

Planning Commission

City of Rock Hill, South Carolina

November 1, 2016

A regular meeting of the Planning Commission was held Tuesday, November 1, at 7PM in City Council Chambers, City Hall, 155 Johnston Street, Rock Hill, South Carolina.

MEMBERS PRESENT Tom Roper, Randy Graham, Georgia Thomas, Gladys Robinson, Shelly Goodner

MEMBERS ABSENT Duane Christopher, Justin Smith

STAFF PRESENT Eric Hawkins, Leah Youngblood, Dennis Fields, Erin Musiol, Alex Boyce, Austin Rutherford, Bill Meyer, Janice Miller

1. Approval of minutes of the October 4, 2016, meeting.

Mrs. Thomas made a motion to approve the minutes from the October 4, 2016, meeting. Dr. Robinson seconded, and the motion passed unanimously by a vote of 5-0 (Christopher and Smith absent).

PUBLIC HEARING ITEMS

2. Hold public hearing and consider a recommendation to City Council on petition M-2016-22 by PBI Performance Products Inc. to rezone approximately 23.4 acres at 2972 Cherry Road from Industrial Development (ID) in York County to Industry Heavy (IH). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcel 663-00-00-080.

Mr. Hawkins presented the staff report.

Mr. Roper asked if the area closest to Cherry Road was a parking lot. Mr. Hawkins stated that this was a materials storage area.

Mr. Roper asked the zoning of the area between the site and Dunkins Ferry Road and Riverwalk Parkway. Mr. Hawkins stated that this was zoned Planned Development-Commercial for office and retail type uses.

Mr. Roper verified that the 500' buffer area between the current building and Dunkins Ferry Road could not have heavy manufacturing without a Special Exception. Mr. Hawkins stated this was correct.

Mr. Scott Groshans, 1259 Rittenhouse Lane, PBI site manager, was available to answer questions. He clarified that the area closest to Cherry Road was a gravel area for waste and scrap materials, but the area would be cleaned up and landscaped as part of site improvements.

Mr. Roper asked if there were any current development plans. Mr. Groshans stated there were currently no development plans.

Mr. Graham asked what PBI does. Mr. Groshans stated the company makes a flame-resistant polymer that is mostly used in firefighting turnout gear.

Mr. Jason Brehm, 691 Bluff Loop Road, stated that he supported the annexation but would request that zoning be split so that Industry Heavy would apply to the developed portion of the site with Industry General on the expansion area. Mr. Roper noted that the expansion would not be allowed within the 500' buffer areas without a Special Exception, and verified this with Mr. Hawkins. Mr. Hawkins noted that for a Special Exception the applicant would need to show the ZBA that the expansion would not have a greater impact on surrounding residential areas.

Mr. Matt Gedney, 749 Bluff Loop Road, noted that market conditions could change and an area that was zoned residential could be rezoned to commercial depending upon the market. If this occurred on the Porter Riverside property then the 500 foot buffer would no longer apply. He added that the parcel could be divided and each parcel zoned differently. Mr. Gedney noted that he would like the wooded portion of the property between Dunkins Ferry Road and the access road around the PBI building to be zoned

Industry General.

Mr. Lawrence Lewis, 963 Herrons Ferry Road, stated his agreement with Mr. Brehm's idea for split zoning of the site.

Mr. Roper asked Mr. Groshans if he was comfortable with the Commission recommending approval of the IH zoning for the plant site and IG for the remainder of the parcel, or would the owner need to approve this request. Mr. Groshans stated that he was agreeable to the recommendation but would have to get approval from the property owner group. He added that possible expansion plans would be adjacent to the existing building, well beyond the 500' buffer requirement.

Mr. Roper asked Mr. Hawkins if this would delay the annexation. Mr. Hawkins stated that first reading by City Council would be on November 28, so it would depend on how soon feedback from the property owners was received. He added that the Commission could go ahead and make a recommendation to City Council.

Mr. Roper noted that the Planning Commission could make a recommendation to City Council on the split zoning, and that the applicant had until November 28 to get input from the property owners on the suggested split zoning, with City Council making their decision based on the owner's desires.

Mr. Roper asked Mr. Gedney if he had a preference of the zoning following the road line versus the 500' line. Mr. Gedney stated he had no preference, just that the tree buffer remain in place.

Mrs. Thomas presented the motion to recommend approval of the rezoning request as amended, with Industry Heavy (IH) zoning applied to the plant site and Industry General (IG) applied to the 500' buffer area. Mrs. Goodner seconded.

Mr. Graham commented that the industry had been at that location for a number of years and the Riverwalk development had grown around it. He noted that while the use was not compatible for the area, he did not like restricting a use that existed prior to the current development.

Mr. Roper stated his agreement with Mr. Graham's comments, and added that he was glad to see the neighbors willing to make a compromise. He added that the intention was for the City zoning to be as similar to the county zoning as possible when a property was annexed, and if a neighborhood had been there first, he would not be in support of the request. However, as the industry had existed prior to the residential development, the opposite was true, and willingness to compromise was a gesture of goodwill. Mr. Roper noted that he would vote in favor of the original request to zone the entire property IH if the applicant were not in favor of the split zoning proposal.

Dr. Robinson asked if the area was subject to grandfathering. Mr. Roper stated that grandfathering would only apply to the existing building and any expansion into the Industry General zoning area would have to comply with those regulations.

Mr. Roper called for a vote, and the recommendation as presented by Mrs. Thomas was approved unanimously by a vote of 5-0 (Christopher and Smith absent).

NEW BUSINESS

3. Consideration of a request by Keck & Wood, Inc. for Major Site Plan approval for Rock Hill School District Three Administration Building (Plan #20160854).

Mr. Fields presented the staff report.

Mr. Roper asked for clarification of site access points on Orange Street and Black Street, and asked if the parking proposed was sufficient for the proposed building and the existing Central Child Development Center. Mr. Fields stated that it was and that the applicant was proposing more parking than required because of the variety of events that would take place in the new building.

Mr. Graham asked if a site plan had ever come before the Commission before final rezoning approval had been given by City Council. Mr. Fields stated that this could be made a condition for approval. Mr. Hawkins noted that first reading of the rezoning has been approved and second reading is scheduled for November 14.

Mr. Brian Vaughn, 1818 Overbrook Drive, RHSD3 Executive Director of Facilities, was available to answer questions. Mr. Graham asked the time frame for construction. Mr. Vaughn stated construction was scheduled to begin in January 2017 with completion and move in by November 2017.

Mr. Graham presented the motion to approve the Major Site Plan as submitted, subject to staff comments and final approval of the rezoning to Downtown (DTWN) by City Council. Dr. Robinson seconded, and the motion carried unanimously by a vote of 5-0 (Christopher and Smith absent).

4. Presentation of the Albright Road/Saluda Road Corridor Study.

Ms. Musiol presented the study.

There were general questions and discussion regarding the status of the Wal-Mart SuperCenter as well as other Wal-Mart Neighborhood Markets under construction in the City, the Blackmon Road area development, blackjack soils, traffic counts along Albright Road, code enforcement along the corridor, and the addition of a light at Laney Terrace and Saluda Street.

5. Consideration of meeting calendar for 2017 regular Planning Commission meetings.

Mr. Hawkins presented the calendar. Mr. Graham presented the motion to approve the calendar as presented. Dr. Robinson seconded, and the motion carried unanimously by a vote of 5-0 (Christopher and Smith absent).

6. Other Business.

Mr. Graham asked the progress of the text amendments regarding low impact retail. Ms. Youngblood stated that this would be worked in with other amendments to Article 4.

7. Adjourn.

There being no further business, the meeting adjourned at 8:13PM.