



Rezoning Analysis-Report to City Council

Meeting Date: January 9, 2012

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|------------------------------|---|
| Location: | 2331 Ebenezer Road, Tax Map #589-01-01-060 |
| Site Area: | Approximately 3.15 acres |
| Request: | Rezone property from Industry General (IG) to Limited Commercial (LC). |
| Proposed Development: | None- site is fully developed. |
| Owner/Applicant: | Lawson's Holdings LLC (Timothy Lawson) Rock Hill, SC 803.324.7711 |

Site Description

The subject property is the location of Carolina Kids Child Development Center. It is located on the north side of the City and fronts on a minor arterial roadway (Ebenezer Road). Surrounding uses include office, retail, self-service storage, multi-family residential, and undeveloped property in commercial and industrial zoning districts.

Proposal

The applicant is requesting the rezoning because the existing child care use is nonconforming in the Industry General (IG) zoning district. In order to eliminate the nonconformity, the applicant is proposing Limited Commercial (LC) zoning, which permits child care. No additional development of the property is planned at this time.

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

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. Uses in this district are intended to serve groups of neighborhoods instead of individual neighborhoods.

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

The subject property was zoned Manufacturing-Light (M-L) when it was annexed into the City in 1986. The zoning converted to Industry General (IG) when the current Zoning Ordinance went into effect in 2006. The adjoining property to the north was rezoned from IG to LC in 2007.

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

The City's Vision 2020 Land Use Map indicates that this parcel is within the Existing Suburban Neighborhoods Character Area. The Existing Suburban Neighborhoods Character Area represents the established suburban land use pattern which is dominated by single family subdivisions and individual commercial developments. The vision for this area is to better connect neighborhoods as well as integrate and mix land uses in a more pedestrian and bicycle-friendly way. Planning principles for this area seek to expand and reinforce neighborhood cohesiveness and design. Compatible mixtures of uses are encouraged; and new commercial and office uses generally are encouraged to locate in focused Suburban Mixed Use Centers. Efforts to enhance mobility and livability in these areas are important. Higher density and intensity uses should be focused in and immediately surrounding Suburban Centers and along major corridors, or in other locations where they relate to unique institutions and amenities and can be designed with minimal land use impacts. The LC zoning district provides for a variety of mid-level intensity commercial and non-residential uses intended to serve groups of surrounding neighborhoods.

Conclusion

The requested rezoning 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:

- Nov. 6: Planning Commission public hearing advertisements published in *The Herald*.
- Nov. 18: Rezoning notification signs posted on subject property.
- Nov. 18: Rezoning notification postcards sent to 15 property owners within 300' of the subject property.

Public Hearing

The Rock Hill Planning Commission held a public hearing on this application on December 6, 2011 and there were no comments from the public.

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 Recommendation

Following the public hearing at their December meeting, the Planning Commission voted 5-0 (Roper recused) to recommend approval of the rezoning.

Attachments

- Rezoning Map
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ROCK HILL
SOUTH CAROLINA

M-2011-26

Legend



City Limit



Zoning District Boundaries



Area of Interest

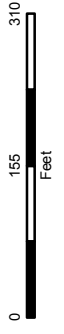
Zoning Data

Current:

IG

Proposed:

LC



Planning & Development
Services Department
City of Rock Hill
11/30/11

