



Rezoning Analysis-Report to City Council

Meeting Date: June 11, 2012

Location:	736, 810, 816, and 820 Crawford Road; Tax Map #s 600-12-03-014, 600-14-01-003 through -009, and 600-14-01-011.
Site Area:	Approximately 1.79 acres.
Request:	Rezone property from Single Family-4 to Neighborhood Commercial.
Proposed Development:	Use existing vacant commercial building at 736 Crawford Road as a barber shop; future church expansion at 810 Crawford Road.
Applicant/Owner:	Trinity Baptist Church Rock Hill, SC 803.327.9695

Site Description

The subject property is currently developed and is the location of Trinity Baptist Church at 810 Crawford Road, a former single-family home at 816 Crawford Road that is used as meeting space for the church, an existing single-family home at 820 Crawford Road, and an existing commercial building at 736 Crawford Road that has been vacant since July of 2010. The commercial building sits on a parcel that is approximately 0.36 acres in size and is disconnected from the other property owned by the applicant. The property is located southwest of downtown and fronts on a major collector roadway (Crawford Road). Surrounding and nearby properties are occupied by single-family residential, public park, and religious institution uses in residential zoning districts. The Norfolk-Southern rail line runs behind the property.

Development Proposal

The applicant is requesting the rezoning in order to allow a barber shop to occupy the existing commercial building at 736 Crawford Road. This building has a long history of commercial uses (it is identified as a store on the 1949 Sanborn fire insurance maps) and was most recently occupied by a barber shop. The previous uses were grandfathered but the property has lost its legal non-conforming commercial use status due to an extended period of vacancy.

Under the proposed Neighborhood Commercial zoning, the Church could also seek a Special Exception to add a family life center on the Church site at 810 Crawford Road at some point in the future. The addition of a recreational facility would not be permitted under the current SF-4 zoning.

Existing Zoning District Summary

Single-Family Residential-4 (SF-4)- The SF-4 district is established as a district in which the principal use of land is single-family residential development. Complementary uses

customarily found in single-family residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and elementary schools are allowed uses in the SF-4 district. The minimum lot area for development is nine thousand (9,000) square feet, and the maximum residential density allowed is four (4) units per acre.

Proposed Zoning District Summary

Neighborhood Commercial (NC)- The NC district is established and intended to provide for small-scale retail, service, and professional offices that provide goods and services to serve the residents of the surrounding neighborhood. Residential uses are encouraged on the upper floors of non-residential establishments. The district should not include establishments that attract traffic from areas of the City outside the neighborhood which is being served by the use. Non-residential uses in the NC district are limited to ten thousand (10,000) square feet in area per use in an individual building. The district should typically be located at the intersection of two (2) collector (residential or commercial) streets or a collector street and arterial/major collector street in close proximity to the residential neighborhood which they serve. The district is subject to development standards to ensure development is consistent with the neighborhood scale and form of the district, and compatible with surrounding uses through setbacks, height limitations, bulk and other dimensional standards, connectivity requirements, controls on lighting, and site design. In addition, all non-residential development in the NC district shall limit its hours of operation to between the hours of 6:00 AM and 10:00 PM.

Zoning History of the Property

The property has been zoned residential since the City's adoption of zoning in 1965.

INFRASTRUCTURE CONSIDERATIONS

The property is fully developed, so no additional impact on the transportation or utility systems would occur due to a change in the zoning of the property.

RELATIONSHIP TO PUBLIC PLANS

Vision 2020 Comprehensive Plan

This property is reflected on the City's Vision 2020 Land Use Map as Urban Mixed Use. The Urban Mixed Use Character Area is the historic urban core of the City. Development patterns envisioned for this area include a mix of uses, pedestrian-friendly amenities, and the visual character found in Rock Hill's existing downtown areas. The area should include a wide range of commercial, residential and civic activities; while large scale retail, light industry and heavy industry (outside of business parks) should be limited. Redevelopment and infill projects should reinforce compatibility and context with the surrounding community. Other Planning Principles to be considered in redevelopment of this area are urban form (including compact development, walkable streets, mixed uses, transit oriented design, block and street orientation, integration of civic spaces) and historic character.

Conclusion

The requested rezoning from Single Family-4 (SF-4) to Neighborhood Commercial (NC) is generally consistent with the City of Rock Hill Vision 2020 Comprehensive Plan and Vision 2020 Land Use Map.

PUBLIC INVOLVEMENT

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

- May 20: Planning Commission public hearing advertisement published in *The Herald*.
- May 18: Rezoning notification signs posted on subject property.
- May 18: Rezoning notification postcards sent to 26 property owners within 300 feet of the subject property.

Public Hearing

The Rock Hill Planning Commission held a public hearing on this application on June 5, 2012. The applicant presented information about the proposal and there were no comments from the public.

Wylie Patterson, 1680 Quail Rush Drive, representative for applicant, stated that the Church intends to re-open 736 Crawford Road as a barber shop and that it is a means of support for the church.

Mrs. Easley asked if the Church has tried to purchase the adjoining property between the Church building and Tim Street and if they have an agreement for parking on that parcel. Mr. Patterson stated that they have tried to purchase it in the past but they have not been able to reach an agreement with the owner. They do have an understanding with the owner regarding the parking and they also have other areas available for overflow parking when needed.

RECOMMENDATIONS

Staff Assessment

The property is located on a major collector road in an area that includes other institutional uses, including the Emmett Scott Recreation Center and Saint Mary's Catholic Church. The size of the property (particularly 736 Crawford Road) and the buffer requirements of the Zoning Ordinance effectively preclude the possibility of any redevelopment of the property for more intensive commercial use. With respect to 736 Crawford Road, the proposed zoning change would allow re-occupancy of a building that has a long history of commercial use.

Staff Recommendation

Staff recommends approval of the rezoning application.

Planning Commission Discussion

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

Mr. Smalls asked Mr. Hawkins if staff has received any comments from neighbors. Mr. Hawkins stated that no comments have been received.

Mrs. Easley stated that this is a good example of Neighborhood Commercial zoning doing what it is intended to do by allowing a mix of uses that are in character with the neighborhood. Mr. Smalls stated that this is also a good example of infill development.

Planning Commission Recommendation

Following the public hearing at their June meeting, the Planning Commission voted five to zero to recommend approval of the rezoning.

Attachments

- Rezoning Map

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

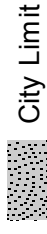
Staff Contact: Eric S. Hawkins, AICP, Planner III
ehawkins@cityofrockhill.com
803.329.8763



ROCK HILL
SOUTH CAROLINA

M-2012-09

Legend



City Limit



Zoning District Boundaries

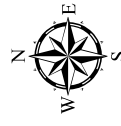


Areas of Interest

Zoning Data

Current:
SF-4

Proposed:
NC



Development Services
Department
City of Rock Hill
5/30/12

