

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY October 4, 2017

1. This meeting was called to order at 6:30 P.M.
2. Members in attendance: David Lancaster –Chairman, Clint Heath –Vice chairman, Wyndel Hill, Larry Schneider, Alderwoman Sabrina Westfall, Stacie Williams, and Jennifer Yackley – City Administrator/City Planner.

Absent: Arthur Mitchell, Jeffrey Pounds and Mike Sarli

3. Approval of the July 5, 2017 Meeting Minutes:

**A motion was made by Clint Heath and seconded by Larry Schneider to approve the Minutes of the July 5, 2017 the motion passed unanimously.**

4. Approval of the Agenda for the October 4, 2017 meeting:

**A motion was made by Clint Heath and seconded by Larry Schneider to approve the agenda for the October 4, 2017 Meeting. The motion passed unanimously.**

5. Public Comment:

None

6. Architectural review for a new residence at 1120 N. Rock Hill Road

**City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Jeff Gillam of Bozich Construction for a new residence at 1120 N. Rock Hill Road. The petitioner intends to use the following design elements: the front façade will have multiple roof lines-gables, at least three windows, multiple exterior materials-stone, brick and vinyl siding and lintels and sills on the windows. The rear façade will have at least three windows and 4" wide trim around the windows and doors. The right side will have at least three windows and 4" wide trim around the windows and door. The left side will have at least three windows and 4" wide trim around the windows. The colors for the house are as follows: Brick will be Oyster Bay, Stone will be Cottonwood Limestone, Siding will be Navajo Beige, Shake Siding will be Khaki Brown and the Trim will be Arctic White. The request is in compliance with all applicable City of Rock Hill Ordinances.**

**A motion was made by Clint Heath and seconded by Larry Schneider to approve the Architectural review for a new residence at 1120 N. Rock Hill Road. The motion passed unanimously.**

7. Site plan review for a new residence at 1120 N. Rock Hill Road.

**City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Jeff Gillam of Bozich Construction for a new residence at 1120 N. Rock Hill Road. The new residence will be two stories and 2,900 square feet and 32 feet 4 inches in height. It meets the**

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city's setback requirements. The proposed house will replace the existing home which has already been demolished. The property is zoned "A" Residence District. The property is currently is vacant. The attached garage is flush with the front porch.

A motion was made by Larry Schneider and seconded by Wyndell Hill to approve the Site plan review for a residence at 1120 N. Rock Hill Road. The motion passed unanimously.

8. Public Comment:

The committee asked several questions regarding the traffic flow coming in and out of the lot, how will parking spaces be altered, what are the city's requirements for the number of spaces and what will be the entry and exit ways onto the lot. The Commission requested the practitioner to present a new way to direct the flow of traffic and requested both the Architectural and Site plans be tabled in order for the practitioner to inform and discuss the Commission's concerns with the owner/owners of EL Indio.

9. Architectural review for a new patios at 9865 Manchester Road (El Indio Restaurant).

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by James Zavist of Gateway Architecture on behalf of El Indio Restaurant. The proposed patios will be covered by shingled roofs to match the existing roof and enclosed with steel columns and guardrails. The columns and guardrails will be white.

A motion was made by Clint Heath and seconded by Larry Schneider to table the Architectural review for new patios at 9865 Manchester Road (El Indio Restaurant). The motion passed unanimously.

10. Site plan review for new patios at 9865 Manchester Road (El Indio Restaurant).

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by James Zavist of Gateway Architecture on behalf of El Indio Restaurant to construct two patio areas on the east and west sides of the existing restaurant, El Indio. The project also includes to the parking lot and additional landscaping along Manchester Road on the south side of the building. The property is zoned "C" Commercial District. In 2012 the Planning and Zoning Commission approved a patio addition and a dry garden. These improvements have not been built since their approval. The current proposal calls for a 530 square foot patio on the east side of the building and a 460 square foot patio on the west side of the building. The patios will both be 16 feet in height. The petitioner proposes to change the parking lot configuration. The new configuration will have angled parking instead of 90 degree parking. The drive aisles will be one way and will route vehicles around the parking building. There will also be angled parking along Berry Road which will be back in only. The site currently has 43 [parking spaces and 2 accessible handicap spaces. The proposed configuration will have 34 parking spaces and

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**2 handicap accessible spaces. This exceeds the city's parking requirements. As in 2012 the petitioner is proposing a dry garden on the south side of the building. The area will be surrounded by a 6" high concrete curbing or individual concrete edging units. The area will be filled with decorative rock and at least 15 planters. The petitioner proposes to use drought tolerate plants.**

**A motion was made by Clint Heath and seconded by Larry Schneider to table the Site plan review for new patios at 9865 Manchester Road (El Indio Restaurant). The motion passed unanimously.**

11. Adjournment

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

The meeting adjourned at 6:55 P.M.

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

Stacie Williams, Secretary

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

David Lancaster, Chairman