



## Planning Commission Agenda

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Tuesday, July 9, 2024

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

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### Pledge of Allegiance

#### 1. Approval of Minutes

- a. Approval of minutes from the June 4, 2024, meeting.  
**Attachments:** [PC Draft Minutes 6-4-2024.pdf](#)

#### 2. Public Hearing Items

- a. Hold a public hearing and consider a recommendation to City Council on petition M-2024-09 by True Homes, LLC (Shaun Gasparini) to rezone approximately 13.78 acres from Residential Mixed Use-20 (RMX-20) to Single Family Residential-5 (SF-5). The parcel is located in York County is proposed to be annexed into the City of Rock Hill. Tax Parcels 601-00-00-030.  
**Attachments:** [M-2024-09 PC Staff Report.pdf](#)
- b. Hold a public hearing and consider a recommendation to City Council on petition M-2024-10 by Four Corners of Charlotte, LLC (Tyson Haefele) to rezone approximately 2.31 acres at 875 Orr Drive, from Single Family Residential-3 (SF-3) to Single Family Residential-5 (SF-5). Tax Parcel 600-21-05-002.  
**Attachments:** [M-2024-10 PC Staff Report.pdf](#)
- c. Hold a public hearing and consider a recommendation to City Council to amend the Zoning Ordinance standards related to parking in Chapter 8: Development Standards.  
**Attachments:** [T-2024-01 PC Staff Report.pdf](#)
- d. Hold a public hearing and consider recommendation to City Council to amend the Zoning Ordinance standards related to camping, self-storage units, hotels and multi-family land uses in Chapters 2: Enforcement, 3: Zoning Districts, 4: Land Use: Primary Uses, 5: Land Use: Accessory and Temporary Uses, 8: Development Standards, 10: Nonconformities, and 11: Enforcement. ***This item has been deferred.***

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

- a. Consideration of a request by the City of Rock Hill for Major Site Plan approval for

Lee Street Sports Complex at 140, 174, 178, 182, 186, 190, and 862 North Lee Street; 605 & 615 W. White Street; and 175 & 181 Stewart Avenue. (Plan #20240782)

**Attachments:** [Lee Street Sports Complex MSP Staff Report.pdf](#)

4. **Other Business**

5. **Adjourn**

**Additional Information**

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 August 12, 2024. City Council agendas are posted online at [www.cityofrockhill.com/council](http://www.cityofrockhill.com/council) agendas on the Friday prior to each meeting.

\*\* The Planning Commission makes the final decision on these items.

Please contact Shana Marshburn at 803-326-2456 or [Shana.Marshburn@cityofrockhill.com](mailto:Shana.Marshburn@cityofrockhill.com) with any questions related to items on the agenda.

# Planning Commission Agenda Items

City of Rock Hill, SC  
July 9, 2024  
Planning Commission

