



Rezoning Analysis-Report to City Council

Meeting Date: May 24, 2010

Location:	905 E. Main St. & 106 Highland St., Tax Parcels 626-02-02-017 & -018
Site Area:	0.52 acres
Request:	Rezone property from Industry General (IG) to Office & Institutional (OI).
Proposed Development:	None at this time.
Owner/Applicant:	Phillip Warren Rock Hill, SC 803.526.1528

Site Description

The subject parcels are currently developed as single-family residences. The property is located just east of downtown at the corner of a major collector (E. Main St.) and a local street (Highland St.). Surrounding uses include residential, office, institutional, and light industrial in commercial and industrial zoning districts. The property is located in the Old Town Overlay District.

Development Proposal

The applicant is requesting the rezoning in order to bring the existing uses into compliance with zoning and allow for the possibility of office uses in the future.

Existing Zoning District Summary

Industry General (IG)- The IG District is established and intended to provide lands for light industrial uses that can be operated in a relatively clean and quiet manner and that will not be obnoxious to adjacent residential or business districts. Allowable uses include limited manufacturing and functionally related uses such as distribution, storage, and processing. Some heavier industrial uses may be permitted with a Special Exception (see Section 2-300(D)). Commercial uses are allowed, but are considered incidental to the predominantly light industrial nature of the district. Residential uses, other than caretaker dwellings, and uses that generate hazardous wastes are not permitted.

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 property has always been zoned industrial because it was part of the Highland Park Mill village. When zoning was first instituted by the City, residential uses were permitted in the industrial zoning districts.

INFRASTRUCTURE CONSIDERATIONS

No development is proposed at this time that would create additional impacts on the transportation or utility systems. Infrastructure impacts will be analyzed at the time of any redevelopment of the property.

RELATIONSHIP TO PUBLIC PLANS

Comprehensive Plan

The City's Livable Land Use Map indicates that this property has an Urban Residential land use designation. 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 rezoning from Industry General (IG) to Office and Institutional (OI) is generally consistent with the adopted 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 30 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. There were no comments from the public 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 rezoning application.

Planning Commission Recommendation

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

Attachments

- Rezoning Map

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

- Rezoning Application
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ROCK HILL
SOUTH CAROLINA

M-2010-05

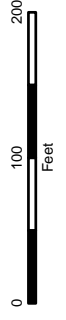
Legend

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

Zoning Data

Current: IG

Proposed: OI



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

