



Rezoning Analysis-Report to City Council

Meeting Date: January 9, 2012

Location:	821 Albright Road, Tax Map #623-00-00-004
Site Area:	Approximately 1.59 acres
Request:	Annex property into the City and rezone from Urban Development (UD) in York County to General Commercial (GC)
Reason for Request:	Boundary clean-up.
Applicant:	Rock Hill Planning Commission
Owner:	Rock Hill Center LLC (Blake P. Garrett, Jr.) Fountain Inn, SC 864.862.3501

Site Description

The subject property is a portion of an existing multi-tenant shopping center. It is located on the south side of the City and fronts on an arterial roadway (Albright Road). Surrounding uses include commercial, residential, and undeveloped property in residential, commercial, and industrial zoning districts.

Background

Staff recently discovered that the shopping plaza located at 709-821 Albright Road is situated on two separate tax parcels, one of which is located outside of the City. Approximately 10.15 acres of the plaza's property is located inside the City and 1.59 acres at the southwest corner of the plaza is located in the County. Commercial sites should be situated completely within one jurisdiction for efficiency of services. Avoiding potential confusion about jurisdiction is particularly important during emergency situations.

Staff sent a letter to the property owner on August 18, 2011, explaining the boundary issue and encouraging the owner to annex the subject parcel into the City. The property owner agreed with staff's assessment that the status of the property is confusing and agreed to annex the property. The City received a letter from the property owner (attached) and the signed Annexation Petition on August 23, 2011.

Staff recommends a zoning district of General Commercial (GC) for the subject parcel upon annexation so that it will be consistent with the zoning district of the portion of the plaza that is already located in the City. The proposal was sponsored by the Planning Commission because the Zoning Ordinance prohibits owner-initiated rezoning applications for GC zoning. Only the City may initiate a rezoning to the GC district.

Existing Zoning District Summary

Urban Development District (UD)- Permitted uses include single-family dwellings, schools, horticulture and agriculture interests, neighborhood and community parks, churches, duplexes, multi-plexes, child care centers, nursing homes, 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; 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, agriculture operations, cemeteries, churches, community centers, equestrian operations, mining operations, mobile homes on individual lots, outdoor recreation facilities, roadside stands, schools, utilities, manufacturing uses and services, and warehousing establishments.

Proposed Zoning District Summary

General Commercial (GC)- The GC district is established as a commercial district applied to lands being used for commercial uses which do not readily fit into one of the three (3) other commercial districts. The GC district provides opportunities to integrate residential with retail and office uses, subject to design standards. It is the intent of this Ordinance the GC district be phased out over time by not allowing new owner-initiated rezonings to the GC District.

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 Existing Suburban Neighborhood. Properties within the existing Suburban Neighborhood are characterized by established suburban land use patterns, 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; however, 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.

Conclusion

The requested annexation and 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 & 20: 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 five 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 General Commercial (GC) zoning.

Planning Commission Recommendation

Following the public hearing at their December meeting, the Planning Commission voted 6-0 to recommend approval of the proposed GC zoning.

Attachments

- Letter from Blake Garrett, Dated August 22, 2011
 - Annexation Map
 - Rezoning Map
-

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



Garrett and Garrett

P.O. Drawer 36 Fountain Inn, S.C. 29644
Telephone - (864) 862-3501 / (864) 862-3562
Fax - (864) 862-5349

August 22, 2011

Ms. Christine M. Fisher, AICP
Senior Long Range Planner
City of Rock Hill
PO Box 11706
Rock Hill, SC 29731-1706

Re: Tax Parcel #623-00-00-004
Address: 821 Albright Rd, Rock Hill, SC

Dear Ms. Fisher:

We thank you for your letter of August 16, 2011, with enclosures.

We agree with your assertion that the status of our property in Rock Hill might be slightly confusing. Therefore, we have signed the Petition you kindly sent and are enclosing same.

With best regards, I am

Sincerely,



Blake P. Garrett Jr.

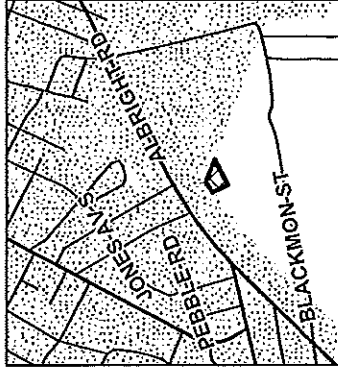


ROCK HILL
SOUTH CAROLINA

ANNEXATION MAP

**Albright Road
Area I**

**ANNEXATION TO THE
CITY OF ROCK HILL**



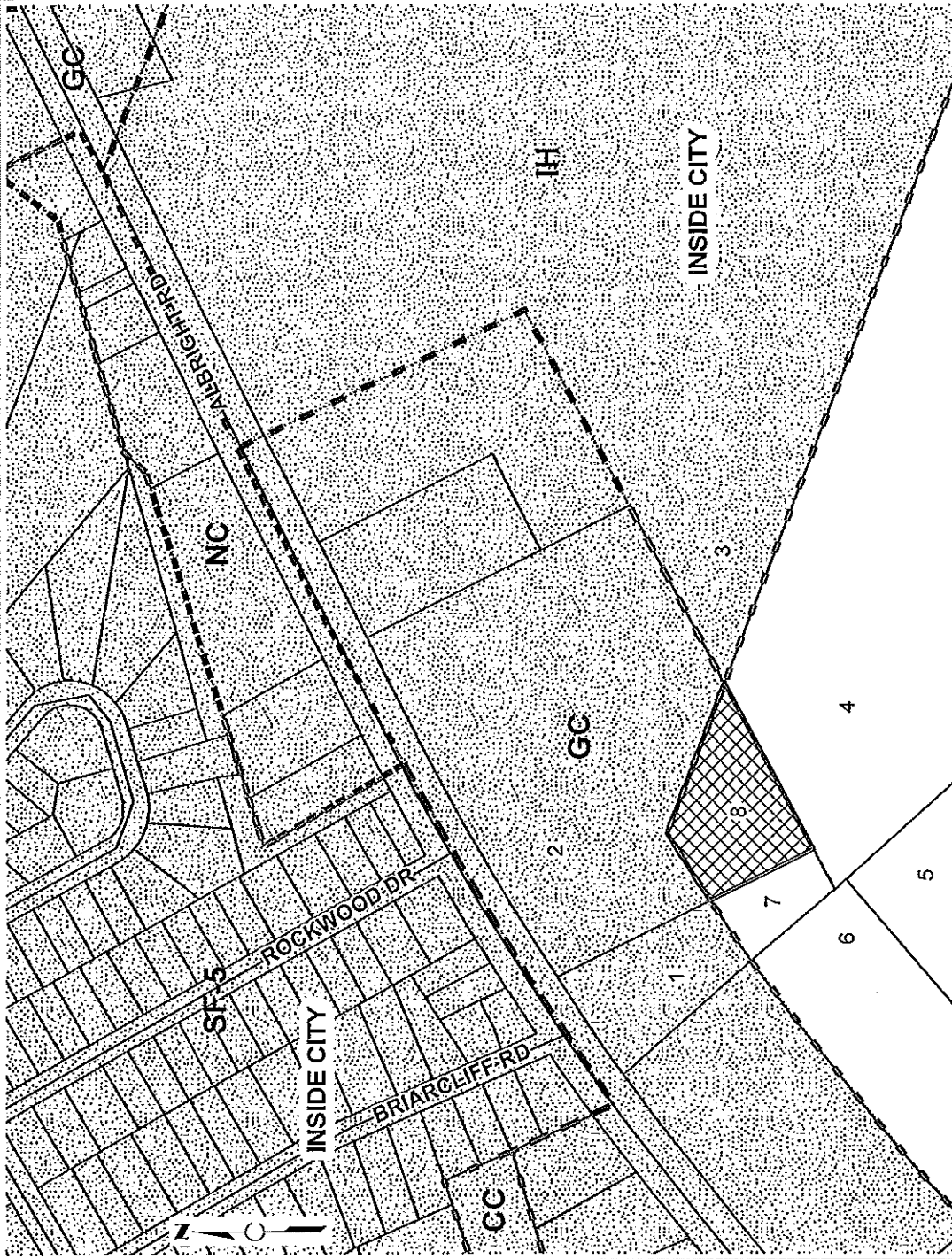
ZONING: GC
WARD: WARD 5
ACREAGE: 1.59

- Subject Property
- Zoning District Boundaries
- City Limits



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

DATE: 9/16/11
CIS ADMINISTRATOR: *[Signature]*



- INSIDE CITY OWNERS**
1. 0230701065 COLONIAL CENTER OF ROCK HILL LLC
 2. 0230701063 COLONIAL CENTER LLC
 3. 0230701061 JOHN H WILBANKS & JACK MIGNALE
- OUTSIDE CITY OWNERS**
4. 0230000022 JOHN H WILBANKS
 5. 0230000021 JOHNSON CONCRETE MATERIALS INC
 6. 0230000025 WILLIAM O BERRY JR & DELORIS F BERRY
 7. 0230000039 COLONIAL CENTER OF ROCK HILL LLC
- ANNEXATION OWNER**
8. 0230000004 ROCK HILL CENTER LLC



ROCK HILL
SOUTH CAROLINA

M-2011-24

Legend



City Limit



Zoning District Boundaries

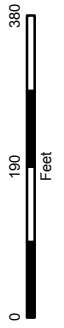


Area of Interest

Zoning Data

**Current: IG,
UD (county)**

**Proposed:
GC**



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

