

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY May 2, 2018

1. This meeting was called to order at 6:44 P.M.
2. Members in attendance: Clint Heath –Vice chairman, Wyndel Hill, Arthur Mitchell, Larry Schneider, Stacie Williams, and Jennifer Yackley – City Administrator/City Planner.

Absent: David Lancaster-Chairman, Jeffrey Pounds, Mike Sarli and Alderwoman Sabrina Westfall
3. Approval of the April 7, 2018 Meeting Minutes:

A motion was made by Larry Schneider and seconded by Arthur Mitchell to approve the Minutes of the April 7th 2018 meeting. The motion passed unanimously.

4. Approval of the Agenda for the May 2, 2018 meeting:

A motion was made by Larry Schneider and seconded by Wyndel Hill to approve the agenda for the May 2, 2018 Meeting. The motion passed unanimously.

5. Public Comment:

None

6. Architectural review for a new residence at 9841 Hudson Avenue.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Derek Bernier of McKelvey Homes for a new residence at 9841 Hudson Avenue. The proposed home will be one and a half stories, 2,769 square feet and 24.08 feet in height. The lot is currently vacant. The city's masonry requirement is not applicable to the proposed home. The design elements are provided as follows:

Front façade will have multiple roof lines-gables, multiple exterior materials-stone, shake and horizontal siding with multiple windows.

Rear façade will have at least three windows provided and offsets.

Right side will have multiple roof lines-gable and the slope from the front of the house with at least three windows provided.

Left side will have multiple roof lines-gable and the slope from the front of the house with at least three windows provided.

The colors for the house are as follows: the stone will be harvest mixed dry stack, the shake and horizontal siding will be weather grey and the vertical siding will be harvard slate.

A motion was made by Larry Schneider and seconded by Wyndel Hill to approve the Architectural review for a new residence at 9841 Hudson Ave. The motion passed unanimously.

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY May 2, 2018

7. Site plan review for a new residence at 9841 Hudson Ave.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Derek Bernier of McKelvey Homes for a new residence at 9841 Hudson Avenue. The proposed home will be one and a half stories, 2,769 square feet and 24.08 feet in height. The lot is currently vacant. The property is zoned "PD-R" Planned Development-Residence District. The property is the first lot in the Hudson Heights subdivision to be built and will serve as a display home. Rock Hill Ordinance #1967 provides the development regulations for the subdivision. The area regulations are as follows:

Front yard setback is 20 feet.

Side yard setback is 5 feet.

Rear yard setback is 20 feet.

Maximum height is 35 feet.

The proposed home conforms to these area regulations. The request is in compliance with all applicable City of Rock Hill Ordinances.

A motion was made by Larry Schneider and seconded by Wyndel Hill to approve the Site plan for a new residence at 9841 Hudson Ave. The motion passed unanimously.

8. Public Comment:

None

9. Review of the Architectural Elevations for a proposed new salt storage bin and storage building at the city's Public Works facility located at 930 Des Peres Avenue.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Weis Design Group on behalf of the city of Rock Hill for an amended site plan for the construction of a new salt storage bin, a new general storage building and a partial paving of Ernest Avenue, which is an existing paper street within the city. The proposed salt storage bin will be built from concrete bin blocks, a dome shaped steel framework and covered with heavy duty fabric. The proposed general storage building will be built from steel panels. The colors will be blue and green to match the existing main building.

A motion was made by Wyndel Hill and seconded by Larry Schneider to approve the Architectural Elevations for a proposed new salt storage bin and storage building at the city's Public Works facility located at 930 Des Peres Avenue.

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY May 2, 2018

10. Review of the Site plan for a proposed new salt storage bin and storage building at the city's Public Works facility located at 930 Des Peres Avenue.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Weis Design Group on behalf of the city of Rock Hill for an amended site plan for the construction of a new salt storage bin, a new general storage building and a partial paving of Ernest Avenue, which is an existing paper street within the city. The property is zoned "E" Industrial District. The proposed salt storage bin is 2,400 square feet in area and 22 feet in height. The city will pave a portion of Ernest Avenue in order to access the bin from the north side of the property. The proposed general storage building will replace an existing storage building. The new building will be 1,200 square feet in area and 16 feet in height. The request is in compliance with all applicable City of Rock Hill Ordinances.

A motion was made by Wyndel Hill and seconded by Larry Schneider to approve the Site plan for a proposed new salt storage bin and storage building at the city's Public Works facility located at 930 Des Peres Avenue.

11. Update: Bright Works withdrew their rezoning application and will resubmit their application under a special use permit instead.
12. Adjournment

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

The meeting adjourned at 7:10 P.M.

Stacie Williams

Date: 6.6.18

Stacie Williams, Secretary

David Lancaster

Date: 6/6/18

David Lancaster, Chairman