

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY December 2, 2020

1. This meeting was called to order at 6:32 P.M.
2. Members in attendance: David Lancaster –Chairman, Clint Heath-Vice Chairman, Wyndel Hill, Mark McCarthy, Jeff Schimek, Larry Schneider, Stacie Williams and Jennifer Yackley – City Administrator/City Planner.

Absent: Arthur Mitchell & Alderwoman Sabrina Westfall

3. Approval of the November 4, 2020 Meeting Minutes:

A motion was made by Clint Heath and seconded by Larry Schneider to approve the Minutes for the November 4, 2020 Planning and Zoning meeting. The motion passed unanimously.

4. Approval of the Agenda for the December 2, 2020 Meeting:

A motion was made by Clint Heath and seconded by Larry Schneider to approve the agenda for the September 2, 2020 Meeting. The motion passed unanimously.

5. Public Comment:

Questions from the Commission:

Are there complaints with No Leash Needed regarding noise? Are there complaints from RSI? Have neighbors complained? Were there runoff complaints previously? Have there been any comments from neighbors regarding the new business? Is this the only facility they have? How will you manage the stress level for the dogs, so that it doesn't feel like a shelter? Will there be video monitoring? How many outside play areas will there be?

6. Request for a Special Use Permit at 9330 Manchester Road.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Jason Spring & Curtis Lamb of Paw Haven Inc. An application was submitted for a Special Use Permit to operate a dog daycare, dog training, dog grooming and dog boarding facility at 9330 Manchester Road. The property is zoned "C" Commercial District and is located at the corner of Manchester Road. The previous tenant was No Leash Needed. He existing building is 4,910 square feet in area. The petitioner does not intend to make any changes to the building. The petitioner intends to install a 6ft tall wooden fence to enclose the grassy areas on the eastern and southern sides of the building. The petitioner has agreed to install acoustifence or another similar sound dampening material on the fence. The petitioner will also be installing sound boards on the southern and eastern walls of the building. The petitioner will be using temporary tents within the yard as shade structures. The tents will be removed when the business is closed and when daycare is not in operation. The site provides 14 existing parking spaces along both Manchester Road & Dunkirk Drive. The number of parking spaces meets the city's code. The petitioner's requested use is not specifically allowed in the "C" Industrial District. The district does allow for uses that are "similar to the above in the judgment of the

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Zoning Administrator” and the Zoning Code dictates that those uses must go through the Special Use process. Per City Code, petitions for a Special Use Permit are to be reviewed for their effect upon the character of the neighborhood, traffic conditions, public utility facilities and other matters pertaining to the public health, public safety and general welfare. Upon review of the petition and in consideration of the above criteria. The Planning and Zoning Commission and/or the Board of Alderman may impose additional, reasonable conditions on the property specific to the use. The proposed hours of operation are Monday-Saturday 8am-6pm with daycare hours running from 9am-5pm. They will also offer early drop-off and late pickup. Sunday hours are 12pm-5pm. Daycare will not be offered on Sundays. The petitioner intends to install 60 kennels in total to accommodate animals for both boarding and daycare. The petitioner could accommodate up to an additional 20 dogs for training and grooming purposes only. The city received complaints about barking from the adjacent office building when the previous tenant was in the building. It seems the primary cause of the barking was that the dogs could see the tenants of the building using the exterior staircase on the rear of the building. The staff suggest the following criteria be added to the Special Use Permit. These criteria are consistent with those for similar business within the city:

1. At no time shall outdoor boarding of animals be allowed.
2. There shall be direct relationship between the number of dogs on site for boarding and the number on site for daycare, so that as the number of dogs for one activity goes up, the number of available slots for the other activity must go down. Therefore, the total number of dogs for boarding and daycare shall not exceed 60.
3. A 6ft tall wooden fence equipped with Acoustifence or another similar product designed to block sounds shall be installed and maintained around the play area on the east and south sides of the property. The fence shall be installed to staff's satisfaction prior to the issuance of an occupancy permit.
4. Sound deadening products shall be installed on the eastern and southern exterior walls of the building.
5. At the direction of the city, the following additional sound proofing measures may be required if the above sound mitigation measures (#3 & #4) fail to mitigate the noise from the play area:
 - a. Install a taller fence with Acoustifence or similar product
 - b. Install a sound deadening product on top of the fence at an angle to deflect the sound back into the play area

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A motion was made by Larry Schneider and seconded by Clint Heath to approve the request for a Special Use Permit at 9330 Manchester Road with the staff suggested criteria added. The motion passed unanimously.

7. Adjournment

The meeting adjourned at 7:09 P.M.

_____ Date: _____

Stacie Williams, Secretary

_____ Date: _____

David Lancaster, Chairman