

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY May 3, 2016

1. This meeting was called to order at 6:30 P.M.
2. Members in attendance: David Lancaster –Chairman, Arthur Mitchell, Mike Sarli, Larry Schneider, Stacie Williams and Jennifer Yackley – City Administrator/City Planner.
Absent: Alderwoman Sabrina Westfall, Vice chairman, Clint Heath & Jeffrey Pounds
3. Approval of the April 4, 2017 Meeting Minutes:

A motion was made by Larry Schneider and seconded by Mike Sarli to approve the Minutes of the April 4, 2017. The motion passed unanimously.

4. Approval of the Agenda for the May 3, 2017 Meeting:

A motion was made by Larry Schneider and seconded Mike Sarli to approve the agenda for the May 3, 2017 Meeting. The motion passed unanimously.

5. Public Comment:

None

6. Text amendment to Section 405.770 Site Plan Review.

City Administrator/City Planner Jennifer Yackley explained that The Mayor and Board of Alderman requested that a Site Plan Appeals section be added to the city's Zoning Code. The request was brought up during the Board's discussion of the recently amended design standards for residences. In reviewing Section 405.770 of the City Code regarding site plans, staff noticed that the procedure outlined in the section does not match the process used by the city. Research shows that prior to August 2004 the Board of Aldermen reviewed and approved site plans. The Planning and Zoning Commission only provided recommendations to the Board. On August 8, 2004 Building Commissioner Felicia Willis asked the Board of Aldermen to change the process to allow the Planning and Zoning Commission to review and approve site plans. The Board of Aldermen agreed and directed the city attorney to make the necessary zoning code changes. The Board of Aldermen approved a text amendment via Rock Hill Ordinance 1539 on November 3, 2004 to Section 405.760 Development Regulations-Architectural Review giving the Commission authority to review all new construction, exterior renovations and additions. However, the text amendment did not also amend Section 405.770 Site Plan Review which describes the actual site plan review process. According to the minutes of both the Planning and Zoning Commission and the Board of Aldermen, after August 2004 the Board of Aldermen stopped approving site plans. Site plan approvals were handled by the Planning and Zoning Commission and reported to the Board of Aldermen as information items. The draft text amendment does two things. First it provides an appeals process as requested by the Board of Aldermen. The process would allow any aggrieved party to appeal a decision of the Commission to the Board of Aldermen within 15 days of the decision. Second, the amendment revises the site plan review process to reflect current practice as intended by the Board of Aldermen in 2004.

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A motion was made by Larry Schneider and seconded by Mike Sarli to submit the language of amendment to the Board of Alderman for the Text amendment to Section 405.770 Site Plan Review . The motion passed unanimously.

7. Adjournment

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

The meeting adjourned at 6:56 P.M.

_____ Date: _____

Stacie Williams, Secretary

_____ Date: _____

David Lancaster, Chairman