

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY June 6, 2018

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

Absent: Jeffrey Pounds and Mike Sarli

3. Approval of the May 2, 2018 Meeting Minutes:

A motion was made by Clint Heath and seconded by Larry Schneider to approve the Minutes of the May 2, 2018. The motion passed unanimously.

4. Approval of the Agenda for the June 6, 2018 Meeting:

A motion was made by Clint Heath and seconded by Larry Schneider to approve the agenda for the June 6, 2018 Meeting. The motion passed unanimously.

5. Public Comment:

None

6. Architectural review for a new residence at 9327 Crawford Avenue.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Jonathan Ridgway of Ridgway Development for a new residence at 9327 Crawford Ave. The proposed home will be two stories, 2,977 square feet and 25 feet 4 inches in height. The existing house on the lot will be removed. 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, at least three windows provided and multiple exterior materials-stone, board and batten siding and vinyl siding.

Rear façade will have at least three windows provided and multiple roof lines.

Right side will have multiple roof lines-gables and the slope from the front of the house. The recess/offset-the visible portion of the rear of the house is set back from the façade 21 feet. The porch and garage are set back 12.5 ft and 18 ft, respectively from the façade.

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:

Stone will be smoky mountains.

Siding will be driftwood.

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY June 6, 2018

Board/Batten will be White.

A motion was made by Clint Heath and seconded by Larry Schneider to approve the Architectural review for a new residence at 9327 Crawford Avenue. The motion passed unanimously.

7. Site plan review for a new residence at 9327 Crawford Avenue.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Jonathan Ridgway of Ridgway Development for a new residence at 9327 Crawford Ave. The proposed home will be two stories, 2,977 square feet and 25 feet 4 inches in height. The existing house on the lot will be removed. The city's masonry requirement is not applicable to the proposed home. The property is zoned "A" Residence District. The garage is flush with the front porch. The request is in compliance with all applicable City of Rock Hill Ordinances.

A motion was made by Clint Heath and seconded by Larry Schneider to approve the Site plan review for a residence at 9327 Crawford Ave. The motion passed unanimously.

8. Public Comment:

Meg Korte of 621 County Hills Drive stated she was opposed to a carwash, the community is established, and there will be lighting, sound and debris issues. RSI and No Leash Needed do not give consideration to the residents, this adds to the dimension of things the neighborhood is already dealing with. There are already 3 car washes in existence, the residents of the neighborhood are already dealing with issues, think about what the residents deal with concerning existing complaints not being addressed.

Betty Norton of 636 County Hills Drive is concerned about the runoff issues, noise, the property value and lighting issues. Why another carwash?

Jean Steinkamp of 619 Country Hills Drive states it is an established street, everything we said that would happen has happened, there are existing issues with No Leash Needed, she doesn't want a carwash. There are issues with Lucky's Market trucks. There is something to be said about an established neighborhood and her experience with Rock Hill hasn't been the greatest.

Commission comments and questions:

What is the maximum number of cars able to be queued? Is the Florissant operation up and running? What is the general idea regarding traffic? What decimal level does the carwash exist at? Why was the original application withdrawn? Where are the perspectives from the County Hills point of view? How many stone water bases available? Any consideration for security cameras? Are the security cameras self-monitored or through a company and is this monitored off the property or onsite? If there is only 1 exit, what happens when Manchester Road is backed up? Concerns about the residents' concerns and the Committees integrity being on the

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY June 6, 2018

line. What's the commitment to addressing resident's complaint issues? What's the closest signalized light west of the carwash? What is an estimation of cars per hour? Does the North Lindbergh location have a center turn lane? How are complaints addressed? If noisy and too much light from residents' complaints, what do you do and are you willing to work with residents? Have you ever had to increase the height of the fences? How many days of the week is the carwash operating?

Paul Martin-City Attorney, request the petitioner to present the process. Mr. Martin asked several questions: What are the peak hours of operation? How many cars during the hours of operation are typically seen? How long does a carwash take? How many vacuums? What is the decimals per station and decimals if all stations are working at one time? What is a cementitious wall and does it absorb sound or deflect sound? Is there any room to the south of the walls for landscaping to buff the sound more? Was there any traffic study or analysis regarding how Manchester Road traffic will be affected, coming out of the site, especially the left hand turn out? Concerned about the dogs at No Leash Needed hearing the vacuum sound and how will it affect the noise level. Why was the height of the fencing increased? How many cars are serviced during the hours of 7a.m.-8a.m. and 8p.m.-9p.m.?

Chad Wallis, owner, commented that there are 10-15 days a year when he expects the carwash to be super busy. There are no stacking issues at the other locations. There is usually 2-3 employees working at all times and 4-5 employees working during the busy hours. There are usually 40 cars serviced during the hours of 7a.m.-8a.m. and 8p.m.-9p.m. A carwash takes 3 minutes to complete and there are 14 vacuum stations.

9. A request for a Special Use Permit at 9720 Manchester Road for Briteworx for a single-use commercial car wash building with vacuum stations.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Kevin Kamp of CEC, Inc. on behalf of Briteworx for a Special Use Permit to operate a single-use commercial car wash and vacuum stations located at 9720 Manchester Road. The 1.39 acre site is currently zoned "C" Commercial District and is used as a gas station with service bays. The petitioner proposes to build a 5,130 square foot building that will be 26' 10" in height at the highest point. The proposal includes 14 vacuum stations at the southeast corner of the site. The petitioner has proposed an 8 foot tall cementitious type fence in the southeast corner to mitigate the noise and site of the vacuums for the residents on County Hills Drive. A 10 foot cementitious type fence is also proposed at the end of the car wash. The fence is approximately 64 ft in length and is intended to block noise from the dryer inside the car wash. The development will reduce the access from Manchester Road with the installation of two curb cuts to replace the existing open access condition. The primary entrance/exit point will be on the eastern end of the property. A smaller curb cut will be installed on the western

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY June 6, 2018

end and used as an emergency exit. A landscaped, storm water management area is located behind the building. The plan also shows that some of the existing foliage along the southern property line will remain intact. On April 4, 2018, the Planning and Zoning Commission reviewed both a rezoning and site plan request from the petitioner for this site. The proposed project was also a Briteworx car wash. The Commission voted to recommend approval of the rezoning and site plan by a vote of 5-2. On April 17, 2018 a public hearing was held at the Board of Aldermen meeting regarding the rezoning and site plan request. No votes were taken by the Board of Aldermen. On April 27, 2018 the petitioner submitted a letter withdrawing their request to rezone the property. The petitioner's letter explained that they desire instead to seek a Special Use Permit for the car wash instead of rezoning. They submitted a Special Use Permit application on the same day. The Site plan is substantially similar to the plan previously reviewed by the Commission. There are two changes to note. First, the previous site plan called for a 6 foot tall cementitious type fence to be located around the vacuum area in the southeast corner. The petitioner has changed this to an 8 foot tall cementitious type fence. They have also changed the 42 inch tall railing atop the retaining wall on the east side to a 6 foot tall cementitious type fence. The purpose is to mitigate noise from the vacuums and block their view from the residents on County Hills Drive. The petitioner has included an additional site plan that shows the perspective of the closest residents on County Hills Drive. The plan depicts what a 6 foot tall person would see from the driveways at 625 and 629 County Hills Drive as they look back onto the site. It also depicts the view from a second story window (17 feet in the air) at 625, 627, 629 and 630 County Hills. Second, the petitioner has changed the cementitious fence proposed at the end of the car wash. The previous site plan called for a 6 foot tall cementitious fence approximately 30 feet in length. This has been changed to a 10 foot tall cementitious fence approximately 64 feet in length. The purpose is to mitigate any noise from the dryer. The proposed building is 5, 130 square feet and maintains a 50 foot front yard setback, 25 foot rear yard setback and 5 foot side yard setbacks. The setbacks are consistent with the setbacks for the commercial property in the city code. The building's height varies due the shape of the building. The tower is 26'10" in height. The car wash tunnel is 21' in height. There will be 7 parking spaces provided. This is less than the ratio, 1 parking space for every 500 square feet of building space, normally required for commercial buildings. However, given that the use is a car wash where patrons will remain in their vehicle, 7 parking spaces will be enough to accommodate the staff and any patrons who wish to park. The proposal includes 3 lanes, each of which are 160 linear feet. This provides enough stacking distance for 6-7 vehicles in each lane to wait to use the car wash. The 14 vacuum stations are located in the southeast corner of the site. The petitioner is providing a cementitious fence in the southeast corner, which abuts residentially zoned property. A five (5) foot sidewalk will be installed along Manchester Road. The addition of the sidewalk will also reduce the number of access points into the site. Currently, vehicles may enter or exit the site anywhere along the frontage. The proposal will provide two access points, one for normal business on the east side and one for emergency exits on the west side. The petitioner proposes the hours of operation from 7a.m. to 9p.m. There will

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY June 6, 2018

be 11 trees planted within the site, two landscaped planting beds are located along Manchester Road and 2 additional beds are located in front of the building and around the trash enclosure. A landscaped storm water retention area is located in the rear of the building. This facility will be landscaped per MSD standards and will include species native to Missouri. A small area of undistributed foliage will remain along the south property line. The development will have 11 wall mounted fixtures around the building. There will be 9 pole mounted light fixtures proposed. The fixtures will be mounted on 16' tall poles. The locations are as follows: the trash enclosure, parking spaces, two along the stacking area, one at both the entrance and exit of the car wash, three in the vacuum area. The light fixtures have been located and shielded to minimize the amount of the light trespass onto the adjacent properties. The building will be constructed of a beige/off white stone and EIFS in both blue and grey. The carwash tunnel will be constructed of storefront glass. Aluminum louvers are located above the glass panels and below the acrylic roof. The petitioner's requested use is not specifically listed as a Permitted Use in the "C" Commercial District. The District does list the use "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 automotive oriented uses including: gasoline filling and service station, public garage, tire sales and repair shop. It is the staff's opinion that the proposed use is similar to those within the "C" Commercial District. Per the City Code, petitions for Special Use Permits are to be reviewed for their effect upon the character of the neighborhood, traffic conditions, public utility facilities and other matters pertaining to the public health, public safety and general welfare. Upon review of the petition and in consideration of the above criteria, the Planning and Zoning Commission and/or the Board of Alderman may impose additional, reasonable conditions on the property specific to the use. Staff suggests the following criteria be added to the Special Use Permit:

1. Hours of operation shall be limited to 7a.m. to 9p.m.
2. The petitioner shall maintain the cementitious fencing around the vacuum station area in the southeast corner of the property and the cementitious fencing located at the exit of the carwash tunnel as shown on the attached site plan.
3. An addition of a more aesthetically pleasing decorative barrier.

The request is in compliance with all applicable city ordinances.

A motion was made by Larry Schneider and seconded by Clint Heath to approve the request for a Special Use Permit at 9720 Manchester Road for Brite Worx for a single-use commercial car wash building with vacuum stations. The motion passed by a majority of yea votes over nay votes.

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY June 6, 2018

10. Adjournment

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

The meeting adjourned at 7:39 P.M.

_____ Date: _____

Stacie Williams, Secretary

_____ Date: _____

David Lancaster, Chairman