



Rezoning Analysis-Report to City Council

Meeting Date: June 27, 2011

Location:	610 S. Anderson Rd. (southwest corner of S. Anderson and Princeton Rd), Tax Map #: 628-09-05-008.
Site Area:	Approx. 2 acres
Request:	Rezone property from Single-Family Residential-3 (SF-3) to Limited Commercial (LC).
Proposed Development:	None at this time.
Owner/Applicant:	Rock Hill Rescue Squad 802 Saluda St. 803.242.7347

Site Description

The subject property is currently undeveloped and wooded. It is located on the east side of the City at the corner of two arterial roadways (S. Anderson Rd. & Princeton Rd). Surrounding uses include single-family residential, auto sales, office, and undeveloped property in residential, commercial, and PUD (TechPark) zoning districts.

Development Proposal

The applicant is requesting the rezoning so that a rescue squad station would be permitted outright and so that commercial uses would be permitted if the property is sold. Under the current SF-3 zoning, a rescue squad station is a Special Exception and commercial uses are not permitted. The applicant is trying to raise funds to build a station on the site, but they may decide to sell the property and use the proceeds to buy an existing building.

Existing 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.

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 property at 1320 Springsteen Rd (across Anderson Rd from the subject property) was annexed into the City and rezoned from Urban Development (UD) in York County to LC in the City in April, 2009.

INFRASTRUCTURE CONSIDERATIONS

Transportation

The property has frontage on Anderson Rd, a principal arterial, and Princeton Rd, a minor arterial. The site will be accessed from Princeton Rd. There is a planned intersection improvement project that will add left turn lanes on Princeton Rd and Springsteen Rd at Anderson Rd to reduce congestion. Frontage sidewalks will be required along both streets when the site is developed. The proposed Albright trail corridor runs along the east side of the site.

Historic traffic volumes in the area are shown below:

Street	Vehicles Per Day				Capacity*
	2009	2004	1999	1994	
S. Anderson Rd.	15,700	16,800	15,600	14,700	33,600
Princeton Rd.	3,700	4,100	3,700	3,500	10,800

*Capacity denotes Level of Service "C".

Public Utilities

All necessary utilities are available to the site.

RELATIONSHIP TO PUBLIC PLANS

Vision 2020 Comprehensive Plan

This property is reflected on the City's Vision 2020 Land Use Map as being Urban Mixed Use. 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. Approved Focal Point Plans should guide decisions about redevelopment and infill within this area. 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 rezoning 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:

- May 8 & 22: Planning Commission public hearing advertisements published in *The Herald*.
- May 12: Rezoning notification signs posted on subject property.
- May 19: Rezoning notification postcards sent to property owners within 300' of the subject property. A total of 15 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 7, 2011. Three members of the public spoke in opposition, one spoke in favor, and the applicant presented information about the proposal.

Mr. Gary Capitan, 1008 Candlewood Lane, president of Spencer Estates Homeowners Association, spoke on behalf of the neighborhood in opposition to the application, stating that the opposition was not to the rescue squad itself but to the rezoning in anticipation of selling the property for commercial interests that would affect the traffic and residential nature of the neighborhood, especially along Princeton Road.

Mr. Dennis Fox, 1131 Christopher Circle, spoke in opposition to the application, noting the environmental impact of commercial development on the property and the surrounding neighborhood.

Mrs. Sharon Walch, 1120 Princeton Road, spoke in opposition to the application, noting the increased traffic would damage the residential and family character of the neighborhood.

Mr. Capitan noted that there were others present who opposed the rezoning. Mr. Roper asked those in opposition to the application to stand, and approximately 20 neighborhood members did so.

Mr. Joe Shackelford, Captain, Rock Hill Rescue Squad, applicant, stated that it was not the intention to rezone in order to sell the property, even though it was hard to get funding to build a facility during the current economic times. He noted the desire was to build in that location, that they had served the City and county since 1952. He added that the proposal was for Limited Commercial because of the concern over Multi-Family rezoning, and that a Special Exception was necessary to build on the site anyway. He noted that he had been in discussion with several contractors regarding a proposal for them to construct the building and if the rescue squad ever ceased to exist, the contractor would own the building and land.

Mrs. Mary Hyatt, Rinehart Realty, spoke in support of the application, noting that change and growth was necessary and that having the rescue squad would be safer for the residents.

RECOMMENDATIONS

Staff Assessment

Although the property has long been zoned residential, it has limited utility for residential development due to its frontage on a five-lane roadway and its intersection location. The parcel's size and the required buffers will minimize potential impacts on the surrounding residentially zoned properties. The adjoining undeveloped parcels provide separation between the property and the existing single-family homes in Princeton Place and Spencer Estates. 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 proposed Limited Commercial (LC) zoning.

Planning Commission Discussion

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

Mr. Roper noted for the record that property located adjacent to this property off Princeton Road had been previously presented to the Planning Commission for rezoning. Mr. Hawkins stated that the rezoning application referenced by Mr. Roper had been recommended for denial by the Planning Commission and was then withdrawn by the applicant prior to consideration by City Council. Mr. Roper asked about the difference between the two properties. Mr. Hawkins stated that the subject property fronts an intersection where all the other properties are zoned commercial, and that it is unlikely that residential development would occur at that location.

Mr. Roper asked about the anticipated increase in traffic if developed as either limited commercial or rescue squad facility. Mr. Hawkins stated that it would depend on what was constructed. Regardless of whether the property was developed as residential or commercial, traffic on Princeton Road would increase.

Mr. Roper asked where the traffic would primarily be coming from. Mr. Hawkins stated that it would most likely be coming from Anderson Road, depending upon what was developed. Mr. Smalls stated that Anderson was the easiest route to the site.

Mr. Smalls stated his concern over recommending rezoning of a property in anticipation of selling and whether this would set a precedent.

Mr. Graham noted that the character of the area had changed from residential use but that Limited Commercial was too liberal a zoning classification given its proximity to the neighborhood. He said that he would be more inclined to look at Neighborhood Commercial which provided for hours of operation and limited uses as a reasonable compromise. He noted that the property across the street was zoned Limited Commercial due to the annexation process and the county zoning classification as commercial.

Planning Commission Recommendation

Following the public hearing at their June meeting, the Planning Commission voted 5-0 to recommend denial of the rezoning.

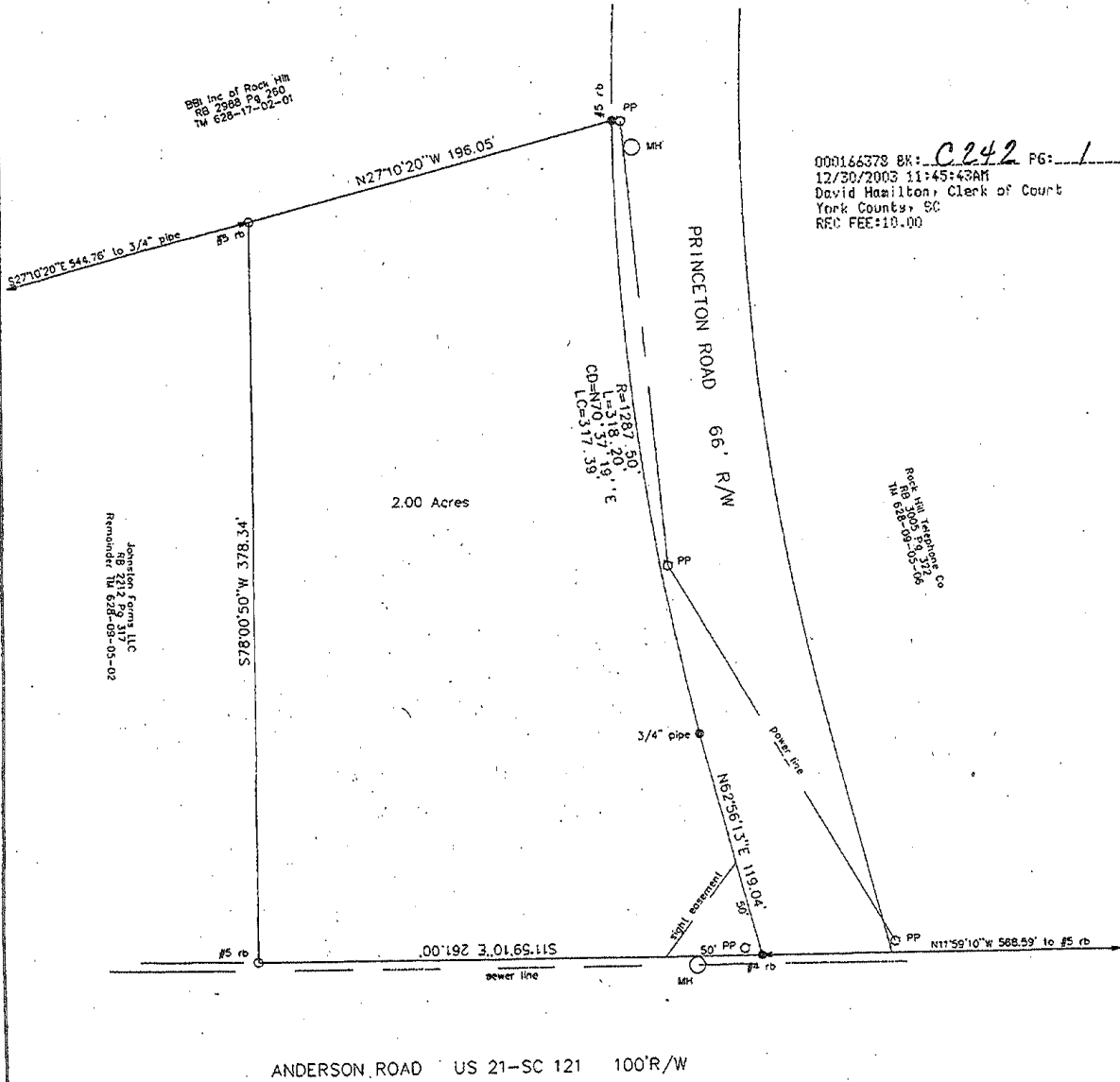
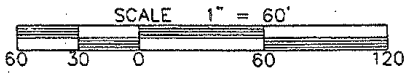
Attachments

- 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
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000166378 BK: *C242* PG: *1*
 12/30/2003 11:45:43AM
 David Hamilton, Clerk of Court
 York County, SC
 REC FEE:10.00

Rock Hill Telephone Co
 RB 3007-08-3176
 TM 628-09-05708

Johnston Farms LLC
 RB 2212 Pg 317
 Remainder TM 628-09-05-02

ANDERSON ROAD US 21-SC 121 100'R/W

**BOUNDARY SURVEY FOR
 JOHNSTON FARMS LLC**

Located on Anderson Road and Princeton Road
 City of Rock Hill, York County
 South Carolina

Reference: RB 2217 Pg 317
 A Portion of Tax Map 628-09-05-002

December 12, 2003

I hereby state that to the best of my knowledge, information, and belief, the survey shown herein 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 those shown. I have consulted the FEMA Flood Hazard Boundary Maps and found that the structures are not in a special flood hazard area.

- MONUMENT LEGEND**
 ● - old monument as noted
 ○ - new monument as noted

This drawing is the property of the surveyor and may not be reproduced or used without his written permission.

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J3157



ROCK HILL
SOUTH CAROLINA

M-2011-11

Legend



City Limit



Zoning District Boundaries



Area of Interest

Zoning Data

Current: SF-3

Proposed: LC



Planning & Development
Services Department
City of Rock Hill
5/25/11

