



## Planning Commission Agenda

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Tuesday, September 5, 2023  
6:00 p.m.

Council Chambers, City Hall  
155 Johnston St, Rock Hill, SC 29730

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### Pledge of Allegiance

#### 1. Approval of Minutes

- a. Approval of minutes of July 11, 2023 meeting.  
**Attachments:** [PC Draft Minutes 07112023.pdf](#)
- b. Approval of minutes of August 23, 2023 Joint Workshop with the Tree Commission.  
**Attachments:** [PC-Tree Commission Joint Workshop 8-23-2023.pdf](#)

#### 2. Public Hearing Items

- a. Hold a public hearing and consider a recommendation to City Council on petition M-2023-22 by York Capital LLC & Albright Corners LLC (Russell Sinacori) to rezone approximately 126.82 acres at 1237, 1381, 1433, 1503, and 1517 Albright Road, 1030 and 1088 Mt. Holly Road, and adjacent right-of-way from Limited Commercial (LC), Single-Family Attached (SF-A), and Single-Family 5 (SF-5) to Master Planned Commercial (MP-C) and Master Planned Residential (MP-R). Tax Parcels 602-07-01-001 & -044, 623-04-01-001, -003, -009, & -010  
**Attachments:** [M-2023-22 PC Staff Report.pdf](#)
- b. Hold a public hearing and consider a recommendation to City Council on petition M-2023-24 by Daniel Ptacek to rezone approximately 8.3 acres at an unaddressed parcel west of 2061 Oak Pond Road from Industry General (IG) and Design Overlay District (DOD) to Rural (RU). Tax Parcel 675-00-00-172.  
**Attachments:** [M-2023-24 PC Staff Report.pdf](#)
- c. Hold a public hearing and consider a recommendation to City Council on petition M-2023-26 by the City of Rock Hill to rezone approximately 1.25 acres at 215 E. Robertson Road and adjacent right-of-way, from Residential Mixed 20 (RMX-20) in York County to Office and Institutional (OI). The subject property is proposed to be annexed into the City of Rock Hill. Tax Parcel 603-00-00-056.  
**Attachments:** [M-2023-26 PC Staff Report.pdf](#)
- d. Hold a public hearing and consider a recommendation to City Council on petition M-2023-25 by First Citizens Bank Trust Company (Shawn Fuqua) to rezone approximately 1.95 acres at 1680 Ebenezer Road, 132 Herlong Avenue, and adjacent right-of-way from Neighborhood Commercial (NC) to Neighborhood Office (NO). Tax Parcels 594-09-04-002 & -003 (Portion). **This item is being deferred to the October 3, 2023 Planning Commission Meeting.**

### 3. **New Business Items\*\***

- a Consideration of a request by the Warren Norman Company (Lane Norman) for Major Site Plan approval for Sharonwood Development at 1911, 1919, 1929, 1941, 1953 Sharonwood Lane, 2355 India Hook Road, and two unaddressed parcels. (Plan #202320143).

**Attachments:** [Sharonwood Rd MSP Report.pdf](#)

- b Consideration of a request by Civil & Environmental Consultants, Inc. (Marquis Smith) for Major Site Plan approval for a Poettker Southeast Corporate Headquarters facility at 2657 Long Meadow Road. (Plan #20230777).

**Attachments:** [Poettker - MSP Report.pdf](#)

### 4. **Other Business**

### 5. **Adjourn**

The public hearing portion of the meeting can be viewed online at [www.cityofrockhill.com/livestream](http://www.cityofrockhill.com/livestream). The Planning Commission makes a recommendation to City Council on most public hearing items. Recommendations made at this meeting are tentatively scheduled for consideration by City Council on September 25, 2023. City Council agendas are posted online at [www.cityofrockhill.com/councilagendas](http://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](mailto:Dennis.Fields@cityofrockhill.com) with any questions related to items on the agenda.

# Planning Commission Agenda Items

City of Rock Hill, SC  
September 5, 2023  
Planning Commission

