



## Rezoning Analysis-Report to City Council

Meeting Date: January 25, 2010

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<b>Location:</b>	560 Rambo Rd, Tax Map #603-00-00-025
<b>Site Area:</b>	Approx. 66.69 acres
<b>Request:</b>	Annex property into the City and Rezone from Agricultural Conservation District (AGC) to Single Family Residential-4 (SF-4).
<b>Proposed Development:</b>	Single family residential subdivision.
<b>Owner/Applicant:</b>	Rambo Associates (Julian Rogers) PO Drawer 12190 803.417.0600

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### Site Description

The subject property is undeveloped and is currently being used as a dirt mine (permitted by SC DHEC). It is located on the southern edge of the City and fronts on a local roadway (Rambo Rd). Surrounding uses include single-family residential and undeveloped property in agricultural, residential, and PUD zoning districts. The property is within an Open Space Focus Area and contains the following environmentally sensitive features: Fishing Creek (perennial stream) and the adjoining floodplain along the northwestern portion; intermittent streams and a wetland near the center; and another intermittent stream near the southern edge.

The proposed Vernsdale Road Compost & Building Material Recycling Facility PUD is located to the west of the site, across Fishing Creek. Due to the Fishing Creek floodplain and required buffers, any development on this property would be separated from the Vernsdale Road facility by a distance of at least 600'.

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### Development Proposal

The applicant is requesting the rezoning in order to gain access to City water and sewer service and develop a single-family residential subdivision on the property. Because the property is within an Open Space Focus Area, a minimum of 35% open space must be provided in conjunction with any development of the property. Environmentally sensitive features (floodplain, wetland, & streams) cover approximately 20% of the site.

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### Existing Zoning District Summary

Agricultural Conservation District (AGC)- Permitted uses include agriculture, cemeteries, churches, community centers, single-family dwellings, equestrian operations, mining operations, mobile homes on individual lots, outdoor recreation facilities, roadside stands, schools, and utilities.

### Proposed Zoning District Summary

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.

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

The PUD Plan for the Vernsdale Road Compost & Building Material Recycling Facility was approved in May, 2005.

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**INFRASTRUCTURE CONSIDERATIONS**

**Transportation**

The property has frontage on Rambo Road, a local street. Saluda Road is planned to be widened to three lanes with bikeway and sidewalk provisions between SC 901 and Rambo Road as part of the 2003 Pennies for Progress program although this project is currently on hold for funding availability. The widening would increase the capacity to approximately 18,000 vehicles per day. Historic traffic volumes in the area are shown below:

Street	Vehicles Per Day				Capacity*
	2008	2003	1998	1993	
Rambo Rd	1,100	1,050	800	N/A	8,600
Robertson Rd	850	750	550	850	8,600
Saluda Rd	11,100	11,000	11,400	8,800	10,800

\*Capacity denotes Level of Service "C".

**Public Utilities**

Water and sewer extensions will be required to serve the property. There is an existing water line on Rambo Road that ends just east of the site and there is a sewer line on Robertson Road.

**Public Schools**

The property is in the attendance zones of Oakdale Elementary, Saluda Trail Middle, and South Pointe High schools. (School zones subject to change.)

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**RELATIONSHIP TO PUBLIC PLANS**

**Comprehensive Plan**

The City's Livable Land Use Map shows this area that this parcel has an Urban Residential land use designation. The Urban Residential classification is primarily a single-family residential land use classification intended to create high quality residential neighborhoods with a variety of housing choices. Residential development should have approximate residential densities of up to three dwelling units per acre. Higher densities may be appropriate for Conservation Subdivisions or Traditional Neighborhood Development (TND) communities. Neighborhoods in the UR community should generally allow for a mix of single-family housing types such as detached houses, attached town homes, attached patio homes, and condominiums.

**Conclusion**

The requested rezoning is generally consistent with the adopted City of Rock Hill Comprehensive Plan and Livable City Land Use Plan.

## **PUBLIC INVOLVEMENT**

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

- December 6 & 20: Planning Commission public hearing advertisements published in *The Herald*.
- December 17: Rezoning notification signs posted on subject property.
- December 18: Rezoning notification postcards sent to property owners within 300' of the subject property. A total of 24 postcards were sent to properties within rezoning area and surrounding areas.

### **Public Hearing**

The Rock Hill Planning Commission held a public hearing on this application on January 5, 2010. Two members of the public spoke and the applicant's representative presented information about the proposal.

Ms. Annie Williams, 761 East Rambo Road, Rock Hill, stated that the current use of the site was for mining and reclamation, which would become a non-conforming use once annexed into the City. She asked if the use would stop once annexation had occurred. Mr. Hawkins stated that the use could continue as a non-conforming use until development occurred. He added that his understanding was that the subdivision would be pursued by the developers once the annexation had been completed and the mining would be discontinued soon after annexation. Mr. Roper asked if the mining operation could continue once annexed into the City under the conditions of their permit. Mr. Hawkins stated that it could. Mr. Roper asked if the operation could expand or change. Mr. Hawkins stated that it could only operate under the conditions of the permit issued. Ms. Williams asked for clarification as to whether the operation could expand if the DHEC rules and regulations regarding this permit changed. Mr. Hawkins stated that it could not.

Ms. Rosemary Wallace, 545 Rockwell Circle, Rock Hill, stated that she was against the construction of a subdivision, noting that when she purchased her home in 2006, she was told nothing would be built on the property because of the mining operation. She stated that she had been keeping track of the wildlife in the area and that the pond shown on the maps had been filled in. She added that a new subdivision would bring pollution and crime, and that the trees in place would be torn down. She added that the property had not been taken care of. She asked if Rockwell Circle was also going to be annexed into the City. Mr. Roper stated that it would not.

Mr. Keith Rains, 3333 Harmony Road, Catawba, (applicant's representative) stated that the strip in between this property and Rockwell Circle was less than 100' wide and would be included as part of the new development and that a significant buffer strip would be maintained in that area. He noted that while the strip was zoned multi-family, there was no way multi-family units could be constructed there due to its size. He stated that the plans were to build a typical SF-4 residential development and that a wetlands consultant had been out to survey the wetlands and perennial stream on site which would require a 75' buffer on both sides. He added that the mining operation would stop at the time of plan approval for the subdivision. Mrs. Easley asked if the property is under one ownership. Mr. Rains stated that it is, including the strip. He noted that the strip was annexed on request of the City to make Carnegie Estates contiguous to the City. Mr. Roper asked if the

intermittent streams on the property would require bridges or culverts. Mr. Rains stated that they would do as required by the state and the Corps of Engineers in order to mitigate any impacts. Mr. Christopher asked if the preliminary plans were to include open space to the north as a greenway connection. Mr. Rains stated that the plan was to provide for a connection to the north and ultimately a connection to Robertson Road when the property to the north is developed. Mr. Roper asked Mr. Rains to explore the possibility of providing trails along the creek. Mr. Rains stated that there is a required 75' buffer on Fishing Creek and 35% of the site will have to be maintained as open space which is close to 30 acres. Mr. Roper asked that the developers explore the possibility of a connecting trail in addition to the buffer requirement. Mrs. Easley asked about the additional 10% requirement of open space. Mr. Hawkins stated that overall, the environmentally sensitive features cover about 20% of the site. An additional 15% would need to be set aside as open space in order to get the 35% required. Mr. Graham asked about the concrete and construction debris on the site. Mr. Rains stated that he was told by the client that the facility had the capability of crushing and recycling concrete and that this was being done for the City. He added that this would also stop once the subdivision had been approved.

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## **RECOMMENDATIONS**

### **Staff Assessment**

The proposal is consistent with the land use plan and compatible with the surrounding uses. Development interest in this area has increased since the construction of Saluda Trail Middle School and South Pointe High School. The road improvements that are underway on SC 901 and the planned improvements to Saluda Road will likely generate further interest in this area.

### **Staff Recommendation**

Staff recommends approval of the proposed Single-Family Residential-4 (SF-4) zoning.

### **Planning Commission Discussion**

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

Mr. Graham asked if the overall density as indicated in the Comprehensive Plan was three dwelling units per acre and if SF-3 zoning was considered. Mr. Hawkins stated that the overall density for this property would be approximately 2-2.5 dwelling units per acre. The actual density yield in the SF-4 district is 2.5-3 units per acre and will be lower on this property due to the 35% open space requirement and environmental constraints.

Mr. Christopher asked if concept plans had been submitted for the multi-family zoned property to the north of this property. Mr. Hawkins stated that none had been submitted at this time nor did he know of any proposals for developing that property at this time.

Mr. Christopher asked about connectivity to the north. Mr. Hawkins stated that provisions requiring connectivity existed in the Zoning Ordinance and that any development planned would require this unless environmental constraints existed that prohibited connectivity. He added that connections and pedestrian walkways to Robertson Road and to local schools would be required as the adjoining properties are developed.

Mr. Roper stated his concern that in the aerial photo, it appeared that the property had been stripped. He asked if plantings would be required for a new subdivision. Mr. Hawkins stated that there were canopy retention requirements along with addition of street trees and

other landscaping requirements for residential developments. He noted that retention is evaluated based upon what trees are existing at the time of development.

Mr. Graham asked if there would be similar characteristics with respect to the SF-4 and MF-15 residential requirements referring to the fact the strip was zoned MF-15. Mr. Hawkins stated that single-family residential would be permitted in the MF-15 district.

Mr. Peeples asked if the property could be segmented for totally different uses. Mr. Hawkins stated that that the whole site would be converted into residential use in accordance with the SF-4 zoning and that the mining operation would cease once the subdivision plan was approved.

Mrs. Easley asked if the property could be subdivided with the mining operation still in use on one lot and residential on another section of the property. Mr. Roper stated that the developers would have to submit a plan for review and if the plan were to include the mining operation, the Commission would have to consider compatibility issues.

Mrs. Gathings asked if there is already a buffer yard along the back of the lots on Rockwell Circle. Mr. Roper stated that the strip that is there now could be developed. Mr. Hawkins noted that the buffer requirement between the proposed development and the existing development would be minimal because the uses are similar. The strip that is there now would not be required to be maintained as a buffer.

#### **Planning Commission Recommendation**

Following the public hearing at their January meeting, the Planning Commission voted 7-0 to recommend approval of the proposed SF-4 zoning.

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#### **Attachments**

- Site Map
- Annexation Map
- Rezoning Map

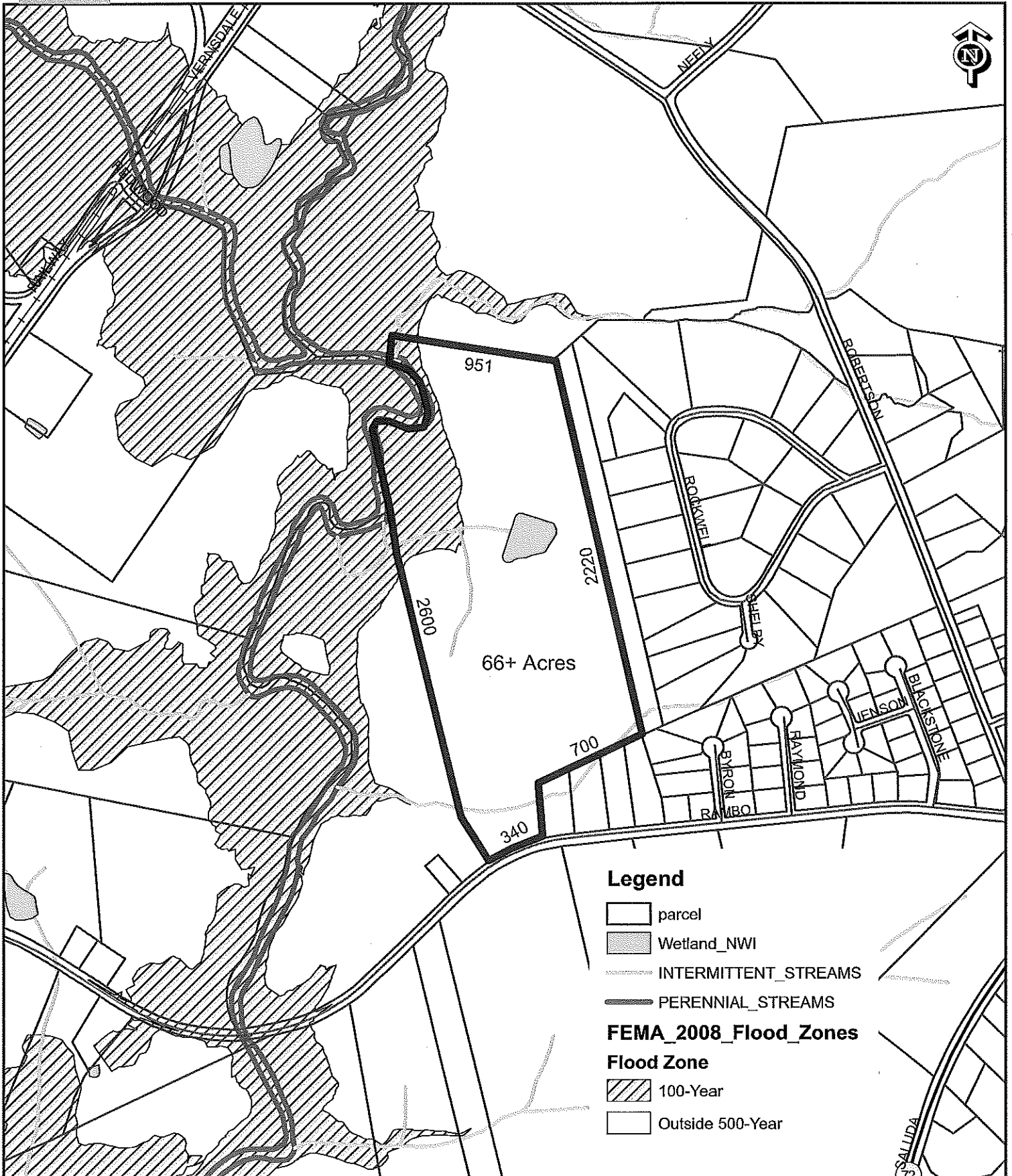
For copies of the following attachments, see the digital version of the report on the City's website:

- Annexation Application
  - Rezoning Application
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**Staff Contact:** Eric S. Hawkins, AICP, Planner III  
[ehawkins@cityofrockhill.com](mailto:ehawkins@cityofrockhill.com)  
803.329.8763



# M-2010-01

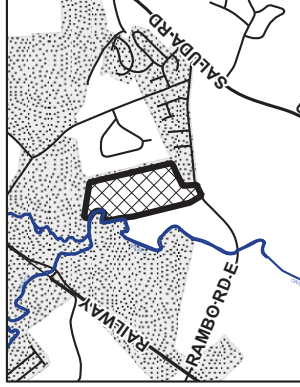




**ROCK HILL**  
SOUTH CAROLINA  
**ANNEXATION MAP**

Rambo Rd  
Area I

**ANNEXATION TO THE  
CITY OF ROCK HILL**



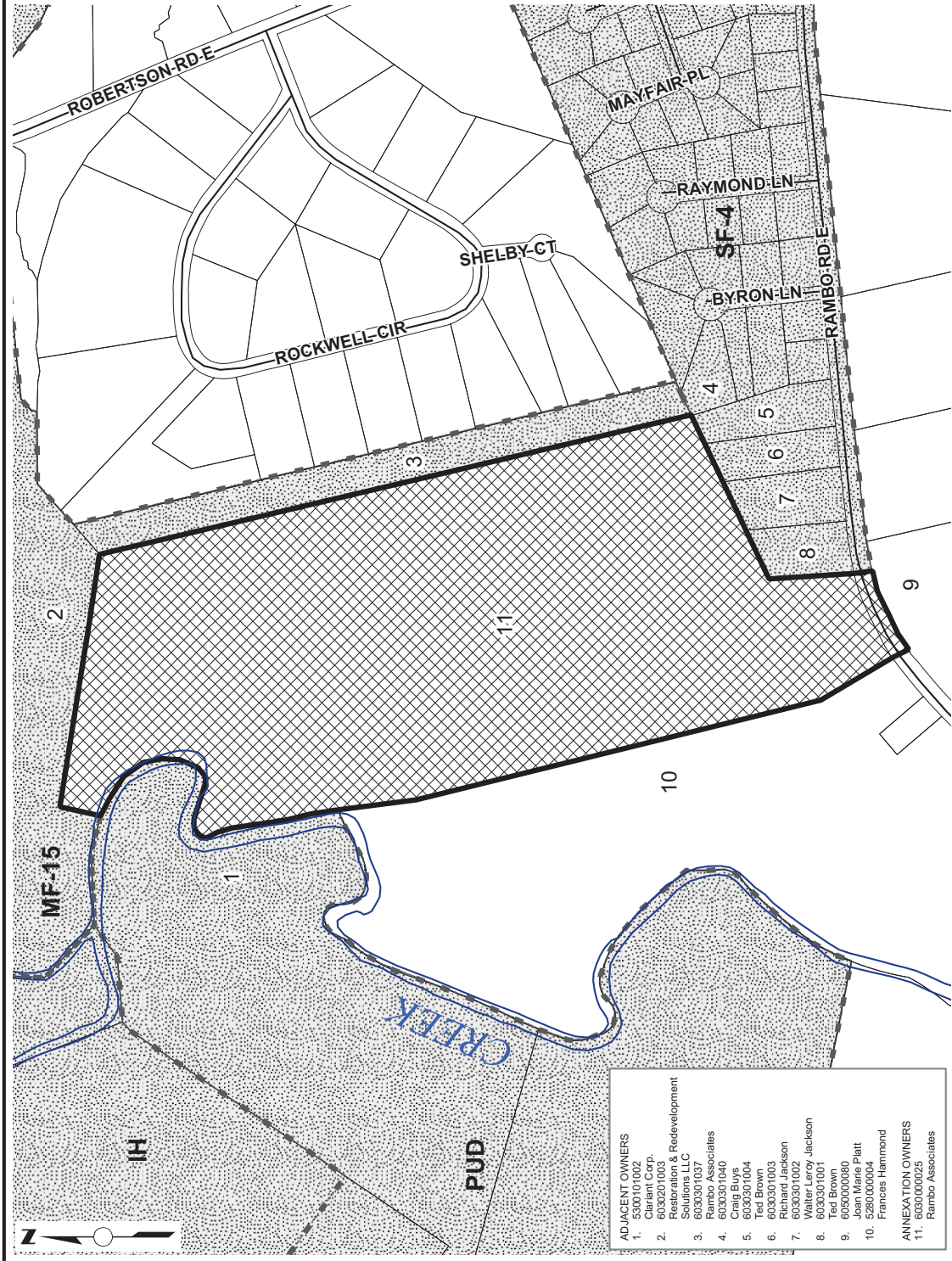
ZONING: SF-4  
WARD: WARD 5  
ACREAGE: 66.69



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

GIS ADMINISTRATOR

DATE



**ADJACENT OWNERS**





- 5300101002  
Clariant Corp.
- 6030201003  
Restoration & Redevelopment Group, LLC
- 6030301040  
Rambo Associates
- 6030301004  
Craig Buys
- 6030301003  
Ted Brown
- 6030301002  
Richard Jackson
- 6030301001  
Walter Leroy Jackson
- 6030000080  
Jean Marie Platt
- 5280000004  
Frances Hammond
- 6030000025  
Rambo Associates



**ROCK HILL**  
SOUTH CAROLINA

**M-2010-01**

**Legend**

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

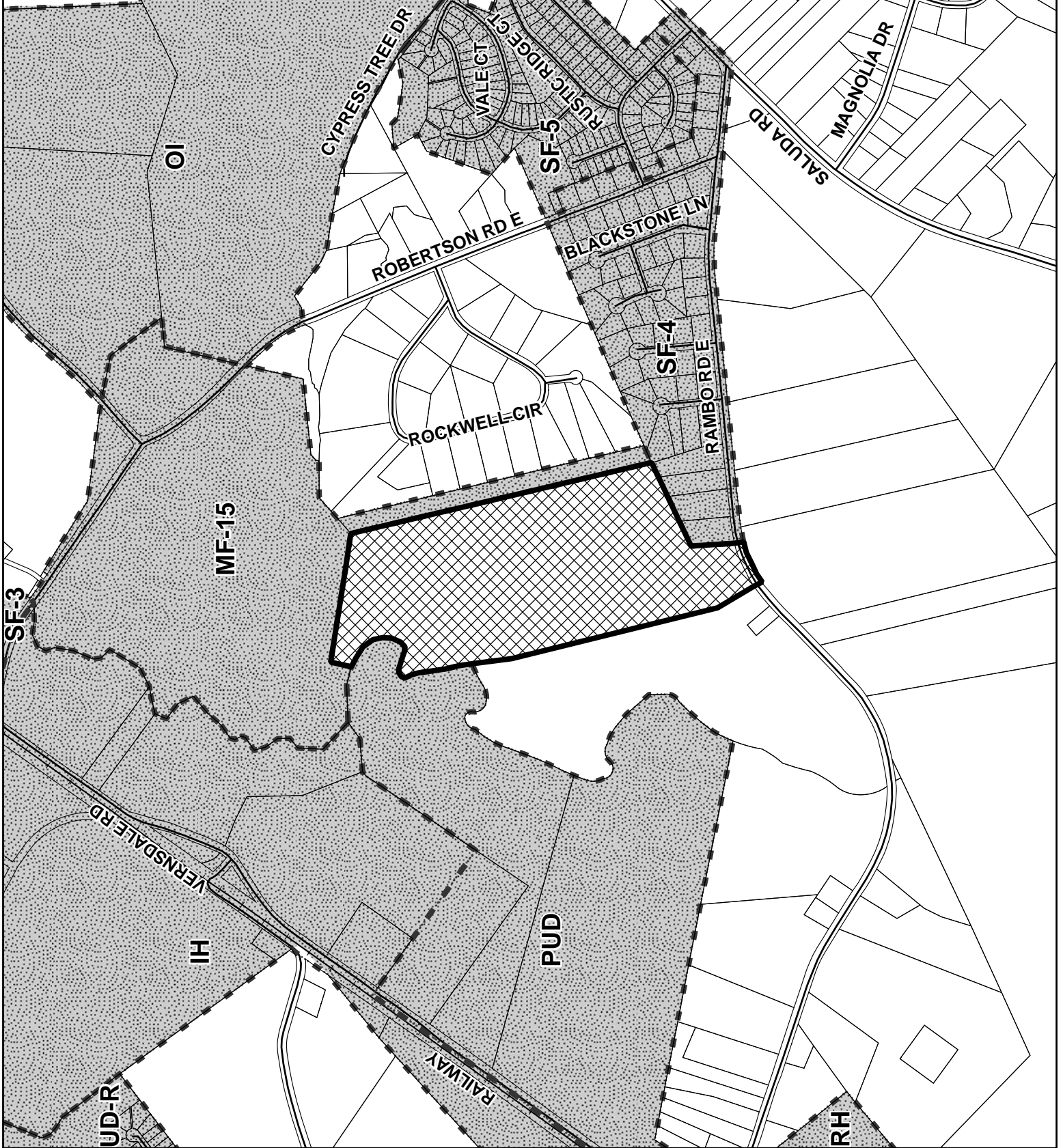
**Zoning Data**

**Current:**  
AGC (County)

**Proposed: SF-4**



Development Services  
Department  
City of Rock Hill  
12/23/09



## Development Services - Permit Application Center

P.O. Box 11706, or 155 Johnston Street

Rock Hill, South Carolina 29731-1706

Phone: 803-329-7080 or 803-329-7089

FAX: 803-329-7228 -- website: [www.cityofrockhill.com](http://www.cityofrockhill.com)



## APPLICATION FOR MUNICIPAL ANNEXATION

Submittal Date: 11-18-09 Requested Annexation Process  100%  75%  25%

General Annexation Location 560 Rambo Road

Tax Parcel #'s [10 digit] : 6030000025 6030000025 6030000025  [Attach list, if needed]

Property Owner[s] Rambo Associates  [Attach list, if needed]

*Annexation applications for portions of single parcels will not be processed. Prior to submitting your application, you will need to undergo a York County subdivision process & submit a copy of the recorded subdivision document with the annexation application (if applicable).*

Existing County Land Use Classification (if known) SINGLE FAMILY RESIDENTIAL

County Zoning District: AGC Total Acreage to be Annexed 70 Vacant? YES

**IF NOT Vacant** – Describe any existing buildings by **Square Footage** and **Use**: **[SF]** Single Family, **[MF]** Multifamily **[CO]** Commercial/Institutional, or **[IN]** Industrial: \_\_\_\_\_

Requested City of Rock Hill Zoning District SF-4

*[Note: Requests for City zoning districts other than SF-2 are required to undergo a City rezoning pursuant to pursuant to Rock Hill Zoning Ordinance Section 2-300(A)].*

### Required Attachments: Please submit:

- § Letter of Intent (reason for annexation)
- § Summary of Future Development Plans (if applicable)
- § Recorded County Subdivision Document (if applicable)
- § Map of Proposed Annexation Area § Copy of Property Deed or Plat Map
- § Legal Description
- § Completed Rezoning Application (if applicable)
- § Signature Authority Documentation (if not sole owner)\*

### Contact Information

#### Primary:

Printed name of Owner/applicant

RAMBO ASSOCIATES

Mailing address

PO DRAWER 12190

City, state, zip

ROCK HILL, SC 29731

Tel number / fax number / e-mail

803-417-0600

Signature of Owner/applicant\*

#### Secondary:

Printed Name of Owner Representative

THE RAINS GROUP, LLC

Mailing address

572 JOHN ROSS PKWY, SUITE 107-#203

City, state, zip

ROCK HILL, SC 29730

Tel number / fax number / e-mail

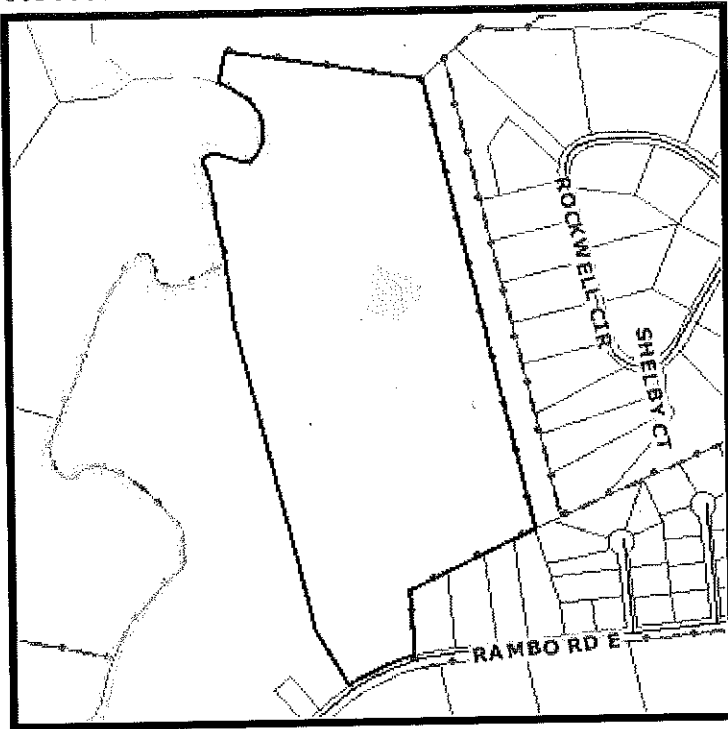
803-493-5393

Signature of Owner Representative\*

**See Checklist/Process on following page:**

**Property Report for Parcel Number:**  
6030000025

Inquiry Date: 11/18/2009



**Owner**

**Owner Name:** RAMBO ASSOCIATES  
**Address:** PO DRAWER 12190  
**City/State:** ROCK HILL S C  
**Zip Code:** 29731

Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, York County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

**Property**

<b>Parcel Number:</b>	6030000025	<b>Land Value:</b>	\$418500
<b>Total Lots:</b>	0	<b>AG Use:</b>	
<b>Total Acres:</b>	69.56	<b>AG Use Value:</b>	
<b>Deed Book:</b>	1443	<b>Previous Owner:</b>	DEAS HAROLD B & MARVIN F
<b>Deed Book Page:</b>	285	<b>Tax Bill Information:</b>	
<b>Platt Book:</b>	A72	<b>Zoning:</b>	
<b>Platt Book Page:</b>	1	<b>Sale Price:</b>	\$190000
<b>School District:</b>	3	<b>Sale Date:</b>	2/5/96
<b>Municipality:</b>		<b>Census Tract:</b>	
<b>Fire Code:</b>	OK-I	<b>Voter District:</b>	
<b>Property Location:</b>	HWY 163 74.556 LESS 5 AC		

**Building/Structure**

<b>Prop. Classification:</b>		<b>Number of Stories:</b>	
<b>Heating Type:</b>		<b>Year Built:</b>	
<b>Living Area(Sq. Ft.):</b>		<b>Garage Area:</b>	NO
<b>Basement:</b>	NO	<b>Fireplace:</b>	
<b>Bathrooms:</b>		<b>Bldg. Value:</b>	\$59000
<b>Total Imp. Value:</b>			

**Assessment**

<b>Total Assessed Value:</b>	\$4044	<b>Total Market Value*:</b>	\$477500
<b>Total Tax Value:</b>	\$68589		

\* - This property may have been re-valued due to an Assessable Transfer of Interest



## ZONING Map Amendment - Rezoning Checklist

**BACKGROUND:** Applications will be accepted to amend any City of Rock Hill zoning designation (see Articles 3 and 4 of the Zoning Code for standards), *except the following*, which have been declared obsolete and may not be created on the map: Mobile Home Park (MHP); General Commercial (GC); Neighborhood Mixed Use (NMU).

**APPLICATION FEES:** The appropriate fee must be included with the application. Please make checks payable to the "City of Rock Hill."

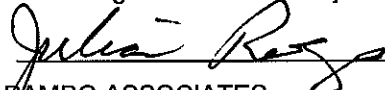
- For the first lot of record or first two acres, whichever is smaller in area \$300
- For each additional lot of record or acre, whichever is smaller in area \$50
- Planned Developments (all applications) \$1,000

The maximum fee for a rezoning application shall not exceed \$1,000.

### REQUIRED INFORMATION:

1. Does the Applicant solely own all of the property within the rezoning proposal?
  - a.  Yes. If so, provide proof of ownership (copy of deed).
  - b.  No. If so, attach information on property **NOT** solely owned by the applicant and provide letter of consent from owner(s).
2. Are there any recorded deed restrictions or restrictive covenants that apply to this property that are contrary to, conflict with, or prohibit the permitted activity being requested.
  - a.  Yes.
  - b.  No. [Attested by Owner: \_\_\_\_\_]
3. Is this property proposed for annexation into the City of Rock Hill?
  - a.  Yes. If so, please complete Annexation Request Form and submit along with this application.
  - b.  No, Already in City.
4. If requesting historic designation via the YH overlay, attach Local Register nomination application.
5. **Signature of Applicants/Owners:** The undersigned hereby respectfully requests that the Official Zoning Map of the City of Rock Hill be amended as described herein. It is also understood by the undersigned that, while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant. [If more than one owner/applicant, attached a page with additional signature information].

Signed :



Date 11-18-09

Printed Name:

RAMBO ASSOCIATES

Additional Owners

Other Attachments: \_\_\_\_\_