



Location: Along Old York Rd between SC 901 and Adnah Church Rd, including the Comporium Operations Center, Harvest Baptist Church, Miller Pond Subdivision Ph. 1 & 2, Summerwood Subdivision, and other properties listed by tax map number below.

Tax Map numbers: 543-00-00-009 to 543-00-00-012, 543-00-00-036 to 543-00-00-041, 543-00-00-044, 543-00-00-045, 543-00-00-049, 543-00-00-051, 543-00-00-057, 543-00-00-061, 543-00-00-077, 543-00-00-078, 543-00-00-104, 543-00-00-109, 543-00-00-111, 543-00-00-112, 543-00-00-115, 543-00-00-116, 543-00-00-119 to 543-00-00-185, 543-00-00-188, 543-00-00-190, 543-00-00-193 to 543-00-00-230, 543-00-00-232, 543-00-00-235, 543-02-01-001 to 543-02-01-062, & 544-00-00-200.

Site Area: Approx. 345 acres

Request: Annex property into the City and rezone property from Residential Development District-I (RD-I), Business Development-II (BD-II), Business Development District-III (BD-III), Light Industrial District (LI), Industrial Development District (ID), and Urban Development District (UD) in York County to Single-Family Residential-2 (SF-2), Single-Family Residential-4 (SF-4), Single-Family Residential-5 (SF-5), Office & Institutional (OI), Limited Commercial (LC), Industry Business (IB), and Industry General (IG).

Applicant: Rock Hill City Council

Owners: See attached list.

Site Description

The area to be annexed includes a mix of developed and undeveloped properties and a variety of uses. It is located on the northwest edge of the City along Old York Road, Rawlinson Road, and Old Rawlinson Road as shown on the attached annexation map. Surrounding uses include agriculture, residential, institutional, commercial, industrial, and undeveloped property in residential, commercial, and industrial zoning districts.

Proposal

The annexation and rezoning proposal was sponsored by City Council at their Jan. 24, 2011, meeting. The annexation is being undertaken pursuant to the 75 Percent Petition and Ordinance Method as outlined in South Carolina Code of Laws Section 5-3-150. This law provides a mechanism for municipalities to annex property when at least 75% of the freeholders in an area who also own at least 75% of the assessed valuation of real property in the area have signed annexation petitions. The City has received signed petitions from 87.5% of the freeholders who own 81.9% of the assessed value.

The proposed zoning districts are intended to be comparable to the existing zoning within the subject area and to accommodate the future development that is expected to occur. Three different single-family zoning districts are proposed in order to match the

minimum lot size of the district to the lot pattern of each subdivision as shown in the table below.

Subdivision Name	Existing Lot Size	Proposed Zoning	Min. Lot Size
Miller Pond I	26,000 s.f. and up	SF-2	20,000 s.f.
Miller Pond II	13,500 s.f. and up	SF-4	9,000 s.f.
Summerwood	7,500 s.f. and up	SF-5	7,500 s.f.

Limited Commercial (LC) zoning is proposed for the properties along Old York Rd. in order to accommodate a variety of commercial uses. As clarified by the recent amendments to the zoning ordinance, the LC district permits the household retail, business, and service uses that are likely to be attracted to the area to serve the surrounding neighborhoods. Several of the parcels along Old York Rd. are being marketed for development and the owners are in favor of the proposed LC zoning.

The properties that are proposed to be zoned industrial (Industry Business or Industry General) contain industrial uses and/or buildings that were constructed for industrial purposes and are not easily adaptable for other uses. These include two warehouse/distribution buildings (IB), a lumber yard (IG), a landscaping contractor (IG), and the Comporium operations center (IG).

Office & Institutional (OI) zoning is proposed for Harvest Baptist Church and a parcel owned by Rock Hill School District 3 off of Rawlinson Rd, adjacent to Old Pointe Elementary School. A driveway that provides access to the Rock Hill Aquatics Center and the school crosses the property.

Only one non-conforming situation would be created (Mark's Custom Cabinets at 5010 Old York Rd.) by the proposed zoning. The owner of the property asked for the property to be zoned LC based on his plans to market the property for commercial re-use or redevelopment.

The annexation and rezoning proposal will create a logical boundary along the Old York Road corridor based on geography and utility service areas and will facilitate plans for this area as a major commercial hub for this portion of York County. It will also ensure that the planning and zoning in the area supports the needs of existing commercial and residential properties and maintains consistent standards for future development. The city worked with York County at the time of the Wal-Mart proposal to develop some basic planning concepts for future development and it is now apparent that a more active and holistic approach to planning is the best way to provide for the highest and best use of the area and coordinate service provision. This approach is also important to preserve traffic capacity and protect nearby residential areas. As the economy recovers, this will be a prime area for business growth.

Existing and Proposed Zoning District Summaries

See attached maps and summaries of existing and proposed zoning districts.

Previous Rezoning Cases in the Area

The Wal-Mart property and associated parcels were annexed into the City in January of 2007. The property across Old York Road from Miller Pond Road (Murphy Oil site) was annexed in January 2010.

RELATIONSHIP TO PUBLIC PLANS

Vision 2020 Comprehensive Plan

The City's Vision 2020 Land Use Map shows the following designations for various portions of the subject area: Edge Management Character Area, Existing Suburban Neighborhoods Character Area, Suburban Mixed Use Center Character Area, and Regional Center. These are conceptual designations intended to represent the character of existing development and provide some guidance in the consideration of future land use proposals. The designations as illustrated on the Land Use Map are not intended to be parcel-specific.

The commercial properties and large undeveloped parcels fronting Old York Road fall within the Regional Suburban Mixed Use Center. This designation is targeted for higher density and intensity development including a mix of large scale commercial, employment, and multi-family uses integrated into a mutually supportive regional destination. 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 the Regional Suburban Mixed Use Center include an emphasis on pedestrian orientation, connectivity between uses and to adjacent properties, and well designed circulation and access for all modes of transportation.

The existing suburban neighborhoods in the subject annexation area are located within the Existing Suburban Neighborhoods Character Area and the Edge Management Character Area. The Existing Suburban Neighborhoods represent the existing stable neighborhoods that have been the dominant form of development and growth over the last few decades. Planning principles for this area include an emphasis on connectivity and mobility for vehicle, pedestrian and bicycle opportunities as well as housing diversity and focused density. The Edge Management area represents the transition from traditional city development patterns to lower density non-urban patterns. Low-density development should reflect a compact land use pattern that promotes an efficient use of land and minimizes negative impacts. Growth and development should occur contiguous to existing development wherever practical and feasible. The timing of development and related utility extensions within the Edge Management area should be carefully considered to provide for the best transition from City to County suburban development patterns.

Conclusion

The requested annexation and rezoning of the subject properties is generally consistent with the City of Rock Hill Vision 2020 Comprehensive Plan and Vision 2020 Land Use Map. The requested zoning is compatible with surrounding uses and development patterns.

PUBLIC INVOLVEMENT

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

- January 30 & February 13, 2011: Planning Commission public hearing advertisements published in *The Herald*.
- February 11, 2011: Rezoning notification signs posted on subject property.
- February 11, 2011: Rezoning notification postcards sent to property owners within 300' of the subject property. A total of 244 postcards were sent to properties within rezoning area and surrounding areas.

As required by state law for this method of annexation, City Council will hold a public hearing on the proposal at their March 28, 2011, meeting. Notice of Council's hearing was published in *The Herald* on February 23, 2011.

Public Hearing

The Rock Hill Planning Commission held a public hearing on this application on March 1, 2011. Ten members of the public spoke on the proposal.

Mr. Troy Kelley, owner of the business located at 240 Old Rawlinson Road, requested that his lot be zoned so that he could take advantage of being classified as an agricultural use. Mr. Roper stated that his understanding is that the City's zoning classification would not prevent this from being classified as agricultural from a tax standpoint, and that the zoning recommended, IG (Industry General), allowed for this kind of use.

Mr. Don Walker, owner of the business, Newport Hardware, located at 4800 Old York Road, asked if the City had any restrictions he would have to follow once the property was annexed. Mr. Roper stated that this business would be grandfathered in and that the zoning classification recommended allowed for this particular use. Mr. Walker added that he was not opposed to annexation, but that he felt this was not the right time to do this because of the economy.

Mr. Ed Johnson, 261 Mallard Head Drive, stated that he thought the county zoning classification and the City's zoning recommendation were compatible. Mr. Roper added that if an action were restricted either by neighborhood covenants or zoning, the action could not occur.

Mr. Marshall Fant, pastor of Harvest Baptist Church, 153 Miller Pond Road, expressed concern that there were three churches in the area but that Harvest Baptist Church was the only one mentioned in the documentation. Mr. Meyer stated that the property on which Park Ridge Baptist was located was originally part of the annexation but had been left off the annexation map accidentally during the early stages of the process and that it could not legally be added in the middle of the process. He added that the Impact Church does not currently exist and did not exist when the process began, but that the Limited Commercial (LC) zoning recommended for that area was consistent with the proposed use. Mr. Fant expressed his concern as to whether the zoning for the church would allow for the construction of prophet's chambers or mission homes as were part

of the church's long term plans. Mr. Meyer stated that these were considered accessory uses for a church and would be allowed under City zoning.

Mr. Dennis Partyka, 728 Creekbridge Drive, had left but had told Mr. Meyer that all his questions had been answered.

Mr. Scott Hesterman, 317 Clayton Avenue, asked for a copy of the proposed zoning map. Mr. Hawkins stated that he would send this to Mr. Hesterman.

Mr. Rob Simpson, 908 Gristmill Drive, stated his concern over the zoning of property owned by Dr. Alan Nichols, noting that rumors of apartments had been circulating. He stated his concern over the additional traffic and overcrowding as well as additional crime in general. He asked that the commission recommend the strictest zoning possible for that property.

Mr. Jim Hardin, 113 E Main Street, Suite 300, trustee of WH Hope Trust property at 5112 Old York Road, stated his concern that the zoning classification recommended would limit the use of the property. He asked if the recommended zoning classification would be more restrictive. Mr. Meyer stated that the proposed Limited Commercial (LC) zoning would allow for the current use of the property and that it allowed for future retail use of the property, which is what is anticipated for the future of the overall area.

Mary Blair, 355 Brakewood Drive, asked if Adnah Church Road would be rezoned. Mr. Roper stated that Adnah Church Road was listed only as part of the legal description of the area and that the subject area ends at Adnah Church Rd.

Mr. Scott Hesterman asked if the fruit and vegetable stand would remain. Mr. Meyer stated that all currently existing businesses in the area were grandfathered in, and if properly permitted by the county, the stand could remain.

Mr. Richard Bush, 4692 Pennington Meadows Circle, asked if the northern annexation boundary ended at the railroad. Mr. Roper stated that it did.

RECOMMENDATIONS

Staff Assessment

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

Staff Recommendation

Staff recommends approval of the proposed Single-Family Residential-2 (SF-2), Single-Family Residential-4 (SF-4), Single-Family Residential-5 (SF-5), Office & Institutional (OI), Limited Commercial (LC), Industry Business (IB), and Industry General (IG) zoning.

Planning Commission Discussion

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

Mr. Roper asked about the OI (Office & Institutional) zoning classification for the triangular shaped area. Mr. Meyer stated that the triangular area off Rawlinson Road was owned by the school district and was part of the Old Pointe Elementary School property.

Mr. Roper asked if BD-III allowed for multi-family dwellings. Mr. Meyer stated that it did. He added that the City's zoning allowed for multi-family dwellings as well, but that a special exception granted by the Zoning Board of Appeals through the public hearing process was required in order to construct multi-family units.

Mr. Christopher reiterated that the zoning classifications recommended were as closely aligned with the county zoning classifications as possible. He added that the current comprehensive plan indicated that this area was shown as a regional center and that growth was indicated for this area so the City was being proactive in planning for this growth.

Mr. Greene asked if the Park Ridge Baptist Church would be annexed separately. Mr. Meyer stated that Harvest Baptist did have City services but that Park Ridge did not and would therefore probably not be annexed in the near future.

Planning Commission Recommendation

Following the public hearing at their March meeting, the Planning Commission voted 6-0 (Graham recused) to recommend approval of the proposed zoning.

Attachments

- Annexation Map
 - Property Owner List
 - Rezoning Map
 - Existing Zoning Map
 - Summary of Existing Zoning Districts
 - Proposed Zoning Map
 - Summary of Proposed Zoning Districts
-

Staff Contact: William Meyer, AICP, Planning & Development Director
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803.329.7080



ROCK HILL
SOUTH CAROLINA
ANNEXATION MAP

Miller Pond & Old York Road
Area II

**ANNEXATION TO THE
CITY OF ROCK HILL**



ZONING: SF-2, SF-4, SF-5, OI, IB, LC,
and IG

WARD: WARD 4

ACREAGE: 345

City Limits

Annex Area

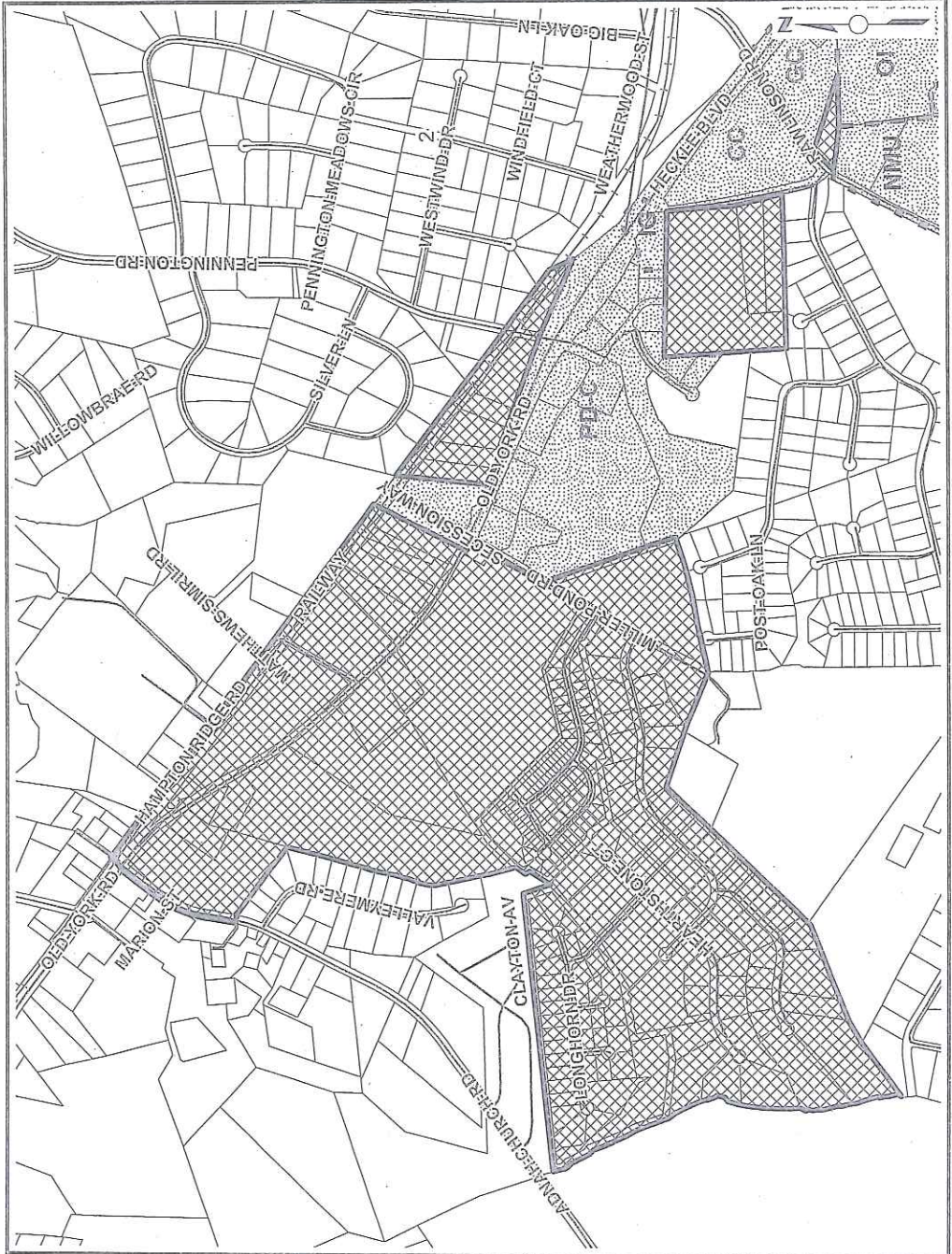


0 850 1,700
Feet

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

DATE
7-13-2010

CITY ADMINISTRATOR



*See attached list of owners and adjacent owners

ANNEXATION AREA OWNERS

Tax Parcel	Owner Name
543-00-00-143	A Barry & Denise G Cubbedge
543-00-00-111	Alan M Nichols
543-00-00-214	Albert W & Judy L Hargrove
543-00-00-159	Allen D & Elizabeth W Straw
543-00-00-148	Andre Previn Isaac
543-00-00-120	Andrew R Alosi
543-00-00-170	Andrew T & Rosanne M Sabisch
543-02-01-048	Anthony Cooke
543-00-00-150	Brent A & Celeste M Peddy
543-00-00-140	Brian K & Amanda Walston Jnt Tenants w/Rgt Survship
543-00-00-041	Brown, Kenneth W
543-00-00-044	Brown, Kenneth W
543-00-00-199	C W Collins Co
543-00-00-200	C W Collins Co
543-02-01-016	Candace L & Raymond T Atkinson
543-00-00-203	Carolina First Bank (Luther & Wanda Sloan as of 10/26/10)
543-00-00-130	Carroll W Mackey
543-00-00-158	Cecil R & Ruby C Phillips
543-00-00-172	Chris E & Megan C Lynn
543-00-00-185	Chris L Maddox & Bobby E Holbrook
543-00-00-146	Chrisopher Brian & Julie N Watts
543-02-01-034	Christopher B & Curlene Moise
543-02-01-001	Cordelia Williams & Barrie John Clark
543-00-00-121	David Michael & Reggie Rogers Grigg
543-02-01-013	Debra L & Christopher T Wheeler JTW/ROS
543-02-01-039	Delbert D & Viola Regier JTW/ROS
543-00-00-126	Dennis J & Eva C Partyka
543-00-00-156	Dorothy B & Bobby E Mew
543-02-01-041	Duane C & Ana Lee Miller
543-00-00-219	Dun M & Linh Nguyen
543-02-01-050	Edmund & Jacqueline Johnson
543-02-01-049	Eric J Gozur & Jodi K Swafford
543-00-00-133	Eric T & Kimberly S Hanson
543-02-01-017	GHC Hunters Point LLC
543-02-01-018	GHC Hunters Point LLC
543-02-01-021	GHC Hunters Point LLC
543-02-01-022	GHC Hunters Point LLC
543-02-01-023	GHC Hunters Point LLC
543-02-01-024	GHC Hunters Point LLC
543-02-01-025	GHC Hunters Point LLC
543-02-01-026	GHC Hunters Point LLC
543-02-01-027	GHC Hunters Point LLC
543-02-01-028	GHC Hunters Point LLC
543-02-01-029	GHC Hunters Point LLC
543-02-01-030	GHC Hunters Point LLC
543-02-01-031	GHC Hunters Point LLC
543-02-01-032	GHC Hunters Point LLC
543-02-01-033	GHC Hunters Point LLC
543-02-01-035	GHC Hunters Point LLC
543-02-01-036	GHC Hunters Point LLC
543-02-01-037	GHC Hunters Point LLC
543-02-01-038	GHC Hunters Point LLC
543-02-01-040	GHC Hunters Point LLC
543-02-01-043	GHC Hunters Point LLC
543-02-01-044	GHC Hunters Point LLC
543-02-01-045	GHC Hunters Point LLC
543-02-01-046	GHC Hunters Point LLC
543-00-00-009	Gods Little Acres LLC
543-00-00-038	Hak-Chung & Nam-Ja Park Kim
543-00-00-180	Harold W & Karen L Atken
543-00-00-045	Harrison M Corn Jr Trustee & W Christopher Corn
543-00-00-104	Harvest Baptist Church of Rock Hill Inc
543-00-00-123	Herschel J Carter
543-00-00-139	Herschel L Jr & Elisabeth L Brown
543-02-01-007	Hieu & Debra R Ngo
543-00-00-235	Impact Community Church
543-00-00-163	Jack & Jane Ferguson
543-00-00-012	Jack B Jr & Deborah S Lewis
543-00-00-157	Jae Yong & Ul Yon Song
543-00-00-037	James C Hardin III Trustee
543-00-00-162	James David & Sandra Hughes Harmon
543-00-00-124	Jennifer L & James Benfield
543-00-00-129	Jerry Michael & Judith Griffin
543-00-00-119	Jessica Couret
543-00-00-161	Jessie L Cobb
543-00-00-040	Joe Bundy Covington Etal
543-00-00-184	John B & Sarah R Dagenhart
543-00-00-176	John Curtis & Kimberly H Blackwelder
543-00-00-174	John E & Barbara J McGoye
543-00-00-175	John H & Sherron Ann Zimmerman
543-00-00-220	John K III & Constance F Donovan

ANNEXATION AREA OWNERS

Tax Parcel	Owner Name
543-00-00-167	John W & Kriscinda Hefney
543-00-00-136	Joseph B & Patricia A Jackson
543-02-01-047	Ken & Toby Davidson
543-00-00-182	Kenneth Edwin & Erin Smith Biltcliffe
543-02-01-052	Kenneth M & Diane M Samer
543-00-00-183	Kevin D Boulware and Sue K Love
543-00-00-173	Kevin R & Jean A Winsch
543-00-00-181	Larry N & Michelle Meek
543-00-00-218	Lihn Nguyen
543-02-01-002	Live Oak Home Inc
543-02-01-004	Live Oak Home Inc
543-02-01-005	Live Oak Home Inc
543-02-01-008	Live Oak Home Inc
543-02-01-012	Live Oak Home Inc
543-02-01-014	Live Oak Home Inc
543-02-01-019	Live Oak Home Inc
543-02-01-020	Live Oak Home Inc
543-02-01-051	Live Oak Home Inc
543-02-01-053	Live Oak Home Inc
543-02-01-054	Live Oak Home Inc
543-02-01-055	Live Oak Home Inc
543-02-01-056	Live Oak Home Inc
543-00-00-217	Louis Thomas & Kelli Brooke Evans
543-00-00-227	Louis Thomas & Kelli Brooke Evans
543-00-00-171	Lowell & Donna Ashe
543-00-00-057	MAA LP
543-00-00-131	Mark E & Melinda J Reynolds
543-00-00-115	Mark R Matthews
543-00-00-127	Marshall A III & Gretchen K Fant
543-00-00-188	Michael E Hayslett
543-00-00-137	Michael G & Holly M Matthews
543-00-00-138	Michael J & Yvonne M Murnane Jnt Lives w/ Rgt of Survship
543-00-00-193	Miller Pond
543-00-00-194	Miller Pond
543-00-00-195	Miller Pond
543-00-00-196	Miller Pond
543-00-00-197	Miller Pond
543-00-00-198	Miller Pond
543-00-00-201	Miller Pond
543-00-00-202	Miller Pond
543-00-00-205	Miller Pond
543-00-00-206	Miller Pond
543-00-00-207	Miller Pond
543-00-00-208	Miller Pond
543-00-00-209	Miller Pond
543-00-00-210	Miller Pond
543-00-00-211	Miller Pond
543-00-00-212	Miller Pond
543-00-00-213	Miller Pond
543-00-00-215	Miller Pond
543-00-00-216	Miller Pond
543-00-00-221	Miller Pond
543-00-00-224	Miller Pond
543-00-00-225	Miller Pond
543-00-00-226	Miller Pond
543-00-00-228	Miller Pond
543-00-00-229	Miller Pond
543-00-00-230	Miller Pond
543-02-01-011	Nelson D & Shana N Dempsey JTW/ROS
543-00-00-122	Nicole O Rodriguez
543-00-00-036	Norris Family Investments LLC
543-00-00-049	Paul Mark Smith
543-00-00-078	Rainy Days Inc c/o William Chris Corn
543-00-00-160	Raymond J & Frances A Silver
543-00-00-232	RCR Properties LLC
544-00-00-200	RH School District
543-00-00-152	Richard & Charlotte I Cox
543-00-00-153	Richard & Charlotte I Cox
543-00-00-141	Richard A Jr & Lee A Blackwelder
543-00-00-165	Richard D & Mary Jane Shepard
543-00-00-155	Richard G Jr & Teresa W Williams
543-00-00-178	Ricky D & Anne F Bland
543-00-00-154	Robert A & Laura R Foster
543-02-01-006	Robert L. & Vivian P. Parker *** purchased 9/2010
543-00-00-132	Robert R Jr & Lori H Simpson
543-00-00-051	Rock Hill Telephone Company
543-00-00-177	Ronald D Jr & Tina G Childs
543-00-00-144	Ronald E Sr & Bonnie W Tritt
543-00-00-164	Ryan & Michelle L Taulbee
543-00-00-145	Scott & Rachel Faile
543-00-00-135	Scott K & Kim B Hinson

543-00-00-223 John K III & Constance F Donovan

ANNEXATION AREA OWNERS

Tax Parcel	Owner Name
543-02-01-009	Shannon S Harris
543-00-00-077	Sharon D Smith
543-00-00-222	Sherman & Janine Radford
543-02-01-042	Siegfried Albert Prueckel & Genevieve E Prueckel Trustees
543-00-00-112	SRAN LLC
543-00-00-142	Stanley C & Diane W Wells
543-00-00-168	Steve E & Susan G Alleman
543-02-01-015	Steven & Emmy Sanz
543-00-00-179	Steven J & Pamela N Kamego
543-00-00-134	Steven R & Christine L Parker
543-02-01-057	Summerwood of York Homeowners Assoc Inc
543-02-01-058	Summerwood of York Homeowners Assoc Inc
543-02-01-059	Summerwood of York Homeowners Assoc Inc
543-02-01-060	Summerwood of York Homeowners Assoc Inc
543-02-01-061	Summerwood of York Homeowners Assoc Inc
543-02-01-062	Summerwood of York Homeowners Assoc Inc
543-00-00-125	Susan E Miller

ANNEXATION AREA OWNERS

Tax Parcel	Owner Name
543-00-00-151	Susan M Haugh
543-02-01-010	Tanya L & Bobby L Campbell
543-00-00-166	Thad & Angela White
543-00-00-011	The Gordon Family Trust
543-02-01-003	Timberstone Homes Inc
543-00-00-147	Timothy C & Sharon M Warlick
543-00-00-169	Timothy J & Lois Melia Sweatt
543-00-00-190	TK Cleaning & Lawn Service LLC
543-00-00-149	Todd C & Becky Brinkley
543-00-00-061	Two Branch of Constitution LLC
543-00-00-010	Waterstone Development LLC
543-00-00-109	Waterstone Development LLC
543-00-00-116	Waterstone Development LLC
543-00-00-128	William C & Tracey C Foss
543-00-00-039	William D & Lynn B Blackwell
543-00-00-204	Zelch Frier Inc Builders (ZFI Builders)

ADJACENT OWNERS

Tax Parcel	Owner Name
5420301261	JOSLIN PARTNERS LLC
5420301262	DOLIE GROUP INC
5420301263	PARK RIDGE BAPTIST CHURCH
5420301264	WAL-MART REAL ESTATE BUS TRST
5420301266	BRIGHT-MEYERS RH ASSOC LP
5420301267	WAL-MART REAL ESTATE BUS DEPT
5420301268	BRIGHT-MEYERS RH ASSOC LP
5420301269	WAL-MART REAL ESTATE BUS TRST
5420301270	BRIGHT-MEYERS RH ASSOC LP
5420301272	BRIGHT MEYERS RH ASSOC LP
5420301273	BRIGHT MEYERS RH ASSOC LP
5420301275	WAL-MART REAL ESTATE BUS TRST
5420301276	WAL-MART REAL ESTATE BUS TRST
5420301277	WALMART REAL ESTATE TRUST
5420301278	WALMART REAL ESTATE TRUST
5420301279	WALMART REAL ESTATE TRUST
5420301280	WAL-MART REAL ESTATE BUS TRST
5430000008	901 PROPERTIES LLC
5430000016	AUTEN EVERETT & LILLIE G
5430000022	HUCKS BRADFORD M
5430000023	HUCKS BRADFORD M
5430000024	DAVIS CLYDE HEYWARD &
5430000025	NEWPORT VOLUNTEER FIRE DEPT
5430000027	AUTEN EVERETT A ETAL
5430000028	BUCHANAN GARY R
5430000029	JACKSON SHIRLEY L LIFE ESTATE
5430000030	DUKE POWER COMPANY
5430000031	COVINGTON JOE BUNDY ETAL
5430000034	PARKS J MICHAEL
5430000035	COVINGTON WALTER W & LOIS S
5430000055	BRYANT MAX JR
5430000073	MAJECIC FRANK L & JOANNE M
5430000075	LOW B TODD
5430000088	RUSSELL A HARDY &
5430000091	MAA LP
5430000103	WRIGHT ALLEN A & MELISSA K
5430000110	CROWN ATLANTIC CO LLC
5430000113	PARK RIDGE BAPTIST CHURCH INC
5430000114	HOLLER JAMES CARLISLE JR
5430000234	MURPHY OIL USA INC
5430101024	FOWLER SIDNEY H & DONNA L
5430101025	REINSCH JAMIE & JOHN W
5430101031	WILSON ETHEL ODENE
5430101032	ZHENG WE YI
7880000004	WOOD JOYCE ANN

ADJACENT OWNERS

Tax Parcel	Owner Name
4980000001	ADNAH HILLS INC
4980000014	ADAMS MARGARET J
4980000017	HURST WILLIAM O
4980000018	KYLES DON P
4980000019	CLOUD MARGARET H
4980000028	WADE WILLIAM JR
4980000043	PALMETTO FAMILY HOMES LLC
4980000044	COVINGTON JOHN BARRY
4980000045	ROETHER STEVEN D
4980000046	ESTES STEPHEN C SR & STEPHEN
4980000048	ETTER SUZANNE
4980000049	GORDON BOBBY J & PAULI N
4980000051	F G W PROPERTIES LLC
4980000052	JONES ROBERT E SR TRUSTEE
4980000053	CHERRY JAMES C ETAL
4980000055	HOGAN RONALD J & VICKI L
4980000057	PARRISH TERESA ANN
4980000059	BLACKWELL ELIZABETH
4980000062	DRIGGERS MARVIN SR & BETTY C
4980000063	LUCAS HAROLD E JR
4980000064	MONTGOMERY CHARLES D & BELINDA
4980000073	KYLES DON P
5410000001	COVINGTON CARL H
5410000002	HALL CONNIE S
5410000060	BAILEY MICHAEL & AMANDA
5410000134	GUYER LUELLEN S
5410000135	SKEWS CAROLYN S & KENNETH T
5410000146	GUYER LUELLEN S
5410000148	SKEWS THOMAS E & LYNDIA P LEWIS
5410101041	MCCLUNEY KATHERINE L
5410101048	RANDALL GARY N &
5410101049	BLACKERLY VIRGINIA LEE
5410101057	HENDRIX ROBERT F
5410101058	BLACKWELL ERNEST S & FRANCES B
5410101060	POWERS CANDYCE
5410101061	TEACHOUT PAUL J
5410101062	MAREK THEODORE J & PHYLLIS D
5410101063	MCNULTY JOHN & KENDRA
5410201057	ZEIDER ROBERT ANTHONY & SUSAN
5410201058	BAILEY GREGORY A
5410201065	KIMBRELL TRAVIS
5410201066	PETTY MICHAEL & LANA
5420301005	ROCK HILL SCHOOL DISTRICT 3
5420301010	ROCK HILL SCHOOL DIST NO 3



ROCK HILL
SOUTH CAROLINA

M-2011-03

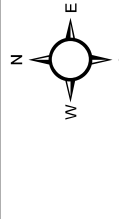
Legend

- City Limit
- Zoning District Boundaries
- Area of Interest

Zoning Data

Current: RD-1, BD-II, BD-III, UD, LI, and ID (County)

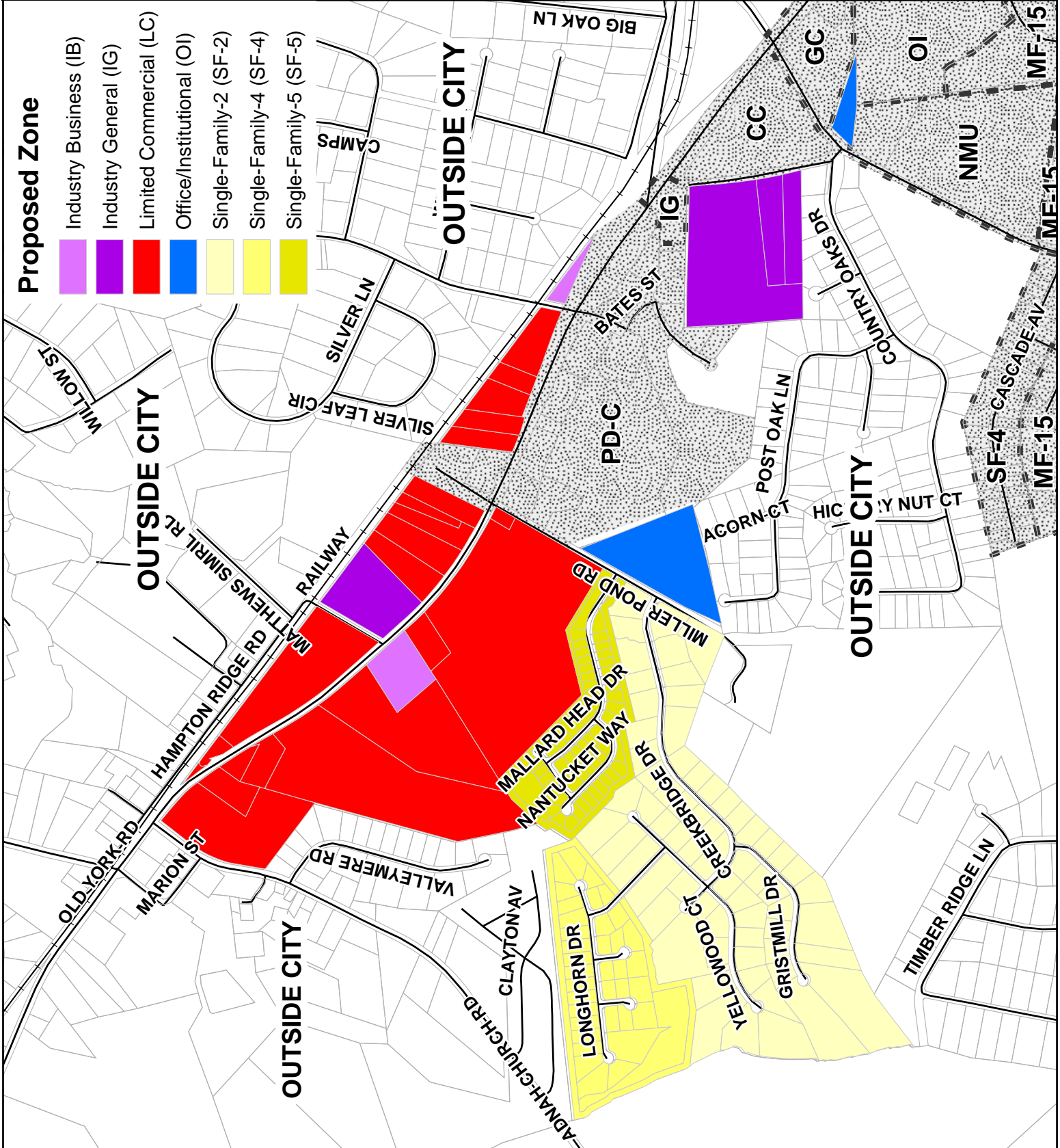
Proposed: IB, IG, LC, OI, SF-2, SF-4, and SF-5



Planning & Development
Services Department
City of Rock Hill
2-4-11








Proposed Zone

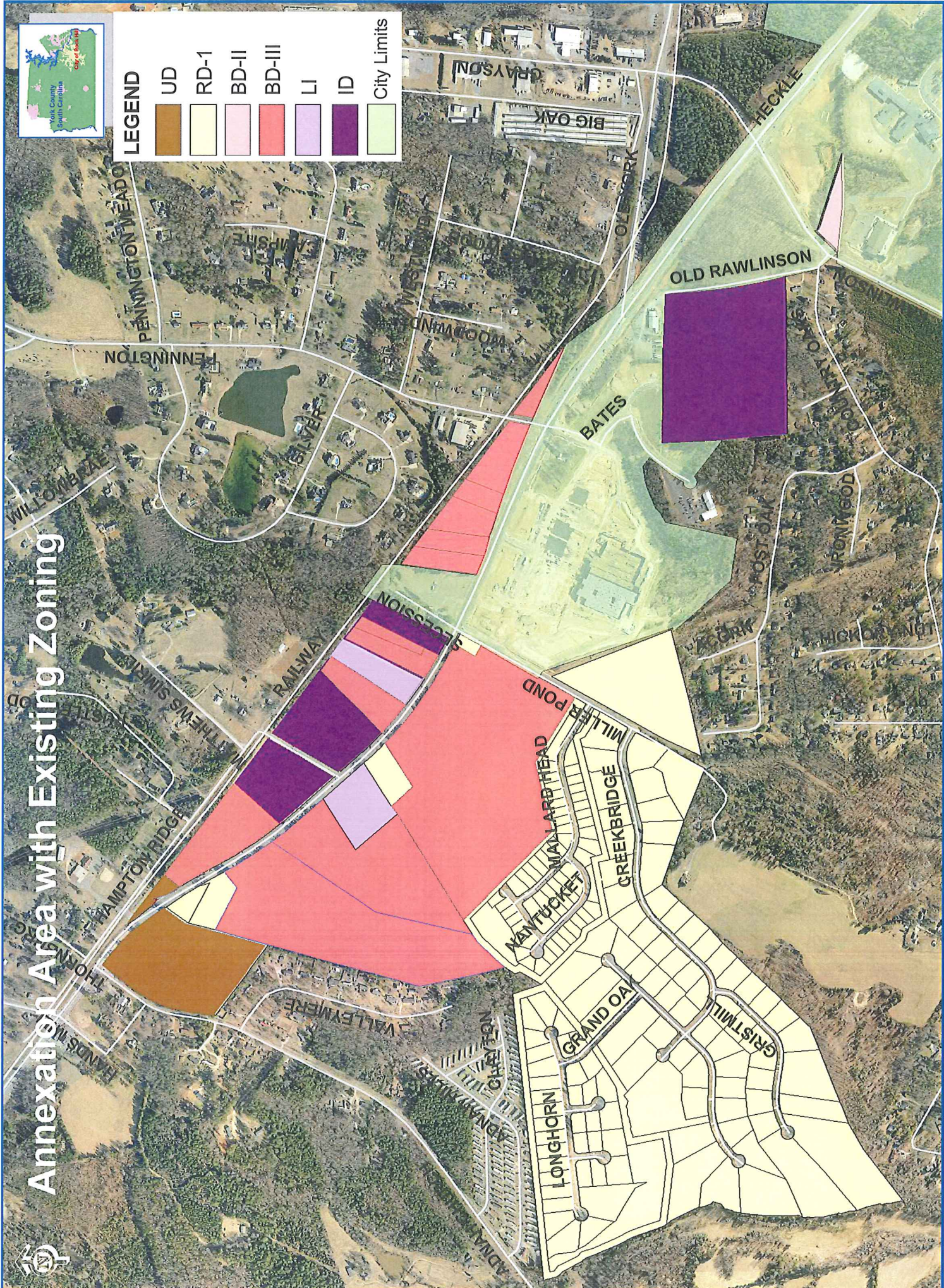
- Industry Business (IB)
- Industry General (IG)
- Limited Commercial (LC)
- Office/Institutional (OI)
- Single-Family-2 (SF-2)
- Single-Family-4 (SF-4)
- Single-Family-5 (SF-5)



Annexation Area with Existing Zoning



LEGEND	
	UD
	RD-1
	BD-II
	BD-III
	LI
	ID
	City Limits



Summary of Existing Zoning Districts:

Residential Development District I (RD-I)- Permitted uses include single-family dwellings, schools, horticulture and some agricultural interests, neighborhood and community parks, churches, duplexes, multi-plexes, child care centers, and nursing homes.

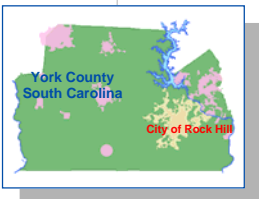
Business Development District II (BD-II)- Permitted uses include clinics, office buildings, educational institutions, financial institutions, commercial schools, research facilities, townhouses, museums, motels, retail establishments, restaurants, and commercial parking lots.

Business Development District III (BD-III)- Permitted uses include 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; churches, 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.





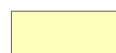
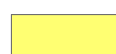

Urban Development District (UD)- Permitted uses include single-family dwellings, schools, horticulture and agriculture interests, neighborhood and community parks, churches, duplexes, multi-plexes, child care centers, nursing homes, personal service establishments i.e. beauty shops; Laundromats; restaurants; 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.

Light Industrial District (LI)- Permitted uses include retail establishments (10,000 square feet of sale maximum); sign manufacturing; machine shops; research laboratories; production facilities (graphic arts), pharmaceuticals, electronics, computers, communications equipment; offices; government buildings; commercial recreation; building supply sales/storage; car washes; repair shops; medical related clinics; laundry and dry cleaning plants; cabinet or metal shops, marines, mini-warehouses; wholesale establishment.

Industrial Development District (ID)- Permitted uses include agriculture operations, cemeteries, churches, community centers, equestrian operations, mining operations, outdoor recreation facilities, roadside stands, schools, utilities, manufacturing uses and services, and warehousing establishments.

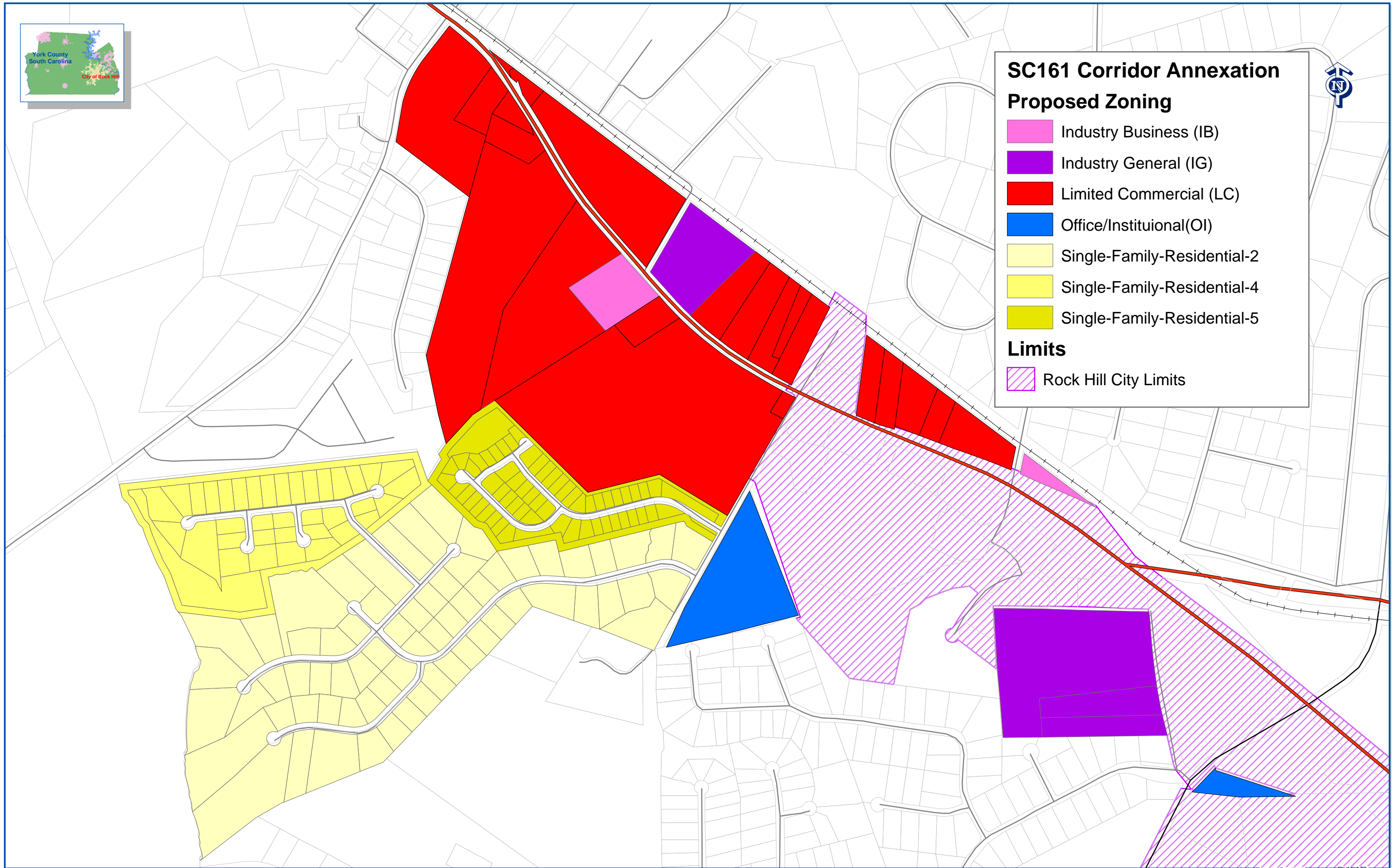


SC161 Corridor Annexation Proposed Zoning

-  Industry Business (IB)
-  Industry General (IG)
-  Limited Commercial (LC)
-  Office/Instituional(OI)
-  Single-Family-Residential-2
-  Single-Family-Residential-4
-  Single-Family-Residential-5

Limits

-  Rock Hill City Limits



Summary of Proposed Zoning Districts:

Single-Family Residential-2 (SF-2)- The SF-2 district is established as a district in which the principal use of land is existing single-family detached residential development at a low 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, and parks and playgrounds are also allowed. The minimum lot area for development is twenty thousand (20,000) square feet and the maximum density allowed is two (2) dwelling units per acre, except where a Conservation Subdivision is approved in accordance with this Ordinance (see Section 7-200).

SF-2 zoning is proposed for Miller Pond I subdivision.

Single-Family Residential-4 (SF-4)- The SF-4 district is established as a district in which the principal use of land is single-family residential development. Complementary uses customarily found in single-family residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and elementary schools are allowed uses in the SF-4 district. The minimum lot area for development is nine thousand (9,000) square feet, and the maximum residential density allowed is four (4) units per acre.

SF-4 zoning is proposed for Miller Pond II subdivision.

Single-Family Residential-5 (SF-5)- The SF-5 district is established as a district in which the principal use of land is single-family detached dwellings, with two- to four-family dwellings permitted as special exception uses. The regulations of this district are intended to encourage diverse functioning neighborhoods which include various types of residential development, limited neighborhood-serving non-residential uses, and customary complementary uses. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, elementary schools, and middle schools are also allowed. The minimum lot area for development is seven thousand five hundred (7,500) square feet and the maximum residential density allowed is five (5) units per acre. Upper story dwellings over a street-level non-residential use may be included at densities of eight (8) units an acre.

SF-5 zoning is proposed for Summerwood subdivision.

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

dwelling and upper story dwellings over a street-level non-residential use may be included at densities of eight (8) units an acre.

OI zoning is proposed for Harvest Baptist Church and the property owned by Rock Hill School District 3 off of Rawlinson Road.

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.

LC zoning is proposed for the properties fronting Old York Road with the exception of three industrial parcels.

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.

IG zoning is proposed for the lumber yard at the corner of Old York Rd. and Hampton Ridge Rd. as well as the Comporium operations center and the landscaping business off of Old Rawlinson Rd.

Industry Business (IB)- The IB District is established and intended to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses and associated commercial uses that serve the employment generating uses. Such uses shall take place entirely inside buildings, or shall be developed in a manner compatible with surrounding land uses, so as to minimize potential nuisances or damage to the environment. In addition, by allowing a wide range of permitted uses, the IB District is intended to accommodate the development of "flex space" arrangements, where the developer can establish different combinations of allowable uses on a site over time, as the market dictates, as long as all uses and development conform to the standards established by this Ordinance. Residential uses are limited to caretaker dwellings, live/work units, and upper story dwellings with a maximum density of five (5) units per acre.

IB zoning is proposed for the warehouse/distribution business at the corner of Old York Rd. and Pennington Rd. and the warehouse/distribution business at 5025 Old York Rd. (across from Hampton Ridge Rd.).