

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY November 2, 2022

1. This meeting was called to order at 6:36 P.M.
2. Members in attendance: David Lancaster-Chair, Bridget Geiss-via phone, Jeff Schimek, Alderman Jeffrey Took, and Larry Schneider, and Jennifer Yackley-City Administrator/City Planner.

Absent: Clint Heath, Stacie Williams, Arthur Mitchell, and Mark McCarthy

3. Approval of the October 5, 2022 Meeting Minutes:

A motion was made by Alderman Took and seconded by Larry Schneider to approve the Minutes for the October 7, 2022 meeting. The motion passed unanimously.

4. Approval of the Agenda for November 2, 2022 meeting:

A motion was made by Jeff Schimek and seconded by Larry Schneider to approve the agenda for the November 2, 2022 meeting. The motion passed unanimously.

5. Public Comment: None

6. Architectural Review for a new business at 9815 Manchester Road.

City Administrator/City Planner Jennifer Yackley explained that the petitioner intends to remove the sloped windows and brick elements on the east side, the drive through and red metal roof on the west side, and the cooler attachment on the north side. The "Play Place" windows will be removed but the structure of the building will remain on the south side. The existing brick will be repainted in earth tones. Fiber cement wall panels and stone veneer in earth tones will be added to the building.

David Dial the architect representing the petitioner was available to answer questions. Jeffery Schimek moved and Larry Schneider seconded a motion to approve the architectural elevations for 9815 Manchester Road. The motion passed by a unanimous voice vote.

7. Site Plan Review for a new house at 1111 N. Rock Hill Road.

City Administrator/City Planner Jennifer Yackley explained that the property is zoned "C" Commerical District. The petitioner plans to use the existing building with the renovations noted during the architectural review. The building will be reduced in size to 4,992 square feet. The one way traffic circulation will remain and no new exists/entrances are proposed. The area with the existing menu board will be renovated into a landscaped patio area. The existing ADA parking spaces will be replaced with new spaces that meet ADA requirements and a new ADA ramp at the building walkway will be installed. The existing wooden fence will be replaced with a 6 foot vinyl fence.

The landscape plans calls for the removal of all of the existing landscaping except the row of evergreen trees along the western property line. The trees provide screening to the residential area across the street. The plan calls for any dead branches and weeds to be removed from the trees in this area. The plan calls for new trees along the north side of the property to provide screening to the residential area. Additional landscape areas with small

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bushes and boulders will be provided in the front of the property, in he patio area, and next to the building.

The lighting plan calls for the removal of all of the existing light poles. They will be replaced with 23 foot tall light standards and LED lights that will be directed downward. The lighting plan shows that light levels are at or near zero at the property lines adjacent to residential. The building will have sconces that cast light up and down on the building and wall packs that cast light downward.

Jeff Schimek moved and Alderman Took seconded a motion to approve the site plan, landscape plan, and lighting plan. The motion passed by a unanimous voice vote.

8. Adjournment

The meeting adjourned at 6:56 P.M.

_____ Date: _____

Stacie Williams, Secretary

_____ Date: _____

David Lancaster, Chairman