

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY February 6, 2019

1. This meeting was called to order at 6:33 P.M.
2. Members in attendance: David Lancaster –Chairman, Clint Heath –Vice chairman, Wyndel Hill, Mark McCarthy, Arthur Mitchell, Mike Sarli, Larry Schneider, Alderwoman Sabrina Westfall and Jennifer Yackley – City Administrator/City Planner.

Absent: Stacie Williams

3. Approval of the January 9, 2019 Meeting Minutes:

A motion was made by Clint Heath and seconded by Larry Schneider to approve the Minutes for the January 9, 2019 Planning and Zoning meeting. The motion passed unanimously.

5. Approval of the Agenda for the February 6, 2019 Meeting:

A motion was made by Clint Heath and seconded by Larry Schneider to approve the agenda for the February 6, 2019 Meeting. The motion passed unanimously.

6. Public Comment:

None

7. Architectural review for a residential addition at 1135 Hudson Heights Ct.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Alex Bartelsmeyer of McKelvey Homes for a new residence at 1135 Hudson Heights Ct. The proposed home will be 1 story with a walkout basement, 1,683 square feet and 15 feet 4 inches in height. The lot is currently vacant. The city's masonry requirement is not applicable to the proposed home. Design elements are provided as follows:

Front Façade

Multiple roof lines.

Multiple exterior materials-stone, horizontal and shake siding.

Decorative elements-porch columns.

Rear Façade

At least three windows provided.

Offsets-the wall on the left side of the elevation is 9 feet behind the primary wall.

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Right Side

Decorative element-band board provided between the first floor and the gable, at the corners of the house, and at the foundation.

Offsets-the wall on the right side of the elevation is 8 feet behind the primary wall.

Left Side

Decorative element-band board provided between the first floor and the gable, at the corners of the house, and at the foundation.

Multiple roof lines

The materials will be as follows:

Vinyl Horizontal Siding will be Sterling.

Stone will be St. Genevieve.

Vinyl Shake Siding will be Harvard Slate.

Architectural Shingles will be Black.

A motion was made by Clint Heath and seconded by Larry Schneider to approve the Architectural review for a new residence at 1135 Hudson Heights Ct. The motion passed unanimously.

7. Site plan review for a new residence at 1135 Hudson Heights Ct.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Alex Bartelsmeyer of McKelvey Homes for a new residence at 1135 Hudson Heights Ct. The proposed home will be 1 story with a walkout basement, 1,683 square feet and 15 feet 4 inches in height. The lot is currently vacant. The property is zoned "PD-R" Planned Development-Residence District. The Planning and Zoning Commission approved a house for this lot in December 2018. The proposed sale of that property fell through after the approval. The current proposed owner desires a different house plan than the one approved. The request is in compliance with all applicable City of Rock Hill Ordinances.

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A motion was made by Clint Heath and seconded by Larry Schneider to approve the Site Plan review for a new residence at 1135 Hudson Heights Ct. The motion passed unanimously.

8. Architectural review for a residential addition at 1053 N. Rock Hill Road.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Alex Bartelsmeyer of McKelvey Homes for a new residence at 1053 N. Rock Hill Road. The proposed home will be two stories with a walkout basement, 2,609 square feet and 23 feet 4 inches in height. The existing house on the lot will be demolished. The city's masonry requirement is not applicable to the proposed home. Design elements are provided as follows:

Front Façade

Multiple roof lines.

Multiple exterior materials- horizontal and vertical siding.

At least three windows provided.

Rear Façade

At least three windows provided.

Horizontal band to differentiate the first and second floor.

Right Side

At least three windows provided.

Horizontal band to differentiate the first and second floor.

Left Side

At least three windows provided.

Horizontal band to differentiate the first and second floor.

The materials will be as follows:

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Vinyl Horizontal Siding will be Harvard Slate.

Shake Siding will be Harvard Slate.

Vinyl Shake Siding will be Harvard Slate.

Architectural Shingles will be Driftwood.

A motion was made by Clint Heath and seconded by Larry Schneider to approve the Architectural review for a new residence at 1053 N. Rock Hill Road. The motion passed unanimously.

8. Site plan review for a new residence at 1053 N. Rock Hill Road.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Alex Bartelsmeyer of McKelvey Homes for a new residence at 1053 N. Rock Hill Road. The proposed home will be two stories with a walkout basement, 2,609 square feet and 23 feet 4 inches in height. The existing house on the lot will be demolished. The property is zoned "A" Residence District. 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 new residence at 1053 N. Rock Hill Road. The motion passed unanimously.

9. New Business

City Administrator/City Planner Jennifer Yackley reported that with the passage of Amendment 2 regarding the legalization of medical marijuana the city will need to draft regulations. She asked the Commission for some of their initial thoughts. The Commission offered thoughts on accessibility if grown outside, signage, retail sales and problems experienced in other communities. Ms. Yackley expects to bring information back to the Commission at a future date.

10. Adjournment

The meeting adjourned at 7:51 P.M.

SL Williams

Date: 3.6.19

Stacie Williams, Secretary

David Lancaster

Date: 3/6/19

David Lancaster, Chairman