



Rezoning Analysis-Report to City Council

Meeting Date: May 29, 2012

Location:	660 North Anderson Road, Tax Map #632-09-03-035
Site Area:	Approximately 14.28 acres
Request:	Rezone property from Office & Institutional (OI) to Limited Commercial (LC).
Proposed Development:	Commercial
Applicant:	The Tuttle Company (Skip Tuttle, agent for owner) Rock Hill, SC 803.366.6564
Owner:	Rock Hill School District 3 of York County Rock Hill, SC 803.981.1000

Site Description

The subject property is currently the location of the Rock Hill School District Three (RHSD3) administrative offices. It is located on the east side of the City at the corner of Anderson Road (principal arterial) and Mt. Gallant Road (major collector). Huey Road runs along the rear of the property. Surrounding uses include retail sales, lodging, auto sales, professional service, office, and manufacturing uses in commercial and industrial zoning districts.

Development Proposal

The applicant is requesting the rezoning in order to facilitate the creation of two outparcels for commercial development on the property. Each outparcel would be approximately 1.5 acres in size and would be located along Anderson Road between the driveway into the existing building and Mt. Gallant Road. No specific development proposals for the outparcels have been formally submitted to staff at this time.

The remaining acreage would contain the existing building and parking areas. The proposed LC zoning would also allow a wider variety of uses for the existing building if the School District decides to move away from the site at some point in the future.

Existing 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.

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 annexed into the City and zoned OI in November of 2007.

INFRASTRUCTURE CONSIDERATIONS

Transportation

The property has frontage on Anderson Road (principal arterial), Mt. Gallant Road (major collector), and Huey Road (local). The property is currently accessed from both Anderson Road and Huey Road. Sidewalks exist along Anderson Road. Mt. Gallant Road is planned to be widened to three lanes with sidewalk and fourteen-foot outer lanes as part of the Pennies for Progress program. The widening project is currently scheduled to be completed in the winter of 2014. Depending on the scope of any future development on the property, a Traffic Impact Analysis (TIA) may be required to determine if the development generates the need for any additional road improvements.

Historic traffic volumes in the area are shown below:

Street	Vehicles Per Day				Capacity*
	2009	2004	1999	1994	
Anderson Road	19,200	18,900	21,300	21,500	33,600
Mt. Gallant Road	8,500	6,800	4,200	2,800	8,600

*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 shows that this property is within the Existing Retail/Employment sub-area of the Interstate Corridor Character Area. This area should continue to be anchored by regional retail and related uses, as well as business and industrial parks. While the character area includes a mix of existing uses, focused

redevelopment options along with development opportunities for large tracts of land is also envisioned. The Interstate Corridor should be dominated by a combination of employment intensive uses and regional retail, as well as integrated with high density multi-family housing where appropriate. Ensure traffic access and circulation is carefully planned and coordinated to create efficient and safe circulation systems. Site design should feature safe and convenient pedestrian friendly facilities as well as human scale signage and lighting. Overall architectural themes should be established, with a focus on quality and relation to architecture of surrounding structures.

Conclusion

The requested rezoning of parcel number 632-09-03-035 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 fifteen property owners within 300 feet 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.

Skip Tuttle, 4109 Barton Lane, agent for Rock Hill School District #3, stated that the school district had been evaluating properties owned and determining which ones were needed for district use. He noted that the property was excessive in relation to the size of the district office building. He added that it was unlikely that something would be built in front of the existing building, and that he didn't envision that the out-parcels would exceed two parcels. He stated that Limited Commercial zoning was in keeping with the surrounding area and that this would generate additional income for the school district.

Mr. Graham asked about the covenants. Mr. Tuttle stated that the property was located in the Rock Hill Industrial Park and subject to those covenants, adding that they were in the process of having the property removed from the park along with an agreement to relocate the Industrial Park sign to a more visible location on the site.

Mr. Roper asked if the current covenants prohibited subdivision of properties. Mr. Tuttle stated that he did not know, but that the best use of the property was commercial and that this could not be achieved without rezoning.

Mr. Roper noted that state law required that rezoning requests not violate restrictive covenants, that in this case the rezoning itself did not violate the restrictive covenants in place, but that when the applicant came to seek subdivision of the lot, the subject property either needed to be removed from the covenants and restrictions, or be

affirmed prior to the subdivision of property under the existing covenants. Mr. Tuttle stated that the goal was to have all of this approved before going to City Council for final approval. Ms. Youngblood stated that Mr. Roper's observation was correct that the rezoning did not violate the covenants.

Anthony Cox, Associate Superintendent for Administrative Services, Rock Hill School District #3, 1258 Lone Baker Road, Hickory, NC, stated that the district had been looking at their real estate holdings and comparing these with current needs. He noted that the large front yard of the district building property needed maintenance on a regular basis and was difficult to maintain when the operations budget had been cut by 50%. He added that the sale of the property would add capital and revenue to the district and the properties could be best put to use by others.

Mrs. Easley asked if the main entrance access for the district building was located off Huey Road or Anderson Road. Mr. Cox stated that the Anderson Road entrance was mainly used by visitors and contained about one or two dozen parking spaces, while the parking on the side and rear accessed by Huey Road contained about 300 and was mainly used by staff.

Mrs. Easley asked if they had investigated the number of commercial lots that could be formed on the property. Mr. Tuttle stated that with the frontage area, only two sites could be developed based on the City's current standards for size and access, and that it was highly likely that there would be one curb cut off Anderson Road located at the intersection of the two parcels to serve both parcels.

RECOMMENDATIONS

Staff Assessment

The proposed LC zoning is less intense than the surrounding GC and UD zoning. The property's location along a main commercial corridor at a major intersection is ideal for commercial development. 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 Discussion

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

Mr. Roper asked if each parcel would have its own curb cut. Mr. Hawkins stated that this would not be likely due to the number of curb cuts existing along that section of Anderson Road across the street, that more likely there would only be one cut onto Anderson Road.

Mr. Roper asked if the rezoning application was approved, would the two proposed out-parcels come before the Planning Commission for approval. Mr. Hawkins stated that these would be staff approved.

Mr. Graham asked if this property was located outside the Rock Hill Industrial Park and therefore not subject to any covenants. Mr. Hawkins stated that it was still part of the Industrial Park and that the owner is in the process of having it released from the

covenants. Mr. Hawkins stated that the applicant could provide more information about the status of those efforts.

Mr. Greene asked if more out-parcels could be formed on the property if the rezoning was approved. Mr. Hawkins stated that there could. Mr. Greene observed that there could be one or five or any number of out-parcels. Mr. Hawkins stated this could happen provided these met standards.

Mr. Roper asked about the number of out-parcels that would trigger Planning Commission approval. Mr. Hawkins stated he believes Planning Commission approval is required for anything over three lots and stated that he would double-check the ordinance. Mr. Hawkins later clarified that a subdivision creating four or more lots would be considered a Major Subdivision and would have to come before the Planning Commission for approval. Mr. Roper further clarified that this would include the district building property, and therefore if three lots were proposed in addition to the district building, this would come before the Planning Commission.

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

To see the applications submitted for this case, go to: www.cityofrockhill.com/PlanInfo.




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ROCK HILL
SOUTH CAROLINA

M-2012-07

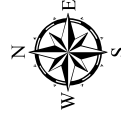
Legend

-  City Limit
-  Zoning District Boundaries
-  Area of Interest

Zoning Data

Current:
OI

Proposed:
LC



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

