A public hearing of the Zoning Board of Appeals was held on Tuesday, July 15, 2014, at 6:30 PM in Council Chambers at City Hall, 155 Johnston Street, Rock Hill, South Carolina.

**MEMBERS PRESENT:** Matt Crawford, Donovan Steltzner, Justin Smith, Keith Sutton, Stacey Reeves, Michael Smith, and John Antrim

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Justin Westbrook, Josh Reinhardt, Janice Miller

Legal notice of the public hearing was published in *The Herald*, Saturday, June 28, 2014. Notice was posted on all property considered. Adjacent property owners and residents were notified in writing.

1. **Call to Order:**
   The meeting was called to order at 6:30 PM.

2. **Approval of minutes of June 17, 2014, meeting.**
   Mr. Antrim made a motion to approve the minutes. Mr. Smith seconded the motion, which was approved unanimously by a vote of 7-0.

3. **Appeal No. Z-2014-09: Request by Community Medicine Foundation for a Special Exception for a ‘Medical Clinic’ use in the Mixed Use Corridor (MUC) zoning district, located at 1132 Saluda Street. This property is zoned Mixed Use Corridor (MUC). Tax map number: 602-01-01-007.**

   Mr. Westbrook presented the staff report.

   Mr. Sutton asked if there had been any feedback from the general public or surrounding neighbors. Mr. Westbrook stated there had been none.

   Mr. Crawford asked the reasoning for a Special Exception in the Mixed Use Corridor as hospitals and medical facilities with fewer than twenty patients were allowed but this use was not. He noted that a hospital appeared to be a more intense use than a medical clinic. Mr. Reinhardt stated that this was something that had been noticed recently by staff with reference to another situation and would be examined further during the next round of Zoning Ordinance text amendments.

   Mr. Ernest Brown, 1131 Saluda Street, Executive Director and applicant, stated that the request was due to extra space needed for the clinic.

   Mr. Steltzner asked if a crosswalk would be included in the plans submitted. Mr. Westbrook stated that this would be addressed during the site plan stage. Mr. Reinhardt added that as Saluda Street was a South Carolina Department of Transportation maintained street, a crosswalk without a light was not desirable, but would be an option that could be explored during the process.

   Mr. M. Smith asked if the gas tanks from the site had been excavated. Mr.
Westbrook stated that the gas station had used above ground tanks and that these had been removed.

Mr. Crawford asked about the use of the new building. Mr. Brown stated that it would also be a clinic, that the pre-natal, OB/GYN, and pediatric offices would be moved to the new site. He added that this would be independent of the main clinic and a crosswalk would not be necessary, unless they needed to get something from the pharmacy, which would be housed in the main clinic.

Mr. Sutton asked if the driveways would line up crossing Saluda. Mr. Westbrook stated that this would be examined and desired.

Mr. Brown added his compliments about City staff and the handling of his case. There were no questions or comments from the audience.

Mr. Crawford closed the floor for Board discussion.

Mr. J. Smith presented the motion to approve the special exception as requested. Mr. Steltzner seconded, and the motion carried unanimously by a vote of 7-0.

Mr. J. Smith presented the findings, noting that the Board agreed with the findings as detailed in the staff report.

4. Other Business

The Board was informed that the election of officers was necessary. Mr. J. Smith presented the motion for Mr. Steltzner to remain as vice-chair. Mr. Crawford seconded, and the motion carried by a vote of 7-0.

Mr. Steltzner presented the motion for Mr. Crawford to remain as chair. Mr. J. Smith seconded, and the motion carried by a vote of 7-0

Mr. Westbrook informed the Board of upcoming continuing education opportunities.

5. Adjourn.

There being no further business, the meeting adjourned at 7:00 p.m.