



Planning Commission Agenda

Tuesday, August 6, 2024

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

Pledge of Allegiance

1. Approval of Minutes

- a. Approval of minutes from the July 9th, meeting.
Attachments: [PC Draft Minutes 7-9-2024.pdf](#)

2. Public Hearing Items

- a. Hold a public hearing and consider a recommendation to City Council on petition M-2024-11 by Velocity Commercial Real Estate (Randall Bozard) to rezone approximately 1.38 acres including right-of-way at 1904 & 1920 Dutchman Drive and 2259 Rosewood Drive, from Single Family Residential-3 (SF-3) to Neighborhood Commercial (NC). Tax Parcels 634-11-04-009 to -011.
Attachments: [M-2024-11 PC Staff Report.pdf](#)

3. New Business Items**

- a. Consideration of a request by the Gaskins+LeCraw (Michael Toothaker) for Major Site Plan approval for Tractor Supply Company at 2871 Heckle Boulevard. (Plan #20231739)
Attachments: [Tractor Supply Co. MSP PC Staff Report.pdf](#)
- b. Consideration of a request by Campco Engineering (Robbie Conner) for Major Site Plan approval for Sunset Park Elementary School at 1036 Ogden Road. (Plan #20240841)
Attachments: [Sunset Park Elem. MSP PC Staff Report.pdf](#)
- c. Consideration of a request by VHB Engineering (Kevin Westra) for Preliminary Plat approval for Porters Landing at 3045 & 3057 Cherry Rd.; 1080, 1082, & 1084 Riverside Dr. (Plan #20160717)
Attachments: [Porters Landing Pre-Plat PC Staff Report.pdf](#)
- d. Consideration of a request by Kingor Homes (Dhanesh Kumar) for Revised Preliminary Plat approval for Layton Forest subdivision (formerly Finley Road subdivision). (Plan #20180304)

Attachments: [Layton Forest Rev Pre-Plat PC Staff Report.pdf](#)

4. **Other Business**

Continuing education opportunities

- a. Continuing education opportunities

5. **Adjourn**

Additional Information

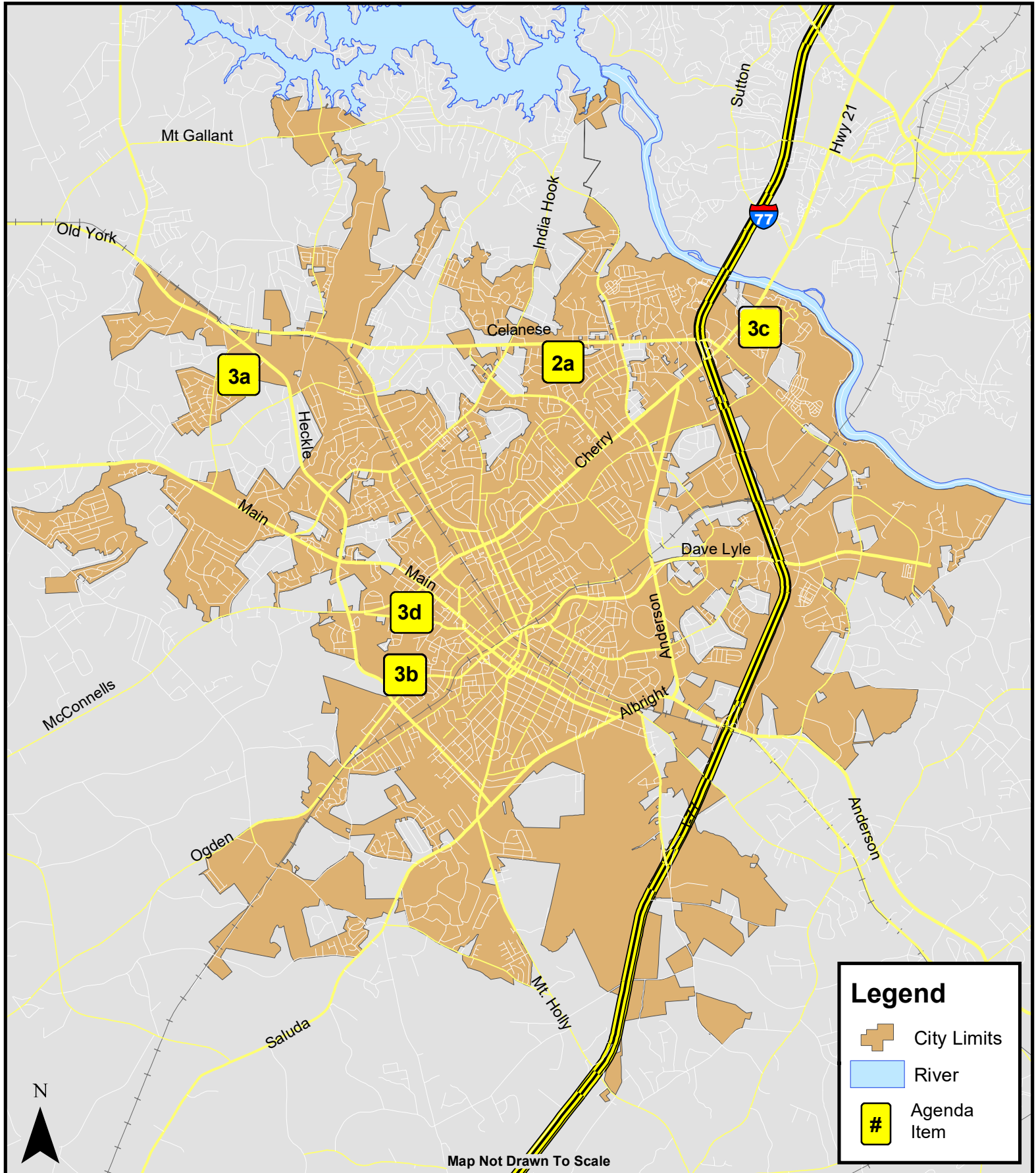
The public hearing portion of the meeting can be viewed online at www.cityofrockhill.com/livestream. The Planning Commission makes a recommendation to City Council on most public hearing items. Recommendations made at this meeting are tentatively scheduled for consideration by City Council on August 26th. City Council agendas are posted online at 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 with any questions related to items on the agenda.

Planning Commission Agenda Items

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



Map Not Drawn To Scale