

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY March 4, 2020

1. This meeting was called to order at 6:43 P.M.
2. Members in attendance: David Lancaster –Chairman, Clint Heath –Vice chairman, Art Mitchell, Mark McCarthy, Mike Sarli, and Jennifer Yackley – City Administrator

Absent: Stacie Williams, Wyndell Hill, Larry Schneider, and Alderwoman Sabrina Westfall
3. Approval of the February 5, 2020 Meeting Minutes:

A motion was made by Clint Heath and seconded by Mike Sarli to approve the Minutes for the February 5, 2020 Planning and Zoning meeting. The motion passed unanimously.
5. Approval of the Agenda for the March 4, 2020 Meeting:

A motion was made by Clint Heath and seconded by Mike Sarli to approve the agenda for the March 4, 2020 Meeting. The motion passed unanimously.
6. Public Comment:

None
7. Architectural review for a residential addition at 2601 Bremerton Road.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Andrew McKeown, for an addition onto the rear of his existing house at 2601 Bremerton Road. The proposed addition will be two stories, 1,036 square feet and 20 feet in height. Neither the city's masonry requirement nor the architectural element requirement are applicable to the proposed addition. The proposed addition will use white vinyl siding to match the existing house.

A motion was made by Clint Heath and seconded by Mike Sarli to approve the Architectural review for the proposed addition at 2601 Bremerton Road. The motion passed unanimously.
8. Site plan review for a residential addition at 2601 Bremerton Road.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Andrew McKeown, for an addition onto the rear of his existing house at 2601 Bremerton Road. The proposed addition will be two stories, 1,036 square feet and 20 feet in height. The property is zoned "A" Residence District.. The request is in compliance with all applicable City of Rock Hill Ordinances.

A motion was made by Clint Heath and seconded by Mike Sarli to approve the Site Plan review for the proposed addition at 2601 Bremerton Road.. The motion passed unanimously.

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9. Site Plan review for an amended site plan at 2609-2629 Rock Hill Industrial Ct.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Kyle Wilson of Creative Cannabis Consultancy on behalf of John Pennington of New Growth Horizon, LLC to amend the elevations and site plan for New Growth Horizon's medical marijuana cultivating and manufacturing facility in a tenant space at 2609 & 2629 Rock Hill Industrial Court. The proposed changes to the site plan include:

- Increasing their tenant space from 28,116 square feet to 58,043 square feet.
- Restriping the parking areas to accommodate 55 parking spaces including 3 accessible spaces.
- Relocating the main entrance from the middle of the building to the north end of the building. An accessible ramp is also proposed for this entrance. The accessible parking spaces have also been relocated to the north end of the property.
- A new CO₂ tank in front of the building located next to an existing concrete ramp. Tank will be surrounded by concrete bollards and a 10 ft. tall chain link fence. The existing raised, concrete platform/dock area will be removed.

The Commission had a discussion about lighting as the petitioner reported they intend to install wall packs around the building for security. This information was not provided prior to the meeting and as a result no lighting plan was submitted for review.

Ms. Yackley reported that several items remain unchanged from the previous site plan. These items include:

- The site remains in compliance with the distance requirements for medical marijuana uses.
- The petitioner still needs to complete a Flood Development Permit. The petitioner has noted that they may seek a variance from the Board of Adjustment.

A motion was made by Clint Heath and seconded by Mike Sarli to approve the amended site plan at 2609-2629 Rock Hill Industrial Ct. with the following two conditions

1. The petitioner shall bring the building into compliance with the city's floodplain development regulations or receive the necessary variance(s) from

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the Board of Adjustment prior to the issuance of a Municipal Zoning Authorization for building permits.

- 2. The petitioner must provide a lighting plan to staff that compares the current and proposed lighting.**

The motion passed unanimously.

10. Architectural review for an amended elevation at 2609-2629 Rock Hill Industrial Ct.

City Administrator/City Planner Jennifer Yackley explained that the changes from the previous elevations were the new generator and roof top units and the enclosure with masonry of several of the large windows on the west and north elevations.

A motion was made by Clint Heath and seconded by Mike Sarli to approve the amended elevations at 2609-2629 Rock Hill Industrial Ct. The motion passed unanimously.

11. Adjournment

The meeting adjourned at 7:17 P.M.

_____ Date: _____

Stacie Williams, Secretary

_____ Date: _____

David Lancaster, Chairman