

# Zoning Board of Appeals

City of Rock Hill, South Carolina

July 20, 2021

A public hearing of the Zoning Board of Appeals was held Tuesday, July 20, 2021, at 6 p.m. in City Council Chambers at City Hall, 155 Johnston Street, Rock Hill SC.

**MEMBERS PRESENT:** Matt Crawford, Keith Sutton, Chad Williams, Stacey Reeves, James Hawthorne, Charlotte Brown

**MEMBERS ABSENT:** Rodney Cullum

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

Legal notices of the public hearing were published in *The Herald*, Friday, July 2, 2021. Notice was posted on all property considered. Adjacent property owners and tenants were notified in writing.

## 1. Call to Order

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

## 2. Approval of Minutes of the June 15, 2021, meeting.

Vice Chair Keith Sutton made the motion to approve the minutes as submitted. Mr. Chad Williams seconded, and the motion carried unanimously by a vote of 6-0 (Cullum absent).

## 3. Approval of Orders of the June 15, 2021, meeting.

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

## 4. Appeal Z-2021-24: Request by Reed Cook for a special exception to establish a commercial truck rental use at 515 North Anderson Road, which is zoned General Commercial (GC). Tax map number 630-04-01-010.

Staff member Melody Kearse presented the staff report.

The applicant, Reed Cook, 515 North Anderson Road, stated there would be no storage of gas or oil products on the site, and they would use a mobile oil service to for vehicle maintenance.

Chair Crawford closed the floor for Board discussion.

Chair Crawford made the motion to grant the special exception for a commercial truck rental use as presented by staff. Vice Chair Sutton seconded, and the motion carried unanimously by a vote of 6-0 (Cullum absent).

Chair Crawford presented the findings, specifically noting the use specific standards would be met, a site plan showing the proposed parking arrangement had been submitted, the proposed use was compatible with the current use, and the use had existed before.

## 5. Appeal Z-2021-25: Request by Jeff Johnson for a special exception to establish a short-term rental use at 742 North Confederate Avenue, which is zoned Single-Family Residential-5 (SF-5). Tax map number 627-02-02-037.

Staff member Shana Marshburn provided the Board with an email from a nearby resident in support of the request and presented the staff report.

Vice Chair Sutton asked if the residence was currently being used as a long-term rental. Ms. Marshburn stated she believed that it was, but the applicant would be the best one to answer.

Chair Crawford asked the applicant to step forward; the applicant was not present.

No one from the audience spoke with reference to this item.

Chair Crawford closed the floor for Board discussion.

Vice Chair Sutton made a motion to grant the special exception for a short-term rental use as requested. Mrs. Stacey Reeves seconded.

Chair Crawford observed that the use may not be 100% compatible with the surrounding area but there did not appear to be anyone present to speak one way or the other. Mr. Williams commented that the use would be compatible if the applicant followed the regulations.

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

Chair Crawford presented the findings, specifically noting the applicant agreed to comply with the use specific standards, there was no HOA in place to regulate the use, there would be no environmental impacts, the property was already developed as a residence, and the applicant agreed to comply with all other laws and ordinances with respect to short-term rentals.

**6. Appeal Z-2021-26: Request by Sara Hutto for a special exception to establish a short-term rental use at 315 Catawba Street, which is zoned Multi-Family Residential-15 (MF-15). Tax map number 629-13-02-015.**

Staff member Shana Marshburn presented the staff report.

Vice Chair Sutton referred the photos presented showing the construction of the front deck, asking if the deck was completed or if this was an old picture. Ms. Marshburn stated this was a older photograph, and that the deck had been completed.

The applicant's representative, Mr. Tom Hutto, 1820 Sharonwood Lane, provided additional photos of properties he and the applicant, Mrs. Sara Hutto, managed for short-term rental use. He noted that while there was not an HOA for this particular neighborhood, it appeared that the City's regulations did not require neighborhood associations to supply the City with information on restrictive covenants regulating this use. He added they had received positive comments from neighbors at their other locations.

Mr. James Hawthorne asked if there was plenty of parking. Mr. Hutto stated there were spaces for three cars at the top of the driveway, which was steep.

Mr. Williams asked if the photos presented by Mr. Hutto were of this property or others. Mr. Hutto stated these were other properties, that he wanted to give the Board examples of what their properties looked like.

Chair Crawford asked how many properties were in operation. Mr. Hutto stated seven with one more under renovation, adding that they owned 17 permits for short-term rentals obtained before the end of the previous year, that this particular property was missed so this was the reason for the request.

Mr. Pedro Gaston, 316 Catawba Street, spoke in opposition to the request, specifically with respect to renters parking in the street and what he believed would be essentially turning the house into a hotel. He added that no one in the neighborhood attended the meeting because they were not aware of what the proposed use was to be.

Mr. Daniel Sanchez, 310 Catawba Street, spoke in opposition to the request, stating that a car driving through the neighborhood had crashed into this car and expressing concern over the safety of his family as he traveled for his business.

Chair Crawford allowed Mr. Hutto to respond to these concerns. Mr. Hutto stated the property had been used as a long-term rental for years, that the activities of the short-term rental clients was proposed to be no more than a long-term resident would be. He noted there was plenty of parking, that as many as five cars could possibly park at the top of the hill, adding that he doubted anyone would want to park at the bottom of the hill and walk up the steep driveway to the house.

Mr. Hawthorne asked if any of the long-term renters had used the street for parking. Mr. Hutto replied none had parked on the street, stating that he had constructed additional plateaus to create parking for three vehicles.

Chair Crawford asked for clarification that the requirement of one additional off-street parking space was met. Mr. Hutto stated it was.

Chair Crawford closed the floor for Board discussion.

Mr. Williams made a motion to grant the special exception for a short-term rental use as presented. Vice Chair Sutton seconded.

Mr. Williams commented that just like a single-family residential use, there may be a bad tenant that affects the neighborhood but with short-term rentals, there was a rating system in place for those clients that didn't exist for long-term renters.

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

Mr. Williams presented the findings, specifically noting the applicant would meet the use specific standards as required, there was no HOA in place to regulate the use, the applicant agreed to follow the rules and regulations the City had developed, staff verified there was ample parking, and there was a park nearby.

**7. Appeal Z-2021-27: Request by Tania Ayubi for a special exception to establish a short-term rental use at 418 Hampton Street, which is zoned Multi-Family Residential-15 (MF-15). Tax map number 598-25-01-032.**

Staff member Shana Marshburn presented the staff report.

The applicant, Ms. Tania Ayubi, 611 Barcroft Lane, Fort Mill, was available to answer questions. She stated the property manager for the property had full knowledge of the City's regulations and had experience in managing short-term rental properties.

Chair Crawford closed the floor for Board discussion.

Mrs. Reeves made the motion to grant the special exception for short-term rental use as presented. Vice Chair Sutton seconded, and the motion carried unanimously by a vote of 6-0 (Cullum absent).

Mrs. Reeves presented the findings, specifically noting the applicant would meet the required specific use standards, the use was compatible with the surrounding area, there would be no site work, and no environmental impact.

**8. Appeal Z-2021-28: Request by The Life House Women's Shelter for a special exception to establish a Group Home (Type A) use, a reduction in the required separation from other group home uses, and variances from the side and rear setback**

**standard, minimum lot width and lot size standard, and the side buffer-yard requirement at 313 North Wilson Street, which is zoned Neighborhood Office (NO). Tax map number 627-22-02-030.**

Staff member Melody Kearsse presented the staff report.

Vice Chair Sutton asked how the investigation into the alley abandonment would be resolved. Ms. Kearsse stated there were documents that showed the alley had been abandoned per a court order in 1989 and split among the adjacent property owners, but was not showing on the plat of record, which was a survey done in 1998. The information was given to the owners and their agents for them to work towards resolution, and this issue of ownership of the 10-foot portion of the alley would need to be resolved before they could begin using that particular area for any reason.

Vice Chair Sutton asked if the issue would lie with York County Clerk of Court and Register of Deeds. Ms. Kearsse stated that it was, and there were several options to resolve the issue including the possibility of a quit claim process.

Vice Chair Sutton asked if the unresolved alley issue impacted this request, that if the Board granted the special exception and variances as requested, would these be null and void if the alley issue was not resolved. Ms. Kearsse stated the variances had been computed based on the assumption the alley was still in place.

Mr. Hawthorne asked the timeframe for the project. Ms. Kearsse stated they were currently working on the main building with the intention to begin construction on the new structure within the next two years.

Mr. Hawthorne asked if the stop sign would be at the street or on the property. Ms. Kearsse stated it would likely be on the property, but that it was not necessarily required as this was not a dedicated street.

Chair Crawford asked the reasoning for the large separation between group homes. Ms. Kearsse stated this was to prevent the oversaturation in any one area of group homes. She added that The Life House currently had a facility across the street that was seen as an expansion of an existing use, and it was not believed that there would be any issues.

The applicant, Ms. Courtney Denton, 535 Cotton Field Road, provided information about the purpose of The Life House, noting specifically that there was a need for providing shelter facilities for homeless women and, in some cases, children. She stated they received between four to seven calls each day from women needing to find shelter, adding that they were able to accommodate ten to twelve women in their current facility at 314 North Wilson Street. Ms. Denton noted the goals were to provide shelter, stability, and safety on a 30/60/90-day plan to give women the opportunity to put their life back together and become self-sufficient. She stated in the short time since the facility had opened in December 2020, they had helped 44 women. She introduced Susan, a former client, who provided the Board with her history and how The Life House had helped her.

Chair Crawford asked staff if the Board could vote on all items at one time or separately. Ms. Kearsse stated the Board could handle this as one item since the variances were dependent on the approval of the special exception and the reduction in separation.

Chair Crawford closed the floor for Board discussion.

Mr. Williams presented the motion to grant the special exceptions for a Group Home (Type A) use and for the reduction in separation from other group homes as requested, and to grant the

variances from the side and rear setback standards, minimum lot width and lot size standard, and side buffer-yard requirements as requested. Vice Chair Sutton seconded.

Mr. Williams stated he had small concern about the separation from other group home uses but realized that the railroad tracks on either side help provide a measure of separation as well as the fact that the uses are not located next to each other.

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

Mr. Williams presented the findings, specifically noting the applicant agreed to meet the use specific standards and that the variances alleviated any use specific standards that could not be met, the structure was a historic home, the site had exceptional conditions not experienced by other properties in the area, the lot was long and narrow which made meeting the required setbacks difficult, and the strict application of the regulations would be prohibitive.

**9. Appeal Z-2021-29: Request by First Presbyterian Church for a special exception to establish a columbarium use at 234 East Main Street, which is zoned Downtown (DTWN). Tax map number 627-18-06-001.**

Staff member Melody Kearse presented the staff report.

Applicant's representative, Mr. Robert Ballard, 234 East Main Street, was available to answer questions.

Chair Crawford closed the floor for Board discussion.

Mr. Hawthorne made a motion to grant the special exception for a columbarium use as presented. Mrs. Reeves seconded.

Chair Crawford noted staff was able to make all the findings and that the use would have no impact on the surrounding area.

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

Mr. Hawthorne presented the findings, specifically noting the applicant would comply with all the use specific standards, the use was compatible with the current use, and a site plan had been submitted.

**10. Appeal Z-2021-30: Request by John and Chandra Chavez for a variance from the side yard setbacks and the setback from the primary structure for a detached accessory structure at 895 Eastwood Drive, which is zoned Single-Family Residential-5 (SF-5). Tax map number 628-08-02-018.**

Staff member Shana Marshburn presented the staff report.

Mr. Williams asked if the 3-foot 9-inch measurement was to the eave of the house or side of the carport. Ms. Marshburn stated this was to the carport.

Chair Crawford asked the reason for the setback from the primary structure if this was for safety or design. Ms. Marshburn stated it was mainly for safety.

Chair Crawford asked if the carport currently met the City's design standards or would encasing the rafters meet those standards. Ms. Marshburn stated it would meet the design standards.

Mr. Williams asked if the Board would need to require conditions for encasing the rafters as part of the motion. Ms. Marshburn stated the condition could be made part of the motion, but that this would be required anyway.

Chair Crawford asked how far the carport was from the other property. Mr. Williams stated that he had driven by the site and observed it was about two or three feet, adding that there was a significant slope to the rear of the property.

The applicant, Mr. John Chavez, 898 Eastwood Drive, was available to answer questions.

Mr. Williams asked if there was any issue with meeting the design standards. Mr. Chavez stated there were no issues, that once they received approval they would get a general contractor to complete the project.

Chair Crawford closed the floor for Board discussion.

Ms. Charlotte Brown made the motion to grant the variances from the side yard setbacks and the setback from the primary structure with the condition that that the trusses be hidden. Vice Chair Sutton seconded, and the motion carried unanimously by a vote of 6-0 (Cullum absent).

Ms. Brown presented the findings, specifically noting that the land had a slope that could not accommodate the accessory structure, and this slope did not apply to other properties in the area.

**11. Appeal Z-2021-31: Request by Gospel Light Baptist Church for a variance from the side yard setback requirements for an accessory structure and from the lot width requirement for a lot containing a residence in a commercial district so as to be subdivided at 212 Lancaster Avenue, which is zoned Office and Institutional (OI). Tax map number 598-05-04-025.**

Staff member Shana Marshburn presented the staff report.

Chair Crawford asked if the variance requested was for 3.39 feet. Ms. Marshburn stated this was correct, that the accessory building is 3.39 feet away from the proposed property line, adding that the home would be on a 50-foot wide lot.

Chair Crawford asked if the new property line could be shifted in order to meet this requirement without the need for a variance. Ms. Marshburn stated it could not because it would create a setback issue for the residential structure. It was discussed that either way, variances would still be needed.

The applicant's representative, Mr. Joe Smith, 4890 Railroad Avenue, Catawba, church deacon, stated the church wished to sell the residential property in order to fund the establishment of a new church, adding other residential structures in the area had the same lot width as this one would have.

Mr. Williams observed that Mr. Smith was correct as it appeared other lots had the same size as this one would be.

Chair Crawford closed the floor for Board discussion.

Vice Chair Sutton made the motion to grant the variances from the side yard setback requirements for an accessory structure and from the lot width standards for a residential structure as presented. Mr. Williams seconded.

Chair Crawford stated he had had a concern over the lot width request but as other properties nearby were the same, this alleviated his concern.

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

Vice Chair Sutton presented the findings, specifically noting the regulations at the time these

structures were built allowed for separate uses, the lot width requested meets the same as others in the area, no other properties would allowed to be recombined in this manner, and the variances correct an existing nonconforming issue.

**12. Appeal Z-2021-32: Request by Jimmy Dunn of June Engineering Consultants Inc for a special exception to establish a self-storage use at 2253 Cherry Road; 2260 Farlow Street; 1102, 1106, 1110, 1204, 1216, 1220, 1236, & 1302 Burton Street; and two adjoining unaddressed parcels, which are being considered by City Council for annexation and rezoning to Limited Commercial (LC) and Office and Institutional (OI). Tax map numbers 634-00-00-003, -004, 031, -081 to -083, & -109 to -111.**

Staff member Dennis Fields presented the staff report.

Vice Chair Sutton mentioned that the existing curb cut did not line up with the drive across Cherry Road, asking if it would be moved to line up. Mr. Fields stated the signalized intersection across Cherry Road accessed private property with no public access to Farlow Street. He stated the proposed access lined up better with the property across the street but that the South Carolina Department of Transportation (SCDOT) would need to assess any needs for medians and other encroachments within that area.

Chair Crawford asked if the property could be annexed and rezoned to something that would allow for self-storage. Mr. Fields noted that except for industrial zoning districts, a special exception was required for a self-storage use in those zoning districts where it was allowed, adding that this property was being divided to allow for commercial uses along the Cherry Road side.

Chair Crawford asked for additional information on the emergency access. Mr. Fields pointed out the area along Farlow Street, noting this would be gated and would not be approved for regular use.

Mr. Hawthorne mentioned the portion of the staff report that addressed water quality over sewer lines, asking if these requirements for the building located to the west would be applied. Mr. Fields stated neither stormwater ponds nor buildings could be constructed over sewer lines so this would need to be addressed.

The applicant's representative, Mr. Keane McLaughlin, ESP Associates, 3475 Lakemont Boulevard, Fort Mill, stated the 50-foot buffer would make the site better for the surrounding properties, adding there were two perennial streams that would need to be dealt with. He added the development would require they bring in fill dirt, sewer easements on the site would need to be removed, and any access to Cherry Road would require SCDOT approval.

Vice Chair Sutton observed that this would improve the area.

Ms. Brown asked if there would be environmental review of the site to evaluate the area. Mr. McLaughlin stated there would be during the construction phase, noting that they would be bringing more dirt onto the site than would be excavated and removed.

Mr. Hawthorne asked if any retaining walls would need to be constructed. Mr. McLaughlin stated these were not anticipated at this time.

Mr. Williams commented that he though the contamination of the site came from the Rutledge Construction business many years previous. Mr. Fields stated that from what was known, whatever was located on the adjacent site created a need for monitoring wells in order to make sure there was no contaminants leaching into the groundwater.

Chair Crawford asked if the operating hours of 6 a.m. to 10 p.m. would apply to the entire site.

Mr. McLaughlin stated this was correct, that the office hours would be 9 a.m. to 5 p.m. and that there would be a punch keypad for use by renters outside of those hours. Chair Crawford asked if the keypad would work after 10 p.m. Mr. McLaughlin stated it would not.

Mr. Chris Catoe, 1581 Arborgate Drive, stated many of his questions had been answered by the presentation, adding the neighborhood would rather see residential or commercial uses and that Rock Hill needed more affordable housing options.

Mr. Chris Ward, 1500 Andora Drive, provided his concerns regarding the request, including the impact on the nearby residences, the increase in stormwater runoff, the addition of fill dirt may create issues for Grace and Andora Streets, the possibility of light pollution affecting those adjacent properties and asking that the buffer along that side be increased, and the increase in traffic to the site from the Mt Gallant and Cherry Road intersection, known to be the busiest intersection in the area.

Chair Crawford allowed Mr. McLaughlin to respond to the comments. Mr. McLaughlin stated lighting was a concern and that they would be doing what they could to eliminate any issues, adding that they would not be using poles but more likely wall pack lighting on the buildings. He noted the 50-foot buffer would be ample, indicating areas of the site that currently have areas they would not be disturbing and areas that would need to be completely landscaped. He stated there would be no disturbance of the floodplain area and that they did not want to impact the adjacent neighborhood.

Mr. Williams asked if the fill would be in between the buffer area or the existing grade. Mr. McLaughlin stated the buffer would remain at the existing grade.

Mr. Hawthorne asked if a traffic impact analysis had been done. Mr. Fields stated a traffic analysis was only required for uses that generated 100 peak hour directional trips.

Chair Crawford closed the floor for Board discussion.

Vice Chair Sutton made a motion to grant the special exception for a self-storage use with the conditions:

- City Council must approve annexation and rezoning requests;
- A minimum of 50-foot landscaped buffer must be maintained between the self-storage use and all property lines adjacent to residential uses;
- Access to the site is limited to Cherry Road only;
- All billboards along Cherry Road must be removed prior to the issuance of permits;
- The site must have at least one commercial use/tenant space, other than the self-storage's office, along Cherry Road. This use does not need to be established before the self-storage use, but space must be shown on the civil site plans.

Mr. Williams seconded, and the motion carried unanimously by a vote of 6-0 (Cullum absent).

Vice Chair Sutton presented the findings, specifically noting the applicant would comply with the use specific standards, the design minimized environmental impacts, and a site plan had been submitted.

**13. Appeal Z-2021-33: Request by Flowers Blake for a special exception to establish a personal service establishment use for a spa at 1017 ½ East Main Street, which is zoned Industry General (IG). Tax map numbers 626-03-01-003 & -004.**

Staff member Melody Kearse presented the staff report.



The applicant, Ms. Flowers Blake, 1062 Village Green Lane, was available to answer questions.

Vice Chair Sutton asked if she had operated a spa like this previously or if this was her first. She stated this was her first spa.

Chair Crawford asked the types of services offered. Ms. Blake stated the services were geared towards women and would feature organic herbs.

Chair Crawford closed the floor for Board discussion.

Mr. Williams presented the motion to grant the special exception for a spa use as presented. Vice Chair Sutton seconded.

Chair Crawford noted this use was appropriate in an area that was a mix of uses.

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

Mr. Williams presented the findings, specifically noting the area was a mixed-use area and the proposed use would not be detrimental to the surrounding area.

**14. Appeal Z-2021-34: Request by Mark Van Sickle of LRB Property LLC for a special exception to expand an existing craft brewery use, and for a reduction in the required separation from residential uses for the building and outdoor seating at 129 Oakland Avenue and 136, 140, & 144 Ebenezer Avenue, which are zoned General Commercial (GC) and Neighborhood Office (NO) but are being considered by City Council for rezoning to Limited Commercial (LC). Tax map numbers 627-21-02-007, -018, -020, & -021.**

Staff member Dennis Fields presented the staff report.

Vice Chair Sutton asked if the special exception for the separation would be required still if the applicant had been able to purchase the adjacent residential lot. Mr. Fields stated it may have been as there were residential uses across Ebenezer Avenue that may have been within the required separation limits.

The applicant's representative, Mr. Chad McGowan, 1539 Healthcare Drive, stated they are still trying to purchase the property, but the owner is not yet ready to sell.

Chair Crawford asked the use of the larger building. Mr. McGowan stated there was a desire to move the commissary and pizza operations from the former Varsity location across Oakland to the main Legal Remedy site, so this building would house those operations on one side and event rental on the other.

Mr. Hawthorne asked the use of the other proposed building. Mr. McGowan stated this would be used for cold storage and the storage of bottling supplies for the brewery.

Mr. Williams asked what would happen to the former Varsity building. Mr. McGowan stated this would be redeveloped somehow in the future.

Chair Crawford asked the plan for the outdoor area. Mr. McGowan stated a hedge would be installed between the grass area and the parking lot to provide a yard for open space.

Chair Crawford asked if there would be bands allowed outdoors. Mr. McGowan stated they would not, that these would only be allowed inside the building.

Chair Crawford closed the floor for Board discussion.

Chair Crawford stated he had had some concerns over the separation reduction but was relieved that this did not appear to be an issue.

Mr. Hawthorne asked if landscaping would be installed along the parking area. Mr. Fields stated this would be required.

Vice Chair Sutton made the motion to grant the special exceptions for the expansion of a craft brewery use and the reduction in separation from residential uses as presented. Mr. Hawthorne seconded, and the motion carried unanimously by a vote of 6-0 (Cullum absent).

Vice Chair Sutton presented the findings, specifically noting the applicant would comply with the use specific standards as required.

## **15. Other Business.**

### **a. Election of Officers.**

Vice Chair Sutton made the motion to elect Mr. Matt Crawford as Chair. Mrs. Reeves seconded, and the motion carried unanimously by a vote of 6-0 (Cullum absent)

Chair Crawford made the motion to elect Mr. Keith Sutton as Vice Chair. Mr. Williams seconded, and the motion carried unanimously by a vote of 6-0 (Cullum absent).

### **b. Rules of Procedure and Bylaws Memo.**

Ms. Kearse presented the Rules of Procedure and Bylaws to the Board.

Chair Crawford asked if there could be changes made where the applicant could present a drawing as opposed to a site plan due to the definition of a site plan in the Zoning Ordinance. There was general discussion regarding this definition. Ms. Kearse stated she would look into this.

Mr. Williams asked if ex parte communications included discussions with other Board members. Ms. Kearse stated that it did. Mr. Williams asked that this be further clarified in the document.

Chair Crawford noted that additional trainings for Board members would be adequate. There was general discussion regarding having future training sessions as were held for the Board in 2015.

Mr. Williams made the motion to adopt the Rules of Procedure and Bylaws as presented with the additions and changes discussed. Vice Chair Sutton seconded, and the motion carried unanimously by a vote of 6-0 (Cullum absent).

### **c. Further Discussion regarding Neighborhood Associations.**

Vice Chair Sutton asked that staff check with City Council regarding Mr. Hutto's statement about neighborhood associations not having any say on uses within a neighborhood. There was general discussion regarding covenants and restrictions for neighborhoods that did not have HOAs but did have neighborhood associations. Ms. Kearse stated that older neighborhoods had associations with covenants and restrictions in place.

## **16. Adjourn.**

There being no further business, Vice Chair Sutton made a motion to adjourn. Mr. Williams seconded, and the motion carried unanimously by a vote of 6-0 (Cullum absent). The meeting adjourned at 9:04 p.m.

**From:** [Jim Scott](#)  
**To:** [Marshburn, Shana](#)  
**Subject:** Public Hearing Application No.Z-2021-25  
**Date:** Monday, July 19, 2021 12:44:16 PM

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**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**

Hello Ms. Marshburn:

I am responding to the application from the owners of 742 N. Confederate St. to establish a short term rental use. I own the property at 571 Liberty St., which is just down Confederate St on the corner. It is currently a long term rental.

I have no objection to the owners of 742 N. Confederate's application for short term rental use for their property.

Regards,

Jim Scott  
#704-724-3261