

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY JUNE 2, 2021

1. This meeting was called to order at 6:30 P.M.
2. Members in attendance: David Lancaster –Chairman, Mark McCarthy, Jeff Schimek, Larry Schneider, Bridget Geiss, and Jennifer Yackley – City Administrator/City Planner.

Alderwoman Sabrina Westfall joined the meeting at 6:50PM

Absent: Arthur Mitchell, Clint Heath, and Stacie Williams.

3. Approval of the May 5, 2021 Meeting Minutes:

David Lancaster noted that Bridget Geiss was not included in the list of members in attendance.

A motion was made by Larry Schneider and seconded by Bridget Geiss to approve the Minutes for the May 5, 2021 Planning and Zoning meeting and add Bridget Geiss as a member in attendance. The motion passed unanimously.

4. Approval of the Agenda for the June 2, 2021 Meeting:

A motion was made by Larry Schneider and seconded by Jeff Schimek to approve the agenda for the June 2, 2021 Meeting. The motion passed unanimously.

5. Public Comment: None

6. Request to rezone 326 W. Thornton Avenue from “A” Residence Districts to “PD-1” Planned District-Industrial. (Continued from May meeting)

City Administrator/City Planner Jennifer Yackley reviewed the rezoning request which did not change from the May meeting. Ms. Yackley noted that staff recommends two conditions specific to the rezoning request. The first clarifies the allowed uses. The second prohibits outdoor storage of equipment and materials.

Ms. Yackley commented that she had received a written letter from Edna Johnson regarding the rezoning request.

Helmut Starr, representing the petitioner asked that the letter be stricken from the record and objected to having the letter read.

Chairman Lancaster asked City Attorney Paul Martin for his thoughts. Mr. Martin commented that it is good practice to hear public comment.

Ms. Yackley read the letter in its entirety to the Commission.

Ms. Farrell Carfield, a member of the public, offered comments about the rezoning. Ms. Carfield explained that she is the Co-Chair for the Alliance for Interracial Dignity. She further explained that she had met with both Helmut Starr and Jeremy Ketterer (petitioner) about this request. She noted that

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her primary concern is the preservation of moderate or affordable housing. She described the lot as one that can be viewed as either a lot in a neighborhood next to industrial or a lot in an industrial district next to residential.

Mr. Starr provided remarks in response to Ms. Carfield. Mr. Starr disagreed with Ms. Carfield's description of the lot. He said that the City's Comprehensive Plan designates the lot as well as the lots to the west as Industrial. He stated that the lot has been vacant for a decade or more and in that time no one has come forward to use the lot as residential.

A motion was made by Jeff Schimek and seconded by Larry Schneider to recommend a waiver to the required 2.5 acre minimum lot size and recommend approval of the request to rezone 326 W. Thornton Avenue from "A" Residence District to "PD-I" Planned District-Industrial with the two conditions provide by staff. The motion passed unanimously.

7. Site plan review for 326 W. Thornton Avenue. (Continued from May meeting)

City Administrator/City Planner Jennifer Yackley explained the changes to the site plan since the May meeting. The proposed building was moved forward providing a 28 foot front yard setback. Moving the building forward allowed the petitioner to move the building to the east while maintaining the 5 foot setback on the east. The relocation increased the western setback to 10 feet. The building continues to be 118 feet from the rear property line. Five Emerald Green Arborvitae trees were added along the western side of the property.

Ms. Yackley explained the staff proposed conditions for the site plan:

- Setbacks
 - Front Yard 28 feet
 - East Side Yard 5 feet
 - West Side Yard 10 feet
 - Rear Yard 118 feet

- Only one employee shall be allowed on site
- Only one business may occupy the proposed building
- Any fence along the western property line shall be constructed such that water may flow under the fence rather than pond onto 328 W. Thornton Ave.
- The City's Stream Buffer and Floodplain Management Regulations are applicable to the property.
- Any required lighting fixtures shall be residential in nature. Flood lights and wall pack lighting are prohibited.

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Mr. Schimek asked the petitioner if they had reached out to Mrs. Johnson regarding her preference of trees or a fence on the western side of the property. Mr. Starr responded that they have not been able to speak to Mrs. Johnson.

A motion was made by Jeff Schimek and seconded by Larry Schneider to recommend approval with the conditions provide by staff. The motion passed unanimously.

8. Site Plan review for a new office at 9264 Manchester Road.

City Administrator/City Planner Jennifer Yackley explained that Brandon Harp of CEDC on behalf of Millman Lumber Company has submitted a request for a two-story, 7,472 square foot office building to replace an existing office building on the property. The property is zoned "E" Industrial. The new building will have its lowest floor opening one foot above the base flood elevation in order to comply with the city's Floodplain Management Regulations. The petitioner is also completing a flood study. Ms. Yackley explained that staff recommends a condition that the city receive the flood study prior to issuing a Flood Development Permit for the project.

The petitioner is providing a "No Build Area Preservation Easement" on top of the existing vegetation along the stream bank on the property. Due to the existing built out condition of the site, the Stream Buffer regulations are not applicable.

Mr. Brandon Harp of CEDC and Geoff Vaughn of Archimages spoke on behalf of the petitioner. Mr. Harp provided further explanation of the site plan. Mr. Vaughn explained the architectural elements of the building. The building will have cedar plank siding, fiber cement panels, and masonry stone siding.

Mr. Rich Millman, the petitioner, addressed the Commission. He commented that his business had been in Rock Hill since 1948 and that this proposed building will allow all 65 employees to be located at the same site.

A motion was made by Jeff Schimek and seconded by Bridget Geiss to recommend approval with the condition regarding the flood study provided by staff. The motion passed unanimously.

9. Adjournment

The meeting adjourned at 7:25 P.M.

Stacie Williams, Secretary

Date: _____

David Lancaster, Chairman

Date: _____