



## Rezoning Analysis-Report to City Council

Meeting Date: February 22, 2010

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<b>Location:</b>	1326 & 1334 Burton St. and the un-addressed lot behind 1334 Burton St., Tax map numbers 634-00-00-023, -024, & -025.
<b>Site Area:</b>	Approx. 1.88 acres
<b>Request:</b>	Annex property into the City and rezone from Residential Conservation District-I (RC-I) to Single Family -3 (SF-3).
<b>Proposed Development:</b>	Single-family residential home.
<b>Owner/Applicant:</b>	Everine P. Brooks Rock Hill, SC 803.366.4884

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### Site Description

The subject property is located on the northeast side of the City and is currently undeveloped. Two of the parcels front on Burton Street and one fronts on Grace Street. Surrounding uses include institutional, residential, and day care in residential zoning districts. These parcels were created as part of the Oakwood Acres subdivision in 1954 and have been owned by Mr. & Mrs. Brooks for approximately 45 years.

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### Development Proposal

The applicant is requesting the annexation and rezoning in order to gain access to City water and sewer to serve a single-family home on the property located behind 1334 Burton Street. The property is contiguous to the City Limits and annexation is required to access the utilities. No development is planned for the properties at 1326 and 1334 Burton St. at this time.

There will be a unique access arrangement for this property due to factors that are out of the control of the owner. Although the property has frontage on a right-of-way for Grace St., there is no publicly maintained street in front of the property. Public maintenance ends at the cul-de-sac within Amber Ridge subdivision, as shown on the attached Access Exhibit. There is an existing privately maintained drive within the Grace Street right-of-way that leads from Mt. Gallant Rd. to other properties to the north and west. The privately maintained drive does not meet the City's standards for garbage and fire access and it is not feasible for the property owner to upgrade the private drive to City standards to serve one house. Therefore, the property will be accessed from the cul-de-sac by a driveway that will be partially within the Grace St. right-of-way. There is no existing or proposed connection between the cul-de-sac and Mt. Gallant Rd.

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### **Existing Zoning District Summary**

Residential Conservation District I (RC-I)- Permitted uses include single-family dwellings, schools, horticulture and some agricultural interests, neighborhood and community parks, and churches.

### **Proposed Zoning District Summary**

Single-Family Residential-3 (SF-3)- The SF-3 district is established as a district in which the principal use of land is single-family detached residential development at a moderate density. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family detached dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and elementary schools, are also allowed. The minimum lot area for development is fourteen thousand (14,000) square feet and the maximum density allowed is three (3) units per acre.

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## **INFRASTRUCTURE CONSIDERATIONS**

### **Public Utilities**

Water and sewer lines are located in the Grace St. right-of-way. Electric service must be extended to the property.

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## **RELATIONSHIP TO PUBLIC PLANS**

### **Comprehensive Plan**

The City's Livable Land Use Map shows this area that this parcel has an Urban Residential land use designation. The Urban Residential classification is primarily a single-family residential land use classification intended to create high quality residential neighborhoods with a variety of housing choices. Residential development should have approximate residential densities of up to three dwelling units per acre. Higher densities may be appropriate for Conservation Subdivisions or Traditional Neighborhood Development (TND) communities. Neighborhoods in the UR community should generally allow for a mix of single-family housing types such as detached houses, attached town homes, attached patio homes, and condominiums.

### **Conclusion**

The requested rezoning parcel number 634-00-00-023 (1.54 acres) from County Residential Conservation 1 (RC-1) to City Single-Family Residential -3 (SF-3) is generally consistent with the adopted City of Rock Hill Comprehensive Plan and Livable City Land Use Plan.

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## **PUBLIC INVOLVEMENT**

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

- Jan. 3 & 17: Planning Commission public hearing advertisements published in *The Herald*.

- Jan. 12: Rezoning notification signs posted on subject property.
- Jan. 15: Rezoning notification postcards sent to property owners within 300' of the subject property. A total of 37 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 February 2, 2010. There were no comments from the public.

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## **RECOMMENDATIONS**

### **Staff Assessment**

The proposal is consistent with the land use plan and compatible with the surrounding uses.

### **Staff Recommendation**

Staff recommends approval of the proposed SF-3 zoning.

### **Planning Commission Recommendation**

Following the public hearing at their February meeting, the Planning Commission voted 7-0 to recommend approval of the proposed SF-3 zoning.

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### **Attachments**

- Annexation Map
- Rezoning Map
- Access Exhibit

For copies of the following attachments, see the digital version of the report on the City's website:

- Annexation Application
  - Rezoning Application
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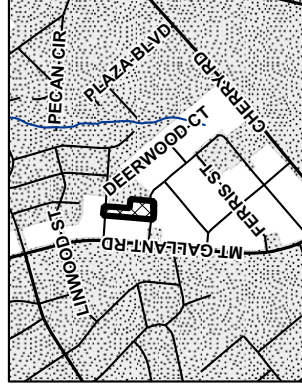
**Staff Contact:** Eric S. Hawkins, AICP, Planner III  
[ehawkins@cityofrockhill.com](mailto:ehawkins@cityofrockhill.com)  
803.329.8763



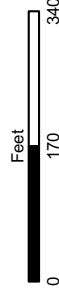
**ROCK HILL**  
SOUTH CAROLINA  
**ANNEXATION MAP**

Burton Street  
Area I

**ANNEXATION TO THE  
CITY OF ROCK HILL**

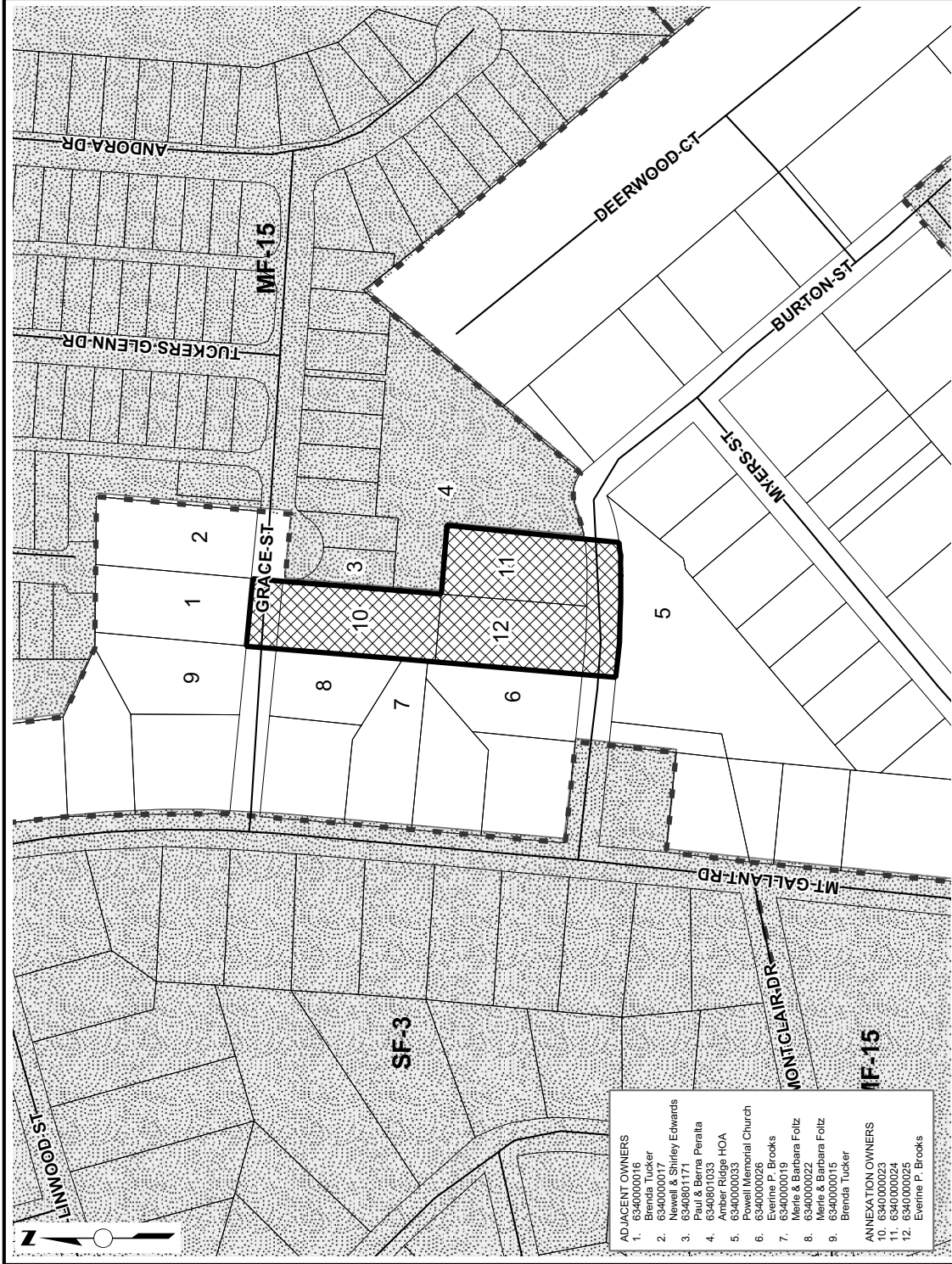


ZONING: SF-3  
WARD: WARD 2  
ACREAGE: 1.88



THIS MAP WAS COMPILED FROM PLATS AND  
OTHER AVAILABLE INFORMATION.  
NO ACTUAL FIELD SURVEY WAS PERFORMED.

GIS ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_







ADJACENT OWNERS	
1.	6340000016 Brenda Tucker
2.	6340000017 Newell & Shirley Edwards
3.	6340000018 Cecil & Barbara Peralta
4.	6340000033 Amber Ridge HOA
5.	6340000026 Powell Memorial Church
6.	6340000019 Everine P. Brooks
7.	6340000022 Meris & Barbara Foltz
8.	6340000015 Barbara Foltz
9.	6340000025 Brenda Tucker
ANNEXATION OWNERS	
10.	6340000023 Everine P. Brooks
11.	6340000024
12.	6340000025



**ROCK HILL**  
SOUTH CAROLINA

**M-2010-02**

**Legend**

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

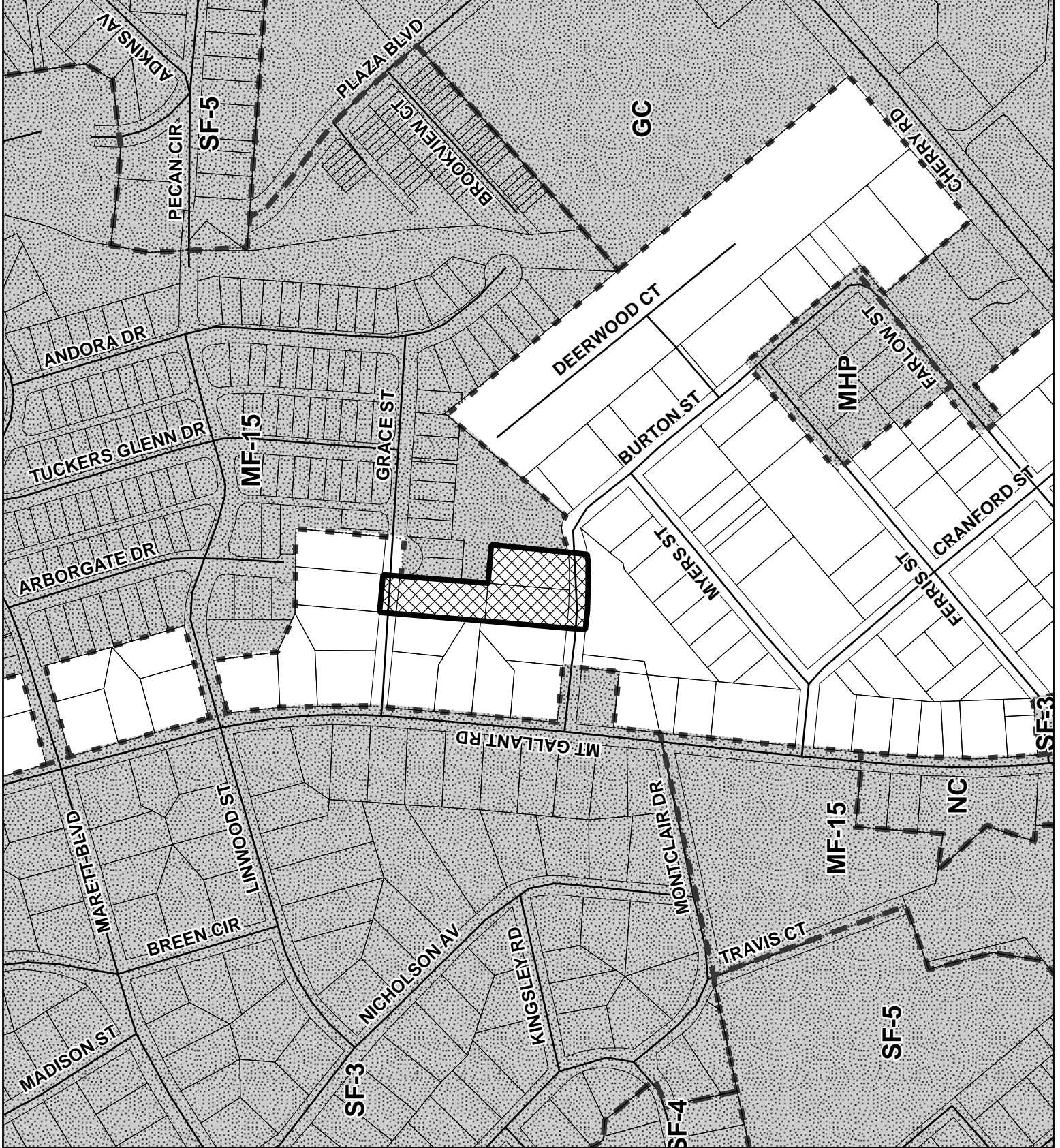
**Zoning Data**

**Current:**  
RC-1(County)

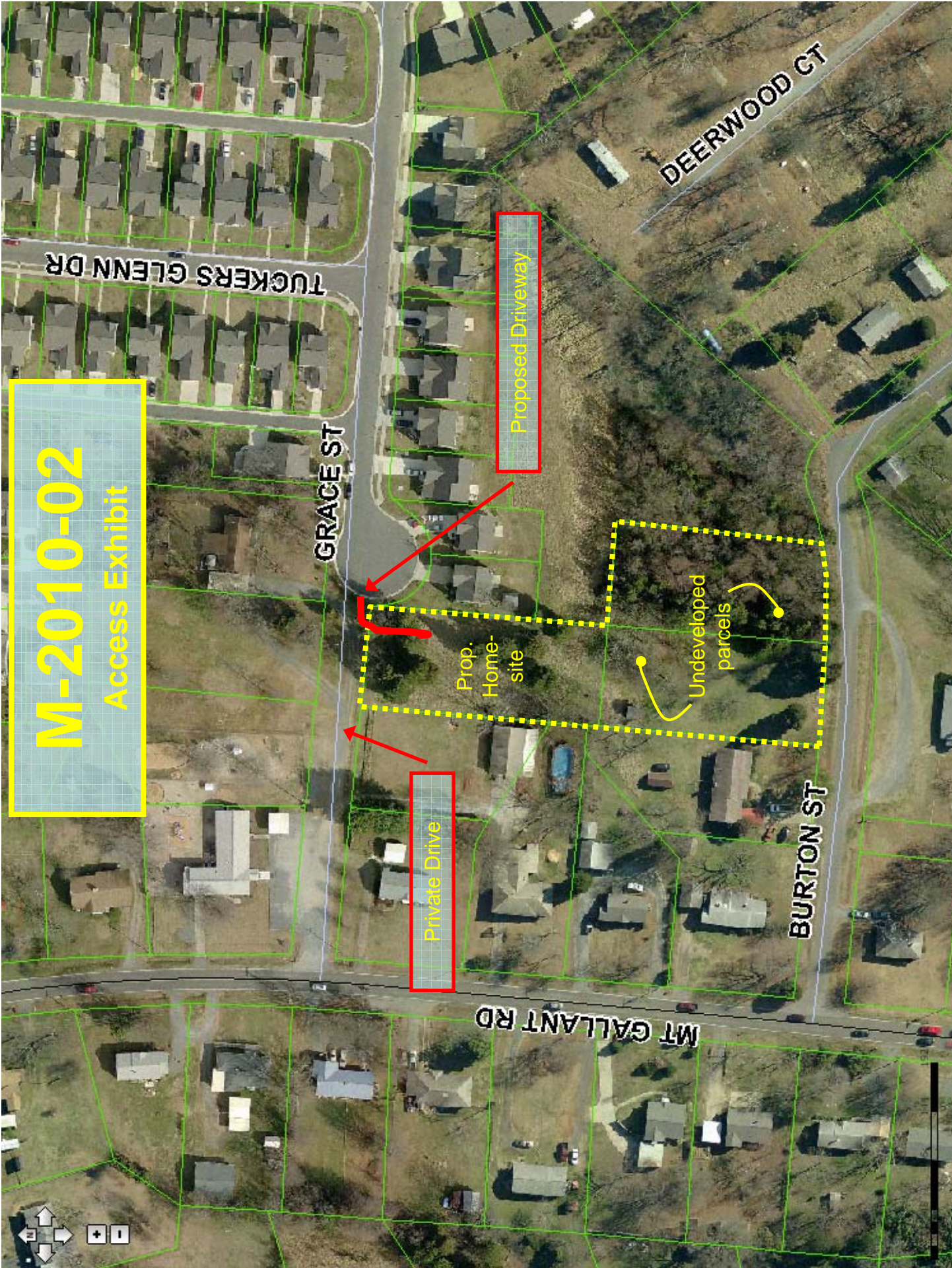
**Proposed:** SF-3



Development Services  
Department  
City of Rock Hill  
1/27/10



**M-2010-02**  
Access Exhibit



Proposed Driveway

Private Drive

Prop. Home-site

Undeveloped parcels

DEERWOOD CT

TUCKERS GLENN DR

GRACE ST

BURTON ST

MT GALLANT RD