

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY AUGUST 4, 2021

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

Absent: Arthur Mitchell, Stacie Williams, and Clint Heath
3. Approval of the July 7, 2021 Meeting Minutes:

A motion was made by Jeff Schimek and seconded by Mark McCarthy to approve the Minutes for the July 7, 2021 Planning and Zoning meeting. The motion passed unanimously.
4. Approval of the Agenda for the August 4, 2021 Meeting:

A motion was made by Jeff Schimek and seconded by Mark McCarthy to approve the agenda for the August 4, 2021 Meeting. The motion passed unanimously.
5. Public Comment: None
6. Architectural review for a new residence at 1037 Charleville Ave.

City Administrator/City Planner Jennifer Yackley explained that Alex Bartelsmeyer of McKelvey Homes, LLC had submitted a request for a new residence at 1037 Charleville Ave. She noted that the City's masonry requirement and design element regulations are not applicable to this new residence. She reported that proposed new residence provides the necessary design elements on all four sides. The exterior materials are vinyl siding in the color Rockslide Grey, vinyl shake siding in the color Pewter Mist, and stone veneer in the color Weathered Grey.

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

7. Site plan review for a new residence at 1037 Charleville Ave.

City Administrator/City Planner Jennifer Yackley explained the property is zoned "A" Residential. The proposed house is 1 ½ stories, 1, 635 square feet in area, and 27.5 feet in height. The property is currently vacant and the request complies with the city's area regulations.

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

8. Architectural review for a new residence at 1326 Kortwright Ave.

City Administrator/City Planner Jennifer Yackley explained that JR Mayer of Prestige Custom Homes had submitted a request for a new residence at 1326 Kortwright Ave. She noted that the City's masonry

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requirement and design element regulations are not applicable to this new residence. She reported that the proposed new residence provides the necessary design elements on all four sides. The exterior materials are red brick, white stone, and white siding.

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

9. Site plan review for a new residence at 1326 Kortwright Ave.

City Administrator/City Planner Jennifer Yackley explained that the property is zoned "A" Residence District. The proposed 2 story houses is 3,355 square feet in area and 28 feet in height. The property is currently vacant and the request complies with the city's area regulations.

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

After the vote, a member of the public made comments about an existing stop sign and the proximate location to the proposed driveway, drainage in the area, and a row of trees along his property line and a different lot in the area.

10. Architectural review for a new residence at 1330 Kortwright Ave.

City Administrator/City Planner Jennifer Yackley explained that JR Mayer of Prestige Custom Homes had submitted a request for a new residence at 1330 Kortwright Ave. She noted that the City's masonry requirement and design element regulations are not applicable to this new residence. She reported that the proposed new residence provides the necessary design elements on all four sides. The exterior materials are white brick and white siding.

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

11. Site plan review for a new residence at 1330 Kortwright Ave.

City Administrator/City Planner Jennifer Yackley explained that the property is zoned "A" Residence District. The proposed 2 story houses is 3,355 square feet in area and 28 feet in height. The property is currently vacant and the request complies with the city's area regulations.

A motion was made by Jeff Schimek and seconded by Mark McCarthy to approve the site plan. 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