

September 16, 2025

A public hearing of the Zoning Board of Appeals was held Tuesday, September 16, 2025, at 6 p.m. in Council Chambers at City Hall, 155 Johnston Street, Rock Hill, South Carolina

**MEMBERS PRESENT** Charlotte Brown, Barry Chitwood, James Hawthorne, Nathaniel Robinson, and Chad Williams

**MEMBERS ABSENT** Matt Crawford and Nancy Templeton

**STAFF PRESENT** Amy Britz, Ryan Hammond, and Ainsley Ellis

## 1. Call to Order

Mr. Hawthorne called the meeting to order at 6 p.m.

## 2. Recite the Pledge of Allegiance.

## 3. Approval of minutes of the August 19, 2025, meeting.

Mr. Chitwood made a motion to approve the minutes as submitted. Ms. Brown seconded, and the motion carried by a vote of 5-0 (Crawford and Templeton absent).

## 4. Approval of orders of the August 19, 2025, meeting.

Mr. Williams made a motion to approve the orders as submitted. Mr. Chitwood seconded, and the motion carried by a vote of 5-0 (Crawford and Templeton absent).

## 5. PUBLIC HEARING ITEMS

### a. Appeal Z-2025-14: Request by Gina Mielke for a variance to setbacks at 437.5 Hope St. This property is zoned Neighborhood Office (NO). Tax map number 627-11-01-007.

Amy Britz, Planner I, presented the staff report.

Mr. Williams noted that it looks like a portion of the Salvation Army building is within the rear setbacks. He asked whether Salvation Army owned the lot in the rear. Ms. Britz confirmed and then stated that the home at 433 Hope St. has been recently demolished. She stated that the use has been Single Family in the past and Salvation Army has talked about changing the property at 433 Hope St into a duplex, in order to give the men on that property an opportunity to pay rent.

Mr. Hawthorne asked whether the Salvation Army building is on the property lines as of today. Ms. Britz confirmed and stated that any changes going forward, staff would ask that they combine the lots.

Mr. Hawthorne asked whether the Annie Lane driveway will be on 431 Hope St. He noted that the proposed driveway conflicts with where the driveway is actually located. He asked whether the driveway would be located on 437 ½ or 431 Hope St. Ms. Britz stated that the driveway is located in the rear of the property at 441 Hope St. Mr. Hawthorne asked whether the subdividing of the property will be addressed off of Annie Ln and asked whether they will still need the access easement along the rear of 441 Hope St. Ms. Britz said no and as

the applicants create the proposed lot at 437 ½ Hope St., the property line splitting the rear of 437 and 441 Hope St. will go away. Mr. Hawthorne then asked whether there would be a new driveway going out to Annie Ln. Ms. Britz noted that there is a curb cut located on that property, but the cut will be more defined once the property is established.

Mr. Hawthorne opened the floor to the applicant.

Gina Mielke, 124 Rapids Road, Fort Mill, SC 29715, was present to answer any questions.

Mr. Robinson asked whether there would be structural changes to the house itself to create the entrance access from Annie Ln. Ms. Mielke confirmed that there would be no structural changes to the house, only the addition of the front porch and the stairs leading up to it. Mr. Robinson asked whether the entrance would be facing Hope St. Ms. Mielke stated that there would be a porch that would wrap around the front from the side of the house and that the driveway would be coming off of Annie into the new front of the house.

Mr. Hawthorne asked whether the fencing that is running perpendicular to Annie Ln will be taken down or is there a possibility that the fencing will remain. Ms. Mielke's son stated that they would be leaving the front part of the fencing to ensure privacy but will do whatever it takes for this case to be approved. He stated that they were planning on removing one part of the fence already, as recommended by the City.

Mr. Hawthorne asked whether the water meter for that house is coming off of Hope St or will it be relocated. Ms. Mielke's son stated that it will be relocated by the City, and everything will be running out into Annie Ln., including the sewer. He also noted that because the side of the house is now becoming the front, there will be new electrical service alongside the back as well.

Ms. Brown asked whether the Hope Street is currently occupied. Ms. Mielke's son stated that all of the houses included in this case, 441, 437 and 437 1/2, are currently unoccupied.

Mr. Hawthorne opened the floor for public comment. There was none.

Mr. Robinson stated he liked the idea.

Mr. Hawthorne stated that it is a very visible area, so the improvement should be welcomed by residents.

Mr. Chitwood stated that the recombination makes good sense.

Mr. Williams made a motion to approve the variance request at 437 ½ Hope St. The motion was seconded by Mr. Chitwood. The motion was approved by a vote of 5-0 (Crawford and Templeton absent). Mr. Williams presented the findings, noting that the variance request will not negatively affect any of the surrounding areas or the community.

## **6. OTHER BUSINESS.**

### **a. Continuing Education**

Staff reminded the Board of upcoming continuing education opportunities.

Mr. Hammond also introduced discussion about moving the Zoning Board of

Appeals October meeting to October 28<sup>th</sup> because of the Board and Commission dinner on October 21, 2025. The Board agreed and the meeting date was moved to October 28, 2025.

Mr. Hammond and the Board discussed possible dates and locations for the City Holiday dinner in December.

Mr. Hammond made the Board aware of Planning and Development's new Zoning Manager, Dennis Fields.

**7. Adjourn.**

There being no further business, Mr. Williams made a motion to adjourn. The motion was seconded by Ms. Brown and approved by a vote of 5-0 (Crawford and Templeton absent). The meeting adjourned at 6:29 p.m.