

CITY OF ROCK HILL
Planning & Zoning Commission
Meeting Minutes
Wednesday, September 6, 2023

1. This meeting Called to Order by Commission Chair David Lancaster at 6:30 p.m.
2. Commission Members Attendance

Present:		Absent:
David Lancaster, Chair Garrett Schlett, Interim City Administrator Jeffery Took, Board Liaison Saad Amir Wyndel Hill	Arthur Mitchell Jeffrey Schimek Mark McCarthy Ellen Rottjakob, City Planner Jeffrey Took, arrived at 6:32 p.m.	Bridget Geiss

3. Approval of the Meeting Minutes from the June 7, 2023, meeting:
A motion was made to approve the Minutes for the June 7, 2023, meeting.
Main Motion: Wyndel Hill
Seconded: Arthur Mitchell
Vote: Unanimous Aye
Motion: Pass
4. Approval of the Agenda for the September 6, 2023, meeting:
A motion was made to approve the Agenda for the September 6, 2023, meeting.
Main Motion: Mark McCarthy
Seconded: Arthur Mitchell
Vote: Unanimous Aye
Motion: Pass
5. Public Comment:
 - a. Garrett Schlett introduced himself as Interim City Administrator joined by Ellen Rottjakob as the current replacements for Jennifer Yackley. Ellen Rottjakob is a planner with Shockey Consulting and will serve as the City Planner.
6. Architectural Review for a new residence at 1322 Kortwright Avenue

City Planner Ellen Rottjakob reviewed the request submitted by JR Mayer of Prestige Custom Homes for a new residence at 1322 Kortwright Ave. The proposed house will be two story, 2,319 square feet in area and approximately 27 feet in height. The city's 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, brackets
- At Least three windows provided
- Recesses/offsets

Right Side – 2 Elements Needed

- Multiple Roof Lines
- At Least Three Roof Windows Provided
- More than one type of exterior building materials

Left Side – 2 Elements Needed

- Multiple Roof Lines
- At Least Three Windows Provided
- More than one type of exterior building materials

Rear Façade

- Multiple Roof Lines
- At Least Three Windows Provided
- Recesses/offsets

The colors are as follows:

- Vinyl Siding: Royal Midnight Surf
- Brick: Royal Midnight Surf (painted)

JR Mayer of Prestige Custom Homes provided material samples for review and was available 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: Jeffrey Took

Seconded: Wyndel Hill

Vote: Unanimous Ayes

Motion: Passes

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

City Planner Ellen Rottjakob reviewed the request submitted by JR Mayer of Prestige Custom Homes a new residence at 1322 Kortwright Avenue. The proposed house will be two story, 2,319 square feet in area and approximately 27 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 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 1322 Kortwright Avenue

Main Motion: Wyndel Hill

Seconded: Saad Amire

Vote: Unanimous Ayes

Motion: Passes

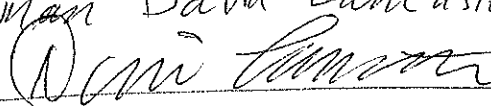
Public comment to site plan review:

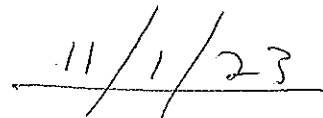
Greg Bryant of 1314 Kortwright Avenue, neighbor to 1322 Kortwright, brought up a concern about existing trees that are to remain on the site. JR Mayer will engage an arborist to review the trees with the upcoming construction.

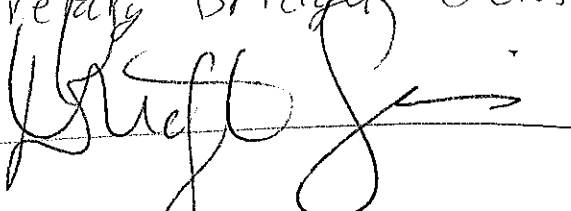
11. General Discussion

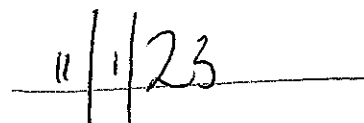
- A new member to the Planning and Zoning Commission was introduced. Cory Gibbar will be joining the Commission at the next meeting.

12. Adjournment - The meeting adjourned at 7:02 p.m.

Chairman David Lancaster



11/1/23

Secretary Bridget Geiss



11/1/23