

CITY OF ROCK HILL
Planning & Zoning Commission
Meeting Minutes
Wednesday, January 4, 2023

1. This meeting was called to order at 6:30 P.M.
2. Commission Members in attendance: David Lancaster-Chair, Mark McCarthy, Jeff Schimek, Alderman Jeffrey Took, Bridget Geiss, Clint Heath, Larry Schneider, and Jennifer Yackley-City Administrator/City Planner.

Absent: Arthur Mitchell and Stacie Williams

3. City Administrator/City Planner Jennifer Yackley stated that the election of the Planning and Zoning Commission Chairman, Vice Chairman and Secretary was in order. The following were nominated:

David Lancaster-Commission Chairman
Clint Heath-Commission Vice Chairman
Bridget Geiss-Secretary

All present voted unanimously; the following were elected:

David Lancaster-Commission Chairman
Clint Heath-Commission Vice Chairman
Bridget Geiss-Secretary

Each newly elected person was present and accepted his/her responsibilities to serve their term.

3. Approval of the Meeting Minutes from the December 7, 2022, meeting:

A motion was made by Larry Schneider and seconded by Mark McCarthy to approve the Minutes for the December 7, 2022, meeting. The motion passed unanimously.

4. Approval of the Agenda for the January 4, 2023, meeting:

A motion was made by Larry Schneider and seconded by Mark McCarthy to approve the agenda for the January 4, 2023, meeting. The motion passed unanimously.

5. Public Comment: None

6. Architectural Review for a new residence at 209 Euclid Avenue.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Bob Keeney of Magnum Properties on behalf of James Onder of Onder Properties, LLC, for a new residence at 209 Euclid Avenue. The proposed home will be two stories, 2,244 square feet in area and approximately 29 feet in height. The city's masonry requirement is not applicable to the proposed home. The design elements are provided as follows:

Front Façade

- Multiple roof lines
- At least three windows provided

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- Decorative elements-window trim and columns

Right Side

- At least three windows provided
- Decorative elements-window trim

Left Side

- At least three windows provided
- Decorative elements-window trim and band board

Rear Façade

- Multiple roof lines
- At least three windows provided

The colors for the home are as follows:

- Vinyl Siding – Natural Clay
- Vinyl Trim – White

A motion was made by Jeff Schimek and seconded by Larry Schneider to approve the Architectural Review for a new residence at 209 Euclid Avenue. The motion passed unanimously.

Jeff Schimek asked Bob Keeney a question regarding the property's changing waterflow. Mr. Keeney clarified the question accordingly and satisfactorily.

7. Site Plan Review for a new residence at 209 Euclid Avenue.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Bob Keeney of Magnum Properties on behalf of James Onder of Onder Properties, LLC, for a new residence at 209 Euclid Avenue. The proposed home will be two stories, 2,244 square feet in area and approximately 29 feet in height. The proposed home meets the setbacks and height regulations. The city's masonry requirement is not applicable to the proposed home. The property is zoned "A" Residence District.

Conditional approval was given in March 2022 for the petitioner to submit a lot consolidation plat, that accordingly has since been submitted, review, and approved by the Board of Aldermen. As a result, the previous 209 Euclid has been successfully split into two lots 207 Euclid and 209 Euclid.

The request is in compliance with all applicable City of Rock Hill Ordinances.

A motion was made by Jeff Schimek and seconded by Mark McCarthy to approve the Site Plan review for a new residence at 209 Euclid Avenue. The motion passed unanimously.

8. Architectural review for a new detached garage at 9328 Crawford Avenue.

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City Administrator/City Planner Jennifer Yackley explained that a request was submitted by owner and resident Nick Nieponski for a new detached garage at 9328 Crawford Avenue. The proposed garage will replace the existing detached garage and carport. The proposed garage is 624 square feet in area and 16 feet in height. The city's masonry requirement is not applicable to the proposed house. The property is zoned "A" Residence District. Design elements are not required for accessory structures.

Proposed materials and colors are as follows:

Vinyl Siding-Charcoal

Corner Trim-White

A motion was made by Jeff Schimek and seconded by Larry Schneider to approve the Architectural Review for a new detached garage at 9328 Crawford Avenue. The motion passed unanimously.

9. Site Plan Review for a new detached garage at 9328 Crawford Avenue.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by owner and resident Nick Nieponski for a new detached garage at 9328 Crawford Avenue. The proposed garage will replace the existing detached garage and carport. The proposed garage is 624 square feet in area and 16 feet in height. There is an existing garage currently in the proposed space of the new garage. The existing garage will be demolished and replaced by the proposed garage nearly identical in footprint.

The proposed garage meets the area setbacks for the property. The request is in compliance with all applicable City of Rock Hill Ordinances. The city's masonry requirement is not applicable to the proposed garage. The property is zoned "A" Residence District. Design elements are not required for accessory structures.

Proposed materials and colors are as follows:

Vinyl Siding-Charcoal

Corner Trim-White

A motion was made by Jeff Schimek and seconded by Larry Schneider to approve the Site Plan Review for a new detached garage at 9328 Crawford Avenue. The motion passed unanimously.

8. Adjournment - The meeting adjourned at 6:50 P.M.

Bridget Geiss, Secretary

Date

David Lancaster, Chairman

Date