

Planning & Development Department

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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
593-02-03-003	2133 Ebenezer Rd. Rock Hill, SC 29732	Buddy Two, LLC

APPLICANT

Primary Applicant Name: Howard F Greene Jr. & Susan Greene Fischer
Mailing Address: PO Box 37537, Rock Hill SC 29732
Phone: (803) 326-2051 Email: greenefuneralhome@gmail.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: Susan Greene Fischer Date: 10/9/2024

PROPERTY OWNER

Property owner name (authorized representative, if corporation): Buddy Two, LLC
Mailing Address: 2133 Ebenezer Road, Rock Hill SC 29732
Phone: (803) 326-2051 Email: greenefuneralhome@gmail.com

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

Signature: Susan Greene Fischer Date: 10/9/2024

INFORMATION ABOUT REQUEST

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

The Crematory expansion is prohibited in zoning district OI

Special exception standards

Green Funeral Home

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.)

Not Applicable - Crematory expansion will be in the existing bldg. on site. This use existed prior to the zoning.

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

New crematory expansion will be within existing building and will be regulated to the same required standards of current one.

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

Existing building will have garage doors removed to create a permanent wall with masonry to match existing bldg. finishes. Additional landscaping screening plantings will be installed.

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

No impact or changes. Additional landscaping will be provided for buffer requirements.

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

No impact or changes. Parking spaces requirement is still met based on building use.

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?

No impact or changes in anyway with it being within the current building footprint.

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

Submitted the overall plans for preliminary review showing the site conditions and requirements will be met as required.