



## MEMORANDUM

**TO:** Rock Hill Planning Commission  
**FROM:** Eric S. Hawkins, AICP, Planner III *EH*  
**RE:** Meeting Agenda  
**DATE:** January 30, 2019

The Rock Hill Planning Commission will hold its regularly scheduled monthly meeting Tuesday, February 5, 2019, 6:00 PM, City Hall Council Chambers, 155 Johnston Street. The public hearing portion of the meeting can be viewed online at <http://www.cityofrockhill.com/livestream>. Please feel free to call me at 803-329-8763 regarding any item on the following agenda. Thank you.

## AGENDA

Rock Hill Planning Commission  
February 5, 2019

Pledge of Allegiance

1. Approval of minutes of January 8, 2019, meeting.

### **PUBLIC HEARING ITEMS**

2. Hold public hearing and consider a recommendation to City Council on petition M-2019-01 by City of Rock Hill to annex and establish Community Commercial (CC) zoning on approximately 1.46 acres between Cherry Road and Wilkerson Road. The subject property is proposed to be annexed into the City of Rock Hill. Tax parcel 662-07-01-151.\*
3. Hold public hearing and consider a recommendation to City Council on petition M-2019-02 by Siddhi Enterprise LLC to rezone approximately 1.67 acres at 973 Corporate Boulevard from General Commercial (GC) to Community Commercial (CC). Tax parcel 662-07-01-168.\*
4. Hold public hearing and consider a recommendation to City Council on petition M-2019-03 by Omkar Hospitality LLC to rezone approximately 6.51 acres at 2640 & 2650 Cherry Road from General Commercial (GC) to Community Commercial (CC). Tax parcel 662-07-01-066.\*

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PLANNING & DEVELOPMENT

155 JOHNSTON STREET, P.O. BOX 11706  
ROCK HILL, SC 29731-1706, 803-329-7080

5. Hold public hearing and consider a recommendation to City Council on petition M-2019-04 by Horizon Property Group LLC, to rezone approximately 2 acres at 198 S. Cherry Road, 1022, 1026, & 1030 Constitution Boulevard, and adjacent right-of-way from Limited Commercial (LC) and Single-Family Residential-5 (SF-5) to Master Planned Commercial (MP-C). Tax parcels 596-02-01-001, 596-02-01-039, -040, & -041.\*

**Note: This application has been deferred at the applicant's request.**

6. Hold public hearing and consider a recommendation to City Council on petition M-2019-05 by Gospel Light Baptist Church to rezone approximately 2.2 acres at 832, 820, & 816 West Main Street, 210 & 212 Lancaster Avenue, and adjacent right-of-way from Industry General (IG) and Single-Family Residential-5 (SF-5) to Office & Institutional (OI). Tax parcels 598-05-04-001, -002, -003, & -025.\*

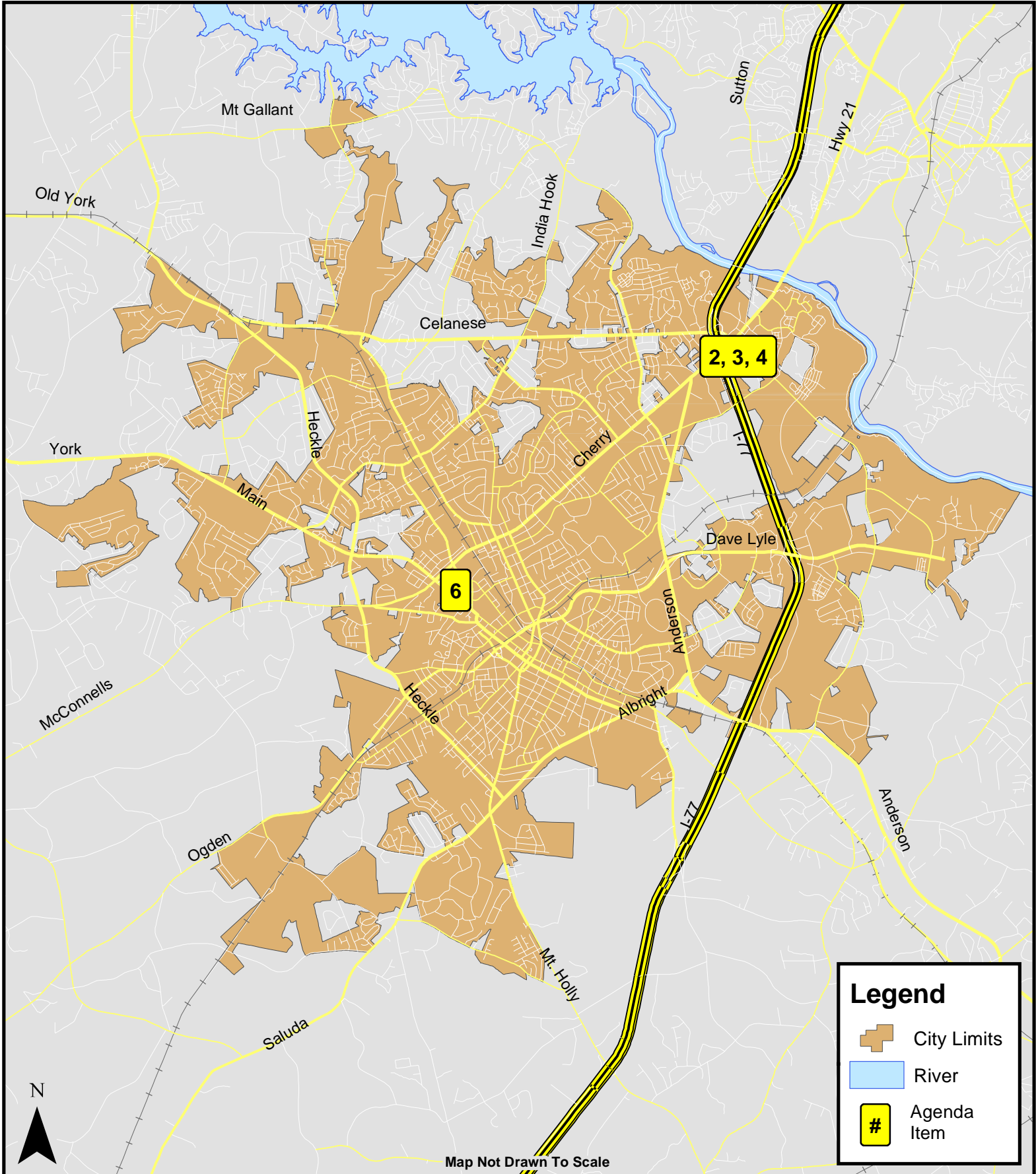
### **NEW BUSINESS**

7. Other Business.
8. Adjourn.

\* The Planning Commission makes a recommendation to City Council on these items. Recommendations made at this meeting are tentatively scheduled for consideration by City Council on Feb. 25. City Council agendas are posted online at [www.cityofrockhill.com/councilagendas](http://www.cityofrockhill.com/councilagendas) on the Friday prior to each meeting. Please contact Eric Hawkins at 803-329-8763 or [eric.hawkins@cityofrockhill.com](mailto:eric.hawkins@cityofrockhill.com) with any questions.

# Planning Commission Agenda Items

City of Rock Hill, SC  
February 5, 2019  
Planning Commission



Map Not Drawn To Scale

# Planning Commission

City of Rock Hill, South Carolina

January 8, 2019

A regular meeting of the Planning Commission was held Tuesday, January 8, 2019, at 6:00 PM in City Council Chambers, City Hall, 155 Johnston Street, Rock Hill, South Carolina.

**MEMBERS PRESENT** Randy Graham, Duane Christopher, Justin Smith, Shelly Goodner, Keith Martens, Nathan Mallard

**MEMBERS ABSENT** Gladys Robinson

**STAFF PRESENT** Dennis Fields, Eric Hawkins, Bill Meyer, Leah Youngblood, Janice Miller

## **1. Approval of minutes of the December 4, 2018, meeting.**

Mr. Smith made a motion to approve the minutes from the December 4, 2018, meeting. Mr. Christopher seconded, and the motion passed unanimously by a vote of 6-0 (Robinson absent).

## **NEW BUSINESS**

### **2. Consideration of a request by ESP Associates Inc. for Major Site Plan approval for University Center Student Housing. (Plan #20181585)**

Mr. Fields presented the staff report.

Mr. Graham asked the number of units in the first building. Mr. Fields stated approximately 85.

Mr. Martens asked if there would be as high a retaining wall as indicated on the elevations submitted with the staff report. Mr. Fields stated there would be a retaining wall but the applicant could best address this. Mr. Tristan McMannis, ESP Associates, Inc., stated there would need to be some retaining walls due to the grade of the site, and these would be located along the railroad side where the storage units were shown on the site plan. He also stated the retaining walls were planned to be approximately 2' high.

Mr. Graham asked if parking would be in the nearby parking deck. Mr. McMannis stated 125 spaces in the parking deck would be dedicated to the student housing and remaining parking would be located at the Winthrop lot adjacent to Cherry Road.

Mr. Graham asked for clarification of 125 parking spaces for 145 units. Mr. McMannis stated this was correct.

Mr. Christopher asked if there would be access to the roof and a roof garden. Mr. McMannis stated a roof garden had not been discussed, that site amenities included the pool and fitness rooms.

Mr. Christopher asked if the stormwater would be dealt with on site. Mr. McMannis stated it would and provided details on the drainage path with final discharge going to West White Street.

Mr. Smith asked how the student housing would be managed, through a management company or Winthrop University. Mr. Jerry Passaro, Flagstick, stated an independent property manager would be handling unit leasing. He noted they had

spoken with Winthrop about their plans for the housing complex but had no direct relation with the university. He explained the leasing model, with each individual signing a lease for a bedroom that was part of a unit of two, three, or four bedrooms with a common area and kitchen. He added there would be approximately 305 individual leases in the building.

Mr. Smith asked if a person wishing to rent had to prove they were a student. Mr. Passaro stated this type of leasing took care of itself as the cost of individual bedrooms made it cost prohibitive for a family to rent a unit.

Mr. Smith asked if the units were going to be marketed specifically to Winthrop students. Mr. Passaro stated this was not necessary as the marketing generally took care of itself.

Mr. Mallard observed this was a similar project to the University Place apartments nearby.

There were no further questions or discussion.

Mr. Christopher presented the motion to approve the Major Site Plan as presented, subject to staff comments. Mrs. Goodner seconded, and the motion carried unanimously by a vote of 6-0 (Robinson absent).

### **3. Other Business.**

Mrs. Miller noted the continuing education handout distributed for the coming year.

Mr. Graham recognized the students from Winthrop University's newspaper, *The Johnsonian*, who had attended the meeting regarding the University Center Student Housing presentation.

### **4. Adjourn**

There being no further business, the meeting adjourned at 6:17 pm.



Petition by City of Rock Hill to annex and establish CC zoning on approximately 1.46 acres between Cherry Road and Wilkerson Road.



**Reason for Request:** The property is being annexed because it is planned to be used as a private access drive and combined with the adjoining parcels that are inside the City.

**Staff Recommendation:** Staff recommends approval of the proposed Community Commercial (CC) zoning.

**SEE ATTACHED REPORT FOR MORE INFORMATION**



## Rezoning Analysis-Report to Planning Commission

Meeting Date: February 5, 2019

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**Location:** Between Cherry Road and Wilkerson Road, Tax Parcel 662-07-01-151.

**Site Area:** Approximately 1.46 acres

**Request:** Annex property into the City with Community Commercial zoning.

**Proposal:** Private access drive.

**Owner/Applicant:** City of Rock Hill

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### Site Description

The subject property is a former road right-of-way that was deeded from the SC Department of Transportation to the City in 2014. The property runs from Cherry Road to Corporate Boulevard at Wilkerson Road and is surrounded by commercial uses.

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### Proposal

The property is being annexed because it is planned to be used as a private access drive and combined with the adjoining parcels that are inside the City. A new hotel is being constructed at 973 Corporate Boulevard, and that project includes construction of a private drive from Corporate Boulevard to the subject property. The hotel owner is planning to extend the private drive through the subject property as shown on the attached sketch. In exchange for constructing the drive, the City will deed a portion of the subject property to the hotel owner. The overall plan is for all of the owners of properties adjoining the subject property to work together to improve the access drive and assume maintenance under a common access/maintenance agreement. Without the private drive connection, the properties in this area only have right-in, right-out access onto Cel-River Road and Cherry Road. The new access drive will provide a route to a full access point onto Cel-River Road at Corporate Boulevard.

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### Existing Zoning District Summary

There is no zoning district assigned to the property at this time. York County does not assign zoning to road rights-of-way and it was not zoned when SCDOT transferred it to the City.

### Proposed Zoning District Summary

Community Commercial (CC): The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community, including shopping centers and large retail establishments. These commercial uses should provide appropriate appearance, parking, traffic movement, and landscaping elements, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials, at the intersection of arterials, and along growth corridors as identified in the *Comprehensive Plan*, but should not create or promote strip commercial development.

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## **RELATIONSHIP TO PUBLIC PLANS**

### **Focus 2020 Comprehensive Plan**

The subject area is within the Community Commercial character area. These areas are located on major thoroughfares and at key intersections and primarily contain multi-tenant and stand-alone commercial buildings that serve several neighborhoods.

### **Conclusion**

The proposed zoning is consistent with the City's Future Land Use Map and compatible with surrounding uses and development patterns.

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## **PUBLIC INVOLVEMENT**

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

- Jan. 18: Rezoning notification signs posted on subject property.
- Jan. 18: Rezoning notification postcards sent to 26 property owners and residents within 300' of the subject property.
- Jan. 19: Planning Commission public hearing advertisement published in *The Herald*.

### **Public Feedback**

No comments received to date.

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## **RECOMMENDATIONS**

### **Staff Assessment**

The proposed zoning is compatible with surrounding uses and consistent with the Future Land Use Map.

### **Staff Recommendation**

Staff recommends approval of the proposed Community Commercial (CC) zoning.

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## **Attachments**

- Sketch Plan
- Annexation Map
- Rezoning Map

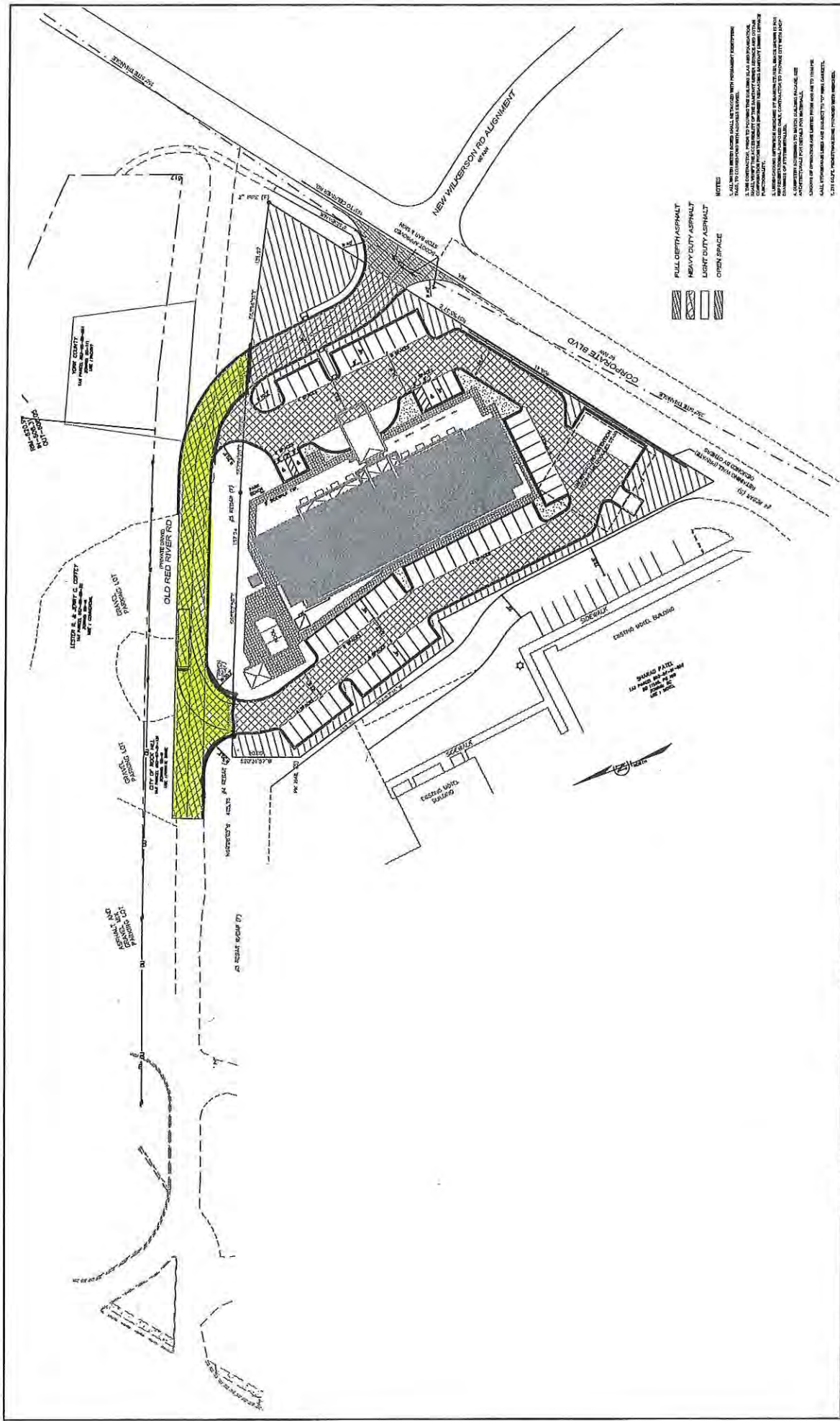
To see the applications submitted for this case, go to: [www.cityofrockhill.com/PlanInfo](http://www.cityofrockhill.com/PlanInfo).

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**Staff Contact:** Eric S. Hawkins, AICP, Planner III  
[eric.hawkins@cityofrockhill.com](mailto:eric.hawkins@cityofrockhill.com)  
803-329-8763



ROAD TO BE CONSTRUCTED



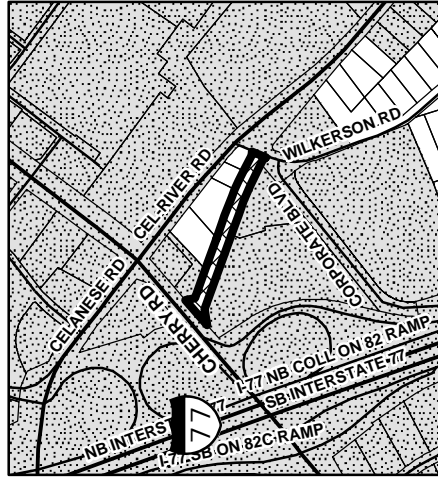
- FULL DEPTH ASPHALT
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- OPEN SPACE

NOTES:  
 1. ALL NEW AND EXISTING UTILITIES SHALL BE LOCATED WITHIN PERMITTED CONSTRUCTION ZONES TO CONFORM WITH REGULATORY AGENCIES.  
 2. ALL UTILITIES SHALL BE LOCATED WITHIN PERMITTED CONSTRUCTION ZONES TO CONFORM WITH REGULATORY AGENCIES.  
 3. ALL UTILITIES SHALL BE LOCATED WITHIN PERMITTED CONSTRUCTION ZONES TO CONFORM WITH REGULATORY AGENCIES.  
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 10. ALL UTILITIES SHALL BE LOCATED WITHIN PERMITTED CONSTRUCTION ZONES TO CONFORM WITH REGULATORY AGENCIES.

APPROVALS		PREPARED BY		SCALS		PROJECT		SHEET TITLE		NO. DATE		REVISONS	
PROJECT NO.:	DATE:	DESIGNER:	DATE:	PROJECT NO.:	DATE:	PROJECT NO.:	DATE:	PROJECT NO.:	DATE:	PROJECT NO.:	DATE:	PROJECT NO.:	DATE:
DESIGNED BY:	DATE:	DESIGNED BY:	DATE:	DESIGNED BY:	DATE:	DESIGNED BY:	DATE:	DESIGNED BY:	DATE:	DESIGNED BY:	DATE:	DESIGNED BY:	DATE:
CONSTRUCTION:	DATE:	CONSTRUCTION:	DATE:	CONSTRUCTION:	DATE:	CONSTRUCTION:	DATE:	CONSTRUCTION:	DATE:	CONSTRUCTION:	DATE:	CONSTRUCTION:	DATE:
 <b>Joel E. Wood &amp; Associates</b> Planning / Engineering / Management P.O. Box 295, Hwy. 52, 29710 Phone: 803-661-3300				<b>COMFORT INN AND SUITES</b> 872 CORPORATE BLVD, ROCK HILL, SOUTH CAROLINA PREPARED FOR <b>SIDDHI ENTERPRISE, LLC</b>				<b>SITE PLAN</b>					



**ANNEXATION MAP**  
**North Cherry Road**  
**Area 16**  
**ANNEXATION TO THE**  
**CITY OF ROCK HILL**



PROPOSED ZONING: CC  
 WARD: WARD 6  
 ACREAGE: 1.46



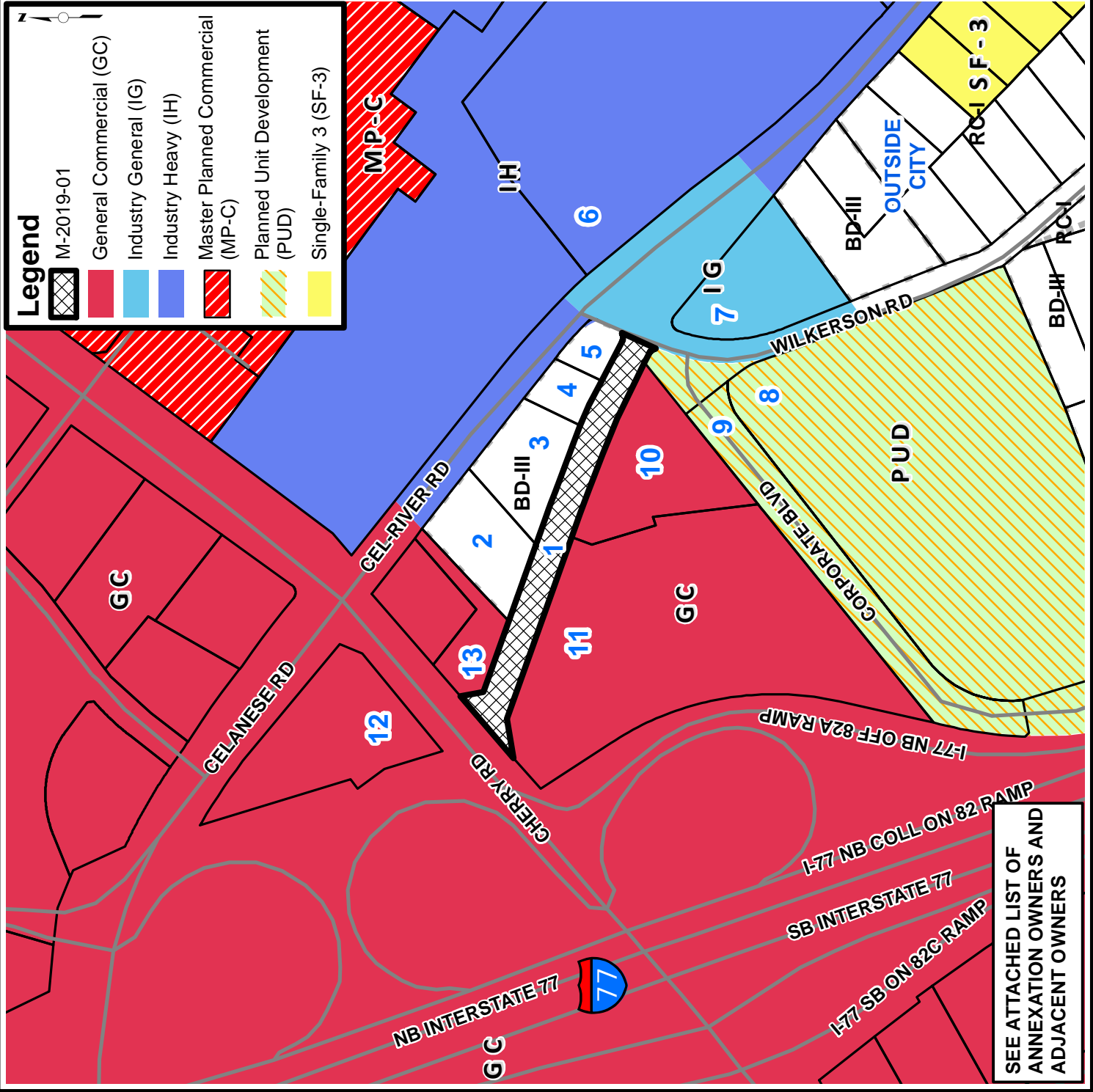
THIS MAP WAS COMPILED FROM PLATS AND  
 OTHER AVAILABLE INFORMATION.  
 NO ACTUAL FIELD SURVEY WAS PERFORMED.

GIS ADMINISTRATOR

DATE

**Legend**

- M-2019-01
- General Commercial (GC)
- Industry General (IG)
- Industry Heavy (IH)
- Master Planned Commercial (MP-C)
- Planned Unit Development (PUD)
- Single-Family 3 (SF-3)



SEE ATTACHED LIST OF  
 ANNEXATION OWNERS AND  
 ADJACENT OWNERS

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ANNEXATION PROPERTY OWNERS

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Map #	Tax Parcel	Owner Name
1	6620701151	CITY OF ROCK HILL

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ADJACENT PROPERTY OWNERS

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Map #	Tax Parcel	Owner Name
2	6620000066	TINSLEY PROPERTIES LLC
3	6620000050	COFFEY JERRY G
4	6620000051	COUNTY OF YORK
5	6620000052	COUNTY OF YORK
6	6630000004	INCHEM ROCK HILL LLC
7	6620701086	LVC PROPERTIES LLC
8	6620701082	BLUE GEM INC
9	6620701084	BLUE GEM INC
10	6620701168	SIDDHI ENTERPRISE LLC
11	6620701066	OMKAR HOSPITALITY LLC
12	6620701041	TINKER TERESA J
13	6620701021	NASSAR & SIMONETTI INVESTMENT



M-2019-01

Legend

- M-2019-01
- General Commercial (GC)
- Industry General (IG)
- Industry Heavy (IH)
- Master Planned Commercial (MP-C)
- Planned Unit Development (PUD)

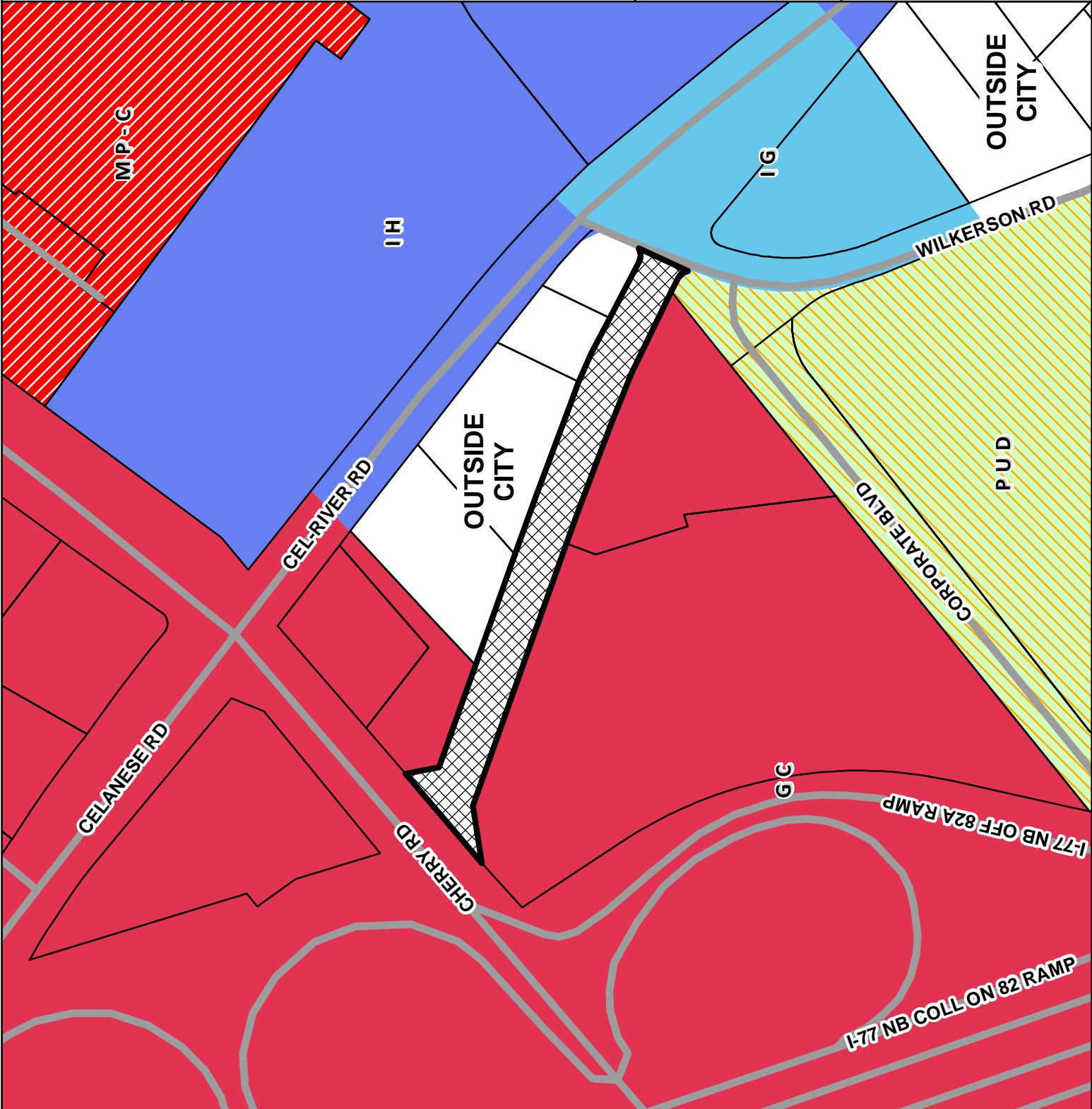
Zoning Data

Current:  
Unzoned in York County

Proposed:  
CC



Planning & Development  
Department  
City of Rock Hill  
01/30/19



# Staff Report to Planning Commission M-2019-02

Meeting Date: February 5, 2019



Petition by Siddhi Enterprise LLC to rezone approximately 1.67 acres  
at 973 Corporate Boulevard from GC to CC.



**Reason for Request:** City staff asked the owner to apply for rezoning of the property because the property is planned to be combined with property that is being annexed with Community Commercial zoning (see rezoning case #M-2019-01).

**Staff Recommendation:** Staff recommends approval of the rezoning.

**SEE ATTACHED REPORT FOR MORE INFORMATION**



## Rezoning Analysis-Report to Planning Commission

Meeting Date: February 5, 2019

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**Location:** 973 Corporate Boulevard, Tax Parcel 662-07-01-168.

**Site Area:** Approximately 1.67 acres.

**Request:** Rezone property from General Commercial (GC) to Community Commercial (CC).

**Use:** Hotel.

**Owner/Applicant:** Siddhi Enterprise, LLC (Sharad Patel)  
Rock Hill, SC  
803-329-7400

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### Site Description

The subject property is being developed with a hotel. It is located on the northeast side of the City and fronts on Corporate Boulevard, just west of Cel-River Road. Surrounding uses include a hotel, retail, auto service, industrial, and undeveloped property in commercial and industrial zoning districts.

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### Proposal

City staff asked the owner to apply for rezoning of the property because the property is planned to be combined with property that is being annexed with Community Commercial zoning (see rezoning case #M-2019-01). The General Commercial district is being phased out and this is an opportunity to rezone the property and eliminate an area of GC zoning. The hotel use is a conditional use in the CC zoning district.

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### Existing Zoning District Summary

General Commercial (GC): Although originally established to apply to lands being used commercially that did not fit into one of the other commercial districts, it is now the intent of this ordinance that the GC district be phased out over time by not allowing new rezonings to the district.

### Proposed Zoning District Summary

Community Commercial (CC): The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community, including shopping centers and large retail establishments. These commercial uses should provide appropriate appearance, parking, traffic movement, and landscaping elements, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials, at the intersection of arterials, and along growth corridors as identified in the *Comprehensive Plan*, but should not create or promote strip commercial development

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

The subject property was annexed into the City in 1998. The property on the east side of Cel-River Road was annexed into the City in 2018.

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## **RELATIONSHIP TO PUBLIC PLANS**

### **Focus 2020 Comprehensive Plan**

The subject area is within the Community Commercial character area. Community Commercial areas are located on major thoroughfares and at key intersections and primarily contain multi-tenant and standalone commercial buildings.

### **Conclusion**

The proposed rezoning is generally consistent with the Focus 2020 Comprehensive Plan and future land use map.

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## **PUBLIC INVOLVEMENT**

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

- Jan. 18: Rezoning notification signs posted on subject property.
- Jan. 18: Rezoning notification postcards sent to 26 property owners and residents within 300' of the subject property.
- Jan. 19: Planning Commission public hearing advertisement published in *The Herald*.

### **Public Feedback**

No comments received to date.

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## **RECOMMENDATIONS**

### **Staff Assessment**

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

### **Staff Recommendation**

Staff recommends approval of the rezoning.

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## **Attachments**

- Rezoning Map

To see the applications submitted for this case, go to: [www.cityofrockhill.com/PlanInfo](http://www.cityofrockhill.com/PlanInfo).

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**Staff Contact:** Eric S. Hawkins, AICP, Planner III  
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803-329-8763



# M-2019-02

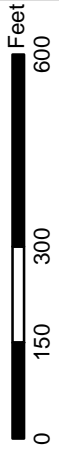
## Legend

- M-2019-02
- General Commercial (GC)
- Industry General (IG)
- Industry Heavy (IH)
- Master Planned Commercial (MP-C)
- Planned Unit Development (PUD)
- Single-Family 3 (SF-3)

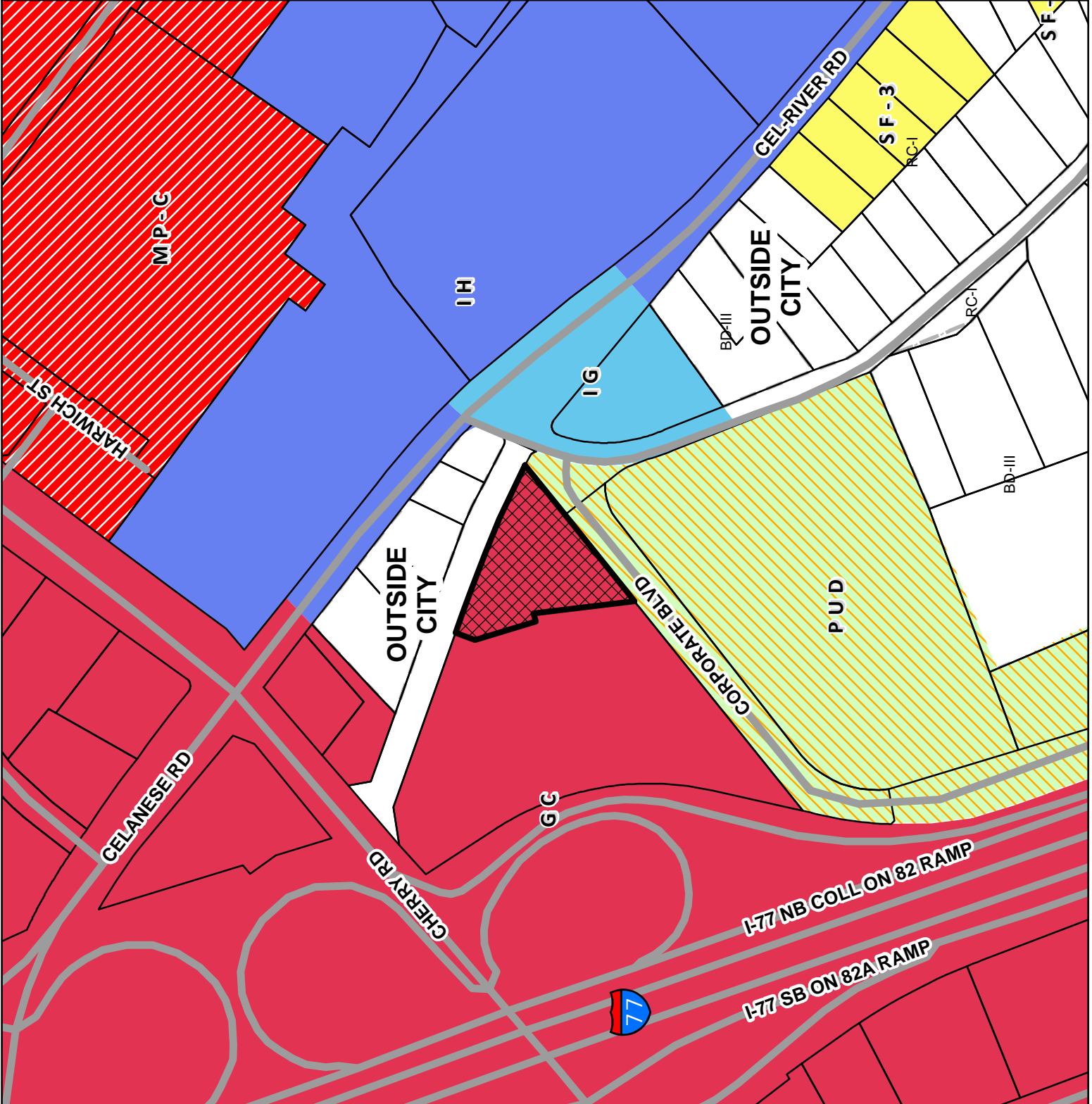
## Zoning Data

Current:  
GC

Proposed:  
CC



Planning & Development  
Department  
City of Rock Hill  
01/30/19







# Staff Report to Planning Commission M-2019-03



Meeting Date: February 5, 2019

Petition by Omkar Hospitality LLC to rezone approximately 6.51 acres  
at 2640 & 2650 Cherry Road from GC to CC.



**Reason for Request:** City staff asked the owner to apply for rezoning of the property because the property is planned to be combined with property that is being annexed with Community Commercial zoning (see rezoning case #M-2019-01).

**Staff Recommendation:** Staff recommends approval of the rezoning.

**SEE ATTACHED REPORT FOR MORE INFORMATION**



## Rezoning Analysis-Report to Planning Commission

Meeting Date: February 5, 2019

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**Location:** 2640 & 2650 Cherry Road, Tax Parcel 662-07-01-066.

**Site Area:** Approximately 6.51 acres.

**Request:** Rezone property from General Commercial (GC) to Community Commercial (CC).

**Use:** Hotel.

**Owner/Applicant:** Omkar Hospitality, LLC (Sharad Patel)  
Rock Hill, SC  
803-329-1122

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### Site Description

The subject property is developed with a hotel. It is located on the northeast side of the City and fronts on Cherry Road, between Interstate 77 and Cel-River Road. Surrounding uses include a hotel, retail, auto service, industrial, and undeveloped property in commercial and industrial zoning districts.

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### Proposal

City staff asked the owner to apply for rezoning of the property because the property is planned to be combined with property that is being annexed with Community Commercial zoning (see rezoning case #M-2019-01). The General Commercial district is being phased out and this is an opportunity to rezone the property and eliminate an area of GC zoning. The hotel use is a conditional use in the CC zoning district.

---

### Existing Zoning District Summary

General Commercial (GC): Although originally established to apply to lands being used commercially that did not fit into one of the other commercial districts, it is now the intent of this ordinance that the GC district be phased out over time by not allowing new rezonings to the district.

### Proposed Zoning District Summary

Community Commercial (CC): The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community, including shopping centers and large retail establishments. These commercial uses should provide appropriate appearance, parking, traffic movement, and landscaping elements, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials, at the intersection of arterials, and along growth corridors as identified in the *Comprehensive Plan*, but should not create or promote strip commercial development

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

The subject property was annexed into the City in 1998. The property on the east side of Cel-River Road was annexed into the City in 2018.

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## **RELATIONSHIP TO PUBLIC PLANS**

### **Focus 2020 Comprehensive Plan**

The subject area is within the Community Commercial character area. Community Commercial areas are located on major thoroughfares and at key intersections and primarily contain multi-tenant and standalone commercial buildings.

### **Conclusion**

The proposed rezoning is generally consistent with the Focus 2020 Comprehensive Plan and future land use map.

---

## **PUBLIC INVOLVEMENT**

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

- Jan. 18: Rezoning notification signs posted on subject property.
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- Jan. 19: Planning Commission public hearing advertisement published in *The Herald*.

### **Public Feedback**

No comments received to date.

---

## **RECOMMENDATIONS**

### **Staff Assessment**

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

### **Staff Recommendation**

Staff recommends approval of the rezoning.

---

## **Attachments**

- Rezoning Map

To see the applications submitted for this case, go to: [www.cityofrockhill.com/PlanInfo](http://www.cityofrockhill.com/PlanInfo).

---

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[eric.hawkins@cityofrockhill.com](mailto:eric.hawkins@cityofrockhill.com)  
803-329-8763



M-2019-03

Legend

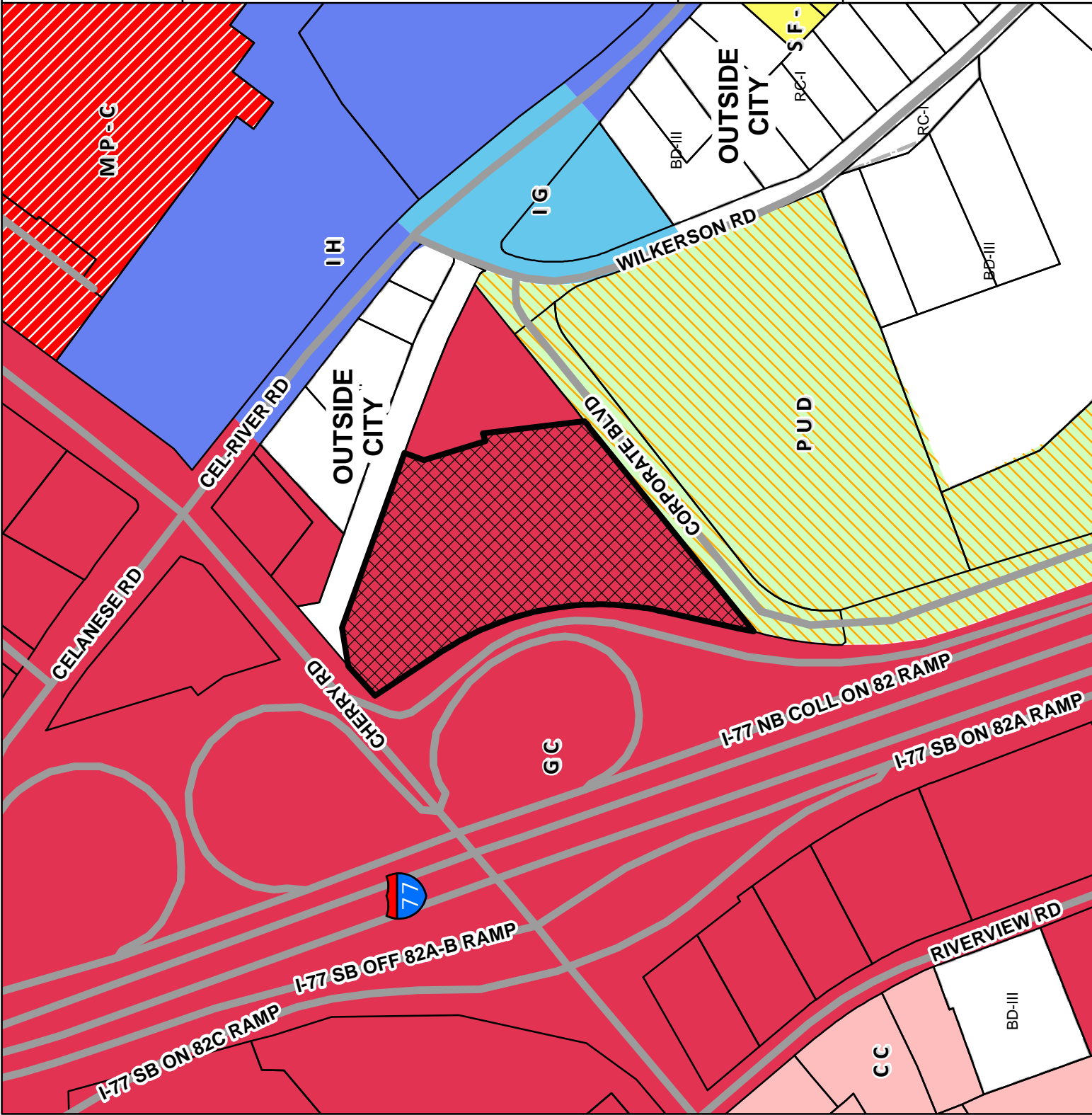
- M-2019-03
- Community Commercial (CC)
- General Commercial (GC)
- Industry General (IG)
- Industry Heavy (IH)
- Master Planned Commercial (MP-C)
- Planned Unit Development (PUD)
- Single-Family 3 (SF-3)

Zoning Data

Current: GC  
Proposed: CC



Planning & Development  
Department  
City of Rock Hill  
01/30/19





# Staff Report to Planning Commission M-2019-05



Meeting Date: February 5, 2019

Petition by Gospel Light Baptist Church to rezone approximately 2.2 acres at 832, 820, & 816 West Main Street, 210 & 212 Lancaster Avenue from IG and SF-5 to OI.



**Reason for Request:** The applicant is requesting the rezoning in order to rebuild the church on the property.

**Staff Recommendation:** Staff recommends approval of the rezoning.

**SEE ATTACHED REPORT FOR MORE INFORMATION**



## Rezoning Analysis-Report to Planning Commission

Meeting Date: February 5, 2019

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<b>Location:</b>	832, 820, & 816 West Main Street, 210 & 212 Lancaster Avenue; Tax Parcels 598-05-04-001, -002, -003, & -025.
<b>Site Area:</b>	Approximately 2.2 acres.
<b>Request:</b>	Rezone property from Industry General (IG) and Single-Family Residential-5 (SF-5) to Office and Institutional (OI).
<b>Proposed Development:</b>	Religious Institution (Medium Size)
<b>Owner/Applicant:</b>	Gospel Light Baptist Church Rock Hill, SC

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### Site Description

The subject property was the site of Gospel Light Baptist Church, which burned in early 2018 and was subsequently demolished. It is located northwest of downtown at the corner of West Main Street and Lancaster Avenue. Surrounding uses include residential, auto repair, and industrial in residential and industrial zoning districts.

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### Development Proposal

The applicant is requesting the rezoning in order to rebuild the church on the property. Religious Institutions are not permitted in the Industry General district, so the property needs to be rezoned in order to permit the reconstruction. The religious institution (medium size) use type is a conditional use in the OI zoning district, and the site meets the condition of having direct access to an arterial road. The proposed building is slightly smaller than the previous building and would be constructed in approximately the same location.

While plans are still being developed, the location of the church as proposed would require approval from the Zoning Board of Appeals on certain aspects such as setbacks.

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### Existing Zoning District Summary

Industry General (IG): The IG District is established and intended to provide lands for light and general 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. Some commercial uses are allowed, but are considered incidental to the predominantly light industrial nature of the district. Areas of Industry General zoning should contain at least 10 acres, although individual parcels within the area must only meet the minimum lot size as shown in *Chapter 6: Community Design Standards*.

Single-Family Residential 5 (SF-5): This residential district is established to primarily provide for single-family detached residential development. A few complementary uses customarily found in residential zoning districts, such as religious institutions, may also be allowed. The minimum lot size for single-family residential development is 7,500 square feet.

### **Proposed Zoning District Summary**

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 the 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.

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### **RELATIONSHIP TO PUBLIC PLANS**

#### **Focus 2020 Comprehensive Plan**

The parcel is in the Old Town character area, an area where a mix of uses is expected.

#### **Conclusion**

The proposed rezoning is generally consistent with the Focus 2020 Comprehensive Plan and future land use map.

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### **PUBLIC INVOLVEMENT**

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

- Jan. 18: Rezoning notification signs posted on subject property.
- Jan. 18: Rezoning notification postcards sent to 91 property owners and residents within 300' of the subject property.
- Jan. 19: Planning Commission public hearing advertisement published in *The Herald*.

#### **Public Feedback**

No comments received to date.

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### **RECOMMENDATIONS**

#### **Staff Assessment**

The proposed zoning is consistent with the Land Use Plan and compatible with surrounding uses.

#### **Staff Recommendation**

Staff recommends approval of the rezoning.

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### **Attachments**

- Rezoning Map
- Existing Conditions Map

To see the applications submitted for this case, go to: [www.cityofrockhill.com/PlanInfo](http://www.cityofrockhill.com/PlanInfo).

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**Staff Contact:** Eric S. Hawkins, AICP, Planner III  
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803-329-8763



# M-2019-05

## Legend

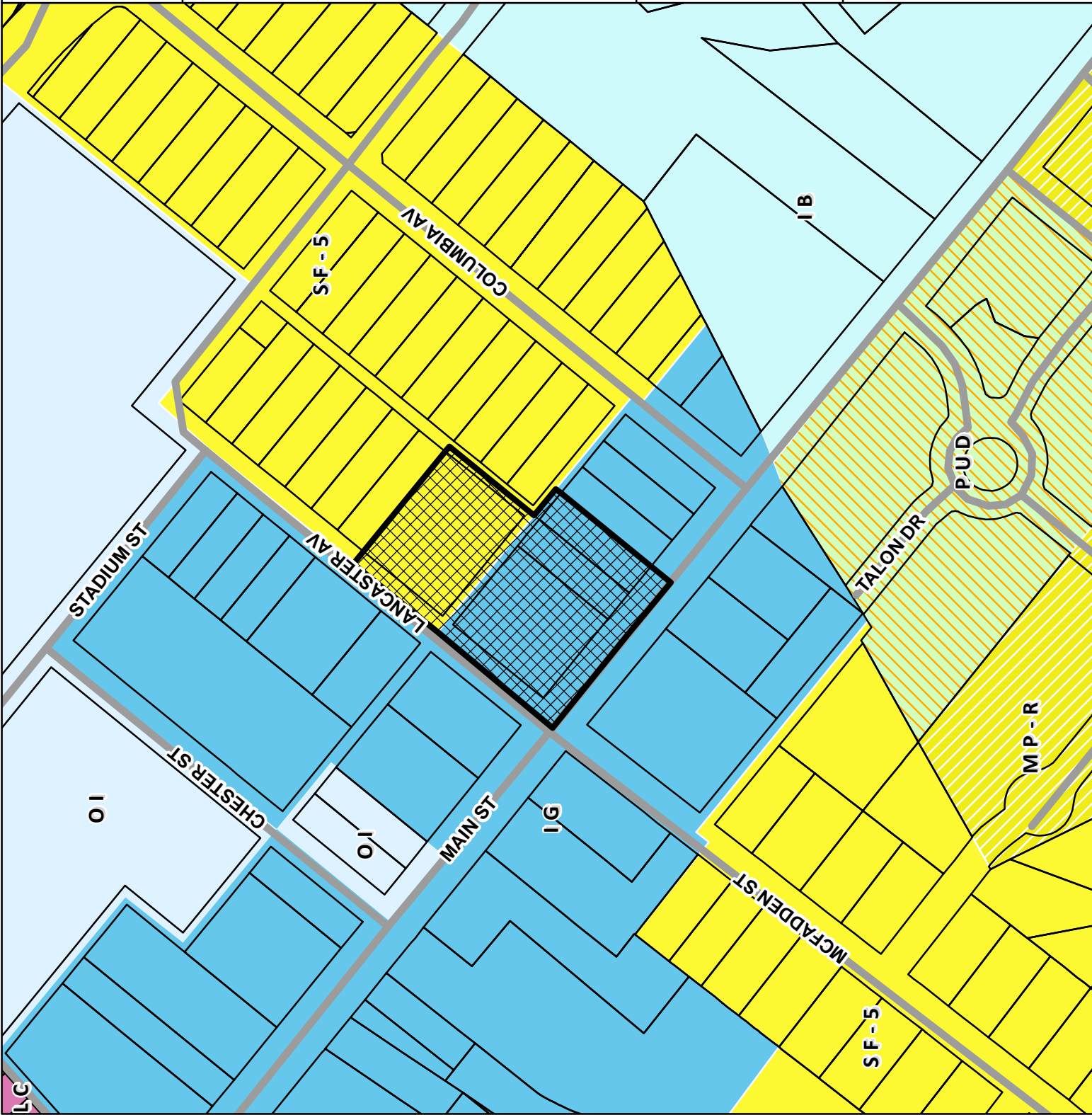
- M-2019-05 (Black grid pattern)
- Industry Business District (IB) (Light blue)
- Industry General (IG) (Medium blue)
- Limited Commercial (LC) (Pink)
- Office and Institutional (OI) (Light blue)
- Master Planned Residential (MP-R) (Yellow)
- Planned Unit Development (PUD) (Diagonal lines)
- Single-Family 5 (SF-5) (Yellow)

## Zoning Data

**Current:**  
IG & SF-5  
**Proposed:**  
OI



Planning & Development  
Department  
City of Rock Hill  
01/30/19





# Existing Conditions Case #M-2019-05



**Legend**

- Parcels
- Street
- Contours
- Subject Property

