

CITY OF ROCK HILL  
Planning & Zoning Commission  
Meeting Minutes  
Wednesday, May 10, 2023

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

Present		Absent
David Lancaster, Chair Jennifer Yackley, City Administrator Jeffrey Took, Board Liaison	Bridget Geiss Wyndell Hill Jeff Schimek	Saad Amir Clint Heath Mark McCarthy Arthur Mitchell

3. Approval of the Meeting Minutes from the April 5, 2023, meeting:

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

**Main Motion: Jeffrey Took**

**Seconded: Jeffrey Schimek**

**Vote: Unanimous Aye**

**Motion Passes**

4. Approval of the Agenda for the May 10, 2023, meeting:

**A motion was made to approve the Agenda for the May 10, 2023, meeting.**

**Main Motion: Jeffrey Took**

**Seconded: Jeff Schimek**

**Vote: Unanimous Aye**

**Motion Passes**

5. Public Comment: None
6. Architectural Review: New residence at 9227 Merritt Avenue

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by John Suelthaos of Kingbridge Homes, LLC for a new residence at 9227 Merritt Avenue. The proposed house will be two stories, 2,351 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
- Multiple roof lines

Left Side – 2 Elements Needed

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- At least three windows provided
- Multiple roof lines

Rear Façade

- Multiple roof lines
- At least three windows provided

The colors for the home are as follows:

- Vinyl Siding – Vertical and Horizontal – Heather
- Stone – Ecovieux Gray
- Architectural Shingles – Heather

A representative 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 9227 Merritt Avenue.**

**Main Motion: Jeff Schimek**

**Seconded: Wyndell Hill**

**Vote: Unanimous Aye**

**Motion Passes**

7. Site Plan Review: New residence at 9227 Merritt Avenue

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by John Suelthaos of Kingbridge Homes, LLC for a new residence at 9227 Merritt Avenue. The proposed house will be two stories, 2,351 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 9227 Merritt Avenue.**

**Main Motion: Jeff Took**

**Seconded: Jeff Schimek**

**Vote: Unanimous Aye**

**Motion Passes**

8. Architectural Review: New residence at 9239 Merritt Avenue

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by John Suelthaos of Kingbridge Homes, LLC for a new residence at 9239 Merritt Avenue. The proposed

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house will be two stories, 2,384 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
- Multiple building materials

Left Side – 2 Elements Needed

- At least three windows provided
- Multiple building materials

Rear Façade

- Multiple roof lines
- At least three windows provided

The colors for the home are as follows:

- Siding – Harvard Slate
- Stone – Ecovieux Gray
- Shake Siding – Weathered Gray
- Architectural Shingles – Pewter

The representative 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 9239 Merritt Avenue.**

**Main Motion: Jeff Took**

**Seconded: Jeff Schimek**

**Vote: Unanimous Aye**

**Motion Passes**

9. Site Plan Review: New residence at 9239 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 9239 Merritt Avenue. The proposed house will be two stories, 2,384 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. The land is part of a multi-lot grading process so that the water will drain away from the house and towards the street by means of a swale and a pop-up emitter.

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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 9239 Merritt Avenue.**

**Main Motion: Wyndell Hill**

**Seconded: Jeff Schimek**

**Vote: Unanimous Aye**

**Motion Passes**

10. Architectural Review: New residence at 9241 Merritt Avenue

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by John Suelthaos of Kingbridge Homes, LLC for a new residence at 9241 Merritt Avenue. The proposed house will be two stories, 2,351 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
- Multiple roof lines

Left Side – 2 Elements Needed

- At least three windows provided
- Multiple roof lines

Rear Façade

- Multiple roof lines
- At least three windows provided

The colors for the home are as follows:

- Vinyl Siding Vertical and Horizontal – Marine Blue
- Architectural Shingles – Weathered Wood

The representative 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 9241 Merritt Avenue.**

**Main Motion: Jeff Took**

**Seconded: Wyndell Hill/Jeff Schimek**

**Vote: Unanimous Aye**

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**Motion Passes**

11. Site Plan Review: New residence at 9241 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 9241 Merritt Avenue. The proposed house will be two stories, 2,351 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. The land is part of a multi-lot grading process so that the water will drain away from the house and towards the street by means of a swale and a pop-up emitter.

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 9241 Merritt Avenue.**

**Main Motion: Jeff Took**

**Seconded: Jeff Schimek**

**Vote: Unanimous Aye**

**Motion Passes**

12. **General Discussion**

- City Administrator/City Planner Jennifer Yackley addressed the Commission for general discussion regarding a text amendment to the current ordinance regarding short-term rental units (ie Airbnb, VRBO.com).
- Assistant City Administrator Garrett Schlitt prepared a brief overview of the topic because of the growing popularity of short-term rentals and the need to better define its purpose and use.
- The short-term rental would be defined as occupying a residence for a period of less than 30 days and would require a permit by the homeowner. In order for the house to be 'occupied', the owner would have to be present during that 30-day window also. The renter would be required to park in the driveway.
- Questions asked by the Commission included:
  - Is there a cap on the number of permits the city would issue? No.
  - Would it be just one room rented out that would be permitted? Yes, but specifics would need to be determined.
  - Are neighboring municipalities doing similar revisions and how are they handling? Yes, for the same reasons and concerns in Rock Hill and they are putting regulations in place due to similar circumstances.
  - Is there square footage of space that would be considered a 'room' or how would that applied to shared areas?

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- It was determined that Garrett would take the feedback from tonight's meeting and rework the language of the text amendment and bring back to the Commission for consideration and discussion for the July Planning & Zoning meeting.

13. Adjournment - The meeting adjourned at 7:28 P.M.

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Bridget Geiss, Secretary

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Date

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David Lancaster, Chairman

\_\_\_\_\_  
Date