



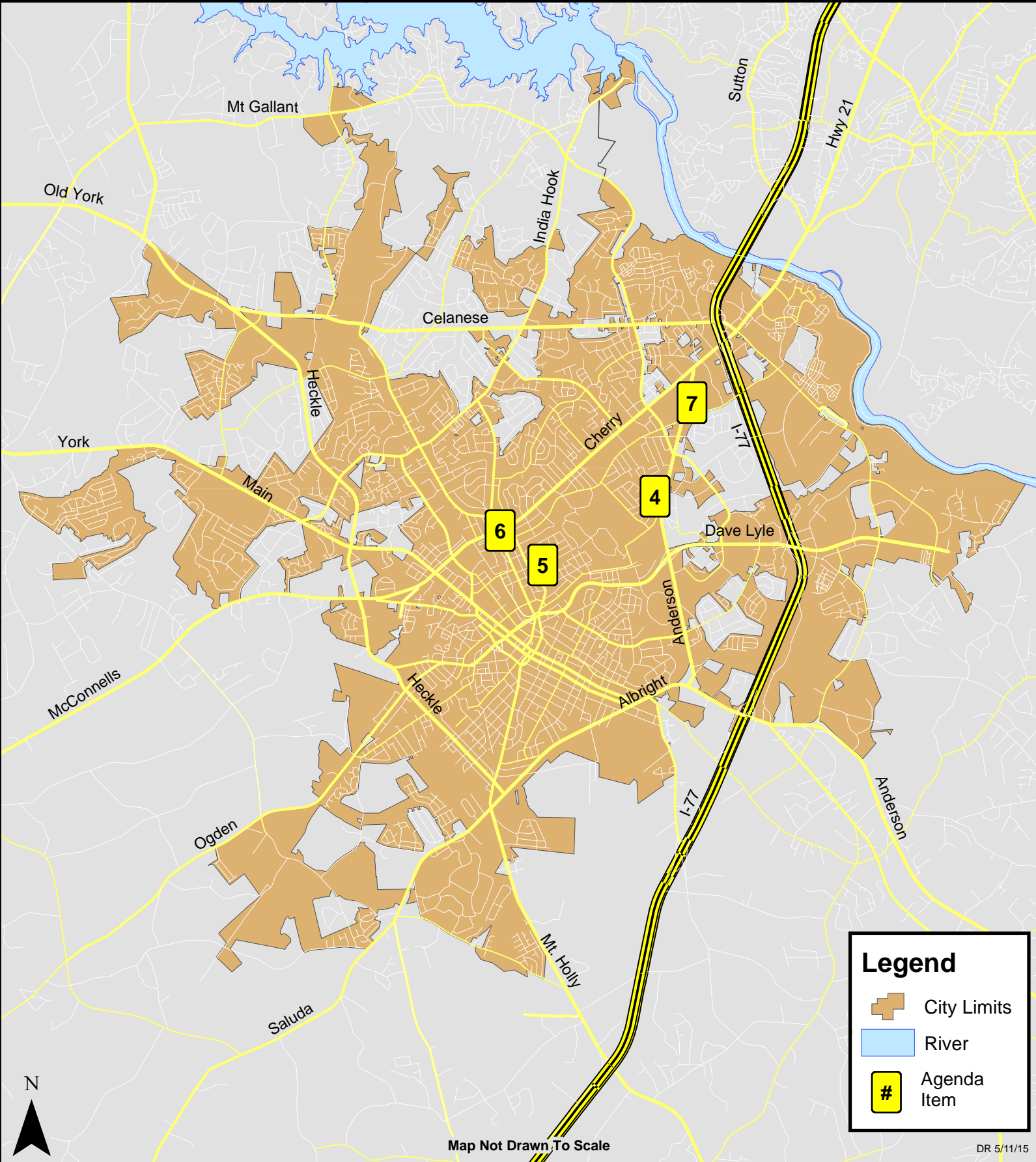
A G E N D A

Rock Hill Zoning Board of Appeals
June 15, 2021

1. Call to Order
2. Approval of Minutes from the May 18, 2021 meeting.
3. Approval of Orders from the May 18, 2021 meeting
4. Appeal Z-2021-20: Request by Timothy Garland of Garland and Garland Real Estate Investments, LLC for a special exception for single-family residential dwelling uses and a variance from required lot width at 486 & 488 Pineview Rd., which are zoned General Commercial (GC). Tax map numbers 630-04-02-006 & -007.
5. Appeal Z-2021-21: Request by Chad Echols for a variance from the location standards for a swimming pool, and a wall greater than 4 feet and more than 50 percent opaque within the front yard at 537 Meadowbrook Ln., which is zoned Single-Family Residential-3 (SF-3). Tax map number 629-12-01-032.
6. Appeal Z-2021-22: Request by Jim Britton, Jason Cloud and Steve Tolson for a special exception to establish a craft brewery use at 502 & 520 Cherry Rd., which is zoned Limited Commercial (LC). Tax map number 629-01-07-008.
7. Appeal Z-2021-23: Request by Salem Hassan of Travel Camp for a special exception to establish a recreational vehicle sales, rental and service use at 982 N. Anderson Rd., which is zoned General Commercial (GC). Tax map number 634-07-01-026.
8. Other Business.
 - a. Election of Officers is in July
 - b. Rules of Procedure and Bylaws Memo
9. Adjourn.

Zoning Board of Appeals Agenda Items

City of Rock Hill, SC
June 15, 2021
Zoning Board of Appeals



Legend

- City Limits
- River
- Agenda Item

Map Not Drawn To Scale

Zoning Board of Appeals

City of Rock Hill, South Carolina

May 18, 2021

A public hearing of the Zoning Board of Appeals was held Tuesday, May 18, 2021, at 6 p.m. in City Council Chambers at City Hall, 155 Johnston Street, Rock Hill SC.

MEMBERS PRESENT: Matt Crawford, Keith Sutton, Rodney Cullum, Chad Williams, James Hawthorne, Charlotte Brown

MEMBERS ABSENT: Stacey Reeves

STAFF PRESENT: Melody Kearse, Shana Marshburn, Janice E Miller, Eric Hawkins

Legal notices of the public hearing were published in *The Herald*, Friday April 30, 2021. Notice was posted on all property considered. Adjacent property owners and tenants were notified in writing.

1. Call to Order

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

2. Approval of Minutes of the April 20, 2021, meeting.

Mr. Chad Williams made the motion to approve the minutes as submitted. Vice Chair Keith Sutton seconded, noting the minutes and one set of the orders needed correction with respect to the date of the hearing. Chair Crawford called for a vote on the minutes as corrected, and the motion carried unanimously by a vote of 6-0 (Reeves absent).

3. Approval of Orders of the April 20, 2021, meeting.

Vice Chair Sutton made the motion to approve the orders with the correction to the minutes as noted. Mr. Cullum seconded, and the motion carried unanimously by a vote of 6-0 (Reeves absent).

4. Appeal Z-2021-17: Request by MHAK Holding LLC on behalf of Craft Axe for a special exception to establish an indoor recreation use at 274 Columbia Avenue, which is zoned Industry Business (IB). Tax map number 598-04-02-001.

Staff member Melody Kearse Marshburn presented the staff report.

Mr. Williams asked for confirmation that the 13 parking spaces would not be built if the special exception was denied. Ms. Kearse stated they had already received approval to build the parking spaces and were expected to build those regardless of the outcome.

The applicant's representative, Roger Metz, 1326 Cilantro Court, Tega Cay, SC, conferenced in the property owner, Paul Hakim, 254 Fair Street, Kingston NY, and Craft Axe owner Jake Jensen, 3456 Harris Bridge Road, Woodruff, SC, in order for the Board to ask questions.

Mr. Hakim stated he had been working with City staff, neighbors, and Winthrop University for the past year on the parking situation, adding that he would be building the additional parking regardless. He added he had contacted the owners of A1 Fence Company to purchase some of the adjacent property for additional parking but believed the 13 additional spaces should alleviate any issues. He observed that he didn't see the new use as a possible hangout for people as it was more of a destination for a particular audience for 30 minutes to an hour,

adding he thought the use would be complementary to the surrounding neighborhood.

Mr. Cullum asked how much business would be walk-in as opposed to those driving to the site. Mr. Hakim stated he anticipated a larger amount of pedestrian traffic with the number of student housing facilities and other development nearby.

Mr. Cullum asked Mr. Hakim if he had any issue with the Board requiring the 13 spaces be completed before the Certificate of Occupancy was issued. Mr. Hakim stated he was ready to have the parking spaces constructed as soon as the Board made its decision. He stated a retail component would not require additional parking and future plans including the installation of a kitchen for Slow Play Brewery in order to eliminate the food truck, which would add 3 spaces to the overall parking plan.

Chair Crawford asked if this use would take up the remaining square footage or would there be any remaining spaces left for lease. Mr. Hakim stated this use would take up the first floor with additional remaining office space on the second floor, which was being marketed to attorneys, insurance agencies, etc.

Chair Crawford asked the number of patrons on site at full capacity. Mr. Jensen stated there would be 8 lanes with 4 customers per lane for a total of 32 patrons, with 3-4 staff members on site, so a total of 36-40 people maximum within this particular use. He added these numbers met the written zoning regulations for parking.

Mr. Hawthorne observed that these occupancy numbers did not consider the bar area, asking if this had been considered as well. Mr. Hakim stated people waiting for their lane at Craft Axe would probably go to the bar so there would be some occupancy overlap.

Mr. Hawthorne asked for confirmation on the number of parking spaces. Ms. Kearse stated there were currently 48 spaces with 13 more proposed for a total of 61. She noted these calculations were made by staff and that the applicant was correct, the number of spaces proposed did meet the regulations as the site was located within the Old Town parking district, and that there was a previous variance for 4 spaces taken into account.

Chair Crawford closed the floor for Board discussion.

Chair Crawford commented that this was a great use but the parking was an issue, adding he believed adding people at the same peak time to the other use would create distress to the surrounding area.

There was general discussion regarding the use of the site if the applicant was able to obtain a parking agreement with Winthrop and/or was able to purchase adjacent land for additional parking.

Vice Chair Sutton noted the use technically met the number of spaces required, asking how many more would be needed for Board members to feel comfortable with approval. Chair Crawford stated the number proposed did not work for the current use on the site. Vice Chair Sutton observed the applicant was making a good faith effort to meet the parking demand.

Vice Chair Sutton asked if the parking requirements change with the use. Ms. Kearse stated they did, stating each area determined the total amount of parking required:

- Throwing lanes: 1 space per 40 square feet
- Office area: 1 space per 250 square feet
- Bar area: 1 space per 75 square feet

Chair Crawford asked if the use was to be all office would the parking requirements be different. Ms. Kearsse stated the requirements would be 1 space per 250 square feet.

Chair Crawford asked if this would be 16 spaces required. Ms. Kearsse stated this would be rounded up to 17, adding staff did not count square footage of hallways, bathrooms, or storage areas in calculating the square footage.

Mr. Hawthorne asked if the parking numbers would be the same when the vacant space was leased. Ms. Kearsse stated that since the vacant space could only be rented as office space, yes it would.

Chair Crawford asked if the Board would evaluate any new uses on the site. Ms. Kearsse stated other uses on the site have been Monday through Friday, 8 am to 5 pm, and did not create as much of a parking demand.

Mr. Cullum asked if there would be an issue if the applicant was providing 17 spaces versus 13 spaces. Ms. Kearsse stated staff still believes there would be an issue with parking because Slow Play regularly overflows the lot, but that it was ultimately up to the Board to decide.

Mr. Cullum asked if there was an alternative to adding more parking spaces. Ms. Kearsse stated the only alternatives were to have an agreement with Winthrop University or to purchase adjacent property.

Mr. Cullum observed that many people would probably patronize both uses. Mr. Williams stated he agreed but could also see people come just for this use and that the site already had parking issues.

There was general discussion regarding the current parking situation and where cars were parked to access the current businesses.

Mr. Williams asked if the applicant had been working with staff for the past 18 months on the establishment of the use or the parking. Ms. Kearsse stated they had been working with staff on the establishing the use at this site for 18 months, but that staff had indicated more than 13 parking spaces would be needed. She added that a parking agreement with Winthrop or purchase of the adjacent property would help, but under the current situation Winthrop could prohibit parking on their property at any time.

Chair Crawford made a motion to approve the special exception as requested. Mr. Cullum seconded. The motion carried by a vote of 4-2, with Vice Chair Sutton, Mr. Cullum, Mr. Hawthorne, and Ms. Brown voting in favor, and Chair Crawford and Mr. Williams voting in opposition (Reeves absent).

Mr. Cullum presented the findings, specifically noting the use would comply with the use-specific standards, it was compatible with the surrounding area, and would minimize adverse impact to the surrounding area.

5. Appeal Z-2021-18: Request by Bryan Ghent and Jennifer Sandler for a variance from the secondary front setback standards for a privacy fence on a corner lot located at 234 College Avenue, which is zoned Single-Family Residential-5 (SF-5). Tax map number 629-08-02-001.

Staff member Shana Marshburn presented the staff report.

Mr. Williams asked if the applicant would be replacing the existing chain-link fence with a wood fence. Ms. Marshburn stated this was correct.

Chair Crawford asked if the variance was for 7.5 feet. Ms. Marshburn stated this was correct.

The applicants, Bryan Ghent and Jennifer Sandler, were available to answer questions. Ms. Sandler stated they would like to put the new fence in the same location as the current fence.

Chair Crawford asked if the fence would be located inside the property line. Ms. Sandler stated this was correct, adding they have had people harass their dog and an individual stopped and stared at the family as they were enjoying their backyard.

Chair Crawford asked the materials for the fence. Ms. Sandler stated it would be dog-eared wood.

Chair Crawford closed the floor for Board discussion.

Mr. Williams made a motion to grant the variance as requested. Vice Chair Sutton seconded, and the motion carried unanimously by a vote of 6-0 (Reeves absent).

Mr. Williams presented the findings, specifically noting the property was located on a corner lot which had inherently more restrictions than other lots in the area, the rear of the lot was more narrow than other lots in the area, there were security concerns, there would be no adverse effects to other properties, and other corner lots had a similar size fence in place.

6. Appeal Z-2021-19: Request by Dan Robertson for a special exception to establish a residential in-fill use at 249 Johnston Street, which is zoned Downtown (DTWN). Tax map number 627-17-01-007.

Staff member Shana Marshburn presented the staff report.

Mr. Hawthorne asked if approved, would one of the units be addressed off Green Street. Ms. Marshburn stated she was not certain how the units would be addressed.

Chair Crawford asked the size of the structure. Ms. Marshburn stated the applicant could best answer this question.

Chair Crawford asked if, in general, most of the area was more multi-family. Ms. Marshburn stated the Downtown zoning district did not have a lot of single-family residential uses as most of the residential-type buildings had been converted to offices, adding that if single-family residential buildings not already used as residential came available they would have to go through the special exception process to become residential.

Chair Crawford asked if the use was compatible with the City's comprehensive plan. Ms. Marshburn stated the Downtown zoning district did allow for higher densities but didn't think this use would be out of character with the comprehensive plan.

The applicant, Dan Robertson, 2390 Hilldale Road, stated the structure was approximately 2600 square feet total, with the plan to have each unit either be 1300 square feet each or 1200 and 1400 square feet. He noted the unit at the front would be two-story and the one to the rear would be one story.

Chair Crawford asked the number of beds and baths. Mr. Robertson indicated one unit would be two bedrooms with two baths and the other would be two bedrooms with two- and one-half baths.

Mr. Hawthorne asked if both units would share the parking spaces. Mr. Robertson stated they would.

Chair Crawford asked if 4 parking spaces would be provided. Mr. Robertson stated there were 3 spaces now but would expand these to 4.

Chair Crawford asked if spaces would be assigned to each unit. Mr. Robertson said he hadn't

thought to do that but hoped the units would be occupied by adults who could work out parking arrangements on their own.

Mr. Robertson added the other residences along Green Street were duplex units. He also stated that with respect to the outdoor storage requirement, he hoped to use an already existing side addition as storage for both units rather than constructing a new building.

Chair Crawford closed the floor for Board discussion.

Mr. Williams made a motion to approve the special exception with the condition to work with staff on the outdoor storage requirement. Mr. Cullum seconded.

Chair Crawford commented that he had recalled some apprehension about the residential infill uses but it was apparent that staff did not have any concerns about this particular request. Mr. Williams stated the infill regulations were written in a way to address any concerns. Chair Crawford stated the request did meet all the findings.

Chair Crawford called for a vote, and the motion carried unanimously by a vote of 6-0 (Reeves absent).

Mr. Williams presented the findings, specifically noting that the lot had been originally developed as a residential use, it fit in the area, and it would be located in the Downtown zoning district which had a mix of uses.

7. Appeal Z-2021-20: Request by Timothy Garland of Garland and Garland Real Estates Investments LLC for a special exception for single-family residential dwelling uses at 486 & 488 Pineview Road, which are zoned General Commercial (GC). Tax map numbers 630-04-02-006 & -007.

Chair Crawford noted this item had been deferred by staff. No action was taken.

8. Other Business.

a. Boards & Commissions Dinner

Ms. Kearse announced that staff had been notified that the annual Board & Commission's dinner was scheduled for Tuesday, September 21, which was the Board's regular public hearing date for that month. She asked if the Board would like to amend their calendar and meet on their rain date of September 28 instead in order for the members to attend the dinner.

Chair Crawford made the motion to amend the calendar and meet on Tuesday, September 28, with the meeting rain date scheduled for Thursday, September 30. Mr. Williams seconded, and the motion carried unanimously by a vote of 6-0 (Reeves absent).

b. Construction activity on Saluda Street

Vice Chair Sutton asked the status of the construction behind the Burger King on Saluda Street. Planning & Zoning Manager Eric Hawkins stated staff was waiting for the developer to submit plans for the site.

9. Adjourn.

There being no further business, Vice Chair Sutton made a motion to adjourn. Mr. Hawthorne seconded, and the motion carried unanimously by a vote of 6-0 (Reeves absent). The meeting adjourned at 7:17 p.m.



Zoning Board of Appeals Order

Z-2021-17

The Zoning Board of Appeals held a public hearing on Tuesday, May 18, 2021 to consider a **request by MHAK Holding LLC on behalf of Craft Axe for a special exception to establish an indoor recreation use at 274 Columbia Ave., which is zoned Industry Business (IB). Tax map number 598-04-02-001.**

Board members in attendance included: Matt Crawford, Keith Sutton, Rodney Cullum, Chad Williams, James Hawthorne, Charlotte Brown (Stacey Reeves absent).

After consideration of the evidence and arguments presented, the Board voted to grant the request based on the following findings of fact:

1. The site may be identified as 274 Columbia Ave.
2. The property owner is MHAK Holding LLC.
3. This property is zoned Industry Business (IB).
4. The request was for a special exception to establish an indoor recreation use greater than 3000 square feet.
5. The request was advertised to the public according to state law and the City of Rock Hill Zoning Ordinance. The following public notification actions were taken:
 - April 29: Public Hearing notification postcards sent to property owners and tenants within 300 feet of the subject property.
 - April 30: Public Hearing notification signs posted on subject property.
 - April 30: Zoning Board of Appeals public hearing advertisement published in *The Herald*.
 - Information about the application was posted on the City's website.
6. During the public hearing, the following comments were heard by the Board:

Staff member Melody Kearse presented the staff report.

Mr. Williams asked for confirmation that the 13 parking spaces would not be built if the special exception was denied. Ms. Kearse stated they had already received approval to build the parking spaces and were expected to build those regardless of the outcome.

The applicant's representative, Roger Metz, 1326 Cilantro Court, Tega Cay, SC, conferenced in the property owner, Paul Hakim, 254 Fair Street, Kingston NY, and Craft Axe owner Jake Jensen, 3456 Harris Bridge Road, Woodruff, SC, in order for the Board to ask questions.

Mr. Hakim stated he had been working with City staff, neighbors, and Winthrop University for the past year on the parking situation, adding that he would be building the additional parking regardless. He added he had contacted the owners of A1 Fence Company to purchase some

of the adjacent property for additional parking but believed the 13 additional spaces should alleviate any issues. He observed that he didn't see the new use as a possible hangout for people as it was more of a destination for a particular audience for 30 minutes to an hour, adding he thought the use would be complementary to the surrounding neighborhood.

Mr. Cullum asked how much business would be walk-in as opposed to those driving to the site. Mr. Hakim stated he anticipated a larger amount of pedestrian traffic with the number of student housing facilities and other development nearby.

Mr. Cullum asked Mr. Hakim if he had any issue with the Board requiring the 13 spaces be completed before the Certificate of Occupancy was issued. Mr. Hakim stated he was ready to have the parking spaces constructed as soon as the Board made its decision. He stated a retail component would not require additional parking and future plans including the installation of a kitchen for Slow Play Brewery in order to eliminate the food truck, which would add 3 spaces to the overall parking plan.

Chair Crawford asked if this use would take up the remaining square footage or would there be any remaining spaces left for lease. Mr. Hakim stated this use would take up the first floor with additional remaining office space on the second floor, which was being marketed to attorneys, insurance agencies, etc.

Chair Crawford asked the number of patrons on site at full capacity. Mr. Jensen stated there would be 8 lanes with 4 customers per lane for a total of 32 patrons, with 3-4 staff members on site, so a total of 36-40 people maximum within this particular use. He added these numbers met the written zoning regulations for parking.

Mr. Hawthorne observed that these occupancy numbers did not consider the bar area, asking if this had been considered as well. Mr. Hakim stated people waiting for their lane at Craft Axe would probably go to the bar so there would be some occupancy overlap.

Mr. Hawthorne asked for confirmation on the number of parking spaces. Ms. Kearse stated there were currently 48 spaces with 13 more proposed for a total of 61. She noted these calculations were made by staff and that the applicant was correct, the number of spaces proposed did meet the regulations as the site was located within the Old Town parking district, and that there was a previous variance for 4 spaces taken into account.

Chair Crawford closed the floor for Board discussion.

Chair Crawford commented that this was a great use but the parking was an issue, adding he believed adding people at the same peak time to the other use would create distress to the surrounding area.

There was general discussion regarding the use of the site if the applicant was able to obtain a parking agreement with Winthrop and/or was able to purchase adjacent land for additional parking.

Vice Chair Sutton noted the use technically met the number of spaces required, asking how many more would be needed for Board members to feel comfortable with approval. Chair Crawford stated the number proposed did not work for the current use on the site. Vice Chair Sutton observed the applicant was making a good faith effort to meet the parking demand.

Vice Chair Sutton asked if the parking requirements change with the use. Ms. Kearse stated

they did, stating each area determined the total amount of parking required:

- Throwing lanes: 1 space per 40 square feet
- Office area: 1 space per 250 square feet
- Bar area: 1 space per 75 square feet

Chair Crawford asked if the use was to be all office would the parking requirements be different. Ms. Kearsse stated the requirements would be 1 space per 250 square feet.

Chair Crawford asked if this would be 16 spaces required. Ms. Kearsse stated this would be rounded up to 17, adding staff did not count square footage of hallways, bathrooms, or storage areas in calculating the square footage.

Mr. Hawthorne asked if the parking numbers would be the same when the vacant space was leased. Ms. Kearsse stated that since the vacant space could only be rented as office space, yes it would.

Chair Crawford asked if the Board would evaluate any new uses on the site. Ms. Kearsse stated other uses on the site have been Monday through Friday, 8 am to 5 pm, and did not create as much of a parking demand.

Mr. Cullum asked if there would be an issue if the applicant was providing 17 spaces versus 13 spaces. Ms. Kearsse stated staff still believes there would be an issue with parking because Slow Play regularly overflows the lot, but that it was ultimately up to the Board to decide.

Mr. Cullum asked if there was an alternative to adding more parking spaces. Ms. Kearsse stated the only alternatives were to have an agreement with Winthrop University or to purchase adjacent property.

Mr. Cullum observed that many people would probably patronize both uses. Mr. Williams stated he agreed but could also see people come just for this use and that the site already had parking issues.

There was general discussion regarding the current parking situation and where cars were parked to access the current businesses.

Mr. Williams asked if the applicant had been working with staff for the past 18 months on the establishment of the use or the parking. Ms. Kearsse stated they had been working with staff on the establishing the use at this site for 18 months, but that staff had indicated more than 13 parking spaces would be needed. She added that a parking agreement with Winthrop or purchase of the adjacent property would help, but under the current situation Winthrop could prohibit parking on their property at any time.

Chair Crawford made a motion to approve the special exception as requested. Mr. Cullum seconded. The motion carried by a vote of 4-2, with Vice Chair Sutton, Mr. Cullum, Mr. Hawthorne, and Ms. Brown voting in favor, and Chair Crawford and Mr. Williams voting in opposition (Reeves absent).

Mr. Cullum presented the findings, specifically noting the use would comply with the use-specific standards, it was compatible with the surrounding area, and would minimize adverse

impact to the surrounding area.

THE BOARD, THEREFORE, ORDERS:

That the request by MHAK Holding LLC on behalf of Craft Axe for a special exception to establish an indoor recreation use at 274 Columbia Ave., is APPROVED

Section 2.12.1 (C) of the Zoning Ordinance states:

Any person having a substantial interest affected by a decision of the Zoning Board of Appeals may appeal the decision to the Circuit Court in and for York County by filing with the Clerk of the Court a petition setting for plainly, fully, and distinctly why the decision is contrary to law. The appeal must be filed within 30 days after the decision of the Zoning Board of Appeals is mailed. For the purposes of this subsection, "person" includes persons jointly or severally aggrieved by the decision of the Zoning Board of Appeals.

AND IT IS SO ORDERED.

Matt Crawford, Chairman

Date the Order Was Approved by the Board: _____

Date the Decision of the Board Was Mailed to the Applicant: _____



Zoning Board of Appeals Order

Z-2021-18

The Zoning Board of Appeals held a public hearing on Tuesday, May 18, 2021 to consider a **request by Bryan Ghent & Jennifer Sandler for a variance from the secondary front setback standards for a fence on a corner lot at 234 College Avenue, which is zoned Single Family-5 (SF-5). Tax map number 629-08-02-001.**

Members in attendance included Matt Crawford, Keith Sutton, Rodney Cullum, Chad Williams, James Hawthorne, Charlotte Brown (Stacey Reeves absent)

After consideration of the evidence and arguments presented, the Board voted to grant the request based on the following findings of fact:

1. The site may be identified as 234 College Avenue.
2. The property owners are Bryan Ghent & Jennifer Sandler.
3. This property is zoned Single Family-5 (SF-5).
4. The request was for a variance from the secondary front setback standards for a fence on a corner lot at 234 College Avenue.
5. The request was advertised to the public according to state law and the City of Rock Hill Zoning Ordinance. The following public notification actions were taken:
 - April 29: Public Hearing notification postcards sent to property owners and tenants within 300 feet of the subject property.
 - April 30: Public Hearing notification signs posted on subject property.
 - April 30: Zoning Board of Appeals public hearing advertisement published in *The Herald*.
 - Information about the application was posted on the City's website.
6. During the public hearing, the following comments were heard by the Board:

Staff member Shana Marshburn presented the staff report.

Mr. Williams asked if the applicant would be replacing the existing chain-link fence with a wood fence. Ms. Marshburn stated this was correct.

Chair Crawford asked if the variance was for 7.5 feet. Ms. Marshburn stated this was correct.

The applicants, Bryan Ghent and Jennifer Sandler, were available to answer questions. Ms. Sandler stated they would like to put the new fence in the same location as the current fence.

Chair Crawford asked if the fence would be located inside the property line. Ms. Sandler stated this was correct, adding they have had people harass their dog and an individual stopped and stared at the family as they were enjoying their backyard.

Chair Crawford asked the materials for the fence. Ms. Sandler stated it would be dog-eared wood.

Chair Crawford closed the floor for Board discussion.

Mr. Williams made a motion to grant the variance as requested. Vice Chair Sutton seconded, and the motion carried unanimously by a vote of 6-0 (Reeves absent).

Mr. Williams presented the findings, specifically noting the property was located on a corner lot which had inherently more restrictions than other lots in the area, the rear of the lot was more narrow than other lots in the area, there were security concerns, there would be no adverse effects to other properties, and other corner lots had a similar size fence in place.

THE BOARD, THEREFORE, ORDERS:

That the request by Bryan Ghent & Jennifer Sandler for a variance from the secondary front setback standards for a fence on a corner lot at 234 College Avenue, which is zoned Single Family-5 (SF-5.) is APPROVED.

Section 2.12.1 (C) of the Zoning Ordinance states:

Any person having a substantial interest affected by a decision of the Zoning Board of Appeals may appeal the decision to the Circuit Court in and for York County by filing with the Clerk of the Court a petition setting for plainly, fully, and distinctly why the decision is contrary to law. The appeal must be filed within 30 days after the decision of the Zoning Board of Appeals is mailed. For the purposes of this subsection, "person" includes persons jointly or severally aggrieved by the decision of the Zoning Board of Appeals.

AND IT IS SO ORDERED.

Matt Crawford, Chairman

Date the Order Was Approved by the Board: _____

Date the Decision of the Board Was Mailed to the Applicant: _____



Zoning Board of Appeals Order

Z-2021-19

The Zoning Board of Appeals held a public hearing on Tuesday, May 18, 2021 to consider a **request by Dan Robertson for a special exception to establish a residential infill use 249 Johnston Street, which is zoned Downtown (DWTN). Tax map number 627-17-01-007.**

Members in attendance included Matt Crawford, Keith Sutton, Rodney Cullum, Chad Williams, James Hawthorne, Charlotte Brown (Stacey Reeves absent)

After consideration of the evidence and arguments presented, the Board voted to grant the request based on the following findings of fact:

1. The site may be identified as 249 Johnston Street.
2. The property owner is Ella J. Wells.
3. This property is zoned Downtown (DWTN).
4. The request was for a special exception to establish a residential infill use at 249 Johnston Street.
5. The request was advertised to the public according to state law and the City of Rock Hill Zoning Ordinance. The following public notification actions were taken:
 - April 29: Public Hearing notification postcards sent to property owners and tenants within 300 feet of the subject property.
 - April 30: Public Hearing notification signs posted on subject property.
 - April 30: Zoning Board of Appeals public hearing advertisement published in *The Herald*.
 - Information about the application was posted on the City's website.
6. During the public hearing, the following comments were heard by the Board:

Staff member Shana Marshburn presented the staff report.

Mr. Hawthorne asked if approved, would one of the units be addressed off Green Street. Ms. Marshburn stated she was not certain how the units would be addressed.

Chair Crawford asked the size of the structure. Ms. Marshburn stated the applicant could best answer this question.

Chair Crawford asked if, in general, most of the area was more multi-family. Ms. Marshburn stated the Downtown zoning district did not have a lot of single-family residential uses as most of the residential-type buildings had been converted to offices, adding that if single-family residential buildings not already used as residential came available they would have to go through the special exception process to become residential.

Chair Crawford asked if the use was compatible with the City's comprehensive plan. Ms. Marshburn stated the Downtown zoning district did allow for higher densities but didn't think this use would be out of character with the comprehensive plan.

The applicant, Dan Robertson, 2390 Hilldale Road, stated the structure was approximately 2600 square feet total, with the plan to have each unit either be 1300 square feet each or 1200 and 1400 square feet. He noted the unit at the front would be two-story and the one to the rear would be one story.

Chair Crawford asked the number of beds and baths. Mr. Robertson indicated one unit would be two bedrooms with two baths and the other would be two bedrooms with two- and one-half baths.

Mr. Hawthorne asked if both units would share the parking spaces. Mr. Robertson stated they would.

Chair Crawford asked if 4 parking spaces would be provided. Mr. Robertson stated there were 3 spaces now but would expand these to 4.

Chair Crawford asked if spaces would be assigned to each unit. Mr. Robertson said he hadn't thought to do that but hoped the units would be occupied by adults who could work out parking arrangements on their own.

Mr. Robertson added the other residences along Green Street were duplex units. He also stated that with respect to the outdoor storage requirement, he hoped to use an already existing side addition as storage for both units rather than constructing a new building.

Chair Crawford closed the floor for Board discussion.

Mr. Williams made a motion to approve the special exception with the condition to work with staff on the outdoor storage requirement. Mr. Cullum seconded.

Chair Crawford commented that he had recalled some apprehension about the residential infill uses but it was apparent that staff did not have any concerns about this particular request. Mr. Williams stated the infill regulations were written in a way to address any concerns. Chair Crawford stated the request did meet all the findings.

Chair Crawford called for a vote, and the motion carried unanimously by a vote of 6-0 (Reeves absent).

Mr. Williams presented the findings, specifically noting that the lot had been originally developed as a residential use, it fit in the area, and it would be located in the Downtown zoning district which had a mix of uses.

THE BOARD, THEREFORE, ORDERS:

That the request by Dan Robertson for a special exception to establish a residential infill use 249 Johnston Street, which is zoned Downtown (DWTN) is APPROVED.

Section 2.12.1 (C) of the Zoning Ordinance states:

Any person having a substantial interest affected by a decision of the Zoning Board of Appeals

may appeal the decision to the Circuit Court in and for York County by filing with the Clerk of the Court a petition setting for plainly, fully, and distinctly why the decision is contrary to law. The appeal must be filed within 30 days after the decision of the Zoning Board of Appeals is mailed. For the purposes of this subsection, "person" includes persons jointly or severally aggrieved by the decision of the Zoning Board of Appeals.

AND IT IS SO ORDERED.

Matt Crawford, Chairman

Date the Order Was Approved by the Board: _____

Date the Decision of the Board Was Mailed to the Applicant: _____

Z-2021-20

Requests: Special exception to establish a single-family residential detached use within the General Commercial (GC) zoning district
Variance to the minimum required lot width to establish a single-family residence in a commercial zoning district

Address: 486 & 488 Pineview Road

Zoning District: General Commercial (GC)

Applicant: Garland & Garland Real Estate Investments, LLC (Timothy Garland)





Requests: Special exception to establish a single-family residential detached use within the General Commercial (GC) zoning district.
 Variance to the minimum required lot width to establish a single-family residence in a commercial zoning district.

Address: 486 & 488 Pineview Road.

Tax Map No.: 630-04-02-006 & -007

Zoning District: General Commercial (GC)

Applicant: Garland & Garland Real Estate Investments, LLC (Timothy Garland)
 763 Sumter Ave.
 Rock Hill, SC 29730

Property Owner: Tire Medic, LLC (Daniel Newell)
 12435 Pine Terrace Court
 Charlotte, NC 28273

Background

Special exception request

The applicant, Timothy Garland, has two lots under contract on Pineview Road and would like to build a single-family detached dwelling onto each of them. The property is zoned General Commercial (GC), which requires a special exception for a single-family residential use. The reason for this is because residential uses are not compatible with many of the uses that are permitted by right in the General Commercial zoning district.

Primary use table excerpt <ul style="list-style-type: none"> • Blank cell = prohibited • S = Special exception • C = Conditional use • P = Permitted use 	<table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th colspan="8">RESIDENTIAL</th> <th colspan="6">BUSINESS</th> </tr> <tr> <th>SF-2</th> <th>SF-3</th> <th>SF-4</th> <th>SF-5</th> <th>SF-8</th> <th>SF-A</th> <th>MFR</th> <th>MF-15</th> <th>MX</th> <th>NO</th> <th>NC</th> <th>OI</th> <th>LC</th> <th>GC</th> <th>CC</th> <th>CI</th> <th>DTWN</th> <th>MUC</th> <th>IB</th> <th>IG</th> <th>IH</th> </tr> </thead> <tbody> <tr> <td>C</td> <td>C</td> <td>C</td> <td>C</td> <td>C</td> <td>C</td> <td>C</td> <td>C</td> <td></td> <td>C</td> <td>C</td> <td>C</td> <td>S</td> <td>S</td> <td>C</td> <td></td> <td>C</td> <td>C</td> <td>C</td> <td>S</td> <td></td> </tr> </tbody> </table>														RESIDENTIAL								BUSINESS						SF-2	SF-3	SF-4	SF-5	SF-8	SF-A	MFR	MF-15	MX	NO	NC	OI	LC	GC	CC	CI	DTWN	MUC	IB	IG	IH	C	C	C	C	C	C	C	C		C	C	C	S	S	C		C	C	C	S	
	RESIDENTIAL								BUSINESS																																																													
SF-2	SF-3	SF-4	SF-5	SF-8	SF-A	MFR	MF-15	MX	NO	NC	OI	LC	GC	CC	CI	DTWN	MUC	IB	IG	IH																																																		
C	C	C	C	C	C	C	C		C	C	C	S	S	C		C	C	C	S																																																			
Definition of proposed use	<i>Single-Family Detached:</i> A dwelling that is not attached to any other dwelling unit, that is occupied by one family, and that is located on an individual lot that is owned in fee simple. May be built entirely on site or may be modular.																																																																					

Variance request

The minimum required lot width is 60 feet for a single-family dwelling in a commercial zoning district. 486 and 488 Pineview Road each have only 50 feet in width. Therefore, the applicant is requesting a 10-foot variance to the lot width for both of the parcels.

Site Description

The lots are located on Pineview Road near Tucker Street off of N. Anderson Road and are a part of the Mt. Gallant Park subdivision. These lots were platted as residential lots in 1947, prior to enactment of zoning by the City. When the General Commercial zoning was established on the property, single-family residential uses were permitted. The zoning ordinance has since been amended to require special exception approval for single-family residential uses in the GC district.

The property is surrounded by properties zoned both Single Family-5 and Single-Family-4, in addition to GC-General Commercial fronting along N. Anderson Road and Pineview Road. Nearby uses include single-family residential and commercial.

Description of Intent for General Commercial (GC) Zoning District

Although originally established to apply to lands being used commercially that did not fit into one of the other commercial districts, it is now the intent of this ordinance that the GC district be phased out over time by not allowing new rezonings to the district.

Analysis of Request for Special Exception

Staff will base its recommendation on an analysis of the below standards, and the Zoning Board of Appeals may approve a special exception use only upon a finding that the applicant has demonstrated that the applicable standards listed below are met. The Board may find that not all of these standards are applicable to every request for a special exception use.

- 1. *Complies with Use-Specific Standards:*** *The proposed use complies with all use-specific standards. In this case, the applicable use-specific standards are shown below in italics, followed by staff's assessment of each standard in non-italicized font.*

4.3.3.2.1 Household Living

A. Single-Family Detached

- 1. Single-family detached dwellings and lots have numerous conditions related to site design and architecture, which are found in Chapter 9: Site and Building Design Standards and Chapter 6: Community Design Standards.*
- 2. Additionally, in the business zoning districts, the dimensional standards for single-family detached dwellings are as follows:*

MIN LOT AREA (SQ FT)	MIN. LOT WIDTH (FT)	MAX. LOT COVERAGE	MAX. DENSITY (Gross Units Per Acre)	PRIMARY STRUCTURE	
				MAX HT (FT)	REQUIRED SETBACKS (FT)
6,000	60	75%	N/A	35	<p>The diagram shows a yellow rectangular structure labeled 'Front' at the bottom. Four arrows point outwards from the structure, indicating setbacks: 15 ft upwards (top), 20 ft downwards (bottom), 10 ft to the left, and 10 ft to the right.</p>

The existing lots do not meet the minimum required lot width; however, the applicant is applying for a variance to the standards in addition to the special exception request.

- 2. Compatibility:** *The proposed use is appropriate for its location and compatible with the character of surrounding lands and the uses permitted in the zoning district(s) of surrounding lands.*

Single-family residential uses are generally not compatible with the uses permitted within the GC zoning district. However, commercial uses in this area are more likely to develop along Anderson Road, with its high visibility, rather than an area mainly comprised of residential uses along a local road that eventually dead ends. Additionally, allowing single-family residential dwellings along this street should not deter the development of commercial uses along Anderson Road.

- 3. Design Minimizes Adverse Impact:** *The design of the proposed use minimizes adverse effects, including visual impacts on adjacent lands; furthermore, the proposed use avoids significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration, and does not create a nuisance.*

The design of the single-family detached dwellings would be reviewed by staff for compliance with all applicable zoning and building regulations to minimize any impacts to neighboring properties.

- 4. Design Minimizes Environmental Impact:** *The proposed use minimizes environmental impacts and does not cause significant deterioration of water and air resources, significant wildlife habitat, scenic resources, and other natural resources.*

The design would also be reviewed, and inspections performed by staff for compliance with all environmental regulations to minimize any impacts to neighboring properties, streams, creeks, and stormwater systems.

Staff has received concerns from neighbors regarding the two lots being the subject of a landfill, noting that Roger's Paint Company once wasted and/or stored hazardous materials on the site. Though staff has performed research into this issue, specifically checking with the Environmental Protection Agency (EPA) and the South Carolina Department of Health and Environmental Control (SCDHEC), it was not able to locate anything to verify those claims.

- 5. *Roads:*** *There is adequate road capacity available to serve the proposed use, and the proposed use is designed to ensure safe ingress and egress onto the site and safe road conditions around the site.*

Staff sees the addition of two single-family units along Pineview Road as having little impact, as a commercial use would have the potential to generate more traffic than the ones proposed. In addition, Anderson Road is able to accommodate the traffic that would be generated from residential uses along the street.

- 6. *Not Injure Neighboring Land or Property Values:*** *The proposed use will not substantially and permanently injure the use of neighboring land for those uses that are permitted in the zoning district or reduce property values in a demonstrative manner.*

The proposed use is not expected to injure property values and single-family homes already exist within the neighborhood.

- 7. *Site Plan:*** *A site plan has been prepared that demonstrates how the proposed use complies with the other standards of this subsection.*

Although a site plan has not yet been developed, the applicant has indicated that he intends to build the same homes that were built at the corner of Pineview Road and Tucker Street back in 2019. The applicant has provided building elevations for those homes.

- 8. *Complies with All Other Relevant Laws and Ordinances:*** *The proposed use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.*

The applicant agrees to conform to all other relevant laws and ordinances.

Analysis of Requests for Variance

Required Findings of Fact

Staff will base its recommendation on an analysis of the below findings. The Zoning Board of Appeals may approve a variance only upon finding that the applicant has demonstrated that **all four** of the below findings are met.

The required findings are shown below in italics, followed by staff's assessment of each finding in non-italicized font.

1. *Extraordinary and Exceptional Conditions*

There are extraordinary and exceptional conditions pertaining to the particular piece of land.

At the time that this subdivision was first platted, the lot dimension standards were different than those of today. It was common for lots to be subdivided into long, narrow lots such as the ones located along this section of Pineview Road, which may be considered an extraordinary and exceptional condition.

2. Unique Conditions

These conditions do not generally apply to other property in the vicinity.

While there are a number of lots within the neighborhood that have only 50 feet in lot width, the majority of those properties are zoned single-family residential. However, the Zoning Ordinance allows residentially zoned properties to develop if they are at least 50-feet in width and have 5,000 square feet, which most of these meet that standard. The Ordinance does not afford this same ability to develop commercially zoned lots residentially. Other than the two subject lots, there are two more lots to the immediate north and a single lot further south that are also only 50 feet in lot width and zoned commercially; and therefore, share the same conditions. If someone were wishing to develop these lots, they would also have to undergo the variance process. In addition to those properties, there is a larger, developed, commercial lot, that if subdivided, would be able to meet the minimum lot width.

3. Strict Application Deprives Use

Because of the conditions, the application of this Ordinance to the land would effectively prohibit or unreasonably restrict the utilization of the land.

If the Zoning Board of Appeals does not grant this variance, these parcels could not be used for a single-family residential use, and as explained previously, the small size of these parcels and their location on a neighborhood street would mean that they are unlikely to support a viable commercial use.

4. Not Detrimental

The authorization of the Variance Permit will not result in substantial detriment to adjacent land, or to the public good, and the character of the district will not be harmed by the granting of the variance.

If the variance were granted, the applicant would be able to build a single-family residence on each of these properties. This proposed use would be compatible with the existing single-family residential uses located on this street.

However, staff has received feedback from four neighbors and a former neighborhood resident in opposition to the request. The neighbors cited reasons related to increased traffic, speed, noise, a potentially hazardous landfill area, and criminal activity.

Finally, if the Zoning Board of Appeals determines that granting the special exception request for the residential use is appropriate, it follows that the granting of this additional variance would not be detrimental to adjacent land, or the public good, and that the character of the district would not be harmed if it were granted.

Not Grounds for Variance

Variance requests cannot be based on the ability of the land to be used more profitably if the requests are granted. In this case, the granting of the variance request would allow the property to be used for single-family residences, which is the use that was originally intended for the lots.

Public Input

Staff has taken the following actions to notify the public about this public hearing:

- May 28: Sent public hearing notification postcards to property owners and tenants within 300 feet of the subject property.
- May 28: Posted public hearing signs on subject property.
- May 28: Advertised the Zoning Board of Appeals public hearing in *The Herald*.
- Information about this request was posted to the City's website

Staff was contacted by four neighbors and a former neighborhood resident in opposition to the request. The neighbors cited reasons related to increased traffic, speed, noise, a potentially hazardous landfill area, and criminal activity.

Staff Recommendation

Special Exception

Staff recommends approval of the special exception request. The proposed single-family residential use is compatible with the other single-family uses located along this section of Pineview Road. Additionally, Pineview Road is more suited to single-family residential uses than commercial uses, and therefore, staff is not concerned about the presence of these residences, if constructed, impeding any future commercial development of this area, specifically along Anderson Road.

Variance

Though there are other lots along Pineview Road that would require a variance to the minimum required lot width, the vast majority of the lots in this area are zoned residentially, whereas the Zoning Ordinance affords them the ability to develop so long as they have at least 50 feet in lot width and 5,000 square feet in land area. However, given that this lot does not qualify as a non-conforming lot of record because it is zoned General Commercial, these lots are not afforded that same provision. Furthermore, though staff has heard from current and former residents in opposition, staff believes that the addition of two single-family homes should not be a detriment to the neighborhood as the lots' potential to develop commercially would be seen as a more intensive use than what's being proposed.

Attachments

- Application and supporting materials
 - General Commercial (GC) use list
 - Zoning map
-

Staff Contact:

Shana Marshburn, Planner II

803.326.2456

shana.marshburn@cityofrockhill.com

SPECIAL EXCEPTION APPLICATION

Plan Tracking # 20210608 Date Received: 3/31/21 Case # Z- 2021-20

Please use additional paper if necessary, for example to list additional applicants or properties, or to elaborate on your responses to the questions about the request. You may handwrite your responses or type them. You may scan your responses and submit them by email (see the above fact sheet), since we can accept scanned copies of signatures in most cases.

PROPERTY INFORMATION

Street address of subject property: 486 Pineview Road, Rock Hill, SC 29730

Tax parcel number of subject property: 630-04-02-006

Property restrictions

Do any recorded deed restrictions or restrictive covenants apply to this property that would prohibit, conflict with, or be contrary to the activity you are requesting? For example, does your homeowners association or property owners association prohibit the activity or need to approve it first? Yes No

If yes, please describe the requirements: _____

APPLICANT/PROPERTY OWNER INFORMATION

Applicant's name	Mailing address	Phone number	Email address
<u>Garland and Garland Real Estate Investments LLC.</u>	<u>763 Sumter Ave RtsC 29730</u>	<u>(803) 493-3231</u>	<u>Timothy @ TimothyGarlandRE.com</u>

Are you the owner of the subject property? Yes No

If you are not the owner of the subject property, what is your relationship to it (e.g., have it under contract to purchase, tenant, contractor, real estate agent) Under Contract

I certify that I have completely read this application and instructions, that I understand all it includes, and that the information in the application and the attached forms is correct.

Signature: [Signature] Date: March-30-2021

If you are not the owner of the subject property, the *property owner* must complete this box.

Name of property owner: _____
If property owner is an organization/corporation, name of person authorized to represent its property interests: _____
I certify that the person listed in the person listed above has my permission to represent this property in this application.
Signature: _____ Date: _____
Preferred phone number: _____ Email address: _____
Mailing address: _____

SPECIAL EXCEPTION APPLICATION

Plan Tracking # _____ Date Received: _____ Case # Z- _____

Please use additional paper if necessary, for example to list additional applicants or properties, or to elaborate on your responses to the questions about the request. You may handwrite your responses or type them. You may scan your responses and submit them by email (see the above fact sheet), since we can accept scanned copies of signatures in most cases.

PROPERTY INFORMATION

Street address of subject property: 486 Pmeview Road, Rock Hill, SC 29730

Tax parcel number of subject property: 630-04-02-006

Property restrictions

Do any recorded deed restrictions or restrictive covenants apply to this property that would prohibit, conflict with, or be contrary to the activity you are requesting? For example, does your homeowners association or property owners association prohibit the activity or need to approve it first? Yes ___ No

If yes, please describe the requirements: _____

APPLICANT/PROPERTY OWNER INFORMATION

Applicant's name	Mailing address	Phone number	Email address
<u>Garland and Garland Real Estate Investments LLC</u>	<u>763 Sumter Ave Rts 29730</u>	<u>(803) 493-3231</u>	<u>Timothy@TimothyGarlandRE.com</u>

Are you the owner of the subject property? Yes No

If you are not the owner of the subject property, what is your relationship to it (e.g., have it under contract to purchase, tenant, contractor, real estate agent) Under Contract

I certify that I have completely read this application and instructions, that I understand all it includes, and that the information in the application and the attached forms is correct.

Signature: [Handwritten Signature] Date: March 30 2021

If you are **not** the owner of the subject property, the **property owner** must complete this box.

Name of property owner: <u>Tire Medic LLC</u>	
If property owner is an organization/corporation, name of person authorized to represent its property interests: <u>Daniel Newell</u>	
I certify that the person listed in the person listed above has my permission to represent this property in this application:	
Signature: <u>D. Newell - President</u>	Date: <u>3/31/21</u>
Preferred phone number: <u>704 746 7339</u>	Email address: <u>dan@thetiremedic.com</u>
Mailing address: <u>12435 Pine Terrace Ct Charlotte NC 28273</u>	

SPECIAL EXCEPTION APPLICATION

Plan Tracking # _____ Date Received: _____ Case # Z- _____

Please use additional paper if necessary, for example to list additional applicants or properties, or to elaborate on your responses to the questions about the request. You may handwrite your responses or type them. You may scan your responses and submit them by email (see the above fact sheet), since we can accept scanned copies of signatures in most cases.

PROPERTY INFORMATION

Street address of subject property: 488 Pinewind Road, Rock Hill, SC 29730

Tax parcel number of subject property: 630-04-02-007

Property restrictions

Do any recorded deed restrictions or restrictive covenants apply to this property that would prohibit, conflict with, or be contrary to the activity you are requesting? For example, does your homeowners association or property owners association prohibit the activity or need to approve it first? Yes ___ No

If yes, please describe the requirements: _____

APPLICANT/PROPERTY OWNER INFORMATION

Applicant's name	Mailing address	Phone number	Email address
<u>Garland and Garland Real Estate Investments LLC.</u>	<u>763 Sumter Ave RHSC 29730</u>	<u>(803) 493-3231</u>	<u>Timothy@TimothyGarland RE.G</u>

Are you the owner of the subject property? Yes No

If you are not the owner of the subject property, what is your relationship to it (e.g., have it under contract to purchase, tenant, contractor, real estate agent) Under Contract

I certify that I have completely read this application and instructions, that I understand all it includes, and that the information in the application and the attached forms is correct.

Signature: [Signature] Date: March-30-2021

If you are not the owner of the subject property, the property owner must complete this box.

Name of property owner: _____

If property owner is an organization/corporation, name of person authorized to represent its property interests: _____

I certify that the person listed in the person listed above has my permission to represent this property in this application.

Signature: _____ Date: _____

Preferred phone number: _____ Email address: _____

Mailing address: _____

SPECIAL EXCEPTION APPLICATION

Plan Tracking # _____ Date Received: _____ Case # Z _____

Please use additional paper if necessary, for example to list additional applicants or properties, or to elaborate on your responses to the questions about the request. You may handwrite your responses or type them. You may scan your responses and submit them by email (see the above fact sheet), since we can accept scanned copies of signatures in most cases.

PROPERTY INFORMATION

Street address of subject property: 488 Pinview Road, Rock Hill, SC 29730

Tax parcel number of subject property: 630-04-02-007

Property restrictions

Do any recorded deed restrictions or restrictive covenants apply to this property that would prohibit, conflict with, or be contrary to the activity you are requesting? For example, does your homeowners association or property owners association prohibit the activity or need to approve it first? Yes _____ No X

If yes, please describe the requirements: _____

APPLICANT/PROPERTY OWNER INFORMATION

Applicant's name	Mailing address	Phone number	Email address
<u>Garland and Garland Real Estate Investments LLC</u>	<u>763 Sumter Ave RHSC 29730</u>	<u>(803) 493-3231</u>	<u>Timothy@TimothyGarland RE.com</u>

Are you the owner of the subject property? Yes No

If you are not the owner of the subject property, what is your relationship to it (e.g., have it under contract to purchase, tenant, contractor, real estate agent) Under Contract

I certify that I have completely read this application and instructions, that I understand all it includes, and that the information in the application and the attached forms is correct.

Signature: [Signature] Date: March-30-2021

If you are not the owner of the subject property, the property owner must complete this box.

Name of property owner: Tive Medic LLC

If property owner is an organization/corporation, name of person authorized to represent its property interests:
Daniel Newell

I certify that the person listed in the person listed above has my permission to represent this property in this application.

Signature: Daniel Newell - President Date: 3/13/21

Preferred phone number: 704-746-7339 Email address: dan@thetivemedic.com

Mailing address: 12435 Pine Terrace Ct, Charlotte NC 28273

INFORMATION ABOUT REQUEST

What is the type of use for which you are requesting a special exception?

Residential Home New Build

Special exception standards

Please explain to the Board why you believe your request meets these standards. These are the standards the Board will consider when deciding whether to approve your request, although it may find that not all are applicable to your request.

1. If your proposed use has any use-specific standards, how do you propose to meet them? (Staff can help you determine whether your use has any use-specific standards.)

See Variance application

N/A

2. How is the proposed use appropriate for its location and compatible with surrounding land and uses?

95 % of Neighboring properties
are Residential Homes

3. What steps are you taking to minimize any adverse impacts on surrounding properties?

N/A

4. How would the use impact the environment (water, natural resources, wildlife habitat, etc.)?

Less than Commercial disruption

5. How would the use impact traffic issues (road capacity, safety of those coming into or leaving the site, etc.)?

N/A

6. How would the use impact the ability of neighboring land owners to use their properties in a way that is allowed under the Zoning Ordinance, and their property values?

N/A

Exhibits

Please list any documents that you are submitting in support of this application. The ones listed below are suggested, but you may provide others that you believe would be helpful, and in some cases, staff or the Zoning Board of Appeals may request other exhibits as well.

Site plan

Photos of property that is the subject of the request

We Will Be Building New Construction
* 3 Bed - *Living Room
* 2 Bath - *Kitchen / Dining / Laundry
28 - width
44^x - Depth

VARIANCE APPLICATION

Plan Tracking # _____ Date Received: _____ Case # Z- _____

Please use additional paper if necessary, for example to list additional applicants or properties, or to elaborate on your responses to the questions about the request. You may handwrite your responses or type them. You may scan your responses and submit them by email (see the above fact sheet), since we can accept scanned copies of signatures in most cases.

PROPERTY INFORMATION

Street address of subject property: 486 Pineview Road, Rock Hill, SC 29730

Tax parcel number of subject property: 6 3 0 - 0 4 - 0 2 - 0 0 6

Property restrictions

Do any recorded deed restrictions or restrictive covenants apply to this property that would prohibit, conflict with, or be contrary to the activity you are requesting? For example, does your homeowners association or property owners association prohibit the activity or need to approve it first? Yes ___ No X

If yes, please describe the requirements: _____

APPLICANT/PROPERTY OWNER INFORMATION

Applicant's name	Mailing address	Phone number	Email address
Garland & Garland Real Estate Investments, LLC.	763 Sumter Avenue Rock Hill, SC 29730	(803) 493-3231	Timothy@TimothyGarlandRE.com

Are you the owner of the subject property? Yes No

If you are not the owner of the subject property, what is your relationship to it (e.g., have it under contract to purchase, tenant, contractor, real estate agent) Have it under contract to purchase

I certify that I have completely read this application and instructions, that I understand all it includes, and that the information in the application and the attached forms is correct.

Signature: _____ Date: _____

If you are ***not*** the owner of the subject property, the ***property owner*** must complete this box.

<p>Name of property owner: <u>Tire Medic, LLC.</u></p> <p>If property owner is an organization/corporation, name of person authorized to represent its property interests: <u>Daniel Newell</u></p> <p>I certify that the person listed in the person listed above has my permission to represent this property in this application.</p> <p>Signature: _____ Date: _____</p> <p>Preferred phone number: <u>(704) 746-7339</u> Email address: <u>Dan@TheTireMedic.com</u></p> <p>Mailing address: <u>12435 Pine Terrace Ct.</u> <u>Charlotte, NC 28273</u></p>

INFORMATION ABOUT REQUEST

General description of your request

Approval of (2) 50 ft. wide lots to build (2) single family 3 bedroom/2 bathroom homes. The lots have always been 50 ft. wide. Between the 2 lots, there are 100 ft. available.

The properties are already 2 separate addresses and 2 separate tax id's.

Lot dimensions are 50 ft. wide by 240 ft. deep. Total acreage is roughly 0.28 acres.

****NOTE**** Current owner wanted to build commercial.

I want to build residential for the betterment of the community and the neighborhood.

Findings of fact

Under state law, in order to grant a variance, the Zoning Board of Appeals must find that **all four** of the following statements are true about your request. Please explain why you believe your request is true regarding these four statements.

1. Your land has extraordinary and exceptional conditions that pertain to it.

These lots are 50 ft. wide whereas the current lot standards are 60 ft. minimum. Construction

can not continue forward with the current cost of the land and the cost of inflated building products.

These lots have always been 50 ft. wide and require 2 single family homes instead of commercial building potential.

The neighborhood is primarily residential.

I feel without the approval of these lots to build 2 residential homes, commercial would hurt the neighborhood due to traffic/noise/disruption.

The best use for these properties is residential (single family homes).

Without approval to build 2 homes, the projects are dead in the water and are a total no-go. The best outcome for the city would be to approve so that there would be 2 new beautiful homes in this up and coming neighborhood. They would also be 2 new tax income producing properties located within minutes of new development (Panters, Atrium Health, etc.) New homes are needed in this location.

2. Other property in the vicinity of your land does not generally have those same extraordinary and exceptional conditions.

The majority of the neighborhood has conforming lots but there are multiple non-conforming lots, as well, in the neighborhood. I am a builder who normally does not focus on building multiple houses.

I like to build larger homes on larger lots. But, in this case, with current inflation of product, and sales price for profit reasons, this has to be 2 lots with 2 separate single family homes.

With inside the neighborhood, there are 4 new construction homes. I am responsible for 2 of the new construction homes which I personally owned/built/sold. Those lots, at the time, I was able to recombine in order to build a larger home with a larger lot.

The other 2 new construction homes at the front of the neighborhood are smaller lots which are non-conforming. The homes/lots which we propose to build on are larger homes and lots than the 2 non-conforming lots located at the front of the neighborhood.

I was also responsible for the sale of those properties representing the builder.

3. If the City applied its regular zoning requirements to your property, your use of the land would be unreasonably restricted or effectively prohibited.

These lots are 50 ft. wide. New zoning requirements state a minimum of 60 ft. If the city does not grant a variance, then the properties stay commercial and could affect the residential layout of the existing neighborhood.

****NOTE**** The best use for the neighborhood would be 2 residential lots for single family residential homes.

4. If the Zoning Board of Appeals grants the variance request, it will not harm adjacent land or the public good.

Approval of this variance will not harm the surrounding homes or land for 90% of the neighborhood is fully developed as a residential neighborhood with single family homes.

NOTE There is a duplex located in the neighborhood.

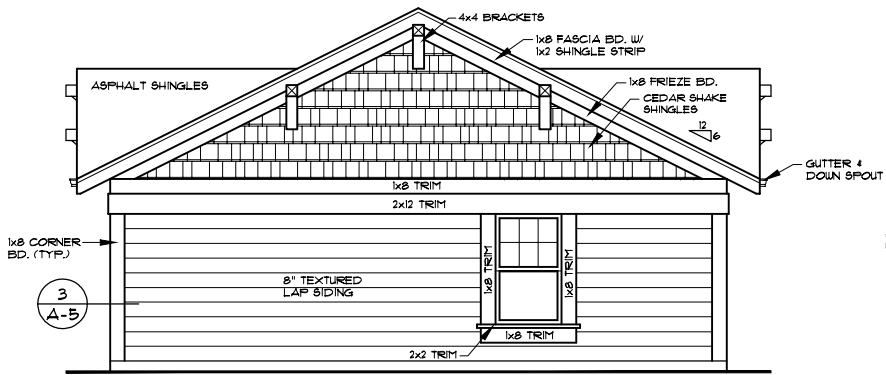
****NOTE**** The abandoned WRHI radio station is located within this neighborhood.

Exhibits

Please list any documents that you are submitting in support of this application. The ones listed below are suggested, but you may provide others that you believe would be helpful, and in some cases, staff or the Zoning Board of Appeals may request other exhibits as well.

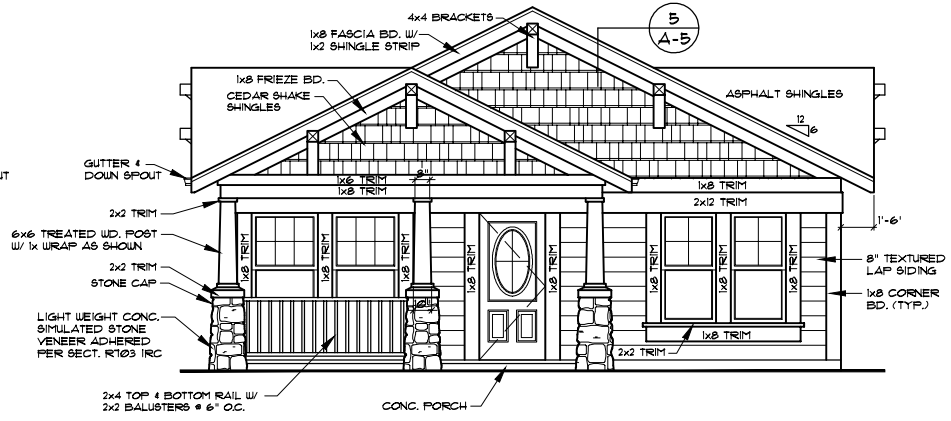
- Site plan
- Photos of the area of the property that is the subject of the request

Photos available upon request



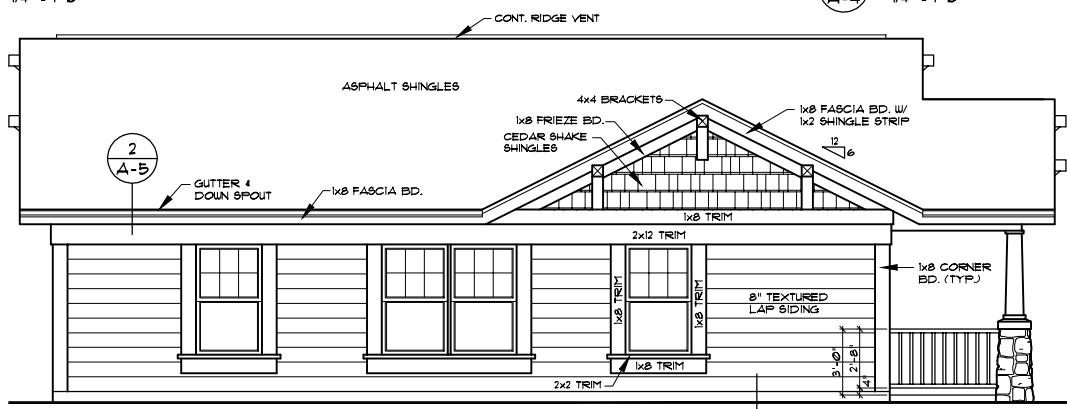
2
A-4 1/4" = 1'-0"

REAR ELEVATION



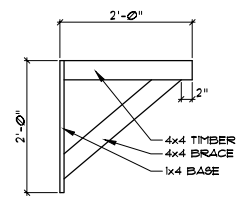
1
A-4 1/4" = 1'-0"

FRONT ELEVATION



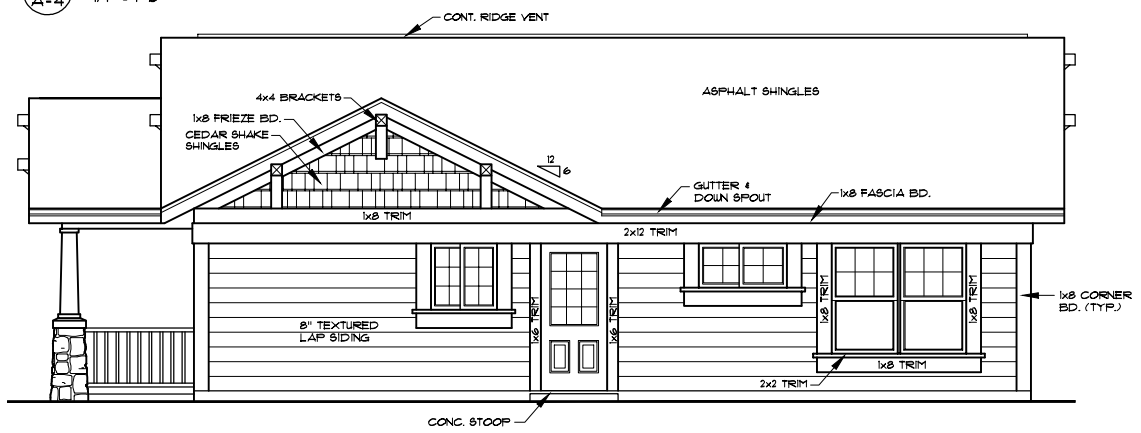
3
A-4 1/4" = 1'-0"

LEFT SIDE ELEVATION



5
A-4 3/4" = 1'-0"

BRACKET DETAIL



4
A-4 1/4" = 1'-0"

RIGHT SIDE ELEVATION

H-1027R-S

model no.

copyright, 2001
No reproduction or
other use of these
plans may be made
without the written
consent of
Marshall Architecture

Marshall Architecture P.C.
6098 South Lakeview Street
Littleton, Colorado 80120
www.marshallarchitecture.com
Email: jim@marshallarchitecture.com
Fax: (303) 791-9398



drawn by:
J.B.M.
checked by:
D.L.M.

date:
01-05-01

revised:

sheet index:
ELEVATIONS

sheet no.
A4 of 10

GENERAL COMMERCIAL (GC) USE LIST

Use list corresponds with the October 12, 2020, edition of Zoning Ordinance

Type of approval mechanism	Explanation
P = Permitted use	Allowed by right in the zoning district with no associated use-specific standards
C = Conditional use	Allowed in the zoning district if all associated use-specific standards are met; see Ch. 4 of the Zoning Ordinance
S = Special exception use	Zoning Board of Appeals determines whether to allow the use; the use may or may not have use-specific standards, and the ZBA may add additional standards if it deems that appropriate

USE CATEGORY	USE TYPE	
RESIDENTIAL		
Household living	Single-family detached	S
Group living	Group home (Type A)	S
	Group home (Type B)	S
	Halfway house	S
Elder care	Assisted living facility; independent living facility for seniors; nursing home facility; continuing care facility	P
PUBLIC AND COMMERCIAL		
Agriculture	Plant nursery (production)	P
Animal services	Animal care (limited)	C
	Animal care (general)	C
Cemeteries, columbaria, and mausoleums	Cemetery; columbaria; mausoleum	C
Community services	Community center; youth center; senior center	P
	Museums and libraries	P
	Community garden	C
Day care	Adult day care center	S
	Child day care center/ Preschool	S
Educational institutions	School, elementary	S
	School, middle/junior or senior high	S
	Vocational/trade school	S
Event and entertainment	Adult entertainment	C
	Bar/nightclub	S
	Conference center/convention center	C
	Event venue	C
	Teen club	S
	Theater/indoor concert hall/auditorium	P
	Fraternal organization or lodge	C
Food service	Commissary/catering kitchen/food production	C
	Restaurant (without alcohol sales)	C
	Restaurant serving alcohol	C
	Extended hours restaurant serving alcohol	C
	Specialty eating establishment	C
	Craft brewery	C

USE CATEGORY	USE TYPE	
Government facilities	Emergency response facilities (fire, EMS, police)	P
	Government operations center	P
	Post office (regional or headquarters)	P
Health care	Hospice	P
Offices	Business or professional office	P
	Contractor's office (Type A)	C
	Contractor's office (Type B)	C
Parking & transportation	Parking lot/structure	P
	Passenger bus terminal	S
Recreation	Indoor recreation uses of ≤3,000 sf	P
	Indoor recreation uses of >3,000 sf	P
	Commercial outdoor recreation (Type A)	C
	Public parks and neighborhood common areas	C
Religious institution	Religious institution (small)	P
	Religious institutions (medium)	C
	Religious institution (large)	C
Retail	Alternative financial services	S
	Bank/credit union	C
	Flea market	S
	Funeral home	P
	Gasoline station/convenience store that sells gasoline	C
	Liquor store	C
	Personal instruction	P
	Personal services (Type A)	P
	Personal services (Type B)	S
	Retail sales or services (indoor)	C
	Retail sales or services (outdoor); outdoor storage (as a principal use)	C
Self-storage	Self-storage	S
Utilities	Minor utilities	C
	Major utilities (Type A)	C
	Major utilities (Type B)	S
	Freestanding wireless communications tower and/or antenna	S
	Collocation of antenna on existing wireless communications tower	C
	Placement of antenna onto existing structure	C

GENERAL COMMERCIAL (GC) USE LIST

USE CATEGORY	USE TYPE	
Utilities (cont)	Freestanding small-cell DAS telecommunications pole—C if use-specific standards are met; S otherwise	
	Attachment of small-cell DAS telecommunications equipment onto existing pole	C
Vehicle sales and rentals	Automobile sales	S
	Automobile rentals	S
	Boat sales	S
	Commercial truck or equipment rental or sales	S
	Recreational vehicle rental and sales	S
Vehicle services	Automobile repair	C
	Automobile painting/body shop	C
	Car wash	C
	Truck stop	S

USE CATEGORY	USE TYPE	
Visitor accommodation	Bed and breakfast	C
	Hotel or motel	C
	Short-term rentals as a primary use (*C if apply for a permit on or before December 31, 2020; S otherwise)	C*
INDUSTRIAL		
General industrial	Equipment repair	C
	Laundry, dry cleaning, and carpet cleaning plants	S
	Solar installations	C
	Taxidermist	C
Manufacturing and production	Maker space	C
	Research and development	P
Manufacturing and production	Manufacturing, limited	S
	Printing and publishing	P
Wholesaling, warehouse, and freight movement	Flex space	P
	Wholesale and Warehouse (limited)	S







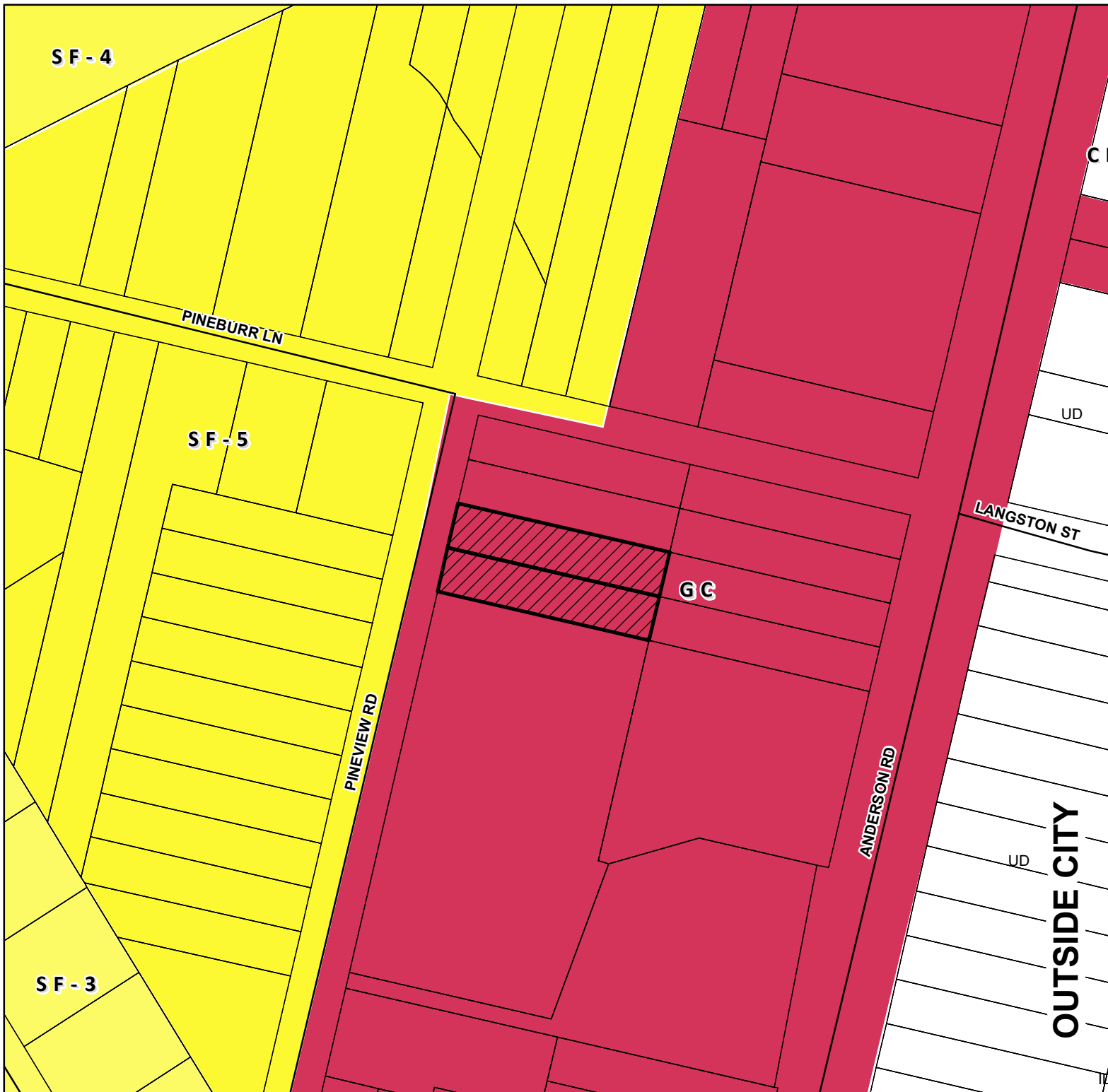
ROCK HILL
SOUTH CAROLINA
Always on.

Z-2021-20

 Subject Property

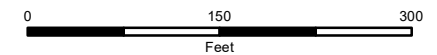
Zoning Districts

-  General Commercial (GC)
-  Single-Family 3 (SF-3)
-  Single-Family 4 (SF-4)
-  Single-Family 5 (SF-5)



Zoning Data

Current Zoning
GC



Planning & Development
Department
City of Rock Hill
06/15/21

Z-2021-21

Requests: Variance to the locational standards for a swimming pool
Variance to a wall greater than 4 feet and more than 50 percent opaque within the front yard

Address: 537 Meadowbrook Lane

Zoning District: Single-Family Residential-3 (SF-3)

Applicant: Chad V. & Anna R. Echols





Requests: Variance to the locational standards for a swimming pool
Variance to a wall greater than 4 feet and more than 50 percent opaque within the front yard

Address: 537 Meadowbrook Lane

Tax Map No.: 629-12-01-032

Zoning District: Single-Family Residential-3 (SF-3)

**Property Owners/
Applicants:** Chad V. & Anna R. Echols
537 Meadowbrook Lane
Rock Hill, SC 29730

Background

The applicants, Chad and Anna Echols, purchased the residence at 537 Meadowbrook Lane in May of 2011. Recently, the applicants submitted plans to make modifications to the home including adding a sideload garage, covering the front porch area, renovating the interior, and converting an existing front courtyard area to a swimming pool. Pools are considered accessory structures and the Zoning Ordinance requires accessory structures to be located behind the front plane of the primary structure, so a variance to the locational standard is needed.

Surrounding the courtyard area is a solid wall. The applicant proposes to slightly increase the height of the wall with a wooden feature designed to match the other proposed modifications to the home in order to provide privacy for the swimming pool. The wall is currently 4' 2" in height and it is proposed to be increased to 5' 4" in height. The Zoning Ordinance requires fences and/or walls to be less than 50% opaque when located in the front yard area. The current opacity of the wall is non-conforming and so a variance is needed in order to increase its height.

Site Description

The property is located on Meadowbrook Lane, which is located off Hawthorne Lane in the Seventeen Acres neighborhood. It is surrounded by both single-family and multi-family residential uses. Adjacent properties are zoned both Single-Family Residential-3 (SF-3) and Single-Family Residential-4 (SF-4). The property is a part of the Seventeen Acres Neighborhood Association, while there are others along the same street that are not.

Description of Intent for the Single-Family Detached Zoning Districts

These residential districts are established to primarily provide for single-family detached residential development. A few complementary uses customarily found in residential zoning districts, such as religious institutions, may also be allowed.

The primary difference between these districts is the minimum lot size for development and other dimensional standards that are listed in full in *Chapter 6: Community Design Standards*. The following chart summarizes the differences in lot sizes for single-family residential development.

Zoning District	Minimum Lot Size for Single-Family Residential Development
SF-2	20,000 square feet
SF-3	14,000 square feet
SF-4	9,000 square feet
SF-5	7,500 square feet

Analysis of Requests for Variance

Required Findings of Fact

Staff will base its recommendation on an analysis of the below findings. The Zoning Board of Appeals may approve a variance only upon finding that the applicant has demonstrated that **all four** of the below findings are met.

The required findings are shown below in italics, followed by staff's assessment of each finding in non-italicized font.

1. *Extraordinary and Exceptional Conditions*

There are extraordinary and exceptional conditions pertaining to the particular piece of land.

Swimming Pool

The land has an extraordinary and exceptional condition as the existing topography of the rear yard area is not conducive to having a pool installed. Staff identified an area where a pool could potentially be installed, however, the topography in that area drops to up to 12 feet over a 72-foot span, accounting for 16% slope.



Wall

As stated above, due to the topography of the rear yard area, installation of a swimming pool would be difficult. Because of the proposal to locate the pool inside an existing and enclosed courtyard area, the swimming pool requires additional privacy due to this area being located in the front yard.

2. *Unique Conditions*

These conditions do not generally apply to other property in the vicinity.

Swimming Pool

There are other properties in the vicinity that appear to have similar rear yard topography to the lot in question and may find it difficult to place a pool in the rear yard area, and so the property does share this unique condition with other lots. However, staff would not expect that a nearby resident would propose a swimming pool to be located in the front as homes in the general vicinity have pools installed in the rear yard, if there is a pool present at all. Furthermore, the majority of homes in the vicinity do not have enclosed courtyards in front yard that would be a suitable pool location.

Wall

There are other lots within the vicinity of the subject lot that may also find it difficult to install a pool within the rear yard. However, in the event that an adjacent property was to apply for a variance to place a pool within the front yard, a variance to the fence standards may not be necessary. The Building Code requires a fence or wall of at least 48" in height around all pools, however, the fence is not required to be solid. A variance from the fence standards would only be needed if a fence were proposed to be over 48 inches in height or greater than 50% opaque.

3. Strict Application Deprives Use

Because of the conditions, the application of this Ordinance to the land would effectively prohibit or unreasonably restrict the utilization of the land.

Swimming Pool

If the variance is not granted, the applicant would still be able to use the home as a residence; however, it would be difficult to install a pool within the rear yard area given the topographical conditions.

Wall

If the variance is not granted, the applicant would still be able to use the home as a residence. However, they would not be able to increase the level of privacy should the variance for the pool be granted.

4. Not Detrimental

The authorization of the Variance Permit will not result in substantial detriment to adjacent land, or to the public good, and the character of the district will not be harmed by the granting of the variance.

Swimming Pool

Of the existing homes in the general vicinity that have swimming pools, they are located in the rear yard area. However, the presence of a pool within the front yard area of the subject home should not be detrimental, in that the pool will not be visible from the street as it will be enclosed within a solid wall. The pool will also be located approximately 80 feet from the street, helping to reduce its prominence.

Wall

The wall is existing and so increasing its height by 1' 2" should not be detrimental. The addition would be composed of material that is planned to be used on other areas of the exterior renovation, making it consistent with the overall design theme of the home.

In response to both requests, staff has heard from two neighbors and they indicated that they are in favor of the proposal.

Not Grounds for Variance

Variance requests cannot be based on the ability of the land to be used more profitably if the requests are granted. In this case, the land would continue to be used residentially and approval of the variances would not result in a more profitable use.

Public Input

Staff has taken the following actions to notify the public about this public hearing:

- May 28: Sent public hearing notification postcards to property owners and tenants within 300 feet of the subject property.
- May 28: Posted public hearing signs on subject property.
- May 28: Advertised the Zoning Board of Appeals public hearing in *The Herald*.

- Information about this request was posted to the City's website

Staff has heard from two neighbors in favor of the requests and none in opposition.

Staff Recommendation

Staff was able to make all of the findings in this instance and so it recommends approval of the variance request.

Finding No. 1: The land has an extraordinary and exceptional condition due to the topography of the rear yard area not being conducive to having a pool installed. The existing wall requires additional height to further mitigate the presence of a pool within a front yard area and provide more privacy.

Finding No. 2: While there are other lots in the general vicinity that may also have existing topographical constraints that would make it difficult to install a pool within the rear yard area, staff believes that the chances of another resident making the same proposal would be low. The majority of homes in the area do not have an existing, enclosed front yard that could be seen as suitable for a pool.

In addition, the Zoning Ordinance does not require that pools be enclosed by a fence. Instead, that is a Building Code requirement; and, even in those cases, the fence/wall is not required to be solid. Therefore, a variance would only be needed if the applicant were to propose a solid fence or wall for privacy. As stated above regarding the swimming pool, staff believes that the chances of being presented with a similar proposal is low.

Finding No. 3: If the variance request is not granted, the applicant would still be able to use the home as a residence, however, it would be difficult to install a pool within the rear yard given the topographical constraints. In regards to the wall, if the variance for the pool is granted, the level of privacy could only be increased if the variance for the wall is granted as well.

Finding No. 4: Although pools in the general vicinity are located in rear yard areas, the presence of this pool should not be detrimental as it will not be visible from the street. Furthermore, the proposed additional wall height is in keeping with the proposed overall exterior design theme of the home.

Attachments

- Application and supporting materials
 - Emails in support
 - Zoning map
-

Staff Contact:

Shana Marshburn, Planner II

803.326.2456

shana.marshburn@cityofrockhill.com

VARIANCE APPLICATION

Plan Tracking # 20210945 Date Received: 5/20/21 Case # Z-2021-21

Please use additional paper if necessary, for example to list additional applicants or properties, or to elaborate on your responses to the questions about the request. You may handwrite your responses or type them. You may scan your responses and submit them by email (see the above fact sheet), since we can accept scanned copies of signatures in most cases.

PROPERTY INFORMATION

Street address of subject property: 537 Meadowbrook Ln., Rock Hill, SC 29730

Tax parcel number of subject property: 6 2 9 - 1 2 - 0 1 - 0 3 2

Property restrictions

Do any recorded deed restrictions or restrictive covenants apply to this property that would prohibit, conflict with, or be contrary to the activity you are requesting? For example, does your homeowners association or property owners association prohibit the activity or need to approve it first? Yes No

If yes, please describe the requirements: _____

APPLICANT/PROPERTY OWNER INFORMATION

Applicant's name	Mailing address	Phone number	Email address
T&R Landscape Group	PO Box 4253 Rock Hill, SC 29732	803-325-1010	alicia@tjrlandscape.com scott@tjrlandscape.com

Are you the owner of the subject property? Yes No

If you are not the owner of the subject property, what is your relationship to it (e.g., have it under contract to purchase, tenant, contractor, real estate agent) Contractor

I certify that I have completely read this application and instructions, that I understand all it includes, and that the information in the application and the attached forms is correct.

Signature: [Signature] Date: 5/19/2021

If you are not the owner of the subject property, the property owner must complete this box.

Name of property owner: <u>Chad Echols</u>	
If property owner is an organization/corporation, name of person authorized to represent its property interests: _____	
I certify that the person listed in the person listed above has my permission to represent this property in this application.	
Signature: <u>[Signature]</u>	Date: <u>5-19-21</u>
Preferred phone number: <u>803-517-2193</u>	Email address: <u>chad.echols@theecholsfirm.com</u>
Mailing address: <u>537 Meadowbrook Ln</u>	

INFORMATION ABOUT REQUEST

General description of your request

Mid century modern house with existing courtyard and walk-out basement at front. Unusual by today's standards. The proposed pool keeps with original, historic architecture. It will be enclosed on all sides and unseen from the road and neighboring properties. Pool wall enclosure not to exceed 6 ft. height.

Findings of fact

Under state law, in order to grant a variance, the Zoning Board of Appeals must find that **all four** of the following statements are true about your request. Please explain why you believe your request is true regarding these four statements.

1. Your land has extraordinary and exceptional conditions that pertain to it.

The rear yard is sloped. Due to topography, there is no ideal position or location for the pool in the rear yard. The proposed pool keeps the original architecture in place and is accessible by the homeowner via the existing courtyard/walkout basement.

2. Other property in the vicinity of your land does not generally have those same extraordinary and exceptional conditions.

This historic mid-century home is unique. The proposed plan keeps with the original intent.

3. If the City applied its regular zoning requirements to your property, your use of the land would be unreasonably restricted or effectively prohibited.

Due to topography of the site, a pool would not be able to be installed in the rear yard.

4. If the Zoning Board of Appeals grants the variance request, it will not harm adjacent land or the public good.

The pool and courtyard will be enclosed with masonry walls and wood accents, to match the home. Proposed pool will be out of sight from the road and neighboring properties. Pool wall not to exceed 6' height.

Exhibits

Please list any documents that you are submitting in support of this application. The ones listed below are suggested, but you may provide others that you believe would be helpful, and in some cases, staff or the Zoning Board of Appeals may request other exhibits as well.

- Site plan
- Photos of the area of the property that is the subject of the request

INFORMATION ABOUT REQUEST

General description of your request

Modifications to existing masonry wall at front of residence.
Existing wall surrounds walk-out basement and courtyard.

Findings of fact

Under state law, in order to grant a variance, the Zoning Board of Appeals must find that **all four** of the following statements are true about your request. Please explain why you believe your request is true regarding these four statements.

1. Your land has extraordinary and exceptional conditions that pertain to it.

Existing brick wall currently measures 50" ht. at driveway side, runs with the grade at front walk, and connects to front entrance steps at 24" ht. Proposed wall modifications add 12-18" sapele wood detail.

2. Other property in the vicinity of your land does not generally have those same extraordinary and exceptional conditions.

We are proposing to enhance the existing wall to keep with the original architecture of the mid-century modern home.

3. If the City applied its regular zoning requirements to your property, your use of the land would be unreasonably restricted or effectively prohibited.

Existing home has a walk-out basement located on the front of the home, which is unusual by today's standards

4. If the Zoning Board of Appeals grants the variance request, it will not harm adjacent land or the public good.

Upgrades to the existing mid-century modern home honors the original architecture and enhances its curb appeal. There are no other homes in the neighborhood that exhibit similar features

Exhibits

Please list any documents that you are submitting in support of this application. The ones listed below are suggested, but you may provide others that you believe would be helpful, and in some cases, staff or the Zoning Board of Appeals may request other exhibits as well.

Site plan

Photos of the area of the property that is the subject of the request



50" ht



37.5" ht



26" ht











vinyet designs

03.24.21



Echols Addition

537 Meadowbrook Lane
Rock Hill, South Carolina

Schedule

[Architectural]	
C1	Cover Page
G001	Colored Renderings
G002	Perspectives
A001	Site Plan
A002	Demolition Plan
A100	Dimensioned Foundation Plan
A101	First Floor Plan
A102	Bonus Room & Roof Plan
A201	Front & Left Elevations
A202	Right & Rear Elevations
A301	Building Section & Details
A601	Electrical Plans
[Structural]	
S0.1	Structural Notes
S1.0	Floor Framing / Foundation Plan
S2.0	2nd Floor / Ceiling Framing Plan
S3.0	Roof and Bonus Room Ceiling Framing Plan
Total Number of Sheets Per Set: 16	



vin-yet designs, llc
312 pendleton street
rock hill, south carolina 29730
803.324.5531
www.vin-yet.com

Design
Development

This document is an instrument of service and shall remain the property of Vin-Yet Designs, LLC who retains all common law, statutory and other reserved rights, including the copyright thereto.

Copyright © 2021
Vin-Yet Designs, LLC



Echols Addition

537 Meadowbrook Lane
Rock Hill, South Carolina

Colored Renderings

Revision Date:

Project Number: D2054
Date: 03.24.21
Scale:

Sheet
G001



vin-yet designs, llc
 312 pendleton street
 rock hill, south carolina 29730
 803.324.5531
 www.vin-yet.com

Design
Development

This document is an instrument of service and shall remain the property of Vin-Yet Designs, LLC who retains all common law, statutory and other reserved rights, including the copyright thereto.

Copyright © 2020
Vin-Yet Designs, LLC

Echols Addition

537 Meadowbrook Lane
Rock Hill, South Carolina

Perspectives

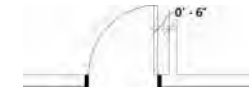
Revision Date:

Project Number: D2054
Date: 03.24.21
Scale:

Sheet
G002

Floor Plan General Notes

1. All partitions are Type-A U.N.O
2. All interior plan dimensions are to face of stud. U.N.O. Column dimensions are to centerline of column.
3. Where no dimension is given at the door locations, use layout as dimension as indicated.



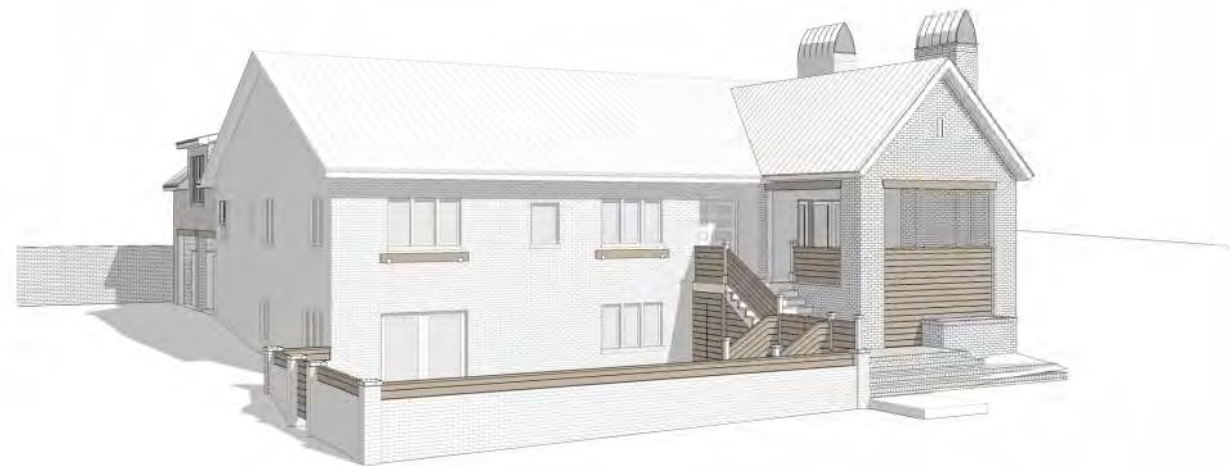
4. Center all doors and cased openings on hallways and closets. U.N.O
5. Contractor shall provide and install all blocking and bracing for casework, accessories, etc.
6. See reflected ceiling plans for soffit and bulkhead locations.
7. Slope all exterior concrete pads 1/8"12' away from building.
8. Broom finish all exterior concrete slabs.

General Notes

1. These drawings are for architectural purposes only. See structural drawings for all structural information.
2. GC to insure all penetrations in the building envelope are flashed appropriately. All horizontal butted joints are to be flashed on the exterior of the home.
3. Structural engineer to verify all architectural members for correct structural sizing. Any conflicts are to be brought to the attention of the architect and builder.
4. All windows and doors are to be installed per manufacturer's specific written instructions.
5. GC to insure all weather barriers are weather lapped and installed per manufacturer's specific written instructions.
6. All siding materials to be installed per manufacturer's specific written instructions.
7. Dimensions are to face of framing unless otherwise noted.
8. Drip Kerfs are to be cut into all drip caps and sills.
9. All materials exposed to the weather are to be pressure treated or some other form of weather resistant material suitable by manufacturer for weather exposed areas.
10. Soffit and ridge vents are to be installed where applicable.
11. GC to install insulation per local building codes including baffling where necessary.



1 Perspective One
G002



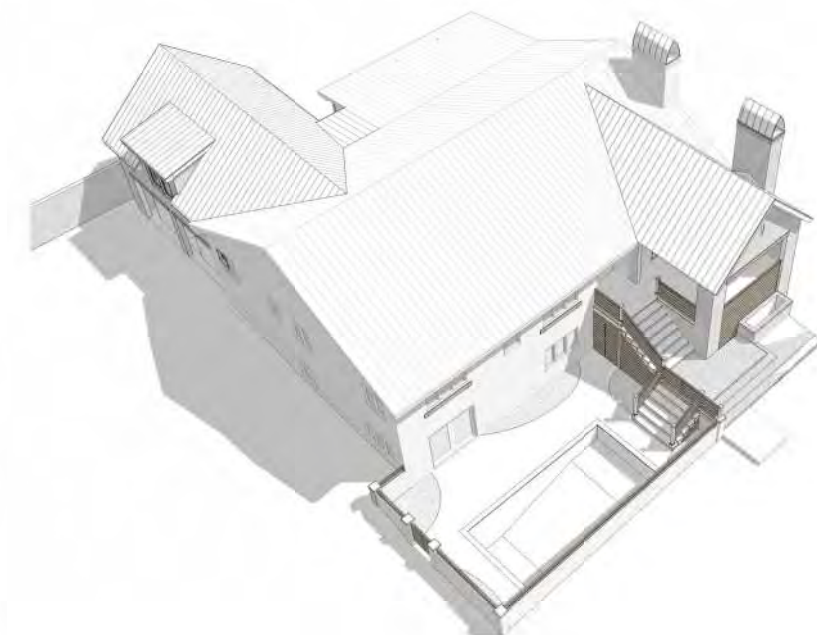
2 Perspective Two
G002



3 Perspective Three
G002



4 Perspective Four
G002



5 Overhead Perspective
G002

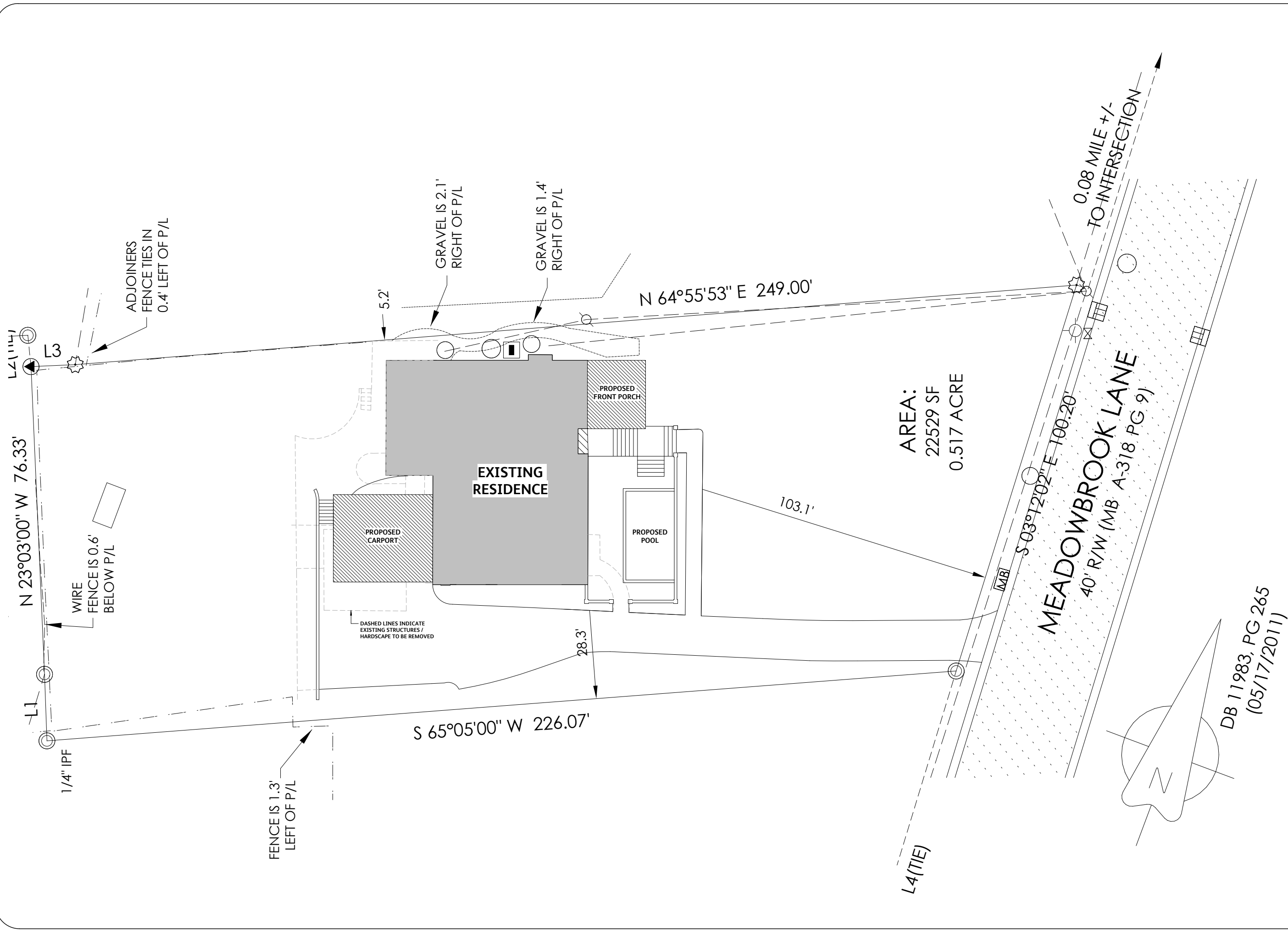


vin-yet designs, llc
 312 pendleton street
 rock hill, south carolina 29730
 803.324.5531
 www.vin-yet.com

Design
 Development

This document is an instrument of service and shall remain the property of Vin-Yet Designs, LLC who retains all common law, statutory and other reserved rights, including the copyright thereto.

Copyright © 2020
 Vin-Yet Designs, LLC



Echols Addition

537 Meadowbrook Lane
 Rock Hill, South Carolina

Site Plan

Revision Date:

Project Number: D2054
 Date: 03.24.21
 Scale: 1" = 10'-0"

Sheet
A001

DB 11983, PG 265
 (05/17/2011)

Square Footage

NOTE: SQUARE FOOTAGE CALCULATION IS TAKEN FROM OUTSIDE FACE OF EXTERIOR STUD WALL.
FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

FIRST FLOOR HEATED	EXISTING	2045 SF
BONUS ROOM	ADDITION	374 SF
LOWER LEVEL HEATED	ADDITION	772 SF
TOTAL HEATED		3191 SF
FRONT PORCH	ADDITION	239 SF
CARPORT	ADDITION	542 SF
TOTAL UNHEATED		781 SF
TOTAL UNDER ROOF		3972 SF

DOOR & WINDOW NOTE

ALL WINDOW & DOOR SIZES ARE NOMINAL. ALL WINDOW AND DOORS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFIC WRITTEN INSTRUCTIONS. BUILDER TO VERIFY ALL EGRESS & NON-EGRESS CONDITIONS, FALL PROTECTION CODE, & GLAZING REQUIREMENTS PER CODE w/ MANUFACTURER SELECTED. ALL SELECTIONS TO COMPLY w/ 2015 INTERNATIONAL BUILDING CODE.

Floor Plan Notes

- The contractor shall examine and become familiar with all documents in their entirety, survey they project, and become familiar with existing conditions and scope of work. If any discrepancy and/or uncertainty as to what material or product is to be used, verify with the owner or architect.
- All dimensions shown to exterior face of stud at new construction and exterior face of finish material at existing construction (U.N.O.). If any discrepancy and/or uncertainty is found in field, consult architect.

****All halftone elements are existing.****



vin-yet designs, llc
312 pendleton street
rock hill, south carolina 29730
803.324.5531
www.vin-yet.com

Design Development

This document is an instrument of service and shall remain the property of Vin-Yet Designs, LLC who retains all common law, statutory and other reserved rights, including the copyright thereto.

Copyright © 2020
Vin-Yet Designs, LLC

Echols Addition

537 Meadowbrook Lane
Rock Hill, South Carolina

First Floor Plan

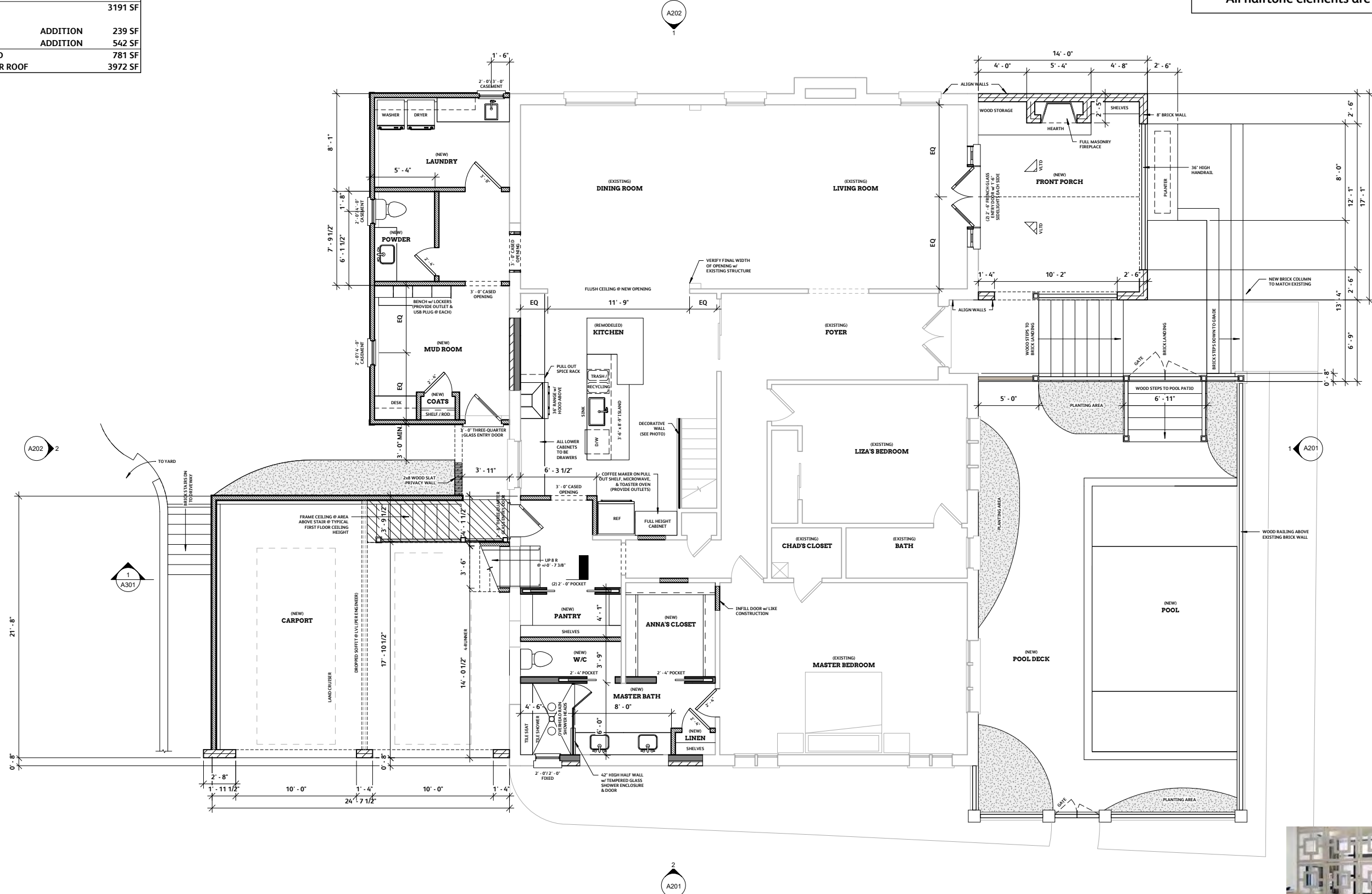
Revision Date:

Project Number: D2054
Date: 03.24.21
Scale: 1/4" = 1'-0"

Sheet
A101



DECORATIVE WALL @ STAIR





vin-yet designs, llc
 312 pendleton street
 rock hill, south carolina 29730
 803.324.5531
 www.vin-yet.com

Design
 Development

This document is an instrument of service and shall remain the property of Vin-Yet Designs, LLC who retains all common law, statutory and other reserved rights, including the copyright thereto.

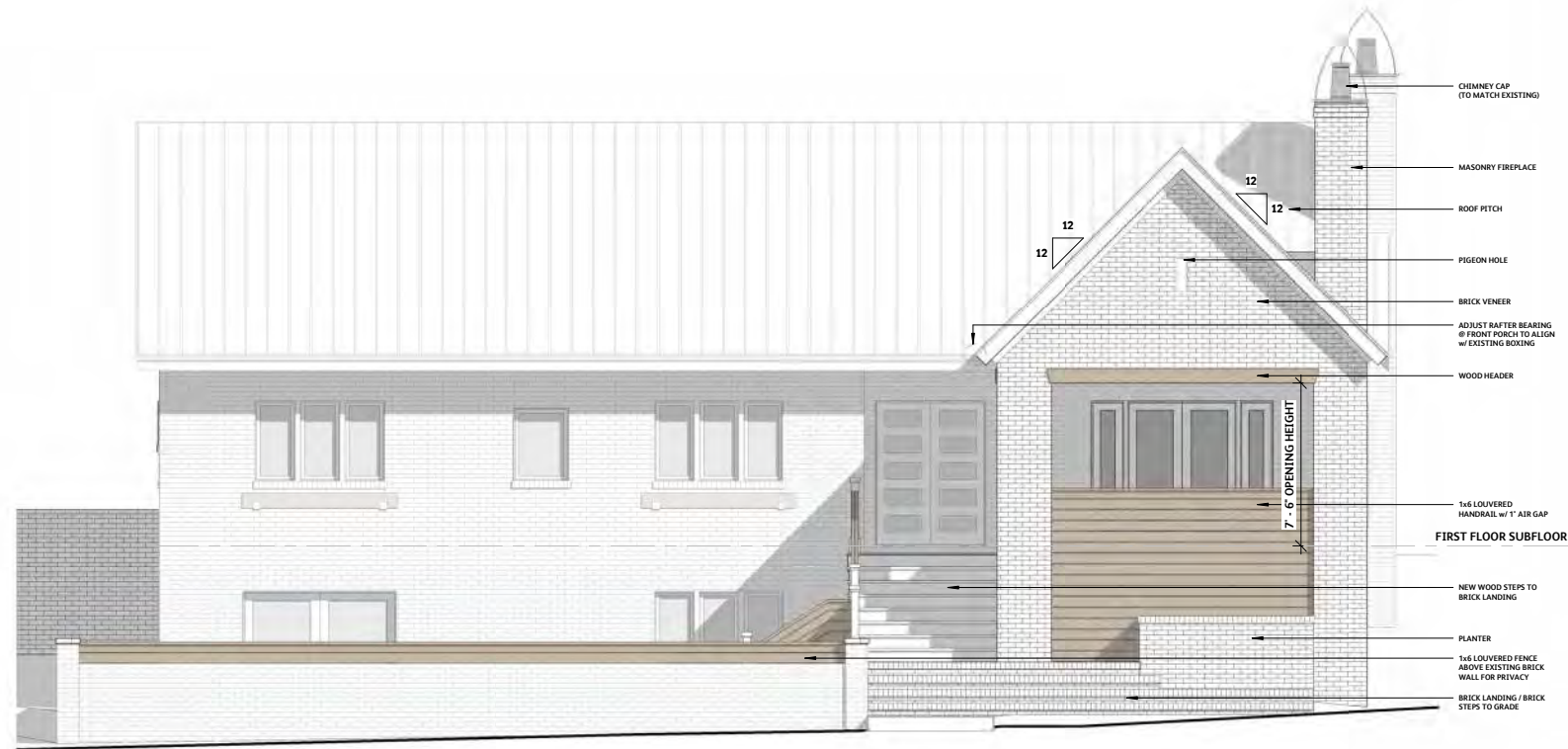
Copyright © 2020
 Vin-Yet Designs, LLC

Echols Addition
 537 Meadowbrook Lane
 Rock Hill, South Carolina

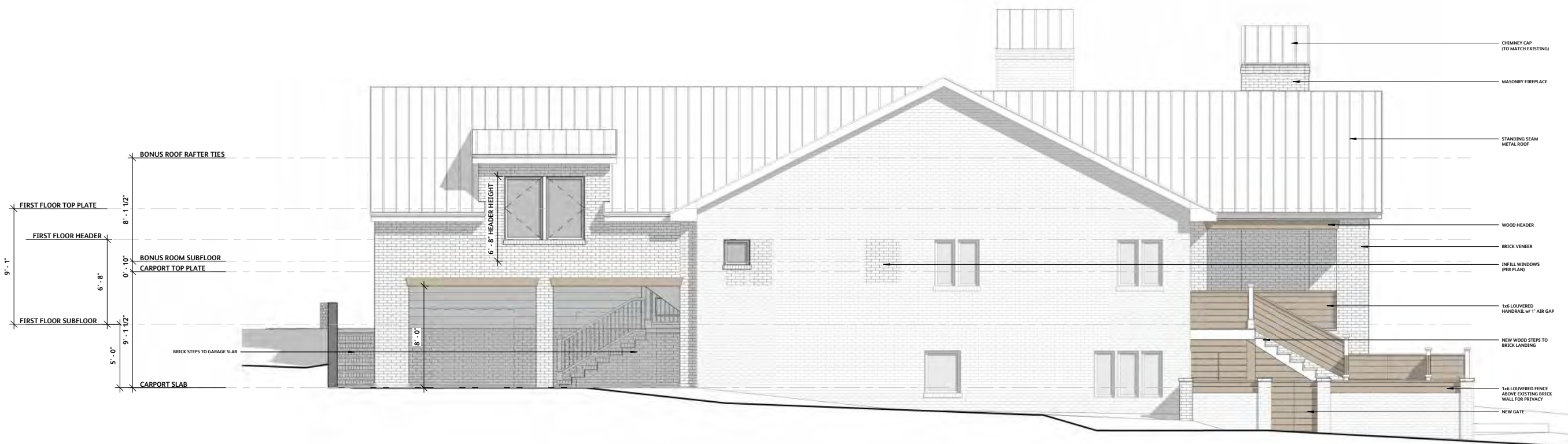
Elevation Notes

1. The contractor shall examine and become familiar with all documents in their entirety, survey the project, and become familiar with existing conditions and scope of work. If any discrepancy and / or uncertainty as to what material or product is to be used, verify with the owner or architect.
 2. All materials and finishes to match existing conditions where applicable.

****All halftone elements are existing.****



1 Front Elevation
 A201 1/4" = 1'-0"



2 Left Elevation
 A201 1/4" = 1'-0"

Front & Left Elevations

Revision Date:

Project Number: D2054
 Date: 03.24.21
 Scale: 1/4" = 1'-0"

Sheet
A201

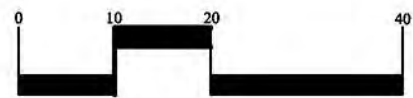


ECHOLS RESIDENCE LANDSCAPE MASTER PLAN

TG&R LANDSCAPE GROUP

745 KINGHURST DRIVE
ROCK HILL, SOUTH CAROLINA
(803)325-1010

ROCK HILL, SOUTH CAROLINA



NORTH

SHEET: 1 OF 1
DATE: 2/22/21
REV: 3/23/21
4/1/21

From: [Alicia Tice](#)
To: [Marshburn, Shana](#)
Subject: Fwd: Proposed renovations to 537 Meadowbrook Lane
Date: Monday, June 7, 2021 2:18:18 PM
Attachments: [fb_icon_325x325.png](#)
[image_preview.png](#)
[houzz-marketing.png](#)

CAUTION: This message was sent from outside of the City of Rock Hill. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe. Please report all suspicious emails to Tech Tools as an attachment

Good Afternoon,

Please see email below. This, in addition to the letter from Jeanne Pearson, should be added to the packet for the variance application for the Echols project.

Please don't hesitate to reach out if there's anything you need from me.

Best,
Alicia Matinchek Tice

TG&R Landscape Group
Landscape Architecture | Landscape Construction

803.325.1010
www.tgrlandscape.com



Begin forwarded message:

From: Chad Echols <chad.echols@theecholsfirm.com>
Subject: FW: Proposed renovations to 537 Meadowbrook Lane
Date: June 7, 2021 at 2:15:44 PM EDT
To: Alicia Tice <alicia@tgrlandscape.com>
Cc: Scott Reister <scott@tgrlandscape.com>, "Anna Echols (annaechols@hotmail.com)" <annaechols@hotmail.com>

Alicia:

Good afternoon.

Will you see the email below gets sent to the city and added to our request for a variance?

Thank you.

Chad V. Echols

Attorney

The Echols Firm, LLC

224 Oakland Ave. (29730)

P.O. Box 12645

Rock Hill, South Carolina 29731

803.329.8971

chad.echols@theecholsfirm.com

www.theecholsfirm.com

From: Morgan Construction <morganconst2@comporium.net>

Sent: Monday, June 7, 2021 2:01 PM

To: Chad Echols <chad.echols@theecholsfirm.com>

Subject: Proposed renovations to 537 Meadowbrook Lane

To Whom it may concern:

My name is Bryan Morgan owner of the residence located at 520 Meadowbrook Lane. I'm writing in regard to the upcoming renovations planned at the Echols residence located at 537 Meadowbrook Lane in Rock Hill, SC. The Echols live across the street from us, and we would like to express our full support in their house renovation project, as well as the pool addition to their front yard as planned. We have reviewed the plans and completely stand behind their project and feel as though it will add value to our street and neighborhood.

Sincerely,

Bryan & Jaime Morgan
520 Meadowbrook Lane

From: [Pearson, Jeanne](#)
To: [Marshburn, Shana](#)
Cc: ["chad.echols@theecholsfirm.com"](mailto:chad.echols@theecholsfirm.com)
Subject: Echols: Variance for pool at 537 Meadowbrook Ln.
Date: Friday, June 4, 2021 10:37:59 AM
Attachments: [image001.png](#)
[JAH-#1136391-v1-Echols - Letter re variance for pool.pdf](#)

CAUTION: This message was sent from outside of the City of Rock Hill. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe. Please report all suspicious emails to Tech Tools as an attachment

Please see attached regarding the above.

Jeanne A. Pearson, Partner

Licensed in NC and SC



1065 East Morehead Street | Charlotte, NC 28204

Phone: 704-332-1181 | Direct: 704-998-2229 | Fax: 704-323-4629

jpearson@jahlaw.com | www.jahlaw.com

Member: [Meritas Law Firms Worldwide](#)







IMPORTANT NOTICE: This email (or any attachment) may contain privileged and confidential information. If not the intended recipient, any reading, distribution, copying, or other use is prohibited. If received in error, please call sender and delete. U.S. tax advice contained in this communication (or any attachment) is not intended, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting to another party any transaction or matter. Unless expressly indicated herein, this communication may not be deemed an agreement or electronic signature.

Disclaimer

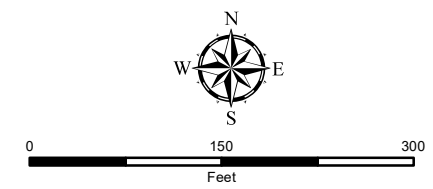
IMPORTANT NOTICE: This email (or any attachment) may contain privileged and confidential information. If not the intended recipient, any reading, distribution, copying, or other use is prohibited. If received in error, please call sender and delete. U.S. tax advice contained in this communication (or any attachment) is not intended, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting to another party any transaction or matter. Unless expressly indicated herein, this communication may not be deemed an agreement or electronic signature.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast, a leader in email security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security, compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more, visit our website.

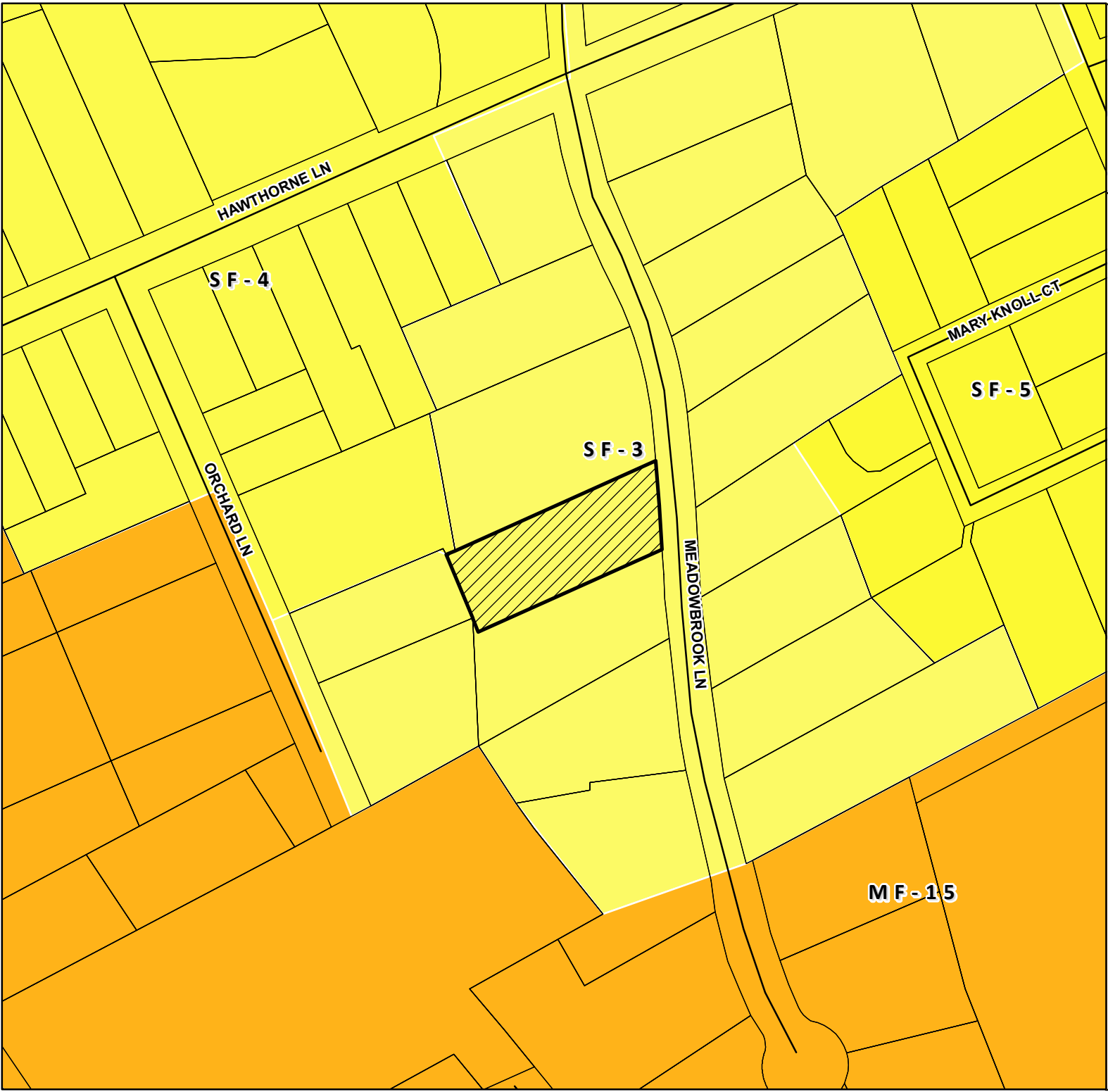
Z-2021-21

-  Subject Property
- Zoning Districts**
-  Multi-Family 15 (MF-15)
-  Neighborhood Office (NO)
-  Single-Family 3 (SF-3)
-  Single-Family 4 (SF-4)
-  Single-Family 5 (SF-5)

Zoning Data
Current Zoning
SF-3



Planning & Development
Department
City of Rock Hill
06/15/21



Z-2021-22

Requests: Special exception to establish a craft brewery use.

Address: 502 & 520 Cherry Road

Zoning District: Limited Commercial (LC)

Applicant: Jim Britton, Jason Cloud and Steve Tolson





Request: Special exception to establish a craft brewery use

Address: 502 & 520 Cherry Road

Tax Map No.: 629-01-07-008

Zoning District: Limited Commercial (LC)

Applicants: Jim Britton, Jason Cloud and Steve Tolson
 PO Box 4444
 Rock Hill, SC 29732

Property Owner: First Land Company (Warren Norman)
 PO Box 36518
 Rock Hill, SC 29732

Background

The applicants are seeking to establish a craft brewery use that will also house a restaurant serving alcohol at 502 and 520 Cherry Road. The redevelopment will include a mix of retail, office and restaurant uses in addition to the proposed craft brewery. The proposed use would be housed in two separate buildings. The manufacturing portion of the brewery will be housed in the first floor of a new building located at 502 Cherry Road, with a small tasting area; whereas the main taproom and full-service restaurant will be housed within the existing Coca Cola Bottling building located at 520 Cherry Road.

As a note, in April 2020 the ZBA approved an extended hours restaurant serving alcohol use, a reduction in required separation from residential uses, and a variance from the required parking standards at this location. Since a craft brewery has the same parking requirement as the restaurant use, the request is in-line with the previous approvals.

Primary use table excerpt <ul style="list-style-type: none"> • Blank cell = prohibited • S = Special exception • C = Conditional use • P = Permitted use 	RESIDENTIAL														BUSINESS									
	SF-2	SF-3	SF-4	SF-5	SF-8	SF-A	MFR	MF-	MX	NO	NC	OI	LC	GC	CC	CI	DTW	MUC	IB	IG	IH			
												S	C	C	C	C	S	S	S	C				
Definition of proposed use	<i>Craft brewery:</i> A facility that brews beer primarily for on-site consumption and retail sale, but also including wholesale or off-site sales, consistent with State law and the use-specific standards of this ordinance. Such uses may or may not include an on-site tasting room (brewpub) or food service.																							

The property is zoned Limited Commercial (LC) and a craft brewery use requires a special exception within the LC zoning district, which can only be granted by the Zoning Board of Appeals (ZBA).

Site Description

The site is located on Cherry Road between College Ave Extension and Oakland Avenue. It is surrounded by a mix of office, retail, vehicle service, institutional and residential uses within the Office and Institutional (OI), General Commercial (GC), Limited Commercial (LC), Master Planned – College/ University (MP-CU) and Multi-Family Residential-15 (MF-15) zoning districts.

Description of Intent for Limited Commercial (LC) Zoning District

The LC district is established as a mid-level intensity commercial district that allows a wider range of non-residential uses at increasing intensities than the NC district. The uses allowed in this district include a wide range of general retail, business, and service uses, as well as professional and business offices as allowed in the NC district. Uses in this district are intended to serve groups of neighborhoods instead of individual neighborhoods.

Analysis of Request for Special Exception

Staff will base its recommendation on an analysis of the below standards, and the Zoning Board of Appeals may approve a special exception use only upon a finding that the applicant has demonstrated that the applicable standards listed below are met. The Board may find that not all of these standards are applicable to every request for a special exception use.

1. ***Complies with Use-Specific Standards:*** *The proposed use complies with all use-specific standards. In this case, the applicable use-specific standards are shown below in italics, followed by staff's assessment of each standard in non-italicized font.*

4.3.3.3.7 (F) Craft Brewery

1. *Maximum Annual Production: Craft breweries are limited to production of 15,000 barrels per year.*

The brewery plans to produce between 500 to 750 barrels per year.

2. *Facility Size: The overall facility size is limited to 10,000 square feet of production area, up to 3,000 square feet of tasting room/brewpub, and up to 3,000 square feet of outside seating and activity area. All support functions (restrooms, storage, offices, etc.) must be contained within this overall space limitation.*

The production and tasting area will be approximately 2,800 sq. ft., and the taproom will be part of the restaurant's 5,430 sq. ft. area. While the total area

exceeds the maximum allowed interior area, the majority of the space will be for the restaurant use, which does not have a size limitation.

- 3. Loading, Unloading, and Circulation: There must be specific provisions to accommodate truck loading and unloading compatible with the circulation of customer parking. Space for food trucks or similar vendors must be provided independent of customer parking and circulation and is considered part of the overall facility area.*

The site plan shows a loading zone within the parking area adjacent to the existing Coke building. Although this is a shared loading area for all tenants, the applicant plans on limiting the loading and unloading of beer to two trips a week and will coordinate with other tenants to minimize potential impacts. There will not be any food trucks coming to the brewery since the use includes a restaurant.

- 4. Parking: Tasting room/brewpubs must provide parking as required for a restaurant, including provision of spaces to serve outside seating or activity areas.*

The developer anticipated restaurant and brewery uses on this site. Given the mix of uses, and the opportunity for shared parking, the developer requested and received a variance from the parking requirements in April 2020. Since a craft brewery has the same parking requirement as the restaurant use, the request is in-line with the previous approvals.

- 5. Setback from Residential District for Outdoor Seating: Any outdoor seating/activity area must be located no closer than 100 feet from any single-family attached or detached dwelling.*

The outdoor seating areas are over 200 feet from the closest residential property. In addition, the outdoor seating areas are located close to Cherry Road, between the two buildings, and a solid fence is being installed along the rear property line, all of which will provide additional mitigation from any potential impacts to the residential uses.

- 6. Hours of Operation: Deliveries or outside production operations are limited to between 6 a.m. and midnight. Hours of operation for tasting room/brewpubs are limited to between 11 a.m. to 11 p.m. Sunday through Thursday and 11 a.m. to midnight Friday and Saturday.*

The production portion of the use which will be housed within the 502 Cherry Rd. building will operate during the hours mentioned above. The taproom room will be operated within the proposed restaurant and will operate between 11am to 11pm Sunday through Wednesday and 11am to midnight Thursday through Saturday. Please note that the previously approved special exception for an extended hours restaurant serving alcohol use allows the restaurant/taproom building to have alternative hours that may exceed the hours of operation limitations for craft brewery uses as stated above. In this case, the applicants would only exceed the time limitations on Thursday nights, being open until midnight rather than 11pm.

7. With Outdoor Areas: *Craft breweries having outdoor areas for seating, music/live entertainment, or outdoor games must comply with the following standards:*

- *The outdoor area must be designed and located so as not to obstruct the movement of pedestrians along sidewalks or through areas intended for public use.*

The design of the outdoor seating area was done so that it is incorporated into an overall outdoor seating and entertainment area. This design was reviewed and approved by the Planning Commission as part of a Major Site Plan application. The seating is pulled up close to the front of the site and does not obstruct pedestrian or parking areas.

- *The outdoor area must be located at least 100 feet from all existing residential uses, all undeveloped residential zoning districts, and all undeveloped portions of a Master Planned (MP) zoning district designated for residential use.*

This standard does not apply when the use that necessitates the separation is located in the Downtown (DTWN) or Mixed Use (MX) zoning district, or a Master Plan (MP) where the Terms and Conditions contemplate a mix of uses.

The outdoor seating area is outside of the 100-foot separation area. The closest residential use is over 200 feet from the outdoor areas.

- *Outdoor areas located within 200 feet of any of the following must not operate the outdoor portions of the use after 10 p.m.: any existing residential uses, any undeveloped residential zoning districts, and any undeveloped portions of a Master Planned (MP) zoning district designated for residential use.*

This standard does not apply when the use that necessitates the separation is located in the Downtown (DTWN) or Mixed Use (MX) zoning district, or a Master Plan (MP) where the Terms and Conditions contemplate a mix of uses.

The outdoor seating is outside of the 200-foot separation and is further buffered by the location of the buildings, parking, landscaping and fencing.

- *The outdoor area must provide parking using the restaurant measure. (See the parking standards of Chapter 8: Development Standards.)*

Outdoor seating was made part of the overall parking calculations during the previous parking variance request, and the Major Site Plan process.

8. Music or Entertainment: *Small-scale entertainment can be provided as an accessory use but may not be located or amplified to the degree that it creates a nuisance to adjoining properties.*

The applicant agrees to comply with this requirement.

9. Exceptions to These Standards: *Establishments wishing to have exceptions to these standards, such as to exceed public area size limitations or to stay open after the above hours, must meet the requirements for a bar or for an extended hours restaurant serving alcohol, whichever is applicable. Establishments wishing*

to exceed production size requirements must meet the standards of limited manufacturing.

This site was evaluated and approved by the ZBA for a special exception for an extended hours restaurant serving alcohol use, therefore the taproom that is part of the restaurant use may stay open till 2pm if the applicant wishes. The only exception the applicant is proposing is a closing time of midnight on Thursday night. All other hours will meet the craft brewery hours of operation limitations.

10. Management of Impacts Plan: *Craft breweries must provide a written plan to manage potential impacts on the surrounding neighborhoods and businesses, including:*

- *Acknowledgement of the City noise ordinance standards and monitoring noise created by the establishment and its patrons.*

The applicant agrees to comply.

- *Provision of lighting to secure parking lots and other outside areas while complying with the lighting standards of Chapter 8: Development Standards.*

Lighting has been designed to the City's specifications as part of the approved civil construction plans.

- *Provision of appropriate security to control crowds based on size and type of activity, including the discouragement of parking lot loitering.*

The applicant will follow all occupancy requirements set forth by the City's building and fire codes. The applicant in conjunction with the other tenants will monitor the parking lot for loitering.

- *Advising patrons to park only in appropriate locations on the establishment's property or neighboring properties where written permission has been granted.*

Applicant will post a sign stating that patrons should park only within the development's parking areas, and that parking in other areas should only be with that owner's permission.

11. Compatibility: *The proposed use is appropriate for its location and compatible with the character of surrounding lands and the uses permitted in the zoning district(s) of surrounding lands.*

This site is being developed with the intent of a mix of uses that would be compatible with each other and the surrounding uses, and its overall design was reviewed and approved by Planning Commission during the Major Site Plan approval. This mixed-use area lends itself to a more urban feel where residential and commercial uses exist in close proximity to one another. The site is also part of the College Town Action Plan study area, which encourages uses that are more pedestrian and bicycle oriented and that will encourage students, faculty, and staff to connect with the surrounding community. Staff considers this use to be compatible with those goals.

12. Design Minimizes Adverse Impact: *The design of the proposed use minimizes adverse effects, including visual impacts on adjacent lands; furthermore, the proposed use avoids significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration, and does not create a nuisance.*

The site has been designed to minimize impacts to surrounding residential and low-intensity office uses by pulling the buildings as close as possible to Cherry Road and placing parking, landscaping and fencing between the buildings and the adjacent properties.

13. Design Minimizes Environmental Impact: *The proposed use minimizes environmental impacts and does not cause significant deterioration of water and air resources, significant wildlife habitat, scenic resources, and other natural resources.*

The site design has been reviewed by City staff for compliance with all applicable codes, including stormwater quality, and it will be inspected to ensure compliance throughout construction until completion.

14. Roads: *There is adequate road capacity available to serve the proposed use, and the proposed use is designed to ensure safe ingress and egress onto the site and safe road conditions around the site.*

A traffic impact analysis (TIA) was conducted for the site's redevelopment; both South Carolina Department of Transportation (SCDOT) and the City of reviewed the TIA and mostly agreed with its findings. The City's and SCDOT's comments and the TIA's recommendations were incorporated into the design of the site and were evaluated by the Planning Commission during the Major Site Plan approval process.

15. Not Injure Neighboring Land or Property Values: *The proposed use will not substantially and permanently injure the use of neighboring land for those uses that are permitted in the zoning district or reduce property values in a demonstrative manner.*

No injury to neighboring land or property values is anticipated with this use, and the overall redevelopment of the site is likely to raise property values in the area.

16. Site Plan: *A site plan has been prepared that demonstrates how the proposed use complies with the other standards of this subsection.*

A site plan has been provided.

17. Complies with All Other Relevant Laws and Ordinances: *The proposed use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.*

The applicant agrees to comply.

Public Input

Staff has taken the following actions to notify the public about this public hearing:

- May 28: Sent public hearing notification postcards to property owners and tenants within 300 feet of the subject property.
- May 28: Posted public hearing signs on subject property.
- May 28: Advertised the Zoning Board of Appeals public hearing in *The Herald*.
- Information about this request was posted to the City's website

Staff has not heard from any adjacent property owners or tenants with any concerns.

Staff Recommendation

Staff's recommendation is to approve the request based on the above analysis, specifically noting the following:

- The Major Site Plan was designed, reviewed and approved by Planning Commission with the understanding that this type of use would be developed on the site.
 - The ZBA approved a variance for parking, separation reduction, and an extended hours restaurant serving alcohol use at this location in April 2020, which is considered a more intense use than the one being proposed.
 - The use is compatible with the surrounding uses, the College Town Action Plan, and the site is designed to buffer the use from the surrounding less-intense uses.
-

Attachments

- Application
 - Site plan
 - Zoning map
-

Staff Contact:

Melody Kearse, Zoning Coordinator

803.329.7088

melody.kearse@cityofrockhill.com

SPECIAL EXCEPTION APPLICATION

Plan Tracking # 20200199 Date Received: 5-20-21 Case # Z-2021-22

Please use additional paper if necessary, for example to list additional applicants or properties, or to elaborate on your responses to the questions about the request. You may handwrite your responses or type them. You may scan your responses and submit them by email (see the above fact sheet), since we can accept scanned copies of signatures in most cases.

PROPERTY INFORMATION

Street address of subject property: 502 & 520 Cherry Road, Rock Hill, SC 29732

Tax parcel number of subject property: 6 2 9 - 0 1 - 0 7 - 0 0 8

Property restrictions

Do any recorded deed restrictions or restrictive covenants apply to this property that would prohibit, conflict with, or be contrary to the activity you are requesting? For example, does your homeowners association or property owners association prohibit the activity or need to approve it first? Yes No

If yes, please describe the requirements: _____

APPLICANT/PROPERTY OWNER INFORMATION

Applicant's name	Mailing address	Phone number	Email address
Jim Britton Jason Cloud Steve Tolson	PO Box 4444 Rock Hill, SC 29732	803-984-4801	JBRITTON@ CCORPUSA.COM

Are you the owner of the subject property? Yes No

If you are not the owner of the subject property, what is your relationship to it (e.g., have it under contract to purchase, tenant, contractor, real estate agent) Tenant

I certify that I have completely read this application and instructions, that I understand all it includes, and that the information in the application and the attached forms is correct.

Signature: Jim Britton Date: May 20, 2021

If you are not the owner of the subject property, the property owner must complete this box.

Name of property owner: <u>First Land Company</u>
If property owner is an organization/corporation, name of person authorized to represent its property interests: <u>R. Warren Norman III</u>
I certify that the person listed in the person listed above has my permission to represent this property in this application. Signature: <u>R. Warren Norman III</u> Date: <u>5-19-21</u>
Preferred phone number: <u>(803) 366-8141</u> Email address: <u>Wnorman@WarrenNorman.com</u>
Mailing address: <u>P.O. Box 36518 Rock Hill, SC 29732</u>

INFORMATION ABOUT REQUEST

What is the type of use for which you are requesting a special exception?

Brewery (Space 502 and 520)

Special exception standards

Please explain to the Board why you believe your request meets these standards. These are the standards the Board will consider when deciding whether to approve your request, although it may find that not all are applicable to your request.

1. If your proposed use has any use-specific standards, how do you propose to meet them? (Staff can help you determine whether your use has any use-specific standards.)

See attachment 1

2. How is the proposed use appropriate for its location and compatible with surrounding land and uses?

The overall development of the Perch complex includes the concept of a brewery and multiple restaurants and therefore space 502 and 520 is consistent with the overall development.

3. What steps are you taking to minimize any adverse impacts on surrounding properties?

Space 520 is an existing structure that is located in close proximity to Cherry Road and space 502 which is part of the new building currently under construction, is also located in close proximity to Cherry Road; this is important because it maximizes the buffer between the operations and the surrounding properties.

4. How would the use impact the environment (water, natural resources, wildlife habitat, etc.)?

Both spaces are part of the new Perch development which is in compliance with all codes associated with reduction of environmental impacts.

5. How would the use impact traffic issues (road capacity, safety of those coming into or leaving the site, etc.)?

Both spaces are part of the Perch Development and as a condition for development, I believe a TIA was required. Because a brewery and multiple restaurants were part of the design concept, these business types would have been considered.

6. How would the use impact the ability of neighboring land owners to use their properties in a way that is allowed under the Zoning Ordinance, and their property values?

I don't believe the brewery / restaurant will cause a negative impact to any surrounding land owners; in fact, I believe that the brewery and restaurant will have a positive impact on the surrounding properties due to having such opportunities within walking distance.

Exhibits

Please list any documents that you are submitting in support of this application. The ones listed below are suggested, but you may provide others that you believe would be helpful, and in some cases, staff or the Zoning Board of Appeals may request other exhibits as well.

Site plan

Photos of property that is the subject of the request

1. Attachment 1 - Item F (Craft Brewery Conditions)

2. Site Plan with space 502 and 520 identified

F. Craft Brewery

- 1. Maximum Annual Production:** Craft breweries are limited to production of 15,000 barrels per year. We plan to produce 500 to 750 barrels per year. We will have very limited distribution, as follows: On premises, 520 Cherry Road (Rock Hill), and 213 Main Street (Fort Mill).
- 2. Facility Size:** The overall facility size is limited to 10,000 square feet of production area, up to 3,000 square feet of tasting room / brewpub, and up to 3,000 square feet of outside seating and activity area. All support functions (restrooms, storage, offices, etc.) must be contained within this overall space limitation.
The 502 Cherry Road space will be less than 3,000 sf total (Production and tasting room), The 520 Cherry Road space will comply with the restaurant requirements.
- 3. Loading, Unloading, and Circulation:** There must be specific provisions to accommodate truck loading and unloading compatible with the circulation of customer parking. Space for food trucks or similar vendors must be provided independent of customer parking and circulation and is considered part of the overall facility area.
Due to the limited distribution, we intend on limiting the loading of on premises beer to two times per week and will coordinate with the landlord to minimize the potential impact to other tenants. We do not plan on using food trucks since both the 502 and 520 space will produce food.
- 4. Parking:** Tasting room/brewpubs must provide parking as required for a restaurant, including provision of spaces to serve outside seating or activity areas.
Parking will comply with the landlord's development.
- 5. Setback from Residential District for Outdoor Seating:** Any outdoor seating/activity area must be located no closer than 100 feet from any single-family attached or detached dwelling.
All outdoor seating is located at the front / Cherry Roadside of the facility (which is more than 100ft from the residential area behind the development).
- 6. Hours of Operation:** Deliveries or outside production operations are limited to between 6 a.m. and midnight. Hours of operation for tasting room/brewpubs are limited to between 11 a.m. to 11 p.m. Sunday through Thursday and 11 a.m. to midnight Friday and Saturday.
The 502 Space will comply to the hours associated with a brewpub (stated above) but the 520 space will comply with the typical restaurant hours (11am – 11pm Sunday – Wednesday; 11am – 12am Thursday – Saturday).
- 7. With Outdoor Areas:** Craft breweries having outdoor areas for seating, music/live entertainment, or outdoor games must comply with the following standards:

 - The outdoor area must be designed and located so as not to obstruct the movement of pedestrians along sidewalks or through areas intended for public use.
The outdoor area must be located at least 100 feet from all existing residential uses, all undeveloped residential zoning districts, and all undeveloped portions of a Master Planned (MP) zoning district designated for residential use.
The design of both 502 and 520 spaces complies with the above

This standard does not apply when the use that necessitates the separation is located in the Downtown (DTWN) or Mixed Use (MX) zoning district, or a Master Plan (MP) where the Terms and Conditions contemplate a mix of uses.
 - Outdoor areas located within 200 feet of any of the following must not operate the outdoor portions of the use after 10 p.m.: any existing residential uses, any undeveloped residential zoning districts, and any undeveloped portions of a Master Planned (MP) zoning district designated for residential use.
The outdoor space associated with 502 and 520 outdoor spaces are outside the 200' buffer.

This standard does not apply when the use that necessitates the separation is located in the Downtown (DTWN) or Mixed Use (MX) zoning district, or a Master Plan (MP) where the Terms and Conditions contemplate a mix of uses.

- The outdoor area must provide parking using the restaurant measure. (See the parking standards of *Chapter 8: Development Standards*.)
Parking will comply with the development's requirement

8. Music or Entertainment: Small-scale entertainment can be provided as an accessory use but may not be located or amplified to the degree that it creates a nuisance to adjoining properties.
We will comply with this requirement.

9. Exceptions to These Standards: Establishments wishing to have exceptions to these standards, such as to exceed public area size limitations or to stay open after the above hours, must meet the requirements for a bar or for an extended hours restaurant serving alcohol, whichever is applicable. Establishments wishing to exceed production size requirements must meet the standards of limited manufacturing.

The 502 space will be a production brewery with food offerings. The 520 space will operate primarily as a restaurant but will have a small brewing operation.

10. Management of Impacts Plan: Craft breweries must provide a written plan to manage potential impacts on the surrounding neighborhoods and businesses, including:

- Acknowledgement of the City noise ordinance standards and monitoring noise created by the establishment and its patrons.
We acknowledge the City of Rock Hill's noise ordinance and will comply with the requirements.
- Provision of lighting to secure parking lots and other outside areas while complying with the lighting standards of *Chapter 8: Development Standards*.
Site lighting is being provided by the developer as part of the Perch Development.
- Provision of appropriate security to control crowds based on size and type of activity, including the discouragement of parking lot loitering.
We will comply with Fire Marshal / AHJ occupancy requirements and will not exceed the maximum density. The parking lot is part will be shared by many tenants, but we intend on monitoring the parking lot to ensure loitering does not occur.
- Advising patrons to park only in appropriate locations on the establishment's property or neighboring properties where written permission has been granted.
We will post a sign stating that parking for the 502 and 520 space is located within the development and all other parking must be by permission.

CHERRY ROAD

74' WIDE PUBLIC R/W
 (7' FROM MARGUERITE WYLIE D-2-23-55)
 (7' FROM ROCK HILL COCA CO. A BOTTLING CO. BY W. M. MAULDIN, JR D-2-17-55)
 STATE ROAD SC 322

*Perch Building Suite
 (Production Brewery)*

Dr. 1629 01.00

SYMBOL	SITE FURNISHINGS DESCRIPTION	DETAIL
F-103	BIKE RACK	61.5-00
GENERAL IMPROVEMENTS		
G-101	ADA ACCESSIBLE PARKING	14.5-01
G-102	PARALLEL PEDESTRIAN RAMP (NO GRASS)	41.5-01
G-103	PEDESTRIAN RAMP CONDENSED TERMINAL	34.5-01
G-104	DUMPTER PAD	64.5-01
G-105	CONCRETE STAIR AND RAILING	74.5-00
PAVING AND CURB DESCRIPTION		
P-102	CONCRETE - STANDARD	18.5-00
P-103	HEAVY DUTY ASPHALT	31.5-00
P-104	HEAVY DUTY CONCRETE	21.5-00
P-105	1" CONCRETE CURB AND GUTTER	44.5-00
P-106	DETECTABLE WARNING MATERIAL	54.5-01
P-107	DECORATIVE CONCRETE	54.5-00
P-108	WHEEL STOP	84.5-00
RAILING AND FENCE DESCRIPTION		
R-102	STAINLESS STEEL CABLE RAILING	84.5-00
R-103	TIMBER SCREEN RAILING	74.5-01
PS	PLANTING BED	

NOTE
 1. ANY NEW DAMAGE TO THE STREET UTILITIES, CURB, GUTTER, SIDEWALK, ETC. IS THE RESPONSIBILITY OF THE BUILDER TO REPAIR PRIOR TO ISSUANCE OF BUILDING CO.
 2. ALL PAVEMENT MARKINGS IN PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC PER SCOT REQUIREMENTS.

223 NORTH GRAHAM STREET
 CHARLOTTE, NC 28202
 704.333.0325
 WWW.LANDDESIGN.COM



29 Jan 2021

OAKLAND-CHERRY CORNER

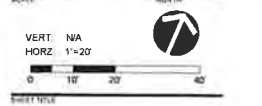
WARREN NORMAN COMPANY, INC.
 502 CHERRY ROAD
 ROCK HILL, SC 29730

LANDDESIGN PROJ # 1019473

REVISION / ISSUANCE

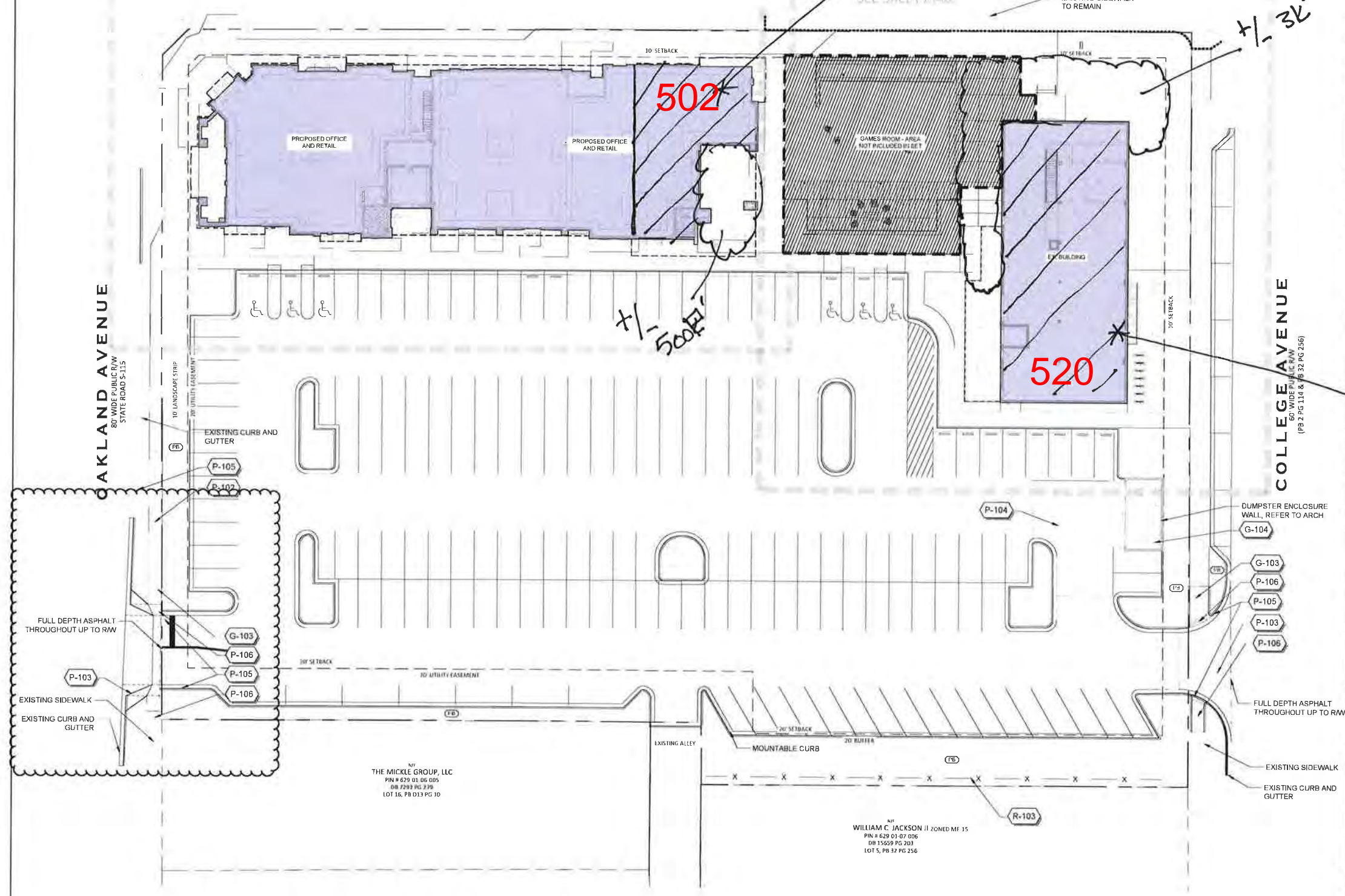
NO.	DESCRIPTION	DATE
1	COND. APPROVAL	01/29/2021

DESIGNED BY
 DRAWN BY
 CHECKED BY



OVERALL MATERIALS PLAN

SHEET NUMBER
L1-00



*570 Cherry Rd
 (old coke bld)
 Restaurant /
 Brewpub*

THE MICKLE GROUP, LLC
 PIN # 629 01 06 005
 DB 298 PG 3-8
 LOT 16, PB D13 PG 10









WILLIAM C JACKSON II ZONED MF 15
 PIN # 629 01 07 006
 DB 15659 PG 203
 LOT 5, PB 32 PG 256

APPROVED FOR THE CITY OF ROCK HILL
 CITY OF ROCK HILL STORM WATER MANAGEMENT & SEWAGE CONTROL DEPARTMENT
 PROJECT NO. 1019473
 SHEET NO. L1-00

Z-2021-22

 Subject Property

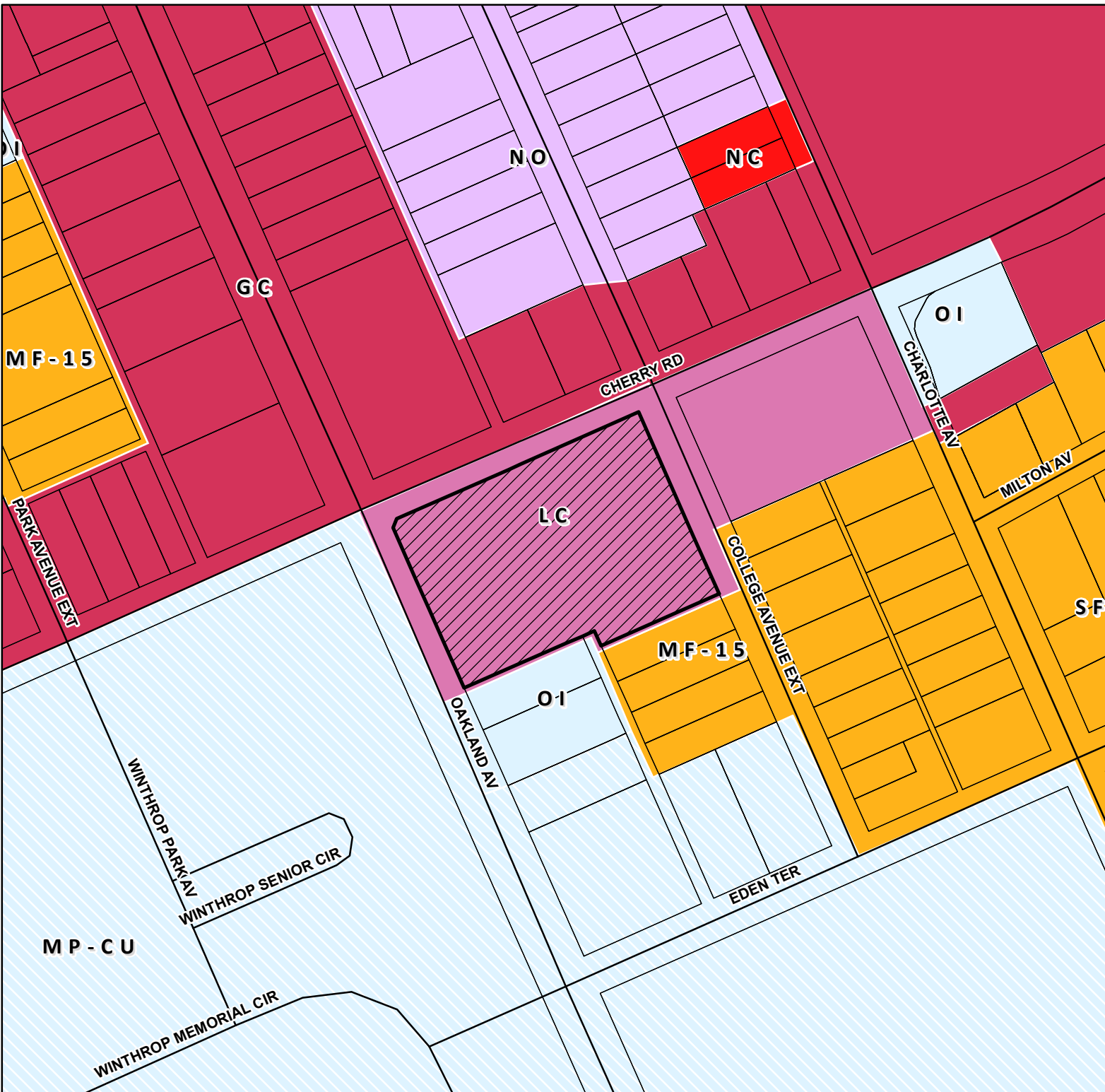
Zoning Districts

-  General Commercial (GC)
-  Limited Commercial (LC)
-  Multi-Family 15 (MF-15)
-  Neighborhood Commercial (NC)
-  Neighborhood Office (NO)
-  Office and Institutional (OI)
-  Master Planned College University (MP-CU)
-  Single-Family 4 (SF-4)

Zoning Data
Current Zoning
LC



Planning & Development
Department
City of Rock Hill
06/15/21



Z-2021-23

Requests: Special exception to establish a recreational vehicle sales and service use.

Address: 982 N. Anderson Road

Zoning District: General Commercial (GC)

Applicant: Salem Hassan of Travel Camp





Request: Special exception to establish a recreational vehicle (RV) sales and service use

Address: 982 N Anderson Road

Tax Map No.: 634-07-01-026

Zoning District: General Commercial (GC)

Applicant: Salem Hassan of Travel Camp
 9070 Beach Blvd.
 Jacksonville, FL 32216

Owner: Anderson Rock Hill SC LLC
 4280 Professional Center Dr #100
 Palm Beach Gardens, FL 33410

Background

The applicant is seeking to lease the property located at 982 N Anderson Road for the purposes of establishing a recreational vehicle sales and service center. The property was originally developed as Southern States retail center, but it has been vacant for the past year.

Primary use table excerpt <ul style="list-style-type: none"> • Blank cell = prohibited • S = Special exception • C = Conditional use • P = Permitted use 	RESIDENTIAL														BUSINESS									
	SF-2	SF-3	SF-4	SF-5	SF-8	SF-A	MFR	MF-15	MX	NO	NC	OI	LC	GC	CC	CI	DTWN	MUC	IB	IG	IH			
													S	C	C									
Definition of proposed use	<i>Recreational vehicle/travel trailer rental and sales:</i> Uses that offer recreational vehicles (RVs), travel trailers, and other similar products for sale, lease, or rental.																							

The sales portion of the proposed use of RV sales and service requires a special exception which can only be granted by the Zoning Board of Appeals (ZBA).

Site Description

The site is located along North Anderson Road between Eden Terrace and Cherry Road. The property is surrounded by a mix of other commercial uses such as automobile body shop, restaurants, retail stores, contractor offices and an automobile sales use along Anderson Road. Directly behind the site, to the east, is a self-storage use and a multi-family development.

Description of Intent for General Commercial (GC) Zoning District

Although originally established to apply to lands being used commercially that did not fit into one of the other commercial districts, it is now the intent of this ordinance the GC district be phased out over time by not allowing new rezoning to the GC district.

Analysis of Request for Special Exception

Staff will base its recommendation on an analysis of the below standards, and the Zoning Board of Appeals may approve a special exception use only upon a finding that the applicant has demonstrated that the applicable standards listed below are met. The Board may find that not all of these standards are applicable to every request for a special exception use.

The applicable are shown below in italics, followed by staff's assessment of each standard in non-italicized font.

1. *Complies with Use-Specific Standards:* *The proposed use complies with all use-specific standards.*

4.3.3.3.17(B). *Automobile Rental; Commercial Truck or Equipment Rental or Sales; Recreational Vehicle Rental or Sales.*

These uses must follow use-specific standards Nos. 1-4 and 7 of the automobile sales uses. They also must follow use-specific standard No. 5 for automobile sales, except that the parking spaces must be sized according to the parking standards of Chapter 8: Development Standards.

1. *Vehicle Display Pads:* *Automobile sales uses can have up to one vehicle display pad for every 100 feet of street frontage. The vehicle display pad may be elevated up to two feet above adjacent displays or grade level. Any rack that tilts the vehicles in any way to show the underside must be located inside a showroom.*

No display pads or tilt racks are being proposed.

2. *Public Address Systems:* *Automobile sales uses cannot have an outdoor speaker or public address system that is audible off-site.*

None are proposed.

3. *Other Materials for Sale:* *Automobile sales uses cannot display any other materials including but not limited to tires, rims, and other parts and accessories for sale between the principal structure and the street.*

No other materials would be sold in this area of the site.

4. *Test Drives:* *Automobile sales uses cannot test drive vehicles on residential streets.*

The business would not test drive vehicles on residential streets.

5. *Off-Street Parking Standards:* *Automobile sales uses must pave vehicle display, vehicle storage, and customer parking, including all access and driving surfaces, with concrete or asphalt. These areas must comply with all applicable*

off-street parking standards in Chapter 8: Development Standards, except for the following.

A sketch plan has been provided showing how the applicant will set up their sales lot. All areas will be paved. Parking of the vehicles will be done to accommodate the larger space needed for RVs and will be done as to allow for circulation on the site as required.

7. *Special Exception:* *As part of the special exception process for automobile sales uses in some zoning districts, the Zoning Board of Appeals must evaluate the following.*

- *Compatibility with Land-use Plans: The proposed location conforms with land-use plans prepared for the City, including but not limited to the Comprehensive Plan and the Cherry Road Revitalization Strategy.*

The proposed use is compatible with the recently adopted 2030 Comprehensive Plan. The site is listed in the Community Commercial subarea of the Comprehensive Plan, which is intended to provide a mix of retail uses that serves several neighborhoods. Stand-alone commercial buildings and commercial retail centers are expected.

- *Avoidance of key redevelopment areas and pedestrian-oriented corridors: The proposed location is not in a key redevelopment area of the City, such as Downtown or Knowledge Park. The proposed use is located in automobile-dominated environments and not in pedestrian-oriented environments, such as Oakland Avenue, Charlotte Avenue, and Ebenezer Avenue, nor ones that are planned to become pedestrian-oriented, such as portions of Cherry Road.*

The site is located along Anderson Road which is considered an automobile-dominated corridor of the City. There are a variety of automobile-oriented uses nearby, including an automobile body shop, automobile sales, retail stores and restaurants.

- *Site Plan: The applicant must show a site plan to scale that depicts the proposed location of the vehicles that are offered for sale. If the special exception is approved, the parking of cars must be limited to the area shown on the site plan. Any applicant who wants to expand vehicles offered for sale into other areas of the site must return to the Zoning Board of Appeals with a request to modify the original special exception approval.*

A sketch plan has been provided showing the existing parking lot, which includes landscaping and customer parking areas.

8. *Compatibility:* *The proposed use is appropriate for its location and compatible with the character of surrounding lands and the uses permitted in the zoning district(s) of surrounding lands.*

The proposed use is compatible with the existing mix of commercial uses in the area, and the site is located in a predominantly automobile-oriented area of the city.

9. Design Minimizes Adverse Impact: *The design of the proposed use minimizes adverse effects, including visual impacts on adjacent lands; furthermore, the proposed use avoids significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration, and does not create a nuisance.*

The existing site is fully developed and landscaped. The storage area that the applicant is proposing at the rear of the site will be reviewed for compliance with current standards for outdoor storage of vehicles awaiting repair. Any unpaved portions of the site that will be used for parking of vehicles for sale will need to be paved.

10. Design Minimizes Environmental Impact: *The proposed use minimizes environmental impacts and does not cause significant deterioration of water and air resources, significant wildlife habitat, scenic resources, and other natural resources.*

The existing site is fully developed, and any new improvements will be required to meet current codes and standards for environmental compliance. City staff will inspect any proposed improvements during construction for compliance with applicable codes.

11. Roads: *There is adequate road capacity available to serve the proposed use, and the proposed use is designed to ensure safe ingress and egress onto the site and safe road conditions around the site.*

The property is located along Anderson Road, which would support traffic from this type of use without any upgrades.

12. Not Injure Neighboring Land or Property Values: *The proposed use will not substantially and permanently injure the use of neighboring land for those uses that are permitted in the zoning district or reduce property values in a demonstrative manner.*

This use is not expected to harm neighboring land or property values, and staff has not heard from any adjacent property owners or tenants with concerns about the proposed use.

13. Site Plan: *A site plan has been prepared that demonstrates how the proposed use complies with the other standards of this subsection.*

A sketch plan has been submitted and is attached to this report.

14. Complies with All Other Relevant Laws and Ordinances: *The proposed use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.*

The applicant agrees to conform to all other relevant laws and ordinances.

Public Input

Staff has taken the following actions to notify the public about this public hearing:

- May 28: Sent public hearing notification postcards to property owners within 300 feet of the subject property.
- May 28: Posted public hearing signs on subject property.
- May 28: Advertised the Zoning Board of Appeals public hearing in *The Herald*.
- Information about this request was posted to the City's website

Staff has not received any feedback from the public about the proposed use at this time.

Staff Recommendation

Staff recommends approval of the special exception request because staff believes that it meets the standards for granting the special exception, specifically noting the following:

- The use is compatible with the existing mix of uses surrounding this site and the City's land use plan for this area.
 - The applicant has submitted a sketch plan showing how it can meet the standards for development.
-

Attachments

- Application
 - Site plan
 - Zoning Map
-

Staff Contact:

Melody Kearse, Zoning Coordinator

803-329-7088

melody.kearse@cityofrockhill.com

SPECIAL EXCEPTION APPLICATION

Plan Tracking # 20211006 Date Received: 5/21/21 Case # Z- 2021-23

Please use additional paper if necessary, for example to list additional applicants or properties, or to elaborate on your responses to the questions about the request. You may handwrite your responses or type them. You may scan your responses and submit them by email (see the above fact sheet), since we can accept scanned copies of signatures in most cases.

PROPERTY INFORMATION

Street address of subject property: 982 N. Anderson Road, Rock Hill, SC 29730

Tax parcel number of subject property: 634-07-01-026

Property restrictions

Do any recorded deed restrictions or restrictive covenants apply to this property that would prohibit, conflict with, or be contrary to the activity you are requesting? For example, does your homeowners association or property owners association prohibit the activity or need to approve it first? Yes ___ No X

If yes, please describe the requirements: _____

APPLICANT/PROPERTY OWNER INFORMATION

Applicant's name	Mailing address	Phone number	Email address
Salem Hassan	9070 Beach Blvd Jacksonville, FL 32216	904-206-2244	Salem@travelcamp.com

Are you the owner of the subject property? Yes No

If you are not the owner of the subject property, what is your relationship to it (e.g., have it under contract to purchase, tenant, contractor, real estate agent) Tenant

I certify that I have completely read this application and instructions, that I understand all it includes, and that the information in the application and the attached forms is correct.

Signature: S. J. Hassan Date: 5/21/2021

If you are not the owner of the subject property, the *property owner* must complete this box.

<p>Name of property owner: _____</p> <p>If property owner is an organization/corporation, name of person authorized to represent its property interests: _____</p> <p>I certify that the person listed in the person listed above has my permission to represent this property in this application.</p> <p>Signature: _____ Date: _____</p> <p>Preferred phone number: _____ Email address: _____</p> <p>Mailing address: _____</p>

INFORMATION ABOUT REQUEST

What is the type of use for which you are requesting a special exception?

RV Sales and Service

Special exception standards

Please explain to the Board why you believe your request meets these standards. These are the standards the Board will consider when deciding whether to approve your request, although it may find that not all are applicable to your request.

1. If your proposed use has any use-specific standards, how do you propose to meet them? (Staff can help you determine whether your use has any use-specific standards.)

Display Pads: The average RV is 30' x 8'. With that, the RVs we still range all over the board starting at 14' up to 40'. With RVs we really do not merchandise or display based on number of parking spaces. It just doesn't work for RVs due to the variety of sizes. Remember also that many RVs have multiple slideouts. I can tell you we merchandise our RVs in a very organized fashion.

Address System: We would comply with this. No issue.

Other Materials for Sale: We would comply with this. No issue.

Test Drives: We would comply with this. No issue.

Off-street parking standards: We would pave all areas. We would not be able to adhere to the parking space requirements as per mentioned in #1 feedback.

2. How is the proposed use appropriate for its location and compatible with surrounding land and uses?

Our business operations tend to be in retail areas along major roads near auto dealerships and residential. A large part of our business is selling RV accessories and servicing customer RVs. Having this operation in this community will also help to serve the many RV owners we have identified in that area.

3. What steps are you taking to minimize any adverse impacts on surrounding properties?

Our facilities and properties are very well positioned aesthetically. We spend a significant amount of money on landscaping, aluminum decorative fencing along the front of the property, black chain link fencing around other parts of property, vehicle merchandising and traffic flow.

4. How would the use impact the environment (water, natural resources, wildlife habitat, etc.)?

We do not feel this would impact any natural resources or wildlife in any way. The majority of the RVs we sell and service are tow-able RVs. They do not have engines or generators. Additionally, when we do service motor-homes, we do not work in our shops on the engines, generators, or chassis. No oil changes or anything that would be of concern for environmental purposes. We work on the RV box primarily which consists of basic plumbing, electric, and carpentry.

5. How would the use impact traffic issues (road capacity, safety of those coming into or leaving the site, etc.)?

We would employ approximately 40 people. We would have approximately 20 customer visits per day.

6. How would the use impact the ability of neighboring land owners to use their properties in a way that is allowed under the Zoning Ordinance, and their property values?

We do not see where this would impact neighboring land owners in using their property in any way.

Exhibits

Please list any documents that you are submitting in support of this application. The ones listed below are suggested, but you may provide others that you believe would be helpful, and in some cases, staff or the Zoning Board of Appeals may request other exhibits as well.

- Site plan
- Photos of property that is the subject of the request

Customer RV Service Storage

This area would be paved

RV Display of approx 120 units

Roll Up Doors

Southern States - Rock Hill

6' black decorative aluminum fence along front

Fencing

All other fencing would be black vinyl chain link 6'





Slide Gate

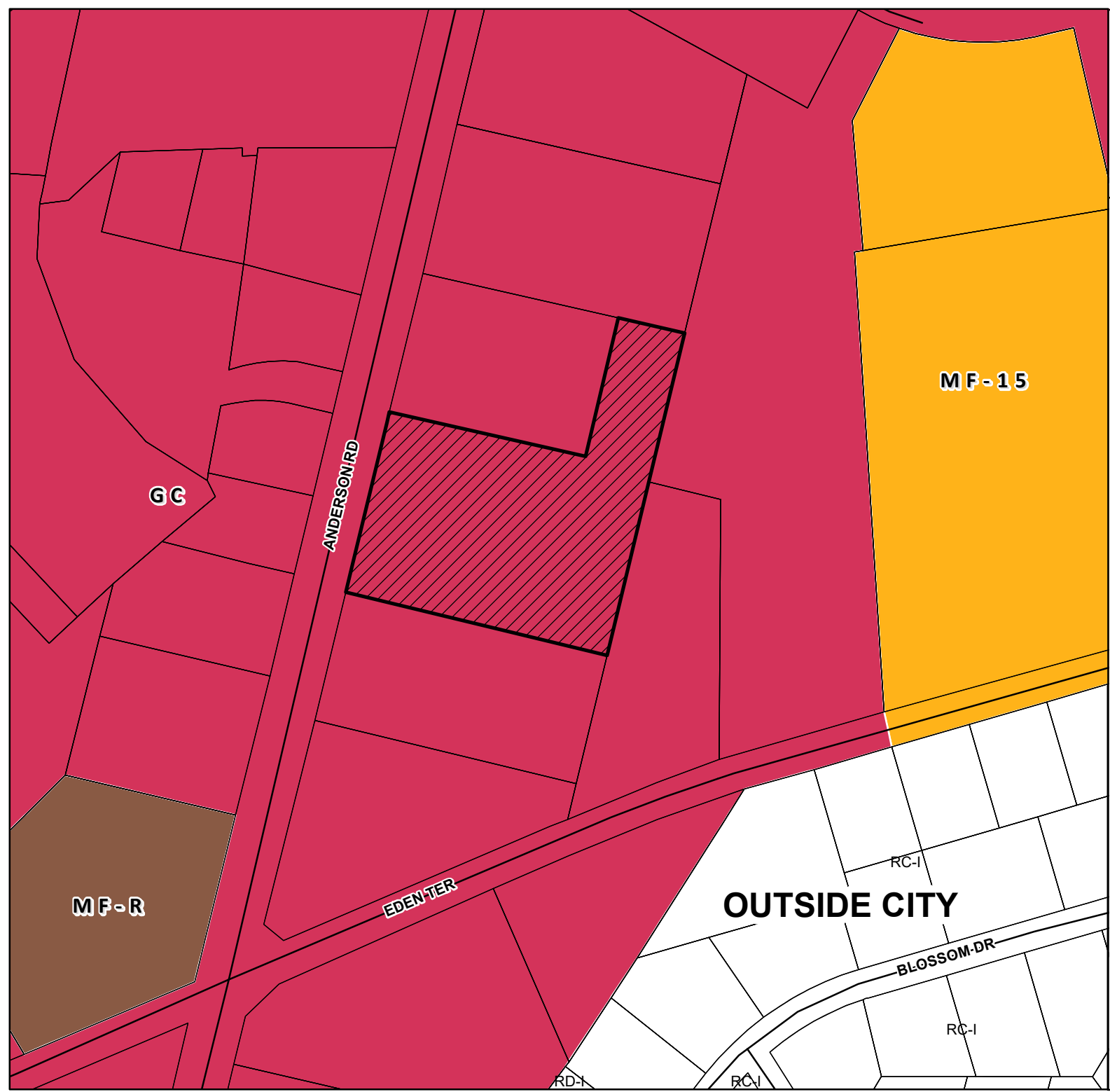
Area in black RV display

Area in blue customer parking

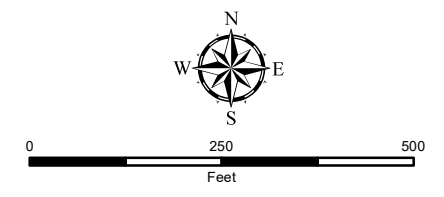
Slide Gate

Z-2021-23

-  Subject Property
- Zoning Districts**
-  MF-R
-  General Commercial (GC)
-  Multi-Family 15 (MF-15)



Zoning Data
Current Zoning
GC



Planning & Development
Department
City of Rock Hill
06/15/21