



Rezoning Analysis-Report to City Council

Meeting Date: November 28, 2011

Location:	Southeast corner of Hollis Lakes Road and Renowned Boulevard, Tax Map #589-01-01-020 & 593-18-01-062.
Site Area:	Approximately 19.71 acres.
Request:	Amend the existing Planned Unit Development (PUD) Master Plan.
Proposed Development:	Single-family Detached Garden Homes.
Applicant:	The Tuttle Company, Inc. (Skip Tuttle) Rock Hill, SC 803.366.4448
Owner:	Fifth Third Bank Charlotte, NC

Site Description

The subject property is located to the east of Renowned Boulevard in the PUD section of Ebenezer Village. The property was previously cleared and graded in anticipation of development. Roadways and utility infrastructure have been installed but the lots have not been platted and no buildings have been built in this section of the development. It is located on the northwest side of the City at the intersection of a Major Collector roadway (Hollis Lakes Road) and a Local roadway (Renowned Boulevard). Surrounding uses include single-family residential, multi-family residential, institutional, and commercial in residential, commercial, and industrial zoning districts. The Norfolk-Southern Railway adjoins the eastern boundary of the site.

Proposal

The applicant is proposing the following amendments to the existing PUD Master Plan:

- Replace the proposed 75 townhouse lots on the southern portion of the property with 49 single-family detached garden home lots.
- Revise the PUD Development Standards in accordance with the change from townhomes to garden homes.
- Replace the proposed pool and cabana with a playground in the amenity area.

The applicant cites a lack of demand for new townhomes as the reason for proposing the change from townhomes to garden homes. No changes are proposed to the roads that have been installed or to the proposed 23 single-family detached lots on the northern portion of the site. An e-mail from Skip Tuttle outlining the proposed changes to the existing PUD is attached.

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

The property was rezoned from Single-Family Residential-1 (RS-1) General Residential (RG-1A) to PUD in July of 2004.

INFRASTRUCTURE CONSIDERATIONS

Transportation

A traffic study was done at the time of the previous rezoning of the property to PUD. The study identified the need for a left-turn lane from Hollis Lakes Road to Renowned Boulevard in conjunction with the development. The turn lane has not been installed and will need to be completed prior to final plat approval for any lots within the PUD.

Public Utilities

All necessary utilities are available to the site.

Public Schools

The property is in the attendance zones of Old Pointe Elementary School, Rawlinson Road Middle School, and Northwestern High School. (School zones subject to change.)

RELATIONSHIP TO PUBLIC PLANS

Vision 2020 Comprehensive Plan

The City's Vision 2020 Land Use Map indicates that this property 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.

Conclusion

The requested Planned Unit Development (PUD) amendment 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:

- October 2: Planning Commission public hearing advertisements published in *The Herald*.

- October 14: Rezoning notification signs posted on subject property.
- October 14: Rezoning notification postcards sent to 62 property owners within 300' of the subject property.

Neighborhood Meeting

A neighborhood meeting was held on September 27. Minutes of the meeting are attached.

Public Hearing

The Rock Hill Planning Commission held a public hearing on this application on November 1, 2011. The applicant presented information about the proposal and two members of the public spoke on the proposal.

Mr. Skip Tuttle, of The Tuttle Company and applicant's representative, 907 Lake Club Drive, stated that the concept of townhomes was not considered marketable in the current economy and that detached single-family homes were more desirable. He noted that the infrastructure was already in place and ready for development. He stated that he had met with the HOA and that they were working towards an agreement regarding the new amenities, which included removal of the existing parking lot that was to be used for the pool, removing the existing infrastructure designed for the pool, and building a playground that would be approved by the City's Park and Recreation Department as they were the experts at this type of equipment. He noted that \$100,000 was dedicated to completing these new amenities and that a large open space area would be cleared as well.

Mr. Roper asked if the amenity area would be pedestrian-accessed only as a result of the removal of the parking area. Mr. Tuttle stated that ample parallel parking already existed and that many would walk to the area.

Mr. Roper asked if the removal of the pool parking lot and infrastructure would be part of the amenity budget spent. Mr. Tuttle stated that it would but that it should be less than 15% to implement.

Mr. Roper asked for clarification on the total use of the money indicated. Mr. Tuttle stated that this was to bring the area to the proposed improved state, which would include the removal of the pool parking and infrastructure, grading of the open area, and installation of the playground.

Mrs. Kristina White, 272 Age Old Way, and Mr. Tim Moll, 298 Notable Lane, HOA representatives, spoke on the concern for safety of residents if the playground and open space area were split by a drive, the size of the structure and the concern that it may be used as a public park, the strain on the existing pool and other amenities, and the negotiations still needed between the HOA and The Tuttle Company. Mr. Moll added that there was also concern about the \$100,000 budget and how the money would be spent.

Mrs. Easley asked if the open area would be a public park. Mrs. White stated that although the park was private, it wouldn't be fenced and therefore people from outside Ebenezer Village were able to access it.

Ms. Gwen Salley, 287 Age Old Way, stated that she supported the revisions overall but that her concern was over the construction of the playground area. She added that she

thought the money would be best used to improve the existing amenities and infrastructure as new residents would put additional strain on the amenities and infrastructure.

STAFF COMMENTS

Outstanding Issues

At the time of this report, the applicant is working on finalizing the details of an agreement with the Ebenezer Village HOA regarding the improvements to be made to the amenity area in lieu of the swimming pool and cabana. Information about the final agreement will be provided at the Nov. 28 City Council meeting and the provisions of the agreement will be added to the PUD Master Plan.

RECOMMENDATIONS

Staff Assessment

The proposal would reduce the gross density of the development from approximately 5.28 units per acre to approximately 3.88 units per acre. The proposed development is consistent with the Comprehensive Plan and compatible with the surrounding uses.

Staff Recommendation

Staff recommends approval of the proposed amendments to the Ebenezer Village PUD.

Planning Commission Discussion

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

Mr. Roper asked if the residents in the new section would be able to access the existing pool if the pool amenity was removed from the master plan. Mr. Hawkins stated they would.

Mr. Roper asked if the additional residents would over-tax the existing pool. Mr. Hawkins stated that the residents do not believe the pool will be over-loaded based on the pool's current level of use.

Mr. Roper stated that he was encouraged that the HOA and the developer were communicating but that his concern was over the City's involvement, noting that the City should not be involved in the policing of the agreement. He added that the City could tie permits to the proposed improvements but not to the disbursement of the funds. Mr. Hawkins stated that the two groups needed to come up with an agreement and put this into the Master Plan. Mr. Roper noted that the agreement needs to be finalized prior to consideration by City Council.

Mrs. Easley asked when the infrastructure in this phase had been put into place. Mr. Hawkins stated it was installed in approximately 2006-07.

Planning Commission Recommendation

Following the public hearing at their November meeting, the Planning Commission voted 5-0 to recommend approval of the proposed amendments subject to finalization of language to be placed in an agreed-to plan between the HOA and the developer regarding the park and open space.

Attachments

- E-mail from Skip Tuttle Outlining Proposed Changes to Existing PUD
- Revised PUD Master Plan
- Original PUD Master Plan
- Neighborhood Meeting Minutes
- 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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Staff Contact: Eric S. Hawkins, AICP, Planner III
ehawkins@cityofrockhill.com
803.329.8763

From: Skip Tuttle [mailto:skip@tuttleco.com]
Sent: Tuesday, November 15, 2011 8:58 AM
To: Tim Moll
Subject: FW: Ebenezer Village PUD revision language

Tim, As we discussed in the meeting after the hearing, here are the terms to add to the PUD that will give the Board control of these amenity improvement funds. With 3 of the 5 votes, you can spend the money on a combination of improvements to the amenities or entrance feature.

Let me know your thoughts

Skip

Proposed changes to the original Ebenezer Village PUD:

1. Delete the 77 attached townhome lots from the plan and replace them with 49 detached garden home lots
2. Leave all roads, alleys, and infrastructure in place as required in the original PUD
3. Make the following changes to the proposed amenity:
 1. Remove parking lot and restore new amenity area to one large open space.
 2. In the new amenity area, add landscaping and playground equipment sized for 225 single family residences using RHPRT approved materials based on a budget of \$100,000. The planning/design process will involve a landscape architect hired by the developer, and ultimate plan approval by the HOA Board.
 3. Remove and/or cap the plumbing for the previously proposed pool.
 4. In the event the actual cost of the new amenity improvements do not exceed \$100,000, Developer/Builder will make a capital contribution to the Ebenezer Village HOA to be used for capital improvements to the existing swim amenity, at the discretion of the EV HOA Board, in an amount equal to \$100,000 less the actual cost of the new amenity improvements.
 5. Developer/Builder agrees to begin the amenity improvements by the start of construction of the 10th home and complete prior to permitting the 25th home in Cottages of Stockton.
 6. In addition to the aforementioned amenity improvements, in the event a turn lane on Hollis Lakes Road is required by SCDOT, Developer will install per DOT requirements.

The owner is committed to make changes to the existing PUD that will serve to attract a new builder into the neighborhood in hopes of creating new construction activity in two types of homes: garden homes and typical detached single family homes typical of the rest of the neighborhood. The net result of these changes will be to reduce density from 100 lots to 72 lots, and to build larger and more expensive homes on the garden lots than would have been built as townhomes. The proposed improvements to the amenity areas will complement the existing amenity, and the new homes will add over \$30,000 in dues to the HOA annual budget.

Harold P. "Skip" Tuttle, PhD

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Visit our new website at www.tuttleco.com !

P.U.D. MASTER PLAN REQUIREMENT CHECKLIST

Prepared by a licensed engineer, architect, landscape architect, or land planner?	Yes
Statement of Planning Objectives for the site?	Yes
General location of land uses within development areas or development pods and the mix of land uses?	Yes
Calculates the acreage, number, type, and mix of land uses, including the total number of residential units, residential densities, and non-residential intensities within each development area or development pod and the total number, type, and mix of land uses for the entire P.U.D. Master Plan?	Yes
Identify the location of open space?	Yes
Identify the location of environmentally sensitive lands, wildlife habitat, and stream corridors?	None on site
Identifies the on-site transportation circulation system including arterial and collector roads, existing or project transit corridors, and pedestrian and bicycle pathways?	Yes
Identifies on-site potable water and wastewater facilities?	Yes
Identifies the general location of all public facility sites, including parks, fire, police, EMS, stormwater, and schools?	Yes
Incorporates all information requested on the P.U.D. checklist that is applicable to the proposed development?	Yes
Includes an inset map at a scale of not less than one inch to one mile, showing the property in relation to surrounding roads, subdivisions, or major landmarks?	Yes
Includes a north arrow?	Yes
Includes statement satisfactory to the City on guarantees and assurance to be provided for the maintenance of common open space, recreation areas, sidewalks, parking, private streets, and other privately-owned but common facilities serving the project?	Yes
Includes architectural renderings for each housing type?	Yes, photos and renderings
Includes a reduced (11 x 17) copy of the P.U.D. Master Plan?	Yes, submitted separately

P.U.D. STANDARDS FOR EBENEZER VILLAGE

Planning Objectives: These P.U.D. standards shall be adopted as a part of the P.U.D. Master Plan that govern the general development of the site. It is the purpose of these standards to make the city more livable and economically viable by (i) encouraging well integrated and mixed uses, as appropriate; (ii) encouraging the development of walkable city through enhancements to the pedestrian environment and improved pedestrian connections; (iii) preserving property values and protecting the character of existing neighborhoods by ensuring compatibility of new development; and (iv) upgrading the appearance of development to promote a more attractive community and support economic development efforts. The P.U.D. standards shall, at a minimum, address permitted land uses; densities/intensities; dimensional standards; parking; landscaping; signage; community design standards; residential standards; non-residential standards; street standards; open space standards; architectural and design standards; and lighting standards.

I. Permitted Land Uses
The uses listed below shall be allowed in the P.U.D. The prohibited uses are those as listed in the P.U.D. standards adopted by City Council on December 22, 2003 as amended.
~~(1) Residential Single Family Detached Homes~~
~~(2) Residential Single Family Attached Homes~~

II. Densities/Intensities
Refer to the Density Table below for a complete description.

Section	Area	No. of Residential Lots	Density	P.U.D. Zoning District Designation as shown on Master Plan
SF Detached	12.81 Acres	72	5.62 du/ac	A
SF Attached	7.87 Acres	76	9.65 du/ac	B
Open Space & Tree Save Areas	4.31 Acres	0	0	I

III. Dimensional Standards
Refer to the Dimensional Chart below for a complete description.

Section	Min. Lot Size	Min. Lot Width	Front Setback	Side Setback	Rear Setback	Maximum Building Height	Min. Floor Area Ratio*
SF Detached	6,000 S.F.	50 Feet	25 Feet	**10/5 Feet	6 Feet	3,000 Square Feet	0.25
SF Attached	1,000 S.F.	20 Feet	3 Feet	0 Feet	6 Feet	1,500 Square Feet	0.40
Open Space & Tree Save Areas	None	20 Feet	10 Feet	5 Feet	5 Feet	N/A	N/A

* Minimum Floor Area Ratio shall be defined as the minimum net square footage divided by the lot area in square feet for the minimum lot size allowed.
** Each single family detached lot shall be allowed a side set back of 0' on one side and 5' on the opposite side for a minimum of 5' between structures.

IV. Parking
The parking standards for the P.U.D. Master Plan shall be proposed and established as a part of the P.U.D. Master Plan, and shall be consistent with the general intent and goals for development of the P.U.D. Master Plan. The parking standards established are pursuant to Section 250.10, Minimum Off-Street Parking Requirements, and Section 250.11, Off-Street Loading Requirements of the Zoning Code as amended.

The parking standards for the P.U.D. Master Plan proposed are listed in the table below.

Section	Off-Street Requirement	On-Street Requirement	Loading/Unloading Requirements	Notes
SF Detached	2 Spaces per Unit	None	None	Requirement can be met through a combination of garage and driveway space
SF Attached	2 Spaces per Unit	1 Space per Unit	None	Off-Street Parking to be in the rear of the units
Multi-Use	1 Space per 150 SF of water	None	None	Off-Street Parking to be in the active open space area of the P.U.D. Master Plan
Amenity Area	10 Spaces	None	None	On-Street Parking along Dobson Street shall be used to satisfy this requirement.

V. Landscaping
The landscaping standards for the P.U.D. Master Plan shall be proposed and established as a part of the P.U.D. Master Plan, and shall be consistent with the general intent and goals for development of the P.U.D. Master Plan and the natural features of the site. At a minimum, the landscaping standards contained in Article X of the Land Development regulations as amended must be met. A minimum percentage of the existing tree canopy located on a development site shall be preserved and incorporated into the development. Areas in which existing trees will be preserved shall be indicated on the P.U.D. Master Plan. Minimum tree preservation requirement for residential development is 25% of the existing tree canopy.

- The landscaping standards for the P.U.D. Master Plan are as listed below.
- (i) A 20' perimeter buffer will be provided along the northern and eastern boundaries of the tract which will contain no less than 10 tree inches and 12 shrubs per 100 linear feet of buffer.
 - (ii) A 40' perimeter buffer will be provided along the southern boundary of the tract and contain no less than 15 tree inches and 18 shrubs per 100 linear feet of buffer.
 - (iii) A 10' street yard will be provided along the western boundary of the tract along Renowned Blvd. and contain no less than 10 tree inches and 12 shrubs per 100 linear feet of street yard.
 - (iv) Street trees will be provided along both sides of every street a maximum of forty (40) feet apart.
 - (v) Existing plant material may be used as credit toward requirements for respective perimeter & street yards.
 - (vi) Requirements for all new plant material shall be in accordance with Section 10-2F of the Land Development Regulations.

Existing Tree Canopy	17.12 acres
Preservation Requirements	4.28 acres or 25.0%
Proposed Preservation	4.30 acres or 25.1%

- (vii) The Developer will install a vegetative screen consisting of Foster Hollies spaced no more than 8 feet apart [and at least 6 feet in height when planted] along the Renowned Blvd. frontage in the location of the original park area for this phase.
- (viii) A 40 foot perimeter buffer will be provided along the southern boundary of the tract. This buffer will remain undisturbed, except that underbrush may be hand cleared within the 40' buffer in order to allow the construction of the site's utility lines.

VI. Signage
The signage standards for the P.U.D. Master Plan shall be proposed and established as a part of the P.U.D. Master Plan, and shall be consistent with the general intent and goals for development of the P.U.D. Master Plan, the design themes for the site, and the scale and character of development in the City. The sign standards may be established pursuant to Section 260 of the Zoning Code as amended. Specific regulations for signs, if they comply with the standards of this subsection, or a Master Signage Plan shall be submitted that:

- (i) Establishes a uniform facade and design detail plan for all signs that are to be used on the building(s) and within the development, including colors, materials, aesthetic balance and composition, height and width, art, placement, and typface, as well as the use of any symbols, designs, and logos; and
 - (ii) A design theme that is found to be consistent with the unique characteristics of the site and surrounding area.
- The location of all signs is shown on the P.U.D. Master Plan (Sheet C.1.5). The general design theme, character, scale, and composition of the signs will be similar to those found on Sheet C.1.3 of this set. Signage for this development will be in accordance with Section 260 of the Zoning Code, as amended. Signs are to be permitted will be required to show all information as requested by City regulations as well as compliance with PUD standards at time of application.

VII. Community Design Standards

Standards for community design shall be incorporated into the P.U.D. Master Plan that at a minimum require:

- (a) Block Length**
- (i) An average block length not to exceed six hundred (600) feet.
 - (ii) A maximum block length of eight hundred (800) feet.
 - (iii) Average and maximum block lengths may be exceeded if there are environmental constraints, such as wetlands, streams, and severe slopes dictate longer blocks.

The chart below illustrates the block length for the development and demonstrates that the above standards are not exceeded.

STREET #	FROM - TO	LENGTH	CLASSIFICATION	NOTE
STREET 1	RENOWNED BLVD. R/W TO STREET 2 INT.	688 FEET	PROPOSED PUBLIC LOCAL STREET	MAXIMUM BLOCK LENGTH IN P.U.D. 800 FEET ALLOWED BY STANDARDS
STREET 2	RENOWNED BLVD. R/W TO STREET 1 INT.	313 FEET	PROPOSED PUBLIC LOCAL STREET	
STREET 2	STREET 1 INT. TO STREET 3 INT.	134 FEET	PROPOSED PUBLIC LOCAL STREET	
STREET 2	STREET 3 INT. TO STREET 4 INT.	220 FEET	PROPOSED PUBLIC LOCAL STREET	
STREET 2	STREET 4 INT. TO STREET 5 INT.	200 FEET	PROPOSED PUBLIC LOCAL STREET	
STREET 2	STREET 5 INT. TO END	345 FEET	PROPOSED PUBLIC LOCAL STREET	ONLY TERMINAL STREET IN P.U.D. 500 FEET ALLOWED BY STANDARDS
STREET 3	RENOWNED BLVD. R/W TO STREET 2 INT.	432 FEET	PROPOSED PUBLIC LOCAL STREET	
STREET 4	RENOWNED BLVD. R/W TO STREET 5 INT.	401 FEET	PROPOSED PUBLIC LOCAL STREET	
STREET 4	STREET 5 INT. TO STREET 2 INT.	121 FEET	PROPOSED PUBLIC LOCAL STREET	
STREET 5	STREET 4 INT. TO STREET 2 INT.	261 FEET	PROPOSED PUBLIC LOCAL STREET	
TOTAL		3,115 FEET		

10 BLOCKS PROVIDED WITH 3,115 FEET OF STREET CONTAINING RESIDENTIAL LOTS OR AN AVERAGE OF 311.5 FEET OF BLOCK LENGTH IN THE P.U.D. MASTER PLAN.

- (b) Street Connections**
- (i) Alternate routes to internal arterial and collector streets for a majority of buildings sites within a development.
 - (ii) Streets that are connected to existing streets whenever feasible.
 - (iii) A minimum of eighty percent (80%) of streets and all alleys to terminate at another street within the neighborhood.
 - (iv) The length of cut-in-sac streets shall not exceed 500 feet unless warranted by unusual design or environmental constraints. Such distance shall be measured from the center of the cut-in-sac turn around to the nearest right-of-way boundary of the adjoining street right-of-way intersection that is not itself a dead-end street.
- The P.U.D. Master Plan shows the street layout and that all streets and alleys terminate at another street or alley.

(c) Street Design

- (i) Design features to reduce travel speeds and improve vehicular and pedestrian safety are incorporated in to the design of all new local streets, so as to prevent the need for installing traffic calming devices in the future.
- (ii) This project has included short block lengths and a traffic circle.
- (iii) Local residential streets are designed for a posted speed limit of 25 m.p.h.
- (iv) Collector roads, on which direct access to individual lots is prohibited, have already been provided to facilitate efficient traffic flow. The collector road is utilized for primary access into the project at multiple points as shown on the P.U.D. Master Plan.

- (d) Sidewalks**
- (i) Sidewalks are provided on both sides of every street.

- (e) Access to Lots**
- (i) Driveways for single family detached lots access only proposed local streets. Townhomes are accessed through the rear of the lots via alleys.
 - (ii) Driveways for lots are prohibited from having access to Renowned Blvd.

- (f) Street Trees**
- (i) Street Trees are to be planted along both sides of every local street a maximum of every forty (40) feet.

- (g) Open Space, Greenways, and Trails**

VIII. Single-Family Detached Standards

All single-family detached residences shall conform to the standards set forth in the Current Rock Hill Zoning Code.

VIII. Single-Family Detached Standards

Standards for single-family detached development shall be incorporated into the PUD standards that at a minimum require:

- (a) Orientation**
- (i) The primary entrance of each house to be oriented toward the primary street.
 - (ii) Houses are arranged to the maximum extent practical to enclose and frame common open spaces. At a minimum, ten percent (10%) of all homes shall front upon common open spaces such as green or squares. These common open spaces shall contain the following features and may extend towards satisfying the open space requirements described in section (XVIII) of these P.U.D. standards:
 - Benches or other seating areas
 - Patios or other decorative structures
 - Gazebos or other decorative structures
 - Thirteen percent (13%) of the units in this development will front the common open spaces, satisfying this requirement.

- (b) Garage Location**
- Except for garages located on the right-of-way of less than fifty (50) feet, and located on lots with a minimum lot size of one (1) acre or greater, garages shall be located so as to comply with the following standards:
- (i) Street Facing Garages
 - Except as allowed on lots with difficult topography or unique existing natural features, no street-facing garage shall be located closer than two (2) feet behind the primary front facade of the single-family structure it serves.
 - A minimum of 30% of garages shall be 18' behind the front facade, side facing, or rear facing.
 - Any garage that is located less than eighteen (18) feet behind the front facade of the single-family structure it serves shall include a minimum of at least the (2) architectural features on the side including the garage door(s) (i.e. frets, columns flanking doors, porches, pediment, awnings, dormers, overhangs, eaves, roof line changes, decorative vent covers, moldings, etc.)
 - Side-facing garages shall be oriented so that the vehicular entry into the garage structure is generally perpendicular to the street providing access to the lot.
 - Lots With Difficult Topography or Unique Existing Natural Features
 - The lots in each development phase are not subject to mass grading.
 - There is a difference in elevation of eight (8) feet or more between the crown of the street fronting the lot and the lot's elevation at the rear wall of the garage;
 - The location of the proposed street-facing garage varies from the locations of a street-facing garage on an adjacent or facing dwelling by at least six (6) feet; and
 - The applicant submits a site plan for review and approval by the Director of Development Services that illustrates a design compatible with the existing topography, drainage, tree cover, and other natural features of the lot.

- (c) Car Port Location**
- Car ports shall be located behind the dwelling's front facade as determined by the front facade plane located closest to the street.

- (d) Garage and Car Port Design**
- Except for garages and carports setback from the right-of-way of less than fifty (50) feet, and located on lots with a minimum lot size of one (1) acre or greater, garages and car ports shall comply with the following standards:
- (i) Facade Size
 - Except for street-facing garages located eighteen (18) feet or more behind the front facade of the dwelling they serve, street-facing garage and car port facades shall not exceed forty-five (45) feet of the total area of the front facade elevation of the dwelling, as measured from the ground level to the eave of the roof in the case of car ports, the perimeter of the carport facade shall define the area measured.
 - Side-facing garage and car port facades shall not exceed forty percent (40%) of the total area of the front facade elevation of the dwelling, as measured from the ground level to the eave of the roof. In the case of car ports, the perimeter of the carport facade shall define the area measured.
 - Garage Doors
 - Individual garage doors fronting a street and visible from a street shall not exceed twelve (12) feet in width per door. A maximum of two (2) doors may front the street and be visible from the street for each dwelling, and a minimum separation of at least two (2) feet shall be provided between the doors.
 - Compatibility
 - The exterior materials, design features, and roof forms of garages and car ports shall be compatible with the building it serves.
 - Details
 - Mixed side facing garages shall have architectural details and windows that mimic the features of the living portion of the dwelling on the side of the garage facing the street.

- (e) Materials**
- (i) Metal siding and exposed smooth finished concrete block is prohibited for all building elevations.
 - (ii) Synthetic stucco (EPS) may only be used at a point two (2) feet or higher above the exterior grade level to limit its exposure to ground level wear and tear. It may also not be used within two (2) feet of any exterior door jamb.
 - (iii) Vinyl siding may not comprise more than 50% of the materials used on street-facing facades within any one street block face. This requirement applies to each street block face in composite, rather than individual buildings.

- (f) Foundation**
- (i) For front setbacks greater than ten (10) feet, the finished first floor elevation shall be a minimum of eighteen (18) inches above finished grade.
 - (ii) For front setbacks ten (10) feet or less, the finished first floor elevation shall be a minimum of twenty-four (24) inches above finished grade.
 - (iii) The exterior material of all foundations shall be face brick or stone.

- (g) Masonry**
- Front facades exceeding forty (40) feet incorporate wall offsets at least two (2) feet deep measured perpendicular to the front facade, so that no single wall surface exceeds a width of twenty-five (25) feet.

- (h) Plans**
- Developments use an appropriate number of distinctly different house plans based upon its scale and characteristics (but no less than four), within any phase of development where single-family detached dwellings are located, with no home model elevation repeated more than once every four lots on the same side of a street. "Distinctly different" means differing from other home model elevations in at least four of the following areas:
- (i) The placement of all windows and doors on the front facade elevation with at least a two (2) foot vertical or horizontal variation in size and location.
 - (ii) The use of different materials on the front facade.
 - (iii) Substantial variation in the location and/or proportion of garages and garage doors.
 - (iv) The width of the front facade by more than two (2) feet.
 - (v) The location and proportion of front porches.
 - (vi) Substantial variation in roof lines or pitched and/or in the angle of roof runs.
 - (vii) Use of roof dormers.
 - (viii) Mirror images of the same plan do not constitute distinctly different plans.

IX. Single-Family Attached Standards

Standards for single-family attached development shall be incorporated into the PUD standards that at a minimum require:

- (a) Massing**
- (i) Building footprints shall not exceed 20,000 square feet.

- (b) Building Height Adjacent to Off-Site Residential Development**
- Building height within 100 feet of the property line of an off-site residential building which is zoned for or has single-family residences, not exceed 18 feet or the height of the existing off-site single-family residential parcels, except that two-story buildings are permitted.

- (c) Design Features on Side Facades when adjacent to Single-Family Development**
- Designs on the side facade facing the adjacent single-family detached or attached development:
- (i) Bay windows (minimum 12-inch projection)
 - (ii) Eaves (minimum 6-inch projection)
 - (iii) Multiple windows with minimum 4-inch trim

- (d) Articulation of Front Facades**
- Front facades are articulated by projecting an offset of at least two (2) feet, a projection, and/or a recessed entry a minimum of every 30 feet.

- (e) Design Features on Front Facades**
- All least three of the following design features are provided for visual relief along all front facades of each building:
- (i) Dormers
 - (ii) Recessed Entries
 - (iii) Covered Porches
 - (iv) Cupolas
 - (v) Pilars
 - (vi) Plaster or Posts
 - (vii) Bay Windows (minimum 12-inch projection)
 - (viii) Eaves (minimum 6-inch projection)
 - (ix) Parapet Wall with an articulated design (decorative cornice, etc.)
 - (x) Multiple windows with minimum 4-inch trim

- (f) Materials**
- (i) Metal siding and exposed smooth finished concrete block is prohibited for all building elevations.
 - (ii) Synthetic stucco (EPS) may only be used at a point two (2) feet or higher above the exterior grade level to limit its exposure to ground level wear and tear. It may also not be used within two (2) feet of any exterior door jamb.
 - (iii) Vinyl siding may not comprise more than 50% of the materials used on the front facade of any individual building.

- (g) Foundation**
- (i) For front setbacks greater than ten (10) feet, the finished first floor elevation shall be a minimum of eighteen (18) inches above finished grade.
 - (ii) For front setbacks ten (10) feet or less, the finished first floor elevation shall be a minimum of twenty-four (24) inches above finished grade.
 - (iii) The exterior material of all foundations shall be face brick or stone.

- (h) Garages - Single-Family Attached**
- For front-facing garages on single-family attached dwellings:
- (i) A garage door facing a street does not exceed 10 feet in width. No more than two garage doors facing a street are located in a row, and such rows of garage doors are separated from any other garage door facing a street by at least 10 feet.
 - (ii) All other parking, with the exception of on-street parallel parking, is located to the rear of the structure.
 - (iii) Detached garages are located at least four (4) feet behind the front facade of the principal structure. The front facade shall be measured from the front facade plane that is furthest from the front lot line.
 - (iv) Attached garages are recessed at least two (2) feet behind the front facade of the dwelling's ground floor living area, except attached garages may extend to the front facade of the ground floor living area if they are setback at least three (3) feet behind a porch, or if there is a 2' foot overhang of an upper story. The front facade shall be measured from the front facade plane that is furthest from the front lot line.

- (i) Garages - Multi-Family**
- This section does not apply to this particular P.U.D.

- (j) Parking - Multi-Family**
- This section does not apply to this particular P.U.D.

- (k) Orientation**
- Buildings are arranged to the maximum extent practical to enclose and frame common open spaces. At a minimum, twenty percent (20%) of all homes shall front upon common open spaces such as green or squares. These common open spaces shall contain the following features and may extend towards satisfying the open space requirements described in section (XVIII) of these P.U.D. standards:
- 1. Benches or other seating areas
 - 2. Patios or other decorative structures
 - 3. Gazebos or other decorative structures
- Twenty-seven percent (27%) of the units in this development will front the common open space to satisfy this requirement.

X. Non-Residential Standards

This section does not apply to this particular P.U.D.

XI. Street Standards

The street standards set forth in Section 3-2, Streets, Section 4-3, Street Grading, Section 4-8, Street Surfacing, and all other street standards contained in the Land Development Regulations as amended shall be incorporated into the standards and any of the P.U.D. Master Plan.

XII. Architectural and Design Standards

The P.U.D. Master Plan establishes architectural and design standards that guide the development and design of the P.U.D. standards. The architectural and design standards establish the general design theme for the buildings and spaces in the P.U.D. Master Plan, the general architectural style, and common character and scale for the development consistent with the character of the development in the City.

The above standards for single family attached (Section VI) and single-family detached (Section VIII) will be used to provide a benchmark for the various elements of the architectural design and provide the minimum design standards for the development. In addition, representative photos and a rendering are provided to further define the expected style, character, and scale for the development.

The representative pictures and rendering are consistent with the common character and scale for development in and around the development and in the City.

XIII. Architectural and Design Standards

All architectural and design standards shall conform to the Current Rock Hill Zoning Code.

XIII. Lighting Standards

Standards for lighting shall be incorporated into the P.U.D. standards that at a minimum require:

- (i) Pole-Mounted Exterior Lighting
 - (a) The maximum height of pole-mounted exterior lighting to be twenty (20) feet.
 - (b) Shielded Lighting and Light Enclosed
 - (i) Fully shielded lighting (lamp or globe) of a fixture shall not be used in all areas. The light extends (lamp or globe) of a fixture shall not extend below the curbed shade.
 - (ii) All exterior lighting within 150 feet of residential uses shall be extinguished from 10:00 PM to 6:00 AM, except for exterior lighting that is necessary for security purposes.

XIV. Open Space

The P.U.D. Master Plan shall identify lands which shall be reserved for open space.

- (a) Residential Development**
- For lands designated in the following areas on the Open Space Map, identified in Section 3-6 of the Land Development regulations as amended, the following minimum percentages of land area proposed for residential development shall be identified as open space:
- (i) Suburban Areas: 20 percent

- (b) Non-Residential Development**
- This section does not apply to this particular P.U.D.

- (c) Location, Type, and Configury Standards**
- The open space shall be configured to the maximum extent practicable to:
- (i) Accommodate greenways and trail corridors as indicated in the Greenways and Trails Master Plan, and appropriate connection (tem not applicable to this P.U.D.);
 - (ii) Conserve environmentally sensitive lands, wildlife habitat, and stream corridors, including provisions of stream buffers where streams are found on site (tem not applicable to this P.U.D.);
 - (iii) Provide continuity with other open space, including existing public park facilities, and connections to these lands and facilities, where appropriate. The proposed open space is connected with the existing open space and amenities within the Ebenezer Village Development. Connections to each area will be via sidewalks and crosswalks.
 - (iv) Protect unique site features and resources, such as large trees, significant wooded areas, wildlife habitat, scenic views;
 - (v) Provide a minimum buffer width of 50 feet from adjacent public parks within which no structures shall be constructed with the exception of recreational uses (not applicable to this P.U.D.);
 - (vi) Open space areas are designated on the P.U.D. Master Plan
 - (vii) Open space areas may be cleared for use in the overall development with the exception of tree save areas.
 - (viii) Refer to the Densities/Intensities section of the standards for area of open space to be dedicated.
 - (ix) A minimum of 20% of the open space will be developed for active recreational use. The area of this active recreational use is shown on the P.U.D. Master Plan.
 - (x) ~~the active-recreational-area shall include a pool~~

Gross area of tract	19.71 acres
Area of open space required (20% of tract)	3.94 acres
Area of open space provided	4.31 acres
Area of active open space required (20% of 3.94 acres)	0.79 acres
Area of active open space provided	0.79 acres

- (vii) The Developer will install a solid privacy fence (minimum height of eight feet) along the length of the buffer bordering the Fox Craft Drive residences. The fence shall be constructed of a material other than wood.

- (viii) Upon construction of the fence, a field inspection will take place with the Developer, Engineer, and City in order to identify areas that may require additional landscaping. In no case shall the buffer contain less than 15 tree inches and 18 shrubs per 100 linear feet of buffer.

- (ix) construction of the fence will be completed prior to final plot approval for Phase II. A surety instrument will be provided to the City to guarantee this construction.

PUBLIC FACILITIES

I. On-site Public Facilities

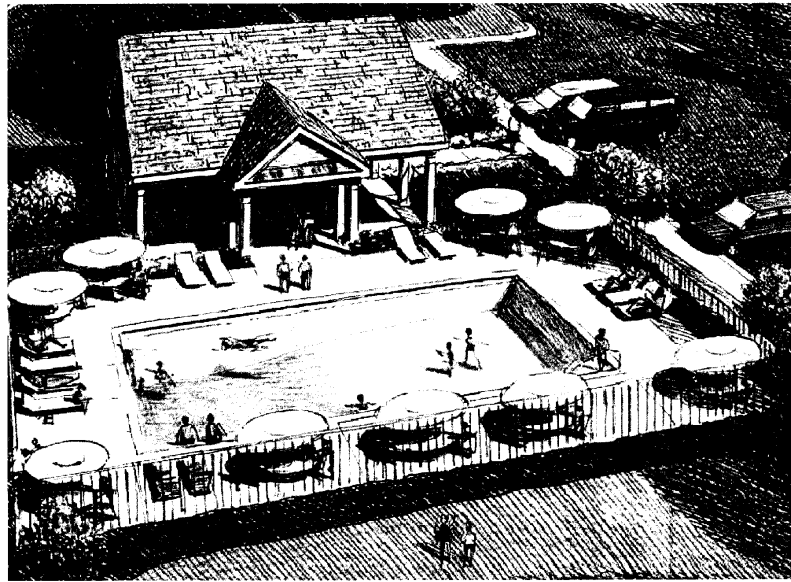
(a/b) Potable Water/Wastewater

The placement of on-site potable water lines and wastewater lines will be located in the proposed public right-of-ways in the P.U.D. Master Plan. The water and wastewater facilities will connect to existing City of Rock Hill water and wastewater lines within Renowned Blvd. The connection to these lines will be further detailed upon submission of construction drawings to the City of Rock Hill. Details for any easements or lot will be further detailed during the Preliminary Plat-Construction Drawing-Intermediate Plat-Final Plat review process. The construction of all potable water and wastewater facilities/improvements will follow the City ordinances, rules, policies, and regulations.

Additionally:

- (i) The P.U.D. Master Plan is for Utilities Department conceptual review only. Construction plans must be submitted to the City's DEC for review and approval of water and wastewater facilities/improvements.
- (ii) Construction shall not commence on proposed water and wastewater facilities until the necessary extension agreements have been executed and the permits to construct has been issued in accordance with City Policy.
- (iii) Water and wastewater (sanitary) are to be laid in the Inspection Division at City Hall. The City will install water meter(s) upon payment of the water meter deposit and acceptance of the water system.
- (iv) The Developer will be required to submit copies of SDCOE permits (water and wastewater) to the City's DEC.
- (v) This plan in no way relieves the Engineer of Record of any responsibilities or liabilities. Any oversight during plan review by the City of Rock Hill staff does not constitute an exemption from City certification, policy, requirement, procedure, code requirements, or any other rules or regulation. Any deviation from normal requirements shall be noted on the plans by the Engineer of Record.
- (vi) Fire Hydrant spacing and hydrant clearance will

EBENEZER VILLAGE P.U.D. MASTER PLAN



ACTIVE OPEN SPACE RENDERING

The rendering shown is to provide a visual illustration of the proposed active open space area. At a minimum, the pool, barbecue, and lounge area will be constructed. The final layout and location on the active open space tract is not determined at this time.

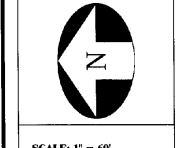
Williams Engineering Inc.
 215 Hampton Street
 Suite 100
 Rock Hill, NC 28170
 Phone: 803-324-3192
 Fax: 803-324-8919

This drawing and the design shown are the property of Williams Engineering, Inc. The reproduction, copying or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.
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 Williams Engineering, Inc.

DATE	BY	REVISIONS
1/28/04	REVISED PER CLIENT'S INSTRUCTIONS	REVISED PER CITY COMMENTS
2/10/04	REVISED PER CITY COMMENTS	REVISED PER PLANNING COMMISSION RECOMMENDATIONS
3/17/04	REVISED PER PLANNING COMMISSION RECOMMENDATIONS	REVISED PER CITY COMMENTS
5/17/04	REVISED PER CITY COMMENTS	REVISED PER CITY COMMENTS

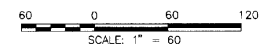
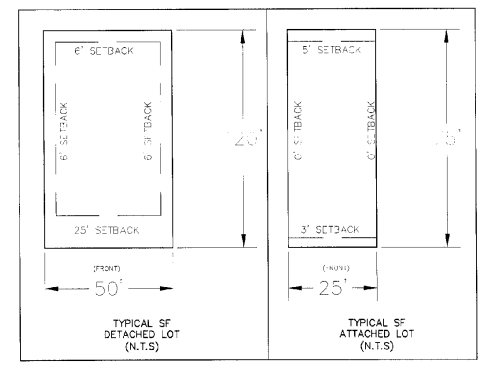
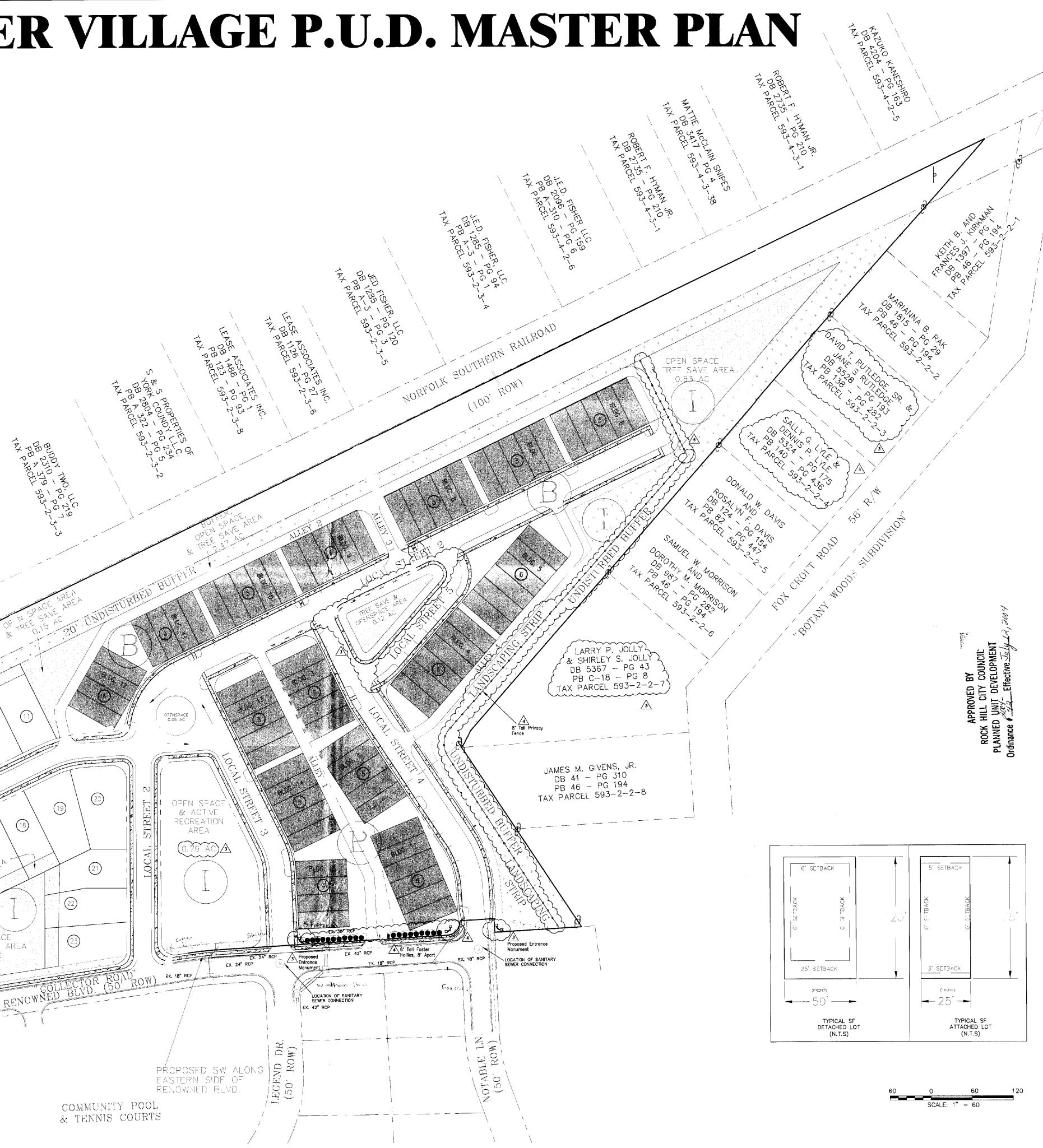
OWNER/DEVELOPER:
ENVIRONMENTAL LAND AUGMENTATION CORP.
 P.O. BOX 2452, 266 ADAMS STREET
 ROCK HILL, SOUTH CAROLINA 29730
 PH: (803) 366-2241 FAX: (803) 366-2477
 CONTACT: LYNN STEPHENSON, PRESIDENT

VILLAGE OF EBENEZER
 City of Rock Hill, South Carolina
PUD MASTER PLAN



PRINCIPAL ENGINEER
TIMOTHY KISER
 PROJECT MANAGER
MATTHEW VELKOVICH
 DRAWN BY: M. HAASE
 CHECKED BY: M. HAASE
 ISSUE DATE: 1-2-04

PROJECT NUMBER
036222.00
 SHEET
C.10



The PUD Master Plan will also provide improvements to Holly Lakes Road by installing a left-hand turn lane on Holly Lakes Road onto Renowned Blvd. The final design of this turn lane will be determined by the City of Rock Hill and SCDDOT.

COMMUNITY POOL & TENNIS COURTS

PROPOSED SW ALONG EASTERN SIDE OF RENOWNED BLVD.

APPROVED BY
 ROCK HILL CITY COUNCIL
 PLANNED UNIT DEVELOPMENT
 Ordinance # 2004-12 Effective July 23, 2004

QUESTIONS AND RESPONSES AT THE EBENEZER VILLAGE NEIGHBORHOOD MEETING ON TUESDAY, SEPTEMBER 27, 2011 AT NEW KIRK BAPTIST CHURCH

ATTENDING: SKIP TUTTLE, REPRESENTING THE OWNER

REPRESENTATIVES OF THE CITY PLANNING STAFF

COUNCILMAN BLACK

APPROXIMATELY 75 RESIDENTS

QUESTIONS:

1. What is the change proposed? Remove the 77 townhome lots and replace them with 49 garden home lots resulting in 28 fewer units, and all are detached units not townhomes.
2. What will happen to the originally proposed pool amenity? It will be replaced by a community playground, and the new residents will become members of the existing amenity/HOA thereby increasing HOA collections by over \$30,000 per year. Those attending agreed that another pool is not desired.
3. What will be the sizes of the garden homes? Likely will be in the 1,200 to 1,600 sf range in order to appeal to empty nesters or small families not needing a large yard. The current owner will not be the builder, but will sell the lots to a builder that will determine the type, size and price of the new units.
4. Tuttle explained that the owner's goal in this PUD change process will be to create changes to the existing PUD in order to restart the development based on an economically feasible development plan that will encourage builders to come in and buildout the remaining phases of Ebenezer Village.
5. Will the existing HOA be responsible for the maintenance of the streets and alleys in this section? No they are public streets, and the garden homes will be responsible for the maint of the alleys.
6. What will be the prices of the homes? The market will determine that, and the builder will price their units competitively based on the current market conditions. As an example, prices for these type of units are now selling for around \$130,000 to 150,000. Predicting home prices in todays' declining market is very difficult. Home sales prices are typically around 5 times the lot selling price.
7. What will be the traffic impact? It is likely that the DOT traffic study will dictate the street improvements required for the development will ultimately determine the required road improvements.
8. Tuttle explained that the goal of the owner is to attract a quality builder to buy the remaining land and build out the 72 proposed detached homes. He agreed to meet with the HOA Board again prior to the public hearing to answer any further questions.

Generally speaking, the comments about the proposed changes to the PUD were positive.

Donald & Rosalyn Davis - Jaycraft Drive

Bruce & Ann MacDougall - 285 Traditor

JAY HAMILTON 281 TRADITION WAY
Ebenezer

Richard Z Gobles - 238 TRADITION WAY

Tina Rutledge 263 Tradition Way Ebenezer Vill.

Linda & Mike Bailey 2260 Keswick - Stafford PK

Stefanie Jenkins City of Rock Hill

Mike Kropp City of Rock Hill 325-2523

Eric HAWKINS City of Rock Hill 329-8763

Jeff & Karen Johnston Ebenezer Village (264 Age Old Way)

Leane Skrobon 281 Notable Ln EV

Michael Hiott 278 Notable Ln. 803-980-3466

Herb/Dawn Crump 228 Legend Drive - Ebenezer Village

Isaiah/Kristal Venning 258 Memory Lane - Ebenezer Village

TED VINSON 2277 Keswick Ln - Stafford Park

JERRY BALL 2345 Keswick Ln Stafford PK

Cathy Hawkins 305 Legend Dr Ebenezer Village

Linda McWhirter 260 Legend Dr. Ebenezer Village

Sandi Holman 270 Memory Ln. Ebenezer Village

Sheila Sanders 359 Yesteryear Ct. Ebenezer Village

Susan Dwyer 367 Yesteryear Ct. Ebenezer Vg.

Donna Elliott 300 Legend Dr. Ebenezer Village

Leon BROADNAX 280 AGE OLD WAY Ebenezer Village

Leroy BROADNAX 288 AGE OLD WAY " "

Mike Kono 307 Age Old Way " "

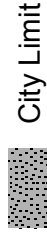
Heroy McWhirter	227 Legend Dr.	EV
Andrew + Gwen McKillan	236 Memory Lane	EV
Marcy Jon	246 Tradition Way	EV
Karen Zachary	265 Notable Ln	EV
JILL NEECE	258 NOTABLE LN	EV
Todd and Kristina White	270 Age Old W	EV
Ed + Karen Guy	293 Legend Drive	EV
Maureen Brinkman	283 Legend Dr	EV
Kimberly Anderson	286 Notable Lane	EV
David D Wines	290 Notable Lane	EV
Emily Wines	290 Notable Lane	EV
Gwen Salley	287 Age Old Way	EV
LuAnn BECKMAN	236 NOTABLE LN	EV
Margaret + Gerardo Bentos-Pereira	233 Notable lane	EV
GREGORY CLARKE	241 NOTABLE	EV
DAVE + NANCY GRIMM	286 MEMORY LN.	EV
Randy + Julie Eddy	301 Legend Dr.	EV
MICHAEL + Darlene DEAN	263 Age Old Way	EV
Chuck Saw	358 Notable Lane	EV
Rusty Cobb	357 Notable Lane	EV
Dennis + Sally hyle	146 Foxcroft Dr,	
Chris Van Aller	161 Foxcroft Rd	
JUAN PETROVICH	302 NOTABLE LN	
MARTINA Reburn	293 TRADITION WAY	EV
Karla Stubbs	292 Memory Lane	EV
Tim Moll	298 Notable Lane	EV



ROCK HILL
SOUTH CAROLINA

M-2011-22

Legend



City Limit



Zoning District Boundaries



Area of Interest

Zoning Data

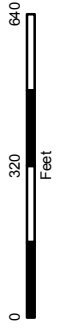
Current:

PUD

Proposed:

PUD

Amendment



Planning & Development
Services Department
City of Rock Hill
10/25/11

