

CITY OF ROCK HILL  
Planning & Zoning Commission  
Meeting Notetaking  
Wednesday, April 5, 2023

1. Meeting Called to Order by Commission Chair David Lancaster at 6:31 PM
2. Commission Members Attendance

**Present:**

David Lancaster, Chair	Arthur Mitchell
Jennifer Yackley, City Administrator	Jeffrey Schimek
Jeffrey Took, Board Liaison	Mark McCarthy

**Absent:**

Clint Heath  
Bridget Geiss  
Saad Amir

Wyndell Hill arrived at 6:36 PM.

3. Approval of the Meeting Minutes from the March 1, 2023, meeting:

**A motion was made to approve the Minutes for the March 1, 2023, meeting.**

**Main Motion: Jeffrey Took**

**Seconded: Mark McCarthy**

**Vote: Unanimous Aye**

**Motion: Pass**

4. Approval of the Agenda for the April 5, 2023, meeting:

**A motion was made to approve the Agenda for the April 5, 2023, meeting.**

**Main Motion: Jeffrey Took**

**Seconded: Mark McCarthy**

**Vote: Unanimous Aye**

**Motion: Pass**

5. Public Comment: None
6. Architectural Review for a new residence at 1048 N. Rock Hill Road

City Administrator/City Planner Jennifer Yackley reviewed the request submitted by Alex Bartelsmeyer of McKelvey Homes, LLC for a new residence at 1048 N. Rock Hill Road. The proposed house will be one story, 1,635 square feet in area and approximately 28.5 feet in height. The cities masonry requirement is not applicable for the proposed home. The design elements are provided as follows:

**Front Façade – 3 Elements Needed**

- Multiple Roof Lines
- Multiple Materials Used
- Decorative architectural elements - columns

**Right Side – 2 Elements Needed**

- Multiple Roof Lines
- At Least Three Roof Windows Provided

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Left Side – 2 Elements Needed

- Multiple Roof Lines
- At Least Three Windows Provided

Rear Façade

- 8 Foot Recess To Accommodate The Patio
- Decorative Architectural Elements - Columns

The colors are as follows:

- Vinyl Siding: Sterling
- Brick: Driftwood

Alex Bartelsmeyer of McKelvey Homes provided material samples for review and to take any questions. No questions were asked.

**A motion was made to approve the Architectural Review for a new residence at 1048 N. Rock Hill Road**

**Main Motion: Wyndell Hill**

**Seconded: Jeffrey Took**

**Vote: Unanimous Ayes**

**Motion: Passes**

7. Site Plan Review for a new residence at 1048 N. Rock Hill Road

City Administrator/City Planner Jennifer Yackley reviewed the request submitted by Alex Bartelsmeyer of McKelvey Homes, LLC for a new residence at 1048 N. Rock Hill Road. The proposed house will be one story, 1,635 square feet in area and approximately 28.5 feet in height. The cities masonry requirement is not applicable for the proposed home. The property is zoned "A" Residence District. The property is currently vacant. The previous house was already demolished. The land will be graded to maintain the current drainage pattern.

The request is compliant with all applicable City of Rock Hill Ordinances and Staff recommends the Commission to approve the site plan and elevations for the proposed house.

**A motion was made to approve the Site Plan for a new residence at 1048 N. Rock Hill Road**

**Main Motion: Jeffrey Took**

**Seconded: Wyndell Hill**

**Vote: Unanimous Ayes**

**Motion: Passes**

8. Architectural Review for Jimmy John's at 9721 Manchester Road

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Brian Ivy of Idea Architects, LLC on behalf of Jana Franklin of Strange Allegro for a new restaurant,

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Jimmy John's, at 9721 Manchester Road. The petitioner plans on reutilizing the existing single-story property of 1,591 square feet and a small addition of 49 square feet for a total of 1,640 square feet and a total of 16 feet in height. The building exterior will be modified with added parapets, a relocated entrance, and adding a drive-through window. The city's masonry requirement is not applicable to the proposed business. The existing property is zoned "C" commercial and is in compliance with all city codes and ordinances. Signage will be reviewed under a separate permit.

Brian Ivy of Idea Architects, LLC addressed the commission to share and review renderings of the proposed facility alterations of the exterior and to take any questions. The only question raised was to confirm if new curbing will be provided around the building, which was confirmed.

**A motion was made to approve the Architectural Review for a new Jimmy Johns at 9721 Manchester Road**

**Main Motion: Jeffrey Took**

**Seconded: Mark McCarthy**

**Vote: Unanimous Ayes**

**Motion: Passes**

10. Site Plan Review for a new Jimmy John's at 9721 Manchester Road

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Brian Ivy of Idea Architects, LLC on behalf of Jana Franklin of Strange Allegro for a new restaurant, Jimmy John's, at 9721 Manchester Road. The petitioner plans on reutilizing the existing single-story property of 1,591 square feet and a small addition of 49 square feet for a total of 1,640 square feet and a total of 16 feet in height. The city's masonry requirement is not applicable to the proposed business. The existing property is zoned "C" commercial. Signage will be reviewed under a separate permit. A light trespass study was reviewed for the new exterior lighting for the site. The study indicates if the lighting is installed properly the site will be in compliance. An exit only sign to be added at the site exit onto Leonard Ave to keep vehicles from entering off of Leonard Ave.

Brian Ivy of Idea Architects, LLC addressed the commission to share and review the site plans of the proposed facility and to take any questions. Commission member Jeff Schimek asked if there were any concerns with the proposed site plan to allow for enough space in the drive through to keep from backing up on Manchester Road. Jana Franklin indicated they see approximately 6 cars in queue at her other locations. The current plans allow for 8 vehicles in line to queue and is not anticipated to be an issue.

The request is compliant with all applicable City of Rock Hill Ordinances and Staff recommends the Commission to approve the site plan and elevations for the proposed Jimmy John's.

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**A motion was made to approve the Architectural Review for a new Jimmy Johns at 9721 Manchester Road**

**Main Motion: Arthur Mitchell**

**Seconded: Jeffrey Took**

**Vote: Unanimous Ayes**

**Motion: Passes**

11. General Discussion

- City Administrator/City Planner Jennifer Yackley addressed the Commission regarding the May meeting date. The discussion was to change the May meeting date to May 10 from May 3. The Commission has no objection to the requested date change. The May meeting will be held on May 10<sup>th</sup>.

12. Adjournment - The meeting adjourned at 6:51 P.M.