduation, learn a skill and then find a job using those learned skills.

Mr. Nazeer asked if most of the children in the program are neighborhood children. Pastor Hicklin stated most children live within five to seven miles from the location which is convenient for parents who have no transportation. Children can walk or daycare vans can provide transportation.

Chair Graham asked how transportation is handled. Pastor Hicklin stated they have four vans to assist parents with transportation.

Chair Graham opened the floor for public comment and there was none.

Mr. Dicks asked if neighbors had concerns. Ms. Marshburn stated neighbors contacted Pastor Hicklin. Pastor Hicklin stated he received a few phone calls and

did not know if these individuals were actual residents, and they were concerned about the zoning change and how it would impact them. Pastor Hicklin did not know the answer to their questions, so he referred these individuals to the City of Rock Hill. Ms. Marshburn stated there was an individual that called who wanted clarification of where the daycare would be located since there was a home demolished across the street and they thought the daycare would be at that location.

Chair Graham opened the floor for public comment and there was none.

Mr. Dicks made a motion to recommend approval of the rezoning application. The motion was seconded by Mr. Christopher and was approved by a vote of 6-0 (M. Stephanie Haselrig absent).

5. **Hold public hearing and consider a request by the City of Rock Hill on petition M-2023-10 to rename an existing public street from Queensberry Way to Russell Street in the City of Rock Hill. ****

Shana Marshburn, Planner II, presented the staff report.

Mr. Dicks asked how long it will take for the road name change to occur. Mr. Fields stated when there are requests or recommendations of road name changes, 911 staff at York County is notified which triggers changes in Google and other online services which are pulled from the county's database once approved by the Commission.

Chair Graham opened the floor for public comment and there was none.

Ms. Goodner made a motion to approve the renaming of Queensberry Way to Russell Street. The motion was seconded by Mr. Watts and was approved by a vote of 6-0 (M. Stephanie Haselrig absent).

6. **Hold public hearing and consider a recommendation to City Council on petition M-2023-11 by David and Jane West to rezone approximately 5 acres at 2311 Ablewood Road from Rural Development (RUD) in York County to Rural (RU) and Design Overlay District (DOD). The subject property is proposed to be annexed into the City of Rock Hill. Tax Parcel 618-00-00-061(portion).**

Dennis Fields, Planner III, presented the staff report.

Mr. Fields asked the Commission if they were acceptable to hear agenda items 6, 7, 8, 11 presented together as they are all contiguous and not to repeat the information for each agenda item. Chair Graham stated this was acceptable.

Mr. Christopher asked if the properties are contiguous across the interstate. Mr. Fields stated yes, contiguity is determined as if the right-of-way didn't exist. Mr. Christopher asked if there was a pump station nearby for the existing customers with sewer service. Mr. Fields stated yes.

Ms. Goodner asked if properties are conforming to Design Overlay District (DOD) standards. Mr. Fields stated that the existing buildings were constructed prior to approval of the DOD and that any new buildings would be required to meet the standards. He added that the Karis Cold site under construction was reviewed by Staff to ensure that it met the standards.

Mr. Christopher asked whether the five acres on the West's property was the connection to make the lower parcels contiguous. Mr. Fields stated yes. He added that the entire West property could have been brought into the City through a seventy-five percent annexation, yet rather than doing that, the property owner agreed to annexation of the five acres along the western edge of the property.

Mr. Dicks asked if there are water and sewer services at the new truck stop. Mr. Fields stated yes, they are served with both water and sewer service.

Chair Graham opened the floor to the applicants. Applicants were not present.

Chair Graham opened the floor for public comment and there was none.

Mr. Christopher made a motion to recommend approval of the proposed Rural (RU) and Design Overlay District (DOD) zoning. The motion was seconded by Mr. Nazeer and was approved by a vote of 6-0 (M. Stephanie Haselrig absent).

7. **Hold public hearing and consider a recommendation to City Council on petition M-2023-12 by PFJ Southeast LLC to rezone approximately 40.45 acres at 2435 Mt. Holly Road from General Commercial (GC) in York County to Community Commercial (CC) and Design Overlay District (DOD). The subject property is proposed to be annexed into the City of Rock Hill. Tax Parcel 618-00-00-033.**

Dennis Fields, Planner III, presented the staff report.

Mr. Watts stated last year there was concern with Industrial development and asked if the rezoning was posted in the neighborhoods. Mr. Fields stated that neighborhoods were notified either by postcards that are sent to owners and occupants within three hundred feet of the location, signs that are posted along the area, or newspaper advertisements. These steps are done for all agenda items. Mr. Watts asked if there were any phone calls received and Mr. Fields stated there were some calls regarding the deferred agenda items and a few calls asking if other properties would be annexed down Mt. Holly Road.

Chair Graham opened the floor to the applicant. The applicant was not present.

Chair Graham opened the floor for public comment and there was none.

Ms. Goodner made a motion to recommend approval of the proposed Community Commercial (CC) and Design Overlay District (DOD) zoning. The motion was seconded by Mr. Dicks and was approved by a vote of 6-0 (M. Stephanie Haselrig absent).

8. **Hold public hearing and consider a recommendation to City Council on petition M-2023-13 by KCS Icebox Lazy Hawk Rd Owner LLC to rezone approximately 42.59 acres at 3623 Lazy Hawk Road, and two unaddressed parcels, from Planned Development (PD) in York County to Industry General (IG) and Design Overlay District (DOD). The subject property is proposed to be annexed into the City of Rock Hill. Tax Parcels 617-00-00-084, -086, and -087.**

Dennis Fields, Planner III, presented the staff report.

Chair Graham opened the floor to the applicant. The applicant was not present.

Chair Graham opened the floor for public comment and there was none.

Mr. Christopher made a motion to recommend approval of the proposed Industry General (IG) and Design Overlay District (DOD) zoning. The motion was seconded by Ms. Goodner and was approved by a vote of 6-0 (M. Stephanie Haselrig absent).

9. **Hold public hearing and consider a recommendation to City Council on petition M-2023-14 by Lazy Hawk Property Owners Association to rezone approximately 43.52 acres at two unaddressed parcels west of 3623 Lazy Hawk Road from Planned Development (PD) in York County to Industry General (IG) and Design Overlay District (DOD). The subject property is proposed to be annexed into the City of Rock Hill. Tax Parcels 617-00-00-026, and -085.**

Chair Graham noted that this item has been deferred to the May meeting.

10. **Hold public hearing and consider a recommendation to City Council on petition M-2023-15 by Tom Cat Too LLC and Cat Real Estate Holdings LLC to rezone approximately 92.66 acres at 3777 Lazy Hawk Road, 907, 930, and 947 Caterpillar Drive, from Planned Development (PD) in York County to Industry General (IG) and Design Overlay District (DOD). The subject property is proposed to be annexed into the City of Rock Hill. Tax Parcels 617-00-00-001 & -077.**

Chair Graham noted that this item has been deferred to the May meeting.

11. **Hold public hearing and consider a recommendation to City Council on petition M-2023-16 by Crenshaw Leasing II LLC to rezone approximately 5.95 acres at 2454 Mt. Holly Road from General Commercial (GC) in York County to Community Commercial (CC) and Design Overlay District (DOD). The subject property is proposed to be annexed into the City of Rock Hill. Tax Parcel 618-00-00-098.**

Dennis Fields, Planner III, presented the staff report.

Chair Graham opened the floor to the applicant. The applicant was not present.

Chair Graham opened the floor for public comment and there was none.

Mr. Dicks made a motion to approve the proposed Community Commercial (CC) and Design Overlay District (DOD) zoning. The motion was seconded by Mr. Watts and was approved by a vote of 6-0 (M. Stephanie Haselrig absent).

NEW BUSINESS**

12. **Consideration of a request by Hackett LTD Partnership (Jay Rinehart) for Preliminary Plat approval for Baker-Farrow Subdivision at 1755 McConnells Hwy. (Plan #20200047).**

Shana Marshburn, Planner II, presented the staff report.

Mr. Christopher asked if lot #5 is the largest lot. Ms. Marshburn stated yes.

Chair Graham asked if this location would be part of Meadow Lakes II. Ms. Marshburn stated no, and the applicant was present to give further details.

Chair Graham opened the floor to the applicant. Jay Rinehart, 1339 Ebenezer Road, Rock Hill, SC (applicant) stated that the new parcels will not be part of the HOA for Meadow Lakes II. Mr. Rinehart stated that he requested and preferred

these parcels to be part of the HOA. He tried for two years but the HOA board did not agree to go through the process to amend the covenants and add this property.

Mr. Christopher made a motion to approve the preliminary plat. The motion was seconded by Mr. Dicks and was approved by a vote of 6-0 (M. Stephanie Haselrig absent).

- 13. Consider sponsorship of zoning map amendment for approximately 54.4 acres at 1493 and 1499 Dave Lyle Blvd, 214 Quantz Street, 200, 225, 226, 236, 240, 246, 267, 300, and 309 Northpark Drive from Industry Heavy (IH) to Industry General (IG).**

Dennis Fields, Planner III, presented the staff report.

Mr. Christopher made a motion to sponsor the zoning map amendment. The motion was seconded by Mr. Nazeer and was approved by a vote of 6-0 (M. Stephanie Haselrig absent).

- 14. Consider signage flexibility request for the University Center Master Plan Development event signage.**

Eric Hawkins, Planning and Zoning Manager, presented the staff report and clarified that the signage proposed for the railings at Doug Echols Plaza would be for the entire railing area rather than 32 square feet as noted in the staff report.

Chair Graham asked what the impacts of these events are economically for the City of Rock Hill. Mr. Hawkins stated that John Taylor, Director of the Parks, Recreation and Tourism department would speak and present information pertaining to the signage and the benefits to the City of Rock Hill.

Mr. Taylor stated that the City has realized an \$80 million dollar economic impact with these events. Rock Hill is the first arena to have events with three different shoe sponsors: Adidas, Nike and Under Armor. The Adidas event alone had a \$4 million dollar impact on the City in 2022 and they have a six-year contract now. Mr. Taylor stated his department is currently working on other deals to bring in additional sponsored events.

Ms. Goodner made a motion to authorize staff to approve the temporary signage as requested and noted that this includes allowance for signage along the entire railing at Doug Echols Plaza (rather than limiting this area to 32 square feet). The motion was seconded by Mr. Dicks and was approved by a vote of 6-0 (M. Stephanie Haselrig absent).

- 15. Other Business.**

- a. Mr. Hawkins reminded the Commission of the upcoming Historic Conference on April 28, 2023.
- b. Mr. Hawkins mentioned that the new members need to complete the State required orientation program.

- 16. Adjourn.**

There being no further business, the meeting adjourned at 7:34 p.m.