



Rezoning Analysis-Report to City Council

Meeting Date: January 9, 2012

Location:	875 Albright Road, Tax Map #623-00-00-008
Site Area:	Approximately 0.63 acres
Request:	Annex property into the City and rezone from Urban Development (UD) in York County to General Commercial (GC)
Reason for Request:	Boundary clean-up.
Applicant:	Rock Hill Planning Commission
Owner:	Colonial Center of Rock Hill LLC (Fassil Gebrehiwot) Rock Hill, SC 803.367.1242

Site Description

The subject property is a portion of Colonial Center, an existing multi-tenant commercial center. It is located on the south side of the City and fronts on an arterial roadway (Albright Road). Surrounding uses include commercial, residential, and undeveloped property in residential/commercial/industrial zoning districts.

Proposal

When the Planning Commission was asked to sponsor the annexation and rezoning of the adjoining property at 821 Albright Road, the Commission pointed out that a portion of the Colonial Plaza building also appeared to be located on a separate parcel outside of the City limits. The bulk of the building is on a 1.57 acre parcel inside the City and a small portion of the building encroaches onto the adjoining 0.63 acre parcel that is in the County. Commercial sites should be situated completely within one jurisdiction for efficiency of services. Avoiding potential confusion about jurisdiction is particularly important during emergency situations.

Staff sent letters in September and October and spoke with the property owner, explaining the boundary issue and encouraging the owner to annex the subject parcel into the City. The property owner agreed to voluntarily annex the property and returned the signed Annexation Petition on October 25, 2011.

Staff recommends a zoning district of General Commercial (GC) for the subject parcel upon annexation so that it will be consistent with the zoning district of the portion of the center that is already located in the City. The proposal was sponsored by the Planning Commission because the Zoning Ordinance prohibits owner-initiated rezoning applications for GC zoning. Only the City may initiate a rezoning to the GC district.

Existing Zoning District Summary

Urban Development District (UD)- Permitted uses include single-family dwellings, schools, horticulture and agriculture interests, neighborhood and community parks, churches, duplexes, multi-plexes, child care centers, nursing homes, personal service

establishments i.e. beauty shops; Laundromats; restaurants; convenience retail establishments i.e. grocery stores; professional services, i.e. business or financial offices; commercial recreation establishments i.e. game rooms; clinics, office buildings, educational institutions, commercial schools, research facilities, townhouses, museums, motels, primary and secondary retail establishments, commercial parking lots, general business services, funeral homes, mini-warehouses, automobile service and repair shops, agriculture operations, cemeteries, churches, community centers, equestrian operations, mining operations, mobile homes on individual lots, outdoor recreation facilities, roadside stands, schools, utilities, manufacturing uses and services, and warehousing establishments.

Proposed Zoning District Summary

General Commercial (GC)- The GC district is established as a commercial district applied to lands being used for commercial uses which do not readily fit into one of the three (3) other commercial districts. The GC district provides opportunities to integrate residential with retail and office uses, subject to design standards. It is the intent of this Ordinance the GC district be phased out over time by not allowing new owner-initiated rezonings to the GC District.

INFRASTRUCTURE CONSIDERATIONS

The property is fully developed, so no additional impact on the transportation or utility systems would occur due to a change in the zoning of the property.

RELATIONSHIP TO PUBLIC PLANS

Vision 2020 Comprehensive Plan

This property is reflected on the City's Vision 2020 Land Use Map as Existing Suburban Neighborhood. Properties within the existing Suburban Neighborhood are characterized by established suburban land use patterns, 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; however, 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.

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.

PUBLIC INVOLVEMENT

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

- Nov. 6: Planning Commission public hearing advertisements published in *The Herald*.
- Nov. 18: Rezoning notification signs posted on subject property.
- Nov. 18: Rezoning notification postcards sent to five property owners within 300' of the subject property.

Public Hearing

The Rock Hill Planning Commission held a public hearing on this application on December 6, 2011 and there were no comments from the public.

RECOMMENDATIONS

Staff Assessment

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 General Commercial (GC) zoning.

Planning Commission Recommendation

Following the public hearing at their December meeting, the Planning Commission voted 6-0 to recommend approval of the proposed GC zoning.

Attachments

- Annexation Map
 - Rezoning Map
-

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803.329.8763

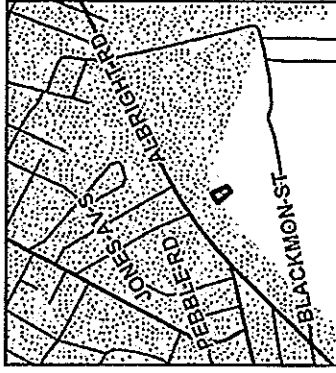


ROCK HILL
SOUTH CAROLINA

ANNEXATION MAP

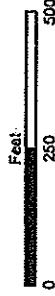
*Albright Road
Area II*

ANNEXATION TO THE
CITY OF ROCK HILL



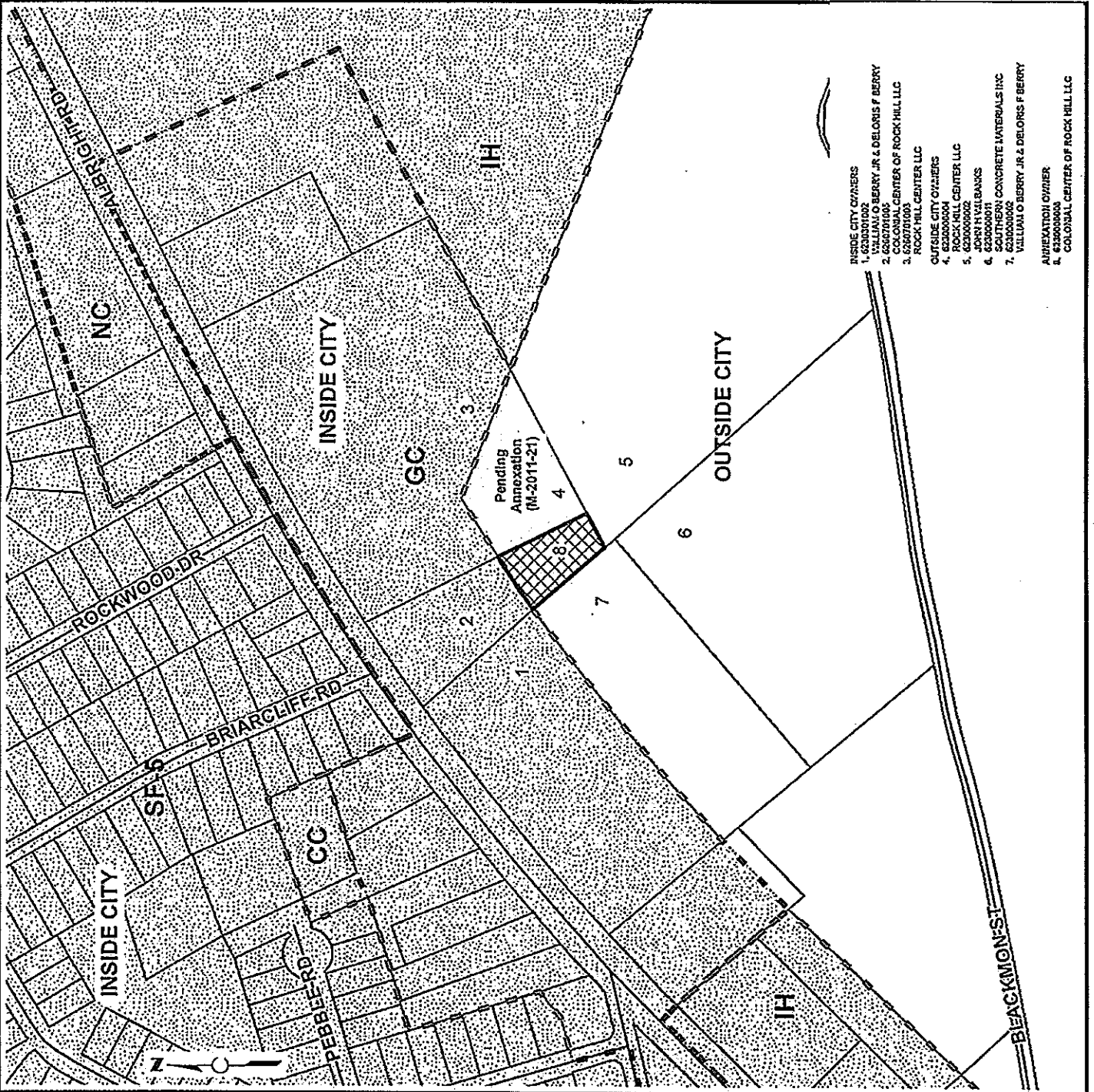
ZONING: GC
WARD: WARD 5
ACREAGE: 0.63

- Subject Property
- Zoning District Boundaries
- City Limits



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

DATE: 9/10/11
ADMINISTRATOR: [Signature]



- INSIDE CITY OWNERS**
1. 6230301022 VALLIANTO BERRY JR & DELOIS F BERRY
 2. 6230701002 COLONIAL CENTER OF ROCK HILL LLC
 3. 6230000000 ROCK HILL CENTER LLC
- OUTSIDE CITY OWNERS**
4. 6230000000 ROCK HILL CENTER LLC
 5. 6230000002 JOHN H VALBANKS
 6. 6230000001 SOUTHERN CONCRETE MATERIALS INC
 7. 6230000000 VALLIANTO BERRY JR & DELOIS F BERRY
- ANNEXATION OWNER**
8. 6230000000 COLONIAL CENTER OF ROCK HILL LLC



ROCK HILL
SOUTH CAROLINA

M-2011-25

Legend



City Limit



Zoning District Boundaries

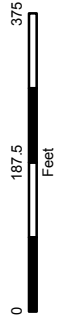


Area of Interest

Zoning Data

**Current: IG,
UD (county)**

**Proposed:
GC**



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

