

A public hearing of the Zoning Board of Appeals was held Tuesday, November 14, at 6 p.m. in Council Chambers at City Hall, 155 Johnston Street, Rock Hill SC.

MEMBERS PRESENT: Charlotte Brown, Barry Chitwood, Matt Crawford, Rodney Cullum, Stacey Reeves, Nathaniel Robinson

MEMBERS ABSENT: James Hawthorne

STAFF PRESENT: Amy Britz, Diana Fragomeni, Eric Hawkins

Legal notices of the public hearing were published in *The Herald* on Friday, October 27, 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. Recite the Pledge of Allegiance.

3. Approval of Minutes of the September 19, 2023, meeting.

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

4. Orders from the September 19, 2023, meeting.

Mr. Hawkins noted that the Orders from the September 19, 2023, meeting were signed by the Board members on November 3, 2023.

5. Public Hearing Items

a.) **Appeal Z-2023-28: Request by Erin Thompson for a special exception for retail use at 1230 Ebenezer Rd. The property is zoned Office and Institutional (OI). Tax map number 596-05-01-042.**

Amy Britz, Zoning and Addressing Coordinator presented the staff report.

Mr. Crawford asked if the whole building was converted to retail, would there be enough parking. Ms. Britz stated there would be enough parking. There are 22 spaces required for the current offices and retail combined. There are 60 spaces total in the complex.

Mr. Crawford asked about the email received pertaining to water runoff. Ms. Britz stated there are no exterior changes and therefore no additional water runoff will be created.

Mr. Crawford asked if the hours of operation of 8 am to 8 pm was required by code or is it the applicant's choice. Ms. Britz responded it is the applicant's choice.

Mr. Cullum asked if there is an entrance into the building from the rear parking area. Ms. Britz stated there was a stairway leading to a rear entrance into the building, although the applicant would expect most customers to come into the building from the main entrance at the front of the building. Mr. Cullum asked if the applicant is concerned about customers coming into the building from the rear entrance. Ms. Britz stated no, as most wouldn't know it is there.

Chair Crawford opened the floor to the applicant.

Erin Thompson, 1230 Ebenezer Road, described how patrons can get to the front of the building from the back parking lot by using a walkway along the side of the building leading to the front entrance.

Mr. Crawford asked what the hours of operation would be. Ms. Thompson stated she would like to be operating her business from 8 am to 8 pm, Monday thru Saturday and possibly closed earlier on Sunday evenings.

Mr. Robinson asked Ms. Thompson if any advertising has been done or if she is depending on foot traffic. Ms. Thompson stated she has been advertising a little bit, yet she wanted to wait until she receives her approvals and licenses before doing a lot more advertising. She noted she is also still working with potential suppliers to determine what products she will be selling.

Ms. Brown asked why the applicant chose this location for her boutique. Ms. Thompson stated her sister owns the building.

Ms. Reeves asked if the signage by the front of the building will be used for advertising. Ms. Thompson stated new panels will be put in the sign.

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

Mr. Cullum made a motion to approve the special exception request for retail use at 1230 Ebenezer Rd. The motion was seconded by Ms. Reeves and was approved by a vote of 6-0 (Hawthorne absent).

Mr. Cullum presented the findings, noting the use specific standards do not apply to this location, the proposal is compatible with nearby uses, there will be no adverse impacts, no environmental impacts, no traffic issues, and no injury to neighboring lands or property values.

6. Other Business.

a. Zoning Board Meetings Draft 2024 Calendar

Ms. Britz presented the calendar. Mr. Cullum made a motion to approve the calendar with the following changes:

- Move rain date from November 26 to November 21
- Move rain date from December 24 to December 19

The motion was seconded by Ms. Brown and was approved by a vote of 6-0 (Hawthorne absent).

b. December dinner date and location

7. Adjourn.

There being no further business, Mr. Cullum made a motion to adjourn. The motion was seconded by Mr. Chitwood and approved by a vote of 6-0 (Hawthorne absent). The meeting adjourned at 6:46 p.m.

Britz, Amy

From: Albert Cox <albertcox0713@gmail.com>
Sent: Monday, November 13, 2023 12:10 PM
To: Britz, Amy
Subject: Opposed to case Z-2023-28

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

Good afternoon,

I would like to object to allowing 1230 Ebenezer Rd. to become a retail store. The hours of operation far exceed all the other business hours and will create issues that will definitely affect my property negatively and could cause decrease in value.

The increased traffic due to hours outside of 8am to 5pm Monday through Friday will cause extra noise pollution and light pollution for my property. It will also lead to more pollution in the run off water that floods my yard every time it rains.

Please let me know if I need to attend the meeting in order to state my objections.

Do I have any vote in this matter?

Thank you,

Albert Cox

1211 Winthrop Dr, Rock Hill, SC 29732



TO: Zoning Board of Appeals
FROM: Amy Britz
RE: Regular Meetings for 2024
DATE: November 14, 2023

The following is a schedule of proposed meeting dates for the 2024 calendar year. In 2024 the ZBA will continue to meet on the 3rd Tuesday of the month. An alternative meeting date (in parentheses below) of the following Tuesday will be advertised, if the originally scheduled meeting date must be postponed due to unforeseen circumstances.

January 16, 2024 (Jan. 23) *MLK = 15*
February 20, 2024 (Feb. 27)
March 19, 2024 (March 26) *Easter = March 31*
April 16, 2024 (April 23)
May 21, 2024 (May 28) *Memorial Day = 27*
June 18, 2024 (June 25)
July 16, 2024 (July 23)
August 20, 2024 – Election of Officers (Aug. 27)
September 17, 2024 (Sept. 24)
October 15, 2024 – Draft 2025 Calendar (Oct. 22)
Municipal election moved to November with general election date.
November 19, 2024 – (Nov. 21) *Thanksgiving = 28*
December 17, 2024 (Dec. 19) *Christmas Day = 25*

Please find the total year attached. Circles are holidays, squares are meeting dates followed by rain dates.

ZBA

Calendar for year 2024 (United States)

January

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

March

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

April

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

May

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

June

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

July

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

August

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

September

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

October

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

November

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

December

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

- Jan 1 • New Year's Day
- Jan 15 • Martin Luther King Jr. Day
- Feb 14 • Valentine's Day
- Feb 19 • Presidents' Day
- Mar 17 • St. Patrick's Day
- Mar 31 • Easter Sunday
- Apr 1 • Easter Monday

- Apr 15 • Tax Day
- May 5 • Cinco de Mayo
- May 12 • Mother's Day
- May 27 • Memorial Day
- Jun 14 • Flag Day
- Jun 16 • Father's Day
- Jun 19 • Juneteenth

- Jul 4 • Independence Day
- Sep 2 • Labor Day
- Oct 14 • Columbus Day
- Oct 31 • Halloween
- Nov 5 • Election Day
- Nov 11 • Veterans Day
- Nov 28 • Thanksgiving Day

- Nov 29 • Black Friday
- Dec 24 • Christmas Eve
- Dec 25 • Christmas Day
- Dec 31 • New Year's Eve