

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY November 1, 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, Arthur Mitchell, Mike Sarli, Larry Schneider, Stacie Williams, and Jennifer Yackley – City Administrator/City Planner.

Absent: Alderwoman Sabrina Westfall and Jeffrey Pounds

3. Approval of the October 4, 2017 Meeting Minutes:

A motion was made by Clint Heath and seconded by Larry Schneider to approve the Minutes of the October 4, 2017 the motion passed unanimously.

4. Approval of the Agenda for the November 1, 2017 meeting:

A motion was made by Clint Heath and seconded by Larry Schneider to approve the agenda for the November 1, 2017 Meeting. The motion passed unanimously.

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

6. Public Comment:

The committee asked questions regarding the seating capacity of the restaurant, will there be a one way sign to direct patrons regarding the traffic flow and will there be handicap parking available.

7. 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.

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8. 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. On October 4, 2017 the Planning and Zoning Commission tabled both the amended site plan and the architectural elevations so that concerns regarding the proposed parking stall layout and traffic flow could be addressed. The petitioner has submitted a revised plan for the Commission's review. The following items remain unchanged from the plan submitted for the October 4th meeting: 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. A dry garden on the south side of the building surrounded by 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. The changes to the parking stall layout and traffic flow are as follows: Only one entrance on Manchester Road is proposed. The entrance is on the eastern side of the property and provides one way traffic flow to the north. Vehicles can also enter from Berry Road. This entrance is on the southwest corner of the property and provides one way traffic flow to the north. All vehicles will exit the property onto Berry Road. Angled parking is provided on the west and east sides of the property. Parallel parking spaces have been proposed along the north side of the property. The back in spaces along Berry Road, previously proposed, have been removed. The site currently has 41 parking spaces and 2 accessible spaces. The proposed configuration will have 28 parking spaces and 2 accessible handicap spaces. This exceeds the city's parking requirements.

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.

9. 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 6:38 P.M.

Date: _____

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Stacie Williams, Secretary

_____ Date: _____

David Lancaster, Chairman