



Rezoning Analysis-Report to City Council

Meeting Date: May 29, 2012

Location:	Beside 465 South Herlong Avenue, Tax Map #593-00-00-003
Site Area:	Approximately 0.5 acres
Request:	Annex property into the City and rezone from Business Development District-3 (BD-3) to Limited Commercial (LC).
Proposed Development:	Parking lot
Applicant:	Jody Odom (agent for owner) Rock Hill, SC 803.370.2700
Owner:	Gary & Iris Rumick Covington, LA

Site Description

The subject property is currently undeveloped. It is located on the northwest side of the City and fronts on a minor arterial roadway (Herlong Ave). Surrounding uses include undeveloped property, office, retail, restaurant, and single-family residential in commercial, planned unit development, and residential zoning districts.

Development Proposal

The applicant is requesting the rezoning in order to facilitate the development of a parking lot to serve the commercial center at 465 South Herlong Avenue. There is a parking shortage at 465 S. Herlong and patrons are using the parking lots of other businesses in the area. The proposed parking lot will improve the situation by providing approximately 25 new parking spaces.

Existing Zoning District Summary

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

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.

Previous Rezoning Cases in the Area

The following properties in this area have been annexed into the City since 2010:

- 445 S. Herlong Ave. annexed June 2010, zoned LC.
 - 481 & 489 S. Herlong Ave. annexed October 2010, zoned LC.
 - 465 S. Herlong Ave. annexed March 2011, zoned LC.
 - Kensington Square Apartments, annexed June 2011, zoned MF-15.
-

INFRASTRUCTURE CONSIDERATIONS

Transportation

The property has frontage on Herlong Avenue, a minor arterial with existing sidewalks. The site will be accessed from Herlong Ave.

Historic traffic volumes in the area are shown below:

Street	Vehicles Per Day				Capacity*
	2009	2004	1999	1994	
Herlong Avenue	23,800	21,400	18,900	17,600	29,200

*Capacity denotes Level of Service "C".

Public Utilities

All necessary utilities are available to the site.

RELATIONSHIP TO PUBLIC PLANS

Vision 2020 Comprehensive Plan

The City's Vision 2020 Land Use Map indicates that this parcel is within the Community Center sub-area of the Suburban Mixed Use Center Character Area. Uses located within the Community Center classification should be medium scale and serve multiple surrounding neighborhoods, but not include big box retail centers. Access from arterial roadways should be balanced with pedestrian and bicycle enhancements and circulation. Vehicular and pedestrian ways should provide logical and convenient connections between uses and to existing adjacent uses.

Conclusion

The requested annexation and rezoning of parcel number 593-00-00-003 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:

- April 15: Planning Commission public hearing advertisement published in *The Herald*.
- April 12: Rezoning notification signs posted on subject property.
- April 13: Rezoning notification postcards sent to eighteen property owners within 300' of the subject property.

Public Hearing

The Rock Hill Planning Commission held a public hearing on this application on May 1, 2012. The applicant presented information about the proposal. No one from the public spoke on this item.

Mrs. Jody Odom, 542 Joslin Point Lane, representing property owners Gary and Iris Rumick, stated that the property was under contract to the owner of Luke's in order to build additional parking. She noted that customers had been parking in adjacent parking lots on either side of the center as well as across the street. She noted that the building of a parking lot would help beautify the area and that Luke's owners had support from the shopping center owner and adjacent property owners.

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 Discussion

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

Mr. Greene asked if there would be enough parking to support the businesses there under the current code. Mr. Hawkins stated that based on current code, there was a shortage of parking. He noted that there were 50 to 55 spaces on the site now, and that Luke's generated the need for 40 to 50 spaces itself. He stated that there were other uses in the center that generated another ten spaces or so, but that the parking currently there was not enough to support the square footage of the center itself. He added that the center had been developed for office and retail use with the parking ratio determined based on those uses, not restaurant use.

Mr. Greene asked if the lot were rezoned, could the owner change their mind and build something else. Mr. Hawkins stated that they could, provided it was allowed under the zoning assigned.

Mr. Roper asked if Limited Commercial was uniform with other uses and classifications in the same area. Mr. Hawkins stated that it was consistent with the adjoining parcels that were most recently annexed and zoned LC.

Planning Commission Recommendation

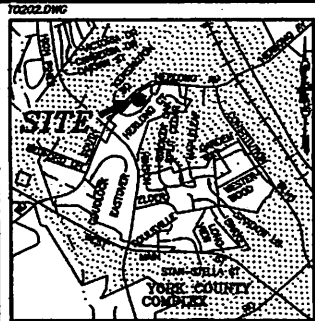
Following the public hearing at their May meeting, the Planning Commission voted 7-0 to recommend approval of the proposed LC zoning.

Attachments

- Property Plat
- Annexation Map
- 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

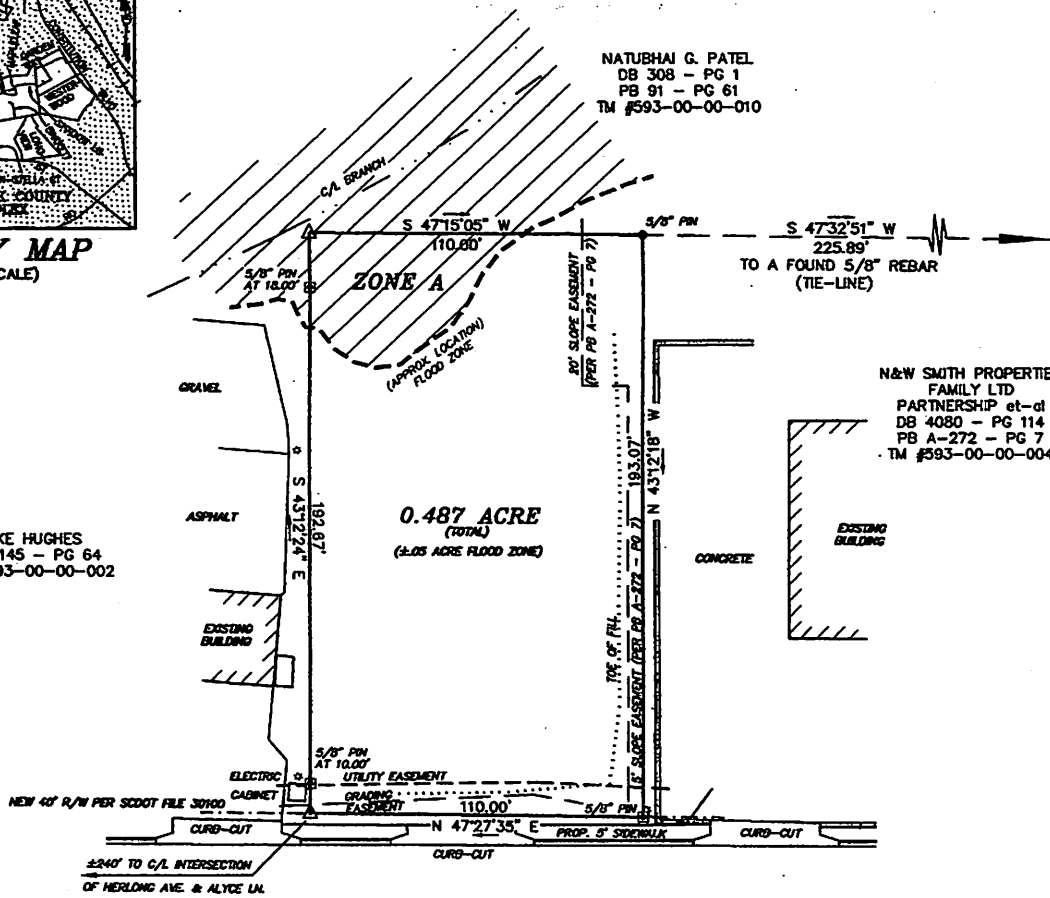


VICINITY MAP
(NOT TO SCALE)

NATUBHAI G. PATEL
DB 308 - PG 1
PB 91 - PG 61
TM #593-00-00-010

MIKE HUGHES
DB 3145 - PG 64
TM #593-00-00-002

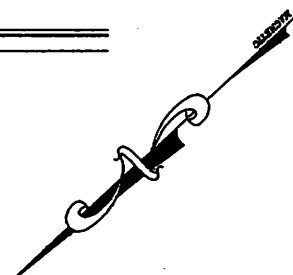
N&W SMITH PROPERTIES
FAMILY LTD
PARTNERSHIP et-al
DB 4080 - PG 114
PB A-272 - PG 7
TM #593-00-00-004



SOUTH HERLONG AVENUE

NOTES:

1. NO NEW LOTS OR PROPERTY LINES ESTABLISHED.
2. FLOOD ZONE DATA TAKEN FROM FEMA MAP 450193 0136 D, DATED 2/3/1993.
3. SCDOT RIGHT-OF-WAY DATA TAKEN FROM SCDOT FILE 30100.



NO. C01570

**FISHER - SHERER
INC.**
ENGINEERING & SURVEYING
2051 EBENEZER ROAD
ROCK HILL, S.C. 29732
803-327-1232
800-535-9920

PROPERTY SURVEYED FOR
RCKG, LLC
LOCATED AT 445 SOUTH HERLONG AVENUE
IN THE EBENEZER TOWNSHIP
YORK COUNTY, SOUTH CAROLINA
OCTOBER 30, 2003
THIS PROPERTY IS DESIGNATED AS
TAX PARCEL 593-00-00-003.

"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 Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown. This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map and found that the above described is located in a special flood hazard area, to the extent shown."

Robert R. Medford
ROBERT R. MEDFORD S.C. P.L.S. 11065

REVISIONS	

MONUMENTS LEGEND	
FOUND	SET
IRON PIPE ○	□
IRON PIN ●	⊗
△ - UNMARKED POINT	

SCALE 1" = 40'

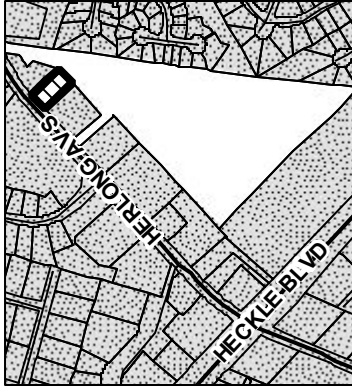


ROCKHILL
SOUTH CAROLINA

ANNEXATION MAP

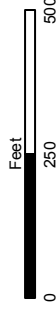
**Herlong Ave/Heckle Blvd
VII Area**

**ANNEXATION TO THE
CITY OF ROCK HILL**



ZONING: LC
WARD: WARD 1
ACREAGE: 0.5

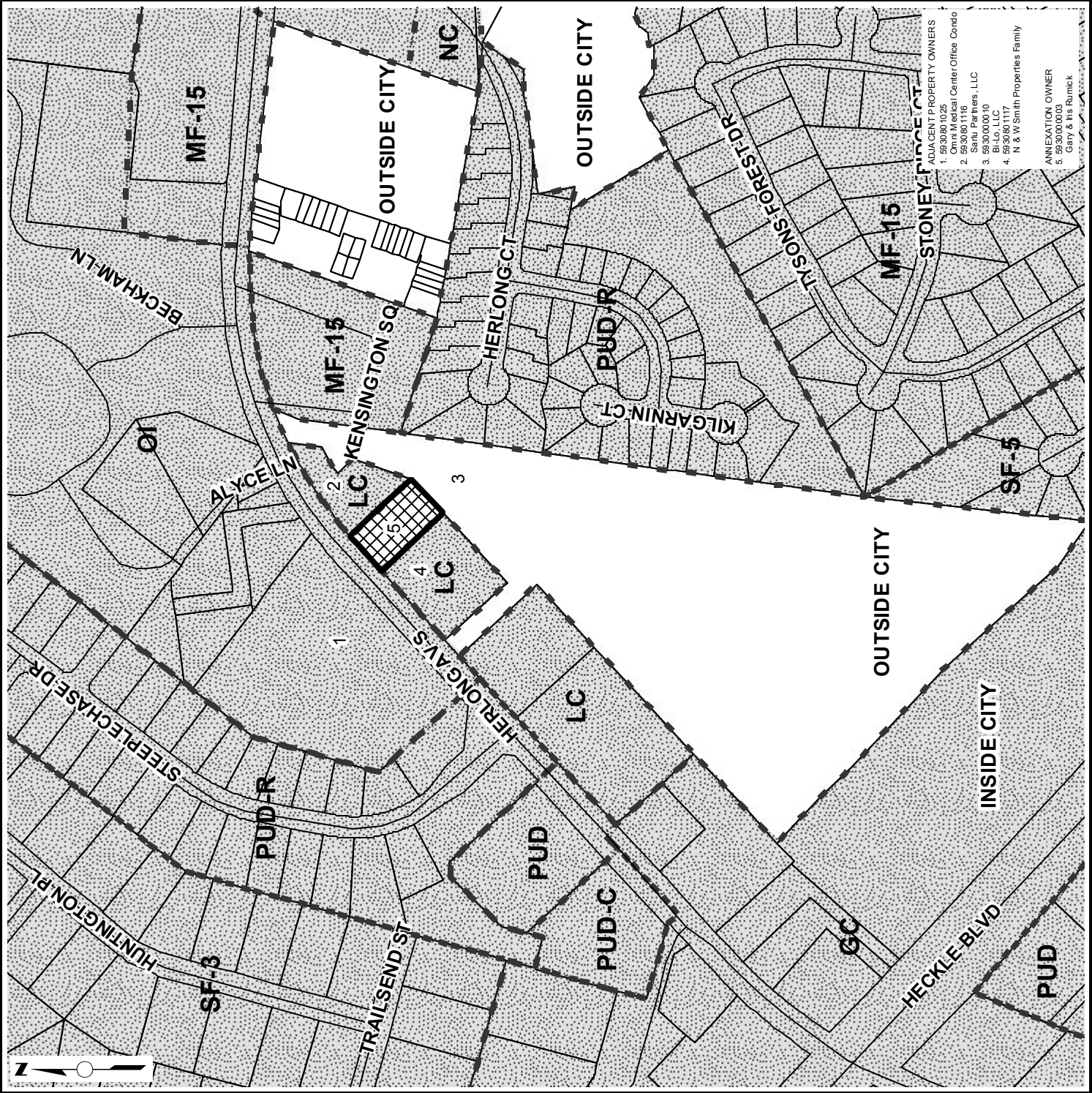
- Subject Property
- Zoning District
- Boundaries
- City Limits



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

GIS ADMINISTRATOR

DATE






- ADJACENT PROPERTY OWNERS
1. 5930801025
mm Medical Center Office Condo
 2. 5930801025
Saru Partners, LLC
 3. 5930000010
BI-LO, LLC
 4. 5930801117
N & W Smith Properties Family
- ANNEXATION OWNER
5. 5930000005
Gary & Tris Humick



ROCK HILL
SOUTH CAROLINA

M-2012-08

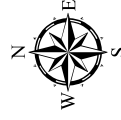
Legend

-  City Limit
-  Zoning District Boundaries
-  Area of Interest

Zoning Data

Current:
BD-III (County)

Proposed:
LC



Development Services
Department
City of Rock Hill
4/13/12

