

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
<i>Example:</i> 233-21-23-576	420 Example St.	Rock Hill Cars, LLC
	232 S Cherry Road, Ste. 106	Rock Hill, SC 29732

APPLICANT

Primary Applicant Name: Krystal M Jackson

Mailing Address: 874 Colony Road , Chester SC 29706

Phone: 803-379-1150 Email: krystal.jackson@carolinaschoolofesthetics.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: *Krystal M Jackson* Date: 10/22/2024

PROPERTY OWNER

Property owner name (authorized representative, if corporation): Rinehart Property Management, Inc

Mailing Address: 1339 Ebenezer Rd., Rock Hill, SC 29732

Phone: (803).329.3285 Email: David.Taylor@Rinehartproperties.com

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

Signature: *David Taylor* Date: 10/23/2024

INFORMATION ABOUT REQUEST

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

Meeting Room/ Class Room

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.)

My request meets the standards. I'm using the space as a meeting room/ classroom. Previously it was used for a church ; which is the same as a classroom. Its a place where people come together and dicuss different topics.

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

The location request is beside my approved Esthetic Trade School; which was approved by the planning and zoning committee last year in 2023. There will not be any retail products sold at this location.

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

To address potential concerns about minimizing adverse impacts on surrounding properties, here are some general steps that could be taken in various situations, such as in construction, business expansion, or environmental management:

Communication with Neighbors: Keeping open lines of communication with surrounding property owners to inform them of planned activities, timelines, and mitigation efforts.

Zoning and Compliance: Ensuring full compliance with local zoning laws, ordinances, and building codes to prevent unauthorized activities that might adversely affect surrounding properties.

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

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

There are two entrance ways to enter into the parking lot. There hasn't been any issues so far and I don't think in the future there will be any issues with traffic.

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 absolutely love my business neighbors. As long as we keep respecting one another, everything should be just fine.

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

A drawing of the building layout has already been provided.