



Location: 445 S. Herlong Ave., Tax Parcel 593-00-00-002

Site Area: 0.67 acres

Request: Annex property into the City and rezone from Business Development-III (BD-III) in York County to Limited Commercial (LC).

Proposed Development: None- existing use.

Owner/Applicant: John Bergin
Rock Hill, SC
803.370.3684

Site Description

The subject property is currently developed as a car wash and express lube business. It is located on the northwest side of the City and fronts on a minor arterial roadway (Herlong Ave). Surrounding uses include undeveloped property, office, retail, restaurant, single-family residential, and multi-family residential in commercial and residential zoning districts. No new development is planned for the site.

Background

The City is requiring annexation of this property in accordance with City Council's goal of annexing enclave areas that are completely surrounded by the City Limits. Mr. Bergin recently acquired the property and he was required to sign an annexation petition prior to establishing a new utility account for the property. The property is served by City water and sewer and is subject to annexation at the City's discretion. Annexation of enclaves promotes greater efficiency in City services and supports compact infill development and redevelopment that is consistent with strategies identified in the Comprehensive Plan.

Existing Zoning District Summary

Business Development District III (BD-III)- Permitted uses include personal service establishments, i.e. beauty shops; Laundromats; restaurants; convenience retail establishments, i.e. grocery stores; professional services, i.e. business or financial offices; commercial recreation establishments, i.e. game rooms; churches, clinics, office buildings, educational institutions, commercial schools, research facilities, townhouses, museums, motels, primary and secondary retail establishments, commercial parking lots, general business services, funeral homes, mini-warehouses, automobile service and repair shops.

Proposed Zoning District Summary

Limited Commercial (LC)- The LC district is established as a mid-level intensity commercial district that allows a wider range of non-residential uses at increasing intensities than the NC district. The uses allowed in this district include a wide range of

general retail, business, and service uses, as well as professional and business offices along with integrated residential uses as allowed in the NC district, but not intensive commercial or other business activities. Uses in this district are intended to serve groups of neighborhoods instead of individual neighborhoods.

INFRASTRUCTURE CONSIDERATIONS

This is an existing use and will not create additional impacts on the transportation or utility systems.

RELATIONSHIP TO PUBLIC PLANS

Comprehensive Plan

The City's Livable Land Use Map indicates that this parcel has a Community Mixed Use (CMU) land use designation. The Community Mixed Use classification is intended to create a regional destination environment providing housing, shopping, entertainment, employment, and gathering opportunities, located on or adjacent to major transportation corridors that provide high levels of access and visibility. These parcels are located along a minor arterial, Herlong Avenue South. Appropriate land uses should include a mix of relatively intense nonresidential uses integrated with the highest density housing, including high density residential, commercial, office, services, entertainment, educational, civic and other appropriate uses. The CMU classification should not be used to support or continue "strip type" commercial development. Industrial type uses (i.e. manufacturing, assembly, warehousing, etc.) should not be permitted.

Conclusion

The requested annexation and rezoning is generally consistent with the City of Rock Hill Comprehensive Plan and Livable City Land Use Map.

PUBLIC INVOLVEMENT

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

- April 4 & 18: Planning Commission public hearing advertisements published in *The Herald*.
- April 16: Rezoning notification signs posted on subject property.
- April 16: Rezoning notification postcards sent to property owners within 300' of the subject property. A total of 17 postcards were sent to properties within rezoning area and surrounding areas.

Public Hearing

The Rock Hill Planning Commission held a public hearing on this application on May 4, 2010. No one from the public spoke on the proposal.

RECOMMENDATIONS

Staff Assessment

The proposed zoning is consistent with the City's Land Use Plan and is compatible with surrounding uses.

Staff Recommendation

Staff recommends approval of the proposed Limited Commercial (LC) zoning.

Planning Commission Discussion

At their May meeting, the Planning Commission held the following discussion:

Mr. Graham asked if there had been any consideration given to assigning the rezoning classification to Neighborhood Commercial (NC) rather than Limited Commercial (LC) due to the property's proximity to apartments and Morgan's Glen. Mr. Hawkins stated that the LC zoning classification was the closest to the use of the property and that NC did not permit carwashes.

Planning Commission Recommendation

Following the public hearing at their May meeting, the Planning Commission voted 7-0 to recommend approval of the proposed LC zoning.

Attachments

- Annexation Map
- Rezoning Map

For copies of the following attachments, see the digital version of the report on the City's website:

- Annexation Application
 - Rezoning Application
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803.329.8763

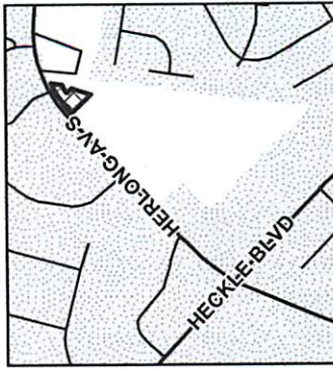


ROCK HILL
SOUTH CAROLINA



ANNEXATION MAP

Herlong/Heckle IV Area

**ANNEXATION TO THE
CITY OF ROCK HILL**



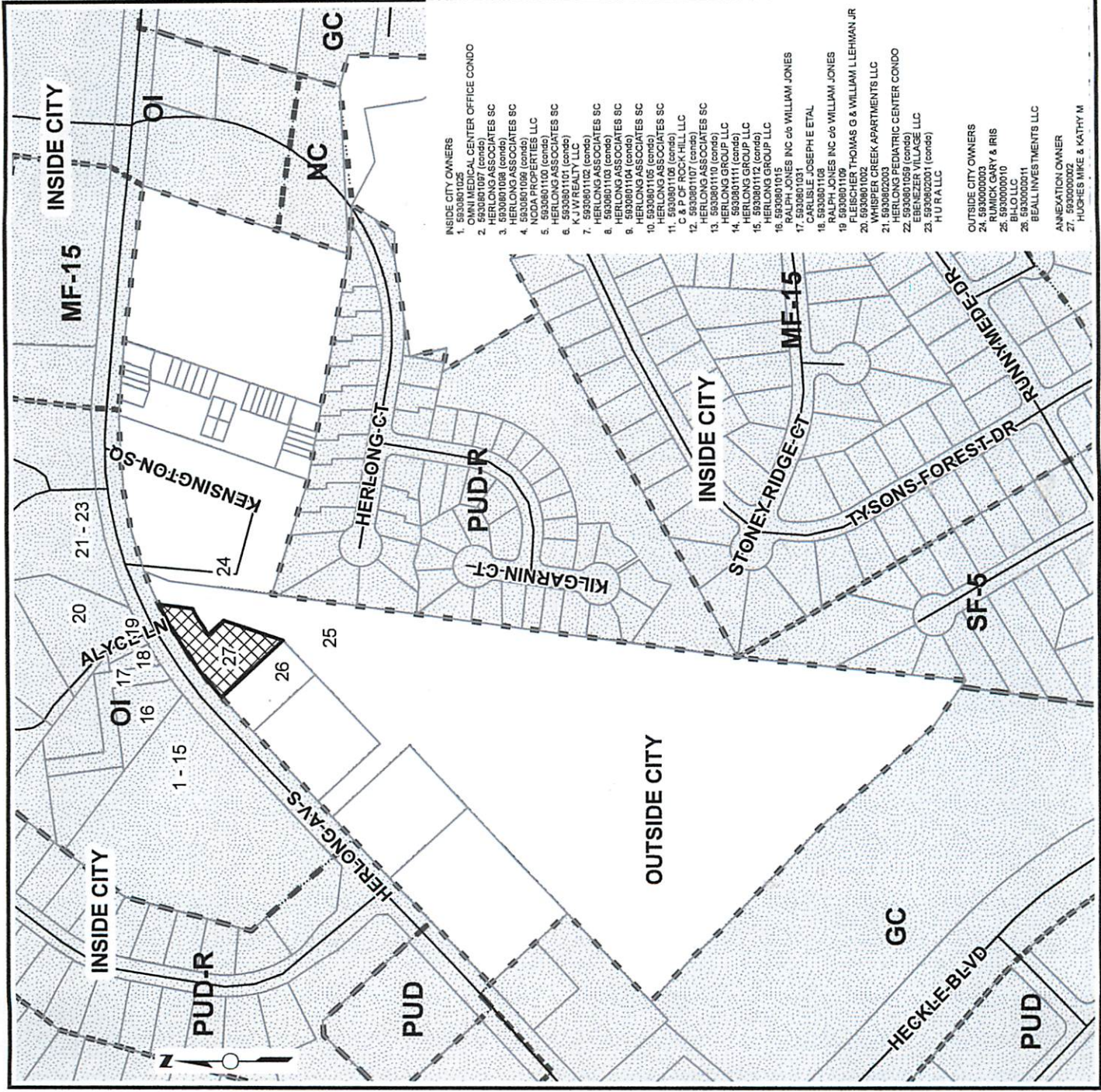
ZONING: LC
WARD: WARD 4
ACREAGE: 0.67

 **Subject Property**
 **City Limits**



THIS MAP WAS COMPILED FROM PLATS AND OTHER AVAILABLE INFORMATION. NO ACTUAL FIELD SURVEY WAS PERFORMED.

[Signature]
ADMINISTRATOR
DATE: **2-4-2010**



INSIDE CITY OWNERS

1. 5930801025 OMNI MEDICAL CENTER OFFICE CONDO
2. 5930801097 (condo) HERLONG ASSOCIATES SC
3. 5930801098 (condo) HERLONG ASSOCIATES SC
4. NODA PROPERTIES LLC
5. 5930801100 (condo) HERLONG ASSOCIATES SC
6. 5930801101 (condo) K.J.W REALTY LLC
7. 5930801102 (condo) HERLONG ASSOCIATES SC
8. 5930801103 (condo) HERLONG ASSOCIATES SC
9. 5930801104 (condo) HERLONG ASSOCIATES SC
10. 5930801105 (condo) HERLONG ASSOCIATES SC
11. G.P.C. OF ROCK HILL LLC
12. 5930801107 (condo) HERLONG ASSOCIATES SC
13. 5930801110 (condo) HERLONG GROUP LLC
14. 5930801111 (condo) HERLONG GROUP LLC
15. 5930801112 (condo) HERLONG GROUP LLC
16. 5930801113 (condo) HERLONG GROUP LLC
17. 5930801031 RALPH JONES INC c/o WILLIAM JONES
18. 5930801015 CARLISLE JOSEPH E ETAL
19. 5930801108 RALPH JONES INC c/o WILLIAM JONES
20. 5930801109 FLEISCHER THOMAS G & WILLIAM LLEHMAN JR
21. 5930801002 WHISPER CREEK APARTMENTS LLC
22. 5930802003 HERLONG PEDIATRIC CENTER CONDO
23. 5930802001 (condo) FLEISCHER THOMAS G & WILLIAM LLEHMAN JR
24. 5930802002 (condo) H U R A LLC

OUTSIDE CITY OWNERS





24. 5930800003 TOWNICK CARY & IRIS
25. 5930800010 BILO LLC
26. 5930800011 BEALL INVESTMENTS LLC
- ANNEXATION OWNER
27. 5930800002 HUGHES MIKE & KATHY M



ROCK HILL
SOUTH CAROLINA

M-2010-04

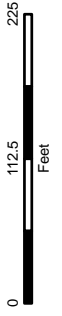
Legend

-  City Limit
-  Building
-  Zoning District Boundaries
-  Area of Interest

Zoning Data

Current:
BD-III(County)

Proposed: LC



Development Services
Department
City of Rock Hill
4/28/10

