

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY October 6, 2021

1. This meeting was called to order at 6:28 P.M.
2. Members in attendance: David Lancaster –Chairman, Bridget Geiss, Mark McCarthy Jeff Schimek, Larry Schneider, Stacie Williams and Jennifer Yackley – City Administrator/City Planner.

Absent: Clint Heath-Vice Chairman, Arthur Mitchell & Alderwoman Sabrina Westfall

3. Approval of the September 1, 2021 Meeting Minutes:

**A motion was made by Larry Schneider and seconded by Mark McCarthy to approve the Minutes for the September 1, 2021 Planning and Zoning meeting. The motion passed unanimously.**

4. Approval of the Agenda for the October 6, 2021 Meeting:

**A motion was made by Larry Schneider and seconded by Mark McCarthy to approve the agenda for the October 6, 2021 Meeting. The motion passed unanimously.**

5. Public Comment:

Petitioner presented a site plan review that was not previously submitted to the City of Rock Hill for review to be presented at tonight's meeting for an approval. The Commission had several questions regarding this unexpected submission: Why was a site plan presented during the meeting but not submitted prior for approval? Why are site plans being discussed but no submission was presented to the City of Rock Hill from the petitioner to add this topic on tonight's docket? Is a dumpster different than a compactor? Is there a concern about smell? Aldi wants to add a dumpster with a gate and a wall, how does this work into the site plan? Aldi wants to add their newer brand look to this store but did not previously submit this alteration for approval.

6. Architectural review for an amended elevation at 9530 Manchester Road (Market at McKnight) for a new Aldi.

**City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Brandon Harp of CEDC on behalf of Aldi Inc and Kayo Takumyo-Architec for Aldi Renovations to change the front and side elevations of the tenant space located at 9530 Manchester Road w/in the Market at McKnight. The amended elevations will accommodate a new Aldi grocery store. The changes to the footprint of the building are not needed. The only change to the site plan is the addition of an emergency exit door on the east side of the building. The existing tenant space is composed of two segments, a taller section of a darker brown color and smaller section of a beige color. The amendment elevations will remove the cornice from the taller section and replace it with a sloping coping. The taller section will have the existing windows and awnings removed and replaced with new storefront windows and an aluminum sill that extends the width of the section. The new masonry veneer will be in a grey color and fiber cement cladding in a cedar color will be applied. The smaller section will also have the**

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WEDNESDAY October 6, 2021

existing cornice removed on the front. The existing windows will be removed. The new masonry veneer will be in a grey color that will be applied on the front a side of this section. The side of this section will be painted to match the new veneer. The existing light fixtures on the east side will be removed and replaced. An emergency exit door will be installed. A small staircase and sidewalk will be installed to connect with the existing sidewalk. The landscaping in the area impacted by this addition will be replaced in another location. The amended elevations are in compliance will all applicable City of Rock Hill Ordinances.

A motion was made by Larry Schneider and seconded by Mark McCarthy with the condition that we allow staff the authority to determine a site plan with minor changes and the authority to work with the petitioner to resolve details of a dumpster and fencing on the site plan. The motion passed unanimously.

7. Adjournment

The meeting adjourned at 6:59 P.M.

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

Stacie Williams, Secretary

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

David Lancaster, Chairman