



## Rezoning Analysis-Report to City Council

Meeting Date: January 9, 2012

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<b>Location:</b>	502 Heckle Boulevard, corner of Heckle Boulevard and Friedheim Road, Tax Map #597-00-00-030 (portion) & 598-16-01-002.
<b>Site Area:</b>	Approximately 19 acres
<b>Request:</b>	Annex property into the City and rezone from Residential Development-I (RD-I) in York County and Single-Family Residential-4 (SF-4) to Limited Commercial (LC).
<b>Proposed Development:</b>	Fraternal Lodge
<b>Applicant:</b>	The American Legion Frank Roach Post No. 34 (Gary Mitchell, Board of Trustees Chairman) Rock Hill, SC 803.329.2959
<b>Owner:</b>	Sturgis of York County, LLC (Thomas Sturgis) Rock Hill, SC 803.328.8665

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### Site Description

The subject property is currently wooded, with an abandoned house on a portion of the site. It is located west of downtown and fronts the intersection of an arterial roadway (Heckle Boulevard) and a major collector (Friedheim Road). Surrounding uses include undeveloped property, single-family residential, and institutional in residential and Planned Unit Development zoning districts.

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### Development Proposal

The applicant is requesting the annexation and rezoning in order to facilitate the development of a new facility for The American Legion Frank Roach Post No. 34. The proposed building would be approximately 18,500 square feet and would include a banquet room, full service kitchen, offices, and other amenities in support of the Legion's activities. The proposed building would front Heckle Boulevard with driveway access from both Heckle Boulevard and Friedheim Road.

Because the use is a private club that serves alcohol, there is a 300-foot separation requirement from residential property. The applicant has applied for a Special Exception from the Zoning Board of Appeals to waive the separation requirement; the Board is scheduled to hear that request on January 10, 2012.

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### Existing Zoning District Summary

Residential Development District I (RD-I)- Permitted uses include single-family dwellings, schools, horticulture and some agricultural interests, neighborhood and

community parks, churches, duplexes, multi-plexes, child care centers, and nursing homes.

Single-Family Residential-4 (SF-4)- The SF-4 district is established as a district in which the principal use of land is single-family residential development. Complementary uses customarily found in single-family residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and elementary schools are allowed uses in the SF-4 district. The minimum lot area for development is nine thousand (9,000) square feet, and the maximum residential density allowed is four (4) units per 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.

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**INFRASTRUCTURE CONSIDERATIONS**

**Transportation**

The property has frontage on Heckle Boulevard, an arterial roadway and Friedheim Road, a major collector. The site will be accessed from both streets. Frontage sidewalks will be required along both streets when the site is developed.

Historic traffic volumes in the area are shown below:

Street	Vehicles Per Day				Capacity*
	2009	2004	1999	1994	
Heckle Boulevard	17,900	15,500	15,100	11,200	29,200
Friedheim Road	4,800	5,500	5,800	5,100	8,600

\*Capacity denotes Level of Service "C".

**Public Utilities**

Water is available to the site. The location and depth of the existing sewer line along Heckle Boulevard needs to be verified by the applicant's engineer to determine if an extension is required.

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**RELATIONSHIP TO PUBLIC PLANS**

**Vision 2020 Comprehensive Plan**

This property is reflected on the City's Vision 2020 Land Use Map as both Existing Suburban Neighborhood and Urban Mixed Use.

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. The LC zoning district provides for a variety of mid-level intensity commercial and non-residential uses intended to serve groups of surrounding neighborhoods.

The Urban Mixed Use Character Area is the historic urban core of the City. Development patterns envisioned for this area include a mix of uses, pedestrian-friendly amenities, and the visual character found in Rock Hill's existing downtown areas. The area should include a wide range of commercial, residential and civic activities; while large scale retail, light industry and heavy industry (outside of business parks) should be limited. Redevelopment and infill projects should reinforce compatibility and context with the surrounding community. Other Planning Principles to be considered in redevelopment of this area are urban form (including compact development, walkable streets, mixed uses, transit oriented design, block and street orientation, integration of civic spaces) and historic character.

### **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.

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### **PUBLIC INVOLVEMENT**

Staff hereby certifies that the required public notification actions have been completed as follows:

- December 4 & 18: Planning Commission public hearing advertisements published in *The Herald*.
- December 16: Rezoning notification signs posted on subject property.
- December 16: Rezoning notification postcards sent to 10 property owners within 300 feet of the subject property.

### **Public Feedback**

No comments received to date.

### **Public Hearing**

The Rock Hill Planning Commission will hold a public hearing on this application on January 3, 2012. A summary of the public hearing will be provided at the January 9 City Council meeting.

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## **RECOMMENDATIONS**

### **Staff Assessment**

The property is located near the Sunset Park Neighborhood, Sunset Park Elementary School, and other property zoned for single-family use. It also fronts a five-lane arterial roadway where traffic counts have grown approximately 45% since 1996. Undeveloped adjacent parcels provide separation between the site and existing residential development. The required land use buffers and the orientation of the proposed development to Heckle Boulevard will also help reduce potential impacts on the existing residential development in the area. The proposed zoning is consistent with the Comprehensive Plan.

### **Staff Recommendation**

Staff recommends approval of the proposed Limited Commercial (LC) zoning.

### **Planning Commission Recommendation**

Due to the schedule for this item, this report was prepared prior to the Planning Commission meeting. The Commission's recommendation will be provided at the January 9 City Council meeting.

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## **Attachments**

- Plat of Subject Property
  - Annexation Map
  - Rezoning Map
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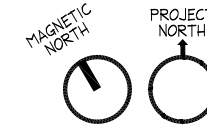
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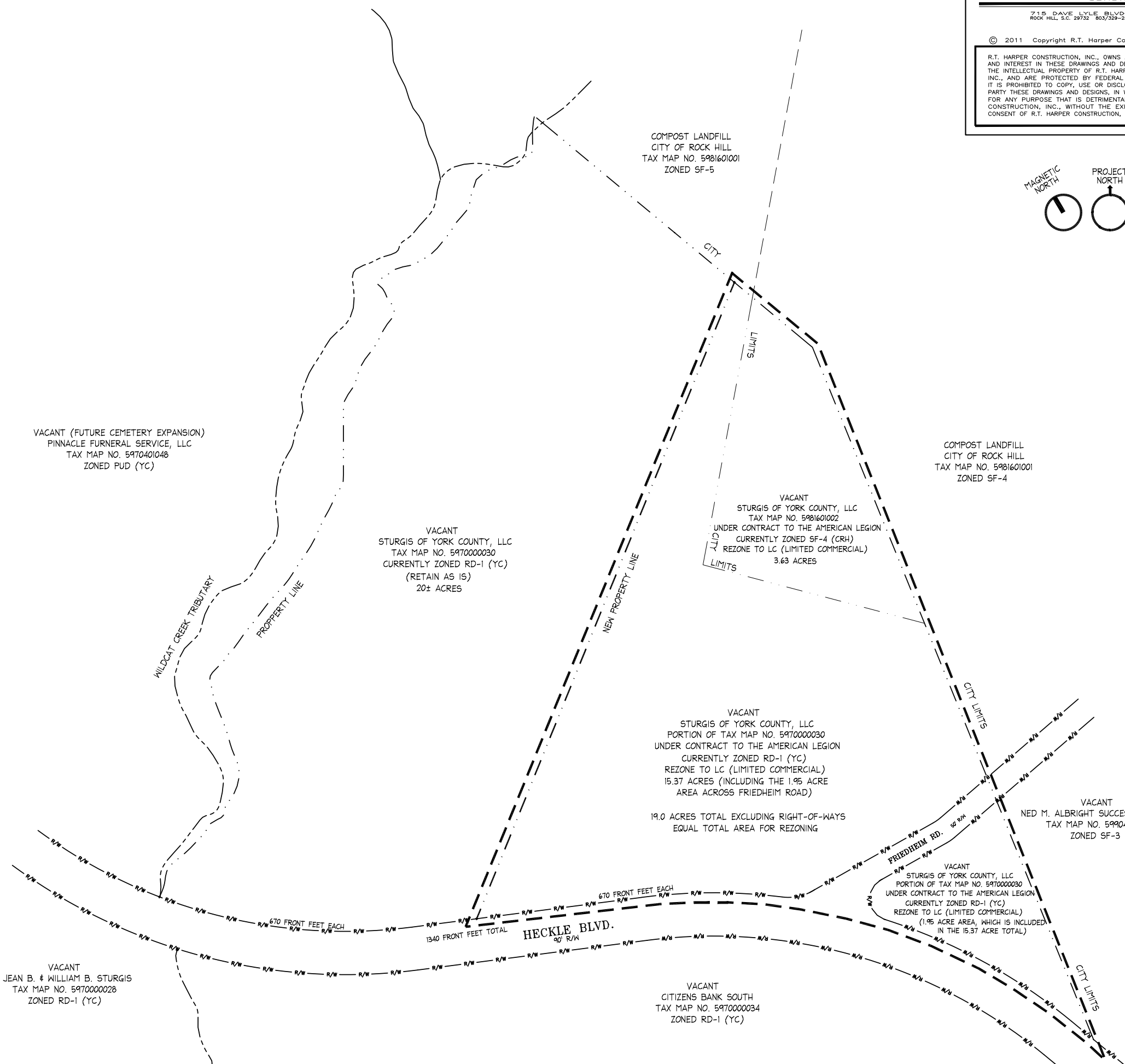
**Robert L  
Chartier  
ARCHITECT**

308 Tattlers Trail  
Irmo, SC 29063  
1 - 803 - 422 - 9654

Professional Seal:



General Notes:



SUBJECT AREA  
19.0 ACRES  
EXCLUDING R-O-W's

No.	Description	Date
REVISIONS		

Project Title:  
**THE AMERICAN LEGION  
FRANK ROACH  
POST NO. 34**  
500 HECKLE BLVD.  
ROCK HILL, SC

Sheet Title:  
**REZONING  
PLAN**

Drawn By: RTH	Checked By: RLC	Approved By:
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Scale:  
AS SHOWN

Date:  
NOV. 2, 2011

Sheet No.:  
**Z1**









**ROCK HILL**  
SOUTH CAROLINA

**M-2012-01**

**Legend**

-  City Limit
-  Building
-  Zoning District Boundaries
-  Area of Interest

**Zoning Data**

**Current:**  
**RD-I(County)**  
**and**  
**SF-4**

**Proposed: LC**



Development Services  
Department  
City of Rock Hill  
12/22/11

