

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY FEBRUARY 3, 2021

1. This meeting was called to order at 6:34 P.M.
2. Members in attendance: David Lancaster –Chairman, 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 January 6, 2021 Meeting Minutes:

A motion was made by Larry Schneider and seconded by Jeff Schimek to approve the Minutes for the January 6, 2021 Planning and Zoning meeting. The motion passed unanimously.

4. Approval of the Agenda for the February 3, 2021 Meeting:

A motion was made by Larry Schneider and seconded by Jeff Schimek to approve the agenda for the February 3, 2021 Meeting. The motion passed unanimously.

5. Public Comment:

Is there a patio area?

Yes, in the rear that will be new.

How did you decrease the pervious area?

The current house sits higher, the home was lowered by a foot to decrease the pervious area. The lot is flat and they will stay with the existing grades.

6. Architectural review for a new residence at 2452 Pocahontas Place.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by John Suelthaus of Kingbridge Homes LLC. The request is for a new residence at 2452 Pocahontas Place. The proposed home will be two stories, 2,517 square feet and 24 feet in height. The existing home will be removed. The city's masonry requirement is applicable to the proposed home. The petitioner has designed the home so that 25% of the exterior building surfaces, excluding the eaves, gables and the garage door are covered in masonry. The petitioner has chosen to provide masonry on the front, left and right facades of the home. The design elements are as follows:

Front facade

- **Multiple roof lines**
- **At least three windows provided**
- **Multiple materials (vinyl siding and cultured stone)**

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY FEBRUARY 3, 2021

Rear facade

- At least three windows provided
- Decorative trim around the windows and façade edges

Right facade

- At least three windows
- Multiple materials (vinyl siding and cultured stone)

Left facade

- At least three windows
- Multiple materials (vinyl siding and cultured stone)

The colors for the house are as follows:

Cultured stone will be grey

Vinyl siding/shake will be grey

Vinyl Shake on front will be dark grey

A motion was made by Larry Schneider and seconded by Jeff Schimek to approve the Architectural review for a new residence at 2452 Pocahontas Place. The motion passed unanimously.

7. Site plan review for a new residence at 2452 Pocahontas Place.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by John Suelthaus of Kingbridge Homes LLC. The request is for a new residence at 2452 Pocahontas Place. The property is zoned "A" Residence District. The proposed home will be two stories, 2,517 square feet and 24 feet in height. The proposed home meets the front, rear and side yard setbacks. The existing home will be removed. The drainage patterns on the site plan indicate that water will be drained from the front of the property toward the street and from the back of the house into the rear of the property. The petitioner notes that this drainage pattern is consistent with the existing drainage pattern. The request is in compliance with all applicable City of Rock Hill Ordinances.

A motion was made by Larry Schneider and seconded by Jeff Schimek to approve the Site Plan review for a new residence at 2452 Pocahontas Place. The motion passed unanimously.

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY FEBRUARY 3, 2021

8. Adjournment

The meeting adjourned at 6:48 P.M.

_____ Date: _____

Stacie Williams, Secretary

_____ Date: _____

David Lancaster, Chairman