

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY March 1, 2017

1. This meeting was called to order at 6:30 P.M.
2. Members in attendance: David Lancaster –Chairman, Clint Heath –Vice chairman, Arthur Mitchell, Jeffrey Pounds, Larry Schneider, Stacie Williams, Mike Sarli, Sy Shumaker, Sabrina Westfall and Jennifer Yackley – City Administrator/City Planner.

Absent: None

3. Approval of the February 1, 2017 Meeting Minutes:

A motion was made by Larry Schneider and seconded by Clint Heath to approve the Minutes of the February 1, 2017. The motion passed unanimously.

4. Amendment of the March 1, 2017 agenda.

A motion was made by Larry Schneider and seconded by Clint Heath to approve the agenda for the March 1, 2017 Meeting. The motion passed unanimously.

5. Approval of the Agenda for the March 1, 2017 Meeting:

A motion was made by Larry Schneider and seconded by Clint Heath to approve the agenda for the March 1, 2017 Meeting. The motion passed unanimously.

6. Public Comment:

The committee asked about the left and right elevations being blank and mentioned that Rock Hill has a lot of blank walls and it is troubling moving forward. The committee commented that windows are not necessarily about the view but about the natural lighting. Barry Glantz- Architect for McBride & Sons stated side elevations are not typical for the pre-existing homes in the area and they are trying to maintain a price point of \$425K-\$450K for the newer homes built in the area. Barry also stated that the views are not overly oppressive to neighbors and windows affect the layout.

7. Site plan review for a new residence at 1155 Wagner Place.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Josh Peterman of Ellington Homes by McBride and Barry Glantz- Architect at McBride & Sons for a new residence at 1155 Wagner Place. The proposed home will be two stories, 1,981 square feet and 28 feet in height. The garage extends 4 feet past the front porch. The lot is currently vacant. The property is zoned "A" Residence District.

A motion was made by Clint Heath and seconded by Larry Schneider to approve the Site Plan for a new residence at 1155 Wagner Place. The motion passed unanimously.

8. Architectural review for a new residence at 1155 Wagner Place.

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City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Josh Peterman of Ellington Homes by McBride and Barry Glantz- Architect at McBride & Sons 1155 Wagner Place. The city's masonry requirement is not applicable to the proposed home. The petitioner intends to use, brick, shake siding, vinyl siding and asphalt shingles. The petitioner has chosen brown brick, clay colored siding, dark brown shake siding, black shutters and a white trim.

A motion was made by Clint Heath and seconded by Sabrina Westfall to approve the architectural review for a residence at 1155 Wagner Place. The motion passed unanimously.

9. Public Comment:

None

10. Site plan review for a new residence at 1156 Kortwright Avenue.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Josh Peterman of Ellington Homes by McBride and Barry Glantz- Architect at McBride & Sons for a new residence at 1156 Kortwright Avenue. The proposed home will be two stores, 1,981 square feet and 28 feet in height. The garage extends 3 feet past the front porch. . The lot is currently vacant. The property is zoned "A" Residence District.

A motion was made by Larry Schneider and seconded by Jeffrey pounds to approve the Site Plan for a new residence at 1156 Kortwright Avenue. The motion passed unanimously.

11. Architectural review for a new a residence at 1156 Kortwright Avenue.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Josh Peterman of Ellington Homes by McBride and Barry Glantz- Architect at McBride & Sons 1156 Kortwright Avenue. The city's masonry requirement is applicable to the proposed home. The front façade will be covered with brick and vinyl siding. The brick will cover 85% of the front façade in compliance with the city's masonry requirement. The remaining sides of the home will have vinyl siding. The petitioner has chosen a reddish-brown brick, tan colored siding, blue shutters and a white trim.

A motion was made by Clint Heath and seconded by Sabrina Westfall to approve the architectural review for a new residence at 1156 Kortwright Avenue. The motion passed unanimously.

12. Public Comment:

The committee asked about the number of staff currently employed on site at the current location (15), the number of canines typically present each day for day camp (50 on average),

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the number of staff present to supervise the canines at day camp (1 staff member for every 25 canines), the current height of the fence that surrounds the play area (8 feet), the ground material used for the play area (special turf that allows rain water to drain away but does not allow urine and fecal material to seep through and drain away.), what is the turf cleaned with and is it harmful to the canines (staff clean up urine and feces immediately with an antimicrobial cleaner, which is not harmful to the canines) what is the distance of the closest residence to the facility (30K), what are the hours of operation (7a.m.-7p.m.), when is group play (only during the day time) and have there been any complaints from the public regarding the facility (no).

13. Site plan review for a Special Use Permit at 9710 Manchester Road.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Devika Christie-Owner of No leash Needed has submitted an application for a Special Use Permit to operate a canine kennel with the primary uses to be a canine day camp, canine training, canine overnight boarding facility and retail sales. No Leash Needed currently operates with a Special Use Permit at 9330 Manchester Road. The petitioner intends to relocate the business at 9330 Manchester Road to 9710 Manchester Road. The existing building is two levels and approximately 10,000 square feet. The site provides for 39 parking spaces. The site meets the city's area regulations and parking requirements. The petitioner intends to construct an outside play area for the dogs in the rear of the building. The play area will be 4,200 square feet in the area and surrounded by an 8 foot tall fence equipped with a sound barrier. The asphalt in the play area will be covered by a special turf that allows rain water to drain away but does not allow urine and fecal material to seep through and drain away. According to the petitioner, staff cleans up urine and feces immediately with antimicrobial cleaner. The petitioner has indicated that they will have a capacity for 40-60 canines for day camp/training activities and a capacity to board 35 canines. The boarded dogs are also included in day camp. As a result, the number of day camp spots is reduced by the number of dogs being boarded at any one time. The petitioner states that staff takes the canines outside for play time and potty breaks. The canines are supervised while outside and the length of time outdoors is weather dependent.

14. Special Use Permit review for 9710 Manchester Road.

The petitioner's requested use is not specifically allowed in the "C" Commercial District. The district does allow for uses that are "similar to the above in the judgment of the Zoning Administrator" and the Zoning Code dictates that those uses must go through the Special Use process. The "C" Commercial District permits a variety of both retail and service type uses including: animal hospitals which do not board animals outside, recreation buildings, retail shops and offices. Existing businesses within the city's "C" Commercial District include, pet groomers, veterinary clinics and retail shops focused on pet products. No Leash Needed's current location is also within the "C" Commercial District.

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A motion was made by Larry Schneider and seconded by Clint Heath to approve the Special Use Permit at 9710 Manchester Road. The motion passed unanimously.

15. Site plan review for new government facilities at 827 N. Rock Hill Road

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Roy Mangan & Brandon Harp-Civil Engineers at Archimages Inc. on behalf of the City of Rock Hill for a new city hall/police building and fire station on 1.49 acres of property located at 827 N. Rock Hill Road. The proposal includes two new two story buildings on the site. One for the fire station located on the eastern end of the property. The proposed fire station will be 6, 280 square feet. The second building will hold both city hall and the police station. City Hall will be located on the upper level and the police station will be located on the lower level. The building will be 12, 280 square feet. The property is currently under rezoning from "A" Residence District to "G" Government District. The fire station is 6,280 square feet and 44 feet tall at its highest point. The city hall/police building is 12,280 square feet and 46 feet tall at its highest point. The "g" Government District allows buildings to be 50 feet in height. There will be 54 parking spaces provided including 4 accessible spaces. The parking spaces will be constructed of pervious pavement. The number of spaces provided exceeds the number required by the city code. The setbacks in the "G" Government District are as follows: front yard 30 feet, side yard 10 feet and rear yard is 50 feet. The layout of the buildings on the site exceeds all of the setbacks for the district. A front yard setback of 47.37 feet is provided. A side yard setback of 15 feet is provided. A rear yard setback of 89.18 feet is provided. Retaining walls are provided on the south side, north side and a portion of the west side of the property. The walls vary in height. The tallest wall is the southern wall and will be approximately 14 feet in height. A 4 foot chain link fence will be placed on top of the walls to prevent falls. A traffic signal will be provided on N. Rock Hill Road to stop traffic when the fire truck enters and exits the station. The signal will only activate when needed by the fire department.

A motion was made by Clint Heath and seconded by Larry Schneider to approve the Site Plan for new government facilities at 827 N. Rock Hill Road. The motion passed unanimously.

16. Architectural review for new government facilities at 827 N. Rock Hill Road.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Roy Mangan & Brandon Harp-Civil Engineers at Archimages Inc. on behalf of the City of Rock

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Hill for a new city hall/police building and fire station on 1.49 acres of property located at 827 N. Rock Hill Road. The proposed buildings will have a brick around the bottom and then siding. The entrance features will also be brick. The plan currently calls for vinyl siding. If money allows in the budget, the siding will be upgraded to hardi board siding. The color family is brown and light tan. The plan calls for 5 pole mounted, LED light standards. The one in front of the fire station and the one in the parking lot on the north side will be double mounted. The remaining three will be single mounted. The plan calls for a 15 landscape buffer between the site and the residential properties to the south. The landscaping will include a combination of blue spruce, giant arborvitae, and Norway spruce and white pine trees. Some small plantings of bushes will be provided along the fronts of the buildings and in front of the fencing on the south side of the parking lot. In the case of additional monies available in the budget, additional landscaping will be provided along the western property line and around the buildings.

A motion was made by Clint Heath and seconded by Larry Schneider to approve the Architectural review for new government facilities at 827 N. Rock Hill Road. The motion passed unanimously.

17. Adjournment

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

The meeting adjourned at 7:24 P.M.

_____ Date: _____

Stacie Williams, Secretary

_____ Date: _____

David Lancaster, Chairman