

A public hearing of the Planning Commission was held on Tuesday, July 9th, at 6 p.m. in City Council Chambers, 155 Johnston Street, Rock Hill SC.

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

MEMBERS ABSENT Jonathan Nazeer and Duane Christopher

STAFF PRESENT Shana Marshburn, Leah Youngblood, Telly Shinas and Terese Green-Thomas

1. Approval of minutes of the June 4th, meeting.

- a.) Commissioner Dicks made a motion to approve the minutes from the June 4, 2024, meeting. Commissioner Haselrig seconded, and the motion carried unanimously by a vote of 5-0 (Nazeer and Christopher absent).

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.**

Ms. Marshburn presented the staff report.

Commissioner Watts asked Ms. Marshburn to further expand on the reason for the City Council making revisions to the Zoning Ordinance to limit SF-5 to certain areas of the City. Ms. Marshburn responded stating that the idea behind the changes to the standards were in an attempt to keep denser developments near the city center and larger lot developments on the perimeter of the City. She added that Roddey Park and Colvin Park were denser because they were each approved under different zoning standards that allowed for more density.

Commissioner Watts questioned the pros and cons of Groverland Drive connecting into Colvin Park, as opposed to it ending in a cul-de-sac and not connecting into Colvin Park. Ms. Marshburn stated that if Groverland Drive were to end in a cul-de-sac, it would mean that traffic generated from the development would be sent back through Roddey Park, whereas if Groverland were to connect into Colvin Park, it would send traffic through that development. She added that regardless of the connectivity, the Colvin Park development would include extending Russell Street through Colvin Park to connect to Roddey Park, highlighting that this connection helps to alleviate congestion issues at Saluda Road. Mr. Shinas interjected stating that another benefit of multiple connections is improved emergency response.

Commissioner Dicks asked whether the ongoing sewer project that was being referred to is the same project that is planned on the south side. Ms. Marshburn confirmed that it was. She added that upgrades to the Wildcat Creek sewer pump station have a planned completion date of July 2026 and that it is possible that they could be completed before that time.

Chair Graham asked whether Groverland Drive was purposely stubbed out as a part of the original design for Roddey Park. Ms. Marshburn stated that it was. She also reminded the Commission that during the previous year, they voted to rename what was then Queensberry Way in Roddey Park to Russell Street so that when the existing Russell Street is continued to Colvin Park and into Roddey Park, that there would be a continuous street name.

There being no further questions for staff, Chair Graham opened the floor to the applicant.

Shaun Gasparini of True Homes, LLC at 2649 Breckonridge Centre Drive approached the board. Mr. Gasparini began by stating that he agreed with staff's positive recommendation of the annexation and rezoning. He added that connectivity is critical and that as staff pointed out in its report, the project is less dense than both Roddey Park and Colvin Park.

Commissioner Haselrig questioned why City staff had not been invited to the neighborhood meeting while also commending the applicant for organizing the meeting. Mr. Gasparini apologized for the oversight of not having invited City staff and added that he also wasn't made aware of the meeting. He concluded by stating that they were willing to have another meeting and would be sure to include staff.

Commissioner Haselrig highlighted staff's statement that there was misinformation provided to the neighborhood meeting attendees as it pertained to the conceptual home designs as well as other misinformation that needed to be cleared up. She went on to inquire as to the price point for the homes. Mr. Gasparini replied stating that they would be in the \$300,000s.

Commissioner Dicks inquired as to the size of homes. Mr. Gasparini responded that they would be on a 50-foot pad and most likely wouldn't be larger than 2,800 to 3,000 square feet.

Commissioner Dicks asked Mr. Gasparini if the project would be a part of Colvin Park. Mr. Gasparini stated that it was possible but that it had yet to be determined.

Chair Graham opened the floor for public comment for those signed up to speak in favor of the rezoning. No one approached the board which then prompted Chair Graham to call on those who were either opposed or neutral on the subject.

Tommy Brown, of 945 Von Buren Blvd. approached the board. Mr. Brown began by asking if the trees located in between Roddey Park and subject site would be cut down to build the homes. Ms. Marshburn stated that a minimum 50-foot buffer must be maintained and that it must be landscaped. She approached the podium to further indicate on the slide show presentation where that buffer was being accounted for.

Mr. Brown asked if Groverland Drive and Von Buren Boulevard would connect into the new subdivision. Mr. Brown went on to highlight that the Saluda Road/Bellingrath Boulevard intersection was problematic due to their being frequent vehicle collisions. Ms. Marshburn answered by stating that Groverland Drive would continue through the proposed subdivision before connecting into the adjacent Colvin Park subdivision, which would eventually connect into Russell Street. She went on to add that the multiple connection points would alleviate traffic out onto the Saluda Road/Bellingrath Boulevard intersection at Roddey Park.

There being no one else signed up to speak and no further comment from the board Chair Graham called for a motion. Commissioner Dicks made a motion to rezone approximately 13.78 acres from Residential Mixed Use-20 (RMX-20) to Single Family Residential-5 (SF-5). Commission Haselrig seconded the motion and the motion carried unanimously by a vote of 5-0 (Nazeer and Christopher absent).

- 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.**

Commissioner Goodner recused herself and Ms. Marshburn began presenting the staff report.

The board having no questions for staff, Chair Graham opened the floor to the applicant, Four Corners of Charlotte, LLC (Tyson Haefele) and the applicant was absent. Chair Graham then opened the floor for public comment.

Dan Robertson of 2390 Hilldale Drive approached the board. Mr. Robertson began by stating that he believed the request to be a good opportunity for Orr Drive to be built out so that the lots that are currently landlocked can have a connection. He added that he agreed with the push to rezone from SF-5 to SF-3, citing the density being appropriate.

Natasha Adams of 923 Albert Street approached the Board. She began by expressing many concerns and questions including:

- If the existing neighbors would be a part of the HOA.
- How emergency vehicles would get in and out of the cul-de-sac.
- How existing drainage issues would be addressed.
- The specific areas that would be affected by the sewer pump station project.
- If the upgrades to the pump station would be able to handle all future capacity.
- The price point for the new homes.

Ms. Adams also added that Orr Drive was too narrow and tight for sidewalks and that she would hope that the developer would be meeting with the neighbors to discuss the issues.

Chair Graham asked Ms. Marshburn if the site plan would come back before the Planning Commission. Ms. Marshburn stated that it would come back as a preliminary plat due to the number of lots.

Chair Graham told Ms. Adams that there were no actual plans or street design for review at this stage and that the current matter only surrounded the rezoning.

Ms. Adams asked for a better understanding of the pump station improvement project. Ms. Marshburn explained that the upgrades to the sewer pump station are expected to be completed in July 2026. She added that this project would be affected by the upgrades.

Commissioner Dicks asked Ms. Marshburn whether the drainage improvement project mentioned in the staff report and presentation was to address this development. Ms. Marshburn stated that this development was not triggering the upgrades, but that it was to address existing issues within the neighborhood.

Commissioner Watts asked Ms. Adams where her property was located. Ms. Adams pointed to the location of her property on the aerial map being shown on the presentation. Commissioner Watts assured Ms. Adams that the stormwater project would attempt to address drainage issues in area.

Mayfield Davis of 833 Orr Drive approached the board. Mr. Davis began by echoing Ms. Adams' concerns regarding flooding and both the narrowness and tightness of Orr Drive. Ms. Marshburn stated that SCOOT had informed City staff that when the developer extends Orr Drive, it will assess the condition of the road and may require that the developer mill and overlay the asphalt.

Commissioner Dicks asked Ms. Marshburn about the proposed width of Orr Drive. Ms. Marshburn stated that the road would be required to be built to the street specification standards.

Commissioner Dicks then asked Mr. Davis if emergency vehicles could maneuver along the road now. Mr. Davis stated that it was only possible if they were to drive along a portion of his property.

Commissioner Graham asked Ms. Marshburn if SCOOT would be responsible for making the road improvements. Ms. Marshburn stated that it would be the developer's responsibility to extend the road.

Robert McClinton of 330 Baker Street approached the board. Mr. McClinton further touched on Ms. Adams' concerns regarding frequent flooding and poor drainage in the area. Mr. McClinton questioned the amount of money that the City would be putting towards the stormwater improvement project and what the project would entail. Chair Graham explained that the stormwater project was being proposed to address the drainage issues. Ms. Marshburn further explained that the project was in the early design stages but that it could include a pond. She added that the City recently acquired other property nearby to add to the project area. Ms. Marshburn concluded by stating that she was willing to provide Mr. McClinton with the contact information for the City staff person that would be helping to oversee the stormwater improvement project.

Commissioner Dicks commented that it sounded like the neighbors would get improvements from the project. Chair Graham cautioned that the project didn't have anything to do with the stormwater project and that the hearing was strictly for the zoning classification.

Commissioner Haselrig asked of the whereabouts of the applicant citing that given the public feedback, that there was a lot of uncertainty surrounding the proposed project. Commissioner Haselrig also questioned if the new subdivision and homes would fit into the area. She further commented about the requirement for the developer to form an HOA and whether the development would be adding to the flooding and drainage issues that are currently being experienced by the neighbors. Ms. Marshburn stated that the HOA was required for maintenance purposes and any potential issues that would be created by the new development would be addressed during the plan review process.

Chair Graham asked Ms. Marshburn if the existing SF-3 zoning classification would require much larger lots. Ms. Marshburn stated that SF-3 would require much larger lots at 14,000 square feet, whereas SF-5 only requires 7,800 square foot, 65-foot-wide lots.

Commissioner Watts stated that he wanted it to be on record that he agreed with Ms. Haselrig's concerns.

Chair Graham asked the Planning Commission members to consider whether it is fair to expect the developer to fix all of the neighborhood's issues.

Commissioner Haselrig stated the developer should have been at the public hearing to address the neighbors' concerns. She added that doing so is simply being a better neighbor and that it is not fair to the neighbors to move into the neighborhood and not consider their concerns.

Robert Cloud, of 841 & 843 Orr Drive approached the board. Mr. Cloud asked if the proposed project would increase his property value and whether there would be any additional public hearings on the matter.

Chair Graham explained that this was the public hearing. Ms. Marshburn added that there would be a City Council meeting, but that it is not a public hearing. She added that sometimes, the mayor will allow for members of the public to speak, but that this would be at his discretion. Chair Graham acknowledged that there were still unanswered concerns about the development but cautioned that a vote was needed on whether to rezone the property.

Commissioner Watts made a motion to rezone approximately 2.31 acres at 875 Orr Drive, from Single Family Residential-3 (SF-3) to Single Family Residential-5 (SF-5). Commissioner Dicks seconded and the motion carried unanimously by a vote of 4-0 (Nazeer and Christopher absent).

- c.) **Hold a public hearing and consider a recommendation to City Council on petition T-2024-01 to amend the Zoning Ordinance standards related to parking in Chapter 8: Development Standards.**

Planning & Development Director, Leah Youngblood presented the staff report.

Commissioner Watts commented that he was glad to see the proposal for less regulations.

There being no further discussion amongst the board, Chair Graham opened the floor for public comment.

Dan Robertson 2390 Hilldale Drive approached the board. Mr. Robertson commented that he was excited to see the regulations being lessened for parking minimums and that the market should determine the appropriate amount of parking. He concluded by adding that some jurisdictions even impose parking maximums.

Candace Thompson, of 330 Pickens Street asked if the reduction would be on bedrooms or taxes. Ms. Youngblood responded by stating that this amendment was related only to the reduction of parking spaces based on the number of bedrooms.

Chair Graham asked for a motion. Commissioner Watts made motion to amend the Zoning Ordinance standards related to parking in Chapter 8: Development Standards. Commissioner Dicks seconded and the motion carried unanimously by a vote of 5-0 (Nazeer and Christopher absent).

- d.) **Hold a public hearing and consider a 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.**

Chair Graham stated that this item was being deferred.

3. NEW BUSINESS

- 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)

Ms. Marshburn presented the staff report.

Chair Graham called for discussion by the board.

Commissioner Watts questioned the drawings. He said that the drawings had a different parking number and asked Ms. Marshburn if 126 spaces were being provided. Ms. Marshburn affirmed.

Commissioner Watts asked if there was a pedestrian crosswalk at the intersection. Ms. Marshburn affirmed. Chair Graham then briefly touched on all of the significant events that are held at the nearby Sports and Event Center.

Chair Graham asked for a motion. Commissioner Goodner made a motion to approve the request for Major Site Plan approval for Lee Street Sports Complex.

Ms. Haselrig seconded the motion and the motion carried unanimously by a vote of 5-0 (Nazeer and Christopher absent).

4. Other Business.

- a. Continuing Education requirements reminder.

Ms. Marshburn reminded that any upcoming continuing education opportunities would be emailed to the members.

5. Adjourn.

There being no further business, the meeting adjourned at 7:43 p.m.