



Rezoning Analysis-Report to City Council

Meeting Date: October 24, 2011

Location:	600 College Avenue and 607 Aiken Avenue. Tax Map #629-06-03-009 & -010
Site Area:	Approximately 1 acre
Request:	Rezone property from Single-Family Residential-5 (SF-5) to Single-Family Residential-8 (SF-8).
Proposed Development:	Expansion of an existing private club.
Owner/Applicant:	Woman's Club of Rock Hill (Norma England, Pres.) Rock Hill, SC 803.329.3789

Site Description

Two parcels are proposed for rezoning: 1) the existing clubhouse for the Woman's Club at 607 Aiken Avenue (a.k.a. the Armstrong-Mauldin House), and 2) the adjoining single-family residence at 600 College Avenue. The Woman's Club has owned the property at 607 Aiken Avenue since 1971 and has recently purchased the property at 600 College Avenue. See the attached "Description of Request" document provided by the Woman's Club for additional information about the properties.

The subject property is located in Old Town at the intersection of two local streets (Aiken Avenue and College Avenue). Surrounding uses include single-family and multi-family residential in residential and commercial zoning districts.

Proposal

The applicant is requesting the rezoning so that the club can refurbish the house and use it in conjunction with the main clubhouse for private club use. The planned use of the additional property is mainly for storage and small group meetings.

The existing clubhouse at 607 Aiken Avenue is a non-conforming use in the SF-5 district. Because of this, the applicant will need to seek a Special Exception from the Zoning Board of Appeals in order to expand the private club use onto the property at 600 College Avenue if the rezoning is approved.

No new buildings or building additions are proposed as part of the expansion.

Existing Zoning District Summary

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.

Proposed Zoning District Summary

Single-Family Residential-8 (SF-8)- The SF-8 district is established as a district in which the principal use of land is single-family detached development at moderate to high densities in recognition of the historic development patterns within neighborhoods in Old Town. The SF-8 district shall only be established in Old Town. The district allows all forms of residential dwelling unit types (except individual mobile homes or Mobile Home Parks), as well as neighborhood-serving commercial uses with residential integrated above street-level, subject to area minimums and locational controls. The regulations of this district are intended to discourage any use that would substantially interfere with infill and redevelopment in the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The minimum lot area for development is five thousand (5,000) square feet, the minimum lot width is fifty (50) feet, and the maximum residential density allowed is eight (8) dwelling units per acre. Live/work dwellings and upper story dwellings over a street-level non-residential use are allowed at densities of ten (10) units per acre.

INFRASTRUCTURE CONSIDERATIONS

No adverse impact to the transportation or utility systems should result from the proposed rezoning.

RELATIONSHIP TO PUBLIC PLANS

Vision 2020 Comprehensive Plan

This property is reflected on the City's Vision 2020 Land Use Map as 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. 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:

- 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 36 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 and one person spoke in opposition.

Mrs. Marlene Milstead, applicant's representative, 1543 Colony Road, gave a brief history of the Woman's Club's 40 year ownership of the property at 607 Aiken Avenue and of its relationship to 600 College Avenue, both of which had been built by the Mauldin family. She noted that the property at 600 College Avenue had been vacant for 10 years, and that the goal was to use this property as a small group meeting place. She added that a number of improvements would be needed in order to fully utilize the space, including mechanical upgrades, new roof, and handicap ramp and entrance. She noted that the club had a good history of maintaining the house at 607 Aiken Avenue.

Mr. John Robinson, 531 Aiken Avenue, spoke in opposition to the application, noting the neighborhood was becoming less residential in nature, and that with Winthrop University and the Woman's Club events, there was very little on-street parking available. Mr. Christopher asked where Mr. Robinson's driveway was located. Mr. Robinson stated it was located across from and offset from the Woman's Club building entrance. He added that if an emergency should occur during an event, a fire truck would have a difficult time traveling down College Avenue. Mrs. Easley noted that the area behind the house on College Avenue would allow for additional parking that would be a benefit to the neighborhood. Mrs. Kay Robinson, 531 Aiken Avenue, stated that the area located behind 607 Aiken was devoted to the gardens. Mrs. Norma England, 1979 High Pines Road, president of the Woman's Club, stated that there was space behind 600 College Avenue which is planned to be used for parking in the future.

RECOMMENDATIONS

Staff Assessment

The proposed zoning is consistent with the City's Land Use Plan and is compatible with surrounding uses. Very little difference exists between the permitted uses in the SF-5 and SF-8 districts; however, the property is not well suited for any of the additional uses permitted in the SF-8 district, except for private club or lodge. The scale and character of the proposed expansion of the Woman's Club is compatible with the surrounding properties.

Staff Recommendation

Staff recommends approval of the proposed rezoning.

Planning Commission Discussion

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

Mr. Christopher asked about the driveway location for 600 College Ave. Mrs. Milstead stated that it was located on the other side of the house from the pergola. She also noted that the club was working on a formal arrangement to get additional parking at a nearby lot and would encourage people to park at the other locations rather than on the street.

Mr. Christopher asked what the club would do with the property if they could not get the SF-8 zoning. Mrs. Milstead stated that they could rent it out as a residential property. She noted that the goal was to reunite the properties and place it on the National Register of Historic Properties.

Mr. Christopher asked about the density, noting that the current use is already low density. Mrs. Milstead stated that there were apartments and student housing in the area, and that because it was part of an historic district, there were more narrow streets.

Mr. Graham noted that this was a natural expansion, that it's what is there now, and would alleviate on-street parking issues.

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
- Description of Request

For copies of the following attachments, see the digital version of the report on the City's Web site:

- Rezoning Application
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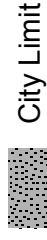
Staff Contact: Eric S. Hawkins, AICP, Planner III
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803.329.8763



ROCK HILL
SOUTH CAROLINA

M-2011-16

Legend



City Limit



Zoning District Boundaries

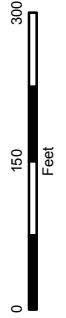


Area of Interest

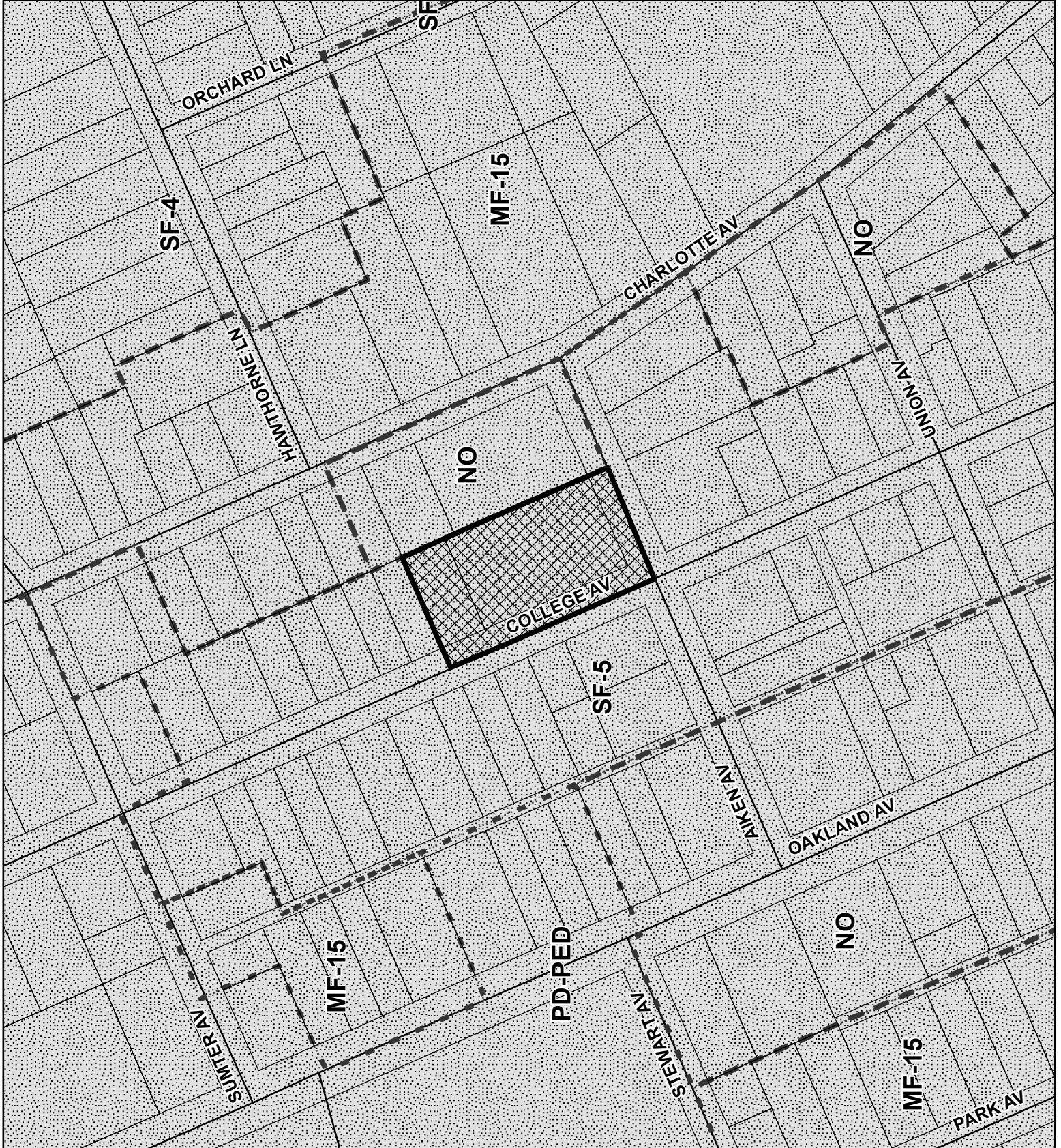
Zoning Data

Current: SF-5

Proposed: SF-8



Planning & Development
Services Department
City of Rock Hill
9/16/11



Woman's Club of Rock Hill: Addition to Zoning Map Amendment form

Brief Description of Request

The Woman's Club is requesting re-zoning and will be applying for a special exception for its February 2011 purchase of 600 College Avenue, a residential property, for inclusion with the Club's property at 607 Aiken Avenue. This property has been owned by the Woman's Club since 1971. The recently purchased 600 College property is adjacent to the back line of 607 Aiken. The immediate area in the neighborhood includes large and small family homes, a duplex, a large house divided into apartments, a home with attached apartments, a church office, a church, a church activities building and a Comporium "station".

The purchase of 600 College was made with funds generously contributed in a three month period by Club supporters and individual Club members. By purchasing 600 College Avenue, the Club has re-united the two parcels that had been the original property owned by the William M. Mauldin family during the years 1923-70. The Mauldins built the house on College in 1939; a Mauldin son, Billy and his family lived in it from 1940-1950, and a daughter, "Brucie" Mauldin Faircloth and her family lived in it from 1950-1963.

The Club is requesting re-zoning to SF-8 and will be applying for granting of a special exception for a private club or lodge, seating less than 300. The purpose is to use the 600 College Avenue house as it has used its clubhouse, the Armstrong-Mauldin House, at 607 Aiken, since 1971.

The appearance of the house and lot will remain the same except that improvements will be made such as painting, possibly roof shingle replacement within the next 3-5 years and addition of some landscaping enhancements. The lot is already bounded on 2 sides by tall trees, separating it from neighboring properties on the side, providing an effective buffer. Ownership by the Woman's Club will enhance the neighborhood since the Club has shown that it can-- and did-- invest in its property by making major improvements to the clubhouse and grounds. These included the Designer Showhouse in 2002 (interior improvements and some landscaping); installation of a drainage system to ensure integrity of the house foundation in 2005, and restoration of the Mauldin Gardens which includes the reconstructed pergola in 2009-10. The Club maintains its clubhouse and restored gardens well, and it is likely that the values of surrounding properties would be enhanced as the Club makes improvements to 600 College.

The club's property at 607 Aiken is a designated wildlife habitat with abundant food, water and shelter for birds. A butterfly garden/monarch butterfly way station has already been established at 600 College Avenue. One of the Club's focuses is preservation of natural resources and habitat in general. What can be

accomplished on its properties is limited but the small projects serve as models and examples to the public and as the Club works with young children,

The square footage of the house at 600 College is slightly more than 2000 square feet with 8 rooms + 2 bathrooms in 1 ½ stories. It is suitable for only small groups/committees meetings. The likely outcome of rezoning with special exception, if approved, would be to give the club the opportunity to shift some activities to this house that ordinarily would be held at the clubhouse. In these cases there would be no change in the amount of traffic or noise. On the few occasions that an “extra” event might occur, it would involve a small number of people and cars.

The Club is committed to meeting the requirements for re-zoning and special exception approval by creating a small number of parking spaces and entering into a legal shared parking agreement to bring the availability of parking to the current city requirement. The Club also plans to meet the handicapped accessibility and safety requirements.

In regard to the potential uses for 600 College a few possibilities/examples based on previous Club activity:

1. Club committee and board meetings
2. Community outreach:
 - occasional activities with small groups of children such as 4-H
 - gathering & temporarily storing food staples for donation to community agencies
 - assembling tote bags of supplies for students
 - storage of supplies and materials for off site projects with children (Attention Home Charter School activities, arts projects during ChristmasVille, recycling demonstrations for public school children)
 - setting up a temporary sewing room for recycling used t-shirts by sewing them into diapers for orphanages in Honduras; sewing baby blankets from contributed fabrics; sewing hats and caps of various fabrics for cancer patients at Piedmont Medical Center

Programming activities and projects are decided by Club members on an annual basis within the guidelines of the General Federation of Women’s Clubs

Possible Uses in the Future in Addition to above examples

3. Off-street parking for a limited number of cars
4. Preparing floral arrangements and decorations for events at the Clubhouse
5. Food storage and assembly for serving prior to events
6. Storage of chairs and tables for outdoor events (now being stored in the second floor of the clubhouse)
7. One room of the house to be designated for Club current records and

recent archival records of the Club

8. Occasional fundraising events

9. Use by small groups in the community at a modest fee

The Club, established in 1939, is affiliated with the SC and General Federation of Women's Clubs and has 501c3 status. It has 70 members and has no paid staff. Its sources of income are member dues and contributions, fundraising events, in-kind and monetary contribution from businesses and individuals in the community and rental fees for the clubhouse and gardens.