



## Rezoning Analysis-Report to City Council

Meeting Date: November 23, 2009

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<b>Location:</b>	2185 & 2195 India Hook Rd and an adjacent parcel that fronts McGee Rd (corner of India Hook Rd & Ebinport Rd), Tax Parcels 592-00-00-020, 051, & 053.
<b>Site Area:</b>	Approx. 3.6 acres
<b>Request:</b>	Annex property into the City and rezone from BD-II and BD-III in York County to OI in the City.
<b>Proposed Development:</b>	Medical office.
<b>Applicant:</b>	Barry Amick Rock Hill, SC 803.242.5582
<b>Owners:</b>	William R. Wiley, III and Susan R. Johnson

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### Site Description

The property is located on the north side of the City and has frontage on India Hook Rd, Ebinport Rd, and McGee Rd. Two of the subject parcels are currently developed and the third parcel is undeveloped. 2185 India Hook Rd is a rental house and 2195 India Hook is an insurance office. Surrounding uses include single-family residential, multi-family residential, school, and commercial uses in residential and commercial zoning districts.

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### Development Proposal

The applicant is requesting the rezoning in order to facilitate the development of a medical office building on the property. The proposed building would be two stories and approximately 18,000 square feet in size. The proposed building would front India Hook Road and access would be provided from Ebinport Rd and McGee Rd. A 40' wide (or 30' with 6' high solid fence) landscape buffer would be required adjacent to the single-family home to the rear of the property.

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### Existing Zoning District Summary

Business Development District II (BD-II)- Permitted uses include clinics, office buildings, educational institutions, financial institutions, commercial schools, research facilities, townhouses, museums, motels, retail establishments, restaurants, and commercial parking lots.

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**

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 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. This district is different from the other business districts in that Retail Sales and Services uses are generally prohibited. Some limited retail uses may be allowed as a conditional or special exception use, subject to specific standards, and provided their primary purpose is to serve the office workers in the district. Multiple family residential uses, community facilities, and religious institutions are also allowed. The maximum residential density allowed is five (5) dwelling units per acre, and the minimum lot area for development for all non-residential uses is one (1) acre. Live/work dwellings and upper story dwellings over a street-level non-residential use may be included at densities of eight (8) units an acre.

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

The following nearby properties have been annexed into the City in recent years:

- 2263 India Hook Rd (north of the site) was annexed and rezoned to OI in July, 2008.
- 2215 India Hook Rd (across Ebinport Rd from the site) was annexed and rezoned to OI in February, 2007.

**INFRASTRUCTURE CONSIDERATIONS**

**Transportation**

The property has frontage on India Hook Rd (minor arterial), Ebinport Rd (major collector), and McGee Rd (local). The site will be accessed from Ebinport Rd and McGee Rd. There are existing sidewalks along India Hook Rd. Frontage sidewalks will be required along Ebinport Rd and McGee Rd when the site is developed.

Historic traffic volumes in the area are shown below:

Street	Vehicles Per Day				Capacity*
	2008	2003	1998	1993	
India Hook Rd	21,600	17,100	16,500	12,900	29,200
Ebinport Rd	5,800	6,300	7,600	6,400	10,800

\*Capacity denotes Level of Service “C”.

**Public Utilities**

All necessary utilities are available to the site.

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## **RELATIONSHIP TO PUBLIC PLANS**

### **Comprehensive Plan**

The City's Livable Land Use Map indicates that these parcels have a Community Mixed Use (CMU) land use designation on a portion of the site fronting on India Hook Road and along Ebinport Rd, and an Urban Residential (UR) land use designation on the remainder of the property.

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. This parcel has general visibility and access to India Hook Road. 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.

The Urban Residential classification is primarily a single-family residential land use classification intended to create high quality residential neighborhoods with a variety of housing choices. Residential development should have approximate residential densities of up to three dwelling units per acre. Higher densities may be appropriate for Conservation Subdivisions or Traditional Neighborhood Development (TND) communities. Neighborhoods in the UR community should generally allow for a mix of single-family housing types such as detached houses, attached town homes, attached patio homes, and condominiums. In limited instances, neighborhood-scale nonresidential land uses that generally serve the UR community such as public parks and recreation facilities, other public facilities and utilities, golf courses, places of worship, educational facilities, libraries, post offices, and the once common "corner store" may be appropriate.

### **Conclusion**

The requested annexation and rezoning from BD-II and BD-III (County) to OI (City) is generally consistent with the adopted City of Rock Hill Comprehensive Plan and Livable City Land Use Map.

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## **PUBLIC INVOLVEMENT**

The following public notification actions have been taken:

- October 4 & 18: Planning Commission public hearing advertisements published in *The Herald*.
- October 16: Rezoning notification signs posted on subject property.
- October 16: Rezoning notification postcards sent to property owners within 300' of the subject property. A total of 19 postcards were sent to properties within rezoning area and surrounding areas.

### **Public Feedback**

No comments received to date.

## **Public Hearing**

The Rock Hill Planning Commission held a public hearing on this application on November 3, 2009, and there were no comments from the public.

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## **RECOMMENDATION**

### **Staff Assessment**

The proposal is consistent with the land use plan and compatible with the surrounding uses. The property is already zoned to permit commercial uses in the County and the widening of India Hook Road has generated considerable development interest in this area.

### **Staff Recommendation**

Staff recommends approval of the proposed Office & Institutional (OI) zoning.

### **Planning Commission Discussion**

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

Mr. Roper asked about annexation of the surrounding properties. Mr. Hawkins stated that those properties were not part of the development request so they were not approached about annexation.

Mr. Graham asked if McGee Road is public or private. Mr. Hawkins stated that it is public.

The applicant, Mr. Barry Amick, 1050 King Road, Clover, stated that he tried to purchase the two adjoining properties in order to merge these all into one, but was unsuccessful.

### **Planning Commission Recommendation**

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

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## **Attachments**

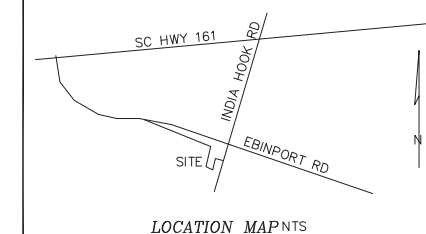
- Property Plat
- Annexation Map
- Rezoning Map

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

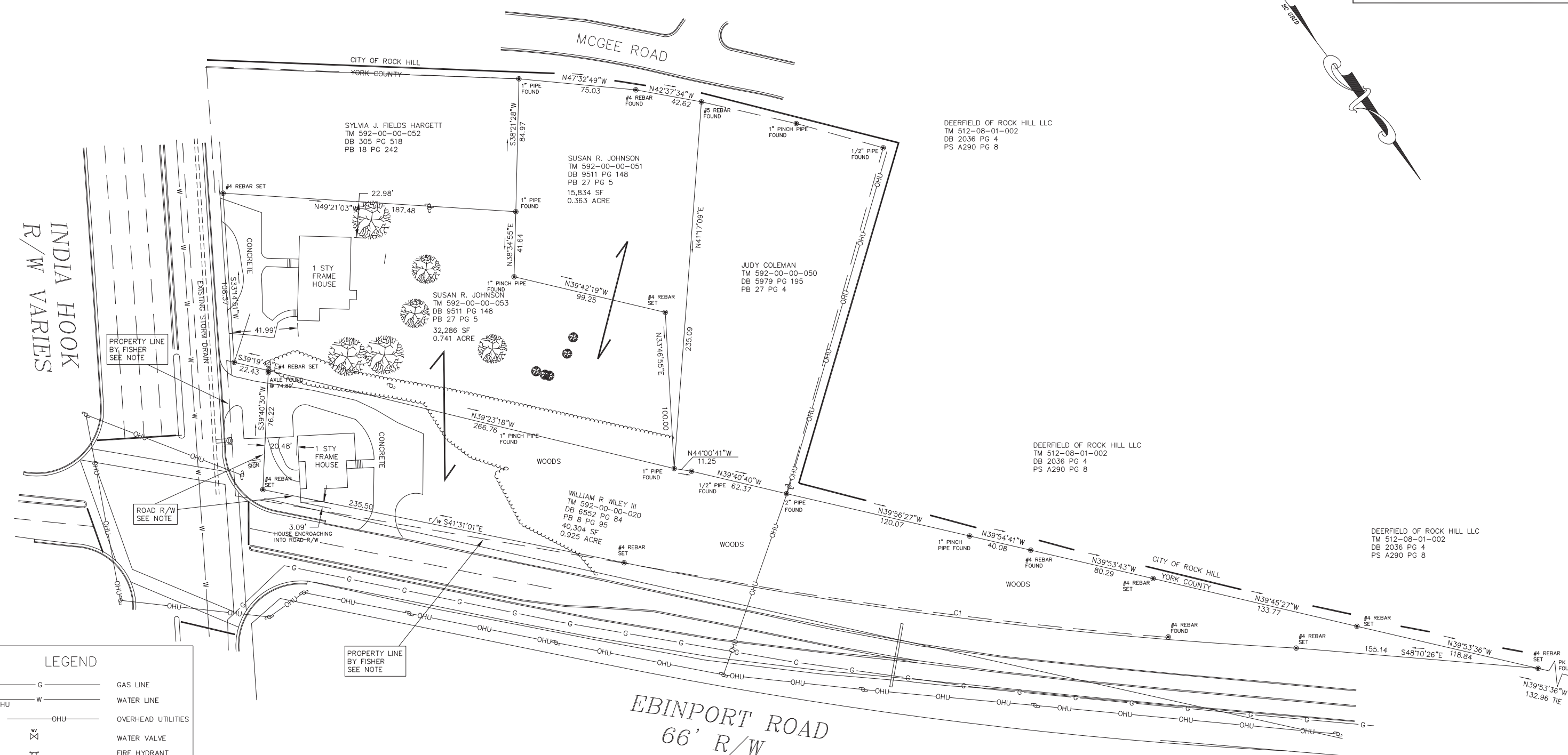
- Annexation Application
  - Rezoning Application
  - Public Notice Affidavits
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**Staff Contact:** Eric S. Hawkins, AICP, Planner III  
[ehawkins@cityofrockhill.com](mailto:ehawkins@cityofrockhill.com)  
803.329.8763

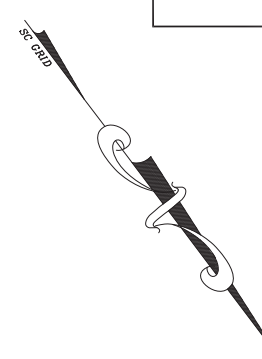
CURVE TABLE				
CURVE	Chord Brg	Chord Dist	LENGTH	RADIUS
C1	N45°43'18"W	432.89	433.28	2952.02



DEERFIELD OF ROCK HILL LLC  
 TM 512-08-01-002  
 DB 2036 PG 4  
 PS A290 PG 8

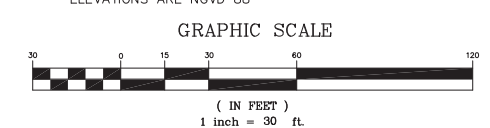


INDIA HOOK  
R/W VARIES



LEGEND	
G	GAS LINE
W	WATER LINE
OHU	OVERHEAD UTILITIES
⊗	WATER VALVE
⊕	FIRE HYDRANT
⊙	DRAINAGE MANHOLE
⊗	SEWER MANHOLE
⊖	POWER POLE

NOTES.  
 PROPERTY LINE SHOWN DASHED TAKEN FROM SURVEY PLAT BY J.B. FISHER, "PROPERTY SURVEYED FOR WILLIAM R. WILEY III" DATED OCT 3, 1994.  
 R/W FOR INDIA HOOK ROAD TAKEN FROM ROADWAY PLANS BY YORK COUNTY FOR HERLONG AVE. - INDIA HOOK ROAD IMPROVEMENTS PH III WHICH REFERENCE FILE 46.664 AND DOCKET 46.276.  
 ALL BEARINGS ARE SC GRID NORTH NAD83(2007) ELEVATIONS ARE NGVD 88



THE PURPOSE OF THIS PLAT IS TO COMBINE TAX PARCELS 592-20, 52, 53

This property lies within a Zone X area as designated on Federal Insurance Rate Map, Community Panel: 45091C0307E dated Sept 26, 2008.  
 New lot lines or parcels have been created.  
 Reference plat: as shown  
 I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein.

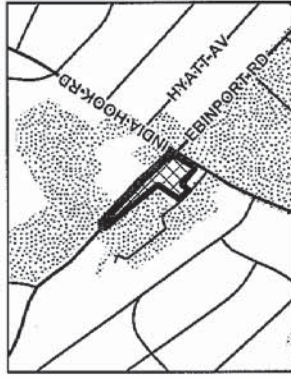
TERRY W. HUCKS  
 SC 11061B

COMBINATION SURVEY FOR  
 YORK COUNTY EBENEZER TOWNSHIP SOUTH CAROLINA  
**HUCKS and ASSOCIATES, PC.**  
 Land Surveyors and Land Planners  
 5212 Hampton Ridge Road  
 Rock Hill, SC 29732  
 803-366-4677 803-366-4128  
 SCALE: 1" = 30'  
 DATE: OCTOBER 13, 2009  
 FILE NO: 09136  
 CHK BY: TWH



**ROCK HILL**  
SOUTH CAROLINA  
**ANNEXATION MAP**  
India Hook/Ebinport Rd  
Area V

**ANNEXATION TO THE  
CITY OF ROCK HILL**



ZONING: OI  
WARD: WARD 4  
ACREAGE: 3.6

City Limits  
Annex Area



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

11-09-09  
DATE

CITY ADMINISTRATOR







ADJACENT OWNERS	
1.	Roscoe & Timothy Denton
2.	592000146
3.	D W Land LLC
4.	6338501019
5.	D W Land LLC
6.	6330901017
7.	Boyer & Kelly Troutman
8.	Rock Hill Ebinport Consolidated School
9.	5920000052
10.	Sylvia J Fields
11.	5920801002
12.	Deerfield of Rock Hill LLC
13.	5920000050
14.	Boyer & Kelly Troutman
15.	5920000050
16.	Yoketown Village Ltd Partnership
ANNEXATION OWNERS	
17.	5920000051
18.	Susan Johnson
19.	5920000050
20.	Susan Johnson
21.	5920000020
22.	William Wiley III



**ROCK HILL**  
SOUTH CAROLINA

**M-2009-20**

**Legend**

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

**Zoning Data**

**Current:**  
BD-II & BD-III  
(County)

**Proposed: OI**



Development Services  
Department  
City of Rock Hill  
10/29/09

