

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY JANUARY 6, 2021

1. This meeting was called to order at 6:38 P.M.
2. Members in attendance: David Lancaster –Chairman, Clint Heath-Vice Chairman, Mark McCarthy, Jeff Schimek, Alderwoman Sabrina Westfall, Stacie Williams and Jennifer Yackley – City Administrator/City Planner.  
  
Absent: Arthur Mitchell & Larry Schneider
3. Commission Elections
  - a. Chair- David Lancaster
  - b. Vice Chair- Clint Heath
  - c. Secretary – Stacie Williams

**A motion was made by Clint Heath and seconded by Mark McCarthy to keep the current Commission Elections in place. The motion passed unanimously**
4. Approval of the December 2, 2020 Meeting Minutes:  
  
**A motion was made by Clint Heath and seconded by Jeff Schimek to approve the Minutes for the December 2, 2020 Planning and Zoning meeting. The motion passed unanimously.**
5. Approval of the Agenda for the January 6, 2021 Meeting:  
  
**A motion was made by Clint Heath and seconded by Jeff Schimek to approve the agenda for the January 6, 2021 Meeting. The motion passed unanimously.**
6. Public Comment:  
  
**None**
7. Text amendment to the Planned Development District to add Planned Development Industrial as a sub-category.

**City Administrator/City Planner Jennifer Yackley explained that in 2013 the city amended the Planned Development District to add the sub-category “Planned Development-Commercial”. This category joined the previous two categories for residential and mixed-use. The request was brought forward by the developers of EZ Storage. At the time, the city did not consider adding a sub-category specifically for industrial uses. Recently, a conversation between city staff and a property owner have prompted the proposed amendment to the Planned Development District to add a sub-category for industrial uses. The conceptual proposal was presented to the Board of Alderman at their December 1<sup>st</sup> meeting. The Board directed staff to draft a specific proposal for amendment. The attached draft adds the industrial sub-category, specifies that the allowed uses and specifies the area regulations for the district. The**

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allowed uses will be those listed in the “D” Business District, the “E” Industrial District and any others allowed by the Board of Aldermen. Please note that the actual uses permitted in the “D” Business District are industrial uses despite the district’s name. Examples of the permitted uses within the “D” District are:

- Assembly plant
- Bakery Goods manufacturing and distributing
- Clothing manufacturing
- Distributing plant
- Iron Works
- Sheet metal products
- Warehouse or storage building

The area regulations will be those listed in the “D” Business and “E” Industrial District. As with any planned district, the Planning & Zoning Commission may recommend and the Board of Aldermen may approve changes to the area regulations under specific conditions listed in the Planned Development District regulations. One additional change has been added to the use regulations. The addition of use regulations for the “Commercial” sub-category. It appears that when the city did the amendment in 2013 the addition of use regulations was overlooked. This is the opportunity to correct the oversight. A red lined draft of the regulations was attached (see in packet documents).

A motion was made by Clint Heath and seconded by Mark McCarthy to recommend a text amendment approval to the Board of Alderman. The motion passed unanimously

8. Adjournment

The meeting adjourned at 6:51 P.M.

\_\_\_\_\_ Date: \_\_\_\_\_

Stacie Williams, Secretary

\_\_\_\_\_ Date: \_\_\_\_\_

David Lancaster, Chairman