

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY February 5, 2020

1. This meeting was called to order at 6:30 P.M.
2. Members in attendance: David Lancaster –Chairman, Clint Heath –Vice chairman, Larry Schneider, Art Mitchell, Mark McCarthy, Wyndell Hill, Mike Sarli, and Jennifer Yackley – City Administrator

Absent: Stacie Williams and Alderwoman Sabrina Westfall

3. Commission Elections

Chair, Vice-Chair & Secretary

**A motion was made by Clint Heath and seconded by Larry Schneider to keep the current slate of Commission Officers, Chair David Lancaster, Vice Chair Clint Heath, Secretary Stacie Williams, in place for the Planning & Zoning Commission for 2020. The motion passed unanimously.**

4. Approval of the December 4, 2019 Meeting Minutes:

**A motion was made by Larry Schneider and seconded by Clint Heath to approve the Minutes for the December 4, 2019 Planning and Zoning meeting. The motion passed unanimously.**

5. Approval of the Agenda for the February 5, 2020 Meeting:

**A motion was made by Clint Heath and seconded by Larry Schneider to approve the agenda for the February 5, 2020 Meeting. The motion passed unanimously.**

6. Public Comment:

None

7. Architectural review for a new home at 1049 N. Rock Hill Road.

**City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Residential Community Planners for a new residence at 1049 N. Rock Hill Road. The new residence will be two stories, 28.8 feet in height and 2,634 square feet. The proposed house will replace the existing house. The city's masonry requirement is not applicable to the proposed home. The design elements are as follows:**

**Front facade**

- **Multiple roof lines-gables**
- **At least three windows provided**
- **Decorative architectural elements**

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**Rear facade**

- **At least three windows provided**
- **Decorative architectural elements**

**Right Side**

- **At least three windows provided**
- **Multiple materials**

**Left Side**

- **At least three windows provided**
- **Multiple materials**

**The colors for the house are as follows:**

- |                          |                                  |
|--------------------------|----------------------------------|
| ○ Stucco                 | Light grey/cream                 |
| ○ Siding                 | Light grey/cream to match stucco |
| ○ Rough Sawn Beam        | Grey                             |
| ○ Architectural Shingles | Estate grey                      |

**A motion was made by Clint Heath and seconded by Larry Schneider to approve the Architectural review for a new home at 1049 N. Rock Hill Road. The motion passed unanimously.**

8. Site plan review for a new home at 1049 N. Rock Hill Road.

**City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Residential Community Planners for a new residence at 1049 N. Rock Hill Road. The new residence will be two stories, 28.8 feet in height and 2,634 square feet. The proposed house will replace the existing house. The property is zoned "A" Residence District. The proposed circle driveway is in compliance with city regulations. The request is in compliance with all applicable City of Rock Hill Ordinances.**

**A motion was made by Clint Heath and seconded by Larry Schneider to approve the Site Plan review for a new home at 1049 N. Rock Hill Road. The motion passed unanimously.**

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9. Architectural review for a new home at 724 N. Rock Hill Road.

**City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Jared Blythe of Parker Seeley on behalf of Eric Pearson of Redbird Contracting for a new residence at 724 N. Rock Hill Road. The new residence will be two stories, 27 feet in height and 3,230 square feet. The lot is currently vacant. The city's masonry requirement is not applicable to the proposed home. The design elements are as follows:**

**Front facade**

- Multiple roof lines-gables
- At least three windows provided
- Decorative architectural elements

**Rear facade**

- At least three windows provided
- Multiple roof lines

**Right Side**

- At least three windows provided
- Multiple roof lines

**Left Side**

- At least three windows provided
- Multiple roof lines

**The colors for the house are as follows:**

- |                               |         |
|-------------------------------|---------|
| ○ Siding                      | White   |
| ○ Board and Batten            | White   |
| ○ Cedar Posts                 | Natural |
| ○ Asphalt Shingles/Metal Roof | Dark    |

**A motion was made by Clint Heath and seconded by Larry Schneider to approve the Architectural review for a new home at 1049 N. Rock Hill Road. The motion passed unanimously.**

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8. Site plan review for a new home at 724 N. Rock Hill Road.

**City Administrator/City Planner Jennifer Yackley explained that a request was submitted by Jared Blythe of Parker Seeley on behalf of Eric Pearson of Redbird Contracting for a new residence at 724 N. Rock Hill Road. The new residence will be two stories, 27 feet in height and 3,230 square feet. The lot is currently vacant. The property is zoned "B" Residence District and single family houses are an allowed use within the "B" district. The request is in compliance with all applicable City of Rock Hill Ordinances.**

**A motion was made by Clint Heath and seconded by Larry Schneider to approve the Site Plan review for a new home at 724 N. Rock Hill Road. The motion passed unanimously.**

10. Adjournment

The meeting adjourned at 7:00 P.M.

\_\_\_\_\_ Date: \_\_\_\_\_

Stacie Williams, Secretary

\_\_\_\_\_ Date: \_\_\_\_\_

David Lancaster, Chairman