

A public hearing of the Planning Commission was held on Tuesday, September 5, 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, Diana Fragomeni, Eric Hawkins, Shana Marshburn, Leah Youngblood

1. Approval of minutes.

a) **Approval of minutes of July 11, 2023, meeting.**

Mr. Christopher made a motion to approve the minutes from the July 11, 2023 meeting. Mr. Dicks seconded, and the motion passed unanimously by a vote of 6-0. (Haselrig absent).

b) **Approval of minutes of August 23, 2023.**

Joint Workshop with the Tree Commission. Mr. Christopher made a motion to approve the minutes from the August 23, 2023 Joint Workshop with the Tree Commission. Mr. Dicks seconded, and the motion passed unanimously by a vote of 6-0. (Haselrig absent).

2. PUBLIC HEARING ITEMS

a) **Hold 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), 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.**

Dennis Fields, Planner III, presented the staff report.

Mr. Christopher asked about the applicant requesting to reduce the detached lot sizes from 65 feet to 60 feet. Mr. Fields stated that was correct which is consistent with previous SF-5 zoning standards.

Mr. Watts asked if the deviation requests were due to the changes of architectural guidelines that happened this past year. Mr. Fields stated that some is, and some isn't. He explained that City Council has been open to looking at future ordinance amendments, but Council had not seen or approved anything. He further stated that if a developer wants deviations from what is required, such as in this situation, they need to request the change in lot size, the foundations going from crawl space to slab, and the 50 ft driveways.

Mr. Christopher asked if all the houses would have garages facing the streets. Mr. Fields stated that is not necessarily the case, there can be a courtyard style

or a side-load garage depending on the lot configuration. Mr. Christopher then asked since the request is to change lot size from 65 feet to 60 feet lot then the homes would have a garage facing the street. Mr. Fields stated that there are some variations if the lot is on the corner or a cul-de-sac, but that most would likely be front-facing garages.

Mr. Watts asked if we are opening a can of worms with making all these deviations with this development. Mr. Fields stated that this is different because a Master Plan would lock in changes for this development only.

Mr. Christopher asked if the townhouses are alley fed. Mr. Fields stated that the townhomes are alley fed.

Mr. Graham asked if the townhomes that backup to the existing homes by Pearson are only a 10-foot buffer with a fence, whereas 50-foot buffer would normally be required. Mr. Fields stated that the normal requirement would be 50-foot buffer, or 40 feet with a fence that is six feet tall. Mr. Fields used an example from the plan stating that the request would be a 10-foot buffer with a mandatory berm or fence with landscaping, then a 30-foot alley, a 25-foot driveway and then you would get to the unit which essentially is 65-feet away from the property line.

Mr. Watts asked if new townhouses are multistoried. Mr. Fields stated that they could be up to 3 stories. Mr. Watts stated that a fence and a berm will not block the view between the new townhomes and other homes.

Mr. Graham asked if the code allows the 10-foot buffer and the fence or is that what the developer is proposing as an alternative. Mr. Fields stated this is what the developer is proposing. Mr. Graham asked so this is not allowed in the code. Mr. Fields stated the code only allows it to decrease the 50-foot buffer by 10-feet, when they install a solid fence.

Several board members stated their concerns with the proximity of the 3-story townhouses near the homes on Pearson.

Chair Graham opened the floor to the applicant. Taylor Sealoff representing York Capital LLC, 1204 Central Avenue, Charlotte, NC, stated Dennis did a great job explaining the goal of this development and the deviations.

Mr. Watts asked if the developer met with the neighbors and what was the feedback. Mr. Taylor stated there was a neighborhood meeting and there were 12 people that attended the meeting with general questions. Four hundred letters were sent out to the neighborhood pertaining to the neighborhood meeting. Mr. Taylor stated he received a few phone calls from the residents with general questions. There was no opposition from anyone. A very intensive eight-month traffic study was done for this development with collaboration from the city, SCDOT, and engineers.

Mr. Christopher asked about the Winchester Drive connection and if there would be an inland/wetland survey done. Mr. Taylor stated that there will be an inland/wetland survey done for a final road layout.

Mr. Nazeer asked if there will be tax credit or affordable housing. Mr. Taylor stated that he was not sure, yet it is not totally off the table. Mr. Nazeer asked if there was an idea of price points for first time buyer opportunities. Mr. Taylor stated that this is not intended to be a low-income development and there is still

a lot of analysis that needs to be done to figure out price points.

Chair Graham opened the floor for public comment.

Candace Thompson, 330 Pickens St, stated she was excited that this development will happen, yet she is not in favor for the deviations from the architectural standards.

Mr. Graham asked if the photos were conceptual photos and not what the developers are proposing. Mr. Fields stated that correct and the developers are only requesting deviations for the 35 single-family detached lots. The multi-family, commercial buildings, and townhomes have no requested deviations from the design standards.

Mr. Watts asked if all the deviations are only for the single-family homes. Mr. Fields stated that was correct, except for the buffer yards against the townhouses, and for the concentration of multi-family units.

Mr. Dicks asked about the new street that is coming from Albright, if that was a two-lane street. Mr. Fields stated that is a two-lane residential collector road, which will have on-street parking to help slow traffic down.

Monique Matthews, 989 Southland Drive, and she is concerned about the park entrance. Mr. Fields explained how the road was going to be connected, showing the maps and describing the details for Ms. Matthews. Ms. Matthews asked what the new townhomes would look like. Mr. Fields showed Ms. Matthews pictures of the townhomes.

Sybil Husky, 231 Pinewood Lane, stated she is concerned about the utility road that goes thru the country club apartments thru Albright on the western portion of the proposed development. Mr. Fields stated this was an existing utility easement for a sanitary sewer line and was not the location of a proposed roadway.

Mr. Nazeer asked about the stub roads on the east side and if the City Council would approve this. Mr. Fields stated that the stubbed roads are already public right-of-way, with roads that are paved to the end.

The Commission had general discussions about the requested deviations, and several were not in support of the reduced buffers adjacent to the 3 story buildings. Ms. Youngblood spoke to the board about their concerns, and how this request was unique and would not be precedent setting.

Mr. Christopher stated that he was not in favor of the requested deviation for a single 16-foot-wide garage door.

Mr. Christopher made a motion to approve the rezoning with exception of the reduced buffer yards adjacent to the townhouses and 16-foot garage doors. The motion was seconded by Mr. Nazeer and failed for lack of a majority by a vote of 3-3 (Haselrig absent).

There was general discussion about the garage door request. Commissioner Watts stating he was supportive of the request, just not the buffers against the townhomes.

Mr. Watts made a motion to approve the rezoning with the exception of the

reduced buffer yards adjacent to the townhouses. The motion was seconded by Mr. Dicks and was approved by a vote of 5-1 (Christopher opposed, Haselrig absent).

- b) Hold 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) to Rural (RU). Tax Parcel 675-00-00-172.**

Dennis Fields, Planner III, presented the staff report.

Chair Graham opened the floor to the applicant. Daniel Ptacek, 2061 Oak Pond Rd, stated Dennis did a great job and he is looking to build a single-family home about 600 feet away from the road.

Mr. Dicks asked why the applicant does not want utilities. Mr. Ptacek stated he is far from the main road, and it was more expensive than a well.

Chair Graham opened the floor for public comment. Ms. Melanie Ptacek, 2661 Oak Pond Rd, stated she is very happy that her son will be her neighbor. She talked about the wildlife and country living in the area.

Mr. Dicks made a motion to approve the rezoning application. The motion was seconded by Ms. Goodner and was approved by a vote of 6-0 (Haselrig absent).

- c) Hold 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.**

Dennis Fields, Planner III, presented the staff report.

Mr. Watts asked if this location is presently in the county. Mr. Fields stated that it is in York County. Mr. Watts asked what the purpose of this rezoning was. Mr. Fields stated that by bringing the pump station into the city limits, it allows City Staff to review our own future expansion plans.

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

Ms. Goodner made a motion to approve the rezoning application. The motion was seconded by Mr. Nazeer and was approved by a vote of 6-0 (Haselrig absent).

- d) Hold public hearing and consider a recommendation to City Council on petition M-2023-25 by the 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).**

Mr. Graham noted that this item is being deferred to the October 3, 2023 Planning Commission Meeting.

3. NEW BUSINESS

- 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).**

Shana Marshburn, Planner II, presented the staff report.

Mr. Christopher asked if there was going to be enough parking spaces. Ms. Marshburn stated that 231 spaces are required, and the applicant is only showing 219 spaces, but that Staff has identified areas where spaces can be added. Ms. Marshburn also noted that the required parking will likely change based on the floor plans of the restaurant users. Mr. Christopher asked if once the structure is finalized then the parking spaces will be determined. Ms. Marshburn stated yes and that some of the uses could share parking since their hours offset each other.

Chair Graham opened the floor to the applicant. Lane Norman, 2700 Celanese Road, Suite 200, was available for questions. Mr. Christopher asked if the buildings facing India Hook will have the front or back façade facing the street. Mr. Norman stated that the side facing India Hook will be treated as the front façade. Mr. Norman also stated he wanted to make a correction that all five buildings will be one-story, not two-story buildings.

Mr. Dicks asked if the signs are a fixed size. Mr. Fields stated that during Major Site Plan approval you are improving the overall square footage, but each individual footprint could get larger or smaller if they don't go over the total square footage, which is 28,300.

Mr. Christopher made a motion to approve the request for Major Site Plan approval, subject to approval of 2nd reading of the annexation and rezoning by City Council and resolution of outstanding staff comments. The motion was seconded by Mr. Dicks and was approved by a vote of 6-0 (Haselrig absent).

- 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).**

Shana Marshburn, Planner II, presented the staff report.

Mr. Watts asked if the outdoor storage would be for vehicle storage. Ms. Marshburn stated that she would let the applicant address this question. Mr. Watts asked if vehicles parked in the outdoor storage would count towards parking spaces. Ms. Marshburn stated they would count towards parking spaces and referred to the parking break-down in the staff report. The large building has parking, and the accessory building would need to meet a certain amount of parking. The fenced-in area has its own parking requirement, which is 20 spaces. She added that there are areas closer to the main building where parking can be added, and the applicant can show required spaces inside the fenced in area. The applicant will need to keep equipment out of designated storage areas.

Chair Graham opened the floor to the applicant. Keith Poetker, 4944 Parkway Plaza Blvd., Suite 300, Charlotte, NC, explained his business operations and

services, including equipment storage needs for the company.

Ms. Goodner made a motion to approve the Major Site Plan subject to resolution of outstanding staff comments. The motion was seconded by Mr. Christopher and was approved by a vote of 6-0 (Haselrig absent)

4. Other Business.

None

5. Adjourn.

There being no further business, the meeting adjourned at 8:13 p.m.