



Rezoning Analysis-Report to City Council

Meeting Date: October 24, 2011

Location:	1606-1638 Ebenezer Road (Park Place Offices & Shops), Tax Map #594-09-03-002, -003, -009, & -010
Site Area:	Approximately 1.9 acres.
Request:	Rezone property from Neighborhood Office (NO) to Neighborhood Commercial (NC).
Proposed Development:	None- existing development.
Owner/Applicant:	Thomasson Brothers L.P. (Matt Thomasson) Rock Hill, SC 803.366.4149

Site Description

The subject property is currently developed as Park Place Offices & Shops (constructed in 1984). It is located on the north side of the City and fronts on a minor arterial roadway (Ebenezer Road). Surrounding uses include single-family residential, multi-family residential, office, and commercial uses in residential and commercial zoning districts.

Development Proposal

The applicant is requesting the rezoning in order to allow a wider variety of uses outright rather than as Special Exceptions. As stated in the attached letter, the owner is concerned about changes to the permitted uses that have occurred in the years since the shopping center was built. This includes changes that were made to the Residential General-Office (RG-O) district prior to the adoption of the current Zoning Ordinance, as well as changes that went into effect with the Neighborhood Office (NO) zoning under the current ordinance. Certain uses that were at one time permitted outright are now either Special Exceptions or are not permitted. For example, in 2000, beauty salons were permitted outright and low-volume retail uses were a Special Exception in the RG-O district. Now, beauty salons are Special Exceptions and low-volume retail is prohibited in the NO district. The applicant feels that the additional time required for Special Exception approval is causing him to lose prospective tenants. The Neighborhood Commercial district would permit the types of uses that have occupied the property in the past and fewer uses would be required to get Special Exception approval.

Existing Zoning District Summary

Neighborhood Office (NO)- The NO district is established to provide for a mix of small-scale professional office uses together with limited service uses, single-family detached, single-family attached, townhouse, two- to four-family dwellings, and multiple family uses in close proximity to one another, subject to design and compatibility standards. Non-residential uses shall be located in buildings that are consistent with surrounding

residential uses in physical design, scale, character, and shall not exceed ten thousand (10,000) square feet in area. Legally established nonconforming Retail Sales and Services uses in existence on March 1, 2006, shall be allowed to remain, recommence, and expand in accordance with Section 8-200(D)(2), Retail Sales and Services Uses in the Neighborhood Office (NO) District. Structures exceeding ten thousand (10,000) square feet in size in existence on March 1, 2006 shall be allowed to remain, but in no instance shall such structures be allowed to expand. The maximum residential density allowed is five (5) dwelling units per acre. Live/work dwellings and upper story dwellings over a street-level non-residential use may be included at densities of eight (8) units an acre.

Proposed Zoning District Summary

Neighborhood Commercial (NC)- The NC district is established and intended to provide for small-scale retail, service, and professional offices that provide goods and services to serve the residents of the surrounding neighborhood. Residential uses are encouraged on the upper floors of non-residential establishments. The district should not include establishments that attract traffic from areas of the City outside the neighborhood which is being served by the use. Non-residential uses in the NC district are limited to ten thousand (10,000) square feet in area per use in an individual building. The district should typically be located at the intersection of two (2) collector (residential or commercial) streets or a collector street and arterial/major collector street in close proximity to the residential neighborhood which they serve. The district is subject to development standards to ensure development is consistent with the neighborhood scale and form of the district, and compatible with surrounding uses through setbacks, height limitations, bulk and other dimensional standards, connectivity requirements, controls on lighting, and site design. In addition, all non-residential development in the NC district shall limit its hours of operation to between the hours of 6:00 AM and 10:00 PM.

Zoning History of the Property and Previous Rezoning Cases in the Area

Prior to adoption of the new Zoning Ordinance in 2006, the property was zoned Residential General-Office (RG-O). When the current Zoning Ordinance went into effect in 2006, the RG-O zoning was transitioned to Neighborhood Office (NO).

The properties at 1639, 1647, and 1657 Ebenezer Road were rezoned from Neighborhood Office to Neighborhood Commercial in November 2008. These parcels are across Ebenezer Road and just north of the subject property.

INFRASTRUCTURE CONSIDERATIONS

The property is fully developed, so this proposed rezoning will not have any additional impacts on the transportation or utility systems.

RELATIONSHIP TO PUBLIC PLANS

Vision 2020 Comprehensive Plan

The City's Vision 2020 Land Use Map indicates that these parcels are within the Existing Suburban Neighborhoods Character Area and immediately adjacent to a

designated Neighborhood Mixed Use Center. The Existing Suburban Neighborhoods Character Area represents the established suburban land use pattern which is 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; and 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. The NC zoning district provides for a variety of small-scale retail service, and professional office uses to serve the surrounding neighborhoods.

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:

- September 4 & 18: Planning Commission public hearing advertisements published in *The Herald*.
- September 16: Rezoning notification signs posted on subject property.
- September 16: Rezoning notification postcards sent to 27 property owners within 300' of the subject property.

Public Hearing

The Rock Hill Planning Commission held a public hearing on this application on October 4, 2011. The applicant presented information about the proposal. There were no comments from the public.

Mr. Matt Thomasson, applicant, 1471 Maloa Way, stated that the building was constructed in 1984 under RG-O zoning which fit the original uses of the building, adding that when the current Zoning Ordinance was adopted in 2006, NO zoning was put into place. As uses moved out or closed, the same or similar uses were not able to relocate to the building because of the zoning restrictions. He noted that NC zoning would allow for these uses to return.

RECOMMENDATIONS

Staff Assessment

While the proposed zoning district represents an increase in intensity of the permitted uses, several factors will mitigate the possibility of adverse impacts on the surrounding properties. The limited hours of operation permitted in the NC district (6 AM – 10 PM)

would preclude late night activity that may be disruptive to the nearby residential property. The building and site are configured for less intense, low-volume uses that are compatible with the surrounding properties. The property has a history of uses such as those permitted by the NC district and no evidence exists to suggest that these uses have been detrimental to the area. Ebenezer Road is an arterial roadway and a number of Neighborhood Commercial uses exist along the corridor that have operated for years.

Staff Recommendation

Staff recommends approval of the proposed Neighborhood Commercial (NC) zoning.

Planning Commission Recommendation

Following the public hearing at their October meeting, the Planning Commission voted 6-0 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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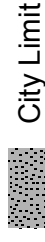
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803.329.8763



ROCK HILL
SOUTH CAROLINA

M-2011-18

Legend



City Limit



Zoning District Boundaries

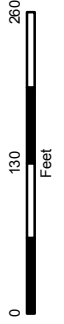


Area of Interest

Zoning Data

Current: NO

Proposed: NC



Planning & Development
Services Department
City of Rock Hill
9/19/11

