

October 28, 2025

A public hearing of the Zoning Board of Appeals was held Tuesday, October 28, 2025, at 6 p.m. in Council Chambers at City Hall, 155 Johnston Street, Rock Hill, South Carolina.

MEMBERS PRESENT Barry Chitwood, Matt Crawford, Nathaniel Robinson, Nancy Templeton, and Chad Williams

MEMBERS ABSENT Charlotte Brown and James Hawthorne

STAFF PRESENT Amy Britz, Ainsley Ellis, Dennis Fields, and Ryan Hammond

1. Call to Order

Chair Crawford called the meeting to order at 6 p.m.

2. Recite the Pledge of Allegiance.

3. Approval of minutes of the September 16, 2025, meeting.

Mr. Chad Williams made a motion to approve the minutes as submitted. Mr. Nathaniel Robinson seconded, and the motion carried by a vote of 5-0 (Brown and Hawthorne absent).

4. Approval of orders of the September 16, 2025, meeting.

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

5. PUBLIC HEARING ITEMS

- a. Appeal Z-2025-13: Request by John Lambert for a special exception for single-family residential use and a variance to lot dimensional standards at 442 and 450 Mint St. These properties are zoned General Commercial (GC). Tax map numbers 626-09-01-168 and 626-09-01-166.**

Ryan Hammond, Planner II, presented the staff report.

Mr. Williams asked whether the property at 446 Mint St. had to go before the Board for a special exception as well. Mr. Hammond explained that a building permit was issued in error, so the property owner did not go through the special exception process. Mr. Williams asked whether the property at 446 Mint St. was a house. Mr. Hammond confirmed that the property at 446 Mint St. was indeed a house.

Ms. Templeton asked what type of commercial development could go there. Mr. Hammond stated that the type of commercial development would be limited due to the size of the property, unless combined with other parcels, and the concern was the impact on the neighbors. Commercial development would likely front Albright Road with the rear facing Mint St.

Chair Crawford asked whether the properties of the opposing applicants are the same size as the applicants proposed lot. Mr. Dennis Fields, Development and Zoning Manager, gave some history, and stated that the area along Mint Street was predominantly zoned General Commercial (GC). A few years ago, the City

had several requests to build houses on the existing lots, so Staff had most of the properties along Mint Street rezoned to Single Family-5 (SF-5), rather than going through the special exception process for every home. The subject properties were left out because there was opportunity for commercial development along Albright Road, in case a commercial user wanted to use those lots for additional depth. Now that there is a house located between the subject properties, the applicant is requesting a special exception for these two lots.

Chair Crawford asked whether fifty-foot lot width is allowed in the Single Family-5 zoning district. Mr. Hammond confirmed that fifty-foot lot width is allowed since the lots are currently platted, but new lots would have to follow the new dimensional standards.

Chair Crawford asked whether there was concern with the road width and adding two more houses. Mr. Fields stated that there are about ten homes that staff have received permits to construct homes along Mint Street and that the road could handle that amount of traffic.

Chair Crawford opened the floor to the applicant.

The applicant, Landon Scharf, 2339 Odell School Rd, Concord, NC 28027, was present on behalf of the builder and stated that they would be building two single-family 1500 square foot ranch-style homes and selling them for \$300,000 to \$310,000 and they would be compatible with the other homes on the street.

Ruskin Belk, the property owner, 513 N Charleston, stated that the three lots backed up to the car lot and buying those lots gave him access to Mint Street. He stated that he is now cutting off his access to Mint Street by leaving those lots due to City Council's request. Mr. Belk said this is projected to be a big improvement and two more lots are being developed across the street. He said the entirety of Mint Street will be residential now instead of commercial.

Chair Crawford opened the floor for public comment.

John Simpson, 458 Mint St, spoke in opposition of the request. He was concerned that Mint Street is not wide enough to fulfill new traffic.

Erin Kirk, 454 Mint St, spoke in opposition of the request and stated she had signatures from other individuals on Mint Street that are also in opposition to the request. She was also concerned with the road width of Mint Street. Ms. Kirk stated that she was concerned with the drainage on the side and stated that her yard floods every time it rains.

Mr. Robinson asked where the school bus makes the turnaround. Ms. Kirk stated that the school bus makes the turnaround at the end of Mint Street.

Chair Crawford asked whether Ms. Kirk thinks adding the two houses will make the school bus turnaround worse and noted that these lots are zoned General Commercial, possibly making traffic worse.

Carrie Caines, 423 Mint St, also spoke in opposition because of the road width. She stated that in each instance that there is construction, the builders have torn up the road and she was concerned with the state of the road and traffic/emergency vehicles being able to get by. She suggested revamping the

road. Ms. Caines stated that she also concerned with the crime rate and that these new buildings will decrease safety on the street.

Mr. Belk stated that Habitat for Humanity said they would install a four-foot chain link fence across the rear of the lots between where houses were being built and the car lots. He noted the houses are going to be built staggered.

Chair Crawford asked whether there are any future plans to add a turnaround to Mint Street. Mr. Fields clarified that there is no development past the pavement at the end of Mint Street, even though there are additional platted lots further south. He added that any new homes proposed for those lots would need to extend the roadway, and establish a turn-around for emergency vehicles.

Chair Crawford asked whether there are utilities on the vacant lots at the end of the pavement. Mr. Fields said there is sewer that goes south along the road right-of-way, but water but terminates where the pavement ends at 458 Mint Street.

Mr. Robinson asked whether there are hydrants along Mint Street. Mr. Fields confirmed there is a hydrant located at 458 Mint Street, and it is the only hydrant on the street. He noted that when building new houses, staff would ensure that they meet the requirements with the fire department.

Mr. Robinson noted his concern with emergency vehicles being able to get down Mint Street.

Mr. Williams stated he was also concerned but the alternative is leaving the properties commercial, therefore possibly making it worse. He stated that this decision is not focused on the road widening but understood the frustration.

Mr. Fields made a point that the other houses on Mint Street have been developed by right and would not need a special exception, so they applicant could build the homes if the properties were rezoned. He stated that there are nonconforming streets all over the City, but once there is development proposed beyond the pavement, they are able to require improvements to the streets.

Mr. Robinson asked whether this area was a flood prone area. Chair Crawford stated that it is a flat area and that may be why the water pools. Mr. Fields confirmed that the area where the homes are located is flat.

Mr. Williams made a motion to approve the special exception variance to 442 and 450 Mint St. The motion was seconded by Chair Crawford. The motion was approved by a vote of 5-0 (Brown and Hawthorne absent). Mr. Williams presented the findings, noting that residential lots would be preferable to commercial in this instance.

b. Appeal Z-2025-15: Request by Charlie Vroon for a special exception for residential infill use at 407 Charlotte Ave. This property is zoned Neighborhood Office (NO). Tax map number 629-06-07-003.

Amy Britz, Planner I, presented the staff report.

Mr. Williams asked whether the Board of Historic Review reviewed the previous plan and whether there have been changes to the façade. Ms. Britz confirmed the Board of Historic Review did review the plan and there has not been any

changes to the façade.

Chair asked whether the drive aisle is twenty-four feet. Ms. Britz confirmed the drive aisle is 24 feet and there is enough room for cars and parking.

Chair Crawford opened the floor to the applicant.

The applicant, Charlie Vroon, 1491 Canter Lane, York, SC, was present to answer any questions from the Board. He stated the parking lot will be entirely asphalt.

Chair Crawford opened the floor for public comment.

Pierre Charlaron, 410 College Ave, was concerned about the stormwater in the previous plan. He noted the stormwater retention was added but he was concerned with how the size of the retention was determined and where the outflow will go. Chair Crawford answered there is not currently any design for stormwater available, but staff will work with the applicant to ensure the plans will be up to code. Mr. Charlaron was concerned with the flooding on Oakland Avenue and Charlotte Avenue to College Avenue. He stated the new stormwater system cannot handle the water. Mr. Hammond confirmed the Zoning Board of Appeals is currently reviewing the use of the property, not the plans. He stated staff will review the stormwater plans once the applicant submits them. Mr. Fields added the infill use type uses a lot of other standards for the single-family zoning districts, including the 75% maximum impervious surface requirement; therefore, it isn't a requirement to have stormwater detention, but staff would review the proposed stormwater retention to ensure that it functions appropriately.

Chair Crawford noted the new plan has greatly improved from the previous plan the applicant submitted.

Chair Crawford made a motion to approve the special exception for residential infill use. The motion was seconded by Mr. Williams. The motion was approved by a vote of 5-0 (Brown and Hawthorne absent).

Chair Crawford presented the findings, noting the reduction in impervious area will help minimize the impact it may have.

6. OTHER BUSINESS.

a. Election of Officers

Mr. Hammond proposed postponing the election of officers to the November meeting. The Board agreed.

b. Approval of 2026 Calendar

Mr. Hammond proposed postponing the approval of the 2026 Calendar to the November meeting. The Board agreed.

c. Continuing Education.

Staff reminded the Board of upcoming continuing education opportunities.

7. Adjourn.

There being no further business, Mr. Williams made a motion to adjourn. The motion was seconded by Ms. Templeton and approved by a vote of 5-0 (Brown and Hawthorne

absent). The meeting adjourned at 7:14 p.m.

