



## Memorandum

To: David Vehaun, City Manager

From: Bill Meyer, Planning & Development Director

**Subject: Request to Sponsor Zoning Map Amendment – Textile Corridor Area IH (Industry Heavy) and NMU (Neighborhood Mixed Use) to IB (Industry Business), SF-5 (Single Family) and NMU (Neighborhood Mixed Use)**

Date: February 7, 2011

Staff is requesting that the City Council sponsor a Zoning Map amendment to rezone all existing IH-Heavy Industry districts in the Textile Corridor area to more appropriate districts based on use and the surrounding zoning pattern. This includes a area that spans from Main Street to east of White Street between Columbia and Stewart Avenues, and a smaller area along the north side of Wilson Street between White and Ebenezer.

With the demolition of the Bleachery and redevelopment of other properties in the area, the IH district with its heavy industrial and outside uses is considered incompatible. This rezoning proposal has been developed in conjunction with the Economic and Urban Development staff to strike a balance between the interests of property owners and the City's vision for this area.

The proposed zoning is reflected in the attached maps. The majority of the proposed changes are to the IB Industry Business district, which is designed to accommodate most small scale distribution and light manufacturing uses, along with a series of service and support retail uses. The existing areas that are in residential lot patterns and adjacent to residential zoning are proposed to be zoned SF-5, which is the predominant residential zoning in the area. An existing parking lot for the University Place apartments is proposed to be zoned NMU, which is the existing zoning on the balance of that complex.

Staff has talked with property owners in the area to explain the impact of the proposal and receive comments. While many owners are amenable, staff heard concerns in three areas. The concerns and staff response are as follows:

- Some owners of industrial or office/warehouse buildings had reservations about IB due to the fact that some possible manufacturing uses will require special

exceptions, and have suggested IG Industry General zoning. The additional time for special exception approval in a competitive leasing environment is seen as a problem. *The IB district allows limited manufacturing outright, and any general manufacturing should probably be subject to review for compatibility with planned uses in the area.*

- One owner, who currently has SF-5 zoning on the majority of their contiguous holdings, was opposed to the change as not providing a positive benefit. This owner does not have a specific plan for the property. *This proposed rezoning does not preclude a future request by the property owner, which would be necessary to change this owner's existing SF-5 area anyway.*
- Some owners of individual residential properties currently zoned IH see more intense residential use or commercial use as a more likely redevelopment scenario than using SF-5 zoning. *The current IH zoning does not allow multifamily or most commercial activities. Furthermore, the owners that have registered concerns hold single residential lots that are not conducive to multifamily or commercial development without assembly. Once a property is assembled, an appropriate zone can be requested.*

In evaluating current uses, the only business that would be made non-conforming by this proposal is the existing fence company that has occupied several residential lots off of White Street along Adams. That owner has not raised objection to the proposal. The VFW hall is currently non-conforming, and will be so as long as it is in any industry-based zone. The City storage yard on White Street will be temporarily non-conforming until it is relocated to the new Operations Center next year.

From the staff perspective, the proposed IB zoning is a district that can be compatible with planned redevelopment activities in the long term. It is acknowledged that further rezoning of the SF-5 areas may be justified, but until properties are assembled and specific plans are in place, this is seen as the best holding zone.

Finally, staff has added the southern third of the Bleachery site to the proposed IB district to allow for the reuse of the Lowenstien and 1939 buildings that remain on the site. This is a more appropriate zoning district for this immediate use, as opposed to the NMU (Neighborhood Mixed Use) zoning that was originally intended to be used for the overall site redevelopment.






If Council agrees to sponsor this amendment, it would be advertised for public hearing at the April Planning Commission meeting, and return for Council consideration in late April or May.



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## Potential Rezoning

### Legend

-  City Limit
-  Zoning District Boundaries
-  NMU (Proposed)
-  IB (Proposed)
-  SF-5 (Proposed)

### Zoning Data

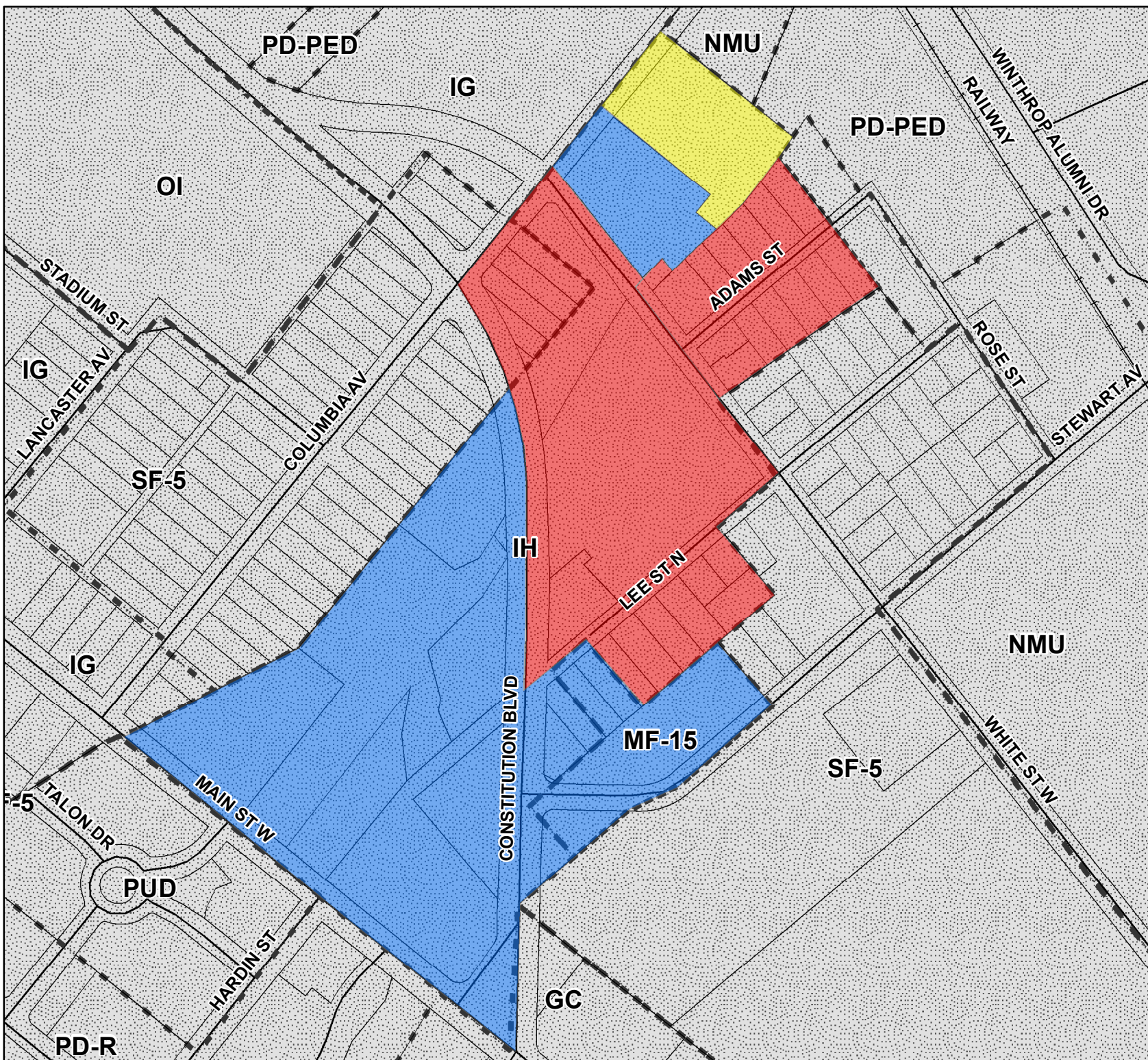
Existing: IH  
 MF-15  
 Proposed: IB,  
 NMU, and  
 SF-5



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Planning and Development  
Services Department  
City of Rock Hill

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# Potential Rezoning

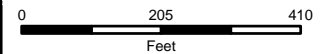
## Legend

- City Limit
- Zoning District Boundaries
- Area of Interest

## Zoning Data

Existing: IH

Proposed: IB



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