

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY March 6, 2019

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, Mark McCarthy, Alderwoman Sabrina Westfall, Stacie Williams and Jennifer Yackley – City Administrator/City Planner.

Absent: Arthur Mitchell, Mike Sarli & Larry Schneider

3. Approval of the February 6, 2019 Meeting Minutes:

A motion was made by Clint Heath and seconded by Wyndel Hill to approve the Minutes for the February 6, 2019 Planning and Zoning meeting. The motion passed unanimously.

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

A motion was made by Clint Heath and seconded by Wyndel Hill to approve the agenda for the March 6, 2019 Meeting. The motion passed unanimously.

6. Public Comment:

None

7. Architectural review for a residential addition at 9840 Boulder Court.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Donna Boxx, Architect, PC on behalf Bart & Marlene Miller for a new residential rear addition and detached garage at 9840 Boulder Ct. The proposed addition, replaces the existing enclosed porch, garage and carport. The proposed addition is 870 square feet in area and 14 feet 9 inches in height. The proposed detached garage is 440 square feet in area and approximately 12 feet in height. The city's masonry requirement is not applicable to the proposed home. Design elements are not required for home additions. The main structure of the house is red brick. The proposed addition will be red brick to match the existing home. The garage will use white Hardie siding as an exterior material. The addition and the garage will both use gray asphalt shingles.

A motion was made by Clint Heath and seconded by Wyndel Hill to approve the Architectural review for a residential addition at 9840 Boulder Ct. The motion passed unanimously.

8. Site plan review for a residential addition at 9840 Boulder Ct.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Donna Boxx, Architect, PC on behalf Bart & Marlene Miller for a new residential rear addition and detached garage at 9840 Boulder Ct. The proposed addition, replaces the existing enclosed porch, garage and carport. The proposed addition is 870 square feet in area and will raise the overall height of the home

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to 14 feet 9 inches in height. The property is zoned "A" Residence District. The proposed detached garage is 440 square feet in area and approximately 12 feet in height. The property is at the corner of Boulder Ct. & Oakleaf Dr. The existing driveway accesses Oakleaf Dr. as does the proposed new detached garage. The request is in compliance with all applicable City of Rock Hill Ordinances.

A motion was made by Clint Heath and seconded by Wyndel Hill to approve the Site Plan review for a residential addition at 9840 Boulder Ct. The motion passed unanimously.

9. Public Comment:

Laurie Bennett, Realtor & mother of homeowner at 9319 Berry Ave. had questions about the fence. Will there be a fence? (Yes) The chain linked fence will be removed and a privacy wood fence will be put in its place.

10. Architectural review for a new residence at 9307 Berry Ave.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Leonard Adewunmi, of D&R Building Group has submitted a request for a new residence and detached garage at 9307 Berry Ave. The proposed home will be two stories, 2, 708 square feet and 25 feet in height. The detached garage will be 400 square feet and approximately 13 feet in height. The previous home and garage have been taken down. The city's masonry requirement is not applicable to the proposed home. Design elements are provided as follows:

Front Façade

Multiple roof lines.

Decorative architectural elements-columns.

At least three windows provided.

Rear Façade

At least three windows provided.

Recesses/offsets.

Right Side

At least three windows provided.

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Recesses/offsets.

Left Side

At least three windows provided.

Multiple roof lines.

The materials and colors will be as follows:

Vinyl Siding will be White.

Wood will be White.

A motion was made by Clint Heath and seconded by Wyndel Hill to approve the Architectural review for a new residence at 9307 Berry Ave. The motion passed unanimously.

11. Site plan review for a new residence at 9307 Berry Ave.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Leonard Adewunmi, of D&R Building Group has submitted a request for a new residence and detached garage at 9307 Berry Ave. The proposed home will be two stories, 2, 708 square feet and 25 feet in height. The detached garage will be 400 square feet and approximately 13 feet in height. The previous home and garage have been taken down. The property is zoned "A" Residence District. The property is located at the corner of Berry Ave. & Rockford Ave. The driveway of the existing home accesses Rockford Ave. The proposed garage and driveway also accesses Rockford Ave. The site plan included on the elevations depicts a fence along Rockford Ave. The fence as proposed does not meet the regulations for fences in Section 405.471 which prohibits fences in the front yard. As a corner lot, there is a front yard on both the Berry Ave. side and the Rockford Ave. side of the lot. The request is in compliance with all applicable City of Rock Hill Ordinances, except Section 405.471 regarding the location of the fence along Rockford Ave. Staff recommends the Commission approve the site plan for the proposed home and detached garage but exclude the proposed fence from approval.

A motion was made by Clint Heath and seconded by <sup>Wyndel Hill</sup> ~~Larry Schneider~~ to approve the Site Plan review for a new residence at 9307 Berry Ave, excluding the fence. The motion passed unanimously.

12. Discussion of potential medical marijuana regulations.

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

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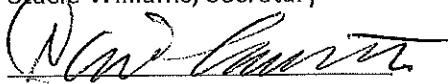
Commission for some of their initial thoughts. The Commission offered thoughts on accessibility if grown outside, signage, retail sales and problems experienced in other communities, additional definitions and potential changes. Ms. Yackley expects to bring information back to the Commission at a future date.

13. Adjournment

The meeting adjourned at 7:45 P.M.

\_\_\_\_\_ Date: \_\_\_\_\_

Stacie Williams, Secretary



Date: 4/3/19

David Lancaster, Chairman