

CITY OF ROCK HILL
Planning & Zoning Commission
Meeting Minutes
Wednesday, March 1, 2023

1. This meeting was called to order by Commission Chair David Lancaster at 6:32 P.M.
2. Commission Members Attendance

Present

David Lancaster, Chair

Jennifer Yackley, City Administrator

Jeffrey Took, Board Liaison

Saad Amir

Bridget Geiss

Wyndell Hill

Mark McCarthy

Jeffrey Took

Absent

Clint Heath

Arthur Mitchell

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

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

Main Motion: Jeff Schimek

Seconded: Jeffrey Took

Vote: Unanimous Aye

Motion Passes

4. Approval of the Agenda for the March 1, 2023, meeting:

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

Main Motion: Jeff Schimek

Seconded: Jeff Took

Vote: Unanimous Aye

Motion Passes

5. Public Comment: None

6. Architectural Review for a new residence at 9237 Merritt Avenue

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by John Suelthaus of Kingbridge Homes, LLC for a new residence at 9237 Merritt Avenue. The proposed house will be two stories, 2,269 square feet in area and approximately 29.67 feet in height. The city's masonry requirement is not applicable to the proposed home. The design elements are provided as follows:

Front Façade – 3 Elements Needed

- Multiple roof lines
- At least three windows provided
- Multiple building materials

Right Side – 2 Elements Needed

- At least three windows provided
- Decorative elements-window trim

Left Side – 2 Elements Needed

- At least three windows provided
- Decorative elements-window trim

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Rear Façade

- Multiple roof lines
- At least three windows provided

The colors for the home are as follows:

- Horizontal Siding – Silver Mist
- Shake Siding – Storm
- Vertical Siding – Silver Mist

Larry Alberici of Kingbridge Homes addressed the Commission to share samples of the building materials proposed for the exterior structure and take any questions. No questions were needed.

A motion was made to approve the Architectural Review for a new residence at 9237 Merritt Avenue.

Main Motion: Jeff Schimek

Seconded: Jeff Took

Vote: Unanimous Aye

Motion Passes

7. Site Plan Review for a new residence at 9237 Merritt Avenue

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by John Suelthaus of Kingbridge Homes, LLC for a new residence at 9237 Merritt Avenue. The proposed house will be two stories, 2,269 square feet in area and approximately 29.67 feet in height. The city's masonry requirement is not applicable to the proposed home. The property is zoned "A" Residence District. An existing house on the lot will be demolished. The land will be graded so that the water will drain towards the street and a pop-up emitter will be installed to additionally drain water away from the house.

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 9237 Merritt Avenue.

Main Motion: Jeff Schimek

Seconded: Jeff Took

Vote: Unanimous Aye

Motion Passes

8. General Discussion

- City Administrator/City Planner Jennifer Yackley addressed the Commission for general discussion explaining that the discussion is not new business, but general comment regarding the marijuana language being considered for the City ordinance amendments. She summarized that the amendment language is still under review, for example 'consumption', because there is not significant existing precedent and Amendment 3

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was not clearly written in a way that properly and accurately addresses many of the factors that need to be considered, so the revisions remain a work in progress. She will continue to work on it.

- Jennifer relayed an update regarding Aldi that construction is moving along well. Aldi is planning on a late March/early April opening.
- Commission member Jeff Schimek asked Jennifer Yackley a general question regarding the city code requirements of top-level/rooftop screening. Jennifer responded that yes, rooftop screening is required for new builds. It was noticed that the new Foss Swim School did not appear to have a screen screening the rooftop HVAC unit. Jennifer said she will look into it.

8. Adjournment - The meeting adjourned at 6:34 P.M.

Bridget Geiss, Secretary

Date

David Lancaster, Chairman

Date