



## Zoning Board of Appeals Agenda

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Tuesday, December 19, 2023  
6:00 PM

Council Chambers, City Hall  
155 Johnston Street, Rock Hill, SC 29730

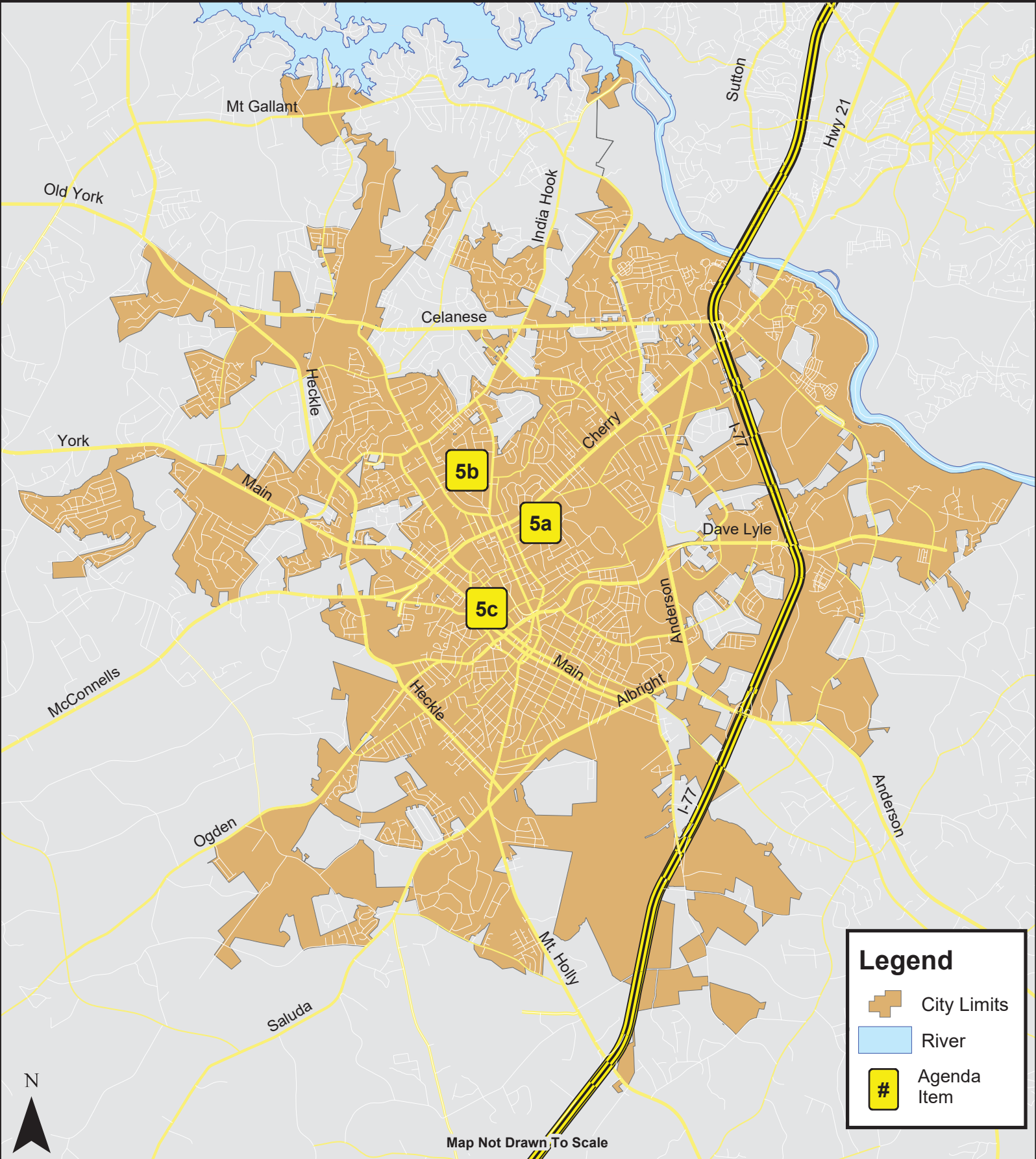
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1. Call to Order.
2. Recite the Pledge of Allegiance.
3. Approval of Minutes
  - a. Approval of the Minutes from the November 14, 2023, meeting.  
**Attachments:** [ZBA Draft Minutes 11.14.2023.pdf](#)
4. Approval of Orders
  - a. Approval of the Order from November 14, 2023, meeting.  
**Attachments:** [Z-2023-28 Order.pdf](#)
5. Public Hearing Items.
  - a. Appeal Z-2023-29: Request by Justin Smith for a variance from location standards for an accessory structure at 842 Eden Terrace. The property is zoned Single-Family Residential-4 (SF-4). Tax map number 629-16-01-006.  
**Attachments:** [Z-2023-29 Staff Report.pdf](#)
  - b. Appeal Z-2023-30: Request by James Warner for a variance from fence standards at 1467 Alexander Road. The property is zoned Single-Family Residential-3 (SF-3). Tax map number 594-04-04-007.  
**Attachments:** [Z-2023-30 Staff Report.pdf](#)
  - c. Appeal Z-2023-31: Request by Rock Hill Housing Development Corporation for special exception for residential infill use at 405 West Main Street. The property is zoned Office and Institutional (OI). Tax map number 598-13-03-009.  
**Attachments:** [Z-2023-31 Staff Report.pdf](#)
6. Other Business.
7. Adjourn.

# Zoning Board of Appeals Agenda Items



City of Rock Hill, SC  
December 19, 2023  
Zoning Board of Appeals



## Legend

-  City Limits
-  River
-  Agenda Item

Map Not Drawn To Scale