

Planning & Development Department

803-326-3893 / Diana.Fragomeni@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

WHEN TO USE THIS PROCESS

Use this application to request a special exception from the Zoning Board of Appeals. A special exception is a use that may or may not be compatible with nearby land uses or appropriate for the location depending on the circumstances. The Zoning Board of Appeals is charged under state law to decide whether special exception uses are allowed.

APPLICATION PROCESS

1. **Contact Amy Britz** to schedule a meeting or phone conversation about the request. (Contact information above.)
2. **Submit the application and associated documents** in PDF format through the Online Services website at www.cityofrockhill.com/onlineservices. Select the option to **Submit Plans** under the **Project** section of the page.
3. **We will email you an invoice** for the application fee, which you will pay online.
 - \$100 for residential property; \$300 for non-residential property
 - If you decide to withdraw the application before staff submits the legal advertisement for the public hearing on it, 50% of the fee is refundable; after that time, the fee is not refundable, whether you are successful in obtaining approval for the request or not.
 - If you are also requesting another type of request from the Zoning Board of Appeals during the same meeting, such as a variance request, only one application fee is required.
4. **The Zoning Board of Appeals will hold a public hearing** where people may speak for or against the request.
 - We are required to advertise the request in accordance with state law. At least 15 calendar days in advance of the hearing, we will post a public hearing sign(s) on the property, mail a postcard to all property owners and tenants within 300 feet, and will place a legal advertisement in *The Herald*.
 - The Zoning Board of Appeals usually meets at 6 p.m. on the third Tuesday of the month in the Council Chambers at City Hall. The calendar for the year is available on our website.
 - Staff will provide a written report about the request to the Board members, which also will be posted on the City's website. The report will include your application and supporting documents.
 - You must attend this meeting to explain your request and answer questions about it.
 - At the conclusion of the public hearing, the Zoning Board will decide whether to approve the application as requested, approve it with conditions, or not approve it.
5. **If the request is granted**, there is a period after the Board meeting (usually approximately 60 days) when anyone may appeal the case to circuit court, so any work done during this time is at your own risk.

Please note: If the application is approved, you may still need to obtain other types of permits, such as a building permit, before you can use the property as desired. These require separate application processes and fees.

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SPECIAL EXCEPTION APPLICATION

Tax map number	Address(es)	Property owner
Example: 233-21-23-576	420 Example St.	Rock Hill Cars, LLC
594010201B	1447 Ebenezer Rd	Skycare Services, LLC

APPLICANT

Primary Applicant Name: Henry C. Gilmore
 Mailing Address: 16523 Bastille Dr. Charlotte, NC 28278
 Phone: 980-237-6690 Email: hgilmore@gilmoremortuarycarolinas.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 to the property (e.g., have it under contract to purchase, tenant, contractor, real estate agent)? under contract to purchase
- 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: Henry C Gilmore Date: 10-16-2024

PROPERTY OWNER

Property owner name (authorized representative, if corporation): Skycare Services LLC
 Mailing Address: 1447 Ebenezer Rd, Rock Hill, SC 29730
 Phone: 201-852-2309 Email: quianadixon@gmail.com

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

Signature: [Signature] Date: 10-16-24

INFORMATION ABOUT REQUEST

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

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 property will be use as mortuary services office business. we will seat 49 personnel or less. ninety (90) percent of our services will be off site at local churches, synagogue or chapels. we will have services occasionally on weekday & weekends. we will have our employees directing our parking lot and Rock Hill city police, York County sheriff controlling street traffic.

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

Proposed use is appropriate with location and compatible with surrounding area. The property is surrounded by office businesses similar to the mortuary business and it has adequate parking to accommodate it's use.

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

By having majority of our services off site and having control weekday & weekend services. we will minimize any adverse impacts. we only seats 49 people or less. Any prominent person that passes away we will have services off site.

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

There will be no environment impact what so ever. There will be a back flow preventer on our embalming sink to prevent water contamination.

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

Rock Hill City police will control traffic & safety coming or leaving the site.

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

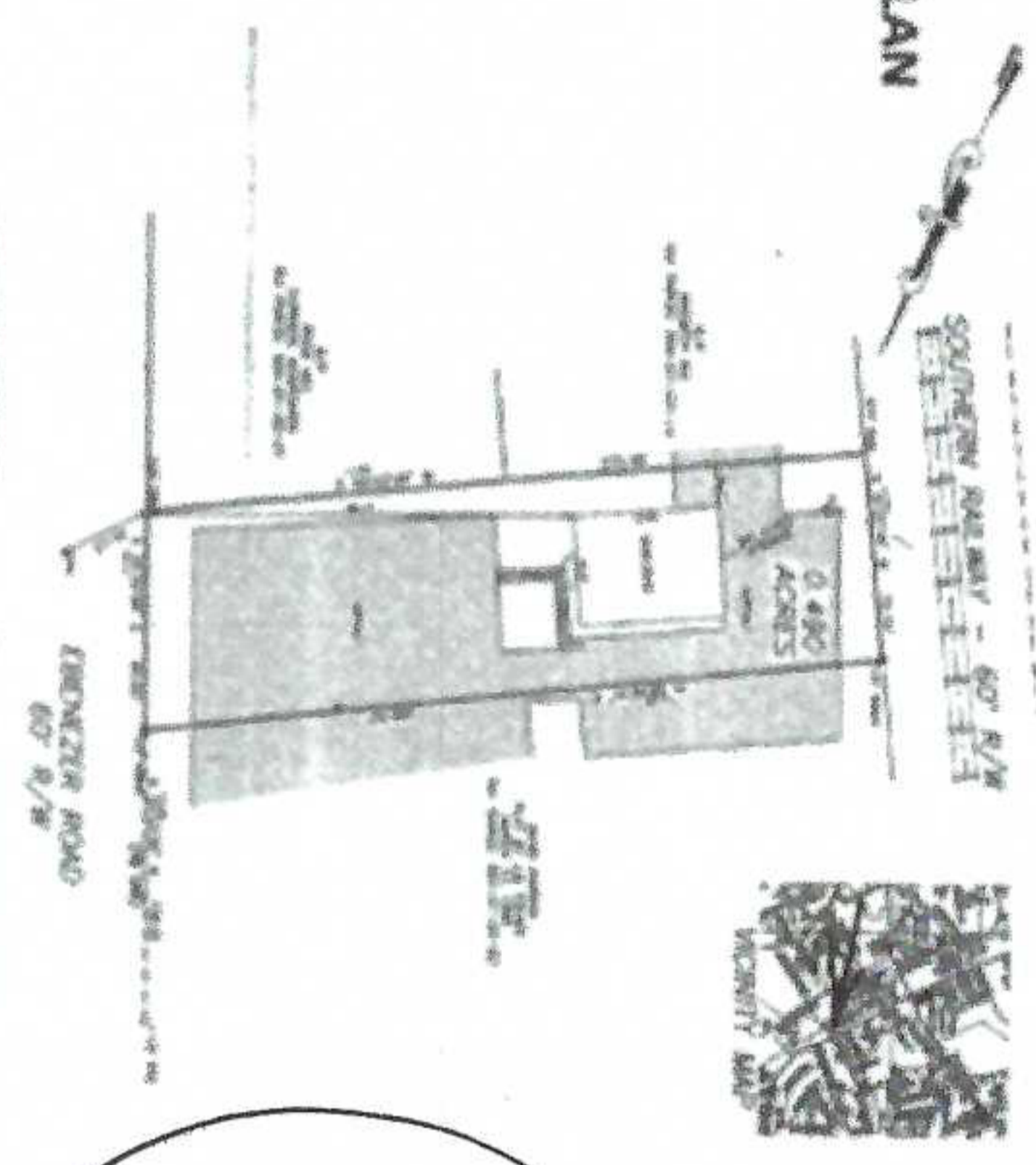
We have adequate parking which will not interfere with neighboring land.

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

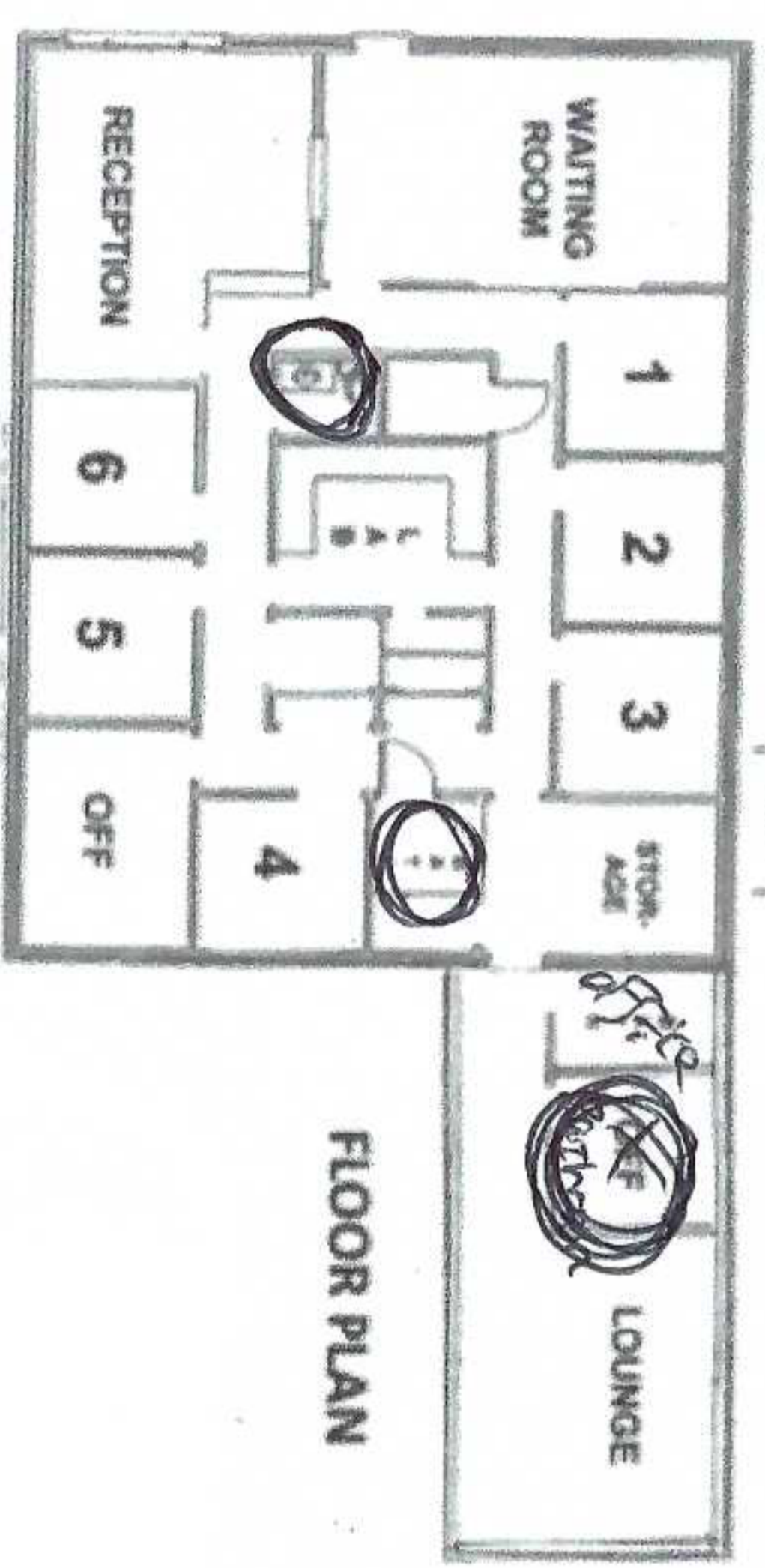
There are an enclosed survey of property a floor & site plan that should be very helpful.

Professional Office Building
Site Plan & Floor Plan 1447 Ebenezer Road, Rock Hill, SC 29732

SITE PLAN



FLOOR PLAN



Existing Floor Plans
with Bathrooms circle