

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY July 1, 2020

1. This meeting was called to order at 6:31 P.M.
2. Members in attendance: David Lancaster –Chairman, Wyndel Hill, Mark McCarthy, Larry Schneider, Stacie Williams and Jennifer Yackley – City Administrator/City Planner.

Absent: Clint Heath-Vice chairman, & Alderwoman Sabrina Westfall

3. Approval of the April 22, 2020 Meeting Minutes:

**A motion was made by Wyndel Hill and seconded by Larry Schneider to approve the Minutes for the April 22, 2020 Planning and Zoning meeting. The motion passed unanimously.**

5. Approval of the Agenda for the July 1, 2020 Meeting:

**A motion was made by Larry Schneider and seconded by Wyndel Hill to approve the agenda for the July 1, 2020 Meeting. The motion passed unanimously.**

6. Public Comment:

Once wood is charred will it be sealed?

Where does the wood come from?

Will it maintain the even color throughout?

Interesting idea, looking forward to seeing it.

7. Architectural review for a new residence at 207-209 Almentor Avenue.

**City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Cesar Valdez of Altelier Reach on behalf of his mother Martires Jimenez Bido for a new residence at 207-209 Almentor Avenue. The proposed home will be one story, 1,604 square feet in area and 23.5 feet in height. The lot is currently vacant. The city's masonry requirement is not applicable to the proposed home. The design elements are as follows:**

**Front facade**

- **Multiple roof lines**
- **At least three windows provided**
- **Recesses and offsets**

**Rear facade**

- **At least three windows provided**
- **Multiple roof lines**

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**Right Side**

- **At least three windows provided**
- **Multiple roof lines**

**Left Side**

- **At least three windows provided**
- **Multiple roof lines**

The colors for the house are as follows:

**Vertical Wood Lap Siding will be Charred Wood-Dark**

**Horizontal Wood Lap Siding will be Charred Wood-Dark**

**Metal Roof-Pitched will be Grey**

**Membrane-flat will be a light color**

**A motion was made by Larry Schneider and seconded by Wyndel Hill to approve the Architectural review for a new residence at 207-209 Altelier Reach Ave. The motion passed unanimously.**

8. Site plan review for a new residence at 207-209 Almentor Avenue.

**City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Cesar Valdez of Altelier Reach on behalf of his mother Martires Jimenez Bido for a new residence at 207-209 Almentor Avenue. The proposed home will be one story, 1,604 square feet in area and 23.5 feet in height. The lot is currently vacant. 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 Larry Schneider and seconded by Wyndel Hill to approve the Site Plan review for a new residence at 207-209 Altelier Reach Ave. The motion passed unanimously.**

9. Architectural review for a new residence at 215 & 217 Almentor Avenue.

**City Administrator/City Planner Jennifer Yackley explained that Chris Matteo the builder for Lombardo Homes, on behalf of Matthew & Kathleen Kubes submitted a request for a new residence at 215 & 217 Almentor Avenue. The proposed home will be two stories, 3, 744 square feet in area and 33 feet 8**

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inches in height. The lot is currently vacant. The home will have the master bedroom on the 1<sup>st</sup> floor. The city's masonry requirement is not applicable to the proposed home. The design elements are as follows:

**Front facade**

- **Multiple roof lines**
- **At least three windows provided**
- **Multiple exterior materials-stone, lap and shake siding**

**Rear facade**

- **At least three windows provided**
- **Multiple roof lines**

**Right Side**

- **Offsets/recess**
- **Multiple roof lines**

**Left Side**

- **Offsets/recess**
- **Multiple roof lines**

**The colors for the house are as follows:**

**Stone will be Silverado**

**Lap Siding will be Driftwood**

**Shake Siding will be Oceanside**

**Architectural Shingles will be Estate Gray**

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**A motion was made by Larry Schneider and seconded by Wyndel Hill to approve the Architectural review for a new residence at 215 & 217 Almentor Ave. The motion passed unanimously.**

10. Site Plan review for a new residence at 215 & 217 Almentor Avenue.

**City Administrator/City Planner Jennifer Yackley explained that Chris Matteo the builder for Lombardo Homes, on behalf of Matthew & Kathleen Kubes submitted a request for a new residence at 215 & 217 Almentor Avenue. The proposed home will be two stories, 3, 744 square feet in area and 33 feet 8 inches in height. The lot is currently vacant. The home will have the master bedroom on the 1<sup>st</sup> floor. The city’s masonry requirement is not applicable to the proposed home. The property is zoned “A” Residence District. In late 1998 or early 1999 the city demolished a structure on the site that had been declared abandoned and a nuisance. The property has been vacant since. The property was purchased in 2000 by the Temple Hall Club. At various times between 2000 and 2002 the Temple Hall Club attempted to obtain a Special Use Permit or a rezoning to “B” Residence District to allow a meeting facility for their organization. None of the attempts were successful. A small portion of the northwest corner of the property is within the floodplain. The proposed home will not be built within this area. In January 2019 the Planning & Zoning Commission approved a new residence for the site. The residence, proposed by Bryce & Megan Jefko, was never built. The home will be situated on 215 Almentor Avenue but the site grading will include the property at 217 Almentor Avenue. The petitioner is under contract for both properties. The request is in compliance with all applicable City of Rock Hill Ordinances.**

**A motion was made by Arthur Mitchell and seconded by Wyndel Hill to approve the Site Plan review for a new residence at 215 & 217 Almentor Ave. The motion passed unanimously.**

11. Adjournment

The meeting adjourned at 6:48 P.M.

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

Stacie Williams, Secretary

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

David Lancaster, Chairman