

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY JULY 7, 2021

1. This meeting was called to order at 6:30 P.M.
2. Members in attendance: David Lancaster –Chairman, Mark McCarthy, Jeff Schimek, Clint Heath , Alderwoman Sabrina Westfall, and Jennifer Yackley – City Administrator/City Planner.  
  
Absent: Arthur Mitchell, Stacie Williams, Larry Schneider, and Bridget Geiss
3. Approval of the June 2, 2021 Meeting Minutes:  
  
**A motion was made by Jeff Schimek and seconded by Clint Heath to approve the Minutes for the June 2, 2021 Planning and Zoning meeting. The motion passed unanimously.**
4. Approval of the Agenda for the July 7, 2021 Meeting:  
  
**A motion was made by Cline Heath and seconded by Jeff Schimek to approve the agenda for the July 7, 2021 Meeting. The motion passed unanimously.**
5. Public Comment: None
6. Architectural review for a second story addition at 323 Eldridge Ave  
  
**City Administrator/City Planner Jennifer Yackley explained that Sanford Talley had submitted a request to add a full second story to the existing residence at 323 Eldridge Ave. She noted that the City's masonry requirement and design element regulations are not applicable to residential additions. She reported that Mr. Talley intends to paint the existing red brick tan/buff and that the addition will have exterior materials of tan/buff colored vinyl siding and white vinyl trim.**  
  
**A motion was made by Clint Heath and seconded by Jeff Schimek to approve the elevations. The motion passed unanimously.**
7. Site plan review for a second story addition at 323 Eldridge Ave  
  
**City Administrator/City Planner Jennifer Yackley explained the property is zoned "A" Residential. The Board of Adjustment issued a variance in June 2020. The variance allows a side yard setback of 2.6 feet on the east side. One condition of the variance was the submittal of a Tree Preservation Plan. The proposed second story will sit on top of the existing house. The addition will add 640 square feet and raise the height to 22 feet.**  
  
**A motion was made by Clint Heath and seconded by Jeff Schimek to approve the site plan. The motion passed unanimously.**
8. Architectural review for a rear yard addition at 2500 Pocahontas  
  
**City Administrator/City Planner Jennifer Yackley explained that Jason Shawver of AES Homes had submitted a request for a rear yard addition at 2500 Pocahontas. She noted that the City's masonry**

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requirement and design element regulations are not applicable to residential additions. The existing house is red brick. The addition will have vinyl siding and vinyl trim both in white.

A motion was made by Clint Heath and seconded by Jeff Schimek to approve the elevations. The motion passed unanimously.

9. Site plan review for a rear yard addition at 2500 Pocahontas

City Administrator/City Planner Jennifer Yackley explained that Jason Shawver of AES Homes had submitted a request for a rear yard addition at 2500 Pocahontas. She noted that the property is zoned "A" Residence District. The rear yard addition is 617 square feet in area and 13' 2" in height.

A motion was made by Clint Heath and seconded by Jeff Schimek to approve the site plan. The motion passed unanimously.

10. Architectural review for a rear yard addition at 2539 Bremerton

City Administrator/City Planner Jennifer Yackley explained that Chris Bednarek of C&S Custom Homes had submitted a request for a rear yard addition at 2539 Bremerton. She noted that the City's masonry requirement and design element regulations are not applicable to residential additions. The existing house is red brick. The addition will have red brick and dark blue siding.

A motion was made by Clint Heath and seconded by Jeff Schimek to approve the elevations. The motion passed unanimously.

11. Site plan review for a rear yard addition at 2539 Bremerton

City Administrator/City Planner Jennifer Yackley explained that Chris Bednarek of C&S Custom Homes had submitted a request for a rear yard addition at 2539 Bremerton. She noted that the property is zoned "A" Residence District. The rear yard addition is two stories, 972 square feet in area and 20' 11" in height.

A motion was made by Clint Heath and seconded by Jeff Schimek to approve the site plan. The motion passed unanimously.

12. Vacation Plat for a portion of Thornton Ave.

City Administrator/City Planner Jennifer Yackley explained that Jeff Parrott of Thornton Place, LLC had requested that a portion of Thornton Ave be vacated by the City. The requested portion is 3,890 square feet in area and was formerly Taylor Ave. The area connects to W. Thornton Ave and dead ends at Deer Creek. If vacated, the area will be divided equally between the adjacent properties at 320 W. Thornton Ave and 313 W. Thornton Ave.

A motion was made by Clint Heath and seconded by Jeff Schimek to recommend the vacation of the area to the Board of Aldermen. The motion passed unanimously.

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13. Adjournment

The meeting adjourned at 6:45 P.M.

\_\_\_\_\_ Date: \_\_\_\_\_  
Stacie Williams, Secretary

\_\_\_\_\_ Date: \_\_\_\_\_  
David Lancaster, Chairman