

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY April 5, 2017

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

Absent: Arthur Mitchell, Larry Schneider and Sy Shumaker

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

A motion was made by Clint Heath and seconded by Sabrina Westfall to approve the Minutes of the March 1, 2017. The motion passed unanimously.

4. Approval of the Agenda for the April 5, 2017 Meeting:

A motion was made by Jeffrey Pounds and seconded by Clint Heath to approve the agenda for the April 5, 2017 Meeting. The motion passed unanimously.

5. Committee Announcement that Sy Shumaker resigned from the Planning & Zoning Committee

6. Public Comment:

Barry Glantz-Architect at McBride & Sons informed the committee of his appreciate and pleasure with working with them.

Barry informed the committee that the home at 1171 Wagner Place has been sold and the new homeowners have already made adjustments.

7. Site plan review for a new residence at 1171 Wagner Place.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Josh Peterman of Ellington Homes by McBride & Barry Glantz-Architect at McBride & Sons for a new residence at 1171 Wagner Place. The proposed home will be two stories, 2,802 square feet and 27.5 feet in height. The lot is currently vacant. The property is zoned "A" Residence District. The garage will be approximately 5 feet past the front porch. This lot includes a bioretention area and swale in the rear of the property. The site plan includes notes preventing structures and fences from being erected within the area. The staff has found the request to be in compliance with all applicable City of Rock Hill Ordinances.

A motion was made by Jeffrey Pounds and seconded by Clint Heath to approve the Site Plan for a new residence at 1171 Wagner Place. The motion passed unanimously.

8. Architectural review for a new residence at 1171 Wagner Place.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Josh Peterman of Ellington Homes by McBride & Barry Glantz-Architect at McBride & Sons for

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a new residence at 1171 Wagner Place. The city's masonry requirement is not applicable to the proposed home. The petitioner intends to use brick, vinyl siding and asphalt shingles. The petitioner has chosen smokey mountain brick, coastal sage siding, brown shutters, charcoal grey shingles and white trim. The motion passed unanimously.

A motion was made by Clint Heath and seconded by Jeffrey pounds to approve the Architectural review for a new residence at 1171 Wagner Place. The motion passed unanimously

9. Public Comment:

An un-identified female neighbor was in attendance and expressed concerns regarding the narrowness of the street and vehicles occupying both sides of the street. The un-identified female neighbor also expressed a concern because she drives a large vehicle and is concerned about being able to pass through the narrow street while construction is in process, if vehicles are occupying both sides of the street. The un-identified female neighbor wanted to know if the police could mark one side of the street as a "No Parking Zone" until construction is completed because approximately a dozen neighbors will be affected. Another concerned mentioned by a committee member was if both sides of the street were occupied and the street is narrow "How would these impact emergency vehicles". It was suggested that the neighbors being affected and the construction crew workout a compromise amongst themselves to implement a "No Parking Zone" on one side of the street until the project is completed because a "No Parking Zone" would need board approval to implement.

10. Site plan review for a new residence at 9212 Shortridge Avenue.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Austin Dum of Pentrex Development for a new residence at 9212 Shortridge Avenue. The proposed home will be two stories, 2,092 square feet and 27.5 feet in height. The existing home was demolished. The property is zoned "A" residence District. The garage will be approximately 4 feet past the front porch.

A motion was made by Clint Heath and seconded by Jeffrey Pounds to approve the Site Plan for a new commercial residence at 9601 Manchester Road. The motion passed unanimously.

11. Architectural review for a new residence at 9212 Shortridge Avenue.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Austin Dum of Pentrex Development for a new residence at 9212 Shortridge Avenue. The city's masonry requirement is not applicable to the proposed home. The petitioner intends to use vinyl siding, vinyl shake siding and asphalt shingles. The petitioner has chosen beige siding

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A motion was made by Clint Heath and seconded Sabrina to approve the Architectural review for a new residence at 9212 Shortridge Avenue. The motion passed unanimously.

12. Updates

City Administrator/City Planner Jennifer Yackley provided the committee with highlights from last night's Board of Alderman meeting. The Board of Alderman approved a "Masonry Appeals Process" and all appeals will be sent to the Circuit Court. Also Public Works has begun demolition on the park to begin construction for the new government facilities at 827 N. Rock Hill Road. An advertisement for the general contractor went out on 04/05/17 and the plans will be available on Monday 04/10/17.

13. Adjournment

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

The meeting adjourned at 6:46 P.M.

_____ Date: _____

Stacie Williams, Secretary

_____ Date: _____

David Lancaster, Chairman