

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY July 5, 2017

1. This meeting was called to order at 6:30 P.M.
2. Members in attendance: David Lancaster –Chairman, Clint Heath –Vice chairman, Arthur Mitchell, Jeffrey Pounds, Mike Sarli, Larry Schneider and Jennifer Yackley – City Administrator/City Planner. Members absent: Alderwoman Sabrina Westfall, Stacie Williams
3. Approval of June 7, 2017 Meeting Minutes:

A motion was made by Larry Schneider and seconded by Jeffrey Pounds to approve the Minutes of the June 7, 2017. The motion passed unanimously.

4. Approval of the Agenda for the July 5, 2017 Meeting:

A motion was made by Clint Heath and seconded by Mike Sarli to approve the agenda for the July 5, 2017 Meeting. The motion passed unanimously.

5. Public Comment:

None

6. Site Plan Review for a residential addition at 1255 Charlane Ct.

Nathan Rauh of Naismith-Allen, Inc. submitted a request to behalf of Jeremy and Megan Gibson for an addition to the existing residence at 1255 Charlane Court. The property is zoned "A" Residence District. The existing house is one-story. The proposed addition is one story, 17" 1" in height and will add 616 square feet to the rear of the house. A wooden deck is proposed between the addition and the existing house on the south side. The request is in compliance with all applicable City of Rock Hill ordinances.

A motion was made by Clint Heath and seconded by Mike Sarli to approve the site plan for 1255 Charlane Court. The motion passed unanimously.

7. Architectural Review for residential addition at 1255 Charlane Ct.

The addition will have vinyl siding in Sterling Gray (primary color) and Grecian Green (trim) to match the existing siding on the house.

A motion was made by Mike Sarli and seconded by Larry Schneider to approve the architectural review for 1255 Charlane Court. The motion passed unanimously.

8. Site Plan Review for a new residence at 1025 N. Rock Hill Road.

Timothy Martin of Graystone Homes, LLC Inc. submitted a request for a new residence at 1025 N. Rock Hill Road. The property is zoned "A" Residence District. The proposed house is two-stories, 2,358 square feet and 32 feet in height. The request is in compliance with all applicable City of Rock Hill ordinances.

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY July 5, 2017

A motion was made by Clint Heath and seconded by Larry Schneider to approve the site plan for 1025 N. Rock Hill Road. The motion passed unanimously.

9. Architectural Review for new residence at 1025 N. Rock Hill Road.

The city's masonry requirement is not applicable to the proposed house. Design elements meet applicable city ordinances. The colors and materials will include Walnut Creek brick, Aux Vases Tumbled stone, Harvard Slate siding and Sterling banding.

A motion was made by Clint Heath and seconded by Larry Schneider to approve the architectural review for 1025 N. Rock Hill Road. The motion passed unanimously.

10. Site Plan Review for a new residence at 2425 Remington Avenue.

John Yacovelli of NJL Custom Homes submitted a request for a new residence at 2425 Remington Avenue. The property is zoned "A" Residence District. The proposed house is two-stories, 2,808 square feet and 29'8" in height. The detached garage in the rear of the property is 462 square feet and 14'6" in height. A covered patio will also be provided in the rear of the house. The request is in compliance with all applicable City of Rock Hill ordinances.

A motion was made by Jeffrey Pounds and seconded by Larry Schneider to approve the site plan for 2424 Remington Road. The motion passed unanimously.

11. Architectural Review for new residence at 2425 Remington Avenue.

The city's 25% masonry requirement is applicable to the proposed house. The petitioner has provided total of 28.7% masonry located on the front façade and both side facades. Design elements meet applicable city ordinances. The colors and materials will include Linen brick and Harvard Slate linen vinyl.

A motion was made by Jeffrey Pounds and seconded by Larry Schneider to approve the architectural review for 2425 Remington Avenue. The motion passed unanimously.

12. Site Plan Review for a new commercial building at 2800 McKnight Road.

Rob Golterman of DCM Group submitted a request for a commercial building at 280 McKnight Road. The property is zoned "C" Residence District. Prior to 2011 the property was adjoined to the neighboring property at 9401 Manchester road (U-Gas) and housed a church and the Fairfax house. In 2011 the Board of Alderman approved a plat dividing the parcel into two lots, 9401 Manchester Road and 2800 McKnight Road. This was part of the U-Gas development project. The Fairfax House was relocated to its present position as part of the U-Gas Development.

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY July 5, 2017

The petitioner proposes to build a one story 1,200 square feet, 22 foot tall commercial building for Smoothie King. The building will include a drive-through. Vehicles will access the site via the existing curb cut on McKnight road. There is an existing cross access easement between Lot 1 (U-Gas) and Lot 2 (Smoothie King and Fairfax House). The petitioner proposed to install a stop sign and stop bar before the car wash exit to stop queueing vehicles. The stop sign/bar would allow car wash vehicles to exit. On the north side of the building a "Yield to Pedestrians" is proposed to alert drivers to the proposed crosswalk.

The site provides 9 parking spaces; 4 adjacent to the building and 5 to the west along McKnight Road. A small patio for outdoor seating is also proposed.

The city's code requires screening between commercial and residential property. The site abuts residential to the east. The existing 6 foot tall vinyl fence will be extended along the eastern property line to provide screening.

The landscape plan calls for the removal of three existing trees with the building area. The other existing trees will remain. Two maple, one holly and three Norway spruce trees are proposed along with small plantings around the building. MSD requires a bioretention area to the north of the building.

After considerable discussion about potential safety issues, a motion was made by Mike Sarli and seconded by Clint Heath to approve the site plan at 2800 McKnight with the addition of a mirror and additional striping at the intersection of the drive through lane and car wash exit. Clint Heath, Mike Sarli and Arthur Mitchell voted in favor of the motion; Jeffrey Pounds and Larry Schneider abstained.

13. Architectural Review for new commercial building at 2800 McKnight Road.

The building is composed of metal paneling, cement board and painted concrete masonry units. The metal paneling will be Colonial Red. The paint colors for the cement board and masonry units are Alabaster Red Bay, Totally Tan, Rustic Red, Interactive Cream and Tatami Tan. The building also included a graphic line drawing on the front and the two side elevations. These graphics do not include the Smoothie King logo. The colors and materials will include Linen brick and Harvard Slate linen vinyl.

The lighting plan includes two light standards mounted on 17" tall poles. Three wall pack lights are indicated, one on the east side and two on the north side of the building. The plan indicates that the light levels at and beyond the adjacent property are at or near zero.

A motion was made by Jeffrey Pounds and seconded by Larry Schneider to approve the architectural review for 2800 McKnight Road. The motion passed unanimously.

14. Adjournment

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY July 5, 2017

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

The meeting adjourned at 7:25 P.M.

_____ Date: _____

Larry Schneider, Acting Secretary

_____ Date: _____

David Lancaster, Chairman