



Rezoning Analysis-Report to City Council

Meeting Date: April 26, 2011

Location:	1401 & 1409 Albright Rd, near Heckle Blvd/Albright Rd intersection. Tax Map #'s 623-04-01-004 and -005
Site Area:	Approx. 2.74 acres
Request:	Rezone property from Industry General (IG) to Limited Commercial (LC).
Applicant/Owner:	Ted Williams Rock Hill, SC 803.324.8531

Site Description

The subject property is fully developed. Uses on the site include a laundromat, self-service storage facility, and a vacant commercial building. It is located on the south side of the City and fronts on a principal arterial roadway (Albright Rd). Surrounding uses include auto sales, retail sales, and undeveloped property in commercial and industrial zoning districts.

Proposal

The applicant is requesting the rezoning in order to allow retail uses in the building that is currently vacant. The building was originally built for use as a pharmacy and has most recently been used as an office. When the building was built, the property was zoned Light Manufacturing (M-L) under the old zoning ordinance. When the new zoning ordinance was adopted, the zoning changed to IG which does not permit retail uses. In regards to the other uses on the property, the Laundromat would be permitted in LC and the self-service storage would be permitted as a Special Exception. Since the self-service storage use is already established, it would be treated as if a Special Exception had been granted if the property is rezoned to LC.

Existing Zoning District Summary

Industry General (IG)- The IG District is established and intended to provide lands for light industrial uses that can be operated in a relatively clean and quiet manner and that will not be obnoxious to adjacent residential or business districts. Allowable uses include limited manufacturing and functionally related uses such as distribution, storage, and processing. Some heavier industrial uses may be permitted with a Special Exception (see Section 2-300(D)). Commercial uses are allowed, but are considered incidental to the predominantly light industrial nature of the district. Residential uses, other than caretaker dwellings, and uses that generate hazardous wastes are not permitted.

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 adjoining properties on the same side of Albright Rd. were rezoned from GC, IG, and SF-5 to LC as part of the Stonegate rezoning (Case #M-2006-14) that was approved in August of 2006.

INFRASTRUCTURE CONSIDERATIONS

The property is fully developed and there will be no additional impact on the transportation or utility systems.

RELATIONSHIP TO PUBLIC PLANS

Comprehensive Plan

The City's Vision 2020 Land Use Map indicates that these parcels are within the Community Center subarea of the Suburban Mixed Use Center Character Area. Uses located within the Community Center classification should be medium scale and serve multiple surrounding neighborhoods, but not include big box retail centers. Access from arterial roadways should be balanced with pedestrian and bicycle enhancements and circulation. Mixed Use Centers should be well integrated into the fabric of surrounding neighborhoods through sensitive building design. Centers should provide a compatible transition into the existing residential areas by stepping down building heights and using materials that fit within the context of the neighborhood. Other key planning principles that apply to Community Suburban Mixed Use Centers include an emphasis on pedestrian orientation, connectivity between uses and to adjacent properties, and well designed circulation and access for all modes of transportation.

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:

- March 6 & 20: Planning Commission public hearing advertisements published in *The Herald*.
- March 18: Rezoning notification signs posted on subject property.
- March 18: Rezoning notification postcards sent to property owners within 300' of the subject property. A total of nine 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 April 5, 2011. No one from the public spoke on this item. The applicant was available for questions.

RECOMMENDATIONS

Staff Assessment

The proposed zoning is consistent with the Comprehensive Plan and is compatible with surrounding uses and development patterns.

Staff Recommendation

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

Planning Commission Discussion

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

Mr. Roper asked if it was possible for the storage business to expand in the future since it would be grandfathered in. Mr. Hawkins stated that there was no room for expansion of the storage facility on the subject property.

Mr. Greene asked if there was adequate parking. Mr. Hawkins stated there was.

Mr. Greene asked if there was adequate parking for retail use. Mr. Hawkins stated that the vacant building was originally developed for retail use and there was adequate parking to support retail.

Mr. Christopher asked if the storage units could be converted to retail. Mr. Hawkins stated that these could not be converted easily because of additional required parking and building standards.

Planning Commission Recommendation

Following the public hearing at their April meeting, the Planning Commission voted 5-0 (Graham recused) to recommend approval of the rezoning.

Attachments

- 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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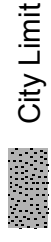
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803.329.8763



ROCK HILL
SOUTH CAROLINA

M-2011-05

Legend



City Limit



Zoning District Boundaries

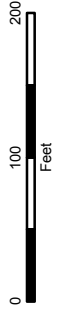


Area of Interest

Zoning Data

Current: IG

Proposed: LC



Planning & Development
Services Department
City of Rock Hill
3/30/11

