

Zoning Board of Appeals

City of Rock Hill, South Carolina

November 17, 2020

A public hearing of the Zoning Board of Appeals was held Tuesday, November 17, 2020, at 6 p.m. in City Council Chambers at City Hall, 155 Johnston Street, Rock Hill SC.

MEMBERS PRESENT: Matt Crawford, Keith Sutton, Michael Smith, Rodney Cullum, Randy Sturgis, Chad Williams

MEMBERS ABSENT: Stacey Reeves

STAFF PRESENT: Dennis Fields, Shana Marshburn, Melody Kearse, Janice E Miller, Leah Youngblood

Legal notice of the public hearing was published in *The Herald*, Friday, October 30, 2020. Notice was posted on all property considered. Adjacent property owners and tenants were notified in writing.

1. Call to Order

Chair Matt Crawford called the meeting to order at 6:00 p.m.

2. Approval of Minutes of the October 20, 2020, meeting.

Mr. Michael Smith presented the motion to approve the minutes as presented. Mr. Chad Williams seconded, and the motion carried unanimously by a vote of 6-0 (Reeves absent).

3. Approval of Orders of the October 20, 2020, meeting.

Mr. Chad Williams presented the motion to approve the orders as presented. Mr. Smith seconded, and the motion carried unanimously by a vote of 6-0 (Reeves absent).

4. Appeal Z-2020-27: Request by Rich Bridwell with Bridwell Homes for a variance from the secondary front setback standards for a fence on a corner lot at 302 State Street, which is zoned Single-Family Residential-4 (SF-4). Tax map number 600-02-03-036.

Staff member Shana Marshburn presented the staff report.

The applicant, Rich Bridwell, 7333 Starvalley Drive, Charlotte, NC, was available to answer questions.

Mr. Williams asked if the large tree on the lot would be saved. Mr. Bridwell stated it would.

Chair Crawford asked if there had been any consideration to moving the fence closer to the structure. Mr. Bridwell stated they had tried to place the fence in a suitable sideyard location that would allow for access by both the resident and utility services.

Chair Crawford asked if he had considered stopping the 6-foot section at the rear plane of the structure. Mr. Bridwell replied they had, but because the living room and dining room were located on the right side of the house and that side tended to have more foot traffic, the 6-foot fence would be more for privacy rather than security, especially with the apartments located behind the property.

Chair Crawford referred to the two types of fences proposed, asking which was preferred. Mr. Bridwell stated the shadowbox type was preferred as it was still hard to see through but looked nicer than the other type.

Lawrence Sanders, 604 ½ Saluda Street, spoke in support of the request, stating that the property owner next to 608 Saluda Street is a friend of his, and he had helped install a fence but most times people trespassing did not care how high the fence was as they would jump over it. He stated a fence was needed to protect the residents of the home, adding he hoped the owners of the store would work with the residents to protect everyone. He stated that a fence would help with security as well as be good for the neighborhood.

There being no further discussion, Chair Crawford closed the floor.

Vice Chair Keith Sutton presented the motion to approve the variance from the required front setback standards for a fence as presented by staff. Mr. Randy Sturgis seconded, and the motion carried unanimously by a vote of 6-0 (Reeves absent).

Vice Chair Sutton presented the findings, specifically noting the property was located on a corner lot, security concerns to keep trespassers off the property, the lot was most affected by cut through traffic than other lots in the area, that a 4-foot tall fence would not be sufficient for security, and the fact that there was another property in the area with a 6-foot fence along the same façade.

5. Appeal Z-2020-28: Request by Charlie Robinson with VFW Post 3746 for a special exception for an event venue use at 1404 Crawford Road, which is currently under consideration for rezoning to Office and Institutional (OI). Tax map number 599-02-01-002.

This item was deferred until December 15, 2020, public hearing.

6. Appeal Z-2020-29: Request by Digestive Disease Associates for a variance from the side-yard buffer for a parking lot use at 171 Glenwood Drive, which is zoned Office and Institutional (OI). Tax map number 594-01-03-011.

Staff member Dennis Fields presented the staff report.

Vice Chair Sutton asked if staff had any concern of employees crossing the street. Mr. Fields stated Glenwood Drive was not considered a busy or high-traffic road like Constitution Boulevard nearby, adding the parking lot would be mainly for employee use.

Mr. Rodney Cullum asked if handicapped patients needed to park in the lot, would they have difficulty crossing. Mr. Fields stated there would be additional handicap parking in the lot attached to the facility, but that there is an issue currently with having enough parking for patients and employees.

Mr. Sturgis stated that, as a patient of the facility on occasion, there was little parking available on site, and that he recalled requiring the need to wait until a vehicle left before being able to park.

Chair Crawford asked for clarification that the variance was required for the fence side next to the single-family residence. Mr. Fields stated this was correct, that a 10-foot was required for a solid fence.

There being no further discussion, Chair Crawford closed the floor.

Chair Crawford commented that the closest house being located some distance from the site mitigated some of the issues. The Board discussed the location of the townhomes nearby and the existing privacy fence.

Mr. Williams presented the motion to approve the variance from the side-yard buffer for a parking lot use as presented by staff. Vice Chair Sutton seconded the motion, and the motion

carried unanimously by a vote of 6-0 (Reeves absent).

Mr. Williams presented the findings, specifically noting this lot was the only one not used as a residence, that the parking could not be expanded at the facility itself, the adjoining homes was located over 130' away, and that a 6-foot solid privacy fence would be installed.

7. Appeal Z-2020-30: Request by Dennis Plassart of Southern Rock Villas LLC for a special exception for a residential infill use at 906 Saluda Street, which is zoned Mixed Use Corridor (MUC). Tax parcel 600-01-05-004.

Staff member Dennis Fields presented the staff report.

Chair Crawford asked the siding material of the other residential structures nearby. Mr. Fields stated these were vinyl lap siding and other traditional building materials, although he was not quite sure of exactly the type.

Chair Crawford asked the siding material of the existing home. Mr. Fields stated it was asbestos.

The applicant, Dennis Plassart, 5209 Sequoia Lane, Waxhaw NC, was available to answer questions.

Mr. Williams asked the advantage of having units one over the other rather than side by side. Mr. Plassart stated the desire was for the duplexes to appear as a single-family residence, adding that what was presented was a concept and that the configuration could change.

Chair Crawford referred to the site plan, asking the amount of green space included. Mr. Plassart stated there would be trees placed along the front. Mr. Fields further explained there were indicated planting areas on the plan and landscaping would be required.

Mr. Cullum asked if the driveway was wide enough to accommodate two cars passing. Mr. Fields stated the driveway was 16-foot wide but could allow for two-way traffic if both cars moved slowly.

Mr. Michael Smith asked the age of the existing house. Mr. Plassart stated it had been built in the 1940s, adding it was not feasible to repair it to current standards.

Chair Crawford referred to the elevations and asked what the exterior materials and colors were to be. Mrs. Patricia Plassart, 5209 Sequoia Lane, Waxhaw, NC, replied that the exterior would be gray vinyl siding with a charcoal gray roof, adding there may be brick around the doorways. She noted the elevations presented were a concept only.

Chair Crawford asked if the other buildings had vinyl siding. Mr. Fields stated there was a variety of siding materials up and down Saluda Street.

Chair Crawford asked if the materials proposed for this building was consistent with the other residential structures nearby. Mr. Fields stated they were.

Chair Crawford asked if staff was satisfied with having parking spaces located at the front of the building. Mr. Fields stated it was not ideal but having these spaces in the front allowed for outdoor amenities in the back yard that they would otherwise not be able to have.

There being no further discussion, Chair Crawford closed the floor.

Mr. Sturgis presented the motion to approve the special exception for a residential infill use as presented by staff. Vice Chair Sutton seconded, and the motion carried unanimously by a vote of 6-0 (Reeves absent).

Mr. Sturgis presented the findings, specifically noting the proposal met all the use-specific

standards as presented by staff, the proposed construction was visually compatible with the surrounding area, there would be no environmental impact, the roads were adequate to serve the area, the new construction would not diminish neighboring property values, and a site plan had been submitted.

8. Other Business

a. 2021 Board Calendar

Staff member Melody Kearse presented the 2021 meeting calendar. Mr. Williams presented the motion to approve the calendar as presented. Vice Chair Sutton seconded, and the motion carried unanimously by a vote of 6-0 (Reeves absent).

7. Adjourn

There being no other business, Mr. Williams made a motion to adjourn. Vice Chair Sutton seconded, and the meeting adjourned at 6:51 p.m.