



A G E N D A

Rock Hill Zoning Board of Appeals
June 20, 2023

1. Call to Order
2. Approval of the Minutes from the May 23, 2023, meeting.
3. Approval of the Orders from the May 23, 2023, meeting.
4. Appeal Z-2023-15: Request by Emily Parrish with Children's Attention Home for a special exception for a type A group home use and variances for minimum lot area, width, buffer, and setbacks at 322 & 328 Kuykendal St. The property is zoned Office and Institutional (OI). Tax map numbers 629-22-07-003 and 629-22-07-004.
5. Appeal Z-2023-16: Request by Justin Smith for a variance to the maximum allotment of signage at 110 Southern Street. The property is zoned Downtown (DTWN). Tax map number 627-14-01-002.
6. Appeal Z-2023-17: Request by Inga Carey for a special exception for animal care use and a special exception for the number of animals at 247 E. Mt. Gallant Rd. The property is zoned Limited Commercial (LC). Tax map number 667-01-01-153.
7. Appeal Z-2023-18: Request by Lauren Burleson with Driven Brands, Inc. for a special exception for car wash use at 1263, 1269, 1277 E. Main St. The property is zoned Limited Commercial (LC). Tax map numbers 626-04-01-012, 626-04-01-014, 626-04-01-015. **This item has been deferred by the applicant until another meeting date.**
8. Appeal Z-2023-19: Request by Barbara Pendergrass with Hope Fellowship Church for a special exception for commissary use at 95 Bird St. The property is zoned Office and Institutional (OI). Tax map number 630-06-03-007.
9. Other Business.
10. Adjourn.

PLANNING & DEVELOPMENT

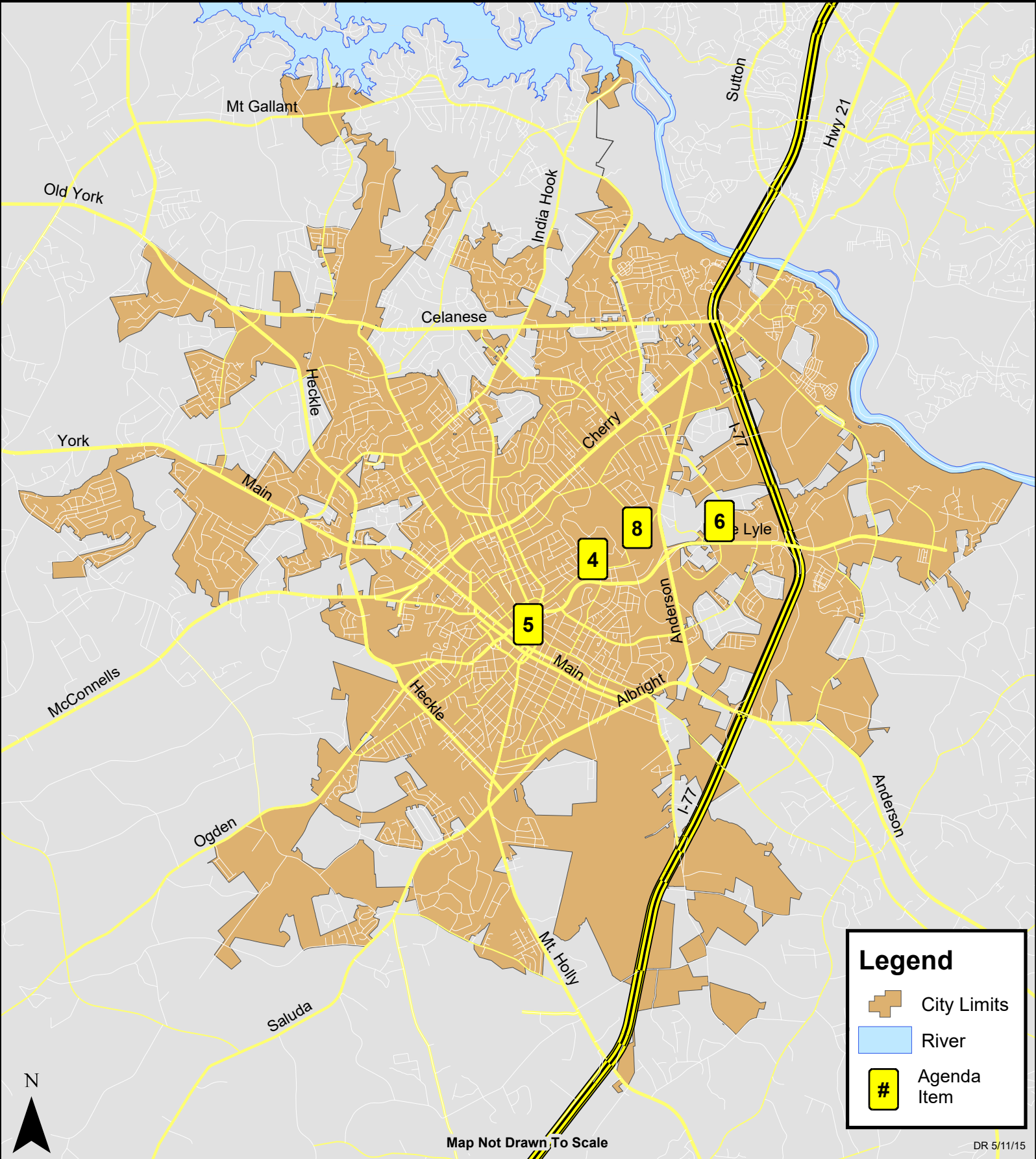
155 JOHNSTON STREET, ROCK HILL, SC 29730 (803) 329-7080

The City of Rock Hill is committed to ensuring accessibility, with reasonable accommodations, of city services, facilities, employment, and programs for all individuals, in compliance with Federal law. * Please contact Ann Morgan, ADA Coordinator, at 803 329 7025 if you need assistance.

Zoning Board of Appeals Agenda Items



City of Rock Hill, SC
June 20, 2023
Zoning Board of Appeals



Map Not Drawn To Scale

DR 5/11/15

A public hearing of the Zoning Board of Appeals was held Tuesday, May 23, 2023, at 6 p.m. in Council Chambers at City Hall, 155 Johnston Street, Rock Hill SC.

MEMBERS PRESENT: Charlotte Brown, Matt Crawford, Rodney Cullum, James Hawthorne, Barry Chitwood, Nathaniel Robinson

MEMBERS ABSENT: Stacey Reeves

STAFF PRESENT: Eric Hawkins, Shana Marshburn, Amy Britz, Diana Fragomeni

Legal notices of the public hearing were published in *The Herald* on Friday, April 28, 2023. 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. Introduction of new City Council appointed board member Barry Chitwood.

3. Approval of Minutes of the April 18, 2023, meeting.

Mr. Cullum made a motion to approve the minutes as submitted. Ms. Brown seconded, and the motion carried by a vote of 6-0 (Ms. Reeves absent).

4. Approval of Orders of the April 12, 2023, meeting.

Mr. Cullum made a motion to approve the orders as submitted. Ms. Brown seconded, and the motion carried by a vote of 6-0 (Ms. Reeves absent).

5. Appeal Z-2023-12. Request by Kathryn Eiff for a special exception for a school use at 1041 Sylvia Circle. The property is zoned Single Family Residential-5 (SF-5). Tax map number 625-01-08-012.

Amy Britz, Zoning Coordinator, presented the staff report.

Mr. Hawthorne asked if the rear of the property is fenced in. Ms. Britz stated it is not fenced in at this time.

Mr. Crawford staff recommends a condition that would limit the number of students to twelve. Ms. Britz stated that they will be limited by the space available and probably won't be able to have many more than 12 students. Ms. Britz stated that the school would have to move to a different location to accommodate a large number of students.

Chair Crawford opened the floor to the applicant. Kathryn Eiff, 3216 Hitching Post Lane, stated they are piloting a program specifically designed for children with intellectual and developmental disabilities and that is why there is a focus on ADA compliance. There will be a low number of students and a high teacher-to-student ratio. The program is an extension of Providence classical school.

Mr. Cullum asked if the program has a security plan for the building since one was not submitted with the application. Ms. Eiff stated they do have a security plan. There is a fire and tornado escape plan for the program. Ms. Eiff stated we are partnering with an architectural designer to make the plans more formal with proper posting in the building.

Mr. Cullum asked if there is a security plan for keeping students safe and intruders out. Ms. Eiff stated there isn't a specific plan yet. She noted that the building has updated locks,

external locks, keycodes, and there will always be someone on site at the church during the time when the school is operating. Providence Classical School has just designated an operations person to oversee the multi-site buildings. Ms. Eiff stated there is a full-time security officer at the main campus and there will be further discussions about safety. Ms. Eiff stated the program will have people from the main campus checking in on the school during the school week.

Mr. Cullum asked where the program will be in three to five years and if the attendance will be the same or increase in numbers. Ms. Eiff stated she unsure what the future holds but the ultimate plan is to have all of the Providence Classical School students under one roof.

Chair Crawford opened the floor for public comment and there was none.

Mr. Cullum stated he appreciates the program. Mr. Crawford stated this program would be a good fit and a good use of the property during the week. Mr. Hawthorne stated he was initially concerned with traffic being an issue, but with the small number of students and staff, and the size of the parking area, traffic will not be an issue.

Mr. Cullum made a motion to approve the special exception for a school use at 1041 Sylvia Circle. The motion was seconded by Mr. Hawthorne and was approved by a vote of 6-0 (Ms. Reeves absent).

Mr. Cullum presented the findings, noting the location compiles with the use specific standards for road capacity; the location is compatible with the current use; it will have no adverse impact to the area; it will not create any traffic issues; there will be no environmental issues; and the site plan is approved for what it is looking to accomplish.

6. Appeal Z-2023-13. Request by James Ryerson with Ryerson Brothers Construction, LLC for a variance to the secondary front setback for a fence at 503 W. Main Street. The property is zoned General Commercial (GC). Tax map number 598-13-01-007.

Shana Marshburn, Planner II, presented the staff report.

Mr. Hawthorne asked if the fence on Wylie Street is on the right-of-way. Ms. Marshburn said yes. Mr. Hawthorne then asked if the other fence on West Main Street was in the right-of-way because he was not able to see it on the map. Ms. Marshburn stated there is a chain link fence along Wylie Street encompassing the backyard of the building and there isn't a fence located along the opposite side of Wylie Street.

Mr. Crawford asked how far the fence would be if it were placed in between the shrubs and the heritage tree. Ms. Marshburn stated the fence would be less than 10 feet from the property line at Wylie Street. Mr. Crawford then asked would it be eight or nine feet. Ms. Marshburn stated she is not sure exactly how many feet it would be because the shrubs and the heritage tree are not shown on the scaled survey. She added the only way to be sure would be to identify the property line in the field and pull a string from the property line to an area in between the heritage tree and the shrubs. Mr. Crawford stated in the application there was a reference to an attachment of pictures, and he did not see the pictures in the staff report. Ms. Marshburn stated the photos used in the presentation were photos she had taken of the location, and she apologized if the photos the applicant referenced were not included in the packet. Mr. Hawkins stated staff could try and locate the photos the applicant referenced, whereas later it was determined no photos were provided. Mr. Hawthorne asked if the height and the change of the character of the fence is a trigger for the variance? Ms. Marshburn stated yes, because the lot is bound by two

streets it is considered a corner lot, whereas it has both a primary and secondary front property line. She went on to add the Zoning Ordinance specifies when a fence is placed on a primary or secondary front property line, it may not be taller than 4 feet and must be decorative. She further clarified because the proposed fence would be 6-foot tall and completely opaque, it would not meet the requirement. Mr. Hawthorne asked whether instead of going with a decorative fence if it could be replaced with a taller chain link fence in the same location. Ms. Marshburn stated the alternative mentioned would be an issue as well, as chain link fencing is not allowed in front yard areas. She added if the location was an interior lot and had structures on either side of it, chain link fencing would be acceptable if it were in the rear yard.

Chair Crawford opened the floor to the applicant. Johnathon Flippen stated he is representing the applicant and is an employee of Ryerson Brothers Construction. Mr. Flippen passed out a packet of photos and a map of the site to the board members and staff. Mr. Flippen explained the site map and photos in the packet. Mr. Flippen stated they would remove the existing fence which is outside of the property line and replace it with a new six-foot fence along the property line. He added they are requesting this for security reasons since company vehicles will be left in the parking area overnight. He added employees are not allowed to park company vehicles in their neighborhoods. Mr. Flippen stated his employer did receive a phone call from the Ms. Marshburn in regards to placing the fence between the shrubs and heritage tree. Mr. Flippen added he was not involved in the conversation, but his employer was indeed agreeable to the location suggested by Ms. Marshburn. Mr. Flippen stated the shrubs are located right along the property line and the intent is to place the fence two to three feet inside the property line which still requires a variance because it would be within 10 feet. Mr. Flippen explained the first and the second photos show the property line location on site. Mr. Flippen explained the third photo shows how the fence would be inside of the shrubs, so there can be some landscaping done on the exterior, and it would be aesthetically pleasing in appearance. Mr. Flippen stated the fourth photo shows the fence his employer would like to propose, which is a standard six-foot fence to be stained and provide privacy.

Mr. Cullum asked if Mr. Flippen agrees to what the city is recommending. Mr. Flippen stated yes and added his employer is also satisfied with the proposal to place the fence in between the heritage tree and bushes, which would be less than 10 feet inside of the property line. Mr. Crawford asked if the shrubs and the heritage tree will remain, and if the fence will be placed between them. Mr. Flippen said yes. Mr. Hawthorne stated it would still need a variance because it'd be setback less than 10 feet from the property line. Mr. Cullum asked for clarification regarding the variance being discussed. Ms. Marshburn interjected stating there must have been some miscommunication with the applicant, and the applicant is agreeable after all was in line with staff's recommendation to the Board. She stated when she contacted a member of Ryerson Brothers Construction, she suggested placing the fence in between the heritage tree and the shrubs. She added even though this placement would result in the fence being less than the required 10 feet from the property line, the City could make a positive recommendation given the difficulty in locating the fence amongst the tree and shrubs. Ms. Marshburn again mentioned the applicant acknowledging its willingness to install the fence in accordance with staff's suggestion was good but the decision on whether to grant the variance was still up to the Board. Mr. Flippen stated he does believe there was a misunderstanding of what the city was proposing, and he apologized. Mr. Cullum asked Ms. Marshburn whether the application needed to be revised? Mr. Hawkins stated the

variance is less of a variance than what was presented, so you can modify it to lessen it. He added that staff would not advise the Board to increase the degree of variance from what was proposed and what was presented was staff's original understanding of where the applicant was willing to place the fence. Mr. Cullum asked whether it would be more efficient if the Board allowed staff to determine the exact placement of the fence. Ms. Marshburn stated unless the Board wants to set a definite amount, simply requiring the fence to be placed in between the heritage tree and the shrubs would be cleaner and guess proof.

Chair Crawford opened the floor for public comment and there was none.

Mr. Crawford stated he was having difficulty meeting with the extraordinary exceptional condition finding, yet now the heritage tree is an extraordinary condition.

Mr. Hawthorne made a motion to approve for a variance to the secondary front setback for a fence to be placed in between the shrubs and the heritage tree along Wylie Street. The motion was seconded by Ms. Brown and was approved by a vote of 6-0 (Ms. Reeves absent).

Mr. Hawthorne presented the findings, noting there was an extraordinary exceptional condition pertaining to the piece of land, there also were unique conditions in way of the heritage tree to avoid placing the fence and the shrubs, it does not deprive application of the use by approving this variance, and not detrimental to issue this variance as it will not result in substantial detriment to adjacent land or public good.

7. Appeal Z-2023-14: Request by David Stringer on behalf of Rebel Base Investments, LLC for a special exception for an indoor concert hall use at 161 W. Main St. The property is zoned Downtown (DTWN).

Amy Britz, Zoning Coordinator, presented the staff report.

Mr. Cullum asked what the difference between a DJ party and a promoted music party? Ms. Britz stated a promoted music party is open to the general public with no set limitation on attendance, whereas a ticketed event or invitation only event, there is limitation to be set on attendance to make sure there is adequate amount of parking for attendants. Mr. Hawthorne asked if an organization wanted to host an event and sell a1000 tickets for a DJ event, is it okay? Ms. Britz stated if the organization rented out the space, and there are limited invitation tickets, no one from the public can just attend. Mr. Cullum asked if the city was okay with events ticketed with a DJ? Ms. Britz said yes. Mr. Hawthorne asked if the organizer of an event can promote the event and not be in violation? Ms. Britz stated it will be more of an artistic atmosphere event than DJ events. The intent is not to have any issues with police, attendance, and noise. Mr. Crawford asked how many parking spaces would this venue require if it was not in the Downtown district? Ms. Britz stated it is based on square footage and depends on the size of the building. This event hall would need 72 spaces, yet because this venue is in the Downtown district, parking can be managed with other sites. Mr. Crawford asked if 72 spaces was what was needed for 1000 people? Ms. Britz said yes. Mr. Hawkins stated it is not necessary based on the attendance numbers yet based on the square footage and the ordinance parking requirements. Ms. Marshburn stated it depends on whether the venue has fixed seats or non-fixed seats, it is one for every three fixed seats and one for every 50 square feet if the venue has non-fixed seats. The 72 parking spaces are based on non-fixed seats. Mr. Hawthorne asked how many fixed seats are at the venue and Ms. Britz said none. Mr. Hawkins stated if you figured one for every three fixed seats then the parking spaces would need to be over 334.

There was a discussion between staff and the board members of the different areas the

public can park for events. The city parking lot and parking deck have 300 spaces, the Herald location has about 700 spaces, the University parking garage A deck has 756 spaces and parking garage B deck has 600 spaces.

Mr. Cullum asked what the time frame of development of the ramp? Ms. Britz stated the city received construction plans and has not seen building plans pertaining to the apartments or the parking deck. There will be a second phase for all the offices and the smaller buildings at the top of the property. The apartments and the parking deck will be built at the same time. Construction has been approved. Mr. Cullum asked if the ramp would start at ground level and be used for pedestrian traffic? Ms. Britz said yes. Mr. Cullum asked if the next closer garage is the Thread? Ms. Britz said yes. Mr. Cullum then asked if the staff feels because of the Downtown district there will be adequate parking? Ms. Britz said yes. Mr. Hawthorne asked how the Two Scoops business had their concerns addressed? Ms. Britz stated the Two Scoops business would benefit from the concert hall activity. Mr. Hawthorne asked if the concert hall will serve food? Ms. Britz stated they will have a food window from Common Market and a bar onsite. Mr. Cullum asked if there is an inside connection to the other two buildings? Ms. Britz said no.

Chair Crawford opened the floor to the applicant. David Stringer (applicant), 153 South Oakland Avenue, Rock Hill, SC stated he is well established in Rock Hill with other business venues. Mr. Stringer spoke about the parking issue raised by the board and stated how past concerts were able to handle the parking in the Downtown area. Mr. Hawthorne asked if VIP parking will have designated parking for the other businesses in the area? Mr. Stringer said yes. Mr. Stringer has had several conversations with the other business owners to work with everyone. There is a good security plan and traffic plan with the City of Rock Hill Police department. The emphasis will be for the public to walk to the venue. Mr. Crawford asked Mr. Stringer often would there be sold out shows verses selling only 200 tickets for an event? Mr. Stringer is looking to sell as many tickets as possible. Mr. Stringer stated there will be 45 headliner shows and 45 regional shows differentiated by the audiences the venue will expect. The 45 regional shows he expects to sell between 600 to 1000 tickets. He stated some shows will sell out and some shows will not. Mr. Cullum asked if Mr. Stringer expects at least 600 people at an event at least one night a week? Mr. Stringer said yes. Mr. Hawthorne asked if shows will be limited to just music or will there be comedians? Mr. Stringer said he is looking to sell tickets. The venue will be all inclusive and have a wide variety of music and have local acts perform. Mr. Cullum asked if Mr. Stringer is acceptable to creating an accessible walk path for the public to get to the venue? Mr. Stringer said the sidewalks are already well maintained and there also is an underpass for the public to use. He stated having traffic enforcement and the Police department assisting will be an advantage for the public. Mr. Crawford asked Mr. Stringer if he was okay with not having promoted parties at the location? Mr. Stringer said yes, and he stated sounds like there is a misunderstanding with the language. Mr. Stringer said the city just does not want a DJ at the venue where it's open to the public and 2000 attending the event and it's unmanageable. His goal is to sell tickets and having promoted parties would not economically benefit his business. Mr. Stringer is not looking to have the venue be a nightclub. Mr. Cullum asked if Mr. Stringer is okay with restricted parking spaces and Mr. Stringer said yes and the common parking lot will be shared among the businesses, and he will enforce the restricted parking in the area. All the logistics still need to be worked out. Mr. Stringer is looking to work with the other business owners and promoting their businesses and since he is a business owner himself, he understands the importance

of working with surrounding owners. Mr. Hawthorne asked if there will be tabletops since food will be served at the concert hall? Mr. Stringer said yes. There has not been a furniture intake plan done yet, although it will be addressed. Mr. Crawford asked when does Mr. Stringer plans to have the first event at the venue? Mr. Stringer said he does not have an answer to that question yet, this project has had a lot of starts and stops and has been in the works for about five years. It depends on construction and how the project moves along and progresses.

Chair Crawford opened the floor for public comment. Graham Moore, 161 West Main Street, Rock Hill, SC stated he is one of the owners of Common Market and he is one of the partners in this building. He stated he met with Mr. Stringer and his team last week and discussed time limited parking spaces for the public and how it would be enforced. The Two Scoops owner was more comfortable after having long conversations pertaining to the limited parking. Mr. Moore stated how the public has options with using Uber and Lift as alternatives. Mr. Moore talked about the economic impact of the concert hall benefiting the whole area of Rock Hill.

Cybil Huskeys, 201 West Main Street, Rock Hill, SC stated she is concerned with the noise coming from the venue and the after flow of the public after the events end.

Mr. Stringer addressed Ms. Huskeys concerns and stated the noise mitigation is a big part of the construction process and in the business plan it shows the noise mitigation will be addressed. Security will be present at events to make sure that the public disburse once the events are done. There will be a detailed security and safety plan put together. Mr. Crawford asked Mr. Stringer if there are noise experts who can be hired to assist with the noise? Mr. Stringer said yes, and the information is included in the business plan. Mr. Cullum asked if the maximum number of tickets that can be sold is 1000 tickets? Mr. Stringer said yes and the number can change based on when the Fire Marshall calculates a specific number, which will be the exact number of how many tickets can be sold at the concert hall.

Mr. Crawford asked for clarification on the recommendation of the DJ language. Mr. Hawthorne stated the way Mr. Stringer explained it made sense as it's not open to the public. Ms. Britz said most past events that had to be shutdown was because of DJ events were open to the general public and it is why the language is included. Mr. Cullum asked what is meant by the phrase promoted parties? Ms. Britz said it means open to the general public and not a ticketed event. Mr. Hawkins said it is a terminology used by staff. It is like events you see advertised on Facebook with a five-dollar cover charge, it's an example of a promoted party.

The board members discussed parking and all the valued points pertaining to parking and how the concert hall will be a great addition to the City of Rock Hill.

Mr. Cullum made a motion to approve a special exception for an indoor concert hall use at 161 W. Main Street with a maximum of 1000 people for ticketed events. The motion was seconded by Mr. Hawthorne and was approved by a vote of 6-0 (Ms. Reeves absent).

Mr. Cullum presented the findings, noting the request compiles with specific standards, compatibility has been reviewed and approved, minimal and adverse impact, no environmental impacts, roads will have a parking plan, no issue of injury to neighboring land or property values, and the site plan has been approved as well.

8. Other Business.

a. Vice chair election

Ms. Britz stated a Vice-chair needed to be elected. Mr. Cullum volunteered.

Mr. Crawford made a motion to approve of Mr. Cullum as Vice-chair. The motion was seconded by Ms. Brown and was approved by a vote of 6-0 (Ms. Reeves absent).

9. Adjourn.

There being no further business, Mr. Hawthorne made a motion to adjourn. The motion was seconded by Mr. Chitwood and approved by a vote of 6-0 (Ms. Reeves absent). The meeting was adjourned at 7:27 p.m.

DRAFT

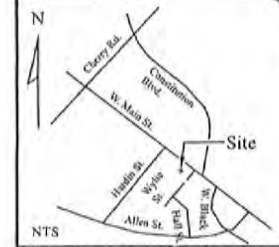
I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THE PROPERTY DOES NOT LIE WITHIN A FLOOD PLAIN.

William C. White Jr.
 WILLIAM C. WHITE JR. P.E.S. #11077

NO NEW PROPERTY LINES CREATED BY THIS SURVEY

REFERENCES: RECORD BOOK 20172 PAGE 78

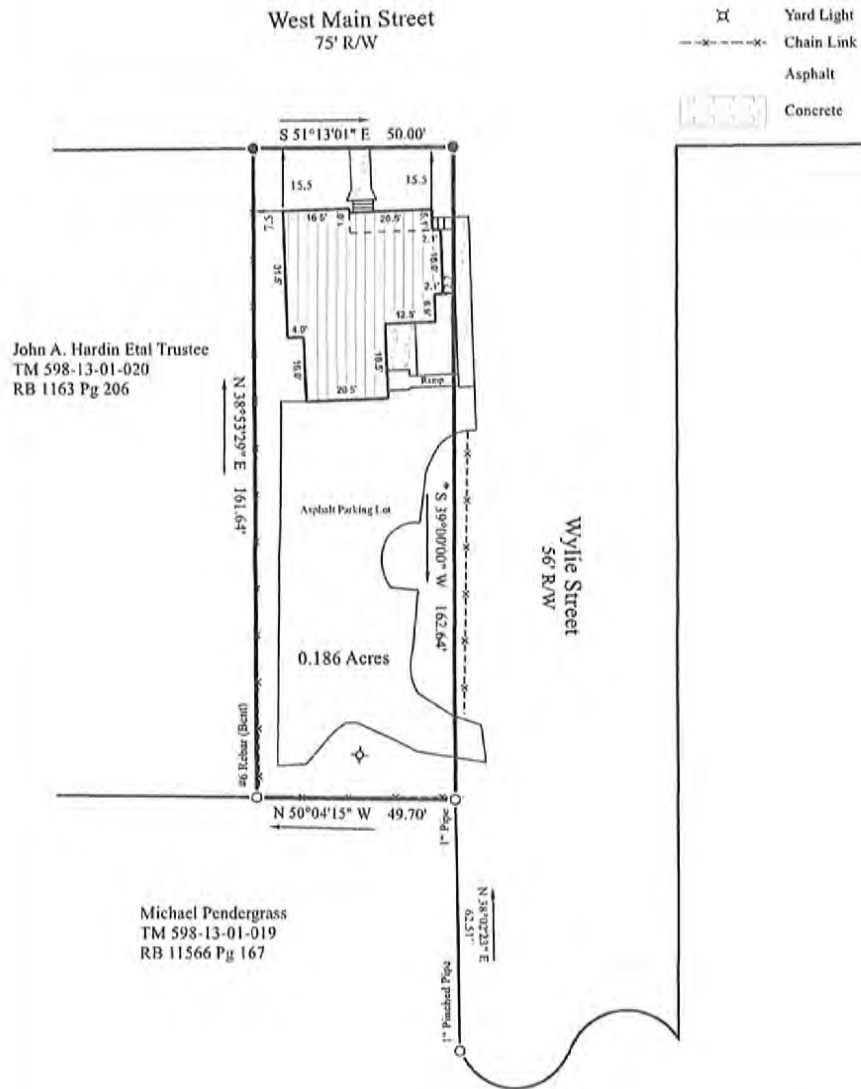
TAX MAP - 598-13-01-007



LOCATION MAP

LEGEND

- Old Monument - as noted
- New Monument - #4 Rebar w/ ID Cap
- ⊕ Yard Light
- - - - - Chain Link Fence
- Asphalt
- Concrete



PLAT OF PROPERTY OF
RYERSON BROTHERS CONSTRUCTION LLC.

503 WEST MAIN STREET
 ROCK HILL, S.C.
 AUGUST 15, 2022 SCALE 1" = 30'
 30' 0 30' 60'

WHITE LAND SURVEYING
 P.O. BOX 685
 421 E. BLACK STREET
 ROCK HILL, S.C. 29710
 803-327-5758 Job: 112038

*ZBA Meeting
 on 5-23-2023
 submitted by
 Johnathan Flippen
 Representing Ryerson Brothers Construction
 Z-2023-13*



ZBA Meeting 5-23-2023
 Case Z-2023-13
 Submitted by Johnathon Flippen
 Representing Ryerson Brothers Construction



ZBA Meeting 5-23-2023
Case Z-2023-13

Submitted by Johnathon Flippen Representing
Ryerson Brothers Construction

ZBA meeting 5-23-2023
Case Z-2023-13

Submitted by Johnathon Flippen
Representing Ryerson Brothers
Construction

Photo - Google Photos



5/23/23, 12:23 PM

6' Wooden Privacy Fence - PT
 4x4 posts
 3/4" thick smooth finish pickets



ZBA meeting 5-23-2023
 Case Z-2023-13
 Submitted by Johnathon
 Flippen representing Ryerson
 Brothers Construction

Scaled Fence Render



Zoning Board of Appeals Order

Z-2023-12

The Zoning Board of Appeals held a public hearing on Tuesday, May 23, 2023, to consider a **request by Kathryn Eiff for a special exception for an elementary school use at 1041 Sylvia Circle. The property is zoned Single Family Residential-5 (SF-5). Tax map numbers 625-01-08-012, 625-01-02-011, and 625-01-02-012.**

Board members in attendance included: Charlotte Brown, Matt Crawford, Rodney Cullum, James Hawthorne, Barry Chitwood, Nathaniel Robinson (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 1041 Sylvia Circle.
2. The property owner is Kathryn Eiff.
3. This property is zoned Single Family Residential-5 (SF-5).
4. The request was for a special exception for an elementary school use.
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 27: Public Hearing notification postcards sent to property owners and tenants within 300 feet of the subject property.
 - April 27: Public Hearing notification signs posted on subject property.
 - April 28: 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 Amy Britz, Zoning Coordinator presented the staff report.

Mr. Hawthorne asked if the rear of the property is fenced in. Ms. Britz stated that it is not fenced in at this time.

Mr. Crawford staff recommends a condition that would limit the number of students to twelve. Ms. Britz stated that they will be limited by the space available and probably won't be able to have many more than 12 students. Ms. Britz stated that the school would have to move to a different location to accommodate a large number of students.

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Chair Crawford opened the floor for public comment and there was none.

Mr. Cullum stated he appreciates the program. Mr. Crawford stated this program would be a good fit and a good use of the property during the week. Mr. Hawthorne stated he was initially concerned with traffic being an issue, but with the small number of students and staff, and the size of the parking area, traffic will not be an issue.

Mr. Cullum made a motion to approve the special exception for a school use at 1041 Sylvia Circle. The motion was seconded by Mr. Hawthorne and was approved by a vote of 6-0 (Ms. Reeves absent).

Mr. Cullum presented the findings, noting the location compiles with the use specific standards for road capacity; the location is compatible with the current use; it will have no adverse impact to the area; it will not create any traffic issues; there will be no environmental issues; and the site plan is approved for what it is looking to accomplish.

THE BOARD, THEREFORE, ORDERS:

That the request by Kathryn Eiff for a special exception for an elementary school use at 1041 Sylvia Circle 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 forth 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-2023-13

The Zoning Board of Appeals held a public hearing on Tuesday, May 23, 2023, to consider a request by **James Ryerson with Ryerson Brothers Construction, LLC for a variance to the secondary front setback for a fence at 503 W. Main Street. The property is zoned General Commercial (GC). Tax map number 598-13-01-007.**

Board members in attendance included: Charlotte Brown, Matt Crawford, Rodney Cullum, James Hawthorne, Barry Chitwood, Nathaniel Robinson (Stacey Reeves absent).

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6. During the public hearing, the following comments were heard by the Board:

Staff member Shana Marshburn, Planner II presented the staff report.

Mr. Hawthorne asked if the fence on Wylie Street is on the right-of-way. Ms. Marshburn said yes. Mr. Hawthorne then asked if the other fence on West Main Street was in the right-of-way because he was not able to see it on the map. Ms. Marshburn stated there is a chain link fence along Wylie Street encompassing the backyard of the building and there isn't a fence located along the opposite side of Wylie Street.

Mr. Crawford asked how far the fence would be if it were placed in between the shrubs and the heritage tree. Ms. Marshburn stated the fence would be less than 10 feet from the property line at Wylie Street. Mr. Crawford then asked would it be eight or nine feet. Ms. Marshburn stated she is not sure exactly how many feet it would be because the shrubs and the heritage tree are not shown on the scaled survey. She added the only way to be sure would be to identify the property line in the field and pull a string from the property line



to an area in between the heritage tree and the shrubs. Mr. Crawford stated in the application there was a reference to an attachment of pictures, and he did not see the pictures in the staff report. Ms. Marshburn stated the photos used in the presentation were photos she had taken of the location, and she apologized if the photos the applicant referenced were not included in the packet. Mr. Hawkins stated staff could try and locate the photos the applicant referenced, whereas later it was determined no photos were provided. Mr. Hawthorne asked if the height and the change of the character of the fence is a trigger for the variance? Ms. Marshburn stated yes, because the lot is bound by two streets it is considered a corner lot, whereas it has both a primary and secondary front property line. She went on to add the Zoning Ordinance specifies when a fence is placed on a primary or secondary front property line, it may not be taller than 4 feet and must be decorative. She further clarified because the proposed fence would be 6-foot tall and completely opaque, it would not meet the requirement. Mr. Hawthorne asked whether instead of going with a decorative fence if it could be replaced with a taller chain link fence in the same location. Ms. Marshburn stated the alternative mentioned would be an issue as well, as chain link fencing is not allowed in front yard areas. She added if the location was an interior lot and had structures on either side of it, chain link fencing would be acceptable if it were in the rear yard.

Chair Crawford opened the floor to the applicant. Johnathon Flippen stated he is representing the applicant and is an employee of Ryerson Brothers Construction. Mr. Flippen passed out a packet of photos and a map of the site to the board members and staff. Mr. Flippen explained the site map and photos in the packet. Mr. Flippen stated they would remove the existing fence which is outside of the property line and replace it with a new six-foot fence along the property line. He added they are requesting this for security reasons since company vehicles will be left in the parking area overnight. He added employees are not allowed to park company vehicles in their neighborhoods. Mr. Flippen stated his employer did receive a phone call from the Ms. Marshburn in regards to placing the fence between the shrubs and heritage tree. Mr. Flippen added he was not involved in the conversation, but his employer was indeed agreeable to the location suggested by Ms. Marshburn. Mr. Flippen stated the shrubs are located right along the property line and the intent is to place the fence two to three feet inside the property line which still requires a variance because it would be within 10 feet. Mr. Flippen explained the first and the second photos show the property line location on site. Mr. Flippen explained the third photo shows how the fence would be inside of the shrubs, so there can be some landscaping done on the exterior, and it would be aesthetically pleasing in appearance. Mr. Flippen stated the fourth photo shows the fence his employer would like to propose, which is a standard six-foot fence to be stained and provide privacy.

Mr. Cullum asked if Mr. Flippen agrees to what the city is recommending. Mr. Flippen stated yes and added his employer is also satisfied with the proposal to place the fence in between the heritage tree and bushes, which would be less than 10 feet inside of the property line. Mr. Crawford asked if the shrubs and the heritage tree will remain, and if the fence will be placed between them. Mr. Flippen said yes. Mr. Hawthorne stated it would still need a variance because it'd be setback less than 10 feet from the property line. Mr.



Cullum asked for clarification regarding the variance being discussed. Ms. Marshburn interjected stating there must have been some miscommunication with the applicant, and the applicant is agreeable after all was in line with staff's recommendation to the Board. She stated when she contacted a member of Ryerson Brothers Construction, she suggested placing the fence in between the heritage tree and the shrubs. She added even though this placement would result in the fence being less than the required 10 feet from the property line, the City could make a positive recommendation given the difficulty in locating the fence amongst the tree and shrubs. Ms. Marshburn again mentioned the applicant acknowledging its willingness to install the fence in accordance with staff's suggestion was good but the decision on whether to grant the variance was still up to the Board. Mr. Flippen stated he does believe there was a misunderstanding of what the city was proposing, and he apologized. Mr. Cullum asked Ms. Marshburn whether the application needed to be revised? Mr. Hawkins stated the variance is less of a variance than what was presented, so you can modify it to lessen it. He added that staff would not advise the Board to increase the degree of variance from what was proposed and what was presented was staff's original understanding of where the applicant was willing to place the fence. Mr. Cullum asked whether it would be more efficient if the Board allowed staff to determine the exact placement of the fence. Ms. Marshburn stated unless the Board wants to set a definite amount, simply requiring the fence to be placed in between the heritage tree and the shrubs would be cleaner and guess proof.

Chair Crawford opened the floor for public comment and there was none.

Mr. Crawford stated he was having difficulty meeting with the extraordinary exceptional condition finding, yet now the heritage tree is an extraordinary condition.

Mr. Hawthorne made a motion to approve for a variance to the secondary front setback for a fence to be placed in between the shrubs and the heritage tree along Wylie Street. The motion was seconded by Ms. Brown and was approved by a vote of 6-0 (Ms. Reeves absent).

Mr. Hawthorne presented the findings, noting there was an extraordinary exceptional condition pertaining to the piece of land, there also were unique conditions in way of the heritage tree to avoid placing the fence and the shrubs, it does not deprive application of the use by approving this variance, and not detrimental to issue this variance as it will not result in substantial detriment to adjacent land or public good.

THE BOARD, THEREFORE, ORDERS:

That the request by James Ryerson with Ryerson Brothers Construction, LLC for a variance to the secondary front setback for a fence at 503 W. Main Street 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 forth 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-2023-14

The Zoning Board of Appeals held a public hearing on Tuesday, May 23, 2023, to consider a **request by David Stringer on behalf of Rebel Base Investments, LLC for a special exception for an indoor concert hall with maximum capacity of 1,000 people at 161 W. Main St. The property is zoned Downtown (DTWN). Tax map number 598-23-01-020 and 598-23-01-019.**

Board members in attendance included: Charlotte Brown, Matt Crawford, Rodney Cullum, James Hawthorne, Barry Chitwood, Nathaniel Robinson (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 161 W. Main Street.
2. The property owner is David Stringer on behalf of Rebel Base Investments, LLC.
3. This property is zoned Downtown (DTWN).
4. The request was for a special exception for an indoor concert hall with maximum capacity of 1,000 people.
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 27: Public Hearing notification postcards sent to property owners and tenants within 300 feet of the subject property.
 - April 27: Public Hearing notification signs posted on subject property.
 - April 28: 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 Amy Britz, Zoning Coordinator presented the staff report.

Mr. Cullum asked what the difference between a DJ party and a promoted music party? Ms. Britz stated a promoted music party is open to the general public with no set limitation on attendance, whereas a ticketed event or invitation only event, there is limitation to be set on attendance to make sure there is adequate amount of parking for attendants. Mr. Hawthorne asked if an organization wanted to host an event and sell a1000 tickets for a DJ event, is it okay? Ms. Britz stated if the organization rented out the space, and there are limited invitation tickets, no one from the public can just attend. Mr. Cullum asked if the city was okay with events ticketed with a DJ? Ms. Britz said yes. Mr. Hawthorne asked if the organizer of an event can promote the event and not be in violation? Ms. Britz stated it will be more of an artistic atmosphere event than DJ events. The intent is not to have any



issues with police, attendance, and noise. Mr. Crawford asked how many parking spaces would this venue require if it was not in the Downtown district? Ms. Britz stated it is based on square footage and depends on the size of the building. This event hall would need 72 spaces, yet because this venue is in the Downtown district, parking can be managed with other sites. Mr. Crawford asked if 72 spaces was what was needed for 1000 people? Ms. Britz said yes. Mr. Hawkins stated it is not necessary based on the attendance numbers yet based on the square footage and the ordinance parking requirements. Ms. Marshburn stated it depends on whether the venue has fixed seats or non-fixed seats, it is one for every three fixed seats and one for every 50 square feet if the venue has non-fixed seats. The 72 parking spaces are based on non-fixed seats. Mr. Hawthorne asked how many fixed seats are at the venue and Ms. Britz said none. Mr. Hawkins stated if you figured one for every three fixed seats then the parking spaces would need to be over 334.

There was a discussion between staff and the board members of the different areas the public can park for events. The city parking lot and parking deck have 300 spaces, the Herald location has about 700 spaces, the University parking garage A deck has 756 spaces and parking garage B deck has 600 spaces.

Mr. Cullum asked what the time frame of development of the ramp? Ms. Britz stated the city received construction plans and has not seen building plans pertaining to the apartments or the parking deck. There will be a second phase for all the offices and the smaller buildings at the top of the property. The apartments and the parking deck will be built at the same time. Construction has been approved. Mr. Cullum asked if the ramp would start at ground level and be used for pedestrian traffic? Ms. Britz said yes. Mr. Cullum asked if the next closer garage is the Thread? Ms. Britz said yes. Mr. Cullum then asked if the staff feels because of the Downtown district there will be adequate parking? Ms. Britz said yes. Mr. Hawthorne asked how the Two Scoops business had their concerns addressed? Ms. Britz stated the Two Scoops business would benefit from the concert hall activity. Mr. Hawthorne asked if the concert hall will serve food? Ms. Britz stated they will have a food window from Common Market and a bar onsite. Mr. Cullum asked if there is an inside connection to the other two buildings? Ms. Britz said no.

Chair Crawford opened the floor to the applicant. David Stringer (applicant), 153 South Oakland Avenue, Rock Hill, SC stated he is well established in Rock Hill with other business venues. Mr. Stringer spoke about the parking issue raised by the board and stated how past concerts were able to handle the parking in the Downtown area. Mr. Hawthorne asked if VIP parking will have designated parking for the other businesses in the area? Mr. Stringer said yes. Mr. Stringer has had several conversations with the other business owners to work with everyone. There is a good security plan and traffic plan with the City of Rock Hill Police department. The emphasis will be for the public to walk to the venue. Mr. Crawford asked Mr. Stringer often would there be sold out shows verses selling only 200 tickets for an event? Mr. Stringer is looking to sell as many tickets as possible. Mr. Stringer stated there will be 45 headliner shows and 45 regional shows differentiated by the audiences the venue will expect. The 45 regional shows he expects to sell between 600 to 1000 tickets. He stated some shows will sell out and some shows will not. Mr. Cullum asked if Mr. Stringer expects at least 600 people at an event at least one night a



week? Mr. Stringer said yes. Mr. Hawthorne asked if shows will be limited to just music or will there be comedians? Mr. Stringer said he is looking to sell tickets. The venue will be all inclusive and have a wide variety of music and have local acts perform. Mr. Cullum asked if Mr. Stringer is acceptable to creating an accessible walk path for the public to get to the venue? Mr. Stringer said the sidewalks are already well maintained and there also is an underpass for the public to use. He stated having traffic enforcement and the Police department assisting will be an advantage for the public. Mr. Crawford asked Mr. Stringer if he was okay with not having promoted parties at the location? Mr. Stringer said yes, and he stated sounds like there is a misunderstanding with the language. Mr. Stringer said the city just does not want a DJ at the venue where it's open to the public and 2000 attending the event and it's unmanageable. His goal is to sell tickets and having promoted parties would not economically benefit his business. Mr. Stringer is not looking to have the venue be a nightclub. Mr. Cullum asked if Mr. Stringer is okay with restricted parking spaces and Mr. Stringer said yes and the common parking lot will be shared among the businesses, and he will enforce the restricted parking in the area. All the logistics still need to be worked out. Mr. Stringer is looking to work with the other business owners and promoting their businesses and since he is a business owner himself, he understands the importance of working with surrounding owners. Mr. Hawthorne asked if there will be tabletops since food will be served at the concert hall? Mr. Stringer said yes. There has not been a furniture intake plan done yet, although it will be addressed. Mr. Crawford asked when does Mr. Stringer plans to have the first event at the venue? Mr. Stringer said he does not have an answer to that question yet, this project has had a lot of starts and stops and has been in the works for about five years. It depends on construction and how the project moves along and progresses.

Chair Crawford opened the floor for public comment. Graham Moore, 161 West Main Street, Rock Hill, SC stated he is one of the owners of Common Market and he is one of the partners in this building. He stated he met with Mr. Stringer and his team last week and discussed time limited parking spaces for the public and how it would be enforced. The Two Scoops owner was more comfortable after having long conversations pertaining to the limited parking. Mr. Moore stated how the public has options with using Uber and Lift as alternatives. Mr. Moore talked about the economic impact of the concert hall benefiting the whole area of Rock Hill.

Cybil Huskeys, 201 West Main Street, Rock Hill, SC stated she is concerned with the noise coming from the venue and the after flow of the public after the events end.

Mr. Stringer addressed Ms. Huskeys concerns and stated the noise mitigation is a big part of the construction process and in the business plan it shows the noise mitigation will be addressed. Security will be present at events to make sure that the public disburse once the events are done. There will be a detailed security and safety plan put together. Mr. Crawford asked Mr. Stringer if there are noise experts who can be hired to assist with the noise? Mr. Stringer said yes, and the information is included in the business plan. Mr. Cullum asked if the maximum number of tickets that can be sold is 1000 tickets? Mr. Stringer said yes and the number can change based on when the Fire Marshall calculates a specific number, which will be the exact number of how many tickets can be sold at the



concert hall.

Mr. Crawford asked for clarification on the recommendation of the DJ language. Mr. Hawthorne stated the way Mr. Stringer explained it made sense as it's not open to the public. Ms. Britz said most past events that had to be shutdown was because of DJ events were open to the general public and it is why the language is included. Mr. Cullum asked what is meant by the phrase promoted parties? Ms. Britz said it means open to the general public and not a ticketed event. Mr. Hawkins said it is a terminology used by staff. It is like events you see advertised on Facebook with a five-dollar cover charge, it's an example of a promoted party.

The board members discussed parking and all the valued points pertaining to parking and how the concert hall will be a great addition to the City of Rock Hill.

Mr. Cullum made a motion to approve a special exception for an indoor concert hall use at 161 W. Main Street with a maximum of 1000 people for ticketed events. The motion was seconded by Mr. Hawthorne and was approved by a vote of 6-0 (Ms. Reeves absent).

Mr. Cullum presented the findings, noting the request compiles with specific standards, compatibility has been reviewed and approved, minimal and adverse impact, no environmental impacts, roads will have a parking plan, no issue of injury to neighboring land or property values, and the site plan has been approved as well.

THE BOARD, THEREFORE, ORDERS:

That the request by David Stringer on behalf of Rebel Base Investments, LLC for a special exception for an indoor concert hall with maximum capacity of 1,000 people at 161 W. Main St. 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 forth 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-2023-15

Request: Special exception to establish a Group Home (Type A) use.
Variance from the minimum lot size standard.
Variance from the setback and buffer yard standards.

Address: 322 & 328 Kuykendal Street

Zoning District: Office and Institutional (OI)

Applicant/Owner: Emily Parrish with Children's Attention Home

Property Owner: Children's Attention Home, Inc.
P.O. Box 2912
Rock Hill, SC 29730





Requests: Special exception to establish a Group Home (Type A) use.
 Variance from the minimum lot size and setback standards.¹

Address: 322 & 328 Kuykendal Street

Tax Map No.: 629-22-07-003 and 629-22-07-004

Zoning District: Office and Institutional (OI)

Applicant/Owner: Children’s Attention Home, Inc.
 P.O. Box 2912
 Rock Hill, SC 29730

Background

The subject parcels were recently rezoned from Single Family-5 (SF-5) to Office and Institutional (OI). The applicant is requesting the following:

- a special exception to establish a Group Home (Type A) use
- variances from the minimum lot size and setback standards

The applicant is proposing to build two houses to provide transitional housing for sixteen young adults, ages 18 to 20, who are actively preparing for independence. This use is classified as a Group Home, Type A, and is a Special Exception in the Office and Institutional zoning district. Each of the two new structures would house eight individuals and would be built to resemble single-family homes that would meet the current residential design standards.

Requests

Special exception to establish a type A group home

In the Office and Institutional (OI) zoning district, type A group homes are permitted through special exception approval by the Zoning Board of Appeals.

Primary use table excerpt •Blank cell = prohibited •S = Special exception •C = Conditional use •P = Permitted use	RESIDENTIAL										BUSINESS												
	RU	SF-2	SF-3	SF-4	SF-5	SF-8	SR	SF-A	MFR	MF-15	MX	NO	NC	OI	LC	GC	CC	CI	DTWN	MUC	IB	IG	IH
											S	S	S	S	S	S	S	S	S	S			

¹ Original public notification items also included a request for a variance to the minimum buffer yard standards in addition to the minimum lot size and setbacks standards. When located in the Old Town Overlay District, the Zoning Ordinance provides when an institutional use of less than 10,000 square feet abuts a single-family detached use, the institutional use provide a land use buffer containing either a 20-foot wide landscaped area; or, a 10-foot-wide landscaped area along with a 6-foot solid fence adjacent to the single-family use. Since that time, the applicant has agreed to meet the required buffer yard requirement, as it intends to provide a 10-foot wide landscaped area along with a 6-foot solid fence where the property located at 328 Kuykendal Street abuts the single-family detached use located at 334 Kuykendal Street.

Definition of proposed use	<p><i>Group home:</i> A facility used as group living quarters for more than five people at a time with special needs beyond sheltering, such as the provision of food, personal care, the arrangement of counseling or medical services, education, or job training and placement. Examples include homes for abused children, homes for the mentally and/or physically handicapped, or emergency or transitional housing shelters. There are two types of group homes:</p> <ul style="list-style-type: none">• Type A is a facility for 20 or fewer persons.• Type B is a facility for more than 20 persons.
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Variance from the minimum lot size standard

The use-specific standards for group homes require a minimum lot size of 43,560 square feet (one acre). The subject properties are approximately 18,730 square feet (322 Kuykendal St) and 18,982 square feet (328 Kuykendal St).

Rock Hill Zoning Ordinance, Section 4.3.3.2.2.B.1 Group Living: Group Home (Type A and B), Lot Standards:

- *Minimum lot area:* 43,560 square feet.

Variance from the setback standards

The use-specific standards for group homes require setbacks of 30 feet on the sides and the applicant is proposing setbacks of 14 to 23 feet as shown on the attached sketch plan. The proposed development will meet the required front and rear setbacks.

Site Description

The subject site contains two parcels owned by the Children’s Attention Home adjacent to their existing campus. They are located in the Aragon Mills neighborhood where they front Kuykendal Street, north of Edgemont Avenue. The properties are bordered to the north and west by single-family residences, and to the south and east by the Children’s Attention Home campus.

Description of Intent for the Office and Institutional Zoning District

Office and Institutional (OI): The OI district is established to provide a wide variety of professional and business offices and institutions proximate to residential and the more intense business districts so as to satisfy the City’s demand for services. These regulations are designed to encourage the formation and continuance of a quiet, compatible, and uncongested environment for offices intermingled with residential and institutional uses.

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 the applicant has demonstrated the applicable standards listed below are met. The Board may find 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.*

Group Home (Type A and B)

- 1. Lot Standards:** *These uses must meet the following lot standards. For explanations of these terms, see Chapter 6: Community Design Standards.*

- *Minimum lot area: 43,560 square feet*
- *Minimum lot width: 160 feet*
- *Maximum lot coverage: 70%*
- *Maximum height: 35 feet*
- *Required setbacks for primary structure: 25 feet front; 30 feet sides; and 15 feet rear, or 15 if an adjacent property to the rear is not used or zoned for single-family*
- *For accessory structure height and setbacks, see Chapter 5: Land Use: Accessory and Temporary Uses.*

The applicant is seeking variances from the minimum lot size standard and the setback standards as noted in the "Requests" section above. All of the other lot standards can be met.

- 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.*

The proposed group home uses are appropriate for their location as they are in close proximity to the applicant's existing Group Home use. Further, instead of being designed to appear as non-residential structures, they will resemble single-family homes.

- 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 structures will be constructed to resemble single-family homes and will comply with the current design standards of the Zoning Ordinance. While the applicant has advised staff the young adults living within the homes generally do not all have their own vehicle, the driveways are being designed to accommodate up to 4 vehicles and there is adequate space at the rear of the lot to pave additional parking, if needed.

- 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 site and buildings will be reviewed by staff to ensure any environmental impacts are minimized.

- 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.*

The property has direct access to Kuykendal Street, an SCDOT-maintained road, which has the capacity to support the use.

- 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 anticipated to injure neighboring land or property values.

- 7. 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 and is attached to this report.

- 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 Request for Variances from the Minimum Lot Size and Setback Standards

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.

Although the individual lots do not meet the minimum lot size, they adjoin other property owned by the applicant. When all of these properties are considered, the minimum lot size is met. The nature of the proposed development and the intent of the program to prepare the residents for independent living is appropriate for a setting mimicking single-family houses rather than a large institutional development on a larger lot with larger setbacks.

2. Unique Conditions

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

Aside from the applicant's existing facility nearby, the majority of other properties in the vicinity are zoned for single-family residential, whereas they are not required to meet a minimum lot size of one acre or a 30-foot side setback requirement.

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.

Requiring the applicant to meet the minimum one-acre lot size and 30-foot side setbacks for each lot would unreasonably restrict the utilization of the land because they do not have enough land available to meet these standards for the type of development proposed. If the Board determines the proposed development is appropriate for these lots and the special exception is approved for the use, the variances for lot size and side setback should be approved; otherwise, the development will not be possible.

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.

The authorization of the variance is not expected to be detrimental as the applicant's adjacent facility has operated in the Aragon Mills neighborhood for more than 20 years with no record of negative effects on the area.

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.

Public Input

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

- June 1: Sent public hearing notification postcards to 36 residents and property owners within 300 feet of the subject property.
- June 2: Posted public hearing signs on subject property.
- June 2: Advertised the Zoning Board of Appeals public hearing in *The Herald*.

Shortly before the public hearing to rezone the property, staff received a phone call from Donald Liester, a nearby property owner who expressed concerns regarding the proposal. Mr. Liester followed up by attending the Planning Commission meeting and expressed those same concerns. The basis of his concerns were the perceived behaviors of the young adults occupying the home. Staff also received a phone call from Mr. Liester after second and final reading of the rezoning, with continued concerns regarding the request. Mr. Liester informed staff he may either provide his concerns in writing, so they may be shared at the ZBA meeting, or he would attend the meeting.

Staff was forwarded an email from City Councilman, Kevin Sutton, from Mr. Tony Hayes, a nearby resident with concerns regarding the request. The email is attached. One of the concerns noted by Mr. Hayes was he did not receive a postcard notification. Staff explained to Mr. Hayes he did not receive a postcard because his home at 325 Community Street, did not fall within the 300-foot notification area, but the public hearing

notification signs were posted on the property, in addition to a legal ad published in the Herald.

Additionally, the applicant stated they answered some neighbors' questions about the proposed development when they were in the process of demolishing a house on a separate property.

Staff Recommendation

Staff recommends approval of the requests.

Attachments

- Application including site plan and building plans
 - Email from Tony Hayes
 - Portion of public hearing at Planning Commission minutes related to the rezoning
 - Zoning Map
-

Staff Contact:

Shana Marshburn

Planner II

803.326.2456

shana.marshburn@cityofrockhill.com

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: 322 and 328 Kuykendal Street, Rock Hill, SC 29730

Tax parcel number of subject property: 6 2 9 - 2 2 - 0 7 - 0 0 4
6 2 9 2 2 0 7 0 0 3

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

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) _____

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: 3/8/2023

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: _____

INFORMATION ABOUT REQUEST

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

Children's Attention Home, a non-profit, seeks to build two homes on Kuykendal Street for young adults transitioning out of foster care or experiencing homelessness. The proximity of these lots to the established Children's Attention Home campus, makes these properties an ideal location for the expanded services.

Separation Exception Standards

1. If your proposed use has any use-specific standards, how do you propose to meet them?

Children's Attention Home received feedback from the City of Rock Hill for the preliminary sketch plan and intends to comply with every standard mentioned in the plan review. Children's Attention Home has engaged the services of an architect who has adjusted the preliminary sketch plan based on information shared in the plan review. The properties will need to be rezoned, and Children's Attention Home is submitting a rezoning application to satisfy that requirement. Children's Attention Home is also submitting a variance application and a separation reduction application to meet those requirements.

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

The goal of the proposed homes is to have a residential aesthetic and serve as a transitional living space while the young adults occupying the dwelling obtain employment and secure stable housing. The close proximity to the services and support offered at the Children's Attention Home makes the location ideal for the intended service population and compatible with surrounding land use.

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

Presence will be mitigated with home design, fencing, and landscaping that aligns with the neighborhood's standards. The property will be maintained by the Children's Attention Home. The young adults occupying the residences will be closely supervised with mandated quiet times. To participate in the program, residents will be expected to gain and maintain employment, pursue their educational goals, and participate in life skill trainings.

4. How would the use impact the environment?

Use will not have a negative impact on the environment. The lots previously contained residential dwellings, and the proposed buildings would align with the previous lot purpose.

5. How would the use impact traffic issues?

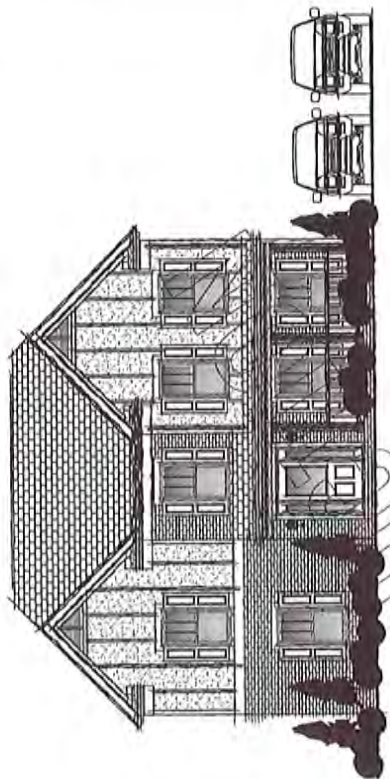
No traffic issues are expected. The lot development includes sufficient parking to eliminate the need for street parking. Most residents will not have cars and are expected to use nearby public transportation.

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?

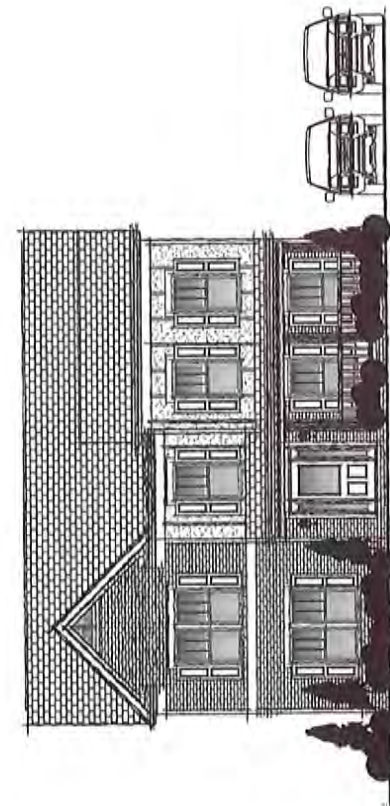
There will be no negative impact to neighboring landowners. The proposed properties have been designed to be aesthetically appealing and align with neighborhood standards. The new construction is expected to have a positive impact on property values. The properties will be maintained by Children's Attention Home. The residents will be closely supervised with mandated quiet times.

Exhibits

- Sketch Plan – to show proposed elevations and placement on lots; includes pictures of neighborhood elevations.
- 2022 Annual Report – to show current scope of services and support.



LOT 150 ELEVATION A



LOT 150 ELEVATION B

CHILDREN'S ATTENTION HOME

LOT 150 & 151 KUYKENDAL STREET
 ROCK HILL, SC 29730
 DATE 11/05/22

SHEET NUMBER DESIGNATION

NO.	DATE	DESCRIPTION
CS	11/05/22	ISSUED FOR PERMITS
1	11/05/22	ISSUED FOR PERMITS
2	11/05/22	ISSUED FOR PERMITS
3	11/05/22	ISSUED FOR PERMITS
4	11/05/22	ISSUED FOR PERMITS
5	11/05/22	ISSUED FOR PERMITS
6	11/05/22	ISSUED FOR PERMITS
7	11/05/22	ISSUED FOR PERMITS
8	11/05/22	ISSUED FOR PERMITS
9	11/05/22	ISSUED FOR PERMITS
10	11/05/22	ISSUED FOR PERMITS

KEY TO SYMBOLS



AREA TABULATION

NO.	DESCRIPTION	AREA (SQ. FT.)
1	FLOOR AREA	1,200
2	CEILING AREA	1,200
3	WALL AREA	3,600
4	ROOF AREA	1,200
5	PORCH AREA	200
6	TOTAL AREA	9,400

ELECTRICAL LEGEND

- 1. LIGHT FIXTURE
- 2. SWITCH
- 3. DIMMER
- 4. RECEPTACLES
- 5. PANEL
- 6. SERVICE DROP
- 7. SERVICE POINT
- 8. SERVICE POINT
- 9. SERVICE POINT
- 10. SERVICE POINT
- 11. SERVICE POINT
- 12. SERVICE POINT
- 13. SERVICE POINT
- 14. SERVICE POINT
- 15. SERVICE POINT
- 16. SERVICE POINT
- 17. SERVICE POINT
- 18. SERVICE POINT
- 19. SERVICE POINT
- 20. SERVICE POINT

ELECTRICAL NOTES

1. ALL ELECTRICAL SHALL BE INSTALLED PER THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC).
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ABBREVIATIONS

- 1. AC - ALTERNATING CURRENT
- 2. DC - DIRECT CURRENT
- 3. GFI - GROUND FAULT INTERRUPTER
- 4. AFCI - ARC FAULT CIRCUIT INTERRUPTER
- 5. EMT - ELECTRICAL METAL TUBING
- 6. RMC - RIGID METAL CONDUIT
- 7. IMC - INTERMEDIATE METAL CONDUIT
- 8. PVC - POLYVINYL CHLORIDE
- 9. EMT - ELECTRICAL METAL TUBING
- 10. RMC - RIGID METAL CONDUIT
- 11. IMC - INTERMEDIATE METAL CONDUIT
- 12. PVC - POLYVINYL CHLORIDE

VICINITY MAP



50

ATTENTION HOME

CHRISTINA

MAMARO Residential Design, LLC

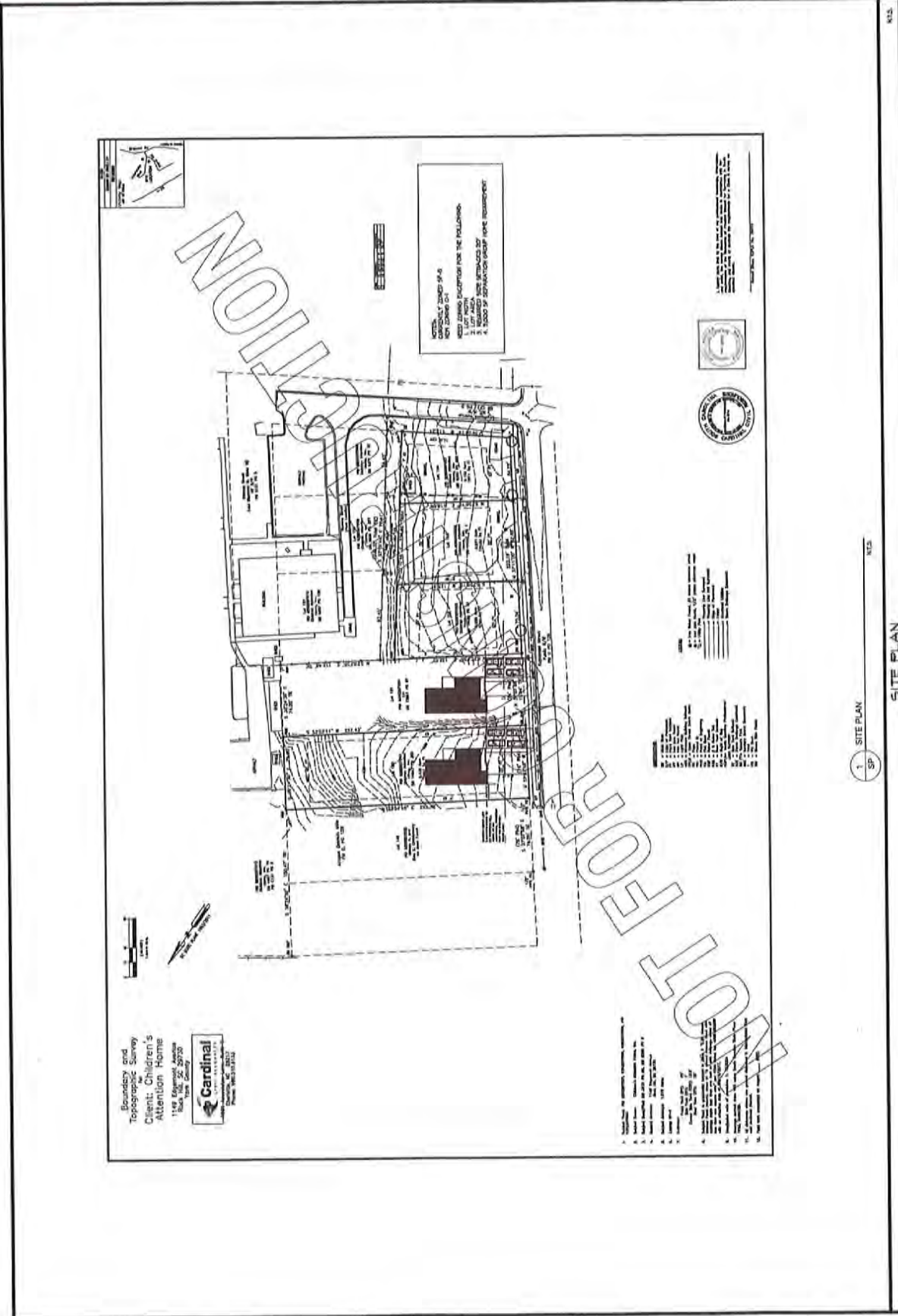
Design | Interior Design | Construction

704.661.2627 | www.mamarodesign.com

LOT 150 & 151 KUYKENDAL STREET

ROCK HILL, SC 29730

CHILDREN'S ATTENTION HOME



1A

SHEET NO.

DATE	01/20/22
DESIGNER	CHRYSTAL
CHECKER	
DATE	
DESIGNER	
CHECKER	

105 4 1/2 KYKENDAL STREET
 ROCK HILL, SC 29730
 CAH RESIDENCE

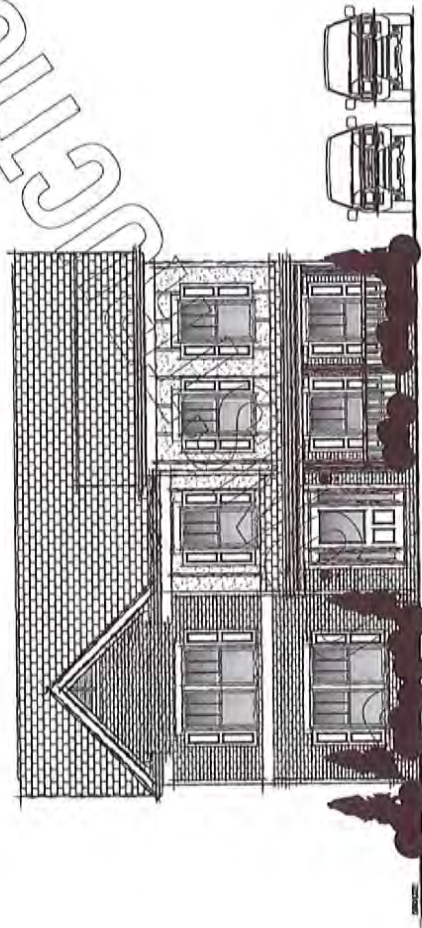
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MAMARO Residential Design, LLC
 Design | Interior Design | Construction
 704-951-5223 | www.mamaronesidentialdesign.com



SCALE 1/4" = 1'-0"

FRONT ELEVATION A LOT 150



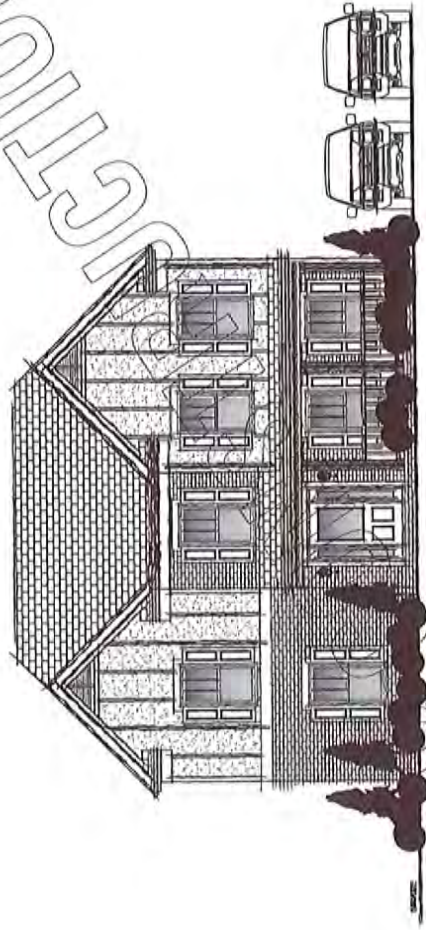
1 FRONT ELEVATION A LOT 150
 SCALE 1/4" = 1'-0"

EXTERIOR FINISHES IN BRICK, STONE,
 SHUTTERS, CROWN MOULDING, BRICK CHIMNEY
 2 1/2" x 4" x 8" SHUTTERS
 3 1/2" x 4" x 8" SHUTTERS
 4 1/2" x 4" x 8" SHUTTERS
 5 1/2" x 4" x 8" SHUTTERS
 6 1/2" x 4" x 8" SHUTTERS

NOT FOR CONSTRUCTION

SCALE: 1/4" = 1'-0"

FRONT ELEVATION B LOT 151



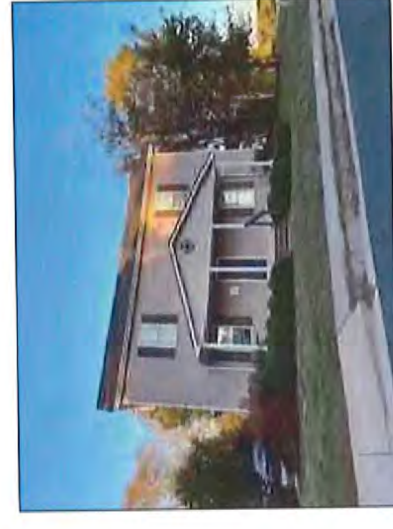
1. FRONT ELEVATION B LOT 151
SCALE: 1/4" = 1'-0"

1. FINISHES: BRICK, STUCCO, SIDING, ROOFING, PAINT, HARDWARE, LIGHTING, FLOORING, CEILING, WALLS, AND TRIM TO BE DETERMINED BY THE ARCHITECT IN CONSULTATION WITH THE CLIENT. MATERIALS AND COLORS TO BE SELECTED BY THE CLIENT IN CONSULTATION WITH THE ARCHITECT.

NOT FOR CONSTRUCTION



1 NEIGHBORHOOD ELEVATIONS
 1.3 NTS



4 NEIGHBORHOOD ELEVATIONS
 1.3 NTS



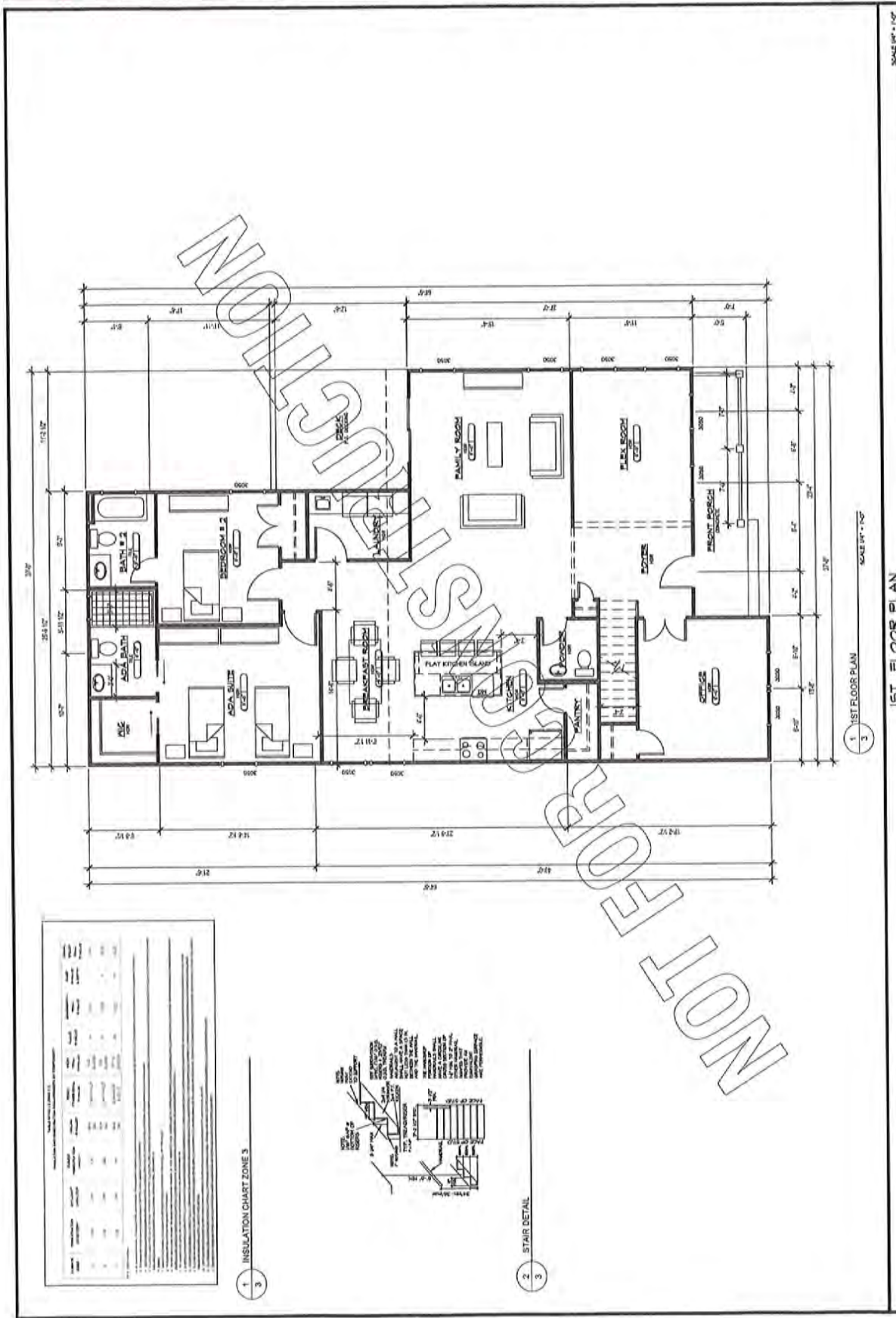
3 NEIGHBORHOOD ELEVATIONS
 1.3 NTS



2 NEIGHBORHOOD ELEVATIONS
 1.3 NTS

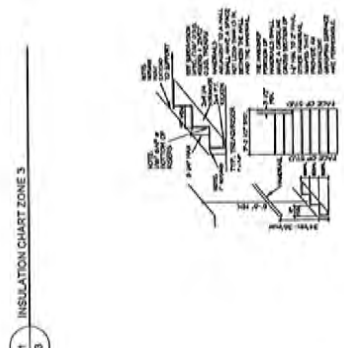
SCALE 1/8" = 1'-0"

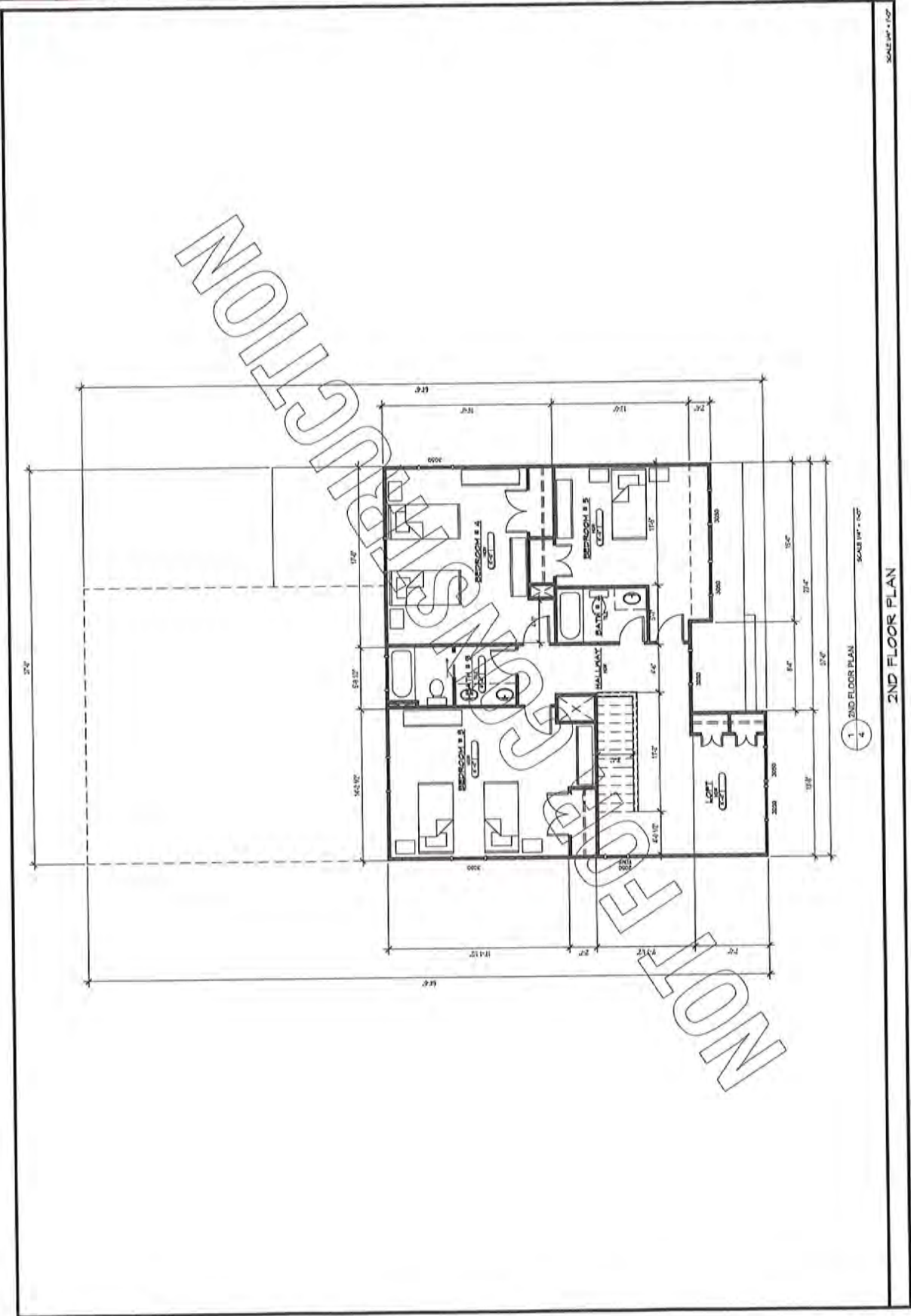
REAR ELEVATION

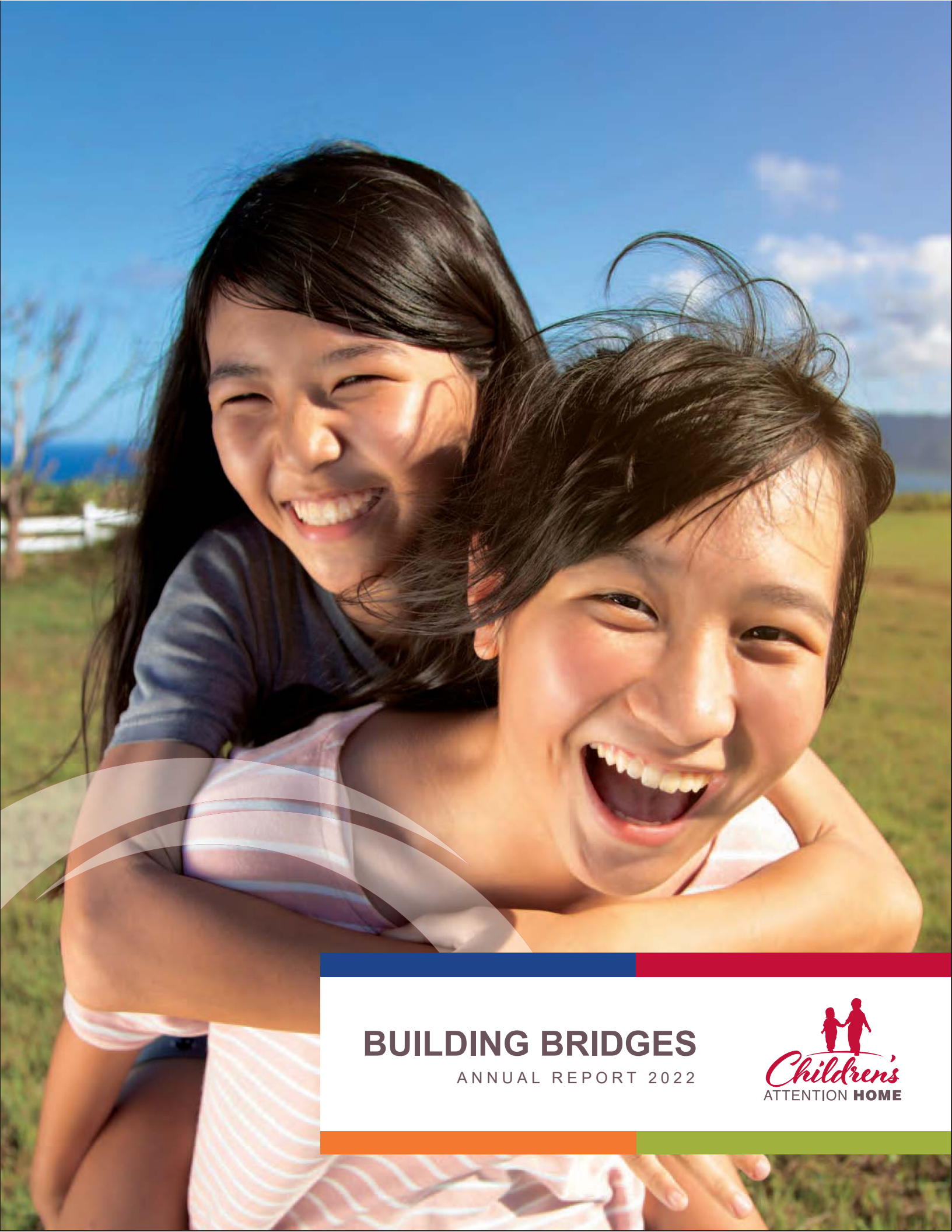


INSULATION CHART ZONE 3

Location	Insulation Type	Thickness	R-Value
Attic	Mineral Wool	6" (150mm)	19
Basement	Mineral Wool	6" (150mm)	19
Exterior Walls	Mineral Wool	6" (150mm)	19
Interior Walls	Mineral Wool	6" (150mm)	19
Floors	Mineral Wool	6" (150mm)	19
Roofs	Mineral Wool	6" (150mm)	19
Windows	Mineral Wool	6" (150mm)	19
Doors	Mineral Wool	6" (150mm)	19







BUILDING BRIDGES

ANNUAL REPORT 2022



MISSION:

To provide nurturing care and life-changing services for youth and families in need.

VISION:

To be a community leader that exceed industry standards of care, pursues innovative practices, and equips youth and families to achieve healthy independence and sustainable success.

“ I feel like our role in the journey of the kids is like a bridge. Some kids may not cross the bridge with us, and some may take on that path and go on across the bridge. But we're still here as a bridge – we just have to uplift them and show them the way that could be for them. ”

– Malik Cromer
2nd Shift Supervisor

BUILDING BRIDGES TO:

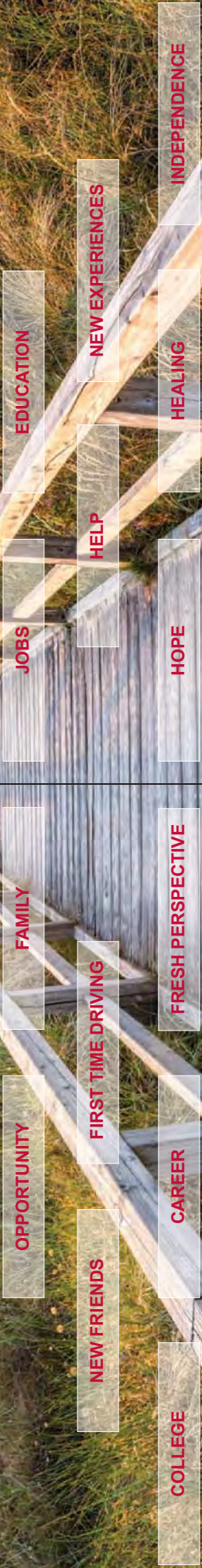


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Community Impact 13

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THE PROTECTION OF EACH CHILD IN OUR CARE IS PARAMOUNT. WHILE THE STORIES OF CHILDREN FEATURED IN THIS REPORT ARE REAL, THEIR NAMES HAVE BEEN CHANGED AND SUBSTITUTE PHOTOS USED IN ORDER TO PROTECT THEIR IDENTITIES.



Back on Track

As the oldest child, Tracy became the primary caregiver for her siblings at a young age. Because of this, Tracy often missed school. When she entered foster care due to neglect, she moved around several times which made prioritizing school difficult. When Tracy arrived at the Home at age 17, her high school credits only qualified her as a sophomore. While working with the Home's Education Coordinator, Ms. Keshia, Tracy was adamant that traditional school wasn't an option for her. For years, she also struggled with anxiety and other issues that impeded her ability to learn. She advocated for the opportunity to attend Adult Education as an alternative with the goal to achieve her GED before her 18th birthday. Less than two months later, she graduated from Adult Education with her GED! Achieving this goal helped improve Tracy's confidence in herself and her overall attitude and perspective. Her next goal is to continue her education by enrolling into a CNA program.

Welcome! This past year has been full of preparation, planning, and dedicated, heartfelt work. In the community, we have been able to re-engage, strengthen and build new partnerships, and enjoyed opportunities to share the mission of the Home and the success of our youth. With our children, we listened and learned to better understand their needs of the children, remaining focused on what is best for them and their families. As a result, programs and training were developed and implemented to support the Home's diversified services. Our children have been faced with tough situations, but we have rallied together, as a team and as a community, to show them that they are stronger than their circumstances. As our children take their next steps forward, the Home, too, is prepared for the future needs that lie ahead.



Emily Parrish
Emily Parrish
Executive Director



Doug Norman
Doug Norman
Board Chair

On behalf of the Board of Directors and the leadership of the Children's Attention Home I am pleased to share this annual report. As with most organizations, the past 12 months have required efforts of adapting to changes and navigating challenges. However, we are poised and ready for the future! Our volunteers are back in full swing, assisting on campus and at this year's fundraising events. One big highlight of the year was a Family Fun Day on the campus! For over 50 years the Home has had an important story to tell. To meet the increasing needs of youth in our community, the Home is rising to the challenge with expanded programs and services, which is both encouraging and exciting! Thank you to our community partners and supporters that enable the Children's Attention Home to provide nurturing care and life-changing services for youth.

The Journey Continues



Isaiiah

Before entering foster care, Isaiiah was homeless and on his own.

At age 17, he came to live at the Children's Attention Home with two goals in mind – graduating high school and continuing to stay employed so that he could save money for the future. Looking at the future, Isaiiah wanted to join the Army. While at the Home working on completing his high school education and working, Isaiiah was connected to a local Army recruiting office to explore this opportunity. Shortly after leaving the Home, Isaiiah graduated from high school and entered the Army. During basic training, Isaiiah realized this path was not the right fit. Since leaving, Isaiiah has stayed well-connected to the Home and is doing well. He was able to move into an apartment with roommates and continues to work and provide for himself. Along his journey, the Home has been able to connect Isaiiah to local resources and be someone he can depend on for help.

Board of Directors

- Doug Norman, Comporium, Board Chairperson***
- Adam Smith, Vainoy Construction, Board Vice Chairperson**
- Cara Sullivan, Landauer Medical Physics, Board Secretary
- Jimmy Autry, Retired - Flint Energies, Board Treasurer
- Kori Bloomquist, Ph.D., Winthrop University
- Melissa Cassel, Morton & Gettys
- Cheryl Fortner, Ph.D., Winthrop University***
- Lisa Foster, DNP, RN, NPD-BC, Atrium Health**
- Shelly Goodner, South State Bank **
- Chris Gordon, Founders Federal Credit Union
- Rob Jacobson, Knot Yet Cabinet Works **
- Jake Roberts, Comporium **
- Mario Robinson, LPL Financial
- Mike Whitehead, Intentional Leadership
- Keith Wilks, Ed.D., Rock Hill School District
- Randy Kibler, Retired Bojangles', Board Member Emeritus
- Ralph Norman, U.S. Representative, Board Member Emeritus

Senior Leadership

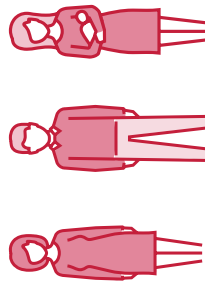
- Emily Parrish, Executive Director
- Tara Burgess, Director, Finance & Operations
- Alicia Scott, Director, Residential Services
- Katy Motsinger, Director, Development & Marketing

** 2nd 3-year term

*** 3rd 3-year term

Youth Served This Year

OF YOUTH SERVED



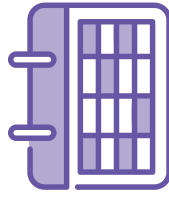
Foster Care
Male: 25
Female: 57
Transgender: 1

Crossroads
Male: 1
Female: 6

Pregnant & Parenting Youth: 3
Children of Youth in Care: 2*

*Lived at the Home while in the care of their parent

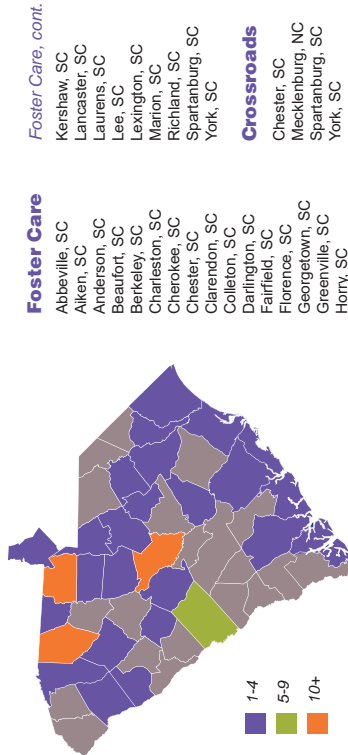
TOTAL DAYS OF SERVICE



Foster Care
7,288

Crossroads
880

YOUTH SERVED BY COUNTY



YOUTH SERVED BY AGES:



*No children birth to 6 years old were served by the Home this year.

Building Bridges



Kendra

Prior to coming to the Children's Attention Home, Kendra had little to no contact with her family. As part of her care planning, the Home worked to help Kendra identify important connections for support. At first, Kendra could not think of anyone. After a few conversations, she named several people who she considered in her circle of support, including her father and sister. However, after years of limited contact, she felt estranged from them both. With the Home's family and friends' event coming up, youth were encouraged to invite connections to come, see where they live, and build relationships. Kendra decided to invite her father and sister, and both agreed to come. The day of the event, Kendra traveled with her Care Coordinator to pick up her sister. Kendra shared with her that their father would be there. At first, there were many hard feelings, and conversation was strained. By the end of the day, all three were smiling, and Kendra's father was able to take her sister home. Going forward, they all agreed to stay in touch, and Kendra had her family again.

On My Way

Eliza came to the Home after suffering years of verbal and emotional abuse. Because of this, she struggled with social anxiety and attending school. After arriving at the Children's Attention Home, Eliza was placed in a smaller learning environment with in-depth teacher involvement. Positively applying her ability to hyper-focus, she began catching up in her studies, earned a 3.0, and established a path to graduate early. Eliza also had goals to build towards her independence through getting a job and saving money. The Home connected Eliza with a local non-profit focused on helping youth with supportive employment opportunities. Here, she was able to work 10 hours a week and learn valuable career skills in retail, including shipping and photography. With her earnings, she was able to set up a bank account and begin saving for her future. While Eliza continues to struggle with anxiety and self-acceptance, she is taking her next steps in building her future.

Eliza



Services You Make Possible

Basic Needs

(Medical needs & primary documentation)



502 mental health services were delivered to youth

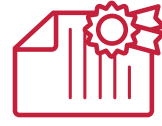


3,691 transportation services were provided to appointments, school, work, visits, and more!



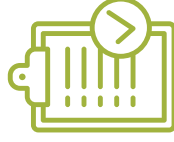
29 youth obtained documentation (birth certificate, social security card)

Education



Four teens graduated from high school, one achieved their GED, and two more went on to pursue higher education!

Independent Living
(Health, hygiene, self-care; social skills & personal development)



Since April 2022, **75% of youth have completed connection maps** to identify supportive connections.

Employment

21 youth obtained & maintained employment



YOU'RE HIRED!

Transitional

(Financial management, transportation, stable housing, & personal advocacy)



17 youth have established savings accounts and, on average, have saved \$3,300



12 youth earned their driver's permit and 50% have completed their driving hours!

Forward Focused



Kim

Recently, Kim came to the Crossroads program after circumstances with her adoptive family did not work out.

As a senior in high school on track to graduate, Kim was worried her high school credits may not transfer correctly to her new school. Within two days of arriving at the Home, Kim was enrolled in school to remain on track to graduate. In the first two weeks, Kim was connected with medical, dental, vision, and mental health services. She worked with the team at the Home to lay out her goals, including graduating by in May 2023, attending a 4-year college, and getting a job. Just as important, Kim stayed connected with her family through phone calls and visits. While living at the Home, Kim has been able to make decisions about her goals and pursue her priorities in life.

Bridging the Gap to Meet the Need

The past several years, the Home has seen significant change in the needs of youth being placed in its care. Conditions and circumstances these children endured during their formative years have resulted in mental health diagnoses, a lack of social or independent living skills, and a meager support system. For older youth approaching adulthood, facing their future without a network of support and resources drastically reduces their likelihood of success.



With children ages 12 and younger primarily placed in foster homes, places available for teenagers is limited. Youth may spend years in foster care, frequently moving from place to place. Some experience as many as 25 or more placements. Still more youth, facing housing instability due to challenging family dynamics, unsafe conditions, or otherwise, are at risk of homelessness. These youth are in desperate need of stability, structure, and compassionate care and support.

As the needs of children have increased, so has the Home's call to serve them and serve them well.

With few places equipped to come alongside these youth and meet their needs, the Home has stepped up to the plate. The Home has broadened its array of services to meet their substantial needs,

from investing in trauma-informed, evidence-based programming to improved trauma screenings, assessments, therapeutic interventions, and care planning. Whether youth need additional structure or the flexibility to pursue their path to independence, the Home offers different environments to support each child during their journey and help them grow.





From the moment a youth is accepted into care, the incredible team at the Home begins the intentional work of assessing their needs, setting up supportive services for them, and helping them prioritize their personal goals. We know that success looks different for every child, and the definition of success is determined based on their real and present needs. From making it through a full school day to saving enough to purchase their first car, the Home meets each child where they are and walks with them on their journey of growth.

One key factor in a child's success is the strength of healthy supportive relationships. The Home's team works with each youth through connection mapping to establish and grow these important connections, including family relationships. To help build these bridges, the Home hosted an event called F5: Family, Friends, Food, Fun, Fellowship. This event was the first of its kind for the Home, and youth were able to invite their family, friends, employers, and other close connections to enjoy the day. Some came from as far as four hours away, and many stayed all day.

Looking to the future, the Children's Attention Home is poised and ready to meet the growing challenges of youth and families in need.



These services are not possible without community support. Over 50% of the Home's budget is because of people like you who selflessly give. To support the Home, visit attentionhome.org/give.

Community Support

The mission of the Children's Attention Home is powered by the people in our community. Throughout the Home's 52-year history, the community has been integral to providing life-changing services and high-quality care to the children. And this year is no different!

From providing meals and a vast array of items from our wishlists to giving, supporting fundraisers, and sharing the Home's mission with others, the community continues to power the Home's mission forward.

OF VOLUNTEERS



329

OF VOLUNTEER HOURS



927

OF NEW VOLUNTEERS



13

OF IN-KIND DONATIONS



803

Est. Value of In-Kind Donations
\$133,562

OF MEALS



2333

OF BIRTHDAY BUDDIES



25

AND MORE...



To learn more about how you can help provide time and resources to power the mission of the Children's Attention Home, visit attentionhome.org/givehelp.



Spotlight

Our work is made possible through so many passionate people! These are just a few highlights of those who do their part to provide much-needed resources and support for the youth living at the Home.



To see more stories from those making a difference, watch our **Voices from the Village** playlist on YouTube!

Volunteer Spotlight

Lisa Monty



For the past two year's Lisa Monty has cooked up great support through monthly meals and company matches. Lisa began supporting the Home in 2017 by providing a meal and helping with Easter. By 2020, Lisa was providing meals and began taking advantage of the matching gift offered by her company for volunteer hours and donations. Once able to volunteer again in 2021, Lisa joined the Home's fundraising team to provide support for fundraising events and more, all while continuing to provide meals once a month. Thank you for your commitment to serving up great care for our youth.

"My journey with this organization began 8+ years ago in an attempt to teach my now 14-year-old daughter, Karys, about giving back and the benefits of being involved with a charity. It all started with getting a few of her young friends together and cooking meals for the 25-50 children once a month. When we delivered the meals, they got to see where and how the children lived - lending to the discussion of how fortunate we were in having a family, a house, a bed, even a toothbrush. Fast forward to COVID years when we had to have a professional prepare the meals and deliver - beyond grateful to find chefs, bakers, friends and food suppliers to help.

We are so lucky to have opportunities like making Easter baskets, Birthday buddies, and fundraisers to keep us involved and be surrounded by the true angels on earth that work at this organization. Hard to not walk away elevated!" - Lisa Monty

Community Partner Spotlight

Take 5 Oil Change



Take 5 Oil Change began supporting the Home in 2015 as a sponsor of the fall fundraiser that year. Since then, Take 5 Oil Change has grown their support to include donations of in-kind services for teammate appreciation gifts, assistance with vehicles, and growing their sponsorship each year. Recently, Take 5 Oil Change began providing oil change services for the fleet of vehicles at the Home, making sure that we can provide reliable transportation for the many appointments, jobs, and activities of our youth. Thank you for keeping us rolling, Take 5 team!

Community Partner Spotlight

Good Shepherd Church



Good Shepherd Church began their support of the Home over a decade ago, providing recreational activities, meals, and more. Through the years, this generous group has hosted events and activities to appreciate our teammates, put together furniture, hosted service days, sponsored the purchase of recreational equipment and the Home's fundraisers, provided meals and activities from afar during COVID, and continues to support the Home in any way that they can. Thank you for being part of our village!

"It is a blessing to be involved and have the opportunity to serve the Children's Attention Home. The staff provide a safe and loving space and we have the pleasure of being able to brainstorm with the children to provide additional experiences. I am grateful to work alongside Tammy and Jimmy through Good Shepherd United Methodist Church to make these experiences possible. It is truly an honor to be involved in the Home!" - Alicia Griffith, Good Shepherd Church volunteer

Grantor Spotlight

Merancas Foundation

The Children's Attention Home began its partnership with the Merancas Foundation in 2014, specifically working to improve the independent living skills of children in care. Originally awarding the Home \$50,000 to fund its Independent Living Program, the Merancas Foundation has granted the same award amount each of the following years. These grants, totaling \$450,000, have helped residents obtain employment, earn a reliable income, learn important life skills, and make plans for their future. These opportunities enabled youth to heal from their past trauma and grow into tomorrow's community leaders.



"It is truly remarkable to have an organization like the Merancas Foundation consistently support the Children's Attention Home year after year," said Executive Director Emily Parrish. "Their passion for our children is evident through their dedication and continued partnership, and we are so thankful for their generosity."

Donor Spotlight

Kristin and Greg Roche

Kristin and Greg Roche began supporting the Children's Attention Home in 2015. Beginning in 2017, the Roches became monthly donors of the Home, along with regularly supporting through providing meals, birthday presents, helping during the holidays, and giving countless hours of time as volunteers. From toddlers to teenagers, the Roches have seen the Home's care evolve, remaining steadfast supporters through many years.



"We believe we are all called to love and serve others. Children are our future and small acts of love and kindness demonstrate value and support. The Home meets youth and families in need where they are in life and provides a safe and nurturing community where they are welcome. Over the years it has been encouraging to watch the Home evolve with the ever-changing needs of our youth. We are truly honored to support the Home on this journey."

- Kristin & Greg Roche

Be the Bridge



The mission of the Children's Attention Home is made possible through people's generosity, with half of all funds coming from private grants and donations. By investing in the Home, you are making a pivotal impact in the lives of our youth.

Looking for a way to make a difference? Here are a few ways you can invest in the youth at the Home:

Community Partnership

Companies and organizations can support the Home through corporate sponsorship, service partnership, employee engagement activities, volunteering, and more! *To learn more about these opportunities, visit attentionhome.org/partnerships.*

Matching Gifts

Many companies offer matching gifts for donations made by employees. *Go to attentionhome.org/give and search to see if you can increase the impact of your gift!*

Stocks*

Appreciated assets, such as common stock or mutual fund shares can generate capital gains tax if sold. By giving them as a charitable gift, you avoid capital gains tax and receive a charitable tax deduction based on current market value.

Give with Donor-Advised Funds*

You can easily support Children's Attention Home by initiating a grant recommendation through your donor-advised fund account.

Monthly Giving

With monthly and recurring giving, you can provide year-round support and make a bigger impact for the children served.

Legacy Giving*

Legacy giving provides you the opportunity to establish long-term support for the mission of the Children's Attention Home. With no or minimal out of pocket expense to establish, a charitable bequest can reduce estate taxes and often results in long-term tax benefits. There are many options available to ensure your gift will have the impact that you want it to while still meeting your financial needs.



Scan the QR code to learn more about these and other ways to support the Home, also be found at attentionhome.org/give. If you have any questions or would like to learn more, please contact us (803-372-5981, development@attentionhome.org)

**Please consult a tax advisor regarding your specific tax situation*

Expenses



Daily Cost per Child

Based on allocations in the FY2022 Financial Audit

TOTAL Daily Cost \$230.60 (Program only)
\$307.62 (Including Support Expenses)

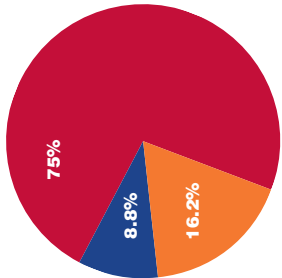
Expenses

Programs.....	\$1,883,533.00
Support Services	\$407,368.00
Fundraising	\$221,759.00
TOTAL EXPENSES.....	\$2,512,660.00



Full financial reports can be found at attentionhome.org/annualreports or by scanning this QR code

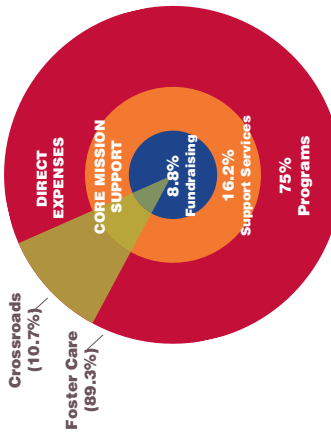
Programs
Includes expenses applied directly to programs staff, facilities, supplies, transportation, etc.



Fundraising
Includes expenses used directly for fundraising and grant development efforts

Support Services
Includes expenses related to maintenance, volunteer services, finance, HR, management, etc.

Another Look: True Program Costs

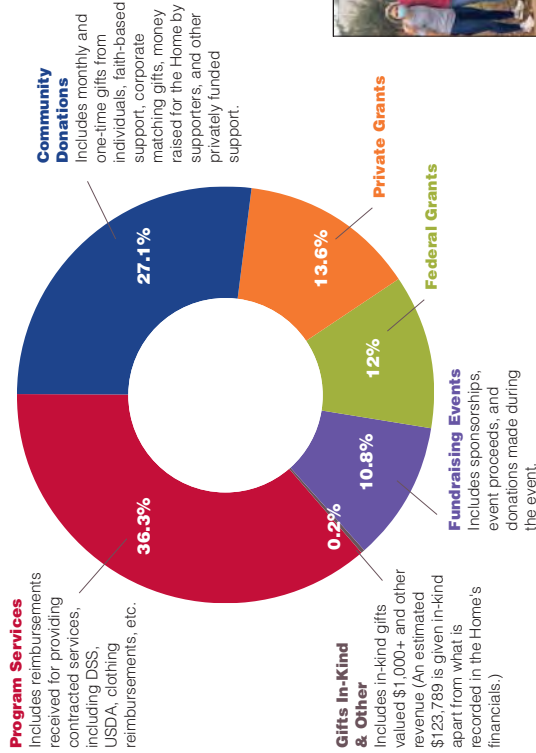


Above is an alternative visual representation of expenses that views the Support Services and Fundraising as Core Mission Support and necessary components of program operations. Core Mission Support (often called overhead expenses) is critical to the effective operation and growth of our programs.

To learn more about re-visioning of non-profit expenses, visit www.profitnonprofits.org/blog a-graphic-re-visioning-of-nonprofit-overhead.

Income

Sources of Income



Program Services
Includes reimbursements received for providing contracted services, including DSS, USDA, clothing reimbursements, etc.

Community Donations
Includes monthly and one-time gifts from individuals, faith-based support, corporate matching gifts, money raised for the Home by supporters, and other privately funded support.

Gifts In-Kind & Other
Includes in-kind gifts valued \$1,000+ and other revenue (An estimated \$123,789 is given in-kind apart from what is recorded in the Home's financials.)

Fundraising Events
Includes sponsorships, event proceeds, and donations made during the event.

Private Grants
Includes sponsorships, event proceeds, and donations made during the event.

Income	
Program Services.....	\$9,194,452.00
Community Donations	\$685,856.00
Private Grants.....	\$343,595.00
Federal Grants.....	\$302,737.00
Fundraising Events.....	\$274,750.00
Gift In-kind.....	\$6,020.00
Other.....	\$228.00
TOTAL INCOME.....	\$2,532,638.00

In total, 48% of all income is provided through federal allocations that pass-through state agencies, state assistance, and clothing reimbursements, and 52% is provided through individual and corporate donations, foundation grants, gifts in-kind, and income from special events.





Thank you

Thank you to our wonderful supporters for helping provide nurturing care and life-changing services for so many youth and families in need in our community!



Email Us: info@attentionhome.org

Visit Us: attentionhome.org

Call Us: 803-328-8871

Mail Us: P.O. Box 2912, Rock Hill, SC 29732

Follow Us on Social Media:



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: 322 & 328 Kuykendal Street, Rock Hill, SC 29730

Tax parcel number of subject property: 6 2 9 - 2 2 - 0 7 - 0 0 4

Property restrictions

6 2 9 2 2 0 7 0 0 3

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
Children's Attention Home, Inc.	PO Box 2912 Rock Hill, SC 29732	803.372.6845	eparrish@attentionhome.org

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) _____

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: 3/8/2023

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

General description of your request

Children's Attention Home seeks to build two homes on Kuykendal Street for young adults transitioning out of foster care or experiencing homelessness. The proximity of these lots to the established Children's Attention Home campus, makes these properties an ideal location for the expanded services. In order to move forward, the lots would require a variance for the minimum lot area, minimum lot width, and the minimum required set back.

Findings of fact

- 1. Your land has extraordinary and exceptional conditions that pertain to it.** The goal of the proposed homes is to have a residential aesthetic and serve as a transitional living space while the young adults obtain employment and secure stable housing. The location of the properties in a quiet neighborhood with convenient access to public transportation is a perfect fit for the intended purpose. However, it is the proximity to the services and support offered at the Children's Attention Home that no other property in Rock Hill can offer.
- 2. Other property in the vicinity of your land that does not generally have the same extraordinary and exceptional conditions.** The adjacent lots owned by the Children's Attention Home are smaller and would not accommodate the proposed buildings. Other properties in the surrounding area, not owned by the Children's Attention Home, contain single-family homes that would not meet our needs.
- 3. If the City applied its regular zoning requirements to your property, your use of the land would be unreasonably restricted or effectively prohibited.** Affordable housing is a problem in Rock Hill, leaving youth transitioning out of foster care or experiencing homelessness with few housing options. While the need is known and growing, the Children's Attention Home's current campus does not have adequate space to serve these young adults. If the variances are denied, these young adults would likely end up living on the streets or in unsafe conditions or contributing to the need for emergency shelters in Rock Hill.
- 4. If the Zoning Board of Appeals grants the variance request, it will not harm adjacent land or the public good.** The adjacent land will not be harmed in any way. As shown in the sketch plans, the Children's Attention Home has made every effort to ensure the properties have a residential aesthetic to align with the rest of the neighborhood. Both properties would have adequate parking so there would not be a need to park on the street. Children's Attention Home will maintain the property and the grounds. The public good will benefit from the granting of the variance request. By ensuring young adults have a transitional step between foster care and independence, they are less likely to end up homeless or in need of public assistance. The close proximity to the Children's Attention Home would allow the young adults living in the transitional home to have around the clock access to support services.

Exhibits

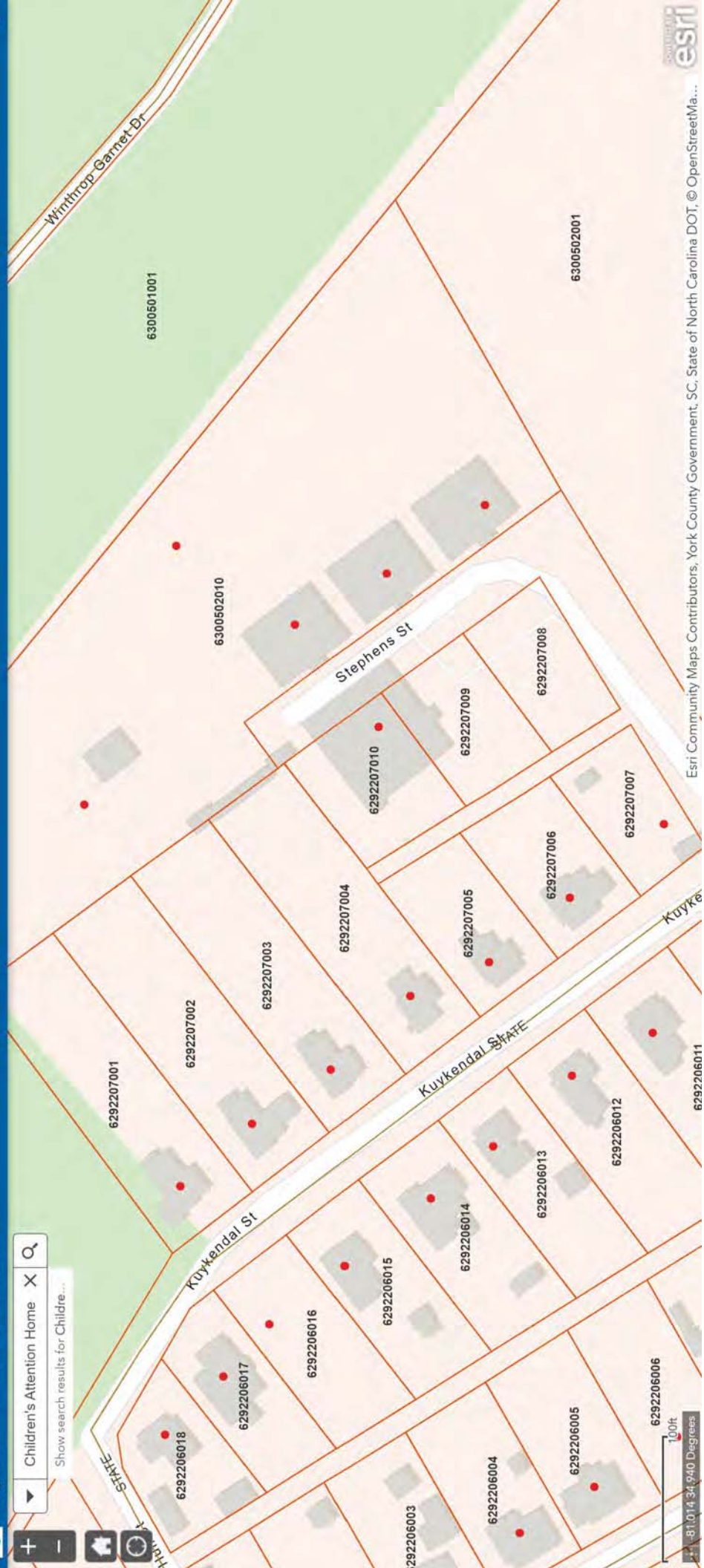
- Sketch Plan – to show proposed elevations and placement on lots; includes pictures of neighborhood elevations.
- City of Rock Hill Parcel Search – to show proximity to other CAH owned properties.



City of Rock Hill Parcel Search

Children's Attention Home X Q

Show search results for Childre...



Esri Community Maps Contributors, York County Government, SC, State of North Carolina DOT, © OpenStreetMa...



SEPARATION REDUCTION 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: 322 and 328 Kuykendal Street, Rock Hill, SC

Tax parcel number of subject property: $\frac{6}{6} \frac{2}{2} \frac{9}{9} - \frac{2}{2} \frac{2}{2} - \frac{0}{0} \frac{7}{7} - \frac{0}{0} \frac{0}{0} \frac{4}{3}$

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
Children's Attention Home, Inc.	PO Box 2912 Rock Hill, SC 29732	803.372.6845	eparrish@attentionhome.org

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) _____

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: 3/8/2023

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: _____

INFORMATION ABOUT REQUEST

What is your proposed use?

Children's Attention Home seeks to build two homes on Kuykendal Street for young adults transitioning out of foster care or experiencing homelessness. The proximity of these lots to the established Children's Attention Home campus, makes these properties an ideal location for the expanded services.

Separation Reduction Standards

1. Would your proposed use create any adverse impacts to those uses from which separation is greater than the impacts generally experienced in the area from other permitted uses in the district?

There will be no additional adverse impacts to the neighborhood. The design of the home will be in line with other properties in the neighborhood, including fencing and landscaping. There will not be any signage that would identify the purpose of the building. The lots have been designed with adequate parking in mind to avoid the need for street parking. The residents will be closely supervised with mandated quiet times.

2. Can any impacts on the proposed use be mitigated through buffering, screening, or other mechanisms that are made a part of the site plan for the property?

Presence will be mitigated with home design, fencing, and landscaping that aligns with the neighborhood's standards. The property will be maintained by the Children's Attention Home.

Exhibits

- Sketch Plan – to show proposed elevations and placement on lots; includes pictures of neighborhood elevations.

From: Tony Hayes <tonyh1204@gmail.com>
Sent: Thursday, June 15, 2023 4:39:47 PM (UTC-05:00) Eastern Time (US & Canada)
To: Sutton, Kevin <Kevin.Sutton@cityofrockhill.com>
Subject: Re: M-2023-17 Children's Attention Home, Inc.

CAUTION: not from City of Rock Hill...from Unknown Source...Beware, proceed with CAUTION

Mr. Sutton,

My wife and I own a home at 325 Community St.

We learned recently about the proposal to re-zone the approx. 1.81 acres on Kuykendal St. (M-2023-17) which is one street over parallel to ours. We were given no notice of this proposed action. I spoke to most of our neighbors up and down the street and only two people that I spoke with knew anything about it.

Everyone was surprised, like me. The predominate response was very negative towards this project.

This neighborhood is historical with the railroad tracks, the old mill and, of course, the old mill houses; one of which my wife and I reside.

This was one of the biggest reasons that we wanted to live here.

Our concerns are as follows:

- (1) re-zoning this proposed property with 2 two story residences is not consistent with the build or the charm of our neighborhood.
- (2) the thought of sixteen 18 to 20 year olds just "added to our neighborhood" sounds like crime "waiting to happen".
- (3) if this project were to pass and eventually "not work out" then what the city has essentially done is destruct the character of our close community and neighborhood and also left us with uncertainty of a property that has been re-zoned now for what?

This neighborhood should be deemed historical.

We have seen communities ruined time and time again with proposals such as this.

I, for one, do not want this proposal to pass.

Tony Hayes
704-516-7328

From: J. Rand Thacker <randt1979@gmail.com>
Sent: Friday, June 16, 2023 10:53:49 AM (UTC-05:00) Eastern Time (US & Canada)
To: Sutton, Kevin <Kevin.Sutton@cityofrockhill.com>
Subject: Rezoning Aragon Mills Neighborhood

CAUTION: not from City of Rock Hill...from Unknown Source...Beware, proceed with CAUTION

Dear Mr. Sutton,

My wife and I have a home on 337 Community Street. We can see the former Aragon Mill from our doorstep. It has recently come to our attention that there is a request to rezone several residential lots in our historic neighborhood to allow for an institutional facility to be constructed.

We are extremely concerned that allowing this type of zoning in a 100+ year old neighborhood will have a direct negative impact on both the character and value of our community. Our neighbors have worked very hard to make many positive changes to improve where we live in recent years, and we take great pride in those efforts. Allowing the city to change zoning from single family to office and institutional does not fit with the vision that we as neighbors have for our little section of town.

We are also extremely concerned that it would be possible that in the future these parcels could be sold and then converted to office space, which would be allowed under the proposed zoning changes. This would further destroy our neighborhood's character and depress the values of our homes.

Furthermore, institutional housing in this neighborhood is not an ideal fit. We understand there will be young adults housed in the proposed facilities. Our neighborhood is not located close to any convenient public transportation, grocery stores, schools or places of employment. A residential institution would be much better suited if placed closer to commercial properties. A facility like the one proposed, where the resident adults will not have personal vehicles, is not appropriate for a community of single family homes.

Mr. Sutton, please help us push back against these proposed changes. We are a lovely community of good, hardworking people. We have serious concerns that the changes would push our community further into the margins by decreasing our property values and character. We know your family has a history within our local mill communities so we hope you understand how important this is to us. Please help us fight these proposed changes before it's too late.

Respectfully,
Rand Thacker
337 Community Street, Rock Hill
843-525-0991

screening needed for dumpsters in these areas. He added that it would be odd for the dumpster to be placed by the parking lot area, since the trash trucks need a larger area to collect them. Mr. Graham stated the Commission would see the dumpster placement at the major site plan level and this evening the discussion is only about zoning.

Chair Graham opened the floor for public comment.

Mr. Harry Johnson, 3591 Enterprise Drive, Rock Hill, SC stated he is in support of this development and is very happy with the Blanchard group, Eric Hawkins, and Dennis Fields, and thanked them for cooperation prior to the meeting. Mr. Johnson added that he is extremely confident that Rock Hill will use the same protections and restrictions in their plans as the current York County PD uses.

Ms. Goodner and Mr. Graham stated that they were verbally in support of the additional recommendations, even though they cannot be conditions of their recommendation. Mr. Graham asked the members if they agreed, and everyone agreed.

Mr. Nazeer made a motion to recommend approval the proposed IG and DOD zoning. The motion was seconded by Mr. Christopher and was approved by a vote of 6-0 (Mr. Dicks absent).

3. **Hold public hearing and consider a recommendation to City Council on petition M-2023-15 by Tom Cat Too LLC and Cat Real Estate Holdings LLC to rezone approximately 92.66 acres at 3777 Lazy Hawk Road, 907, 930, and 947 Caterpillar Drive, from Planned Development (PD) in York County to Industry General (IG) and Design Overlay District (DOD). The subject property is proposed to be annexed into the City of Rock Hill. Tax Parcels 617-00-00-001 & -077.**

Dennis Fields, Planner III, presented the staff report.

Chair Graham opened the floor for public comment. Mr. Graham stated that Mr. Johnson was signed up for both item two and three and asked Mr. Johnson whether he wanted to make any additional comments again. Mr. Johnson stated he previously spoke for both items.

Mr. Graham stated he again would support the conditions that will be presented to City Council and all members agreed.

Ms. Haselrig made a motion to recommend approval of the proposed IG and DOD zoning. The motion was seconded by M. Nazeer and was approved by a vote of 6-0 (Mr. Dicks absent).

4. **Hold public hearing and consider a recommendation to City Council on petition M-2023-17 by Children’s Attention Home Inc. to rezone approximately 1.81 acres at 304, 308, 316, 322, & 328 Kuykendal Street and adjacent right-of-way from Single-Family 5 (SF-5) to Office and Institutional (OI). Tax Parcels 629-22-07-003 to -007.**

Ms. Goodner recused herself from this item due to that fact that she previously served as a board member of the Children’s Attention Home, Inc.

Shana Marshburn, Planner II, presented the staff report.

Mr. Christopher asked if the homes were going to be developed and owned by the Children's Attention Home. Ms. Marshburn stated yes, the Children's Attention Home will own and maintain the properties.

Mr. Christopher asked if the homes are under the new regulations for single family homes. Ms. Marshburn stated yes, because these are two-story homes, and the predominant character of the neighborhood is single-story homes, the design would have to meet the current design standards that were adopted in August of 2022.

Mr. Christopher asked if the homes would have garages. Ms. Marshburn stated there is no proposal for garages.

Chair Graham opened the floor to the applicant. Emily Parrish, 4671 Channing Parkway, Rock Hill, SC (applicant), stated that the Children's Attention Home was requesting to rezone this property to align with the current zoning of the existing facility property that they own and operate nearby. She stated that they are planning to expand their programs to better serve the community, youth, and young adults aged 18 to 20. She stated that they have a population of young adults who are looking to take the next steps towards independence and need additional support along the way and that is what this program does. She added that the program is a supervised independent living program that is a steppingstone for young adults to be prepared to go out on their own.

Ms. Haselrig asked if the expectation would be that these children, after moving through the program, go out into the world on their own. Ms. Parrish stated yes, that is one of the options. She added that some of the young adults need extra support to make sure finances and things are in place so that they will be successful. Ms. Parrish stated that the program still accepts people that are 18 years old and that there is an application process. She stated that the Attention Home makes sure that the children coming into the program are aware of their expectations, their goals, and how the program can support those needs. Young adults can come through the existing program or students can join this new program if they meet the criteria for admission.

Mr. Graham asked what type of supervision is available through the program. Ms. Parrish stated that these are young adults who are either in school, pursuing their GED, or attending higher education at institutions like York Tech or other facilities. She added that some students have two jobs to build up savings quickly. Staffing depends on what the needs of the young adults are and their schedules, but that they are supervised to some capacity 24 hours a day, so they are never left alone at the facilities, similar to the other existing programs they operate.

Chair Graham opened the floor for public comment.

Donald Liester, 22 Peyton Road, Columbia, SC, gave each commissioner a handout, with pictures of the homes in the area. He stated he was made aware of this proposal when he received the blue postcard, and he feels the blue postcards do not promote realistic feedback from the community. He felt that going out into the community and speaking with the residents in a particular area is a better gauge of what the community's stance is for project. He stated that he is opposed to this proposal. He went on to mention that the style of housing for this program is not consistent with the existing neighborhood. Mr. Liester stated that the

background of some of these youths is probably undesirable. Mr. Graham responded stating that the Planning Commission would not make that assumption and that this was Mr. Liester's opinion. Mr. Liester said that it has been his experience where he presently lives in Columbia, that there have been issues with students that are unsupervised related to parking, partying, and neighborhoods being destroyed.

Mr. Graham asked if Mr. Liester is a property owner in the area. Mr. Liester stated he is a property owner and owns three lots on Kuykendal, north of the site. Mr. Graham asked if Mr. Liester has had any issues with the current operation of Children's Attention Home. Mr. Liester stated that to his knowledge, he hadn't. He added that he did have a break-in with one of his two homes, but that it wasn't related to the applicant. He stated neighbors have told him that there is lot of drug paraphernalia along the pathway to the lake in that area.

Mr. Christopher asked if there was a meeting with the neighbors. Ms. Marshburn stated there is no requirement for a neighborhood meeting because this is not a Master Plan rezoning request, but that staff did offer the applicant mailing addresses if they wanted to hold a voluntary neighborhood meeting. Ms. Marshburn was not aware if the applicant had a neighborhood meeting. Mr. Christopher asked Ms. Marshburn if staff had received any other emails or phone calls from other neighbors. Ms. Marshburn stated only Mr. Liester had called prior to the meeting, but that the applicant did have others ask about the project when the existing house was being demolished on the site.

Ms. Haselrig asked if parking has been considered since there are several young adults of driving age. Ms. Marshburn stated based on the number of clients, the zoning ordinance only requires four parking spaces per house.

Mr. Graham stated the new houses would be submitted to the City for review and staff would need to approve the permits, which includes the required parking standards. He then asked Ms. Parrish if she'd like to add anything further.

Ms. Parrish stated this is the first step of the process. She added that most of the children will not have vehicles. Ms. Parrish stated that having a vehicle could be a possibility, and that they will make sure there is space if a student has a car, but that the likelihood of that happening is very low.

Mr. Christopher asked Ms. Parrish if she can address Mr. Liester's concerns of activities, behavior, and supervision. Mr. Christopher also asked if there have been calls from neighbors about noise or parties. Ms. Parrish stated that this is part of a supervised program and that the children are not allowed to have parties. The expectation is that the students are working, going to school, learning independent living skills so that they can leave the program and be successful, contributing citizens. She added that if ever there were a situation with those types of behaviors were to occur, then it would not be appropriate for those children to remain in the program.

Mr. Christopher asked if there would be an adult living at the facility while supervising. Ms. Parrish stated yes, and that it is based loosely on a current 24-hour program which already works and has been successful for the past six years.

Mr. Graham stated the reason we are considering this proposal is because it is an extension of a current program that is supervised.



Z-2023-15

Zoning Districts



Subject Property



Industry Heavy (IH)



Office and Institutional (OI)

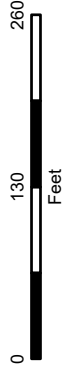


Master Planned College University (MP-CU)

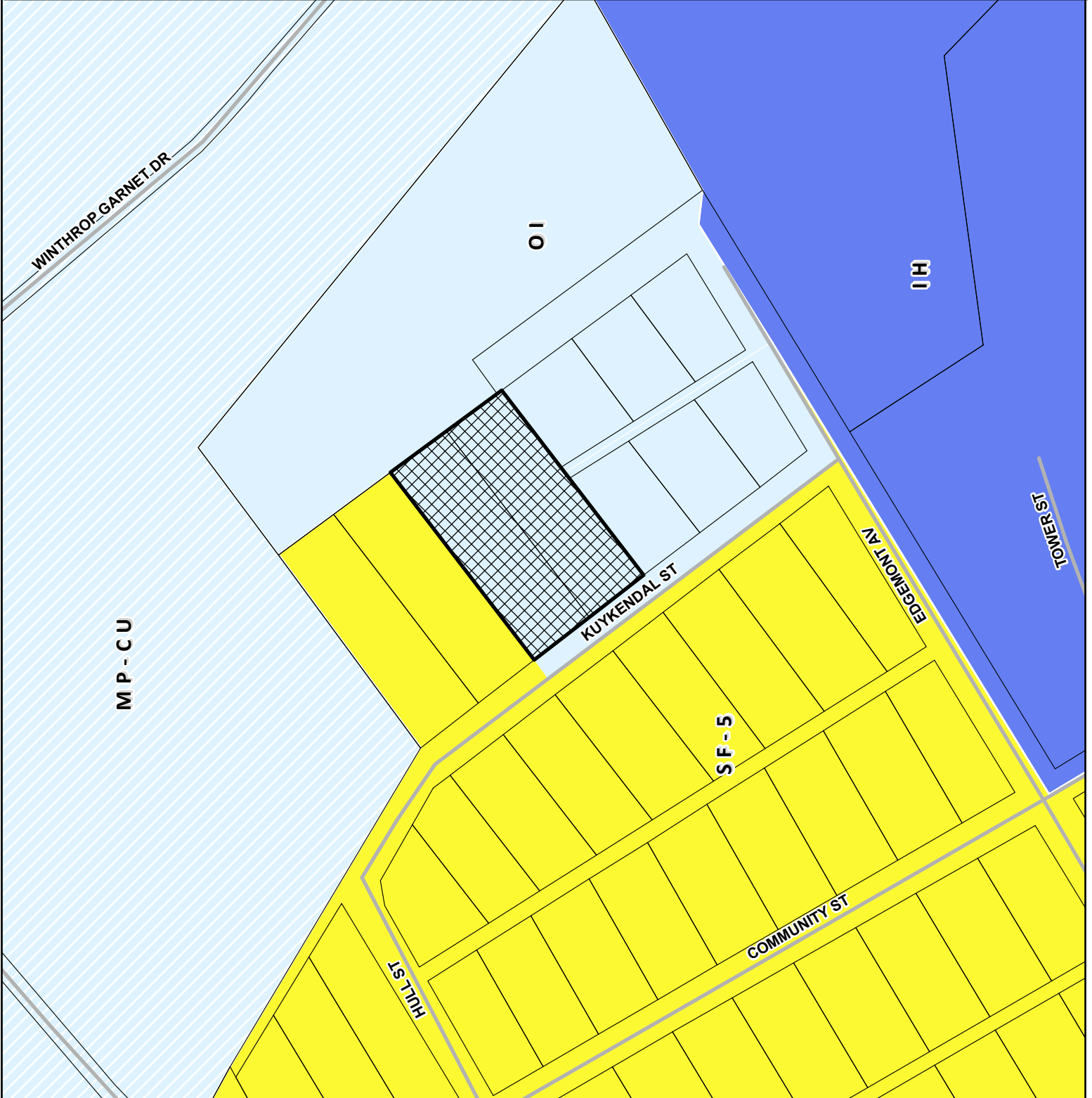


Single-Family 5 (SF-5)

Zoning Data
Current Zoning
OI



Planning & Development
Department
City of Rock Hill
06/20/2023



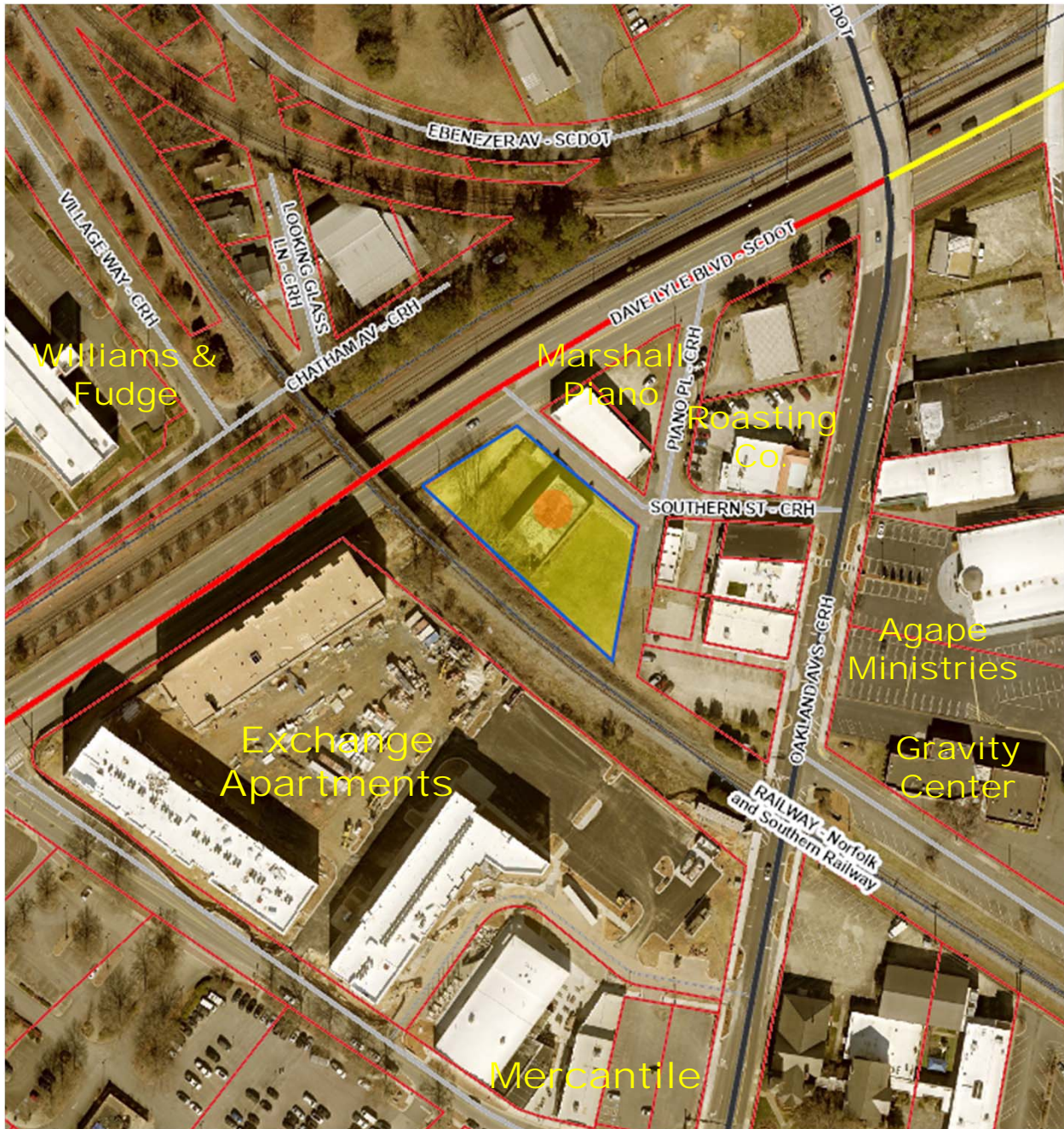
Z-2023-16

Request: Variance to the maximum amount of signage standard.

Address: 110 Southern Street

Zoning District: Downtown (DTWN)

Applicant/Owner: Justin Smith
312 Pendleton St
Rock Hill, SC 29730





Request: Variance from the maximum allotment of wall signage.

Address: 110 Southern Street

Tax Map No.: 627-14-01-002

Zoning District: Downtown (DTWN)

Applicant/Owner: Justin Smith
312 Pendleton St
Rock Hill, SC 29730

Background

This building was originally built in the 1930's and used as a cotton warehouse by Williams-Bynum Cotton Co. The site was vacant for many years before the recent renovation. The building remaining today is the only portion of the original building left and has opened as Hoppin'.

Two wall signs were approved in January 2023. One is on the Southern St. side measuring 22 square feet and one on the Dave Lyle Blvd side measuring 50 square feet. The owner would like to add an additional 50 square foot wall sign on the side facing Dave Lyle Blvd. The Zoning Ordinance states wall signage is limited to one square foot per one linear foot of the building's width at the front facade, or 5% of the building front's facade, whichever is greater. The width of the building along Southern Street (the front facade) is 50 linear feet, so a maximum of 50 square feet is allowed on the front facade and any other secondary facade with a similar architectural finish. Therefore, the applicant is seeking a variance to allow an additional 50 square feet of signage on the side facade.

Site Description

The site is located on the corner of Dave Lyle Boulevard and Southern Street adjacent to the Norfolk Southern Railway. It is surrounded by a mix of uses including commercial and residential uses in the Downtown (DTWN) zoning district.

Description of Intent for Downtown (DTWN) Zoning District

The DTWN district is established and intended to encourage the development of the City's downtown as the focal point in Rock Hill with an intense mix of office, retail, service, restaurant, entertainment, cultural, government, civic, and residential uses, with no density or intensity limitations. More specifically, the district is intended to:

1. Provide services to persons shopping, working, or living in the downtown area;
2. Provide for a range of downtown business uses, as well as residences above the street level as by-right uses;

3. Encourage retail and restaurant uses on the street-level to support and encourage greater foot traffic;
 4. Encourage infill of vacant lands, and redevelopment of existing and under- utilized lands in the downtown area;
 5. Require new development to be consistent with the existing template of development in the downtown;
 6. Support uses and activities which add to the hours of use of the downtown; and
 7. Promote the economic and investment potential of downtown Rock Hill.
-

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.

The front door of the building faces Southern Street. Staff has calculated allowable signage based off the 50-foot wide façade facing Southern Street. However, the majority of traffic will see the 100-foot wide façade facing Dave Lyle Blvd. There is a 50 square-foot wall sign already approved and in place along the Dave Lyle Blvd façade. The applicant feels the allowable signage should be calculated based on the Dave Lyle Blvd side of the building, which would allow them to have the additional sign.

Current view of the approved signs on the building:



Proposed additional sign:



2. Unique Conditions

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

The building is unique in that it has a large side façade that is more visible than the front façade. This side of the building is also architecturally finished similar to the front façade which is not typical for other buildings in the area.

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.

The sign regulations determine the allowable wall sign size based on the width of the front façade. The front is normally the most visible façade. In this case, the most visible façade is the side façade and it is twice as wide as the front façade. Staff agrees that limiting the signage on the side façade in this case is an unreasonable restriction on the amount of signage.

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.

The authorization of the Variance Permit would not result in detriment to adjacent land, public good, or character of the district.

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.

Public Input

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

- June 1: Sent public hearing notification postcards to property owners and tenants within 300 feet of the subject property.
- June 2: Posted public hearing signs on subject property.
- June 2: Advertised the Zoning Board of Appeals public hearing in *The Herald*.
- June 2: Information about this request was posted to the City's website

Staff has received one call from an adjacent property owner in favor of the request at the time of writing this report.

Staff Recommendation

Staff was able to make all of the findings for this request:

1. The building orientation and proximity to other structures limits the visibility of the front facade.
 2. The majority of the businesses nearby do not have limited visibility of the front facade and do not have an architecturally finished side façade that is oriented to the majority of passing traffic.
 3. The 50 square-foot limit for signage on the Dave Lyle Blvd side façade is an unreasonable restriction on the allowable sign size.
 4. The additional sign would not be a detriment to adjacent businesses or the character of the Downtown area.
-

Attachments

- Application and supporting documents
 - Zoning map
-

Staff Contact:

Amy Britz

803-329-5586

Amy.britz@cityofrockhill.com

Planning & Development Department

803-329-5586 / Amy.Britz@cityofrockhill.com

Physical (By Appointment Only): 155 Johnston Street, Rock Hill, SC 29730

Mailing: PO Box 11706, Rock Hill, SC 29731-1706

www.cityofrockhill.com



VARIANCE APPLICATION

Tax map number	Address(es)	Property owner
<i>Example:</i> 233-21-23-576	420 Example St.	Rock Hill Cars, LLC
627-140-1002	110 SOUTHERN STREET	302 DAVE LYLE LLC

APPLICANT

Primary Applicant Name: JUSTIN SMITH

Mailing Address: 312 PENDLETON STREET

Phone: 803 324 5531 Email: justin@vin-yet.com

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: _____

Are you the owner of the subject property? Yes No

- If no, what is your relationship the property (e.g., have it under contract to purchase, tenant, contractor, real estate agent)? _____
- If you are not the owner of the subject property, the property owner must complete the gray box below.

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.

Applicant signature: Date: 04.27.23

PROPERTY OWNER

Property owner name (authorized representative, if corporation): _____

Mailing Address: _____

Phone: _____ Email: _____

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

Signature: _____ Date: _____

INFORMATION ABOUT REQUEST

General description of your request:

Findings of fact: Under state law, the Zoning Board of Appeals must find that your request satisfies all four of the following statements. Please explain why you believe your request satisfies each of the statements.

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

THE PROPERTY WAS PREVIOUSLY ADDRESSED TO DAVE LYLE, BUT THE PLANNING DEPT. REQUESTED WE CHANGE TO SOUTHERN STREET AS OUR "TECHNICAL" FRONT DOOR FACES THIS STREET... HOWEVER THE MAIN FACADE OF THE STRUCTURE FACES DAVE LYLE, HAVING MULTIPLE ENTRANCES. ZONING IS UTILIZING THE 50' OF FACADE ALONG SOUTHERN STREET TO CALCULATE OUR ALLOWABLE SIGNAGE, WHILE WE FEEL IT SHOULD BE CALCULATED USING THE 100' FACADE FACING DAVE LYLE. THE "FRONT" FACING SOUTHERN STREET OFFERS NO VISIBILITY OF SIGNS!

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

CORRECT. THIS IS A UNIQUE SITUATION BECAUSE OF THE PROXIMITY OF OUR BUILDING TO MARSHALL'S PLAZA. WE SAVED 120 YEAR OLD WALLS IN HOPES OF HIGHLIGHTING THEM!

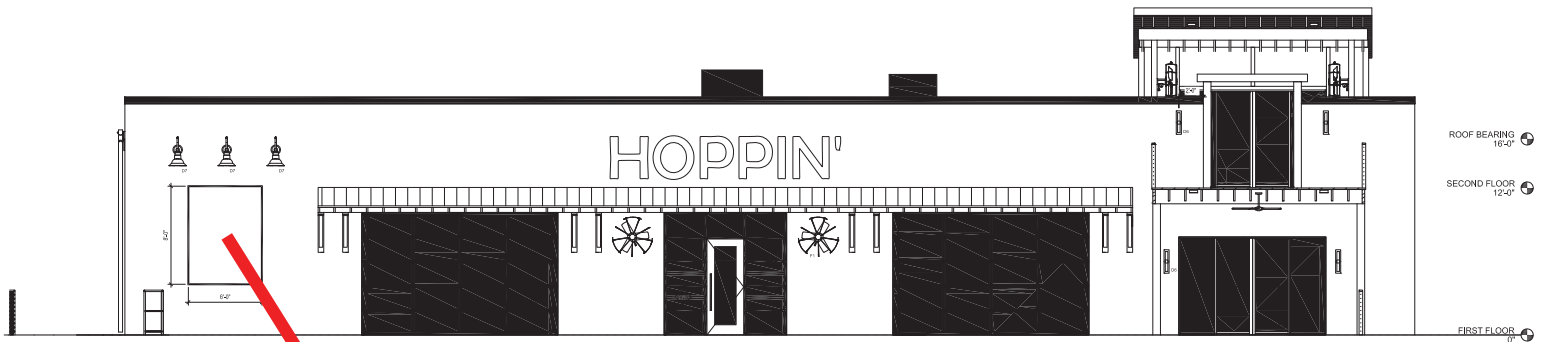
3. If the City applied its regular zoning requirements to your property, your use of the land would be unreasonably restricted or effectively prohibited.

50 SQUARE FEET OF ALLOWABLE SIGNAGE ALONG DAVE LYLE IS GROSSLY INADEQUATE GIVEN THE SIZE AND SCALE OF THE BUILDING. IF TRAVELLING NORTHEAST ALONG DAVE LYLE, THE CORNER OF THE PROPOSED TAP WOULD BE IS THE MOST LOGICAL PLACEMENT FOR VISIBILITY.

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

NO... WE ARE GREATLY ENHANCING THIS AREA BY DRIVING TRAFFIC TO A ONCE DERELICT AREA OF ROCK HILL

List any exhibits that you have provided to help explain your request to the Board. Site plans and photographs are usually very helpful.









HOPPIN SIGNAGE

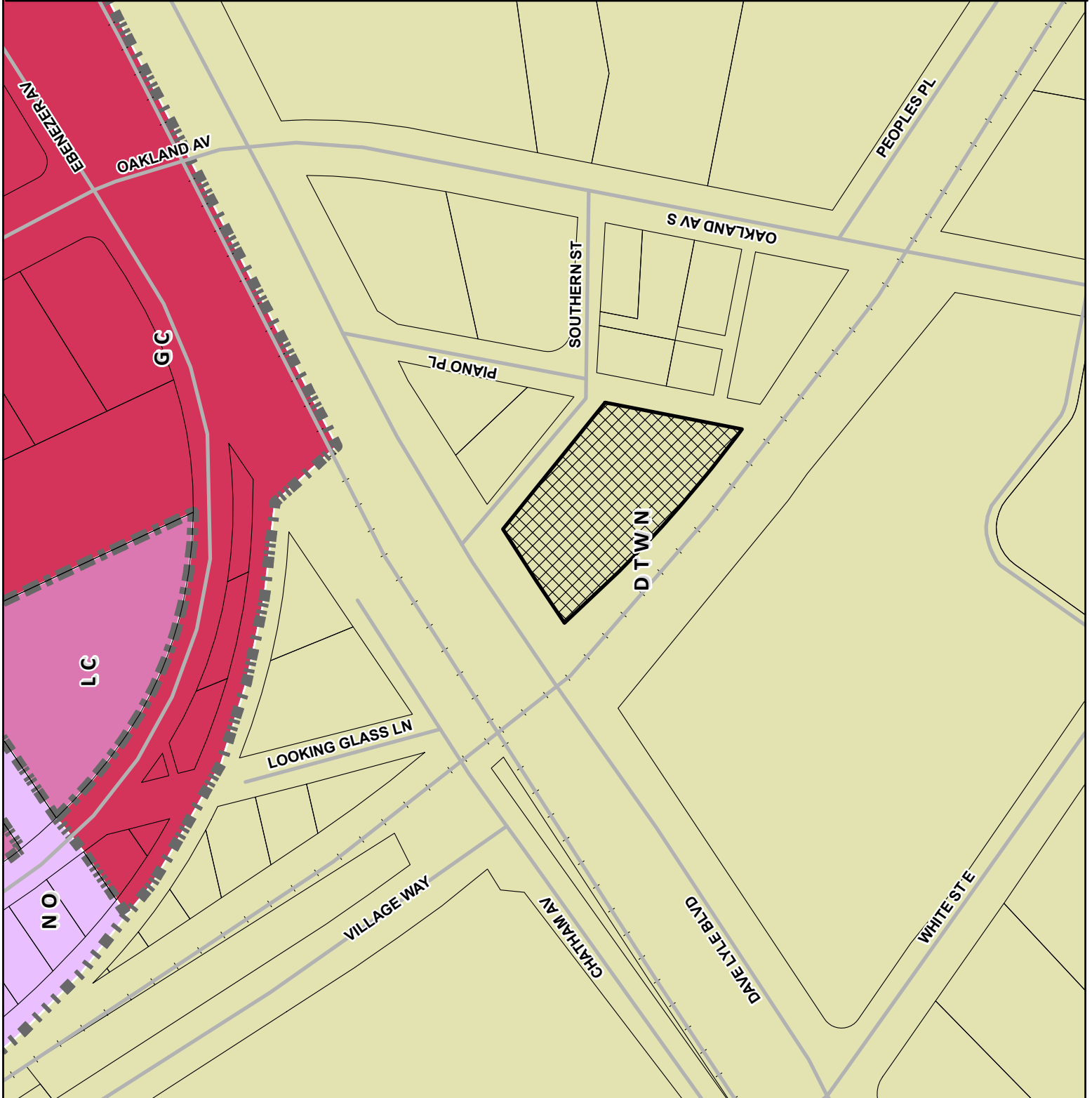
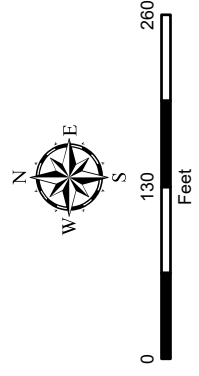
042723

Z-2023-16

Zoning Districts

-  Subject Property
-  Downtown (DTWN)
-  General Commercial (GC)
-  Limited Commercial (LC)
-  Neighborhood Office (NO)
-  Zoning District Boundaries

Zoning Data Current Zoning DTWN





Z-2023-17

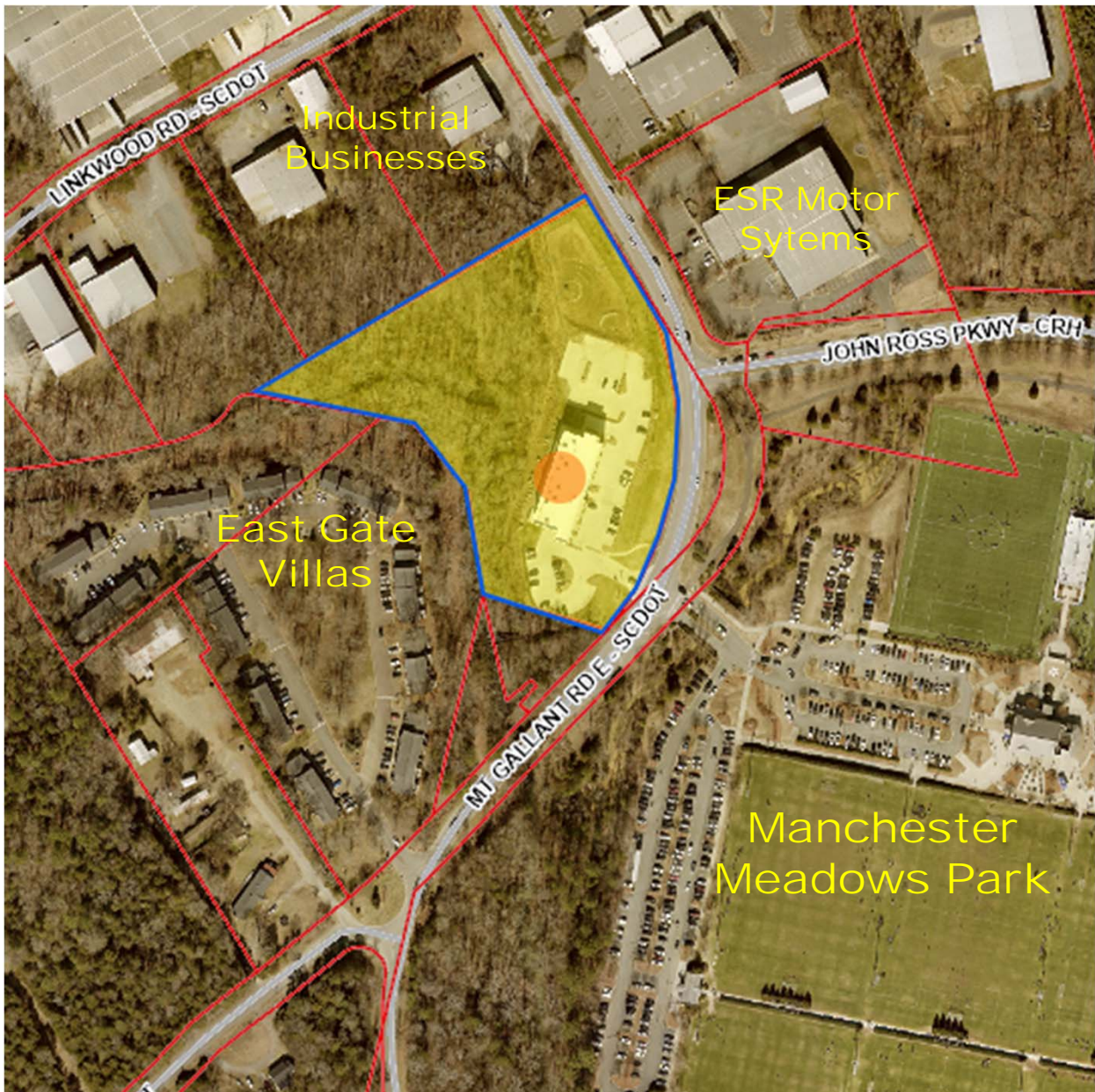
Request: Special Exception for an animal care use.
Special Exception for the number of animals.

Address: 247 E. Mt. Gallant Road

Zoning District: Limited Commercial (LC)

Applicant: Inga Carey
705 Atherton Way
Rock Hill, SC 29730

Property Owner: Manchester Development LLC
247 E. Mt. Gallant Road
Rock Hill, SC 29730





Request: Special Exception to establish an animal care use and for the number of animals.

Address: 247 E. Mt. Gallant Road

Tax Map No.: 667-01-01-153

Zoning District: Limited Commercial (LC)

Applicant: Inga Carey
 705 Atherton Way
 Rock Hill, SC 29730

Property Owner: Manchester Development LLC
 247 E. Mt. Gallant Road
 Rock Hill, SC 29730

Background

The applicant would like to operate an animal care use with more than 20 animals at 247 E. Mt. Gallant Rd., which is zoned Limited Commercial (LC). The Zoning Ordinance only allows this use and an increase to the number of animals through special exception approval by the Zoning Board of Appeals in the Limited Commercial (LC) zoning district.

The proposed additional number of cats is requested to allow for the lounge to host 12-15 adult fostered cats from the Humane Society of York County and a maximum of six kittens from one litter at a time to avoid separating siblings. The total amount in the lounge would not exceed 20. Up to 10 additional cats would be boarded in a separate room.

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></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>S</td> <td>C</td> <td>C</td> <td>C</td> <td></td> <td>S</td> <td>S</td> <td>C</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												S	C	C	C		S	S	C	
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Definition of proposed use	<p>Animal care, general: Includes animal care uses with either an outdoor facility or an overnight component, or both. Examples may include animal day cares, animal shelters, overnight boarding facilities, veterinary clinics with boarding or nighttime emergency services, kennels, and pet stores that sell cats, dogs, and/or birds larger than 12 inches.</p>																																																																					

Site Description

The property is located on the west side of Mt. Gallant Road and is zoned Limited Commercial (LC). Surrounding uses include Manchester Meadows Park across the street, East Gate Villas Apartments to the south, and industrial and warehouse

businesses to the north on Mt. Gallant Rd. Surrounding zoning is Office Institutional (OI), Multi-Family-15 (MF-15) and Industry General (IG).

Description of Intent for the Limited Commercial (LC) Zoning District

The LC district is established as a mid-level intensity commercial district allowing a wider range of non-residential uses at increasing intensities than the Neighborhood Commercial 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 for Animal Care Use

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.*

- A. *Meet "No Unreasonable Noise or Odor" and "Number of Animals" Standards for Animal Care (Limited):*** *Animal care (general) uses must meet the use-specific standards for animal care (limited) regarding "no unreasonable noise or odor" and "number of animals."*

- i. Animal care (limited) uses must be sufficiently insulated so no unreasonable noise or odor can be detected off-premises.*

The building will have upgraded insulation to prevent unreasonable noise or odor from affecting neighboring tenants. The number of animals will be addressed in the additional special exception request.

- B. *Hours of Operation:*** *Animal care (general) uses must house all animals indoors between 7 p.m. and 7 a.m.*

The applicant will comply with this standard.

- C. *Setbacks:*** *Animal care (general) uses must locate all buildings used to house animals and all open runs at least 75 feet away from all property lines.*

The animals will be housed inside the building. The building is located approximately 90 feet from the property line.

- D. *Land-Use Buffers:*** *For the purpose of determining the size of the land-use buffer, this use will be considered to have a land-use intensity factor of seven (70 feet).*

The building has trees and a drainage area between its location and the closest residence located approximately 200 feet away.

- 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.*

The proposed cat café and lounge use is compatible with the surrounding uses due to its proximity to Manchester Meadows Park and the Manchester shopping center.

- 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 cafe will have an entrance to the side of the building. The cat lounge will be accessed through an interior entrance. The additional insulation and HEPA air purifiers will help avoid any significant noise and odor impacts.

- 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 applicant will use odor-locking garbage bags placed in the onsite dumpster for waste removal.

- 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.*

Due to the proximity to Dave Lyle Boulevard, no traffic issues are expected.

- 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. The applicant will be providing a unique business hoping to attract more visitors and therefore improving the value. Although the adjacent apartments do not allow pets, the tenants can visit and enjoy socializing with the animals at this location.

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

The applicant's site plan shows how the building will be partitioned for the separate uses of the café, lounge, and boarding. This will allow customers of the café to visit without interacting with animals if they prefer.

- 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 Request for Special Exception for Additional Amount of Animals

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.*

A. Meet "No Unreasonable Noise or Odor" and "Number of Animals" Standards for Animal Care (Limited): *Animal care (general) uses must meet the use-specific standards for animal care (limited) regarding "no unreasonable noise or odor" and "number of animals."*

- i. **Number of Animals:** Animal care (limited) uses must not have more than 20 small animals (such as cats and dogs but not including fish, small reptiles, and rodents kept as domesticated pets) at any given time, unless a special exception permit is obtained to increase the number of animals. As part of the analysis of the special exception criteria (see Chapter 2: Administration), the Zoning Board of Appeals must specifically consider the following:*

- a. Compatibility with residential and other uses that would be especially sensitive to noise and odors, such as offices or establishments that sell food.*

The applicant would have separate entrances for the different uses. The café would be accessed from the main entrance, the lounge would be accessed from the café with a lock space between to deter escaping animals, and the boarding space would be accessed from the rear of the building.

- b. Whether the business practices demonstrate an ability to minimize noise and odor nuisances, especially when the proposed location is near residential and other uses that would be especially sensitive to noise and odors, such as offices or establishments that sell food.*

Air purifiers and additional insulation will mitigate noise and odor.

- c. *Whether the business practices demonstrate how the applicant will handle animal waste without significant adverse impact on the environment.*

The lounge and café will be deep cleaned daily, and all garbage will be taken out in odor-locking garbage bags.

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.*

Due to the proximity of the park and commercial spaces and adequate separation from residential properties, this use is compatible with the surrounding uses.

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.*

As there are separate spaces designed for the separate uses within the interior of the building, adverse impacts will be limited. Cats will stay in the café for no longer than a month with most being adopted in one week. The applicant will work with Humane Society of York County for a replenishment system so that when one is adopted, another is provided.

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.*

There will be no environmental impacts as all animals will be inside and waste will be disposed of daily.

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.*

Due to the proximity to Dave Lyle Boulevard, no traffic issues are expected.

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 intended to increase the number of visitors to the area and improve local property values.

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

The applicant's site plan shows how the building will provide separate spaces and access based on the intended use of the café, cat lounge, and boarding.

- 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.

Public Input

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

- June 1: Sent public hearing notification postcards to property owners and tenants within 300 feet of the subject property.
- June 2: Posted public hearing signs on subject property.
- June 2: Advertised the Zoning Board of Appeals public hearing in *The Herald*.

Staff has not received any feedback from the public about the application.

Staff Recommendation

Staff recommends approval of the special exception request based on the above analysis, particularly noting the proposed use is compatible with surrounding uses.

Attachments

- Application and supporting documents
 - Site Plan
 - Zoning Map
-

Staff Contact:

Amy Britz, Zoning Coordinator

803.329.5586

amy.britz@cityofrockhill.com

Planning & Development Department

803-329-5586 / Planning@cityofrockhill.com
 Physical (By Appointment Only): 155 Johnston Street, Rock Hill, SC 29730
 Mailing: PO Box 11706, Rock Hill, SC 29731-1706
www.cityofrockhill.com



SPECIAL EXCEPTION APPLICATION

Tax map number	Address(es)	Property owner
667-01-01-153	247 Mt Gallant Rd E Suite 101/102	Manchester Development LLC

APPLICANT

Primary Applicant Name: Inga Carey
 Mailing Address: 705 Atherton Way, Rock Hill SC 29730
 Phone: 616-617-6393 Email: info@purrfectpaircatcafe.com

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: _____

Are you the owner of the subject property? Yes No

- If no, what is your relationship the property (e.g., have it under contract to purchase, tenant, contractor, real estate agent)? Future Tenant
- If you are not the owner of the subject property, the property owner must complete the gray box below.

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.

Applicant signature: Inga M Carey Date: 5-21-23

PROPERTY OWNER

Property owner name (authorized representative, if corporation): DR. BRIAN COLLETTA
 Mailing Address: 247 E. MT. GALLANT RD., ROCK HILL, SC
 Phone: 803.902.4000 Email: SB COLLETTA@YAHOO.COM

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

Signature: [Signature] Date: 5/23/2023

INFORMATION ABOUT REQUEST

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

Animal General- Cats will be fostered in our Cat Lounge until adopted, Cat boarding services.

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.)

The building will be insulated so no unreasonable noise or odor can be detected off the property or by neighboring tenants.

We will make sure the walls have upgraded insulation so that the sound would not travel, although cats make very little noise compared to dogs.

Waste from the cafe and from the cat lounge will be taken care of multiple times a day, and in odor sealing bags to be placed in the communal dumpster.

Our cats will never be outside, and we will not accept stray cats, thus deterring anyone from abandoning their cats at our site. We will provide information from the Humane Society of York County for animal rehoming.

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

The proposed use of a cafe/shop and cat lounge/boarding is appropriate for this location with our layout and the access to doorways for cafe vs. boarding.

The front of the space has large windows which is perfect for the cats.

We will use the side entrance as a main entrance to encourage parking to the left of the building, while the other tenants use the space in the front and right sides. This will also promote use of the green space to the left as an outdoor patio.

This location is close to shopping but lots of nature, and our cafe will stock snack and drink options for soccer and park patrons from across the street.

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

We will aim to be known as the cleanest cat cafe in South Carolina. We will use odor locking garbage bags and containers and have many HEPA air purifiers. The lounge and cafe will be deep cleaned daily with all garbage going to the dumpster in a timely manner. We will encourage recycling and disposing consumables correctly.

We will enhance the experience of people going to the park by providing refreshments and snacks for them to enjoy there. We will also provide discounts for nearby businesses and educators/students.

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

I believe by introducing a cat cafe to our area we will raise the awareness of how many stray cats need homes, how to help TNR programs, and encourage people to foster cats and kittens.

The wildlife habitat around the space will be safe, cats will stay inside. I will put up several bird feeders so the cats have entertainment, but they will not end up as entrees.

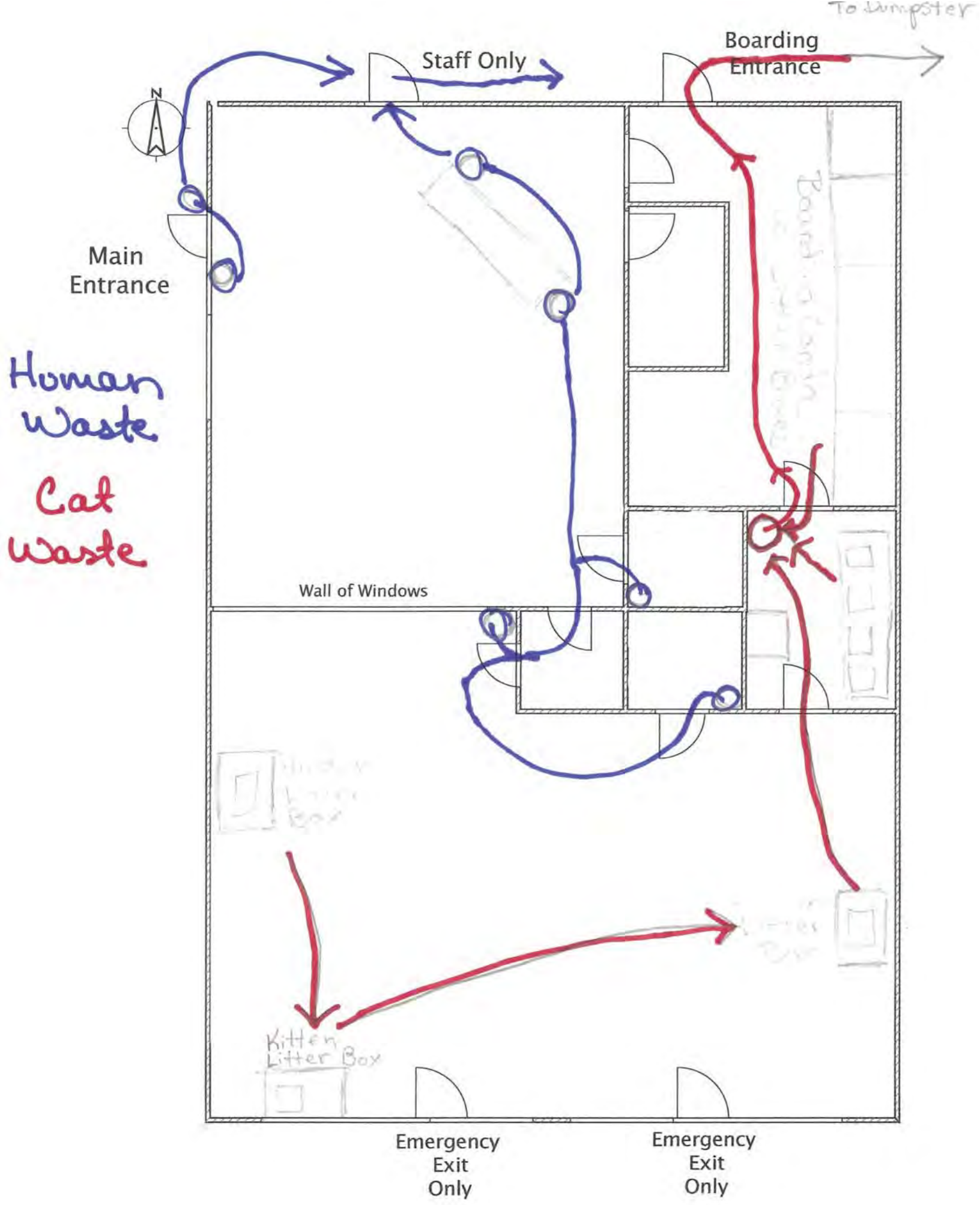
We will not prepare any food on site, and food waste will be properly disposed.

5. How would the use impact traffic issues (road capacity, safety of those coming into or leaving the site, etc.)?
This would increase traffic to the area, and our entrance is directly across the side entrance to the park.
A crosswalk from the park to our building would increase safety for park goers to come to get a coffee.
We would advertise directions for out of town customers to turn onto Mt Gallant from Dave Lyle to avoid busy traffic along John Ross Parkway.

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?
It should not impact any other land owners, I believe it would increase values because of the unique attraction and positive impact on the cat population for our county.
Once again, we will not have cats outside and will not be a drop off site for abandoned pets.
I think it would enhance the apartment complex on the other side of the ravine because they are a no-pets facility. We would encourage them to visit to get their cat cuddle fix without adopting against the rules.

List any exhibits that you have provided to help explain your request to the Board. Site plans and photographs are usually very helpful.

Litter box flowchart to show route of waste, Separate air systems with increased ventilation, Cat/Air lock vestibule to keep cats from escaping, Crosswalk and traffic patterns maps, Site layout with dimensions and layout with furniture, people, and cats.





Main Entrance

Staff Only

Boarding Entrance

Air System
1

Extra
Exhaust
Fan

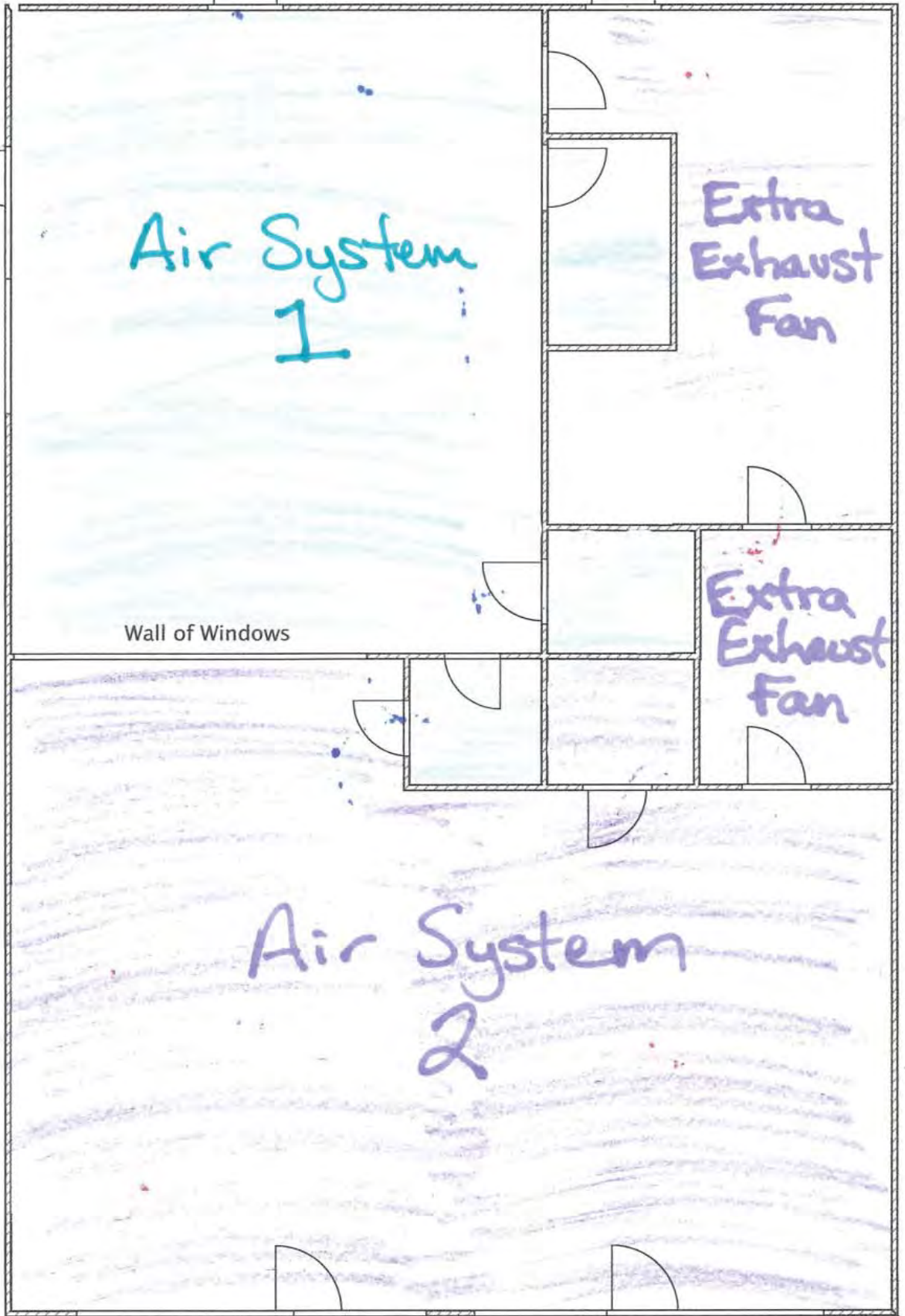
Wall of Windows

Extra
Exhaust
Fan

Air System
2

Emergency
Exit
Only

Emergency
Exit
Only





Rock Hill
South Carolina

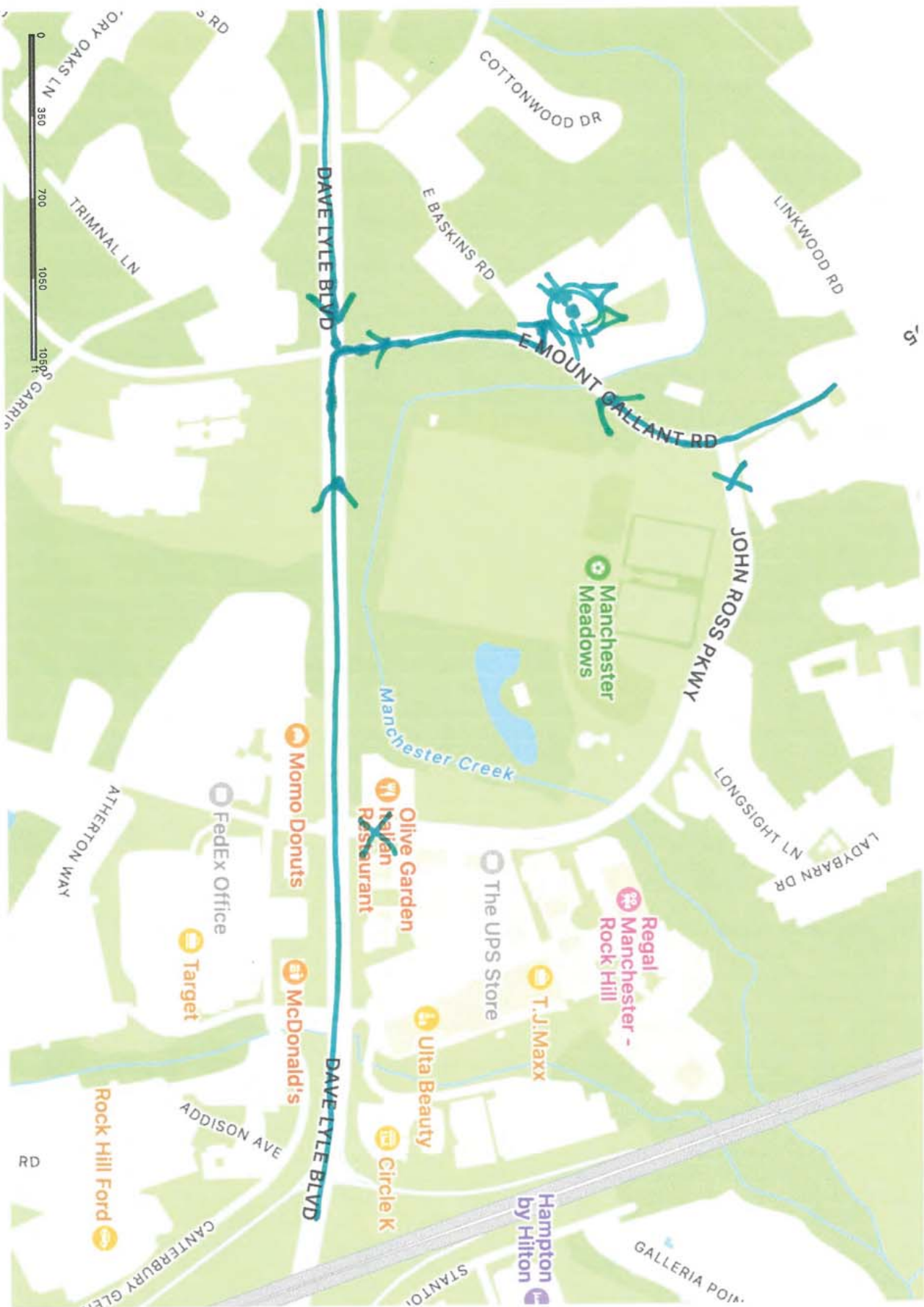
Crosswalk

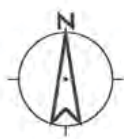
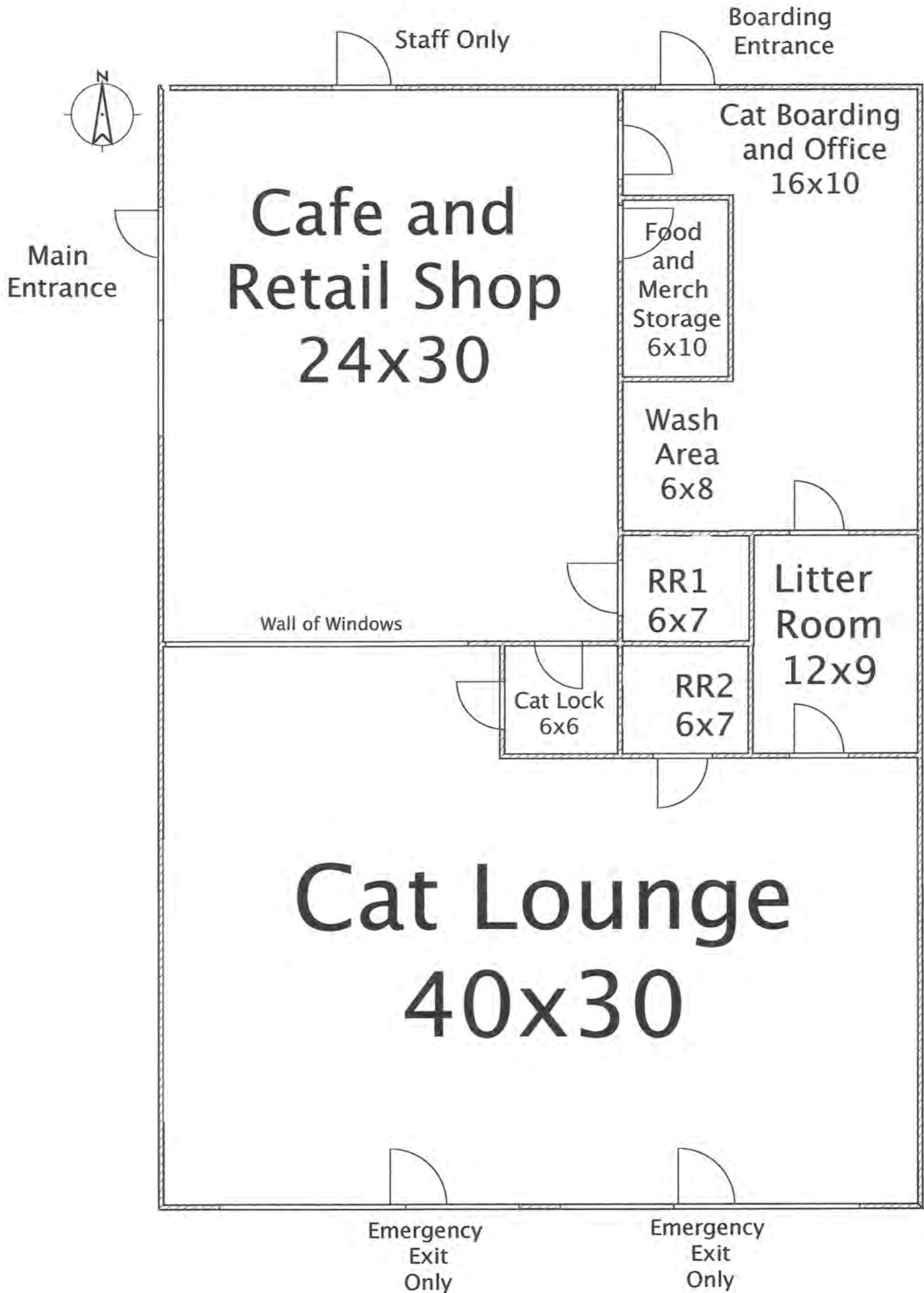




Manchester Meadows

South Carolina





Staff Only

Boarding Entrance

Cat Boarding and Office
16x10

Main Entrance

Cafe and Retail Shop
24x30

Food and Merch Storage
6x10

Wash Area
6x8

Wall of Windows

RR1
6x7

Litter Room
12x9

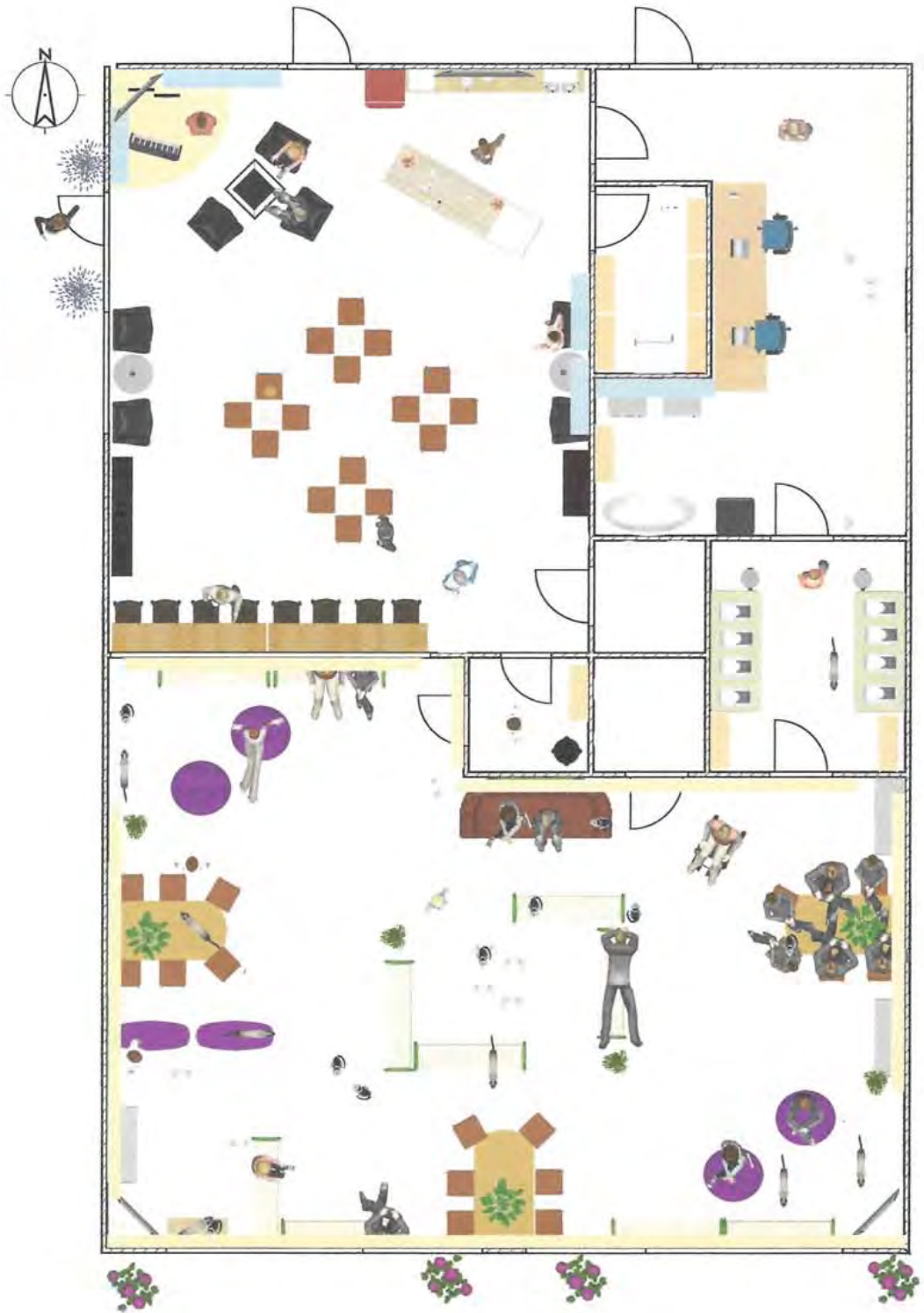
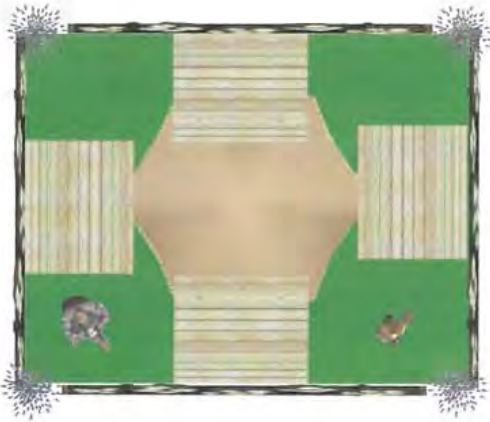
Cat Lock
6x6

RR2
6x7

Cat Lounge
40x30

Emergency Exit Only

Emergency Exit Only





Planning & Development Department

803-329-5586 / Any other contact information
 Physical (By Appointment Only): 155 Johnston Street, Rock Hill, SC 29730
 Mailing: PO Box 11706, Rock Hill, SC 29731-1706
 www.cityofrockhill.com



SPECIAL EXCEPTION APPLICATION

Tax map number	Address(es)	Property owner
Example: 667-01-01-153	Example: 247 Mt Gallant Rd E	Rock Hill Example
667-01-01-153	247 Mt Gallant Rd E Suite 101/102	Manchester Development LLC

APPLICANT

Primary Applicant Name: Inga Carey
 Mailing Address: 705 Atherton Way, Rock Hill SC 29730
 Phone: 616-617-6393 Email: info@purrfectpaircatcafe.com

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: _____

Are you the owner of the subject property? Yes No

- If no, what is your relationship the property (e.g., have it under contract to purchase, tenant, contractor, real estate agent)? Future Tenant
- If you are not the owner of the subject property, the property owner must complete the gray box below.

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.

Applicant signature: Inga M Carey Date: 5-21-23

PROPERTY OWNER

Property owner name (authorized representative, if corporation): DR. BRIAN COUETTO
 Mailing Address: 247 E. MT. GALLANT RD., ROCK HILL, SC
 Phone: 803.902.4000 Email: SB COLLETT@YAHOO.COM

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

Signature: [Signature] Date: 5/23/2023

INFORMATION ABOUT REQUEST

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

I am requesting to increase the amount of small animals allowed to 30.

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.)

The current zoning regulations cap the amount of small animals in a business is 20. Purrfect Pair Cat Cafe will be the largest cat cafe in South Carolina with 2400 square feet. The Cat Lounge will be over 1200 square feet plus the litter room, and the Cat Boarding space will be 160 square feet, but the cats will be in individual condos. I aim to foster between 12-15 adult cats in the lounge at a time, but would also like to have a kitten corner where guests can see kittens being raised from four weeks to six months. The litter of kittens may have as many as 6 at a time, and I would not want to separate siblings. The total amount in the cat lounge would not exceed 20. The Cat Boarding side would host up to 10 cats while their families go on vacation.

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

This would be appropriate for our location because the adoptable cats would never interact with the family cats, and shall operate as two separate businesses. We will even use the second rear door as the entrance/exit for families bringing their cats to us for boarding so that they don't have to bring their cat in the cafe or through the cat lounge with the adoptable cats. We want to offer cat boarding to provide a service that is needed in our area, and our staff is trained and passionate about cat care. The boarding side of our business will generate revenue to sustain the business.

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

We will aim to be known as the cleanest cat cafe in South Carolina. We will use odor locking garbage bags and containers, and have air purifiers. The lounge and cafe will be deep cleaned daily with all garbage going to the dumpster in a timely manner. The family cats will have their own space and it will be cleaned daily. This is not a cat hoarding situation, and the longest cats stay in cat cafes before they are adopted is one month, with most being adopted in one week. We will have a replenishment system in place with HSYC when one is adopted another arrives.

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

Increasing our cat capacity from 20 to 30 will not have any impact on the surrounding environment. The cats health and happiness is our first priority; if a cat is stressed or scared in the cat cafe HSYC will take them back to the shelter or with an individual foster. If an adoptable cat becomes ill they will immediately be removed to quarantine before they are picked up by HSYC to seek veterinary treatment. If a family cat becomes ill, they are already quarantined, but we will contact the owner and transport to an animal hospital if needed.

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

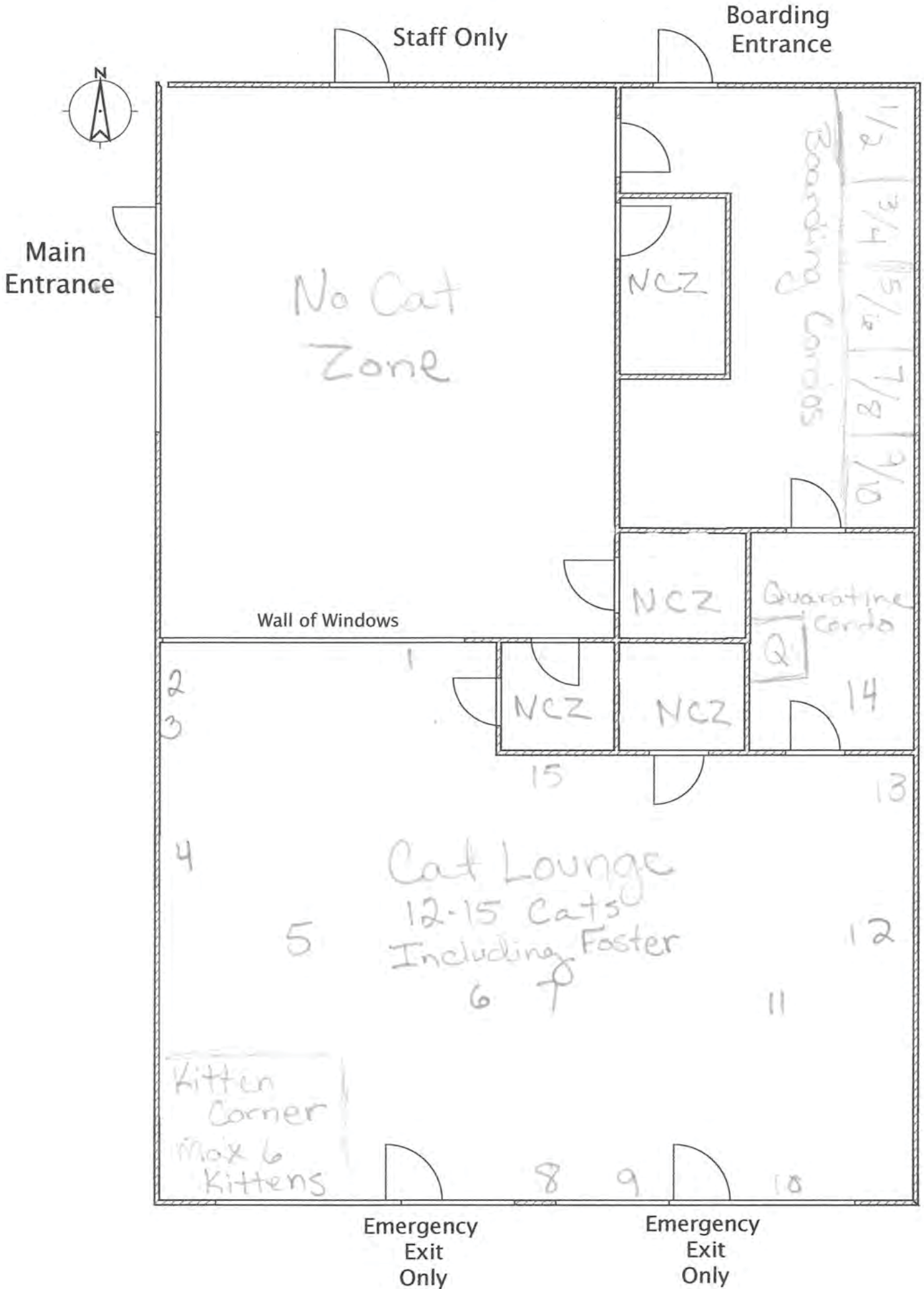
I do not believe it would cause any traffic issues to increase the amount of cats. Increasing the amount of people coming to the site just to drop off or pick up would be very minuscule, especially with the large parking lot that we have. Having a kitten corner may increase business and will help out the shelters by taking care of a small family together.

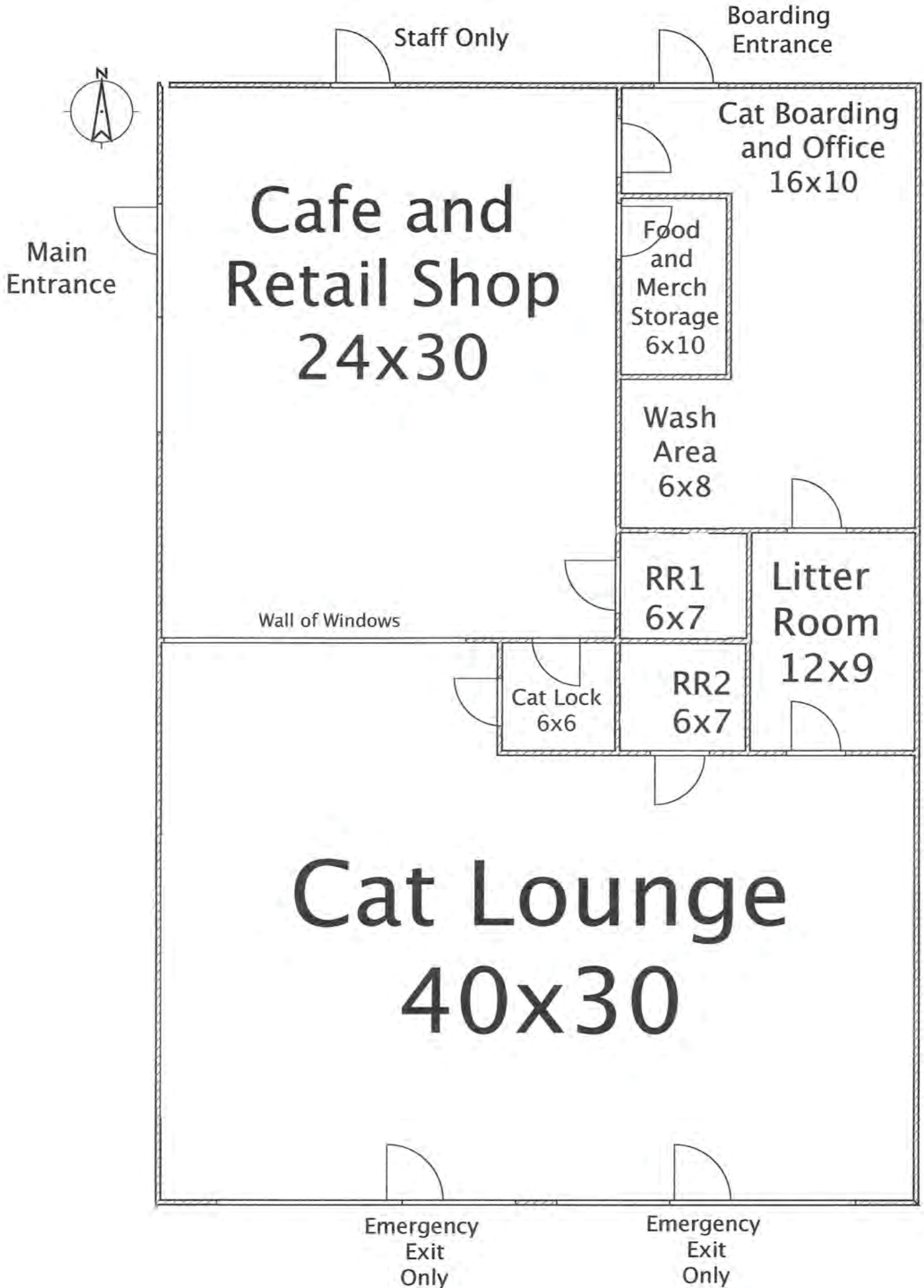
6. How would the use impact the ability of neighboring land owners to use their properties in a way that is allowed under the Zoning Ordinance, and their property values?

I do not believe it would cause any nearby land owners to worry about property values or prevent them in using their properties when we increase the amount of cats allowed.

List any exhibits that you have provided to help explain your request to the Board. Site plans and photographs are usually very helpful.

Please see layout of cafe, and boarding and quarantine condos. Cats will also have access to a shelf system that surrounds the entire cat lounge, so they can always get away if humans are bothering them, we will also have many hiding spots for catnaps.







Z-2023-17

Zoning Districts



Multi-Family Residential (MF-R)

General Commercial (GC)

Industry General (IG)

Limited Commercial (LC)

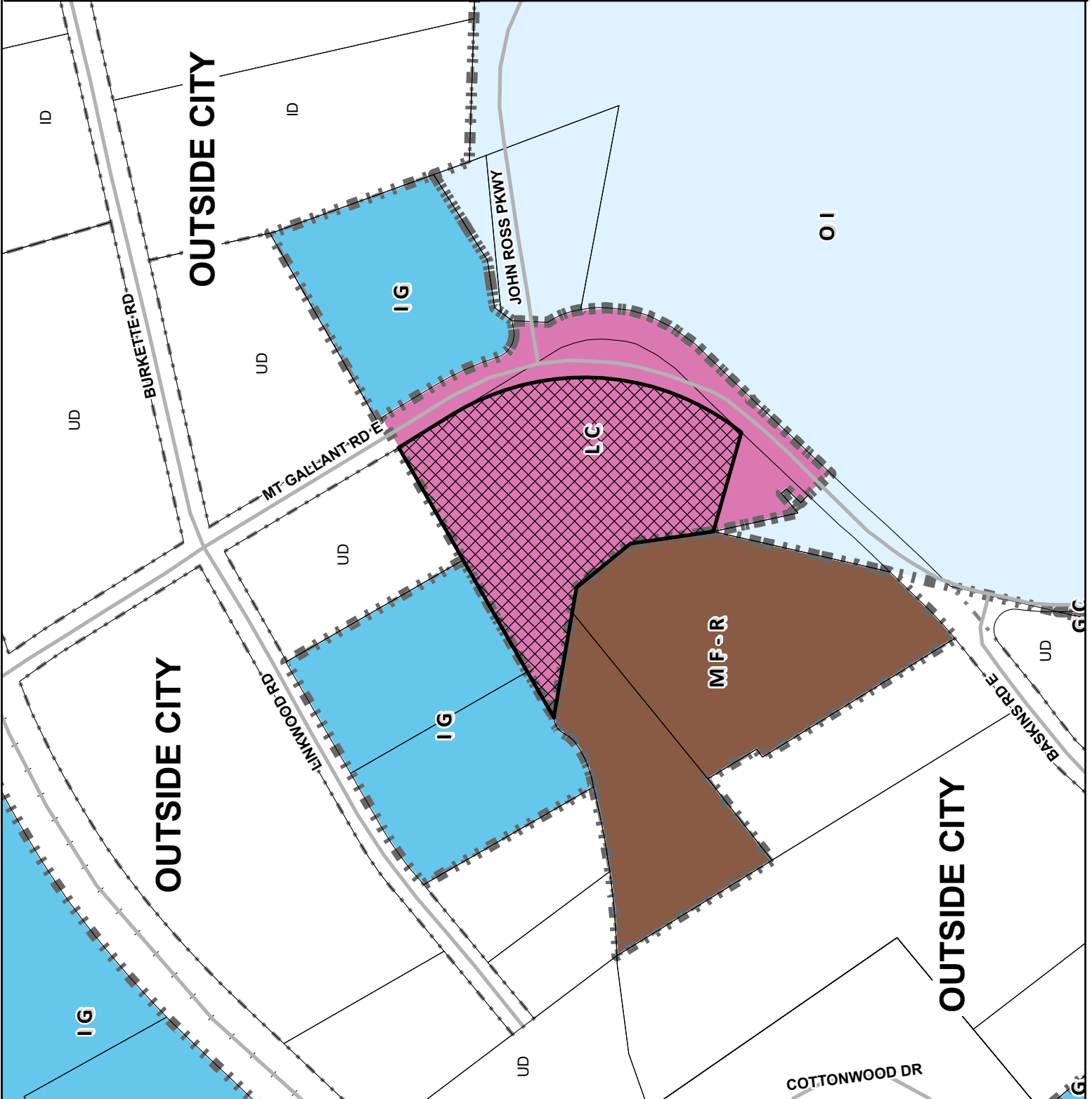
Office and Institutional (OI)



Zoning Data
Current Zoning
LC



Planning & Development
Department
City of Rock Hill
06/20/2023





Z-2023-19

Request: Special Exception for a commissary use.

Address: 95 Bird St.

Zoning District: Office and Institutional (OI)

Applicant: Barbara Pendergrass
1154 Doris Ct.
Rock Hill, SC

Property Owner: Hope Fellowship Church
95 Bird St.
Rock Hill, SC





Request: Special Exception to establish a commissary use.

Address: 95 Bird St.

Tax Map No.: 630-06-03-007

Zoning District: Office & Institutional (OI)

Applicant: Barbara Pendergrass
 1154 Doris Ct.
 Rock Hill, SC

Property Owner: Hope Fellowship Church
 95 Bird St.
 Rock Hill, SC 29730

Background

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			
Definition of proposed use	<i>Commissary/catering kitchen/food production:</i> The cooking, assembly, and packaging of food products; the use must be small-scale (generally less than 10,000 square feet and with conventional operational hours) and low-impact (meaning no noise, odor, vibration, or other discernable impacts external to the building).																							

Site Description

The site is located at the corner of Bird St. and University Dr. It is surrounded by residential uses, another church campus and vacant land in General Commercial (GC) Single Family Residential-3 (SF-3) and Office & Institutional (OI) zoning districts.

Description of Intent for Office & Institutional (OI) Zoning District

The OI district is established to provide a wide variety of professional and business offices and institutions proximate to residential and the more intense business districts so as to satisfy the City’s demand for services. These regulations are designed to encourage the formation and continuance of a quiet, compatible, and uncongested environment for offices intermingled with residential and institutional uses.

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(A) Commissary/Catering Kitchen/Food Production:

- 1. *Size:*** The site meets this requirement, the only space to be used is the kitchen.
- 2. *Impacts:*** *This use must be low-impact, which means that it cannot have any noise, odor, vibration, or other discernable impacts external to the building.*

All activities will be conducted inside of the building with no discernable impacts apparent from off-site.

- 3. *Retail sales:*** *These uses can have limited retail sales of their own products.*

The applicant will have no retail sales onsite.

- 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.*

The use is compatible with the surrounding mix of uses as there will be no outside storage or parking of a truck or trailer.

- 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.*

There will be no impact visually to the external portion of the property.

- 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.*

There is no onsite preparation of food, all the items for the cart are pre-cooked. The applicant will only use the site to clean food containers and store refrigerated and dry goods.

- 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.*

The roads are adequate to serve this use without any upgrades.

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 anticipated to cause any injury to neighboring land or property value given that it is a low-impact use.

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

Photographs of the cart and kitchen were provided by the applicant.

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.*

Applicant agrees to comply.

Public Input

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

- June, 1st: Sent public hearing notification postcards to property owners and tenants within 300 feet of the subject property.
- June, 1st: Posted public hearing signs on subject property.
- June, 2nd: 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 public feedback about this request.

Staff Recommendation

Staff recommends approval of the proposed commissary use based on the above analysis and specifically noting the following:

- The use is internal to the building and will have no impact on the surrounding area.
-

Attachments

- Application and supporting documents
 - Zoning map
-

Staff Contact:

Ryan Hammond

803.329.5674

Ryan.Hammond@cityofrockhill.com

Planning & Development Department

803-329-5586 / Amy.Britz@cityofrockhill.com

Physical (By Appointment Only): 155 Johnston Street, Rock Hill, SC 29730

Mailing: PO Box 11706, Rock Hill, SC 29731-1706

www.cityofrockhill.com



SPECIAL EXCEPTION APPLICATION

Tax map number	Address(es)	Property owner
<i>Example:</i> 233-21-23-576	420 Example St.	Rock Hill Cars, LLC
630-06-03-007	95 Bird Street	Hope Fellowship Church
	505 University Drive	

APPLICANT

Primary Applicant Name: Hope Fellowship Church (Barbara Pumbergrass)

Mailing Address: 95 Bird Street, Rock Hill, SC 29730

Phone: 803-366-6476 Email: Office@hopefellowshiprh.org
(803-554-7068)

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: _____

Are you the owner of the subject property? Yes No

- If no, what is your relationship the property (e.g., have it under contract to purchase, tenant, contractor, real estate agent)? Tenant
- If you are not the owner of the subject property, the property owner must complete the gray box below.

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.

Applicant signature: [Signature] Date: May 19, 2023

PROPERTY OWNER

Property owner name (authorized representative, if corporation): Hope Fellowship Church - Joseph Tindale

Mailing Address: 95 Bird Street Rock Hill SC 29730

Phone: 803-366-6476 Email: joet@hopefellowshiprh.org
joet@hwtmnet.com

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

Signature: [Signature] Date: 5/21/23

INFORMATION ABOUT REQUEST

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

Kitchen use for Commissary for food Push Cart Use

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.)

Our location does not have any use

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

fulfills the needs for kitchen use
and store open condiments (Refrigeration)

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

All work will be in the interior

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

The environment will not be impacted.
There will be no disposal of grease
and No cooking on site.

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

1-2 people on site
No impact to traffic flow going in
or out of site or community.

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?

There will not be an impact
all activity will be on interior of site.

List any exhibits that you have provided to help explain your request to the Board. Site plans and photographs are usually very helpful.

Photo of site kitchen
Photo of push cart
Schematics of push cart

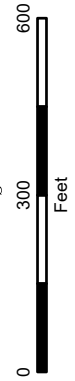


Z-2023-19

Zoning Districts

- Subject Property
- General Commercial (GC)
- Industry Heavy (IH)
- Office and Institutional (OI)
- Master Planned College University (MP-CU)
- Single-Family 3 (SF-3)
- Single-Family 5 (SF-5)
- Zoning District Boundaries

Zoning Data Current Zoning OI



Planning & Development
Department
City of Rock Hill
06/20/2023

