

A public hearing of the Planning Commission was held on Tuesday, October 3, at 6 p.m. in City Council Chambers, 155 Johnston Street, Rock Hill SC.

MEMBERS PRESENT Shelly Goodner, Randy Graham, M. Stephanie Haselrig, Darrell Watts

MEMBERS ABSENT Duane Christopher, Carl Dicks, Jonathan Nazeer

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

1. Approval of Minutes

a.) Approval of minutes of September 5, 2023, meeting.

Mr. Watts made a motion to approve the minutes from the September 5, 2023, meeting. Ms. Goodner seconded, and the motion passed unanimously by a vote of 4-0 (Christopher, Nazeer, and Dicks absent).

2. Public Hearing Items

a.) 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 1.2 acres at 132 Herlong Avenue, and adjacent right-of-way from Neighborhood Office (NO) to Neighborhood Commercial (NC). Tax Parcel 594-09-04-003 (Portion).

Shana Marshburn, Planner II, presented the staff report.

Mr. Watts asked if there were existing curb cuts. Ms. Marshburn stated that there were existing curb cuts but that with the new development, those curb cuts would be combined into one to line up with the curb cut across the street at the Food Lion shopping center.

Chair Graham opened the floor to the applicant. Brandon White, 421 Fayetteville St, Suite 600, Raleigh, NC and he stated he had nothing further to add to the presentation.

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

Ms. Haselrig made a motion to recommend approval of the rezoning application. The motion was seconded by Mr. Watts and approved by a vote of 4-0 (Christopher, Nazeer, and Dicks absent)

b.) Hold public hearing and consider a recommendation to City Council on petition M-2023-27 by Oakland Avenue Presbyterian Church to rezone approximately 1.25 acres at 411, 421, & 427 Park Avenue and adjacent right-of-way, from Multi-Family 15 (MF-15) to Office and Institutional (OI). Tax Parcels 629-04-02-002 to -004.

Mr. Watts recused from this item due to a contractual relationship with the applicant.

Shana Marshburn, Planner II, presented the staff report.

Chair Graham opened the floor to the applicant. Jeff Brian, 1104 Constitution Park Blvd., stated he had nothing to add to the presentation.

Mr. Graham asked the applicant if the intention was to reuse the office building that was previously used. Mr. Brian stated that this was correct. Mr. Graham asked if the plans that Staff mentioned during the presentation were just ideas and to confirm that they weren't concrete plans. Mr. Brian stated that this was correct.

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

Ms. Goodner made a motion to recommend approval of the rezoning application. The motion was seconded by Ms. Haselrig and was approved by a vote of 3-0 (Watts recused; Christopher, Nazeer, and Dicks absent).

c.) Hold public hearing and consider a recommendation to City Council on petition M-2023-28 by Westminster Presbyterian Church to rezone approximately 1.10 acres at 731, 735, 741, & 763 McDow Drive and adjacent right-of-way, from Multi-Family 15 (MF-15) to Office and Institutional (OI). Tax Parcels 631-11-01-006 to -008, and -012.

Dennis Fields, Planner III, presented the staff report.

Mr. Graham asked if the conceptual plans included 20,000 square feet of buildings. Mr. Fields stated yes, the proposal includes 10 units and each unit is about 2,300 square feet, so the total would be around 23,000 square feet.

Ms. Haselrig asked if the property at 747 McDow Drive is a house. Mr. Fields stated that it is a single-family home that is not part of the church property that would remain and still be zoned MF-15. Ms. Haselrig asked if the owner of that property was contacted about the rezoning. Mr. Fields stated that a postcard was mailed to the owner and rezoning signs were posted on the subject property.

Chair Graham opened the floor to the applicant. Justin Smith, 312 Pendleton St, stated that the sketch plan has been revised and they are planning to flip the buildings to face internal to the site due to a large grade change on the property.

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

Ms. Haselrig made a motion to recommend approval of the rezoning application. The motion was seconded by Mr. Watts and was approved by a vote of 4-0 (Christopher, Nazeer, and Dicks absent).

d.) Hold public hearing and consider a recommendation to City Council on petition M-2023-29 by the City of Rock Hill to rezone approximately 40.1 acres at 300, 302, 304, 306, 308, 312, 320, 330, 332, 346, 358, 360, 362, 364, 405, 408, 412, 416, 426, 430, & 442 W. Main Street, 816 Constitution Boulevard, 108, 133, 140, & 161 Stewart Avenue, 503 White Street, 119 Laurel Street and adjacent right-of-way from General Commercial (GC), Industry Business (IB), and Single-Family 5 (SF-5) to Office and Institutional (OI). Tax Parcels 598-10-01-003, 598-12-01-001 to -003, 598-12-02-001 to -019, & 598-13-03-009.

Mr. Watts recused from this item due to a contractual relationship with the applicant.

Dennis Fields, Planner III, presented the staff report.

Ms. Haselrig asked if the four-unit building was vacant. Mr. Fields stated that the

building was vacant.

Ms. Haselrig asked if the building would be rebuilt as a four-unit building. Mr. Fields stated that was correct.

Ms. Haselrig asked how the Housing Authority would use this building. Mr. Fields stated that the building would be used to provide low-income housing for the homeless population. Ms. Haselrig asked if this would be the purpose. Mr. Fields said yes.

Ms. Goodner stated that the letter from Mr. Burnette stated this rezoning would not be necessary for the Housing Authority to move forward with the rehab and to continue leasing this space. Ms. Goodner asked if this was accurate. Mr. Fields stated that statement was not accurate and because the location has been vacant for more than six months, it lost the nonconformity status, although it's an existing structure that used to have four units. Since the property needs repair and no one was renting any of the units for over the past six months, it lost its residential infill use and nonconforming use because it was a multifamily beforehand. To reuse the building for four units as it was previously, the location would need to be rezoned for a zoning district that would allow for residential infill as an option which would be an allowed use, and in this case most of those districts would require a special exception to be approved thru the ZBA.

Ms. Goodner asked if General Commercial rezoning would not work. Mr. Fields stated that was correct.

Ms. Haselrig asked if another step would still need to be made after the rezoning. Mr. Fields stated that under General Commercial, residential infill use is not an allowed use, so rezoning to OI would allow the residential infill use thru the ZBA process.

Ms. Goodner asked if OI would allow some commercial use. Mr. Fields stated that was correct.

There was a discussion with understanding why the parcels would have to be rezoned to OI. Mr. Fields stated this would be the least resistant path and there would be more flexibility with setbacks, fencing, architectural and parking requirements.

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

Ms. Goodner made a motion to recommend approval of the rezoning application. The motion was seconded by Ms. Haselrig and was approved by a vote of 3-0 (Watts recused; Christopher, Nazeer, and Dicks absent).

- e.) Hold public hearing and consider a recommendation to City Council on petition M-2023-30 the City of Rock Hill to rezone approximately 11.2 acres at 801 Crawford Road, 758 Clarinda Street and adjacent right-of-way from Single-Family 4 (SF-4) to Office and Institutional (OI). Tax Parcel 600-06-08-015 & 600-12-02-004.**

Shana Marshburn, Planner II, presented the staff report.

Mr. Graham asked if this was primarily driven from requirements of the façade improvements on Crawford Road. Ms. Marshburn stated that was correct along with the current SF-4 zoning having a greater setback on the front façade and the OI zoning has a lesser setback requirement. She added that the city commonly

rezoned to the OI zoning district when it would be the best fitting zoning district for parks and recreation centers.

Mr. Graham asked if there could be a performing art center in the SF-4 zone. Mr. Fields stated since it is an existing use and there is an existing auditorium, it would be seen as an existing condition.

Chair Graham opened the floor for public comment. Wynonna Henderson, 268 Lucky Lane, asked if work was being done on the building as she noticed what looked like work being done. Ms. Marshburn stated that a demolition permit was recently approved to get started on that portion of the project so there could be work being done to the building.

Ms. Henderson asked if the building would remain as an auditorium. Ms. Marshburn stated the building would be used as it was used in the past.

Ms. Henderson asked if Clarinda Street would be cleaned up. Mr. Fields stated that Clarinda Street would not have any changes and Ms. Marshburn pointed to the map to clarify the location for Ms. Henderson.

Wyman Henderson approached to speak and clarified that they were referring to the creek behind the auditorium and would this area be cleaned up. Mr. Fields stated that Clarinda Street dies into the wooded area and there would be no changes to that area.

Ms. Henderson asked what the meeting on November 13, 2023 was about. Mr. Graham stated that this would be a City Council meeting for first reading on this item. Ms. Henderson stated she wanted to be part of any community meetings. Ms. Youngblood then offered to take Ms. Henderson's information to connect her to the Neighborhood Services Department.

Ms. Haselrig made a motion to recommend approval of the rezoning application. The motion was seconded by Ms. Goodner and was approved by a vote of 4-0 (Christopher, Nazeer, and Dicks absent)

3. New Business Items

None.

4. Other Business.

a. Proposed 2024 Planning Commission Meeting Calendar

Mr. Fields presented the draft meeting calendar and asked the Commissioners to look at their personal calendars for any conflicts. The Commission will be asked to adopt the calendar at the November meeting.

5. Adjourn.

There being no further business, the meeting adjourned at 7:06 p.m.



ROCK HILL
SOUTH CAROLINA

MEMORANDUM

TO: Rock Hill Planning Commission
RE: Recusal
DATE: 10/3/23

Pursuant to S.C. Code Ann. § 8-13-700(B), I am recusing myself from all consideration of and voting on the City of Rock Hill Planning Commission's (Commission's) Agenda Item 2b, concerning Petition M-2023-27 by Oakland Ave Presbyterian Church at the Commission meeting on the 3rd day of October, 2023, at 6 PM. The reason for my recusal from considering and voting on this item is as follows: I'm currently have a design contract with OAPC for their new Multipurpose Facility and I have recently submitted a revised Sketch Plan for CoRH P&D review.

Signed,

D Watts

Commission Member

Print name here: Darrell Watts



MEMORANDUM

TO: Rock Hill Planning Commission
RE: Recusal
DATE: 10/3/23

Pursuant to S.C. Code Ann. § 8-13-700(B), I am recusing myself from all consideration of and voting on the City of Rock Hill Planning Commission's (Commission's) Agenda Item 2d, concerning Petition M-2023-29 by the City of Rock Hill at the Commission meeting on the 3rd day of October, 2023, at 6 PM. The reason for my recusal from considering and voting on this item is as follows: I'm currently have a design contract with the City of Rock Hill's Housing Development Corp. for the 405 W. Main Street project.

Signed,

D Watts

Commission Member

Print name here: Darrell Watts