



Planning Commission Agenda

Tuesday, February 6, 2024
6:00 p.m.

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

Pledge of Allegiance

1. Approval of Minutes

- a. Approval of minutes of December 5, 2023 meeting.

Attachments: [PC Draft Minutes 12.5.23.pdf](#)

2. Public Hearing Items

- a. Hold a public hearing and consider a recommendation to City Council I on petition M-2024-01 by Robert Read (Showtime Theatre Company) to rezone approximately 3.9 acres at 696 & 713 Automall Parkway and adjacent right-of-way, from Urban Development District (UD) in York County and General Commercial (GC) to Community Commercial (CC). The parcel located in York County is proposed to be annexed into the City of Rock Hill. Tax Parcels 662-00-00-013 (portion) & 662-07-01-055(portion).

Attachments: [M-2024-01 PC Staff Report.pdf](#)

- b. Hold a public hearing and consider a recommendation to City Council on petition M-2024-03 by Mixson Properties, LLC (Jeff Mixson) to rezone approximately 178 acres at 1734 Hopewell Road, from Residential Mixed-Use 20 (RMX-20) in York County to Industry General (IG). The subject property is proposed to be annexed into the City of Rock Hill. Tax Parcel 696-00-00-014.

Attachments: [M-2024-03 PC Staff Report.pdf](#)

- c. Hold public hearing public hearing and consider a recommendation to City Council on petition M-2024-05 by Covenant Presbyterian Church to rezone approximately 5.2 acres at 1830 Celanese Road and adjacent right-of-way, from Single-Family 3 (SF-3) to Limited Commercial (LC) and Office and Institutional (OI). Tax Parcel 636-01-01-070.

Attachments: [M-2024-05 Staff Report.pdf](#)

3. New Business Items**

- a. Consideration of a request by First Calvary Baptist Church for Preliminary Plat approval at 559 Whitner Street (Plan#20232424).

Attachments: [First Calvary Pre Plat Staff Report.pdf](#)

- b. Consideration of a request by True Homes for Preliminary Plat Approval for TheEnclave at Wild Rose Subdivision at 2098 Dutchman Drive. (Plan#20230846).

Attachments: [Staff Report - Enclave at Wild Rose Pre Plat.pdf](#)

- c. Consideration of a request by Comporium Inc for Preliminary Plat approval for Bates Street Extension at 200 Old Rawlinson Road (Plan#20221967).

Attachments: [Bates Street Preliminary Plat Staff Report.pdf](#)

4. Other Business

5. Adjourn

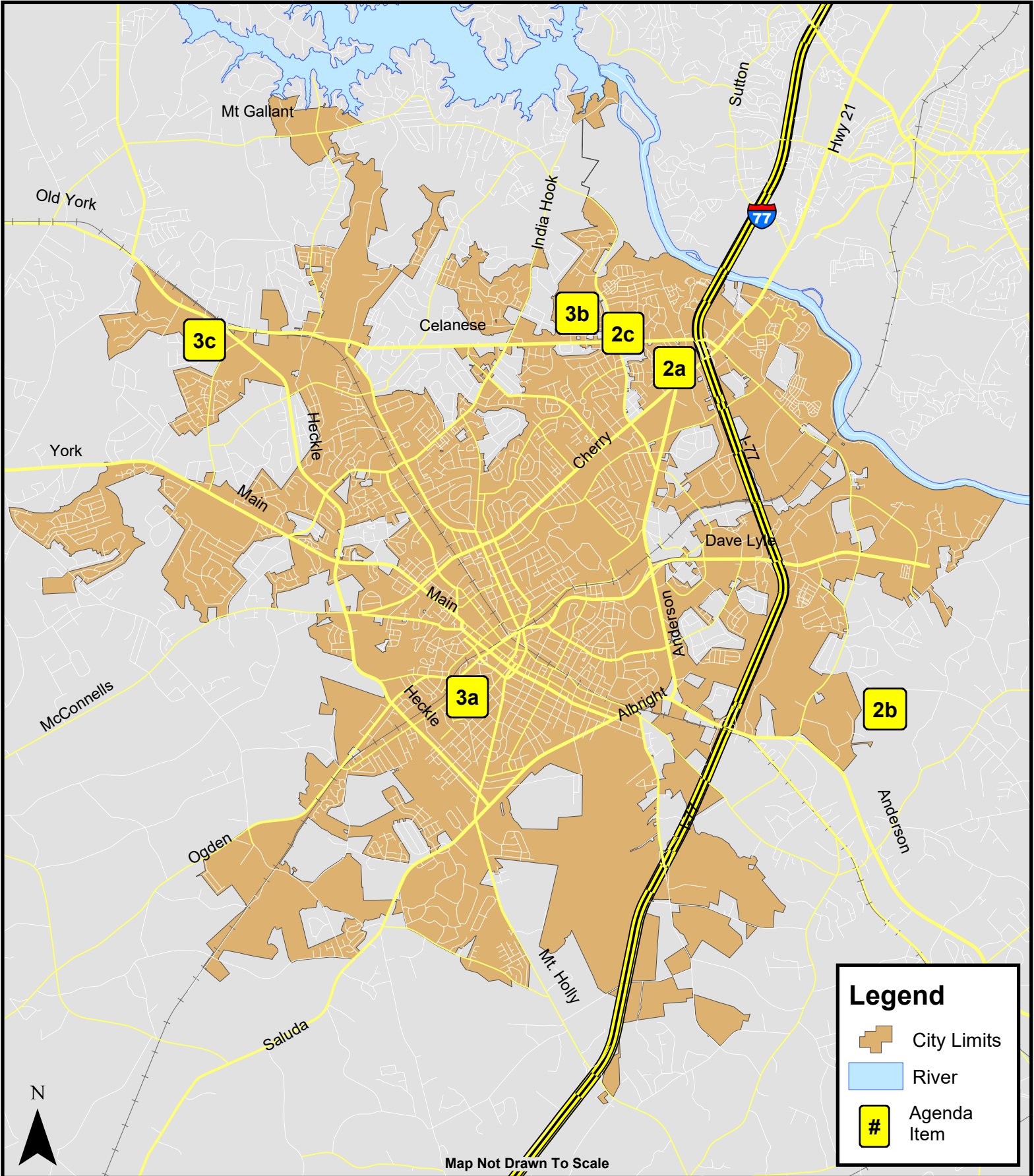
The public hearing portion of the meeting can be viewed online at www.cityofrockhill.com/livestream. The Planning Commission makes a recommendation to City Council on most public hearing items. Recommendations made at this meeting are tentatively scheduled for consideration by City Council on February 26, 2024. 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 Commission Agenda Items

City of Rock Hill, SC
February 6, 2024
Planning Commission



Map Not Drawn To Scale