



MEMORANDUM

TO: Rock Hill Planning Commission
FROM: Eric S. Hawkins, AICP, Planner III *EH*
RE: Meeting Agenda
DATE: September 30, 2020

The Rock Hill Planning Commission will hold its regularly scheduled monthly meeting on Tuesday, October 6, at 6:00 PM, in City Hall Council Chambers, 155 Johnston Street. **A workshop will be held at 4:30 PM in Council Chambers.** The public hearing portion of the meeting can be viewed online at <http://www.cityofrockhill.com/livestream>. Please feel free to contact me at eric.hawkins@cityofrockhill.com or 803-329-8763 regarding any item on the following agenda. Thank you.

Workshop Topics: Land Use Part 2 and Priority Investment

A G E N D A

Rock Hill Planning Commission
October 6, 2020

Pledge of Allegiance

1. Approval of minutes of September 1, 2020, meeting.

PUBLIC HEARING ITEMS

2. Hold public hearing and consider a recommendation to City Council on petition M-2020-25 by Trustees of VFW Post 3746 (Charlie Robinson) to rezone approximately 1.5 acres at 1404 Crawford Road and adjoining right-of-way from Neighborhood Office (NO) to Office and Institutional (OI). Tax parcel 599-02-01-002.*
3. Hold public hearing and consider a recommendation to City Council on petition M-2020-26 by Prairieland Council, Inc. to rezone approximately 4.69 acres at 900 South York Avenue from Multi-Family-15 (MF-15) to Multi-Family Residential (MFR). Tax parcel 597-03-01-002.*
4. Hold public hearing and consider a recommendation to City Council on petition M-2020-27 by Home Paramount Pest Control (David Butz) to rezone approximately

PLANNING & DEVELOPMENT

155 JOHNSTON STREET, P.O. BOX 11706
ROCK HILL, SC 29731-1706, 803-329-7080

0.60 acres at 1168 Cherry Road and 1165 Eisenhower Road and adjoining right-of-way from General Commercial (GC) and Single-Family Residential-5 (SF-5) to Office and Institutional (OI). Tax parcel 631-14-06-001 & -006.*

NEW BUSINESS

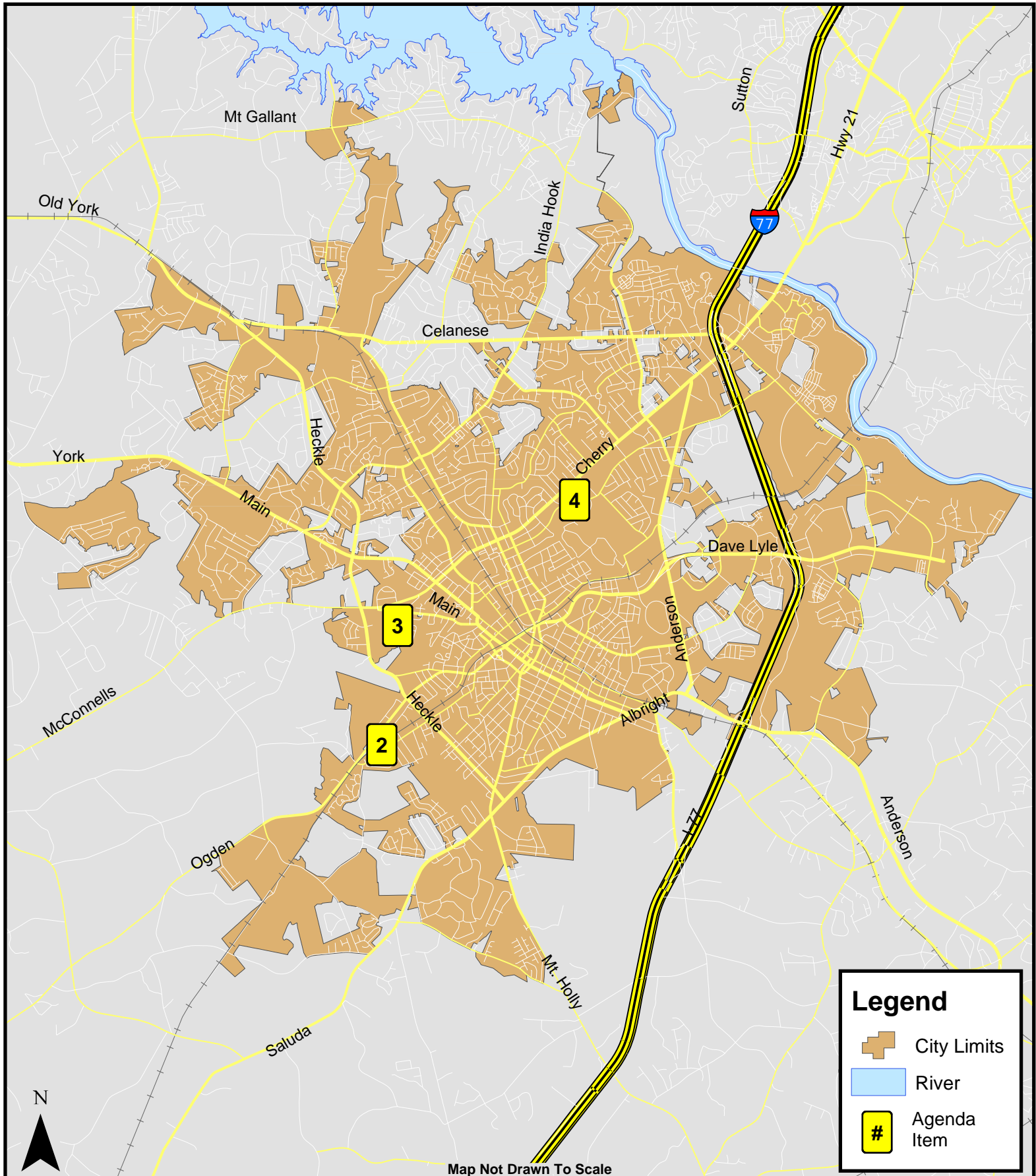
5. Other Business.
6. Adjourn.

* The Planning Commission makes a recommendation to City Council on these items. Recommendations made at this meeting are tentatively scheduled for consideration by City Council on October 26. City Council agendas are posted online at www.cityofrockhill.com/councilagendas on the Friday prior to each meeting. Please contact Eric Hawkins at 803-329-8763 or eric.hawkins@cityofrockhill.com with any questions.

** The Planning Commission makes the final decision on these items.

Planning Commission Agenda Items

City of Rock Hill, SC
October 6, 2020
Planning Commission





Planning Commission Minutes

September 1, 2020

City of Rock Hill

A public hearing of the Planning Commission was held on Tuesday, September 1, 2020, at 6 p.m. electronically via the Zoom teleconference platform in response to Rock Hill City Council's emergency ordinance in response to the COVID-19 pandemic situation.

MEMBERS PRESENT Randy Graham, Duane Christopher, Gladys Robinson, Justin Smith, Shelly Goodner, Nathan Mallard, Keith Martens

MEMBERS ABSENT None

STAFF PRESENT Eric Hawkins, Dennis Fields, Leah Youngblood, Bill Meyer, Janice Miller

Chairman Randy Graham noted that agenda items 2 and 5 had been deferred to the October 6th public hearing.

1. Approval of minutes of the August 4, 2020, meeting.

Vice Chairman Christopher made a motion to approve the minutes from the August 4, 2020, meeting. Commissioner Shelly Goodner seconded. Chairman Graham polled the Commissioners, and the motion passed unanimously by a vote of 7-0.

PUBLIC HEARING ITEMS

- 2. Hold public hearing and consider a recommendation to City Council on petition M-2020-09 by Middlebridge LLC (Stephen McCarthy) to rezone approximately 0.75 acres of property adjacent to 611 Wilkerson Road from Business Development District III (BD-III) in York County to Industry General (IG). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcel 662-00-00-036.**

This item was deferred to the October meeting.

- 3. Hold public hearing and consider a recommendation to City Council on petition M-2020-16 by COGUM Global (Vincent James) to amend the Three Points on Saluda Master Planned-Commercial (MP-C) zoning on approximately 6.8 acres at 1405 & 1439 Saluda Street, 766 Heckle Boulevard, and adjacent right-of-way. Tax parcels 623-01-01-010, -013, & -021.**

Staff member Eric Hawkins, Planner III, presented the staff report.

Vice-Chairman Christopher noted that many of the proposed parking spaces needed to serve the apartments were located far away from them.

The applicant, Vincent James, COGUM Global, 1227 Saluda Street, listed six points about the proposal:

- the request meets the current requirements for a mixed-use development;
- the local government wants to see the vacant commercial building be redeveloped;
- his architect drew the site plan based on the code requirements for residential and commercial uses;
- the area needs quality housing;

- the commercial space would meet the needs of the surrounding community; and
- the plan is providing an appropriate amount of commercial space with so many retail businesses closing nationwide.

He added that the owner of the Shrimp Boat business across the street was supportive of the proposed apartments.

Russ Angelo, Angelo Architects, 2526 Plantation Center Dr., Matthews, NC, noted that the plans had been revised several times based on staff comments. He added that the applicant had discussed grocery store tenants with two brokers but had been informed that grocery stores preferred to build on three or more acres. He also noted that the plan could add 20 to 30 more parking spaces by reducing the amount of green space within the project, but that the applicant did not want to have smaller the building footprints because that would affect the economic viability of the project.

Mr. James commented that Family Trust was willing to share parking with the site.

Chairman Graham stated that the project does not meet code standards as had been stated by the applicant because he is requesting a 20% reduction in the amount of required parking. Mr. Hawkins explained that staff had been comfortable recommending approval of the previous plan's request for a reduction in the number of parking spaces based on the mix of commercial and residential uses because they have different peak parking hours. However, staff is not comfortable with the requested reduction on the number of parking spaces on the current plan because the amount of commercial space was so much less.

Chairman Graham commented on the need for mixed uses within the area, and asked how the property was zoned before it was rezoned to Master Planned-Commercial recently. Mr. Hawkins stated that it had previously been zoned General Commercial (GC). Chairman Graham asked whether apartments would be allowed in the GC zoning district. Mr. Hawkins stated that they would not have been allowed in that zoning district since 2015.

Vice-Chairman Christopher observed that the development might work better if the apartments were located along the Saluda Street side of the site and further commented on the location of the parking in relation to the apartments.

Commissioner Mallard stated that he would have liked to see documentation regarding the contact with grocery stores. He also stated that while this plan was different from the previous vision for the property, it would redevelop an antiquated building, which would be good for the community.

Commissioner Mallard added that he did not have a lot of concern about the proposed reduction in the number of parking spaces since the amount of commercial space was so much less. Chairman Graham explained that the amount of parking being requested included no parking for the commercial uses, which was of concern to him. Commissioner Mallard stated that he viewed the commercial and residential uses as still being able to share some of the parking spaces.

Commissioner Smith commented the proposal seemed to be what the City set out trying to prevent with the changes to the Zoning Ordinance in 2015, but that he area needs more residences before a grocery store is likely to locate there. He also agreed with Commissioner Christopher that it seems more appropriate for the residential portion of the project to be located along Saluda Street.

Commissioner Martens stated that the City needs to anticipate growth needs over the next 10 to 15 years in this area, and that he was concerned that allowing a mostly residential development at this location would mean that commercial development would be unable to go there in the future. He added that he had been excited about the mix-used components of the previous plan.

Vice-Chairman Christopher made the motion to recommend that City Council deny the proposed changes to the zoning of the site. The motion failed due to the lack of a second, so the Planning Commission further discussed the request.

Commissioner Smith pointed out that that the request was to change the project from a mixed-use development to a mostly residential one that cannot be parked. Chairman Graham agreed that he had substantial concerns about parking if any of the commercial development that was being proposed happens.

Commissioner Goodner asked whether the commercial component would be speculative in nature or if the developer had interested tenants. Mr. James stated that a restaurant tenant had been interested previously but decided not to locate there because of the economy. He then described the plan for the proposed day care and learning center, which would teach children of all ages entrepreneurship skills. He explained that the venture would be non-profit. He also added that he would be happy to provide information about his team's contact with potential grocery stores.

Commissioner Robinson asked whether Mr. James had an entity that was committed to running the day care. Mr. James stated that his team would be creating the program itself.

Commissioner Mallard made the motion to recommend approval of the amendments as requested with the condition that Building 1 be used only as a farmer's market. Commissioner Robinson asked whether this would help or hurt the parking situation. Commissioner Mallard stated that he did not think it would affect the parking situation but that at least one of the buildings would remain a commercial use.

Vice-Chairman Christopher seconded the motion.

Vice-Chairman Christopher asked whether there was any guarantee that any of the commercial (the day care, the farmers market, etc.) would be developed, and if so, when or during what phase of the project. Mr. Hawkins stated that the request did not include a commitment for that to be developed, nor a phasing plan for the different components of the plan.

Commissioner Robinson asked whether there were incentives available to attract commercial tenants, and whether the additional residential units would help draw more commercial development to the area. Mr. James stated that having a farmer's market and day care facility were a convenience but that the site needed more than that to be successful. He noted that if the request is approved, he plans to start clearing the site by the end of the year. He added that he farmer's market was designed to serve the area with quality, fresh products as this is currently non-existent in the area.

Commissioner Goodner asked Commissioner Mallard if the motion might be amended to require the developer to better address the parking demands of the development. Discussed centered around that possible amendment to the motion. Mr. Hawkins explained that the previous proposal would have required substantially fewer spaces for the residents, and this proposal would change that in a significant way. He explained that the peak parking hours for the apartments and the commercial uses all

seem to be the same, which makes a shared parking scenario inviable. He explained that the applicant had expressed interested in allowing the day care to be open for day and night shift workers, which would mean that its peak parking demand would come at the same time as those of the apartments. He added that the peak parking hours of the farmer's market are likely to be in the evenings, at the same time that many of the residents would be coming home from work and needing to park themselves.

Chairman Graham polled the Commission for their votes. The motion to recommend approval of the amendments as presented, with Building 1 being required to be a farmer's market, failed with a vote of 1 to 6, with only Commissioner Mallard voting in favor.

There was discussion as to whether another motion was necessary to recommend denial of the amendments as proposed without the condition regarding Building 1. After discussion, it was determined that another motion was not needed.

Chairman Graham reiterated that the Commission was a recommending body and the item would move forward to City Council for a final decision.

- 4. Hold public hearing and consider a recommendation to City Council on petition M-2020-21 by WRBR Limited LLC (Frankie Wright) to rezone approximately 1.75 acres at 2500 Ebenezer Road from Urban Development District (UD) in York County to Limited Commercial (LC). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcel 591-00-00-003.**

Staff member, Eric Hawkins, Planner III, presented the staff report.

The property owner, Frankie Wright, 2500 Ebenezer Rd., stated that the City had required him to sign an annexation agreement in order for utility services to be continued a few years ago. He stated that he hired an attorney to fight that, and that an agreement was reached to annex him now instead of then. He expressed concern about whether the zoning district would limit the types of businesses that could locate on the property in the future more than what the current County zoning district allows. Chairman Graham stated that staff recommended the most appropriate zoning classification in comparison with how the property was zoned in York County.

Commissioner Mallard made a motion to recommend to City Council approval of Limited Commercial (LC) zoning as presented. Commissioner Robinson seconded. Chairman Graham polled the Commission, and the motion passed by a vote of 6-1, with Commissioner Martens voting in opposition.

- 5. Hold public hearing and consider a recommendation to City Council on petition M-2020-22 by Southern Street Development (Heath Sessions) to rezone approximately 3.75 acres at 167 Lee Street and adjacent right-of-way from Single-Family Residential-5 (SF-5) to Master Planned-Residential (MP-R). Tax parcel 598-10-02-024.**

This item was deferred to the October meeting.

- 6. Hold public hearing and consider a recommendation to City Council on petition M-2020-23 by Fiorenza Properties LLC (Adam Fiorenza) to rezone approximately 41.64 acres at 2114 Riverchase Boulevard from Planned Unit Development (PUD) to Master Planned-Residential (MP-R). Tax parcel 662-05-01-003.**

Chairman Graham recused himself this agenda item, citing a conflict of interest. Vice-

Chairman Christopher assumed the role of Chairman.

Staff member, Dennis Fields, Planner II, presented the staff report.

Commissioner Smith asked the reason for the reduced foundation heights. Mr. Fields stated that the applicant had stated that this was mainly for easier transition from interior to exterior spaces.

Commissioner Smith asked about the siding requirements. Mr. Fields stated that at least 50% of the front façade of single-family residential uses must be some type of brick, stone, or stucco finish. Planning & Zoning Manager Leah Youngblood added that this is not necessarily required within some Master Planned developments when their design standards allow for some other type of exterior siding.

There was discussion about the requirements for masonry versus lap siding on residential construction.

Vice-Chairman Christopher asked whether there was a significant difference in the number of single-family units proposed now versus when the applicant brought forward a similar proposal last year. Mr. Fields stated that this plan had fewer units than were originally proposed.

Vice-Chairman Christopher asked about why the original proposal had not been approved by City Council. Mr. Fields explained that Council had primarily expressed concern about the traffic situation at the intersection of Riverview Road and Celanese Road due to its close proximity to I-77. He noted that the applicant had been willing to bring back a proposal for the site once the traffic improvements at that intersection had been completed.

The applicant, Adam Fiorenza, Fiorenza Properties LLC, 301 Fieldbrook Pl., Charlotte, stated that the delay allowed him to revisit the project and come up with a better plan, adding that he had been able to complete new traffic counts after the intersection improvements had been made but before the pandemic situation began affecting traffic patterns. He added that his new proposed housing styles would work best with the topography and would eliminate unnecessary infrastructure to the site.

Commissioner Smith asked Mr. Fields whether the Planning Commission would review the major site plan later if the rezoning request is approved. Mr. Fields explained that the Planning Commission would review the major site plan and a preliminary plat for the development.

Commissioner Smith expressed concern that what was being presented may not be what would actually be constructed. He referred to the Allston project that the applicant had brought forward for rezoning a few years ago, and said that he had noticed that the architectural renderings he had seen on the MLS listing were different from what the Commission had seen during that rezoning request, and that he was disappointed about that. Mr. Fiorenza explained that he had tried to keep the plans as close to the Master Plan renderings as possible but that he had to make some changes to them once they were designed. He added that he had worked with staff on the changes to try to keep as high of a quality product as possible.

Mr. Fiorenza explained that his request for a waiver of the 18-inch foundation requirement was based on a desire for flexibility due to working with the existing topography. Vice-Chairman Christopher asked whether the buildings would be constructed on slab foundations. Mr. Fiorenza stated that this was correct and added that most builders do not building crawlspaces anymore.

Commissioner Martens asked that if the rezoning is approved without the 18-inch foundation requirement, the developer include some units that were truly handicap accessible. Mr. Fiorenza stated that he is devoted to providing products suitable for people with special needs and for older clientele.

Commissioner Mallard made the motion to recommend that City Council approve the Master Planned-Residential (MP-R) zoning as presented. Commissioner Martens seconded. Vice-Chairman Christopher polled the Commission for their votes, and the motion passed unanimously by a vote of 6-0 (Graham recused).

Chairman Graham resumed as Chairman.

7. Hold public hearing and consider a recommendation to City Council on petition M-2020-24 by Bryan Gladden to rezone approximately 2.46 acres at 761 Riverview Road and adjacent right-of-way from Business Development District III (BD-III) to Community Commercial (CC). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcel 662-00-00-027.

Staff member, Eric Hawkins, Planner III, presented the staff report.

The applicant, Bryan Gladden, 2773 Harlinsdale Drive, stated that he was planning to convert the former nightclub at this location into an automobile body shop. He added that he plans to update the façade, add landscaping, and add a parapet wall for curb appeal.

Vice-Chairman Christopher made the motion to recommend that City Council approve the rezoning to Community Commercial as presented by staff. Commissioner Robinson seconded. Chairman Graham polled the Commissioners, and the motion carried unanimously by a vote of 7-0.

8. Hold public hearing and consider a recommendation to City Council on petition T-2020-05 by Rock Hill Planning Commission to amend the Zoning Ordinance affecting Chapter 4: Land Use: Primary Uses; Chapter 7: Construction Standards for Subdivision, Public Improvements, and Site Infrastructure; and Chapter 8: Development Standards, in relation to parking standards, flood protection standards, extended hours restaurants serving alcohol, and special heavy industrial uses.

Planning & Zoning Manager Leah Youngblood presented the staff report.

Chairman Graham asked whether a 20% reduction in parking requirements in Old Town would still be allowed if adjacent parking is available that could be shared. Ms. Youngblood explained that shared parking would still be an option across the City in situations where that would make sense.

Commissioner Smith asked how the Downtown Parking Management area was determined. Ms. Youngblood explained that the boundaries are set through a Downtown Parking Management Study that is updated every few years. She added that the Study should be updated again soon.

Commissioner Smith asked whether three spaces, not counting garages, would be required for single-family attached residential uses. Ms. Youngblood stated that this was correct, unless the community has restricted covenants in place that require residents to park in the garage. Commissioner Smith asked whether this would be the case for a Master Planned community. Ms. Youngblood stated that this may be part of the regulations for an MP, but that it also would apply in traditional zoning districts

where community covenants were enforced.

Commissioner Smith and Chairman Graham complimented staff on proposing amendments to the regulations so quickly after the Planning Commission had brought up the concern a couple of months ago when it was reviewing some projects in the Downtown area. Ms. Youngblood explained that staff agreed that the regulations needed to be revisited quickly since the City is seeing so many development proposals Downtown. She also noted that the regulations may need to be tweaked again in the future based on any insights generated during the next Downtown Parking Management Study update.

Vice-Chairman Christopher made a motion to recommend that City Council approve the amendments as presented by staff. Commissioner Mallard seconded. Chairman Graham polled the Commissioners, and the motion carried unanimously by a vote of 7-0.

NEW BUSINESS

9. Consideration of a request by Bohler Engineering NC, PLLC, for Major Site Plan and Preliminary Plat approval for Aspen Business Park. (Plan #20170177)

Staff member, Dennis Fields, Planner II, presented the staff report.

Vice-Chairman Christopher asked whether property lines could move based upon the user. Mr. Fields stated that these could move as needed as development occurred, but major changes would require additional review by the Commission.

Vice-Chairman Christopher asked whether the road layout and overall layout were required to remain as presented. Mr. Fields stated that there was a limitation on the square footage overall and access points, but minor changes could occur without Commission approval.

Chairman Graham referred to the area marked "Museum Road" asking if there would be multiple lanes with turn lanes. Mr. Fields stated that there would be as directed by the traffic impact study and were designed to reduce any impact to the residents along Hollis Lakes Road.

The applicant, Daniel Renckens, Bohler Engineering, 1927 S Tryon Street, Charlotte, stated that there would be three lanes on what was currently marked "Museum Road."

Chairman Graham asked when they planned to break ground. Mr. Renckens stated that sewer and road plans were underway with projected plans to begin road construction by the third or fourth quarter of 2021.

Vice-Chairman Christopher made the motion to approve the major site plan as submitted. Commissioner Goodner seconded. Chairman Graham polled the Commissioners, and the motion carried unanimously by a vote of 7-0.

10. Other Business.

There was brief discussion over Continuing Education credits for the year. Staff member Janice Miller stated that most of the Commissioners had completed their credits for this year and would notify them of the possibility of online opportunities for 2021.

11. Adjourn.

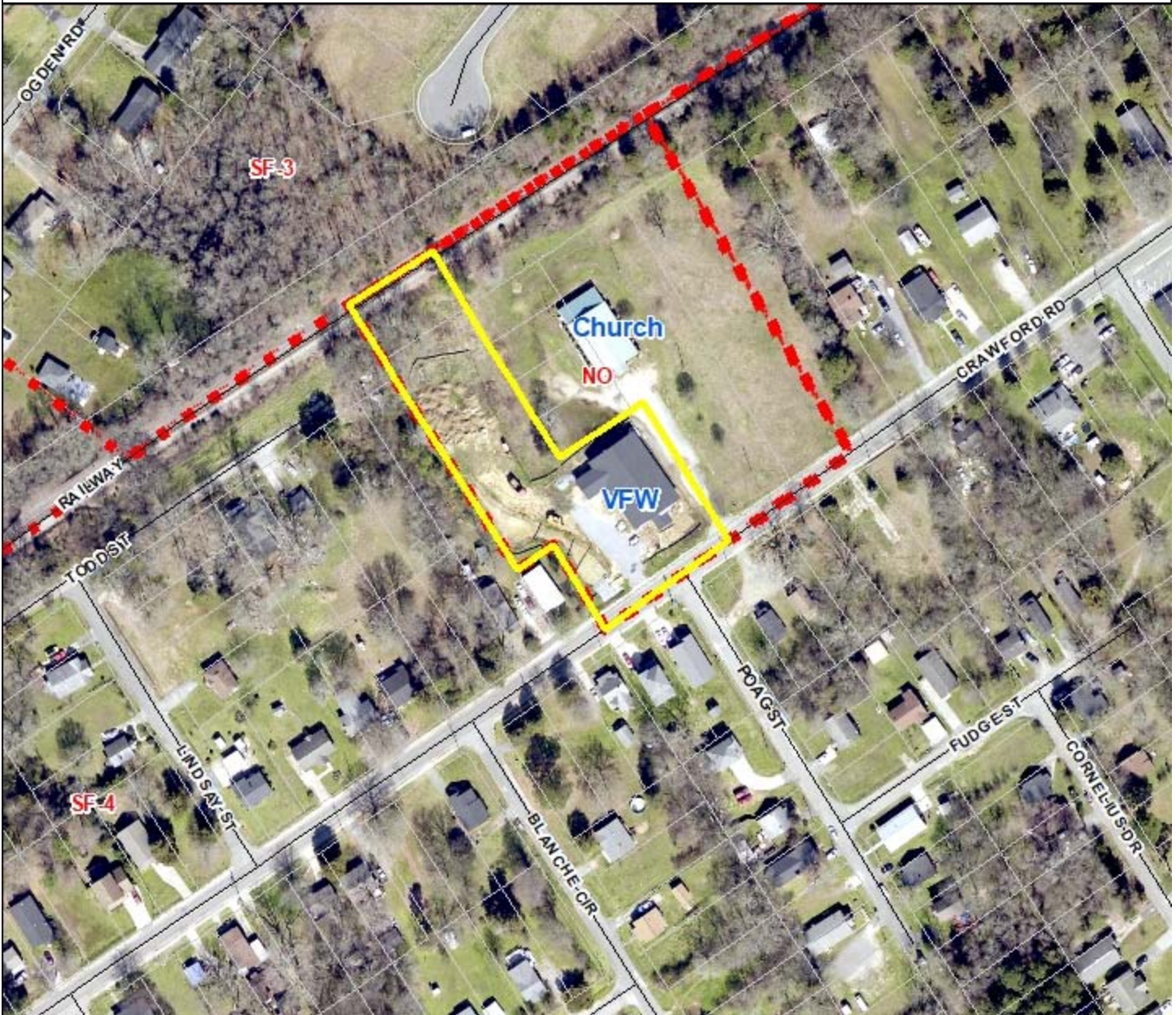
There being no further business, the meeting adjourned at 8:35 p.m.

Staff Report to Planning Commission M-2020-25

Meeting Date: October 6, 2020



Petition by Trustees of VFW Post 3746 (Charlie Robinson) to rezone approximately 1.5 acres at 1404 Crawford Road and adjoining right-of-way from Neighborhood Office (NO) to Office and Institutional (OI).



Reason for Request: The applicant is requesting the rezoning in order to permit the use of its new lodge building as an event center use.

Staff Recommendation: Staff recommends approval of the proposed OI zoning.

SEE ATTACHED REPORT FOR MORE INFORMATION



Case No. M-2020-25

Rezoning Analysis-Report to Planning Commission

Meeting Date: October 6, 2020

Location:	1404 Crawford Rd., Tax Parcel 599-02-01-002.
Site Area:	Approximately 1.5 acres
Request:	Rezone property from Neighborhood Office (NO) to Office and Institutional (OI).
Proposal:	Rezone to permit the use of the facility as an event venue.
Owner/Applicant:	VFW Post 3746 (c/o Charlie Robinson) Rock Hill, SC 803-230-3325

Site Description

The subject property has been the location of VFW Post 3746 for many years. The organization is currently building a new lodge on the property. It is located on the southwest side of the City and fronts on Crawford Road. Surrounding uses include single-family residential and a religious institution, as well as undeveloped property in residential and commercial zoning districts. The Norfolk Southern Railway is located behind the property.

Development Proposal

The applicant is requesting the rezoning in order to permit the use of the new building as an event center use. The organization plans to rent the building for events such as wedding receptions, family reunions, etc., to raise funds for the organization.

An event center is not permitted in the Neighborhood Office (NO) district and is a special exception in the Office and Institutional (OI) zoning district. The organization has a history of using the property in this manner, but that activity is no longer "grandfathered" due to the amount of time that has passed since it did that last. Therefore, in order to undertake the activity again, the lodge is requesting to rezone the property to a district that allows the event center use. The lodge also plans to request a special exception from the Zoning Board of Appeals for the use in November.

Existing Zoning District Summary

Neighborhood Office (NO): The NO district is established to provide for a mix of small-scale professional office uses together with limited service uses and single-family detached dwellings in close proximity to one another, subject to design and compatibility standards. Non-residential uses must be located in buildings that are consistent with surrounding residential uses in physical design, scale, and character, and they must not exceed 10,000 square feet in area. All non-residential development in the NO district must limit its public operating hours to between 6 a.m. and 10 p.m.

Proposed Zoning District Summary

Office and Institutional (OI): The OI district is established to provide a wide variety of professional and business offices and institutions proximate to residential and the more intense business districts so as to satisfy the City's demand for services. These

regulations are designed to encourage the formation and continuance of a quiet, compatible, and uncongested environment for offices intermingled with residential and institutional uses.

Zoning History of the Property and Previous Rezoning Cases in the Area

The subject property, along with the adjoining church property to the northeast, was rezoned from Single-family Residential-4 (SF-4) to Neighborhood Office (NO) in August, 2016. Under the SF-4 zoning, the VFW lodge was a non-conforming use and the rezoning was necessary to permit the construction of a new, larger lodge. At the time, it was not known that the lodge would want to rent the facility for events in the future.

INFRASTRUCTURE CONSIDERATIONS

Transportation

The property fronts on Crawford Road (state-maintained, major collector).

Public Utilities

All necessary utilities are available to the site.

RELATIONSHIP TO PUBLIC PLANS

Focus 2020 Comprehensive Plan

The City's Focus 2020 Land Use Map shows that this property is within the Suburban Neighborhood Character Area. Although this character area should generally be protected from encroachment from other types of uses, the VFW post has a long history in the area and is at a scale that is compatible with the surrounding residential neighborhoods.

Conclusion

The requested rezoning is generally consistent with the City of Rock Hill Focus 2020 Comprehensive Plan and Future Land Use Map.

PUBLIC INVOLVEMENT

Staff hereby certifies that the required public notification actions have been completed as follows:

- Sept. 18: Rezoning notification signs posted on subject property.
- Sept. 18: Rezoning notification postcards sent to 54 property owners and tenants within 300 feet of the subject property, as well as to the contact for the Crawford Road South neighborhood association.
- Sept. 18: Planning Commission public hearing advertisement published in *The Herald*.

Public Feedback

Staff has received some calls with questions about what is proposed. No opposition has been voiced.

RECOMMENDATIONS

Staff Assessment

The VFW has a long history at this location, and its investment in the new building demonstrates involvement in the community that is expected to continue for years to come. The rezoning would allow the lodge to seek a special exception to rent the facility for events to support the lodge's community service activities. The OI district is the least intense zoning district that would allow the lodge to seek this special exception, and the Zoning Board of Appeals can place conditions on the use to ensure that it will not negatively impact the surrounding uses. The proposed zoning is compatible with surrounding uses and is consistent with the City's Land Use Plan.

Staff Recommendation

Staff recommends approval of the rezoning.

Attachments

- Rezoning Map
- Site Plan

To see the applications submitted for this case, go to: www.cityofrockhill.com/PlanInfo.

Staff Contact: Eric S. Hawkins, AICP, Planner III
eric.hawkins@cityofrockhill.com
803-329-8763



M-2020-25

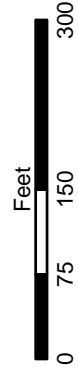
Legend

- Subject Property
- Neighborhood Office (NO)
- Planned Unit Development (PUD)
- Single-Family 3 (SF-3)
- Single-Family 4 (SF-4)

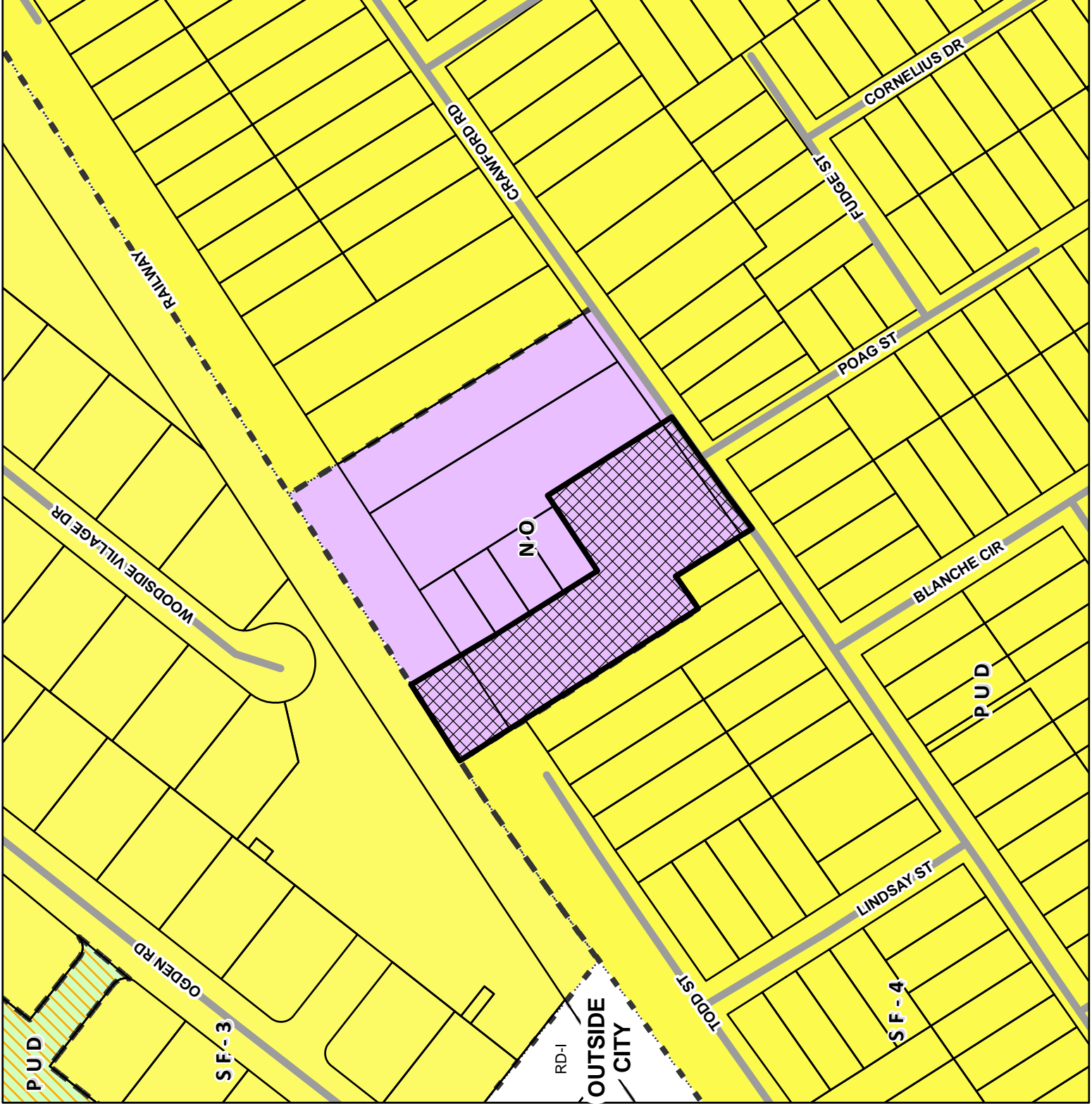
Zoning Data

Current: NO

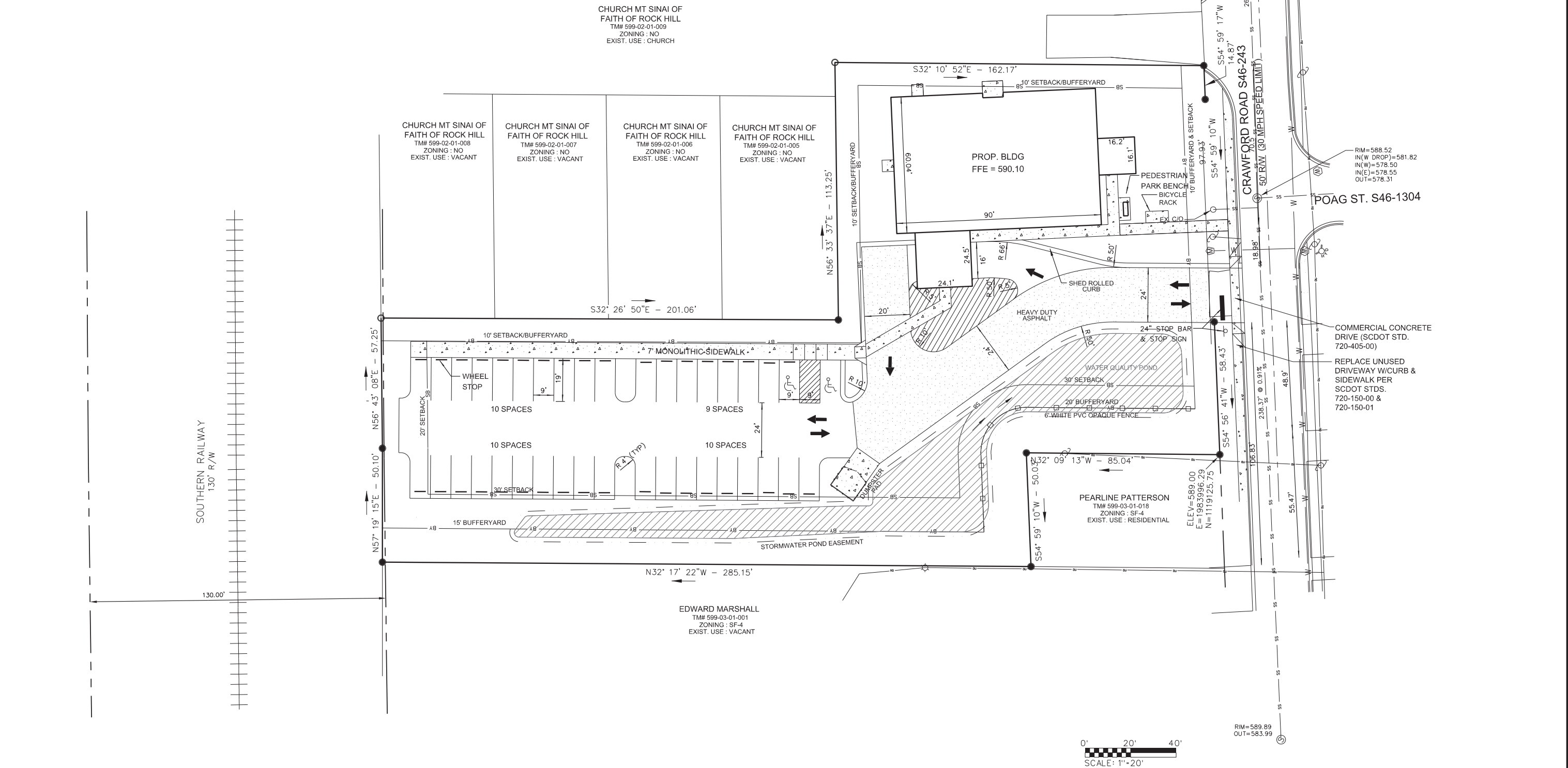
Proposed: OI





Planning & Development
Department
City of Rock Hill
10-06-2020



TYPE OF IMPERVIOUS AREA	NEW (SF)	EXISTING (SF)
ROOF	5,381	1,501
ASPHALT	17,833	0
CONCRETE	1,572	400
OTHER HARD SURFACE (GRAVEL, ETC)	0	4,351
WATER SURFACE (WET POND)	6,142	0



APPROVALS		PREPARED BY		SEALS		PROJECT		SHEET TITLE		NO.		DATE		REVISIONS		BY		SCALE: 1" = 20"	
Project Engr: _____		<div><div>JOEL E. WOOD & ASSOCIATES</div><div>PLANNING • ENGINEERING • MANAGEMENT</div></div> <div>P.O. BOX 296 CLOVER, SC 29710 (803) 684-3390</div>		<div></div>		VFW POST 3746		<div>SITE PLAN</div>		1		5/21/19		PER CITY COMMENTS		CEW		SCALE: 1" = 20"	
Drawn By: _____						2				6/5/19		PER CITY COMMENTS		CEW		DATE: 7/16/2018			
Checked By: _____																JOB NO.: 180707			
Review: _____						ROCK HILL, SOUTH CAROLINA												SHEET C300	
Bid: _____						PREPARED FOR													
Construction: _____						VFW POST 3746													

Staff Report to Planning Commission M-2020-26

Meeting Date: October 6, 2020



Petition by Prairieland Council, Inc. to rezone approximately 4.69 acres at 900 South York Avenue from Multi-Family-15 (MF-15) to Multi-Family Residential (MFR).



Reason for Request: The applicant is requesting the rezoning in develop the property for multi-family apartments.

Staff Recommendation: Staff recommends approval of the proposed MFR zoning.

SEE ATTACHED REPORT FOR MORE INFORMATION



Case No. M-2020-26

Rezoning Analysis-Report to Planning Commission

Meeting Date: October 6, 2020

Location: 900 South York Ave., Tax Parcel 597-03-01-002.

Site Area: Approximately 4.69 acres.

Request: Rezone property from Multi-Family-15 (MF-15) to Multi-Family Residential (MFR).

Proposed Development: Multi-family residential.

Applicant: Prairieland Council, Inc. (Nathan Joseph)
Havana, IL
217-356-7291

Owner: W&A, LLC (John Worden, III)
Rock Hill, SC

Site Description

The subject property is undeveloped and wooded. It is located on the west side of the City, just south of Finley Road at the end of South York Avenue. Surrounding uses include multi-family, single-family, a mobile home park (in York County), and undeveloped property in residential and commercial zoning districts. The adjoining property to the east is being developed as a 100-lot single-family residential subdivision (Layton Forest). Finley Road Elementary School is also located nearby. An intermittent stream runs along the west side of the property, and a sewer line also bisects it.

Proposal

The applicant is requesting the rezoning in order to facilitate the development of an apartment complex on the property. The proposed use is a conditional use in the Multi-Family Residential zoning district. The proposed buildings would be two and three stories with a total of approximately 80 units (17 units per acre). Access would be provided from South York Avenue. Any buildings within 100 feet of the single-family zoned property to the east would be limited to a maximum height of 25 feet. See attached sketch plan and building renderings.

Existing Zoning District Summary

Multi-Family-15 (MF-15): Although originally established to allow a wide range of medium to high-density housing types, it is the intent of this ordinance that the MF-15 district be phased out over time by not allowing new rezonings to the MF-15 district after October 12, 2015. In order to avoid creating nonconforming uses, and to allow properties that have this zoning district to develop with specific uses, the district continues to allow single-family detached, single-family attached, multi-family, and a few other specified uses.

Proposed Zoning District Summary

Multi-Family Residential (MFR): The MFR district is established and intended to allow multi-family residential uses, including apartments and condominiums.

The intent is to generally limit areas of multi-family projects to concentrations of 225 units.

The maximum density is 20 units per developable acre. For purposes of calculating maximum density and evaluating properties for rezoning to this zoning district, land that is not easily developable, such as land within the 100-year floodplain, steep slopes, wetlands, and other areas that are similarly constrained, would not be counted.

Rezoning to this zoning district should involve land that is:

1. Located in areas that support the City's long-term redevelopment and development goals and have long-term value by the amenity of their location. Such locations are generally central to high-activity corridors and centers.
2. Located adjacent to areas with existing or emerging walkable environments near restaurants, shopping, recreation, colleges, and major employment centers, and near areas where the potential for future transit service has been identified.
3. Located in areas that do not negatively impact existing neighborhoods or constrain higher-value uses such as prime commercial and industrial areas.
4. Of a size that is in scale and able to be integrated with the surrounding mix of uses to create an overall sense of place and community. For example, the project size should be less than 5 developable acres in low-density areas, less than 10 developable acres in medium-density areas, and less than 15 developable acres in high-density areas.
5. Large enough to support on-site amenities suitable to the location, but not so large so as to become repetitive and overwhelming to surrounding development.

Zoning History of the Property and Previous Rezoning Cases in the Area

The subject property was annexed into the City along with the adjoining property to the north in 1968. The adjoining property to the west was annexed in 1998 and the adjoining property to the east was annexed in 2006.

INFRASTRUCTURE CONSIDERATIONS

Transportation

The property is at the end of South York Avenue, a City-maintained local street. A sidewalk is being added to South York Avenue as part of the adjoining single-family development. A sidewalk connection between the subject property and the new sidewalk would be required upon the development of the property. The property is located near the Saluda/Heckle Loop My Ride transit route.

Historic traffic volumes in the area are shown below:

Street	Vehicles Per Day			
	2019	2016	2013	2010
Finley Road	4,200	4,300	3,700	3,900

Public Utilities

All necessary utilities are available to the site.

Public Schools

The property is in the attendance zones of Finley Road Elementary, Saluda Trail Middle, and Northwestern High schools. (School zones subject to change.)

RELATIONSHIP TO PUBLIC PLANS

Focus 2020 Comprehensive Plan

This parcel is in the Suburban Neighborhoods character area of the Future Land Use Map of the Focus 2020 Comprehensive Plan. The Comprehensive Plan states that this character area should include:

- Varying types of single-family and multi-family residential including various types of size and style compatible with existing structures,
- (Re)development should improve or support multi-modal connectivity;
- Development should protect environmental features, incorporate high design standards, consider traffic impacts, and include open space design; and
- (Re)development should support the City's 'Grow Inside First' strategy when feasible.

Rezoning this property to the MFR district would allow for a higher utilization of the land that would be compatible with the existing uses within this area. This location is in proximity to public transit and other public services including educational and neighborhood facilities. Thus this rezoning supports the Comprehensive Plan's Core Value to "Grow Inside First."

Additionally, this rezoning supports another Comprehensive Plan Core Value to "Reinforce Strong Neighborhoods." This value supports community partners' programs and initiatives to provide more affordable housing options. The proposed rezoning supports that recommendation by providing affordable rental housing.

PUBLIC INVOLVEMENT

Staff hereby certifies that the required public notification actions have been completed as follows:

- Sept. 18: Rezoning notification signs posted on subject property.
- Sept. 18: Rezoning notification postcards sent to 71 property owners and tenants within 300 feet of the subject property, as well as to the contact for the Finley Road Neighborhood Association.
- Sept. 18: Planning Commission public hearing advertisement published in *The Herald*.

Public Feedback

No comments received to date.

RECOMMENDATIONS

Staff Assessment

When the *Study on Multi-family and Single-Family Attached Residential Uses* was completed in 2015, it was determined that this property should retain multi-family zoning because it is located between an existing apartment complex and a mobile home park. Although multi-family zoning is appropriate for the site given those adjacent land uses, the property cannot be developed under MF-15 zoning because that district requires new developments to be at least 5 acres, and this property is only 4.69 acres. The proposed MFR zoning is consistent with the City's Future Land Use Plan, and would allow for the property to be developed with a land use that is compatible with surrounding uses.

Staff Recommendation

Staff recommends approval of the rezoning.

Attachments

- Rezoning Map
- Existing Conditions Map
- Sketch Plan
- Building Renderings
- Excerpt from the 2015 *Study on Multi-family and Single-Family Attached Residential Uses*

To see the applications submitted for this case, go to: www.cityofrockhill.com/PlanInfo.

Staff Contact: Eric S. Hawkins, AICP, Planner III
eric.hawkins@cityofrockhill.com
803-329-8763



M-2020-26

Legend



Community Commercial (CC)

Multi-Family 15 (MF-15)

Neighborhood Commercial (NC)

Office and Institutional (OI)

Single-Family 4 (SF-4)

Single-Family 5 (SF-5)

Zoning Data

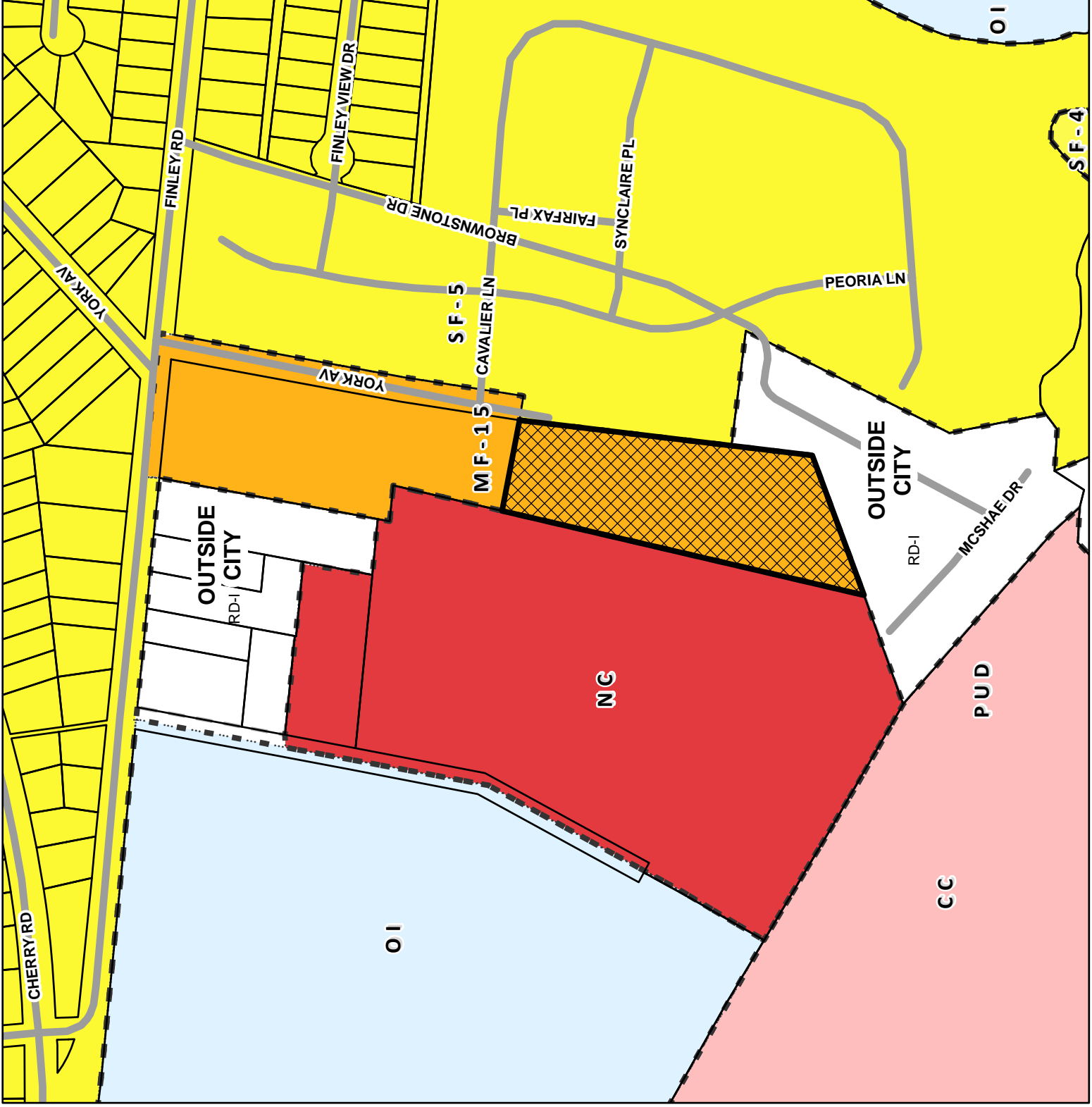
Current: MF-15

Proposed: MFR

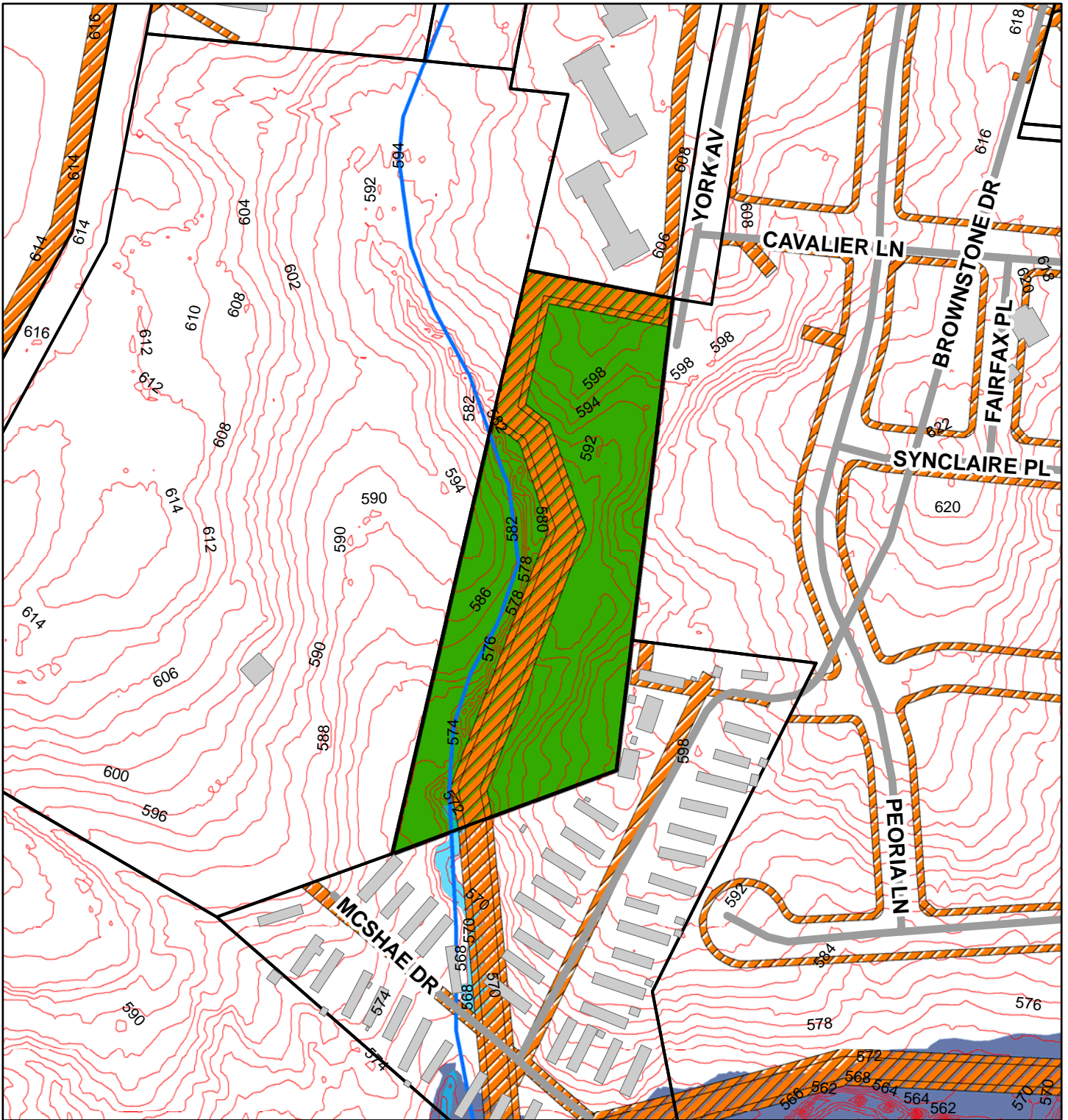


Planning & Development
Department
City of Rock Hill










10-06-2020



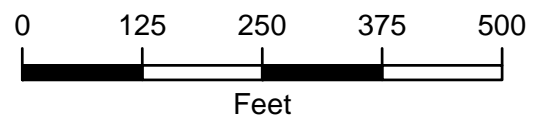
Existing Conditions Case #M-2020-26



Legend

- | | |
|--|---|
|  Building Footprints (2016) |  Contours |
|  Parcels |  Flood Prone Areas |
|  Street |  100 Yr Flood Zone |
|  Intermittent Streams |  Subject Property |
|  Utility Easement | |

N





SITE INFORMATION

SITE ADDRESS: 100 SOUTH YORK AVE, ROCK HILL, SC 29730	
PARCEL NUMBER: 5110301002	
SITE AREA: 4.601 ACRES / 204,252 SF	
ZONING:	CURRENT: MF-15 REZONED TO MFR
LOT COVERAGE:	MAXIMUM: 15% PROPOSED:
DENSITY:	MAXIMUM: 20 UNITS PER ACRE (15 UNITS) PROPOSED: 60 UNITS (24) ONE BEDROOMS (24) TWO BEDROOMS (12) THREE BEDROOMS
FRONT SETBACK:	REQUIRED: 25' PROPOSED:
REAR SETBACK:	REQUIRED: 20' PROPOSED:
SIDE SETBACKS:	REQUIRED: 20' PROPOSED:
SETBACKS FOR BUILDINGS ON THE SAME SITE:	REQUIRED: PROPOSED:
BUILDING HEIGHT:	REQUIRED: 35' PROPOSED:
PARKING: (SPACE SIZE 11' x 18')	REQUIRED: 134 1 PER EFFICIENCY UNIT 1.5 PER 1 OR 2 BEDROOM UNIT = 52 + 78 2 PER 3+ BEDROOM UNIT = 56 PROPOSED:
ADDITIONAL REGULATIONS:	



OVERALL SITE PLAN

1" = 60'-0"

OVERALL SITE PLAN

PR-1

NEW DEVELOPMENT

900 SOUTH YORK AVE
ROCK HILL, SC 29730
8/18/2020



FRONT ELEVATION - DUPLEX



FRONT ELEVATION - APARTMENTS

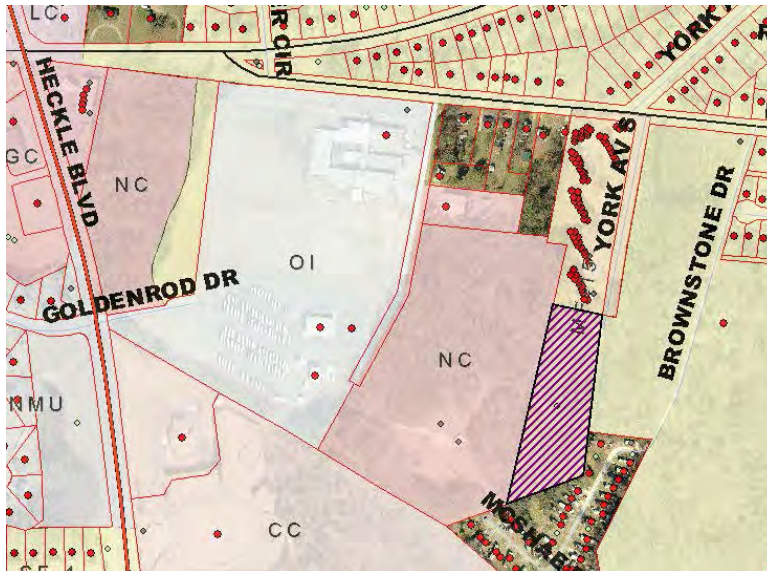
AREAS RECOMMENDED TO RETAIN CURRENT ZONING

Area 1: South of Finley Road

Property owner	Location	Acres	Zoning District	Map #	Existing conditions
W& A, LLC 424 Mt. Phillips St. Rock Hill, SC 29730	TMS# 597-03-01-002	4.36	MF-15	1	Undeveloped

Site Description

This parcel is located to the south of Finley Road generally to the east of Finley Road Elementary School. Parcel #1 is located to the south of the Oak Hollow apartments (also zoned MF-15) and to the north of a mobile home park in the County (zoned Residential Development I District). Other surrounding uses include one single-family home on a large tract that is also zoned SF-5 and a Comporium service building (zoned Neighborhood Commercial).



Reason for Recommendation to Retain Current Zoning

Because this parcel is located between an existing apartment complex and an existing mobile home park, additional multi-family is the most practical use for the land.

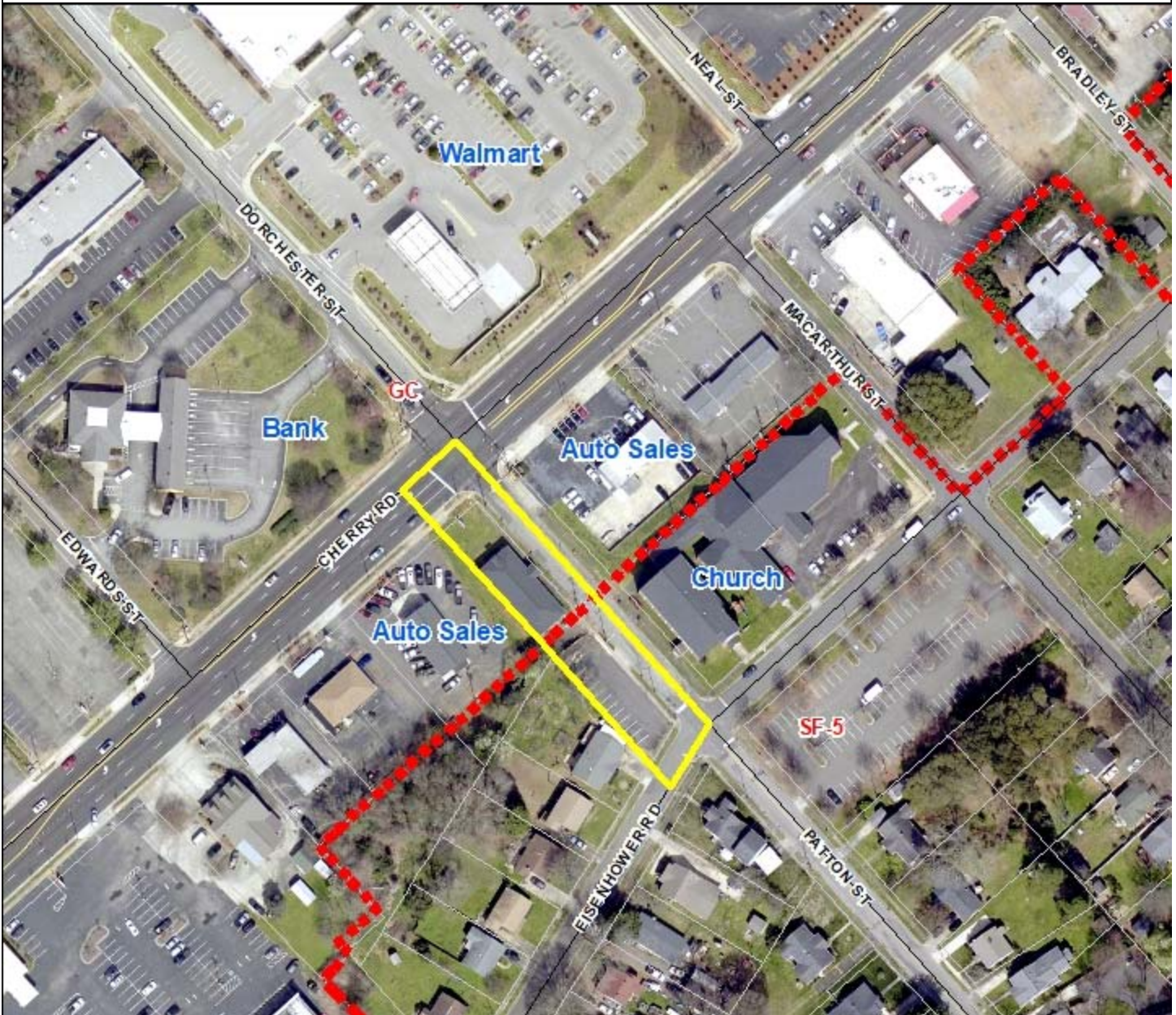


Staff Report to Planning Commission M-2020-27

Meeting Date: October 6, 2020



Petition by Home Paramount Pest Control (David Butz) to rezone approximately 0.60 acres at 1168 Cherry Road and 1165 Eisenhower Road and adjoining right-of-way from General Commercial (GC) and Single-Family Residential-5 (SF-5) to Office and Institutional (OI).



Reason for Request: The applicant is requesting the rezoning in order to change the use of the property from a religious institution use to a business office.

Staff Recommendation: Staff recommends approval of the proposed MFR zoning.

SEE ATTACHED REPORT FOR MORE INFORMATION



Case No. M-2020-27

Rezoning Analysis-Report to Planning Commission

Meeting Date: October 6, 2020

Location: 1168 Cherry Rd. and 1165 Eisenhower Rd. (Tax Parcels 631-14-06-001 & -006).

Site Area: Approximately 0.60 acres

Request: Rezone property from General Commercial (GC) and Single-Family Residential-5 (SF-5) to Office and Institutional (OI).

Proposed Use: Office

Applicant: Home Paramount Pest Control (David Butz)
Forest Hill, MD
410-510-0700

Owner: College Park Baptist Church
Rock Hill, SC

Site Description

The subject property includes two parcels located on the northeast side of the City along Patton Street between Cherry Road and Eisenhower Road. The parcel fronting Cherry Road contains the building and is zoned General Commercial (GC). The parcel fronting Eisenhower Road contains the parking lot and is zoned Single-Family Residential-5 (SF-5). These parcels have most recently been used as part of College Park Baptist Church. Surrounding uses include automobile sales, retail, a religious institution, and single-family residential in residential and commercial zoning districts.

Proposal

The applicant is requesting the rezoning in order to change the use of the property from a religious institution to a business office. Offices are not permitted in the SF-5 zoning district, and rezoning requests to General Commercial (GC) are not allowed, so both parcels need to be rezoned to a district that would permit the use. Business offices are permitted by right in the Office and Institutional (OI) zoning district. The company would not store any materials outside.

Existing Zoning District Summary

Single-Family Residential 5 (SF-5): This residential district is established to primarily provide for single-family detached residential development. A few complementary uses customarily found in residential zoning districts, such as religious institutions, may also be allowed. The minimum lot size for single-family residential development is 7,500 square feet.

General Commercial (GC): Although originally established to apply to lands being used commercially that did not fit into one of the other commercial districts, it is now the intent of this ordinance that the GC district be phased out over time by not allowing new rezonings to the district.

Proposed Zoning District Summary

Office and Institutional (OI): The OI district is established to provide a wide variety of professional and business offices and institutions proximate to residential and the more intense business districts so as to satisfy the City's demand for services. These regulations are designed to encourage the formation and continuance of a quiet, compatible, and uncongested environment for offices intermingled with residential and institutional uses.

Zoning History of the Property and Previous Rezoning Cases in the Area

There have been no recent rezoning cases involving this property or nearby property.

INFRASTRUCTURE CONSIDERATIONS

The property is developed and no additional impact on public infrastructure would result from the proposed change of use. It has frontage on Cherry Road (a State-maintained, principal arterial road), Patton Street (a State-maintained local road) and Eisenhower Road (a City-maintained, local road). The site is accessed from Patton Street. All three streets have sidewalks. The property is located on the Cherry/Riverwalk My Ride transit route.

Historic traffic volumes in the area are shown below:

Street	Vehicles Per Day			
	2019	2016	2013	2010
Cherry Road	27,700	25,600	23,700	23,200

RELATIONSHIP TO PUBLIC PLANS**Focus 2020 Comprehensive Plan**

The property is within the Suburban Neighborhood character area. The character area is comprised of single-family neighborhoods and multi-family apartment complexes that are automobile-dependent and separated from other uses.

This site is also included in the Cherry Road redevelopment area that is called out on the Future Land Use Map. The Comprehensive Plan states that this former dominant retail area should strongly defer to the Cherry Road Revitalization Strategy that was adopted in December 2014.

Cherry Road Revitalization Study

The following goals for the revitalization of the Cherry Park Area were developed based upon staff observations, analysis, and public input:

- Encourage development/redevelopment of vacant and underutilized buildings to support needed non-retail uses;
- Promote residential development of varying densities and housing types on key infill parcels;
- Maintain the quality of existing recreation and educational facilities and market the advantages of living/working near these amenities; and

- Support property improvements to make the area more attractive and inviting.

Conclusion

The rezoning would help ensure continued productive use of a non-retail property.

PUBLIC INVOLVEMENT

Staff hereby certifies that the required public notification actions have been completed as follows:

- Sept. 18: Rezoning notification signs posted on subject property.
- Sept. 18: Rezoning notification postcards sent to 50 property owners and tenants within 300 feet of the subject property, as well as to the contact for the Catawba Terrace Neighborhood Association.
- Sept. 18: Planning Commission public hearing advertisement published in *The Herald*.

Public Feedback

No comments received to date.

RECOMMENDATIONS

Staff Assessment

The proposed rezoning would establish a consistent zoning district for the entire site. It also would eliminate a small area of General Commercial zoning, which supports the City's goal of phasing this district out over time. The proposed zoning is consistent with the City's Future Land Use Map and compatible with surrounding uses.

Staff Recommendation

Staff recommends approval of the rezoning.

Attachments

- Rezoning Map

To see the applications submitted for this case, go to: www.cityofrockhill.com/PlanInfo.

Staff Contact: Eric S. Hawkins, AICP, Planner III
eric.hawkins@cityofrockhill.com
803-329-8763



M-2020-27

Legend



Subject Property



General Commercial (GC)



Single-Family 5 (SF-5)

Zoning Data

Current: GC & SF-5

Proposed: OI



Planning & Development
Department
City of Rock Hill
10-06-2020

