



# Rezoning Analysis-Report to City Council

Case No. M-2009-16

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**Meeting Date:** September 28, 2009  
**Staff Contact:** Eric S. Hawkins, AICP, Planner III

## **SITE INFORMATION**

**Petitioners/Owners:** Jeffrey and Christine Gammons, Roland Dioses, Dorothy Jackson, and Zinovy and Natalya Volovik  
**Existing Zoning:** Residential Conservation District-I (RC-I)  
**Requested Zoning:** Single Family-5 (SF-5)  
**Use:** Single-family residential  
**Location:** 1929-1943 Hilltop Road  
**Tax Parcels:** 636-06-01-097 (portion), 636-06-01-098 (portion), 636-06-01-099 (portion), 636-06-01-002 (portion), 636-06-01-001, and 636-06-01-100  
**Acreage:** Approx. 1.58 acres

## **BACKGROUND**

The lots proposed for annexation were created in the late 1980's as part of a City subdivision. After the original preliminary plat was approved, the boundary of the subdivision was revised to include the proposed annexation area and the subject properties, which were not in the City. The final plat was approved contingent upon annexation and was recorded in 1989. Since then, the County and the City have both treated these properties as if they were in the City, even though there is no evidence that the annexation ordinance was adopted and filed.

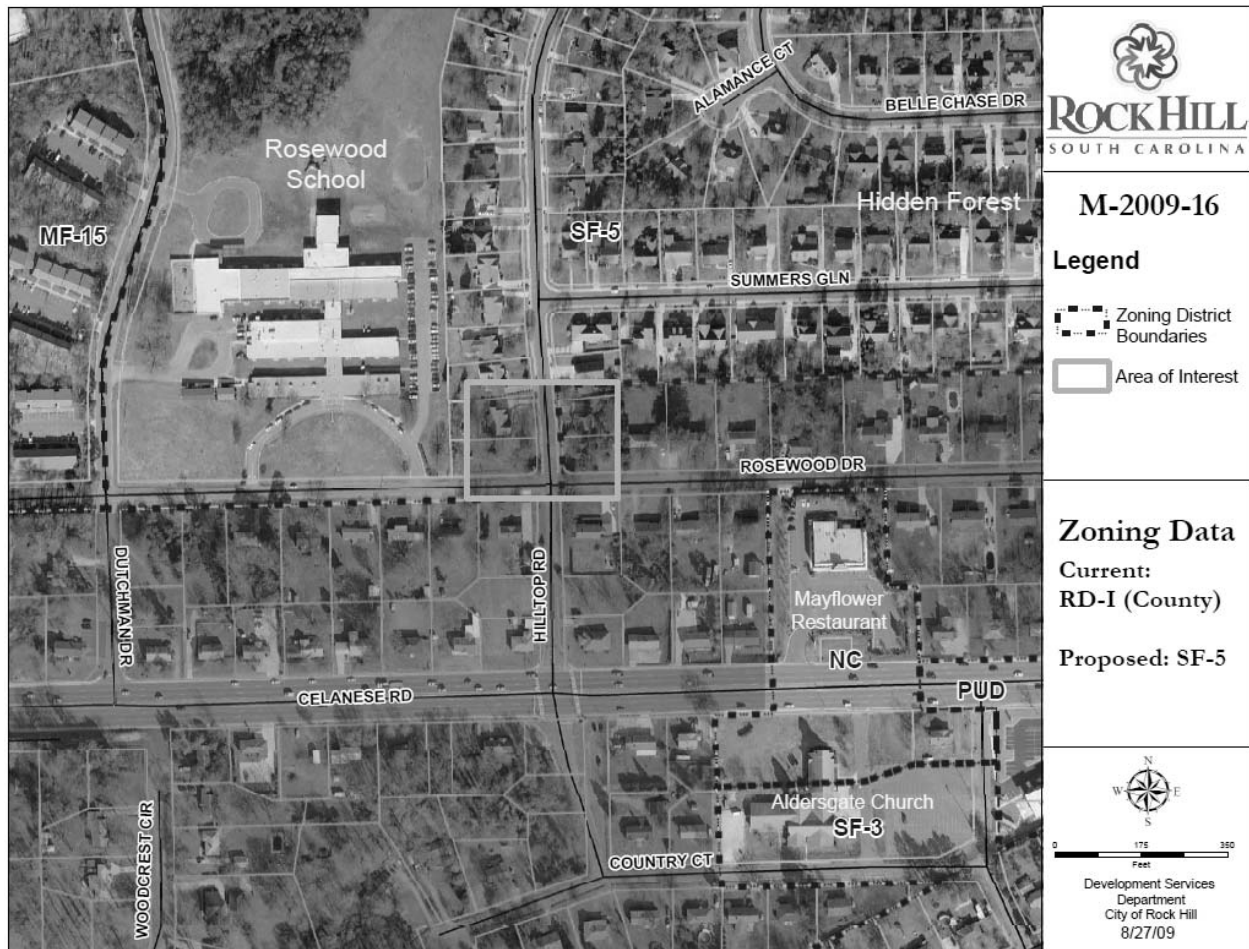
This problem was identified when one of the residents called for City service earlier this year and they were told that according to the GIS system, they are not inside the City. After the residents contacted City Management, staff reviewed the files and found a discrepancy in the annexation records, which are used by the GIS system to identify city service areas, including emergency services.

After consultation with the City Attorney, it was determined that the best way to clear up the GIS system and eliminate any potential future emergency service or title problems for the residents was to process an annexation petition and ordinance. All of the affected residents have been made aware of the situation and they have all signed the petition to annex into the City. No new development is proposed in conjunction with this annexation.

## **LAND USE ANALYSIS**

### **Existing Land Use Character**

The subject property is located on the north side of the City at the intersection of Hilltop Road and Rosewood Drive. Surrounding uses include single-family residential and Rosewood Elementary School.



## Summary of Existing and Proposed Zoning Districts

### Existing Zoning

**Residential Conservation District I (RC-I)-** Permitted uses include single-family dwellings, schools, horticulture and some agricultural interests, neighborhood and community parks, and churches.

### Proposed Zoning

**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. 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.

### **CONFORMANCE TO PUBLIC PLANS**

This area is designated Urban Residential by the Rock Hill Comprehensive Plan and the proposed SF-5 zoning is consistent with the plan.

### **PUBLIC NOTIFICATION**

The following public notification actions have been taken:

- August 2 & 16- Planning Commission public hearing advertisements published in *The Herald*.
- August 14- Rezoning notification signs posted on subject property.
- August 14- Rezoning notification postcards sent to property owners within 300' of the subject property. A total of 41 postcards were sent to properties within rezoning area and surrounding areas.

### **PUBLIC FEEDBACK**

No comments received to date.

### **PUBLIC MEETINGS**

#### **Public Hearing**

A public hearing on this application was held on September 1, 2009, before the Rock Hill Planning Commission. One member of the public spoke on the proposal.

Krystal Troxel, 2215 Rosewood Drive, asked if part of her property, which is in the county, would be affected by the annexation. She stated that the end of her driveway appeared to be within the annexed area. Mr. Roper stated that her property would not be affected in any way, and that the end of the driveway is in the road right-of-way.

### **STAFF RECOMMENDATION**

Staff recommends approval of the proposed SF-5 zoning.

### **PLANNING COMMISSION RECOMMENDATION**

Following the public hearing at their September meeting, the Planning Commission voted 6-0 to recommend approval of the proposed SF-5 zoning.

### **ATTACHMENTS:**

- Annexation Map
- Rezoning Map

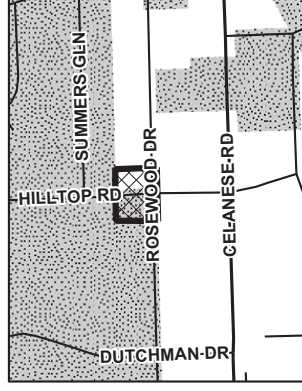
For copies of the following attachments, see the digital version of the report on the City's website:

- Public Notice Affidavit



**ROCK HILL**  
SOUTH CAROLINA  
**ANNEXATION MAP**

**Hilltop Rd and  
Rosewood Dr Area  
ANNEXATION TO THE  
CITY OF ROCK HILL**

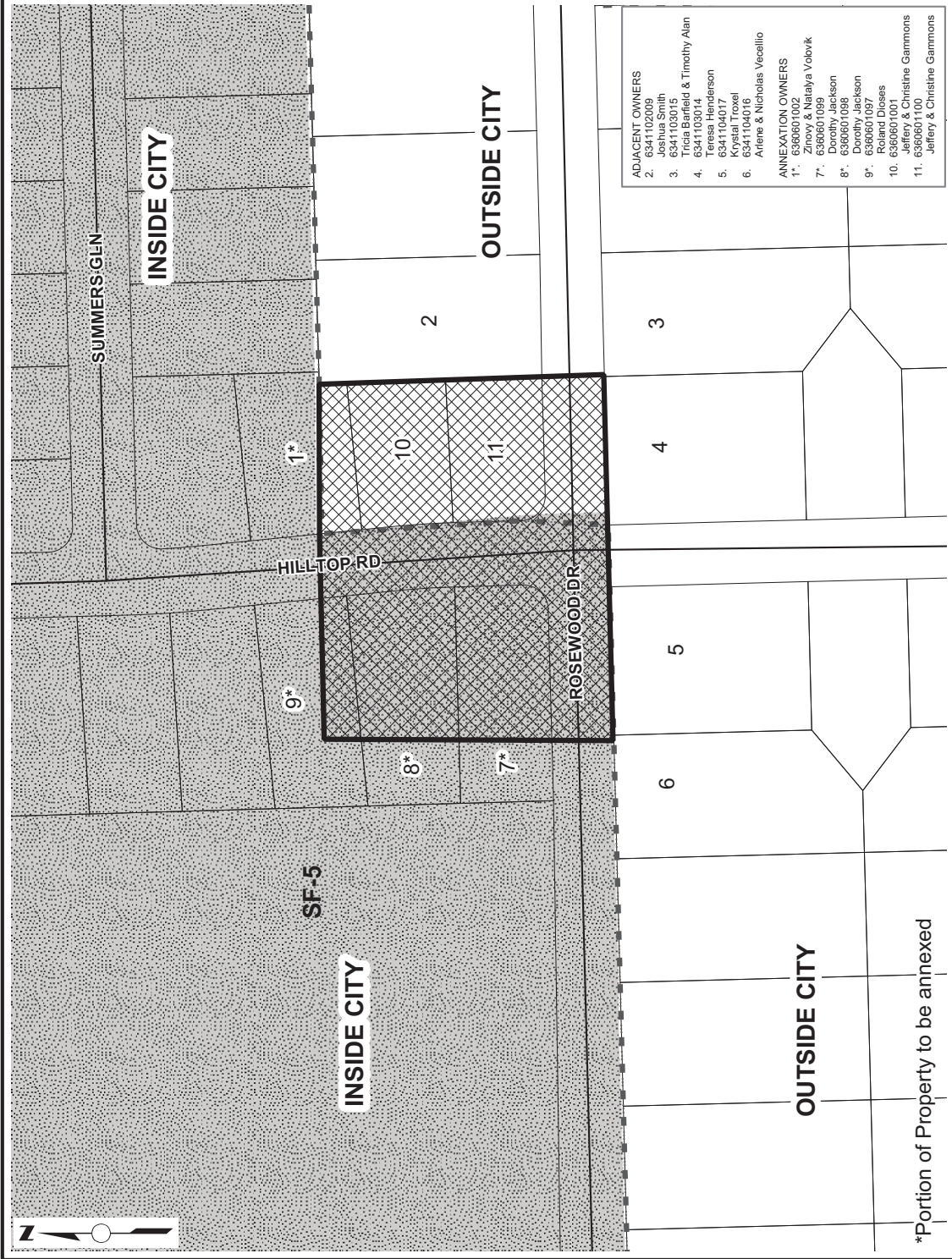


**ZONING: SF-5**  
**WARD: WARD 2**



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

GIS ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_



ADJACENT OWNERS	
2.	6341102209 Joshua Smith
3.	6341103015 Tricia Barfield & Timothy Alan
4.	6341103014 Teresa Henderson
5.	6341101716 Kathal Truel
6.	6341104016 Ariene & Nicholas Vecellio
ANNEXATION OWNERS	
1*.	6360601002 Zinovy & Natalya Vobovik
7.	6360601009 Dorothy Jackson
8*.	6360601008 Dorothy Jackson
9*.	6360601007 Roland Dizeas
10.	6360601001 Jeffery & Christine Gammors
11.	6360601100 Jeffery & Christine Gammors





\*Portion of Property to be annexed



**ROCK HILL**  
SOUTH CAROLINA

**M-2009-16**

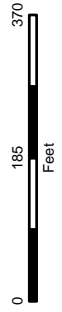
**Legend**

-  City Limit
-  Building
-  Zoning District Boundaries
-  Area of Interest

**Zoning Data**

**Current:**  
RC-I (County)

**Proposed:** SF-5



Development Services  
Department  
City of Rock Hill  
8/27/09

