

A public hearing of the Zoning Board of Appeals was held Tuesday, March 28, 2023, at 6 p.m. in Council Chambers at City Hall, 155 Johnston Street, Rock Hill SC.

MEMBERS PRESENT: Charlotte Brown, Matt Crawford, Stacey Reeves, Nathaniel Robinson

MEMBERS ABSENT: Rodney Cullum, James Hawthorne, (one vacancy)

STAFF PRESENT: Amy Britz, Eric Hawkins, Diana Fragomeni

Legal notices of the public hearing were published in *The Herald* on Friday, March 3, 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. Approval of Minutes of the February 21, 2023, meeting.

Ms. Reeves made a motion to approve the minutes as submitted. Ms. Brown seconded, and the motion carried by a vote of 4-0 (Cullum and Hawthorne absent, one vacancy).

3. Approval of Orders of the February 21, 2023, meeting.

Ms. Reeves made a motion to approve the orders as submitted. Ms. Brown seconded, and the motion carried by a vote of 4-0 (Cullum and Hawthorne absent, one vacancy).

4. Appeal Z-2023-07: Request by Lisa Hund for a variance from the lot size standards at 306 South Jones Avenue. The property is zoned Multi-Family Residential-15 (MF-15). Tax map number 625-05-03-001.

Amy Britz, Zoning Coordinator presented the staff report.

Mr. Crawford asked if the area is mostly used as single-family homes even though it is zoned for multi-family development. Ms. Britz stated the area is zoned for multi-family, yet there are single family homes in the area. Mr. Crawford asked what would prevent the applicant from building a duplex. Mr. Hawkins stated for a true multifamily development in MF-15, a minimum area of 5 acres is required. A residential infill use could potentially be done with special exception approval.

Ms. Brown asked where the access would be to the second home. Ms. Britz stated the access would be on Flint Street. Ms. Brown then asked if the existing building would be removed or only the garage. Ms. Britz stated only the garage would be removed.

Chair Crawford opened the floor to the applicant. Lisa Hund (applicant), 968 Ragin Lane, Rock Hill, SC, stated how she purchased the property in 2003 with the intention of subdividing the land. She went to renovate in August when the zoning changes came into place requiring the variance. She submitted photos of six other properties in the neighborhood showing that the proposed lot sizes would be similar to those in the surrounding area. She also stated that the removal of the garage would benefit the area.

Mr. Robinson asked if there is room for a driveway and Ms. Hund (the applicant) stated there would be room for a driveway beside the new house.

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

Chair Crawford made a motion to approve the variance from the lot size standards at 306 South Jones Avenue. The motion was seconded by Ms. Reeves and was approved by a vote of 4-0

(Cullum and Hawthorne absent, one vacancy).

Chair Crawford presented the findings, noting that there are extraordinary and exceptional conditions due to the location of the existing house; the conditions are unique due to the large front setback; authorization of the variance would not be detrimental or harmful to the character of the area because there are a variety of lot sizes nearby and replacing the metal garage with a new house would enhance the property.

5. Appeal Z-2023-08: Request by Krystal Jackson for a special exception for a trade school use at 232 Cherry Road, Suite 120. The property is zoned Limited Commercial (LC). Tax map number 598-02-01-004.

Amy Britz, Zoning Coordinator presented the staff report.

Chair Crawford asked if there will be a limit to the number of students enrolled in the classes and if there is enough parking. Ms. Britz stated based on the limited interior space and the number of students enrolled, parking will not be an issue.

Chair Crawford opened the floor to the applicant. Krystal Jackson, 874 Colony Road, Chester, SC, clarified that her school will be an esthetician school and not a cosmetology school. She stated the number of students would be a six to ten ratio per instructor. This location meets the State Board requirements of a building with a minimum of fifteen hundred square feet with one bathroom. Classes will be offered 9 a.m. to 3:30 p.m. during the day, and 4 p.m. to 9 p.m. for the evening.

Ms. Brown asked what courses will be offered. Ms. Jackson stated there will be classes training students about facials, waxing, chemical use, and make-up.

Mr. Robinson asked what the next steps for students are once they complete the training. Ms. Jackson stated students can take the State Board exam to obtain their certification. The students can either work at a spa or operate their own business once they pass the State Board exam.

Chair Crawford asked what the schedule will be like during the weekend and what about the church and its weekend services and parking. Ms. Jackson stated she already spoke to the church leader and the church has services on Sunday and Wednesday nights. Ms. Jackson was planning to have classes offered on Saturdays from 8 a.m. to 12 noon which would not impact the church services or parking on the weekends.

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

Chair Crawford made a motion to approve a special exception for a trade school use at 232 Cherry Road, Suite 120. The motion was seconded by Ms. Brown and was approved by a vote of 4-0 (Cullum and Hawthorne absent, one vacancy).

Chair Crawford presented the findings, noting that the proposed use would be compatible with the area; it would have no adverse impact on surrounding properties; it would have no environmental impact; Cherry Road has adequate capacity to serve the use; and it will not injure neighboring land or property values.

6. Other Business.

- a. Keith Sutton memorial. Ms. Britz presented a clock to the board members to be given to Keith Sutton's family. There was a discussion of connecting with one of Keith Sutton's family members and inviting them to a meeting to present the clock to them. The board also discussed about donating to Habitat for Humanity in memory of Mr. Sutton.
- b. Continuing education option. There is a conference in Columbia, South Carolina on April

28, 2023, and Ms. Britz needs to know by April 8, 2023, who will attend the conference. Mr. Robinson and Ms. Brown will attend. Ms. Reeves and Chair Crawford will let Ms. Britz know if they will attend.

7. Adjourn.

There being no further business, Ms. Reeves made a motion to adjourn. The motion was seconded by Chair Crawford and approved by a vote of 4-0 (Cullum and Hawthorne absent, one vacancy). The meeting adjourned at 6:42 p.m.