



Rezoning Analysis-Report to City Council

Meeting Date: June 28, 2010

Location:	703 Cowan Farm Rd., Tax Map #669-04-01-043 (portion)
Site Area:	Approx. 12.68 acres
Request:	Rezone property from Multi-family-15 (MF-15) to Office & Institutional (OI).
Proposed Development:	Government maintenance, storage, and distribution facility (City Operations Center)
Applicant/Owner:	City of Rock Hill, SC (Jimmy Bagley) 803.329.5518

Site Description

The subject property is currently undeveloped. The site is located on the east side of the City and abuts the City's new Operations Center Site on Anderson Road. Other surrounding uses include single-family residential and undeveloped property in commercial and residential zoning districts.

Development Proposal

The applicant is proposing the rezoning in order to facilitate use of the property for the new City Operations Center. The immediate use will be a staging area for bulk inventory used by the Utilities and Public Works Departments. Buildings and/or storage sheds may be constructed on the property in the future as needs arise. As an outdoor storage use, buffers and fencing will be required around the perimeter of the property.

Existing Zoning District Summary

Multi-Family-15 (MF-15)- The MF-15 district is established and intended to encourage a wide range of medium to high density housing types, especially multiple family development, even though single-family detached, single-family attached, townhouses, and two- to four-family dwellings are also allowed to meet the diverse housing needs of City residents. Neighborhood commercial and complementary uses customarily found in residential zone districts, such as schools, community facilities, religious institutions, and parks and playgrounds are encouraged. The minimum lot area for single-family detached dwellings is five thousand (5,000) square feet. The maximum residential density allowed is fifteen (15) dwelling units per acre. Buildings including street-level non-residential uses may include residential units at a density of up to twenty (20) units per acre.

Proposed 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.

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

The rezoning of the remainder of the Operations Center site was approved December 15, 2008.

INFRASTRUCTURE CONSIDERATIONS

Transportation

The proposed development will not generate any additional traffic impacts beyond what was projected for the remainder of the Operations Center site.

Public Utilities

No utilities are needed for the site at this time. Utilities will be available from the main Operations Center site when needed.

RELATIONSHIP TO PUBLIC PLANS

Comprehensive Plan

The City's Livable Land Use Map indicates that this portion of the subject parcel has a Neighborhood Mixed Use land use designation. The NMU classification is applied to areas of the City that have or are envisioned to have a diverse mix of moderately dense residential housing and neighborhood scale, nonresidential land uses. The intent of the NMU classification is to create an interesting and lively residential community by integrating a diverse mix of housing choices with complementary neighborhood-scale nonresidential land uses to serve the immediate neighborhood community. Nonresidential land uses may include public parks and recreation facilities, restaurants, barber shops or hair salons, post offices, libraries, retail centers, offices, day cares, places of workshop, education facilities, and other similar uses.

Conclusion

The requested rezoning from Multi-Family - 15 (MF-15) to Office and Institutional (OI) is generally consistent with the adopted City of Rock Hill Comprehensive Plan and Livable City Land Use Map.

PUBLIC INVOLVEMENT

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

- May 2 & 16: Planning Commission public hearing advertisements published in *The Herald*.
- May 14: Rezoning notification signs posted on subject property.
- May 14: Rezoning notification postcards sent to property owners within 300' of the subject property. A total of 65 postcards were sent to properties within rezoning area and surrounding areas.

Public Hearing

The Rock Hill Planning Commission held a public hearing on this application on June 1, 2010. No one from the public spoke on this application. The applicant's representative presented the following information:

Mr. Brandon Pridemore, R. Joe Harris & Associates, project manager, stated that this site was part of the long range goal for the operations center. The site will be used for storage to relieve the current congested storage areas, especially as Winthrop takes over the current operations center site at the end of the year. He added that Mr. Hal Murray had met with the surrounding neighbors who did not object to the use of open storage.

RECOMMENDATIONS

Staff Assessment

The proposed zoning is consistent with the City's Land Use Plan and is compatible with the surrounding development.

Staff Recommendation

Staff recommends approval of the rezoning proposal.

Planning Commission Discussion

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

Mrs. Easley asked about the access to the site and the vehicles that would access the site. Mr. Hawkins stated that access would be from the relocated improved area of Cowan Farm Road at the end of the indicated cul-de-sac beside the new Operations Center.

Mr. Smalls asked how far buildings would be built from the rear property line. Mr. Hawkins stated no buildings were proposed at this time, only for open outdoor storage. Mr. Roper noted that because of the required setbacks and detention pond, there would be a 230' setback from the rear for any future buildings (150' for the detention area plus 80' for the buffer). Mr. Hawkins stated that this was correct.

Mr. Graham noted that this was a highly intensive use for OI zoning and that the Commission should look at re-examining whether this district should allow for this type of operation.

Planning Commission Recommendation

Following the public hearing at their June meeting, the Planning Commission voted unanimously to recommend approval of the rezoning application.

Attachments

- Property Plat
- 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

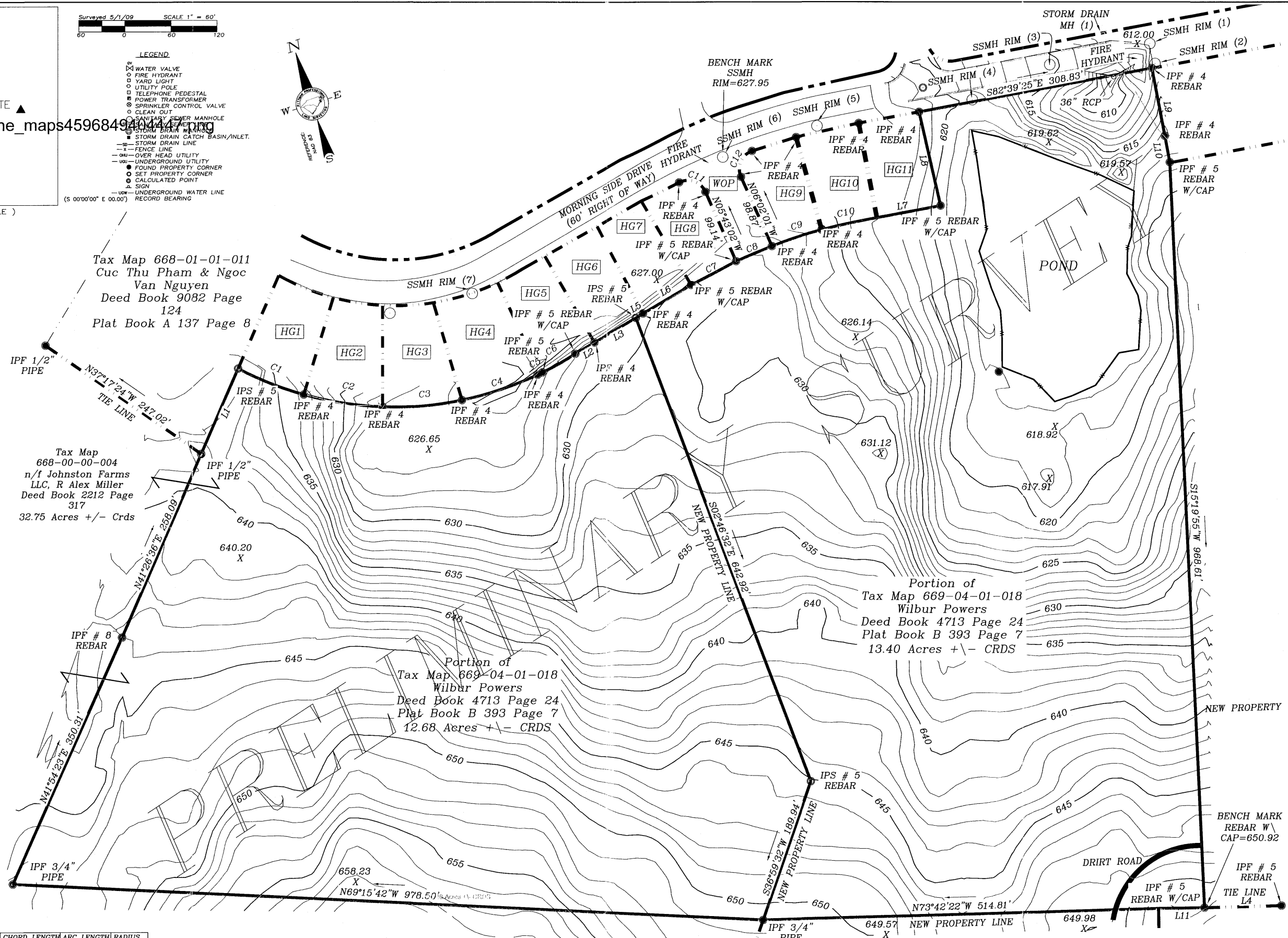
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Surveyed 5/1/09 SCALE 1" = 60'

VICINITY MAP (NOT TO SCALE)

LEGEND

- WATER VALVE
- FIRE HYDRANT
- YARD LIGHT
- UTILITY POLE
- TELEPHONE PEDESTAL
- POWER TRANSFORMER
- SPRINKLER CONTROL VALVE
- CLEAN OUT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN/INLET
- STORM DRAIN LINE
- FENCE LINE
- OVER HEAD UTILITY
- UNDERGROUND UTILITY
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER
- CALCULATED POINT
- SIGN
- UNDERGROUND WATER LINE
- RECORD BEARING



- HG1**
 LOT# 1
 HALLMARK GLEN SECT II
 VICKY S. CARTER
 TAX MAP # 669-04-01-037
 Deed Book: 7197 Page: 99
 Plat Book: 142 Page: 155
- HG2**
 LOT# 2
 HALLMARK GLEN SECT II
 BEATTY JUDITH E
 TAX MAP # 669-04-01-038
 Deed Book: 5102 Page: 274
 Plat Book: 140 Page: 260
- HG3**
 LOT# 3
 HALLMARK GLEN SECT II
 ROLAND C. & RUTH E. ADKINS
 TAX MAP # 669-04-01-039
 Deed Book: 5185 Page: 139
 Plat Book: C93 Page: 5
- HG4**
 LOT# 4
 HALLMARK GLEN SECT II
 PHILLIP & CYNTHIA JONES
 TAX MAP # 669-04-01-047
 Deed Book: 5491 Page: 108
 Plat Book: C93 Page: 5
- HG5**
 LOT# 5
 HALLMARK GLEN SECT II
 LAWRENCE F. & NANCY O. ROACH
 TAX MAP # 669-04-01-048
 Deed Book: 5636 Page: 216
 Plat Book: 140 Page: 707
- HG6**
 LOT# 6
 HALLMARK GLEN SECT II
 JAMES W. BELK III
 TAX MAP # 669-04-01-049
 Deed Book: 5417 Page: 222
 Plat Book: C93 Page: 5
- HG7**
 LOT# 7
 HALLMARK GLEN SECT II
 MARISOL DEJESUS
 TAX MAP # 669-04-01-050
 Deed Book: 5262 Page: 188
 Plat Book: 140 Page: 405
- HG8**
 LOT# 8
 HALLMARK GLEN SECT II
 WILLIAM H & MELISSA H. BENNETT
 TAX MAP # 669-04-01-051
 Deed Book: 5548 Page: 81
 Plat Book: C93 Page: 5
- HG9**
 LOT# 9
 HALLMARK GLEN SECT II
 WILLIAM R. & NANCY SHEPHARD
 TAX MAP # 669-04-01-052
 Deed Book: 5505 Page: 57
 Plat Book: C193 Page: 10
- HG10**
 LOT# 10
 HALLMARK GLEN SECT II
 DON L. HOLLIS
 TAX MAP # 669-04-01-053
 Deed Book: 5893 Page: 48
 Plat Book: C93 Page: 5
- HG11**
 LOT# 11
 HALLMARK GLEN SECT II
 KIRBY KEITH B
 TAX MAP # 669-04-01-054
 Deed Book: 7244 Page: 239
 Plat Book: C93 Page: 5
- WOP**
 LOT# 11
 WILBUR O. POWERS
 TAX MAP # 669-04-01-043
 Deed Book: 3915 Page: 124
 Plat Book: B393 Page: 7

Tax Map 668-01-01-011
 Cuc Thu Pham & Ngoc
 Van Nguyen
 Deed Book 9082 Page
 124
 Plat Book A 137 Page 8

Tax Map
 668-00-00-004
 n/f Johnston Farms
 LLC, R Alex Miller
 Deed Book 2212 Page
 317
 32.75 Acres +/- Crds

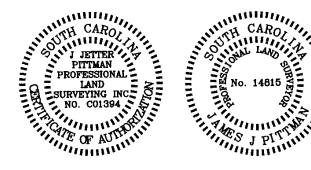
Portion of
 Tax Map 669-04-01-018
 Wilbur Powers
 Deed Book 4713 Page 24
 Plat Book B 393 Page 7
 12.68 Acres +/- CRDS

Portion of
 Tax Map 669-04-01-018
 Wilbur Powers
 Deed Book 4713 Page 24
 Plat Book B 393 Page 7
 13.40 Acres +/- CRDS

NUMBER	DELTA	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	12°08'30"	S50°27'41"E	92.01	92.18	435.00
C2	13°14'58"	S63°09'25"E	103.82	104.05	449.97
C3	14°16'33"	S76°55'10"E	103.87	104.14	417.98
C4	12°59'06"	N89°27'00"E	103.77	103.99	458.86
C5	00°57'37"	N82°28'39"E	7.10	7.11	423.96
C6	07°28'43"	N78°15'29"E	49.16	49.20	376.92
C7	01°39'58"	N80°05'47"E	66.25	66.25	2278.36
C8	02°31'28"	N85°01'33"E	50.71	50.72	1151.06
C9	06°52'45"	N89°43'40"E	68.09	68.13	567.44
C10	04°23'17"	S84°38'19"E	62.40	62.42	815.03
C11	93°26'38"	N62°11'11"W	36.40	40.77	25.00
C12	94°18'52"	N40°55'28"E	36.66	41.15	25.00

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	N41°28'51"E	120.63'	L7	S82°52'27"E	95.80'
L2	N77°27'20"E	28.86'	L8	N05°03'16"E	125.07'
L3	N77°33'47"E	63.16'	L9	S07°06'29"W	89.97'
L4	S73°31'52"E	100.17'	L10	S07°20'33"W	34.86'
L5	N76°14'46"E	10.88'	L11	N72°58'46"W	60.05'
L6	N77°19'43"E	72.92'			

SSMH # 1 RIM=611.68 INV OUT= N/A	SSMH # 4 RIM=619.60 INV IN=608.39 INV OUT= 608.28	SSMH # 7 RIM=626.66 INV IN=616.04 INV OUT= 615.94
SSMH # 2 RIM=612.73 INV IN=603.39 INV IN=603.37 INV OUT= 603.20	SSMH # 5 RIM=625.61 INV IN=613.28 INV OUT= 613.20	SDMH # 1 RIM=612.35 INV OUT= 604.68
SSMH # 3 RIM=615.44 INV IN=603.28 INV OUT= 603.13	SSMH # 6 RIM=627.95 INV IN=614.16 INV OUT= 613.99	36" RCP INV = 607.09



General Notes:
 1. Measurements on this map are in feet and decimals thereof.
 2. All set corners are #5 (5/8") Rebar unless otherwise noted.
 3. This plot is subject to any Easements, Agreements, or Rights of Ways of Record prior to date of this plot, which was not visible at the time of our survey.

References:
 1. As shown

Certification:
 I, hereby state to the best of my knowledge, information and belief, the survey shown hereon 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.

Signed: James Jetter Pittman PLS #14815 jetter@plssurvey.com

PROJECT No: L144D13

DATE: 5/1/09

SCALE: 1"=60'

DES: DR. KCH

CKD: JJP

TOPOGRAPHY, SUBDIVISION AND RECOMBINATION SURVEY FOR THE CITY OF ROCK HILL LOCATED AT SOUTH CAROLINA YORK COUNTY CATAWBA TOWNSHIP





SHEET NO. 51



ROCK HILL
SOUTH CAROLINA

M-2010-06

Legend

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

Zoning Data

Current: MF-15

Proposed: OI



Development Services
Department
City of Rock Hill
5/25/10

