

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY February 1, 2017

1. This meeting was called to order at 6:31 P.M.
2. Members in attendance: David Lancaster –Chairman, Clint Heath –Vice chairman, Arthur Mitchell, Larry Schneider, Sy Shumaker, Alderwoman Sabrina Westfall, Stacie Williams and Jennifer Yackley – City Administrator/City Planner.

Absent: Jeffrey Pounds and Mike Sarli

3. Commission Elections:
 - a. Chair David Lancaster
 - b. Vice-Chair Clint Heath
 - c. Secretary Stacie Williams

4. Approval of December 7, 2016 Meeting Minutes:

A motion was made by Larry Schneider and seconded by Clint Heath to approve the Minutes of the December 7, 2016. The motion passed unanimously.

5. Approval of the Agenda for the February 1, 2016 Meeting:

A motion was made by Larry Schneider and seconded by Clint Heath to approve the agenda for the February 1, 2016 Meeting. The motion passed unanimously.

6. Public Comment:

None

7. A request to rezone 827 N. Rock Hill Road from “A” Residence District to “G” Government District.

City Administrator/City Planner Jennifer Yackley explained that Joanna Warden of Archimages Incorporated, on behalf of the City of Rock Hill has submitted a request for a change of zoning for 1.49 acres of property located at 827 N. Rock Hill Road. The request seeks to amend the zoning from “A” Residence District to “G” Government District. The proposed use is to house government buildings owned by the city (city hall, fire station and police station).

In April 2016, the residents of Rock Hill approved Proposition R for the construction of new city facilities including a city hall, fire and police station. The proposed location to house the new buildings is 827 N. Rock Hill Road. The site is currently zoned “A” Residence District. Community buildings owned by the city are an allowable use found in the “A” Residence District. However, throughout the city, the primary use under the “A” Residence District is single family homes. A parcel’s zoning district should closely reflect the uses occurring on the site. Commercial activities occur in commercial districts. Houses are built in residential

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districts. The city intends to use the site for city hall, fire and police activities. The “G” Government District is a more accurate zoning designation for the site.

The Comprehensive Plan’s Future Land Use map designates 827 N. Rock Hill Road as “park and green space”. The property, known as Rock Hill Park has been a park for many years. At the time the Plan was created in 2003, the city intended to relocate city facilities from Manchester Road to a parcel along McKnight Road north of Manchester. This would have left 827 N. Rock Hill Road as a park. The Plan’s future land use map designates this parcel along McKnight Road as “public” in anticipation of the city facilities locating there. Due to a variety of financial reasons, city facilities were not built on this parcel. The parcel was later sold by the city and is currently the McKnight Crossing condominium complex.

The residents of Rock Hill were made aware of the proposed location of the city facilities at 827 N. Rock Hill Road during the public engagement events for Reimagining Rock Hill and Proposition R. This public engagement included open houses, a dedicated website and the release of a conceptual site plan for the buildings to be located at 827 N. Rock Hill Road. The voters of Rock Hill overwhelmingly approved the passage of Proposition R knowing the proposed location.

A motion was made by Larry Schneider and seconded by Clint Heath to approve the request to rezone 827 N. Rock Hill Road from “A” Residence District to “G” Government District. The motion passed unanimously.

8. Text amendment discussion regarding masonry requirements.

At the December 7, 2016 meeting the Commission requested further clarification on four points.

1. Add Language
2. Purpose Statement
3. Clarifying Language
4. Removal of the Tiered Masonry Requirement

In an attempt to provide a complete view of the city’s existing architectural rules a complete section, Section 405.760 from the city code was provided to each Commission member, located in their packet. The Commission reviewed and discussed the code and additional questions were raised. The Commission request amendments to the code be presented to the Board of Alderman for amendments be made to Section 405.760 code.

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9. Adjournment

A motion was made by Clint Heath and seconded by Larry Schneider to adjourn the meeting. The motion passed unanimously.

The meeting adjourned at 7:49 P.M.

_____ Date: _____

Stacie Williams, Secretary

_____ Date: _____

David Lancaster, Chairman