



## MEMORANDUM

**TO:** Rock Hill Planning Commission  
**FROM:** Eric S. Hawkins, AICP, Planner III *EH*  
**RE:** Meeting Agenda  
**DATE:** January 29, 2020

The Rock Hill Planning Commission will hold its regularly scheduled monthly meeting Tuesday, February 4, 2020, 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 4, 2020

Pledge of Allegiance

1. Approval of minutes of January 7, 2020, meeting.

### **PUBLIC HEARING ITEMS**

2. Hold public hearing and consider a recommendation to City Council on petition M-2020-03 by J.D. Rinehart, Jr. to rezone approximately 14.76 acres of unaddressed property located between Farrow Drive and McConnells Highway from Residential Development I (RD-I) in York County to Single-Family Residential-3 (SF-3). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcel 535-00-00-013.\*
3. Hold public hearing and consider a recommendation to City Council on petition M-2020-04 by Bill Berry to rezone approximately 10.75 acres at 891 Albright Road, adjacent unaddressed property, and adjacent right-of-way from Urban Development District (UD) in York County and General Commercial (GC) to Commercial Industrial (CI). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcels 623-03-01-002 & 623-00-00-005.\*

---

PLANNING & DEVELOPMENT

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

4. Hold public hearing and consider a recommendation to City Council on petition T-2020-01 by Rock Hill City Council to amend the Zoning Ordinance affecting Chapter 4: Land Use: Primary Uses and Chapter 5: Land Use: Accessory and Temporary Uses, in relation to regulations for short-term rentals.\*
5. Hold public hearing and consider a recommendation to City Council on petition T-2020-02 by Rock Hill City Council to amend the Zoning Ordinance affecting Chapter 4: Land Use: Primary Uses; Chapter 6: Community Design Standards; Chapter 8: Development Standards; and Chapter 9: Site and Building Design Standards, in relation to regulations for residential infill uses.\*

**NEW BUSINESS**

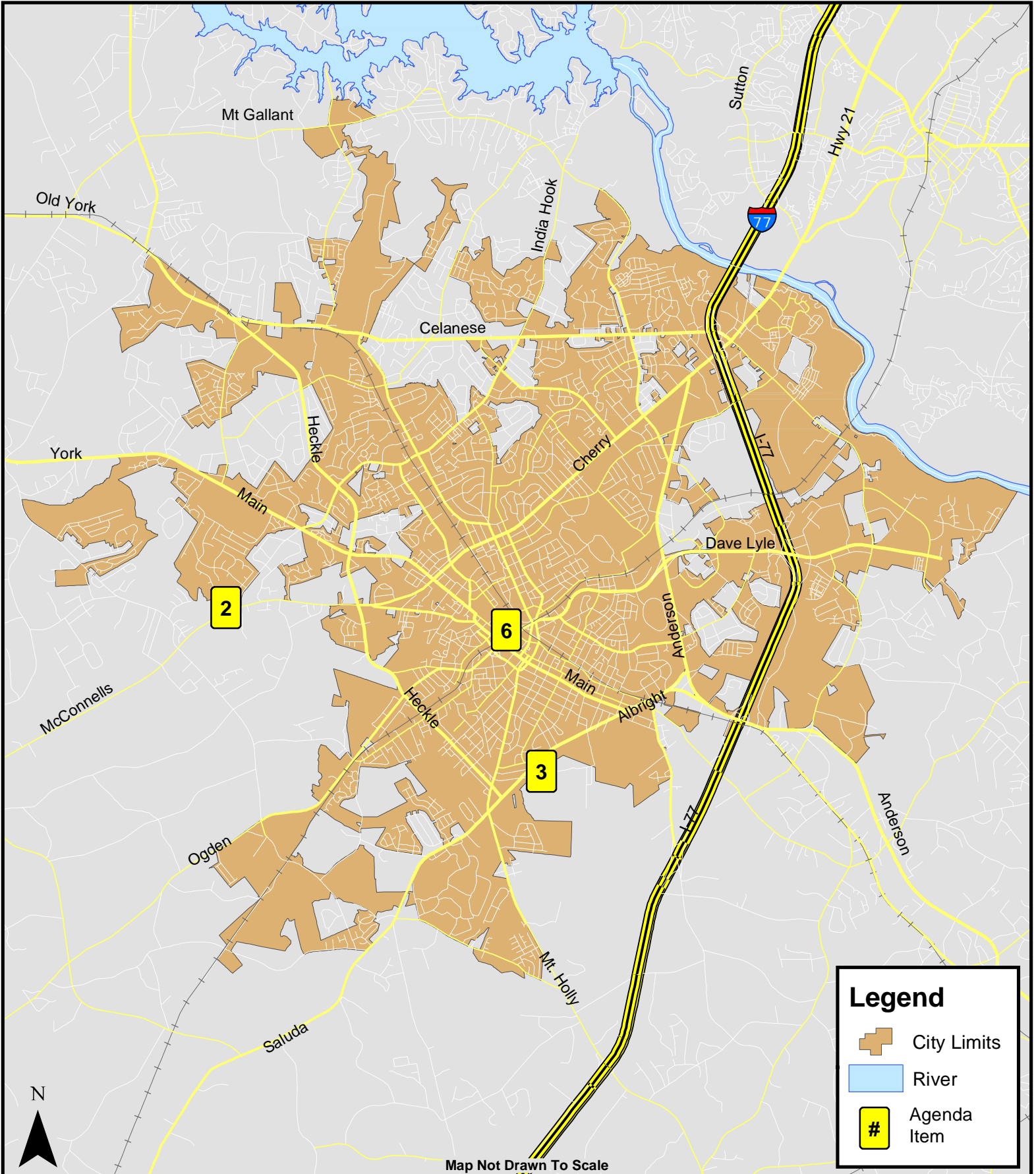
6. Consideration of a request by Keck & Wood Inc. for Major Site Plan approval for The Herald Site. (Plan #20191062)\*\*
7. Other Business.
8. Adjourn.

\* 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 February 24. 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.

\*\* The Planning Commission makes the final decision on these items.

# Planning Commission Agenda Items

City of Rock Hill, SC  
February 4, 2020  
Planning Commission



Map Not Drawn To Scale



A regular meeting of the Planning Commission was held Tuesday, January 7, 2020, 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, and Nathan Mallard

**MEMBERS ABSENT** Gladys Robinson

**STAFF PRESENT** Shana Marshburn, Eric Hawkins, Leah Youngblood, Bill Meyer, Janice Miller

## 1. Approval of minutes of the December 3, 2019, meeting.

Commissioner Christopher made a motion to approve the minutes from the December 3, 2019, meeting. Commissioner Smith seconded, and the motion passed unanimously by a vote of 6-0 (Robinson absent).

## PUBLIC HEARING ITEMS

### 2. Hold public hearing and consider a recommendation to City Council on petition M-2020-01 by Claude Burns III Family Limited Partnership A and C. W. Burns Jr & Rebecca S Burns Family Limited Partnership to rezone approximately 6.9 acres at 2517 Cherry Road, 689 Automall Parkway, and a portion of 696 Automall Parkway from General Commercial (GC) in the City of Rock Hill and Urban Development District (UD) in York County to Community Commercial (CC). A portion of the subject property is proposed to be annexed into the City of Rock Hill. Tax parcels 662-07-01-011 & 662-00-00-013 (portion).

Staff member, Shana Marshburn, Planner I, presented the staff report.

Mr. Claude Burns, 3256 Bridgewater Road, applicant, was available to answer questions.

Commissioner Martens asked whether the subject property was already paved. Mr. Burns stated that approximately 95% of it was paved and that some parking would be lost as result of the proposed construction.

Mr. Franklin Lucas Jr, 1142 Evans Avenue, addressed the drainage issues he currently experiences due to parking lot development and asked if the new construction would affect his property. Ms. Marshburn stated that staff was aware that the parking lot constructed near Mr. Lucas' property had been done several years ago and that water runoff was an issue. She stated staff will make sure that the drainage issue is taken care of as part of the new development.

Commissioner Smith asked how this property could still be within the County when it is surrounded by the City's jurisdiction. Staff explained that the property was developed as an automobile dealership while still in the County, and because the City does not have a signed annexation agreement with the property owner, the City cannot annex it unless requested by the property owner.

Vice-Chairman Christopher presented the motion to recommend to City Council

rezoning of the properties to Community Commercial (CC) as presented. Commissioner Smith seconded, and the motion carried unanimously by a vote of 6-0 (Robinson absent).

**3. Hold public hearing and consider a recommendation to City Council on petition M-2020-02 by City of Rock Hill Planning Commission to rezone approximately 7.13 acres at 401, 405, 409, 411, 415, 419, 423, 427, 431, 435, 439, 442, 443, 446, 447, 450, 451, 454, 455, 458, 459, 460, 463, 464, 467, 468, & 472 Mint Street, and adjacent right-of-way from General Commercial (GC) to Single-Family Residential-5 (SF-5). Tax parcels 626-09-01-131 to -140, -143 to -148, & -160 to -168.**

Staff member Marshburn presented the staff report.

Chairman Graham observed there were several new residences constructed and asked if the owners had applied for and received special exceptions from the Zoning Board of Appeals. Ms. Marshburn stated Habitat for Humanity had requested and received special exceptions in 2018 for two residences, and that another property owner had received one as well but had not yet been built.

Chairman Graham observed the rezoning would simplify the process for property owners to develop these lots as single-family residences. Ms. Marshburn stated this was correct.

Mr. Ruskin Belk, PO Box 962, Rock Hill, spoke in opposition to the request, noting he would lose value on properties he owned along Mint Street as he would not be able to develop the ones adjacent to the car lot he owned on Albright Road as commercial properties.

Commissioner Smith asked for clarification of the properties owned by Mr. Belk. Mr. Belk noted those properties, adding he owned 442 Mint Street outright and was under the process to purchase 446 & 450 Mint Street as part of delinquent tax sale. He noted he was also under contract to sell the car lot addressed along Catherine Street and that if the adjacent lots were rezoned to single-family, the buyer would not be able to develop as planned and he may lose the sale. He asked that his property at 442 Mint Street and the other two properties, 446 & 450 Mint Street, be removed from consideration.

Chairman Graham asked Mr. Belk if he was the successful bidder on 446 & 450 Mint Street. Mr. Belk stated he was, but that state law required a one year wait before he could own clear title to the land.

Commissioner Smith asked if Mr. Belk had met with staff prior to the hearing. Mr. Belk stated he met with staff previously and that others along the street had met with them as well.

Chairman Graham asked if those lots were removed, would new development be required to meet setbacks. Ms. Marshburn stated they would have to meet the regulations in force at the time of development.

Chairman Graham asked if the rezoning would affect how the property was being operated today. Ms. Marshburn stated it would not. She added that all property owners of record had been notified of this action several times before the public hearing.

There was general discussion regarding the removal of the three lots as requested by Mr. Belk, specifically that as the lots were in a row and currently undeveloped, as

development occurred the property owner would be required to submit a site plan meeting current standards for approval.

Ms. Marshburn noted the road was narrow and not conducive to commercial development. Commissioner Martens asked the ownership of the alley. Mr. Belk stated the owner was currently in the process of closing the alley off. Chairman Graham asked if there may be an extension of the existing use. Mr. Belk stated there would.

Commissioner Mallard asked Mr. Belk if he owned the lots facing Catherine Street. Mr. Belk stated he owned several and his sister did as well, but that ES&Y owned several lots as well and would be the one requesting to close the alley.

Chairman Graham asked if Mr. Belk's request was only for those lots contiguous to ES&Y. Mr. Belk stated this was correct.

Vice-Chairman Christopher noted any future development would require site plans.

Vice-Chairman Christopher presented the motion to recommend to City Council approval of Single-Family Residential-5 (SF-5) zoning as presented with the exception of 442, 446, & 450 Mint Street. Commissioner Martens seconded, and the motion carried unanimously by a vote of 6-0 (Robinson absent).

#### **NEW BUSINESS**

##### **4. Other Business.**

Chairman Graham thanked staff for the Christmas dinner.

##### **5. Adjourn.**

There being no further business, the meeting adjourned at 6:40 p.m.



# Staff Report to Planning Commission

## M-2020-03

Meeting Date: February 4, 2020



Petition by Jay Rinehart Jr. to annex and rezone approximately 14.76 acres  
Between Mcconnells Hwy and Farrow Drive from RD-I in York County to SF-3.



**Reason for Request:** This property is proposed for rezoning in order to allow construction of a single-family residential house and a potential future subdivision that would create lots for four additional houses.

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

**SEE ATTACHED REPORT FOR MORE INFORMATION**



## Rezoning Analysis-Report to Planning Commission

Meeting Date: February 4, 2020

---

<b>Location:</b>	Between Farrow Drive and McConnells Highway, east of 1678 Farrow Drive, Tax Parcel 535-00-00-013
<b>Site Area:</b>	Approximately 14.76 acres.
<b>Request:</b>	Annex property into the City and rezone from Residential Development-I (RD-I) to Single-Family Residential-3 (SF-3).
<b>Proposed Development:</b>	Single-family residential.
<b>Applicant:</b>	J.D. "Jay" Rinehart, Jr. Rock Hill, SC 803-323-5605
<b>Owner:</b>	Marlene Baker Rock Hill, SC 803-323-5649

---

### Site Description

The subject property is an undeveloped, wooded parcel located on the west side of the City between Farrow Drive and McConnells Highway. The property abuts Meadow Lakes II subdivision to the west and north and West End Baptist Church to the east. Surrounding uses include residential and institutional in residential zoning districts. A large portion of the property (approximately 7.7 acres) is within the flood plain associated with Tools Fork Creek.

---

### Development Proposal

The applicant is requesting the annexation and rezoning in order to facilitate the development of a single-family house on the property and a potential future subdivision that would create lots for four additional houses. The proposed use is a conditional use in the SF-3 zoning district. Access to the new houses would be provided from Farrow Drive.

---

### Existing Zoning District Summary

Residential Development District I (RD-I): The Residential Development I District is designed to permit a variety of residential uses and variable densities, based on the characteristics of the uses. Areas so designated are deemed suited to and with market potential for the uses. This designation is applied principally to undeveloped areas where unit and density flexibility will not adversely impact existing residential subdivisions, and where the housing market can be sufficiently broad and flexible to meet the various demands for housing. Permitted uses include single-family dwellings, schools, horticulture and some agricultural interests, neighborhood and community parks, churches, duplexes, multi-family dwellings, child care centers, and nursing homes.



### **Proposed Zoning District Summary**

Single-Family Residential-3 (SF-3): 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 14,000 square feet.

### **Previous Rezoning Cases in the Area**

The adjoining properties were annexed into the City in 1986 with residential zoning.

---

## **INFRASTRUCTURE CONSIDERATIONS**

### **Transportation**

The property has frontage on Farrow Drive (City-maintained, local street) and McConnells Highway (State-maintained, major collector street). The site will be accessed from Farrow Drive.

### **Public Utilities**

All necessary utilities are available to the site.

### **Public Schools**

The property is in the attendance zones of Finley Road Elementary, Rawlinson Road Middle, and Northwester High schools. (School zones subject to change.)

---

## **RELATIONSHIP TO PUBLIC PLANS**

### **Focus 2020 Comprehensive Plan**

The property is in the Suburban Neighborhoods character area on the Future Land Use Map. The Suburban Neighborhood character area contains residential subdivisions of relatively uniform housing type, form, and density. The Comprehensive Plan states that suburban neighborhoods should be protected from encroachment from other types of uses, and that future development should focus on maintaining property values and redeveloping housing that has fallen into disrepair. Annexing unincorporated enclaves aligns with the City's growth goals and annexation policy.

### **Conclusion**

The proposed zoning is consistent with the 2020 Comprehensive Plan and Land Use Map.

---

## **PUBLIC INVOLVEMENT**

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

- Jan. 17: Rezoning notification signs posted on subject property.
- Jan. 17: Rezoning notification postcards sent to fifteen property owners and residents within 300' of the subject property.
- Jan. 17: Planning Commission public hearing advertisement published in *The Herald*.

### **Public Feedback**

No comments received to date.

---

## **RECOMMENDATIONS**

### **Staff Assessment**

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

### **Staff Recommendation**

Staff recommends approval of the proposed Single-Family Residential-3 (SF-3) zoning.

---

### **Attachments**

- Property Plat
- Annexation Map
- Rezoning Map
- Existing Conditions Map

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

---

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

SWEATT LAND SURVEYING  
 P. O. BOX 339  
 McCONNELLS, SC 29726  
 TELEPHONE 803-417-0880

# PLAT OF SURVEY FOR MARLENE BAKER

REFERENCES

TAX MAP # 535-00-00-013  
 DB. 6982 PG. 53  
 PB. 18 PG. 93  
 PR. CAR "C" SLIDE 375 PG. 10

YORK COUNTY ASSESSOR  
 Tax Map:  
 Date: 12/23/2019  
 E 11



NO NEW LOT LINES

LOCATION MAP NTS

GRID NORTH

FEMA DATA  
 MAP # 42010C012F  
 PANEL # 312 OF 505  
 EFFECTIVE 5-16-17  
 ELEVATIONS ARE BASED ON NAVD-83  
 CONTOUR INTERVAL = 1'

M	Delta	Radius	Arc Length	Chord	Ch Row
1	141°07'00"	288.00'	177.43'	160.00'	S 75°52'00" E

J & H CONSTRUCTORS, INC.  
 TAX MAP # 337-10-01-057  
 DB. 1577 PG. 87  
 PR. CAR "D" SLIDE 53 PG. 9 & 10 LOT # 148  
 MEADOW LAKES II SUBDIVISION PHASE 4

PROPERTY LINE FOLLOWS  
 C/L OF CREEK

14.76  
 ACRES

WEST END BAPTIST CHURCH  
 TAX MAP # 535-00-00-211  
 DB. 1729 PG. 317  
 PR. 108 PG. 180

ROSARIO CAPUTO  
 ALEXANDRA B. CAPUTO  
 TAX MAP # 535-00-00-014  
 DB. 1869 PG. 21  
 PR. 20 PG. 82

ROSARIO CAPUTO  
 ALEXANDRA D. CAPUTO  
 TAX MAP # 535-00-00-014  
 DB. 1869 PG. 21  
 PR. 20 PG. 82

LI	Bearing	Distance
L1	N 82°25'47" W	25.50'
L2	N 33°58'56" W	35.49'
L3	S 89°07'12" W	45.18'
L4	S 68°11'41" W	55.66'
L5	S 9°07'44" E	46.00'
L6	S 61°07'45" W	56.10'
L7	N 58°00'58" W	48.64'
L8	N 79°28'11" W	33.39'
L9	S 88°01'50" W	20.13'
L10	S 15°44'15" W	26.49'
L11	N 69°42'50" W	39.27'
L12	N 77°37'08" W	20.25'
L13	N 41°18'30" E	47.62'
L14	N 45°49'51" W	40.51'
L15	N 33°25'31" E	32.92'
L16	N 10°15'32" E	35.12'
L17	N 50°08'18" W	36.54'
L18	N 31°47'17" W	53.03'
L19	N 15°36'31" E	54.03'
L20	N 16°05'56" E	27.87'
L21	N 14°32'10" E	31.59'
L22	N 11°14'50" E	36.38'
L23	N 24°17'33" E	14.57'
L24	N 41°53'56" E	59.05'
L25	N 10°13'10" W	81.23'
L26	N 20°54'11" W	50.22'
L27	S 48°47'54" W	44.52'
L28	N 33°47'02" W	42.54'
L29	S 2°15'51" E	58.29'
L30	N 10°13'20" W	47.39'
L31	N 51°48'17" W	53.44'
L32	N 87°50'40" W	64.34'
L33	N 81°53'42" W	64.36'
L34	N 59°02'10" W	91.19'
L35	S 70°11'05" W	39.36'
L36	N 20°15'30" W	75.69'
L37	N 4°44'33" W	24.27'
L38	N 1°07'13" E	45.05'
L39	N 24°01'55" W	15.05'
L40	N 70°23'42" E	22.10'
L41	S 1°50'28" W	5.16'
L42	N 9°00'15" E	18.38'
L43	S 31°10'21" E	14.55'
L44	N 58°09'11" E	81.56'

SCALE: 1" = 100'



LEGEND NOTES  
 (W) = PROPERTY LINE  
 (---) = CHAIN SURVEY LINE  
 (S) = BOUNDARY SET  
 (D) = DRAINAGE  
 (E) = EASEMENT  
 (C/L) = CENTERLINE  
 (H) = NOT TO SCALE  
 (R/W) = RIGHT-OF-WAY  
 (L.P.) = LIGHT POLE  
 (C) = CONCRETE CURB  
 (W) = WOODEN CURB  
 (S) = BASED WIRE FENCE  
 (S) = SETBACK CLEARANCE  
 (M) = MAIN HOUSE NUMBER  
 (P.L.) = PROPERTY LINE  
 (W.M.) = WATER METER  
 (P) = POWER POLE  
 (C) = CONCRETE CURB  
 (E) = EASEMENT  
 (S) = SETBACK CLEARANCE  
 (H) = FIRE HYDRANT  
 (M) = MANHOLE DRAINAGE  
 (C) = CONCRETE CURB  
 (S) = SANDPIT  
 (T) = TELEPHONE PESTAL  
 SURVEY MADE USING EXISTING  
 PHYSICAL EVIDENCE FOUND AT  
 THE TIME OF THE SURVEY  
 SUBJECT PROPERTY MAY BE  
 SUBJECT TO ENCUMBRANCES,  
 UNRECORDED EASEMENTS, AND  
 RESTRICTIVE COVENANTS, NOT  
 SHOWN HEREON

2019056077  
 PLAT LARGE  
 RECORDING FEES \$20.00  
 FILED WITH RECORDS  
 12-23-2019 12:23:16 PM  
 BK: PLAT 163  
 PG: 137



PLAT OF SURVEY FOR  
 MARLENE BAKER  
 LOCATED ON McCONNELLS HWY 332  
 TOWNSHIP OF BETHESDA  
 YORK COUNTY, SOUTH CAROLINA 29710  
 OCTOBER 20, 2019

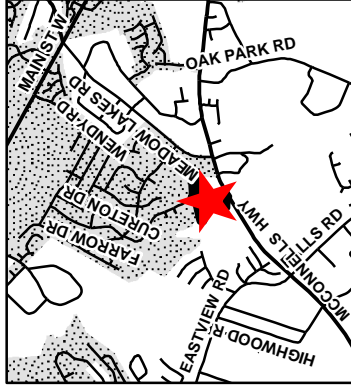
I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

*Floyd A. Sweatt, Jr.*  
 FLOYD A. SWEATT, JR. PLS # 4119

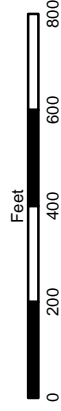
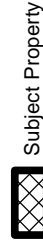


**ANNEXATION MAP**  
**McConnells Highway**  
**Area II**

**ANNEXATION TO THE**  
**CITY OF ROCK HILL**



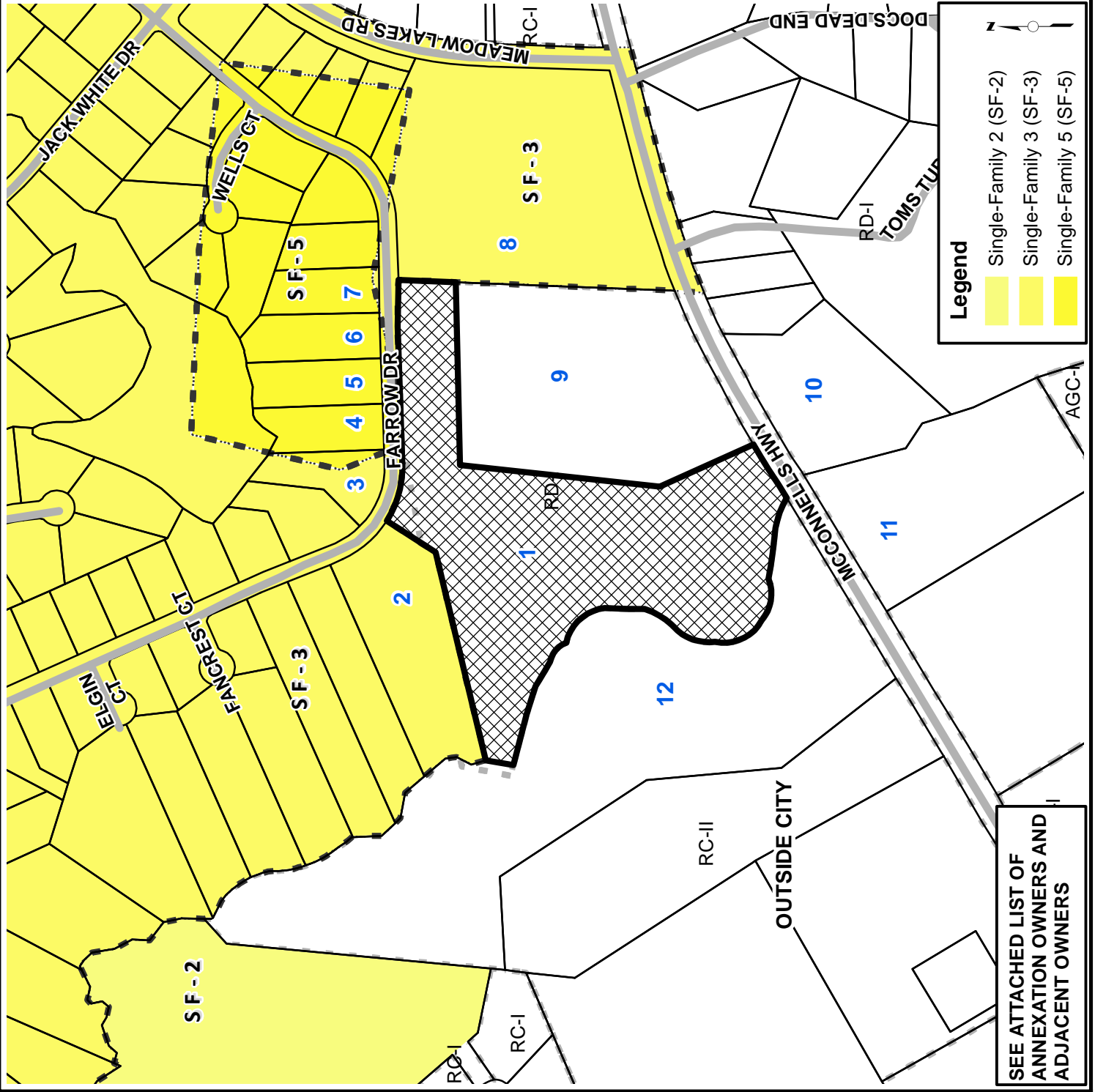
PROPOSED ZONING: SF-3  
 WARD: 4  
 ACREAGE: 14.76  
 City Limits



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

GIS ADMINISTRATOR

DATE





ANNEXATION PROPERTY OWNER

Map #	Tax Parcel	Owner Name
1	535000013	BAKER MARLENE





ADJACENT PROPERTY OWNERS

Map #	Tax Parcel	Owner Name
2	5371001057	H&H CONSTRUCTORS INC
3	5371001053	BIGGER BLAIR W & REBEKAH L
4	5371001052	NAHRAGANG GREGORY E & MELISSA B
5	5371001051	LEE MORRIS B JR & LESLIE B
6	5371001050	FARA THOMAS A & TERESA M
7	5371001049	FARA TERESA M & THOMAS A
8	5370101004	CHURCH WEST END BAPTIST OF RH
9	5350000211	CHURCH WEST END BAPTIST
10	5360000070	STURGIS THOMAS N
11	5350000071	WELLS TOMMY C & GLORIA S
12	5350000014	CAPUTI ROSARIO & ALEXANDRA B



M-2020-03

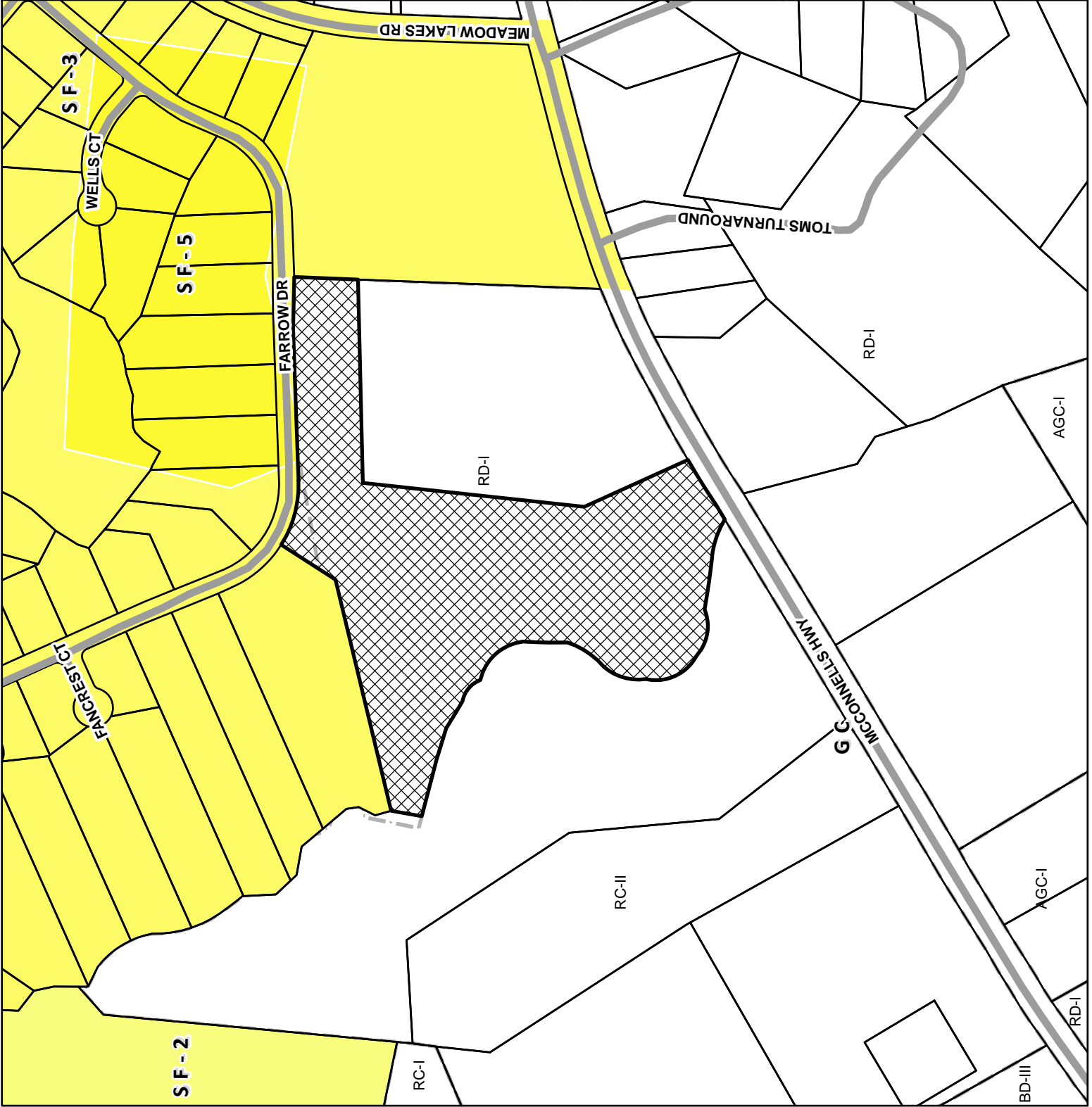
**Legend**

-  Subject Property
-  Single-Family 2 (SF-2)
-  Single-Family 3 (SF-3)
-  Single-Family 5 (SF-5)

**Zoning Data**  
Current: RD-I  
(York County)  
Proposed: SF-3













Planning & Development  
Department  
City of Rock Hill  
02/04/2020

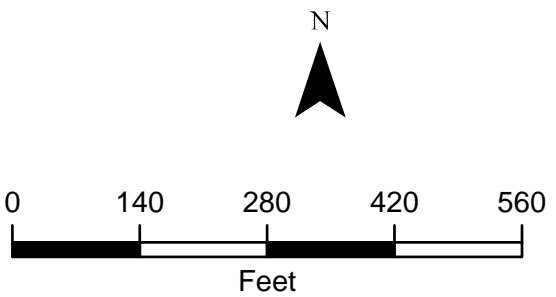


# Existing Conditions Case #M-2020-03



**Legend**

 Building Footprints (2016)	 Wetlands
 Parcels	 Utility Easement
 Street	 Contours
 Intermittent Streams	 100 Yr Flood Zone
 Perennial Streams	 Subject Property







# Staff Report to Planning Commission M-2020-04



Meeting Date: February 4, 2020

Petition by Bill Barry to annex and rezone approximately 10 acres along Albright Road from UD in York County and GC to CI.



**Reason for Request:** This property is proposed for annexation and rezoning in order to facilitate the development of Automobile Sales, and create additional outparcels with the remaining property.

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

**SEE ATTACHED REPORT FOR MORE INFORMATION**





## Rezoning Analysis-Report to Planning Commission

Meeting Date: February 4, 2020

---

**Location:** 891 Albright Road  
Tax Parcels 623-03-01-002 & 623-00-00-005

**Site Area:** Approximately 10 acres

**Request:** Annex a portion of the property into the City (-005 parcel), and rezone the properties from Urban Development (UD) in York County and General Commercial (GC), to Commercial Industrial (CI).

**Proposed Development:** The applicant would like to develop a portion of the property for Automobile Sales, and create additional outparcels with the remaining property.

**Applicant/Owner:** Bill Barry  
2039 Landry Lane  
Rock Hill, SC 29732

---

### Site Description

The subject property is undeveloped and a portion of the property is wooded. It is located on the south side of Albright Road a principle arterial roadway. Surrounding uses include two multi-tenant properties, 72 Station and the Colonial Shopping Center, both within commercial zoning districts. The buildings on the adjoining properties are similar in size and height to what would be permitted under the proposed zoning.

---

### Development Proposal

The applicant is requesting the annexation of one parcel, and rezoning of both in order to facilitate the development of Automobile Sales, and create additional outparcels with the remaining property. The proposed automobile sales use is a conditional use in the CI zoning district. The building size, location, and site layout is undetermined at this time, as the location will depend on a future sanitary sewer connection, which is currently on the other side of Albright Road. Given the amount of rock, the layout and location of the use on the site may change.

---

### Existing Zoning District Summary

Urban Development District (UD)- The Urban Development District is designed to permit in certain areas of the county maximum use flexibility in response to existing conditions and characteristics existing at the adoption of zoning. It also recognizes areas existing prior to zoning which have been impacted by a variety of incompatible uses. Market and use flexibility mandates a need to protect existing development from the adversities of “mixed use.” The objective of this district is to maximize land use flexibility and minimize land use conflicts in the process. Permitted uses include single-family dwellings, schools, horticulture and agriculture interests, neighborhood and community parks, churches, duplexes, multi-family dwellings, child care centers, nursing homes, personal service establishments i.e. beauty shops; Laundromats; restaurants; convenience retail establishments i.e. grocery stores; professional services, i.e.

business or financial offices; commercial recreation establishments i.e. game rooms; clinics, office buildings, educational institutions, commercial schools, research facilities, townhouses, museums, motels, primary and secondary retail establishments, commercial parking lots, general business services, funeral homes, mini-warehouses, automobile service and repair shops, agriculture operations, cemeteries, churches, community centers, equestrian operations, mining operations, mobile homes on individual lots, outdoor recreation facilities, roadside stands, schools, utilities, manufacturing uses and services, and warehousing establishments.

### **Proposed Zoning District Summary**

**Commercial Industrial (CI):** The CI district is established and intended to provide lands for more intense commercial and light industrial uses that are compatible with one another, but are generally less compatible with residential areas. These uses have less of a need for prime retail locations at major intersections, but benefit from the accessibility and exposure of locations along arterial or collector roads away from major intersections and residential uses. They are particularly suited for automobile oriented or service-oriented businesses.

---

## **INFRASTRUCTURE CONSIDERATIONS**

### **Transportation**

The property has frontage and will be accessed from Albright Road, a principle arterial roadway. There are existing sidewalks along Albright Road.

Historic traffic volumes in the area are shown below:

Street	Vehicles Per Day			
	2018	2015	2012	2009
Albright Road	19,600	15,400	14,700	15,300

### **Public Utilities**

All necessary utilities are available to the site, however sanitary sewer and water are located on the opposite site of Albright Road, and will likely require boring under the SCDOT roadway for utility connections.

---

## **RELATIONSHIP TO PUBLIC PLANS**

### **Focus 2020 Comprehensive Plan**

This area is shown on the Future Land Use Map of the Vision 2020 Comprehensive Plan as falling within Old Town character area, which strongly encourages redevelopment and infill development with a variety of uses.

This site was also included in the Albright Road and Saluda Road Corridor Study that was completed by the City in February 2017. The study recommended that the City create a new zoning district for this area of Albright Road that would allow a mix of

office, retail, commercial, and light industrial uses. After the study, the City created the Commercial Industrial zoning district for this purpose.

### **Conclusion**

The rezoning of this property to Commercial Industrial would fulfill the vision of the Comprehensive Plan and the Albright and Saluda Road Corridor Study. The proposed rezoning is consistent with the City's Future Land Use Map and is compatible with surrounding uses and development patterns.

---

### **PUBLIC INVOLVEMENT**

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

- January 17: Rezoning notification signs posted on subject property.
- January 16: Rezoning notification postcards sent to 89 property owners and residents within 300' of the subject property.
- January 17: Planning Commission public hearing advertisement published in *The Herald*.

### **Public Feedback**

Staff has not received any public feedback

---

### **RECOMMENDATIONS**

#### **Staff Assessment**

The proposed rezoning would help fulfill the vision set forth in the Comprehensive Plan for this area by allowing for the redevelopment of underutilized property on Albright Road, while allowing flexibility for retail, offices, and even light industrial uses on the property. This redevelopment should be positive for the surrounding community, and may promote the redevelopment of adjacent properties in the future.

#### **Staff Recommendation**

Staff recommends approval of the rezoning to Commercial Industrial.

---

### **Attachments**

- Site Plan
- Annexation Map
- Rezoning Map
- Existing Conditions Map

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

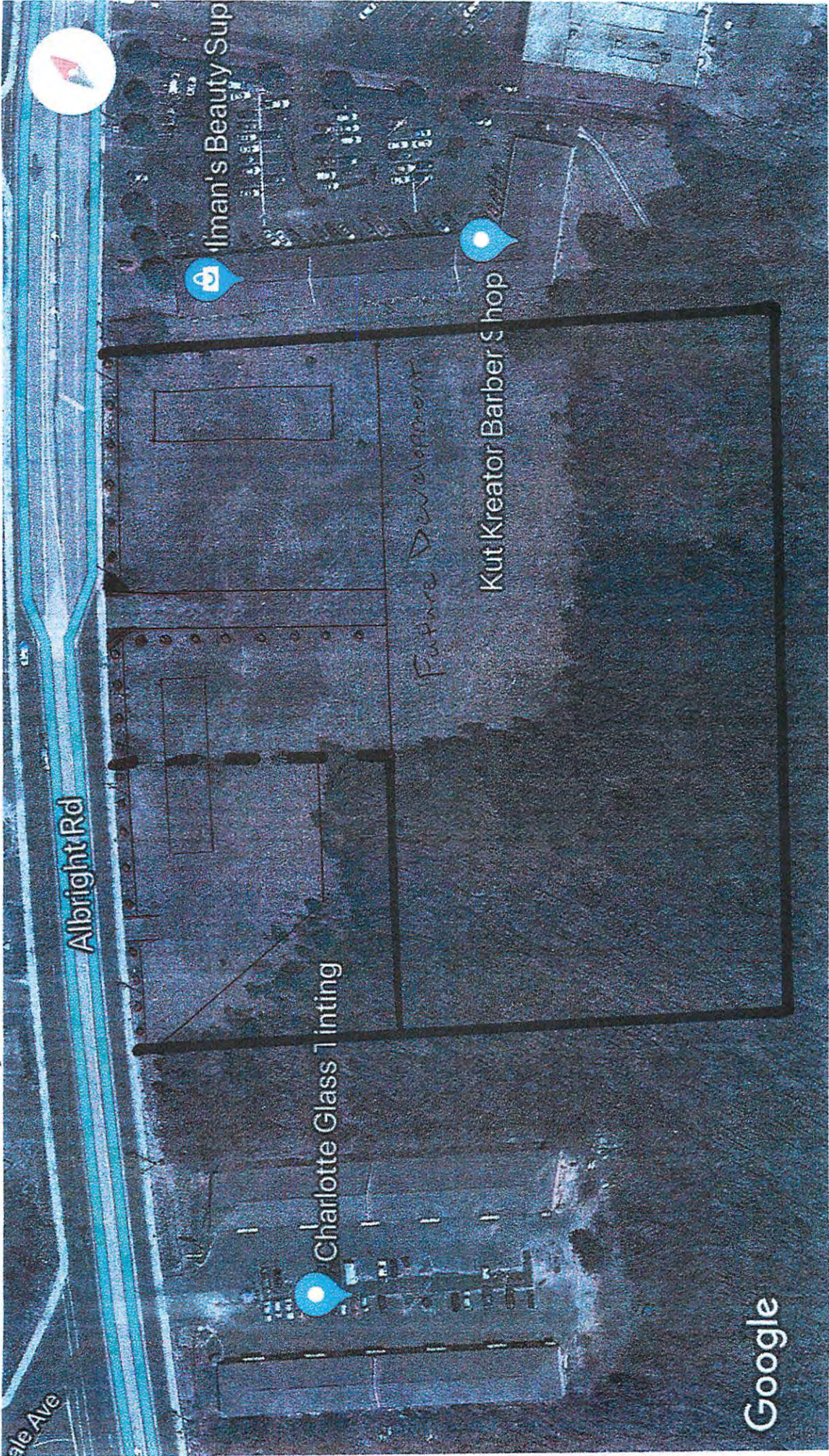
---

**Staff Contact:** Dennis Fields, Planner II  
[Dennis.Fields@cityofrockhill.com](mailto:Dennis.Fields@cityofrockhill.com)  
803-329-5687



295'

400'



ale Ave

Albright Rd

Iman's Beauty Sup

Charlotte Glass Tinting

Future Development

Kut Kreator Barber Shop

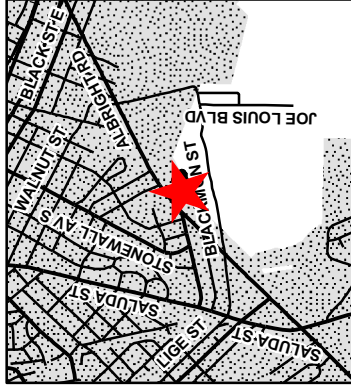
Google



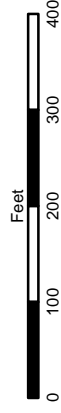
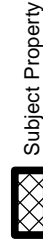


**ANNEXATION MAP**  
**Albright Road**  
**Area III**

**ANNEXATION TO THE**  
**CITY OF ROCK HILL**

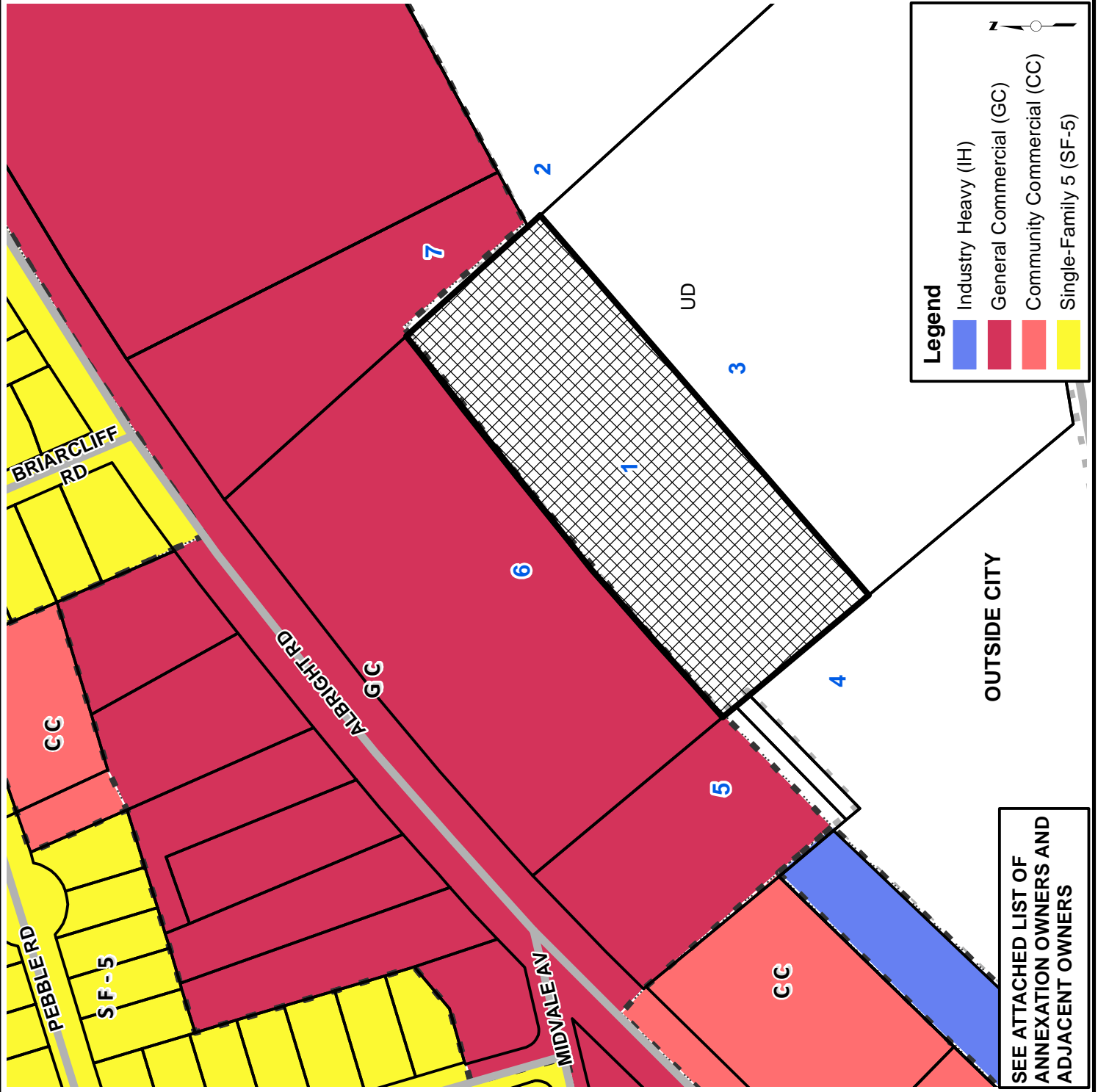


PROPOSED ZONING: CI  
 WARD: 5  
 ACREAGE: 4.34  
 City Limits



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

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



**Legend**

- Industry Heavy (IH)
- General Commercial (GC)
- Community Commercial (CC)
- Single-Family 5 (SF-5)

OUTSIDE CITY

SEE ATTACHED LIST OF  
 ANNEXATION OWNERS AND  
 ADJACENT OWNERS

ANNEXATION PROPERTY OWNER

Map #	Tax Parcel	Owner Name
1	6230000005	BERRY WILLIAM O JR & DELORIS F

ADJACENT PROPERTY OWNERS

Map #	Tax Parcel	Owner Name
2	6230000002	FORTUNE SQUARE LLC
3	6230000011	SOUTHERN CONCRETE MATERIALS
4	6230000001	S C DEPT OF NATURAL RESOURCES
5	6230301004	1051 ALBRIGHT LLC & JBSC ALBRIGHT GROUP LLC
6	6230301002	BERRY WILLIAM O JR & DELORIS F
7	6260701005	COLONIAL CENTER OF ROCK HILL LLC



M-2020-04

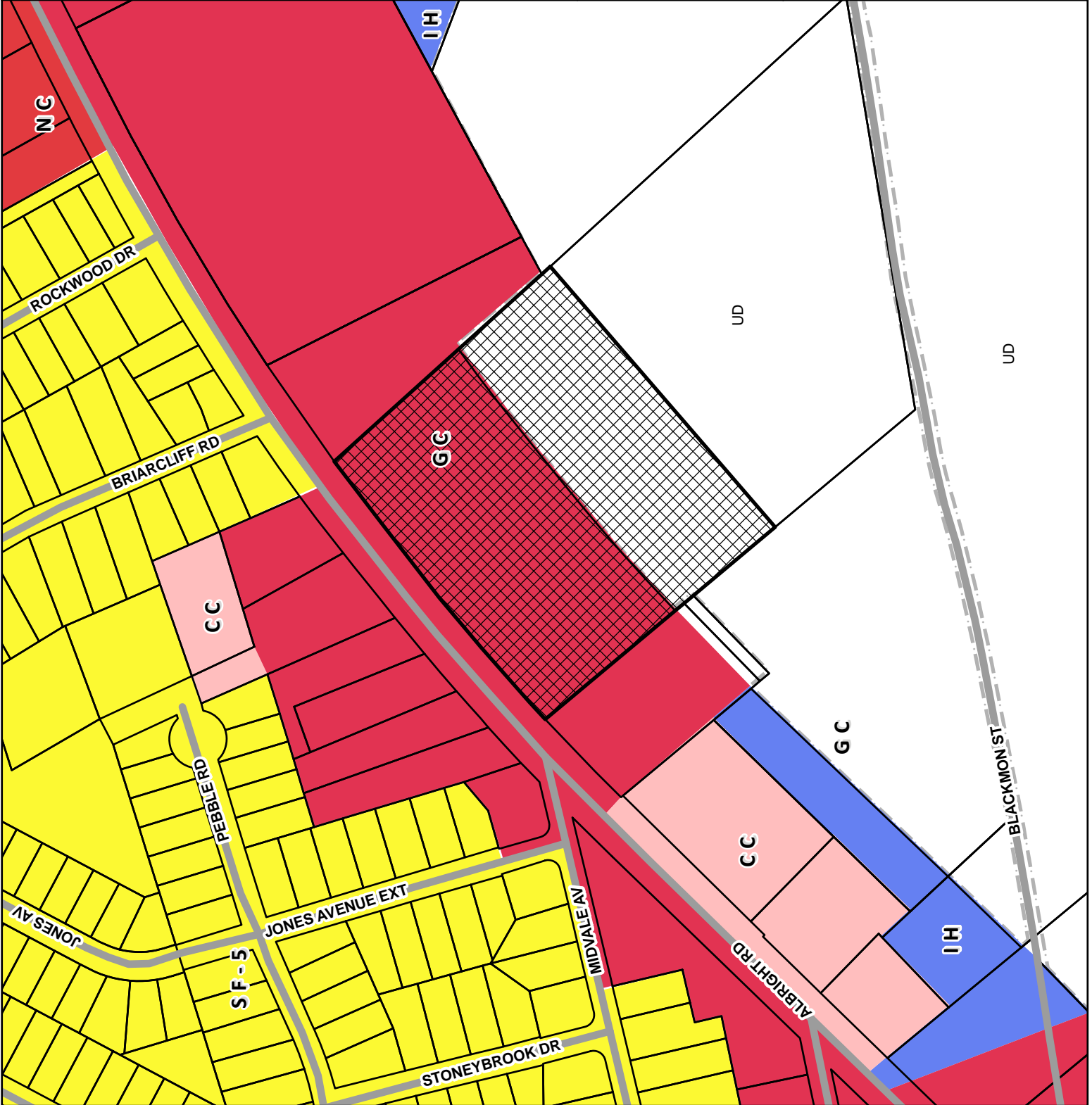
Legend

-  Subject Property
-  Community Commercial (CC)
-  General Commercial (GC)
-  Industry Heavy (IH)
-  Neighborhood Commercial (NC)
-  Single-Family 5 (SF-5)

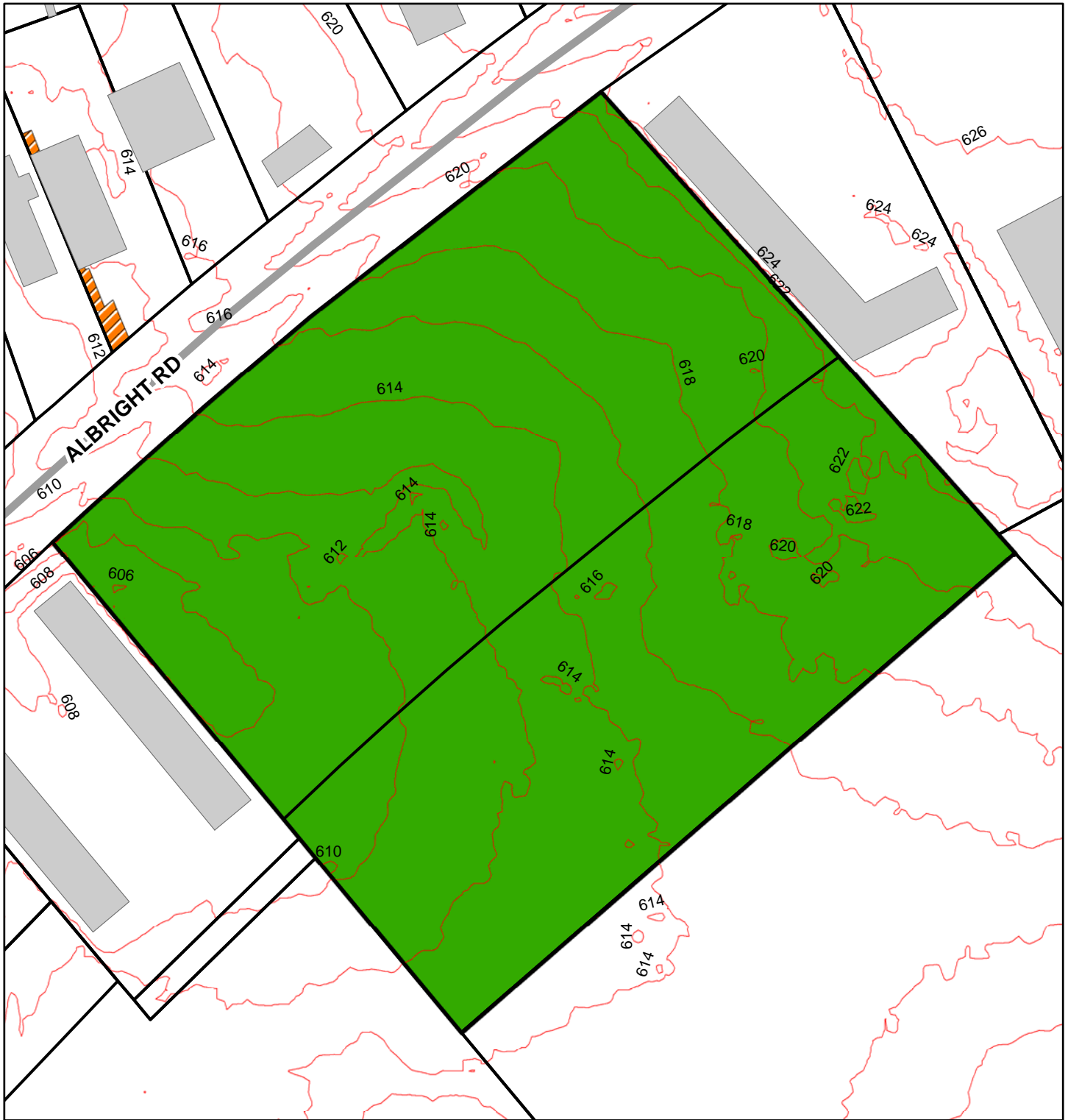
**Zoning Data**  
 Current: GC &  
 UD (York County)  
 Proposed: CI













Planning & Development  
 Department  
 City of Rock Hill  
 02/04/2020

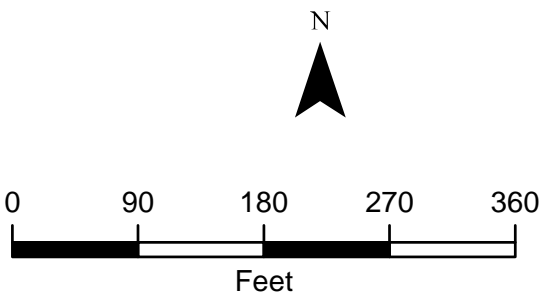


# Existing Conditions Case #M-2020-04



**Legend**

 Building Footprints (2016)	 Wetlands
 Parcels	 Utility Easement
 Street	 Contours
 Intermittent Streams	 100 Yr Flood Zone
 Perennial Streams	 Subject Property





Case No. T-2020-01  
**Proposed Amendments to Zoning Ordinance**  
**Report to Planning Commission**  
Meeting Date: February 4, 2020

---

<b>Topic:</b>	<b>Short-Term Rentals</b>
<b>Applicable Content:</b>	<i>Chapter 4: Land Use: Primary Uses</i> <i>Chapter 5: Land Use: Accessory and Temporary Uses</i>
<b>Application Date:</b>	January 13, 2020
<b>Sponsor:</b>	City Council

---

### **Background**

Short-term rentals are where someone rents a residential property for less than 30 days. Commonly, this is done through a website, such as AirBNB, HomeAway, or VRBO—Vacation Rentals by Owner. Short-term rental “hosts” may rent their properties a few different ways:

1. The host may own the residence, live in it, and stay in it when it is being rented, offering just a spare bedroom or two or an accessory dwelling unit;
2. The host may own the residence and generally live in it but may stay somewhere else while the property is being rented;
3. The host may own the residence as an investment property and live somewhere else;
4. The host may not own the residence but rather be a long-term tenant of it who operates much like the property owner in Nos. 1 and 2 above.

Short-term rentals have always been prohibited in the City; any tenancy of 30 or fewer days is considered a hotel/motel use, and is not allowed to occur in a residence.

In spite of this, short-term rental activity has become more prevalent in Rock Hill in recent years. Over time, staff has heard concerns from residents who live near such rentals, such as:

- It changes the single-family “feel” of a neighborhood, especially when short-term rental units are clustered together;
- It results in a situation where neighbors do not know who is supposed to be coming and going from the residence;
- It can lead to unwanted noise and parties;
- It can create parking issues; and
- It can create trash issues.

Residents have also indicated that Home Owners Associations usually do not have a good way to address the issue because most covenants do not directly address the activity since it is relatively new.



The City currently has 52 properties listed as short-term rentals, most of which are located in predominately single-family detached neighborhoods. More are investor owned than in the past, although a substantial number are owner-occupied.

Before asking City Council to sponsor amendments to the Zoning Ordinance that would not prohibit short-term rentals anymore but rather would place specific regulations on the activity, staff held two public workshops in November 2019 on the topic. We invited several different groups of stakeholders to attend—hosts, past complainants, hotel owners/managers, apartment managers with units identified as being offered for rent short-term, Home Owners Association and Council of Neighborhood representatives, and tourism industry professionals—as well as the general public. Based on input received from the community during the workshops, staff is now proposing the following regulations. This regulatory system has been generally well-received by the short-term rental host community, and staff believes that it contains sufficient protections for adjacent residents as well.

## **Proposal**

The regulatory framework is proposed to include the following aspects. Most of this content would be contained within the Rock Hill Code of Ordinances and not within the Zoning Ordinance, but staff wanted to make the Planning Commission aware of the full proposal. The Planning Commission's official recommendation will be limited to the sections that would be changed within the Zoning Ordinance. The Commission may pass along to City Council any informal comments it may have regarding the Code of Ordinances' provisions but those will not be part of the recommendation and would merely be unofficial comments.

- 1. The use would be allowed by right in all zoning districts.** (No public hearing process would be required.) The owner would not be required to live on the property, and would be allowed to rent for any number of days per year desired.
- 2. A short-term rental permit would be issued.**
  - A. The registration process would require the host to certify the following:**
    - i. If the property is located in a neighborhood with a Homeowners Association or in an apartment complex, that the HOA or apartment manager has either approved the use or does not regulate it.
    - ii. Sufficient parking exists so as not to spillover onto street, evidenced by one off-street parking space being provided in addition to the number required for the residential use itself (unless *bona fide* on-street parking exists in neighborhood)
    - iii. The property will not be marketed nor used as a destination location nor party house
    - iv. Unless owner-occupied at the time of the rental, rooms will not be rented to different guest groups at same time

- v. If the property is not owner-occupied, that the property owner lives no more than 30 minutes away or uses a local property management company
- vi. That the property owner or local management company are willing to take calls at any hour of the day if needed to deal with issues
- vii. Guest numbers will be limited to two per bedroom, plus two
- viii. The home and yard will be maintained to Property Maintenance Code standards
- ix. That the property will not have any sign advertising the short-term rental use
- x. That the host will maintain a current guest register
- xi. Information will be posted with the address of the property, an emergency contact number, information about the City's noise ordinance, etc.
- xii. The host will list the short-term rental permit number on all advertisements and website listings

**B. The permit would be required to be renewed annually.** This will allow staff to take into account any changed circumstances that may apply. For example, if an HOA or apartment manager changes its rules to prohibit the use mid-year, the permit would not be able to be renewed the following year.

**C. The Planning & Development Director would be allowed to revoke the short-term rental permit** if it is determined that the applicant was untruthful on the registration application; the host has violated any of the certified conditions on the application; or the use becomes a nuisance, as evidenced by three valid/substantiated neighbor complaints or police calls per rolling 12 months per property, or one valid/substantiated incident that had widespread community impacts or substantial public safety concerns. The Director also would be allowed to **reinstate the permit** if the problem is adequately addressed.

**D. The host would be required to have a business license.** The activity would be classified as a lodging establishment for business license purposes.

**E. The host would be required to pay all applicable taxes** (i.e., local accommodations tax).

---

## PUBLIC INVOLVEMENT

### Public workshops

As aforementioned, staff invited a broad group of stakeholders with different interests to the two public workshops in November. While some of the invitees did not choose to

attend (notably including hotel representatives), those who did had good input on the topic. In particular, the short-term rental host community was very well represented. Other attendees included a few residents who live near short-term rentals, tourism industry professionals, local real estate agents, and a couple of Home Owners Association representatives. A summary of the collective input given at the workshops is attached to this report.

### **Additional public feedback**

After the workshops, staff met individually with Tom Hutto, a host who owns several short-term rentals in the City. He expressed general support for the proposed regulations, but had a few additional comments. Staff's responses to these are in italics beneath each point.

- Parking should be allowed on street if on-street parking is allowed (not just if it is formalized through striping).

*The application has a place where hosts can make a case that parking should be allowed on the street, even if it is not striped. Depending on the particular street involved, this may or may not be an adequate way for a host to provide guest parking.*

- AirBNB does not require the hosts to get guest addresses, so we may want to reconsider asking hosts to do so.

*Addresses are important in case we need to follow up with guests after-the-fact (on police issues, etc.).*

- Unless we are able to figure out all the tax logistics before final reading, consider giving hosts some time to comply with getting a business license and paying the accommodations tax so they are out of compliance on day 1.

*We are optimistic that we will be able to finalize this process before final reading, but if we are not, we would consider asking Council to delay the effective date of the ordinance changes.*

- We should think through the "three-strikes-and-you-are-out rule" more. We do not want to scare hosts away from calling the police if needed for help addressing a situation, and we do not want to give undue power to a vindictive neighbor who calls the police regularly for minor reasons to be able to end the rentals.

*The Planning & Development Director has the discretion to determine whether the calls/complaints are valid. The ability to revoke a permit if a rental gets out of hand repeatedly is an important neighborhood protection.*

### **Additional notice to neighborhood representatives**

Based on a request by City Council, staff sent a second notification about the proposed regulations to all Council of Neighborhood and Home Owners Association representatives in the City a few weeks ago.

Larry Schindel, a neighborhood representative for beside Stoneridge Lakes who had attended one of the public workshops, had some general follow-up questions about the proposal that staff addressed with him individually.

### **Official notice of public hearing**

The official notice of the public hearing before the Planning Commission was published in The Herald on January 17.

---

## **RECOMMENDATIONS**

### **Staff Assessment and Recommendation**

The proposed regulations would legalize an activity that can have positive impacts on the community in terms of supporting sports tourism and bringing revenue into restaurants, shops, and other businesses. They also have sufficient protections in place to protect the neighbors of short-term rentals from potential negative impacts of the activity. Staff believes that the proposed regulations appropriately balance these sometimes divergent interests, and recommends their approval.

---

### **Attachments**

- Summary of public workshops
  - Proposed changes to Zoning Ordinance
  - Map of properties listed as short-term rentals
  - List of properties listed as short-term rentals
  - Sample short-term rental application
  - Downtown Parking Management area map
  - Draft map of 30-minute radius
- 

**Staff Contact:** Leah Youngblood, Planning & Zoning Manager  
[lyoungblood@cityofrockhill.com](mailto:lyoungblood@cityofrockhill.com)  
803-329-5569



SHORT-TERM RENTAL WORKSHOP SUMMARY  
11/13/19

Invitees:

- Owners of all hotels in Rock Hill
- York County tourism industry representatives
- Former complainants
- Home Owners Association and Council of Neighborhood representatives
- Apartment owners/managers where some renters are offering their units for short-term rentals
- General public

About 26 people attended, most of whom are hosts. Other represented groups included the tourism industry (2), residents who live near short-term rentals (2), residents generally interested in the subject (3), local real estate agents (2) and a local land use attorney (1).

Leah Youngblood, Planning & Zoning Manager, gave the presentation. (PowerPoint available at [www.cityofrockhill.com/planinfo](http://www.cityofrockhill.com/planinfo).) Afterwards, the discussion centered around the following topics. All comments were by current short-term rental hosts unless indicated otherwise.

**Complaints**

- Unfair to direct this to all the hosts when there were so few complaints, given the overall number of rental nights.
- Long-term rental properties appear to have a much higher percentage of complaints and code enforcement issues than short-term rentals.
- Not opposed to regulating “destination locations”/”party houses.”
- Some hosts have noise monitors on the property that will alert them if the guests get too loud.
- Could limit the number of guests.
- If on-street parking is allowed in a neighborhood, guests should be allowed to use it.
- In Eagles Landing, where a property owner had initially expressed concern about the short-term rental when it began, the host of units there stated that he has not heard any complaints and believes that the community supports the use now.
- Allow HOAs to address instead of the City. (A local attorney explained that most neighborhood covenants would need to be amended to address the topic, and that takes a majority of residents to agree, so that mechanism may not be an easy one to use for regulation.)
- City code enforcement staff is already stretched thin and do not need another issue to deal with.
- Consider requiring hosts to live within a 40-minute drive of Rock Hill or use a local property management company to address complaints. Limit outside investors.
- A resident of the Forest Drive area stated that when a home there had been used as a party house, cars were parked such that it was difficult to drive down the street, trash was everywhere, and noise and the general party atmosphere was a concern. She also said that it seems to make a difference whether the host lives on the property or not, and that the City should have a way to protect nearby residents.

- A resident who lives next to a short-term rental that used to be a long-term rental spoke in favor of short-term rentals. She said that in her experience, the short-term rental guests are better behaved than long-term renters, and that it is difficult for a property owner to remove bad long-term tenants. She also noted that the improvements that the property owner made to the residence in order to offer it as a short-term rental were positive.

### **Guest characteristics**

- People come for funerals, weddings, and work. Some come to check out the area before moving here permanently. Some come for youth sports events in the area.
- Guests choose short-term rentals instead of hotels because they like to stay in a neighborhood where they feel safe and comfortable.
- Most bring only one car.

### **AirBNB platform**

- Income is based on the property being rented, so there is an incentive for hosts to keep guests happy and the property nicely maintained so they will receive good ratings.
- Guests have to provide identification and a reason for wanting to stay. They also have an incentive to behave well if they want to keep using the platform; if they have bad ratings, hosts will not want to rent to them.
- Hosts also have an incentive to not allow bad behavior because these are properties they want to rent again and again. Hosts can decline requests that do not feel right.
- “Superhosts” work hard for that classification.
- Hosts must pay higher insurance premiums than they would otherwise have.
- AirBNB has guidelines that advise hosts about how to minimize their impacts on neighborhoods.
- AirBNB does background checks on the hosts and guests.
- AirBNB allows hosts to set forth the maximum number of guests, and to say that you do or do not want to be a party destination.

### **Tourism**

- Restricting short-term rentals is inconsistent with the City’s focus on sports tourism. People who want to stay in short-term rentals will not go to hotels—they will go to other nearby communities that allow short-term rentals.
- Investor-owned short-term rentals should be allowed throughout the community, not only in the Downtown zoning district.
- Hosts do all they can to support the community—provide the bus schedules, menus to local restaurants, etc.
- A short-term rental user stated that for trips her family goes on for youth sports events, they are able to take more family members because they can spend less on short-term rentals than they would on multiple hotel rooms. They can then use the savings to stay longer in the community, eat out, go shopping, or do other activities in the community. She also noted that her family finds short-term rentals to be safer than hotels with rooms at a comparable price range.

- Some hosts started hosting because they recognized the numbers of people who would be coming to Rock Hill for sports events in the future, and wanted to help support that effort.
- Short-term rentals and hotels are not competitors.

### **Accommodations taxes**

- A representative of Visit York County stated that \$1 million is being spent in York County on short-term rentals per year now, and that the City should try to collect local accommodations taxes from the hosts.
- Hosts indicated general support for having a business license and paying accommodations taxes.

### **Property values**

- In some neighborhoods in Rock Hill, after one house or unit is spruced up to list for short-term rentals, other property owners (non-short-term rental hosts) have also improved their properties. Eagles Landing is an example of this.
- Short-term rentals may have a positive impact on property values. A real estate agent in the audience stated that it is a selling point to live next to a short-term rental and not a negative because people know that their property will be well-maintained. The host in Eagles Landing stated that values in the community have gone up 60 to 70% since he bought his units there.
- The City should encourage investors to come into the community to improve neighborhoods.
- Landlords for long-term tenants do not care about the condition of the property if rent is being paid. Short-term rentals must be kept up in order for the hosts to receive positive reviews.

### **Staff's initial, three-tier plan**

- No one would rent for just a couple of weeks per year. Too expensive to upfit home with keyfob, etc.
- Public hearing process makes it unfair if neighbors are overly sensitive.
- The City should look at how other communities regulate short-term rentals.

### **Gentrification and affordable housing**

- The number of units being offered for short-term rentals is small, so gentrification is not occurring because of that much yet. Some of the hosts indicated an interest in partnering with the City on affordable housing initiatives.
- The long-term rental program of the City that inspects properties also will cause prices of housing to rise.

### **Fraud**

- The City needs to have a plan to deal with fraud in short-term rentals that other communities have experienced.

SHORT-TERM RENTAL WORKSHOP SUMMARY  
11/14/19

Invitees:

- Current short-term rental hosts
- People who have expressed interest in hosting short-term rentals

About 23 people attended.

Leah Youngblood, Planning & Zoning Manager, gave the presentation. (PowerPoint available at [www.cityofrockhill.com/planinfo](http://www.cityofrockhill.com/planinfo).) She noted that based on the input received during last night's workshop, staff was now proposing registration of short-term rentals with a process to allow City Council to consider revocation for bad actors. This would be available in all zoning districts without a public hearing process.

Afterwards, the discussion centered around the following topics. All comments were by current short-term rental hosts unless indicated otherwise.

**Staff's new proposal**

- Thank you for listening and responding to our concerns about the initial proposal. We think we will be able to agree to most of what you are proposing now.
- You might want to also restrict places from being rented out by the room for short-term rentals.

**Effect on property values**

- A real estate appraiser has indicated that short-term rentals have no impact on home values. They do not have to report them.

**Neighborhood impacts**

- AirBNB is starting a hotline for neighbors.



# Chapter 4: Land Use: Primary Uses

## 4.3 TABLE OF PRIMARY USES

### 4.3.2 TABLE OF PRIMARY USES

		TABLE OF PRIMARY USES																					
		P = Permitted Use C = Conditional Use S = Special Exception Blank Cell = Prohibited																					
USE CATEGORY	USE TYPE	RESIDENTIAL								BUSINESS								USE-SPECIFIC STANDARDS					
		SF-2	SF-3	SF-4	SF-5	SF-8	SF-A	MFR	MF-15	MX	NO	NC	OI	LC	GC	CC	CI		DTWN	MUC	IB	IG	IH
Public and commercial																							
Visitor accommodation	Bed and breakfast		S	S	S	S				C	C	C	C	C	C	C		C	S				4.3.3.3.19(A)
	Campground		S										S		C	C							4.3.3.3.19(B)
	Hotel or motel								C		S	S	C	C	C	C	C	S	S				4.3.3.3.19(C)
	Short-term rentals as a primary use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	4.3.3.3.19(D)

### 4.3.3 USE-SPECIFIC STANDARDS

#### 4.3.3.1 GENERALLY

#### 4.3.3.3.19 Visitor Accommodations

##### D. Short-term rental

- Short-term rentals as a primary use must follow the processes and meet the standards set forth in the City Code of Ordinances for the use.

## APPENDIX 4-A DESCRIPTIONS OF PRIMARY USES

### PUBLIC/COMMERCIAL USES

Visitor Accommodations
Characteristics
Uses that involve the short-term rental of overnight accommodations.
Use types: examples and definitions
<p><i>Campground:</i> An outdoor facility designed for overnight accommodation of persons in tents, rustic cabins, and shelters for recreation, education, naturalist, or vacation purposes and not for transitory housing purposes.</p> <p><i>Bed and breakfast:</i> A private residence, generally a single-family residence, engaged in the regular business of renting one or more dwelling rooms on a daily basis to tourists, vacationers, and business people. <b>Individual rooms may be rented to different parties.</b> This is a permanent, primary use that is advertised and acknowledged as a tourist destination.</p> <p><i>Hotel or motel:</i> A hotel or motel means a commercial building or a group of buildings in which guests rent a bedroom or a bedroom suite for temporary occupancy on an overnight basis. Hotels and motels are not intended to serve as a permanent residence.</p> <p><i>Short-term rental as a primary use:</i> When a non-owner-occupied, residentially-used property is rented in whole or in part for an overnight stay of less than 30 days at a time to one guest party.</p>
Accessory uses

- *Campgrounds:* Office, retail, and other commercial uses commonly established in such facilities and related parking structures are allowed as accessory appurtenances.
- *Hotels and motels:* Restaurants of all types, and bars/nightclubs are allowed as part of a hotel or motel only if those uses are also allowed in the zoning district and their associated use-specific standards can be met. Hotels and motels are allowed to have conference rooms and business office spaces.

**Exceptions**

When an owner-occupied residentially-used property is rented in whole or in part for an overnight stay of less than 30 days at a time to one guest party, that is considered an accessory use; see *Chapter 5: Land Use: Accessory and Temporary Uses*.

## Chapter 5: Land Use: Accessory and Temporary Uses

### 5.3 ACCESSORY USES AND STRUCTURES

#### 5.3.4 TABLE OF ACCESSORY USES AND STRUCTURES

TABLE OF ACCESSORY USES AND STRUCTURES			
ACCESSORY USE OR STRUCTURE	REQUIRED PRIMARY USE	HOW USE IS ALLOWED	USE-SPECIFIC STANDARDS
<b>RESIDENTIAL</b>			
Accessory dwelling unit	Single-family detached	C	5.3.5.2(A)
Home-based business	Any household living use type	C	5.3.5.2(B)
In-home day cares	Single-family detached	C	5.3.5.2(C)
Security or caretaker's quarters; sleeping and bathing quarters	<ul style="list-style-type: none"> <li>• Multiple family residential</li> <li>• All elder care use types</li> <li>• Emergency response facilities</li> <li>• Self-storage facility</li> <li>• Campground</li> <li>• Cemetery/columbarium/mausoleum</li> <li>• Funeral home</li> <li>• All healthcare facilities</li> <li>• Religious institution</li> <li>• Hotel or motel</li> <li>• Airport/helicopter facilities</li> <li>• Passenger bus terminal</li> <li>• Truck stop</li> <li>• Extractive industry</li> </ul>	C	5.3.5.2(D)--for security or caretaker's quarters only
Owner/manager living unit	<ul style="list-style-type: none"> <li>• Any commercial use type</li> </ul>	S	5.3.5.2(D)
Short-term rental as an accessory use	<ul style="list-style-type: none"> <li>• Any household living use type</li> </ul>	C	5.3.5.2(E)

#### 5.3.5 STANDARDS

##### 5.3.5.2 USE-SPECIFIC STANDARDS FOR RESIDENTIAL ACCESSORY USES

###### A. Accessory Dwelling Unit

1. **Owner Must Reside In Principal Structure:** The property owner must live on the property. For the first five years that the accessory structure is created, the owner must live in the primary structure; after that, the owner may live in the accessory dwelling unit if preferred.
2. **Prohibited forms:** Mobile homes, manufactured homes, recreational vehicles, and travel trailers must not be used as accessory dwelling units.

3. **Limit on number:** There must be no more than one accessory dwelling unit on a lot in addition to the principal single-family detached dwelling.
4. **Off-street parking:** At least one off-street parking space must be provided for each bedroom located in an accessory dwelling unit.
5. **Density:** Accessory dwelling units will not count toward any applicable maximum residential density requirements.
6. **Resale:** Accessory dwelling units must not be sold apart from the principal dwelling unit upon the same lot where it is located.
7. **Rental:** Accessory dwelling units must not be leased or rented for tenancies of less than 30 days, nor leased to more than 11 different individuals in any calendar year.

An exception exists if the property is approved as a short-term rental as an accessory use.

8. **Home-based businesses:** Offices for home-based businesses are allowed within an accessory dwelling unit. No other types or components of home-based businesses are allowed to take place within an accessory dwelling unit.
9. **Size:** Accessory dwelling units must be at least 480 square feet.
10. **Other standards:** An accessory dwelling unit must comply with all other applicable standards for principal dwelling units in the zone district in which the accessory dwelling is located.

**E. Short-term Rental as an Accessory Use**

1. Short-term rentals as an accessory use must follow the processes and meet the standards set forth in the City Code of Ordinances for the use.

**APPENDIX 5-A  
DESCRIPTIONS OF ACCESSORY USES AND STRUCTURES**

<b>Short-term rental as an accessory use</b>
When an owner-occupied, residentially-used property is rented in whole or in part for an overnight stay of less than 30 days at a time to one or more guest parties.

## Rock Hill Code of Ordinances

### Chapter 11—Businesses

#### Article XI—Short-Term Rentals

##### Sec. 11-362- Purpose

City Council finds that there is a growing national interest for short-term accommodations in traditional neighborhood settings. City Council finds that the provision of such accommodations can be beneficial to the public if potential negative impacts are managed.

When properly regulated, short-term rentals provide a means of assisting property owners with keeping properties in good order and repair, which in turn, assists in stabilizing home ownership, and maintaining property values in neighborhoods. Short-term rentals also serve to bolster the City’s sports tourism industry by providing alternatives to traditional hotels and motels for the traveling public.

City Council is mindful of the importance of maintaining the residential character of City neighborhoods. Absent appropriate controls on the manner of short-term rentals, neighborhoods stand to be harmed by undue commercialization and disruption to the primary and overarching purpose of a neighborhood being first and foremost a residential community, where people actually live, not a place of transient occupancy.

### **Sec. 10-363- Definitions**

The following definitions are hereby added to apply specifically to this Article. Words not defined in this Article shall have the meaning set forth in this Chapter, in the Zoning Ordinance, or their ordinary accepted meaning such as the context implies.

*Article* means this Article 11 ordinance.

*City* means the City of Rock Hill, South Carolina.

*Planning & Development Director* means the director of the City's Planning & Development Department.

*Host* means the person offering a residential living unit, or portion thereof, for short-term rental.

*Short-term rental* means the rental of a residentially-used property in whole or in part for an overnight stay of less than 30 days at a time to one guest party.

*Short-term rental permit* means a document issued by the Planning & Development Department to the host upon meeting the conditions set forth in section 11-363 herein. Such permit is required for lawful short-term rental of a residential living unit or portion thereof. This permit does not warrant the proper habitability, safety or condition of the residential living unit or portion thereof in any way.

### **Sec. 11-363- Short-term rental permit**

The host of a short-term rental must apply for a short-term rental permit with the Planning & Development Director prior to offering a unit or portion thereof for rent for 30 days or less at a time. For each property being offered for short-term rent, the host must complete a short-term rental application certifying that the following operational requirements are met:

- (b) If the host is not the owner of the property, that the property owner has permitted the short-term rental use.
- (c) If the residence is located in a neighborhood that has a Home Owners Association, either the Association has approved the use or does not regulate it.
- (d) If the property is located within the Downtown Parking Management Area, that host has arranged with the City to pay into that system for one parking space;
- (e) If the property is located in any other area of the City, that the host has provided for the use of short-term rental guests at least one additional on-site parking space beyond what the Zoning Ordinance requires for a residential use. Exceptions exist for:
  - i. Properties that have immediately adjacent on-street parking that has been formalized through striping; and
  - ii. Hosts who can demonstrate a viable alternative method of meeting this requirement. Examples may include situations where:
    - the property is exclusively used as a short-term rental;



- a nearby business has given the host written permission for guests to use parking spaces at all hours;
  - the host is the single occupant of a residence with two off-street parking spaces, and uses only one parking space him/herself.
- (f) That the unit will not be marketed nor used as a destination location or a party house. This includes the marketing or use of the unit for “open invite” parties (which are open to anyone and are frequently advertised on social media), as well as for private parties including but not limited to weddings, bachelor/bachelorette parties, birthday parties, holiday parties, and parties for other special events.
- (g) That rooms will not be rented to different guest groups at same time unless the host is present on the property during the rental.
- (h) That if the property is not owner-occupied, either:
- i. The property owner lives no more than 45 minutes outside of the City limits and is willing to take phone calls at all times if needed to address issues with the short-term rental use; or
  - ii. The host provides the name, mailing address, and telephone number of a designated responsible agent who lives within 45 minutes of the City limits, who is willing to take phone calls at all times if needed to address issues with the short-term rental use; and who is authorized to accept service of process on behalf of the owner of said unit.
- (i) That the number of guests will be limited to two per bedroom, plus two.
- (j) That the residence and yard will be maintained to Property Maintenance Code standards.
- (k) That the property will not contain any sign advertising the short-term rental use.
- (l) That the host will keep a current guest register including names, addresses, telephone numbers, and dates of occupancy of all guests.
- (m) That the host will provide a rental packet containing applicable City rules and restrictions specified in the short-term rental permit application, as well as pertinent safety information and contact information to guests when they book the short-term rental, and shall prominently display the short-term rental permit, rules, safety and contact information within the short-term rental unit.
- (n) That the host shall list the short-term rental permit number on all advertisements, listings with booking services, and marketing materials, including without limitation, AirBNB, VRBO/Homeaway, Flipkey, and any other online websites and listing or booking platforms or services.
- (o) That the host shall comply with all business license and revenue collection laws of the City of Rock Hill, York County, and the State of South Carolina.

Upon the host certifying the above statements in the short-term rental application, the Planning & Development Director will issue a short-term rental permit. The permit shall be valid for one year from the date of issuance and shall be renewable annually unless revoked. The host must re-certify all of the above statements in a renewal application each year.

## Sec. 11-367 Violations and Penalties

1. *Violations.* It shall be a violation of this Article for a host or his agent to:
  - (a) Advertise or operate a short-term rental unit without a short-term rental permit;  
or
  - (b) Violate any of the certified statements in the short-term rental application.

2. *Penalties.*

- (a) *Revocation.* When the Planning & Development Director determines:
  - i. The short-term rental permit has been mistakenly or improperly issued or issued contrary to law; or
  - ii. A host has obtained a license through a fraud, misrepresentation, a false or misleading statement, evasion or suppression of a material fact in the license application; or
  - iii. The host has breached any condition upon which the license was issued, has violated any of the certified statements on the short-term rental permit application, or has failed to comply with the provisions of this article; or
  - iv. The host has been convicted of an offense under a law or ordinance regulating business or a crime involving violence or moral turpitude; or
  - v. The host has engaged in an unlawful activity or nuisance related to the short-term rental, as evidenced by three valid neighbor complaints or police calls per rolling 12 months, or one incident with widespread community impacts or substantial public safety concerns;

The Planning & Development Director shall give written notice to the host or designated responsible agent by personal service, certified mail, or the posting of the property that the short-term rental permit is revoked. The notice shall contain a brief statement of the reasons for the revocation.

The host or designated responsible agent will have 10 days from the date of the written notice to appeal the decision to the City Manager.

If the Planning & Development Director has reason to believe that the issue that led to the revocation of a short-term rental permit has been resolved, the Director may reinstate the short-term rental permit.

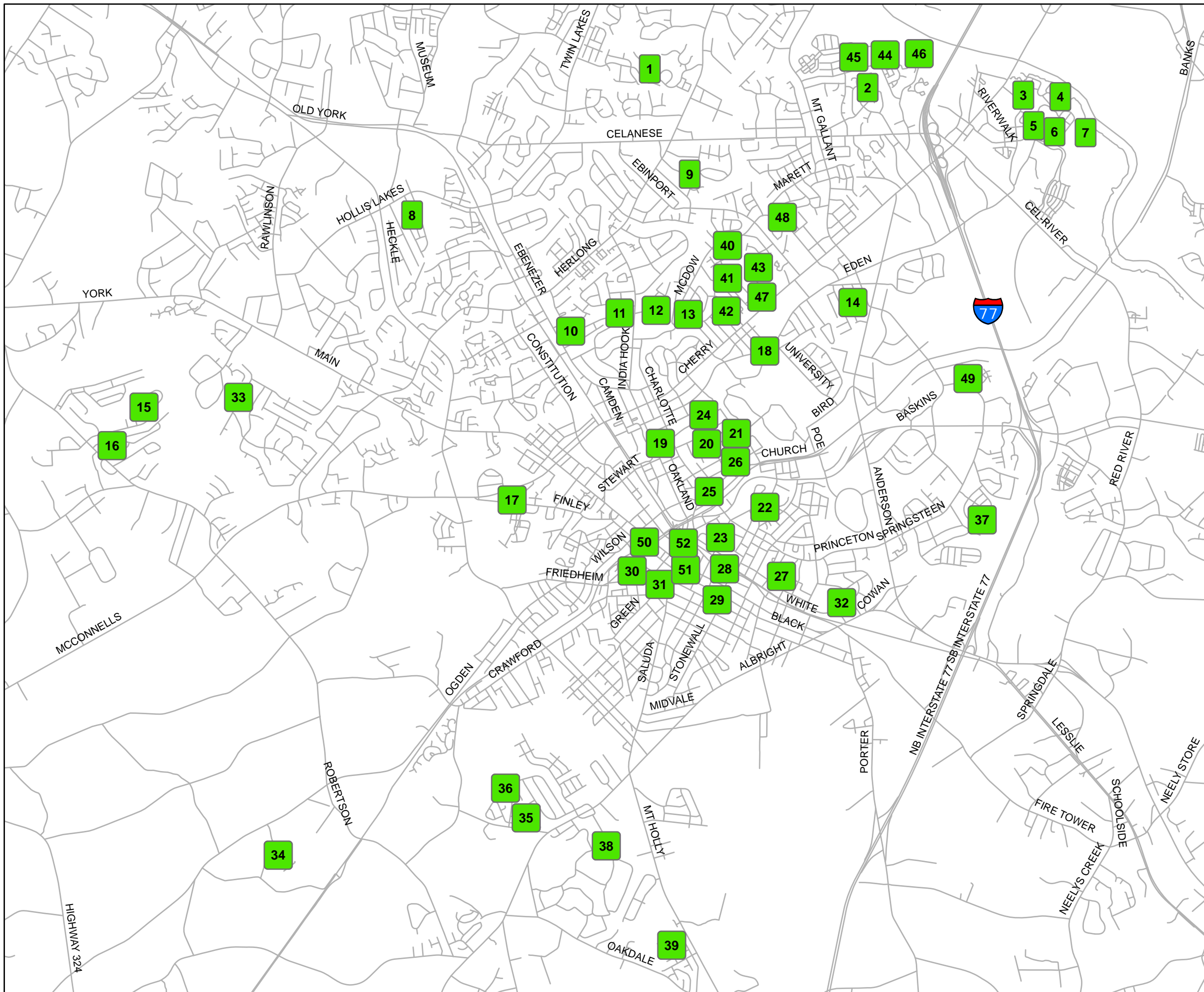
- b) *Refusal to issue permits.*


- i. The Planning & Development Director may refuse to issue a short-term rental permit to any host who has had a short-term rental permit revoked, even if for a different property than the one for which the short-term rental permit is being requested.
- ii. The Planning & Development Director may refuse to issue a short-term rental permit to any host who has any outstanding violations related to a short-term rental use until those violations have been remedied.

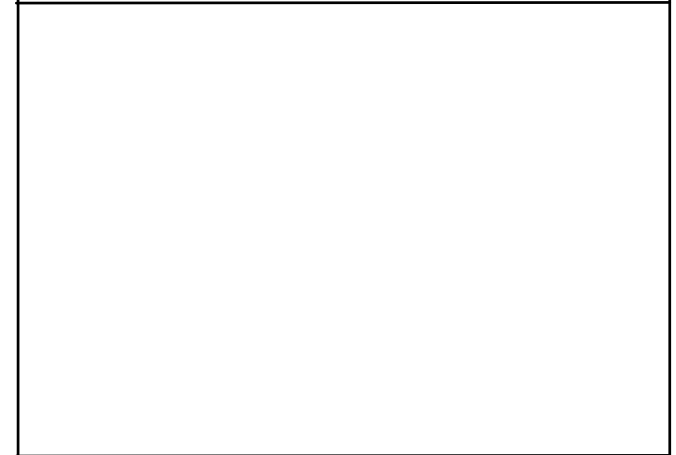

Appeals related to the refusal of a short-term permit under this section follow the process set forth in the Zoning Ordinance, *Chapter 2: Administration*.

c) *Criminal penalties.* Whoever violates any provision of this article shall, upon a first offense, be subject to a fine of \$500.00, or imprisoned not more than 30 days, or both. If, after any conviction for noncompliance with this article or any lawful order issued pursuant thereto, such person continues the noncompliance, then such person shall be liable for further prosecution, conviction, and punishment without any necessity of the code official to issue a new notice of violation or order, and until such noncompliance has been corrected.

3. *Civil remedies.* In addition to the remedies set out in section 11-367 (2), the city manager or any duly authorized agent of city may take such civil or equitable remedies in any court having jurisdiction, against any person or property, to effect the provisions of this Code.



 **Short Term Rental**

0 1 2  
Miles





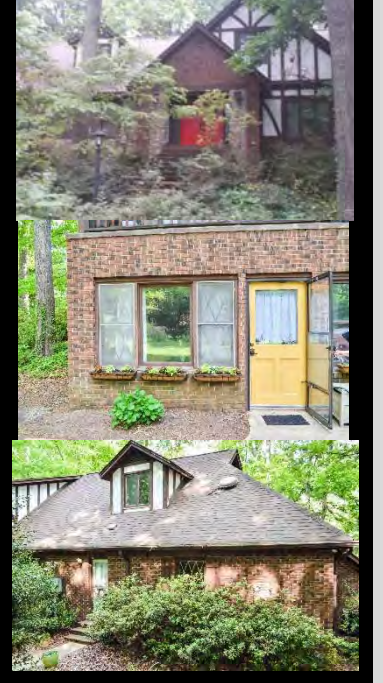
Planning & Development  
Department  
City of Rock Hill  
01/23/20



**Short-term rentals in Rock Hill  
1/21/20**

**1. Rentals in predominantly single-family detached neighborhoods**








Map #	Image of property	Location (map #)	# of bedrooms and guests	Property owners	AirBNB host since	Zoning district
1		Laurel Creek (address unknown)	Basement apartment: 1 bedroom; 4 guests	Host: Precious	Feb 2019	MF-15
2		1636 Crestside Dr (Cantrell Court) 29732	1 bedroom; 2 guests	Glen Griffin	June 2013	MF-15
3		749 Terrace Park (Riverwalk) 29730	1 bedroom; 2 guests	Kurtis Kottkamp	2016	MP-C
4		783 Herrons Ferry Rd (Riverwalk) 29730	2 bedrooms; 4 guests	Brett Taylor	May 2016	MP-C
5		760 Waterscape Ct (Riverwalk) 29730	1 bedroom; 4 guests	Casey & Jesselyn Player	2016	MP-C
6		953 Herrons Ferry Rd. (Riverwalk) 29730	Entire house: 4 bedrooms; 6 guests	Kathleen & Gregory Childs	May 2016	MP-C

7		<b>936 Herrons Ferry Rd. (Riverwalk) 29730</b>	Entire house: 3 bedrooms; 6 guests	Greg & Becky Brown	Nov 2018	MP-C
8		<b>Barron Estates (address unknown)</b>	1 bedroom; 2 guests	Sandra	June 2018	PUD-R
9		<b>2545 Aspen Terrace (Shiland Hill) 29732</b>	1 bedroom; 2 guests	Melissa Vess	Sept 2017	SF-3
10		<b>133 ½ Shurley St.</b>	Entire ADU: 1 bedroom; 4 guests	Property Management Sisters, 1820 Sharonwood Ln, RH, 29732 (Sara Hutto)	2016	SF-5
11		<b>1436 Thornwell (Fewell Park) 29732</b>	Residence has been divided into separate apartments.  Listings for three separate spaces: <ul style="list-style-type: none"> <li>• Entire apartment with 3 bedrooms (7 guests)</li> <li>• Second entire apartment with 1 bedroom (2 guests)</li> <li>• 1 bedroom (2 guests)</li> </ul>	Frank "Moe" & Mary Bell	July 2015	SF-3

12		<b>710 Knollwood Ct (Shadowbrook) 29732</b>	2 bedrooms; 4 guests	Dianne Hardison	Sept. 2015	SF-4
13		<b>McDow Drive (address unknown)</b>	1 bedroom; 1 guest	Host: Margarita	Jan 2018	TBD
14		<b>725 Nations Ct 29730</b>	2 bedrooms; 4 guests	Jeffrey and Leah Gwaltney	Dec. 2012	SF-4
15		<b>1492 Cole Ave. (Eastview Oaks) 29732</b>	1 bedroom; 1 guest	Susan Sabbage	Aug 2016	SF-3
16		<b>2118 Chicksaw Loop (The Parks) 29732</b>	2 bedrooms; 4 guest	Tara and Michael Whitfield	Feb 2019	SF-3
17		<b>915 Finley Rd (Finley View) 29730</b>	1 bedroom; 1 guest	Cassandra Almond	Aug 2016	SF-5
18		<b>840 McNair St (College Park)</b>	Entire house: 2 bedrooms; 6 guests	Amy & Robert Campbell 1972 Steeplechase, RH, 29732	April 2017	SF-5









19		<b>620 Oakland Ave.</b>	1 bedroom; 1 guest	Host: Andrew  Owner: General Board of SC	Jan 2020	MF-15
20		<b>517 Forest Ln (Hawthorne Estates) 29730</b>	Entire ADU: 1 bedroom; 2 guests	Brian & Virginia (Ginger) Duncan	Sept 2016	SF-5
21		<b>611 Forest Ln (Hawthorne Estates)</b>	Entire house: 6 bedrooms; 14 guests	Host: Misty  Owner: Jeffrey and Michelle Nyman	Oct 2015	SF-3
22		<b>Between Confederate Park and Northside Recreation Center</b>	Entire house: 3 bedrooms; 9 guests	Host: Isabel	May 2017	TBD
23		<b>Pickens Street near Confederate Park (address unknown)</b>	1 bedroom; 2 guests	Host: Sylvia	April 2018	SF-5
24		<b>May be 357 Catawba St.</b>	Entire house: 2 bedrooms; 6 guests	Host: Niyareth  Owner: Harry Rivera, 845 Creek Bluff Rd, RH, 29732	Aug 2019	MF-15
25		<b>738 Crest St. (Glencarin Community)</b>	Entire house: 3 bedrooms; 6 guests	Crest, LLC (Tom and Sara Hutto) PO Box 4611 Rock Hill, 29732	Oct 2016	SF-5

26		<b>343 Long St. (Aragon Baldwin Mills)</b>	Entire house: 3 bedrooms; 6 guests	Sara Hutto, PO Box 4611 Rock Hill, 29732	Oct 2016	SF-5
27		<b>121 Spruce Street (East Town)</b>	House is divided into apartments. Two listings, one for an entire apartment (1 bedroom—5 guests) and the other for entire house (3 bedrooms—6 guests)	Crest, LLC (Tom and Sara Hutto) PO Box 4611 Rock Hill, 29732	Oct 2016	NO
28		<b>343 E. White (East Town)</b>	Entire ADU: 2 bedrooms; 4 guests	Nathaniel “Nate” Robinson	Feb. 2016	NO
29		<b>320 S. Stonewall Ave. (East Town) 29730</b>	2 bedrooms; 4 guests	Trina Conrad	Mar 2019	MF-15
30		<b>453 S. Dave Lyle Blvd. 29730</b>	1 bedroom; 2 guests	Kyran McShaw	Sept 2016	MF-15
31		<b>234 Johnston St. (Marion Street Historic District) 29730</b>	1 bedroom; 3 guests	Host: Wendy	June 2016	NO
32		<b>1382 Sullivan St. (Spencer Estates)</b>	Entire house: 3 bedrooms; 7 guests	Coy Cruse; Same address (29730) but says this is a dedicated Airbnb	March 2015	SF-3







33		<b>1948 Landry Ln. (Meadow Lakes II)</b>	1 bedroom; 2 guests	Kristine McGruder, 2267 Crosstrail Ridge, RH, 29732	Sept 2019	SF-3
34		<b>424 Soft Winds Village Dr. (Soft Winds)</b>	1 bedroom; 4 guests	Charlie & Katherine Ventura	2016	PUD-R
35		<b>431 Anvil Draw Pl (Sweetwater Plantation) 29730</b>	1 bedroom; 2 guests	Judithe Louis	June 2018	PUD
36		<b>837 Windblown Pl (Sweetwater Plantation) 29730</b>	1 bedroom; 2 guests	Sheena	Sept. 2015	PUD
37		<b>1647 Wakefield Way (Seven Oaks) 29730</b>	Entire house: 4 bedrooms; 8 guests	Quang Duy Nguyen Same address as rental but says will have whole house to self	July 2019	MF-15
38		Unknown; may be outside of City jurisdiction. Shown in Rock Hill Country Club area but does not appear to be part of subdivision	1 bedroom; 2 guests	Host: Derek	Dec 2016	?
39		<b>Taylor Oaks (address unknown)</b>	1 bedroom; 2 guests	Kristine	Mar 2017	MF-15

2. Rentals in single-family attached neighborhoods

	Image of property	Location	# of bedrooms and guests	Property owners	AirBNB host since	Zoning district
40		Eagles Landing (unit unknown)	Entire condo: 2 bedrooms; 6 guests	Host: Heather	Feb 2019	MF-15
41		Eagles Landing (unit unknown)	Entire condo: 2 bedrooms; 5 guests	Host: David	June 2017	MF-15
42		Eagles Landing (unit unknown)	Entire condo: 2 bedrooms; 5 guests	Host: David	June 2017	MF-15
43		Eagles Landing (unit unknown)	Entire townhome: 2 bedrooms; 5 guests	Host: Joe	Jan 2020	MF-15
44		Lexington Commons (address unknown)	Entire townhome: 3 bedrooms; 6 guests	Host: Adam	April 2014	MF-15
45		Lexington Commons (address unknown)	1 bedroom	Host: Juan	Nov 2019	MF-15

### 3. Rentals in multi-family complexes

	Image of property	Location	# of bedrooms and guests	Long-term renter	AirBNB host since	Zoning district
46		Paces River (unit unknown)	1 bedroom; 1 guest	Host: Roderick	2016	PUD
47		Farmington Hills (unit unknown)	1 bedroom; 1 guest	Host: Peter	Jun 2018	MF-15
48		Brookstone Apartments (unit unknown)	Entire apartment: 2 bedrooms; 6 guests	Host: Holly	Aug 2019	MF-R
49		Legacy at Manchester Village Apartments (unit unknown)	Entire apartment: 2 bedrooms; 4 guests	Host: Rhonda	Sept 2019	MF-15

### 4. Rentals in mixed-use areas

	Image of property	Location	# of bedrooms and guests	Property owners	AirBNB host since	Zoning district
50		123 Elk Ave (Downtown) 29730	1 bedroom; 2 guests	Kyle (Kinch) & Joanne Edwards	Feb 2018	DTWN
51		212 Main St. (Downtown)	Entire loft apartment: 1 bedroom; 4 guests	Bass & McFadden, LLC, 357 Meadowbrook Ln, Rock Hill	June 2016	DTWN
52		212 Main St. (Downtown)	Entire loft apartment: 2 bedrooms; 8 guests	Bass & McFadden, LLC, 357 Meadowbrook Ln, Rock Hill	June 2016	DTWN

**Planning and Development Department - Permit Application Center**

P.O. Box 11706 or 155 Johnston St., Rock Hill, SC 29731-1706

Ph: 803-329-5590 Fax: 803-329-7228

www.cityofrockhill.com

**SHORT-TERM RENTAL PERMIT APPLICATION**

Complete a separate application for each property that you would like to offer as a short-term rental.

**PROPERTY INFORMATION**

Street address of subject property: \_\_\_\_\_, Rock Hill, SC \_\_\_\_\_

Tax parcel number of subject property: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

**Property restrictions**

Do any recorded deed restrictions or restrictive covenants apply to this property that would prohibit, conflict with, or be contrary to the activity you are requesting? For example, does your homeowners association or property owners association prohibit the activity or need to approve it first? **Yes** \_\_\_\_ **No** \_\_\_\_

If yes, please describe the requirements: \_\_\_\_\_

\_\_\_\_\_

**HOST INFORMATION**

**HOST CONTACT INFORMATION**

Host's name: \_\_\_\_\_ Phone number: \_\_\_\_\_

Mailing address: \_\_\_\_\_ Email address: \_\_\_\_\_

**HOST OWNERSHIP INFORMATION**

Are you the owner of the subject property?  Yes  No

If you are not the owner of the subject property, what is your relationship to it (e.g., have it under contract to purchase, tenant)

\_\_\_\_\_

**If you are not the owner of the subject property, the *property owner* must complete the information in the gray box.**

Name of property owner: \_\_\_\_\_

If property owner is an organization/corporation, name of person authorized to represent its property interests:  
\_\_\_\_\_

Phone number: \_\_\_\_\_ Email address: \_\_\_\_\_

**I certify that the person listed in the person listed above has my permission to use the property as a short-term rental.**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## HOST PRIMARY RESIDENCE INFORMATION

Do you live on the property as your primary residence?  Yes  No

If no, you must do one of the following:

1. Live within 30 minutes of the City limits of Rock Hill and be willing to accept phone calls at all times of the day at the above phone number to address any issues with the short-term rental. OR
2. Provide the name, mailing address, and telephone number of a designated responsible agent who lives within 30 minutes of the City limits, who is willing to take phone calls at all times if needed to address issues with the short-term rental use, and who is authorized to accept service of process on behalf of the owner of said unit.

Which one of the above do you agree to do?  #1  #2

**If #2, your *designated agent* must complete the information in the gray box.**

Name of designated agent: _____
Home address: _____
Phone number: _____ Email address: _____
<b>I am willing to take phone calls at all times of the day if needed to address issues with the short-term rental use, and I am willing to accept service of process of behalf of the host of the short-term rental.</b>
Signature: _____ Date: _____

## PARKING PLAN

The host must provide one parking space for the use of short-term rental guests.

### FOR PROPERTIES WITHIN THE DOWNTOWN PARKING MANAGEMENT AREA:

The host must arrange with the City to pay into the Downtown Parking Management System for one parking space. Please contact Demario Ervin, parking management supervisor, at (803) 325-2656 for more information.

### FOR SINGLE-FAMILY RESIDENCES:

Some options for providing one dedicated parking space for the use of short-term rental guests at a single-family residence include the following. Please check which one you agree to use:

- My guest will park in my driveway or on a parking pad area on my property, AND this will not cause anyone from my household to park on an adjacent street.
- My property is adjacent to a street where formal, striped, on-street parking is provided.



I have an agreement with a nearby property owner for my guests to park in his/her parking lot or driveway.

Name of property owner: \_\_\_\_\_

Address of property: \_\_\_\_\_

Phone number: \_\_\_\_\_

Other. Please describe: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**FOR MULTI-FAMILY RESIDENCES OUTSIDE OF THE DOWNTOWN PARKING MANAGEMENT SYSTEM AREA:**

Some options for providing one dedicated parking space for the use of short-term rental guests at a multi-family residence include the following. Please check which one you agree to use.

An apartment management company representative or my condominium association president has agreed to allow my guests to park in the parking lot of the apartment complex.

Name of apartment management or condominium association representative:

\_\_\_\_\_

Phone number: \_\_\_\_\_

My apartment complex or condominium development is adjacent to a street where formal, striped on-street parking is provided.

I have an agreement with a nearby property owner for my guests to park in his/her parking lot or driveway.

Name of property owner: \_\_\_\_\_

Address of property: \_\_\_\_\_

Phone number: \_\_\_\_\_

Other. Please describe: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## CERTIFICATIONS BY HOST

Initial by each of the following statements to certify that you will abide by the requirement at all times.

- \_\_\_\_\_ 1. I will not offer my property for use as, nor allow it to be used as, a destination location or a party house.
- \_\_\_\_\_ 2. I will not rent rooms to different guest groups at the same time.
- \_\_\_\_\_ 3. I will not rent to more guests than two per bedroom, plus two.
- \_\_\_\_\_ 4. I will maintain the property (all structures, yard areas, etc.) in accordance with Property Maintenance Code standards.
- \_\_\_\_\_ 5. I will not post any sign on the property advertising the short-term rental use.
- \_\_\_\_\_ 6. I will keep a current guest register including the names, addresses, telephone numbers, and dates of occupancy of all guests.
- \_\_\_\_\_ 7. I will list the short-term rental permit number for this property on all advertisements, listings with booking services, and marketing materials, including without limitation, AirBNB, VRBO/Homeaway, Flipkey, and any other online websites and listing or booking platforms or services. My short-term rental permit number for this property is: \_\_\_\_\_
- \_\_\_\_\_ 8. I will provide a rental packet containing the information on the following page, as well as pertinent safety information and contact information to guests when they book the short-term rental, and shall prominently display the short-term rental permit, rules, safety and contact information within the short-term rental unit.
- \_\_\_\_\_ 9. I will comply with all business license and revenue collection laws of the City of Rock Hill, York County, and the State of South Carolina.
- \_\_\_\_\_ 10. I will follow the parking plan submitted as part of this application.

**I certify that I have completely read this application and instructions, that I understand all it includes, and that the information in the application and the attached forms is correct.**

Signature: \_\_\_\_\_ Date : \_\_\_\_\_

## REQUIRED GUEST NOTICES

The following information must be included in all booking information, provided to guests upon booking, and conspicuously posted within the unit.

The City of Rock Hill regulates short-term rentals. In addition to any "house rules" created by the host, the following City regulations apply to guests:

1. The maximum number of guests is two per bedroom, plus two. This property has \_\_\_\_\_ bedrooms, so a maximum of \_\_\_\_ guests are allowed by the City. (Alternatively, host may list the number of guests he/she allows if the number is less.)
2. Guests may not have parties. This includes "open invite" parties (which are open to anyone and are frequently advertised on social media), as well as for private parties including but not limited to weddings, bachelor/bachelorette parties, birthday parties, holiday parties, and parties for other special events.
3. Guests must park only in areas that have been approved by the City. For this rental, the approved area is: (host to describe or attach a photograph or diagram)
4. Guests are subject to the City's Noise Ordinance at all times. In residential areas, this means that noise must be kept to no more than 60 decibels at all property lines.
5. Guests must dispose of trash and recyclables as follows: (host to describe)
6. Guests may contact the host by (host to describe)

### IN CASE OF EMERGENCY, CALL 911.

Address of property: \_\_\_\_\_

Short-term rental permit number: \_\_\_\_\_

Host's name: \_\_\_\_\_

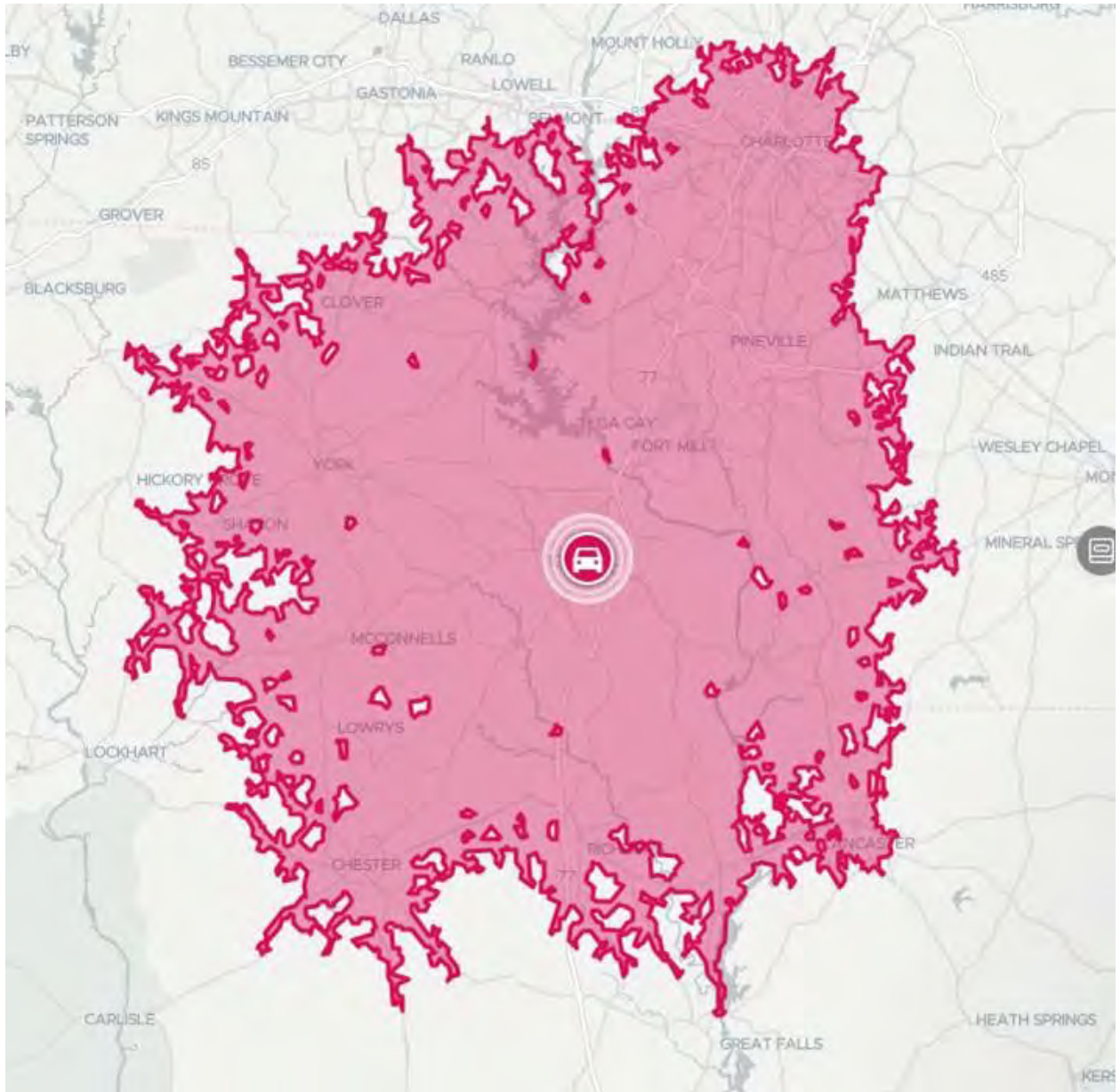
# Downtown Parking Management Plan Area





DRAFT

30-MINUTE RADIUS MAP







Case No. T-2020-02  
**Proposed Amendments to Zoning Ordinance**  
**Report to Planning Commission**  
Meeting Date: February 4, 2020

---

**Topic:** Residential Infill Use Type  
**Applicable Content:** Chapter 4: Land Use: Primary Uses  
Chapter 6: Community Design Standards  
Chapter 8: Development Standards  
Chapter 9: Site and Building Design Standards  
**Application Date:** January 13, 2020  
**Sponsor:** City Council

---

### Background

In 2015, the Zoning Ordinance was amended to create new standards for multi-family and single-family attached developments. The standards were written primarily with large projects in mind, and were intended to address a comprehensive set of topics relative to such projects, such as which types of locations are appropriate for that use, how the projects should be designed, what the buildings should look like, and how the uses should be managed.

Unfortunately, these standards make it difficult to build rental housing projects of a smaller scale, such as one quadruplex on a lot or a small grouping of duplexes on a lot. Affordable housing advocates and homebuilders alike have expressed an interest in seeing a modification of the Zoning Ordinance to allow for small-scale multi-family projects.

### Proposal

Staff proposes to amend the Zoning Ordinance to create a “residential infill” use type, which would be allowed by special exception (a Zoning Board of Appeals’ public hearing process) in the Single-Family 8 (SF-8), Multi-Family 15 (MF-15), Neighborhood Office (NO), Neighborhood Commercial (NC), Office and Institutional (OI), Downtown (DTWN), and Mixed Use Corridor (MUC) zoning districts.

The Zoning Board of Appeals would be charged with evaluating requests for the use type using the ordinary special exception criteria related to roads, impact on surrounding properties, etc., and also two specific questions:

- 1. Does the surrounding area have a mix of commercial and residential uses, or a mix of residential use types of varying densities?**

The intent of this question is to ensure that residential infill uses would be built only in true infill locations that already have a mix of land uses present, and not within traditional residential subdivisions that may have a few undeveloped lots remaining.

**2. Does the proposed residential infill use meet a sufficient number of the following standards for it to be considered compatible with its surroundings?**

The intent of this question is to ensure that the proposed use is carefully designed to complement the surrounding neighborhood in terms of scale, architecture, site design, and other features. The applicable design standards cover topics such as:

- **the form of the structure**, which must be designed to mimic a single-family dwelling if most other residences in the vicinity are single-family dwellings;
- **architectural design**, which must be of high-quality and must be compatible with surrounding residential structures;
- **building scale**, which must be in keeping with the scale of other residential structures on the block;
- **setbacks**, which must mimic those of surrounding residential structures; and
- **parking areas, garages and carports**, which must be placed in locations on the parcel that are in keeping with surrounding residential properties.

Because these standards would be evaluated for each specific request, the proposed projects would be allowed only if they are designed to complement surrounding properties instead of detracting from them. Additionally, the public hearing process would help ensure that the use would be placed only in locations that are appropriate for it and where it would be viewed as having a positive impact on the surrounding neighborhood.

---

## **PUBLIC INVOLVEMENT**

The official notice of the public hearing before the Planning Commission was published in The Herald on January 17.

---

## **RECOMMENDATIONS**

### **Staff Assessment and Recommendation**

Creating a residential infill use type would allow small-scale rental projects to be constructed, which would help serve one of the community's housing needs. Having these projects be reviewed by the Zoning Board of Appeals after a public hearing would help ensure that the use is placed in locations that already have a mix of commercial and residential land uses or of residential housing types. That process would also ensure that where approved, the new structures are designed to be compatible with the existing built environment of the area. Staff recommends approval of the proposed regulations.

---

### **Attachments**

- Proposed changes to Zoning Ordinance
- List of examples of possible locations
- List of Zoning Board of Appeals cases from 2019 (requested by City Council when it sponsored these proposed regulations)

---

**Staff Contact:** Leah Youngblood, Planning & Zoning Manager  
[lyoungblood@cityofrockhill.com](mailto:lyoungblood@cityofrockhill.com)  
803-329-5569

# PROPOSED RESIDENTIAL INFILL USE TYPE

## Chapter 4: Land Use: Primary Uses

### 4.3.2 TABLE OF PRIMARY USES

TABLE OF PRIMARY USES																								
P = Permitted Use   C = Conditional Use   S = Special Exception   Blank Cell = Prohibited																								
USE CATEGORY	USE TYPE	RESIDENTIAL									BUSINESS						USE-SPECIFIC STANDARDS							
		SF-2	SF-3	SF-4	SF-5	SF-8	SF-A	MFR	MF-15	MX	NO	NC	OI	LC	GC	CC		CI	DTWN	MUC	IB	IG	IH	
Residential																								
Household Living	Residential infill					S			S		S	S	S					S	S					4.3.3.2.1 (D)

### 4.3.3 USE-SPECIFIC STANDARDS


#### 4.3.3.2 USE-SPECIFIC STANDARDS: RESIDENTIAL USES

##### 4.3.3.2.1 Household Living

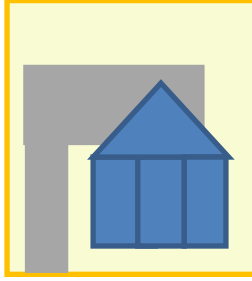
##### D. Residential Infill

1. When the Board of Zoning Appeals is considering special exception requests for residential infill uses, the Board must evaluate the following criteria in addition to the other standard questions regarding special exception uses from *Chapter 2: Administration*:
  - Does the surrounding area have a mix of commercial and residential uses, or a mix of residential use types of varying densities?
  - Does the proposed residential infill use meet a sufficient number of the standards of *Chapter 9.4: Design Standards for Residential Infill Uses* for it to be compatible with its surroundings?

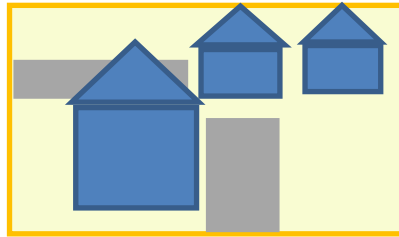
## APPENDIX 4-A DESCRIPTIONS OF PRIMARY USES

Household Living
Use types: examples and definitions
<p><i>Residential infill</i>: The residential infill use consists of small-scale residential uses with multiple dwellings on one lot.</p> <p>Examples include:</p> <ul style="list-style-type: none"> <li>• the construction of one or a small number of single-family detached dwellings, duplexes, triplexes, or quadruplexes on an undeveloped lot, or on a lot with an existing single-family detached residence, duplex, triplex, or quadruplex;</li> </ul> <div style="text-align: center; margin-top: 20px;">  </div>

- a residential structure that has historically been used as a single-family dwelling but that is now divided into multiple units; or



- the construction of one or a small number of accessory dwelling units on a lot with an existing single-family detached residence, duplex, triplex, or quadruplex; or



## Chapter 6: Community Design Standards

### 6.6 TABLES OF DIMENSIONAL STANDARDS

#### 6.6.1 APPLICABILITY AND EXCEPTIONS

These tables show the required minimum lot area and width; maximum lot coverage; maximum density; and maximum height of primary structures and the required setbacks for primary structures for different uses in each zoning district. All standards apply whether the lot abuts a non-residential or residential zoning district, unless an asterisk (\*) is shown, in which case the requirement that follows is when the lot abuts a residentially used or zoned property.

Whenever a single lot is located within two or more different zoning districts, each portion of that lot is subject to all the regulations applicable to the district in which it is located.

Where the standards are different, lots located in Old Town and other designated infill areas must comply with the Infill Standards in Section 6-800(F), *Infill Design and Development Standards* instead of the tables of lot standards in this chapter.

The dimensional standards for Residential Infill Housing uses are set forth in *Chapter 9.4: Residential Design Standards for Residential Infill Uses*.

Lots in Master Plan (MP) developments and in the NMU (Neighborhood Mixed Use) zoning district will follow the lot standards specific to those projects. Where none are specifically listed for those types of projects, the development will follow the lot standards in place at the time of plan approval.

## Chapter 8: Development Standards

### 8.8 PARKING STANDARDS

#### 8.8.6 REQUIRED NUMBER OF PARKING SPACES

REQUIRED MINIMUM NUMBER OF PARKING SPACES		
USE CATEGORY	USE TYPE	PARKING STANDARD
<b>RESIDENTIAL USES</b>		
Household living	Residential Infill	See <i>Chapter 9.4: Design Standards for Residential Infill Uses</i> for the parking standards for this use type.



## Chapter 9: Site and Building Design Standards

### 9.4 DESIGN STANDARDS FOR RESIDENTIAL INFILL USES

#### 9.4.1 APPLICABILITY AND INTENT

These standards apply to all residential infill uses. However, this section recognizes that each residential infill use situation will be unique. Therefore, not every standard below must be met in every situation, but instead, the Zoning Board of Appeals must determine that enough of the standards below are met for the use to be compatible with its surroundings during the Board's review of special exception requests for the use at a particular location. The intent of these design standards is to collectively help ensure that the residential infill use will be carefully designed to complement the surrounding neighborhood in terms of scale, architecture, site design, and other features.

When the request for a residential infill use is located within a Historic Overlay District, the Historic Design Guidelines must be applied as well as these.

Examples of structures that meet the intent of this section are shown in *Appendix 9-B: Design Intent for Residential Infill Uses*.

#### 9.4.1 FORM OF STRUCTURE

Residential infill structures may take several forms, which are explained below.

Structures must be designed to mimic the architecture of a single-family detached dwelling or a single-family attached dwelling with a small number of units. This design intent is shown in the photographs of this section as well as in those within *Appendix 9-B: Design Intent for Residential Infill Uses*.

- A. Single-family detached dwellings:** Residential infill uses may consist of a single-family detached dwelling that is located on a lot with other single-family detached dwelling units or with other types of dwelling units. All of these dwelling units may be approximately the same size; neither is required to be accessory to another.



Two single-family dwellings on one lot

Multiple single-family detached dwellings on one lot also may take the form of a “bungalow court,” which contains several such dwellings built around a common courtyard, with vehicles parked in a common parking area.



Bungalow court

**B. Accessory dwelling unit (ADU):** The residential infill use allows accessory dwelling units on a lot with other dwelling units of any type. The difference between an accessory dwelling unit and having multiple single-family detached dwelling units on one lot is that an accessory dwelling unit is subordinate to and smaller than the primary residence. The difference between an accessory dwelling unit and a duplex is that the accessory dwelling unit is not attached to the primary structure.

Note that a property with a single-family detached residence on it may have one accessory dwelling unit as a conditional accessory use, provided that the standards in *Chapter 5: Land Uses: Accessory and Temporary Uses are met*.

When the use of the property is residential infill instead of single-family residential detached, the standards for accessory dwelling units in *Chapter 5* must be met, with the following exceptions:

1. The property owner is not required to live on the property.
2. Any number of accessory dwelling units can be built, provided that the overall density of this section is met.
3. The required number of parking spaces must follow the standards set forth in this section.
4. Accessory dwelling units are not required to comply with all other applicable standards for the principal dwelling unit in the zoning district in which the accessory dwelling is located.



**C. Duplexes:** Two units per structure. A residential infill use may consist of one or more duplexes located on a lot, and the lot may contain other types of dwelling units as well. Each duplex may be side-by-side, in which case the dwelling units are located next to each other, or stacked, in which case one dwelling unit is located on top of another. The units typically are about the same size, but that is not required.





- D. Triplexes:** Three units per structure. A residential infill use may consist of one or more triplexes located on a lot, and the lot may contain other types of dwelling units as well. The units may all be the same sizes, or of different sizes. Due to sprinkling requirements in the building code that apply when more than two units are involved in a stacked formation, triplexes are most commonly designed with the units adjacent to each other.



- E. Quadruplexes** (also called fourplexes): Four units per structure. A residential infill use may consist of one or more quadruplexes located on a lot, and the lot may contain other types of dwelling units as well. The units may all be the same sizes, or of different sizes. Due to sprinkling requirements in the building code that apply when more than two units are involved in a stacked formation, quadruplexes are most commonly designed with the units adjacent to each other.



#### 9.4.2 ARCHITECTURAL STANDARDS

The building architecture should show a high level of architectural design, evidenced through use of high-quality building materials and detailed architectural features. The buildings should be designed to mimic a general appearance of a single-family dwelling, or a single-family attached dwelling with a small number of units.

The buildings should be generally compatible with surrounding residential structures with respect to general architectural style and individual architectural components such as but not limited to foundations (whether raised or not, and materials used on them), roof slopes, front and side façade materials, and front porches (whether they exist or not).

#### 9.4.3 ORIENTATION OF BUILDINGS TO STREETS

Residential infill buildings that front a street must be oriented so that a primary entrance of buildings that are adjacent to the street face the street. A primary entrance is defined by the entrance's function, scale, and/or design detail.

An exception exists for buildings that are placed behind the front plane of a street-facing structure. In that case, the buildings to the rear are not required to face the street.

#### 9.4.4 BUILDING SCALE

Except for accessory dwelling units, the residential infill buildings should generally be in scale with residential structures on the same block face, particularly those closest to the residential infill location, with respect to height and number of stories, and overall square footage and building footprint.

#### **9.4.5 SETBACKS**

Residential infill buildings should generally be consistent with residential structures on the same block face, particularly those closest to the residential infill location, with respect to setbacks from property lines (front, sides, and rear).

#### **9.4.6 OFF-STREET PARKING**

The general parking standards of *Chapter 8: Development Standards* apply to this use in addition to the following standards. For the purposes of determining a minimum number of parking spaces, the residential infill use will follow the standards for multi-family uses.

The specific design criteria for parking for infill residential uses include the following.

- A.** Parking spaces should be placed according to the predominant location of existing parking spaces along the block. For example, if the existing structures predominantly have parking that is located to the rear of the structures, then the residential infill use should also locate the parking to the rear of any street-facing structures. However, if the existing structures predominantly have parking that is located to the side or to the front of the structures, then the residential infill use also may locate the parking to the side or front of any street-facing structures, respectively.
- B.** Parking spaces for this use cannot be used to store trailers, boats, recreational vehicles, or other major recreational equipment, as well as box trucks, cabs from tractor trailers, trailer beds from tractor trailers, and other specialized commercial vehicles.

#### **9.4.7 PEDESTRIAN WALKWAYS**

Pedestrian walkways must be provided to the public sidewalk(s) or street(s) that are adjacent to the structure.

#### **9.4.8 GARAGES AND CARPORTS**

Garages and carports should be placed according to the predominant location of existing garages and carports along the block. For example, if the predominant pattern on the block is for residences to either not have garages/carports or to place them to the rear of the structures, then the garages/carports on any street-facing residential infill structure should also be placed to the rear of the structure. If the predominant pattern on the block is for garages/carports to be located along the side or rear of the primary structure, then the residential infill use also should locate garages/carports to the side or rear of any street-facing structures, respectively.

#### **9.4.9 OUTDOOR AREAS**

Instead of meeting the standards for open space in Section 8.6, residential infill uses must provide at least 50 square feet per unit of functional outdoor space for residents' recreation and enjoyment. This space may consist of areas shared by others in the project, or they may be private to each unit. The areas may include features such as but not limited to an outdoor lounge area with a fire pit and grills or an outdoor kitchen, a residential-grade children's play set, a community vegetable and flower garden, or balconies, patios, or porches. The Planning & Development Director also may approve alternative spaces, whether indoor or outdoor, that meet the intent of this section.

#### **9.4.10 LANDSCAPING**

Unless they already exist on the property, street trees meeting the standards of Section 6.7.20 must be provided, and foundation plantings meeting the multi-family standards of Section 8.7.8 must be provided on street-facing facades. Service areas must also be screened according to the standards of Section 8.7.9. Additional landscaping should be provided of a scale and type that is characteristic of the surrounding area.

#### **9.4.11 FENCING**

Fences are required between residential infill uses and existing single-family detached dwellings on adjacent lots. These fences must be at least six feet tall and solid unless a significant natural buffer exists between the uses. They must be constructed of a material other than wood. Otherwise, they must meet the fencing standards of *Chapter 5: Land Use: Accessory and Temporary Uses*.

#### **9.4.12 OUTDOOR STORAGE**

The storage of items outside units except for items traditionally stored outside, such as bicycles, grills, and outdoor furniture, is not allowed. Outdoor items that are allowed must be located to the unit's patio or balcony area and not on adjacent grass, sidewalks, or other areas. Developers are encouraged to build storage capacity for items traditionally kept outside (such as, but not limited to, outdoor toys and bicycles) into the design of each unit to ensure that this requirement is met.

#### **9.4.13 ROOF PENETRATIONS AND EQUIPMENT**

- A.** To the degree practicable, all roof vents, pipes, antennas, satellite dishes, and other roof penetrations and equipment (except chimneys) must be located on the rear elevations or configured to have a minimal visual impact as seen from the street.
- B.** Where wall mounted equipment is visible from the street or any public area, it should be of similar color to the façade on which it is located and be integrated into the overall design.

#### **9.4.14 SIGNAGE**

Residential infill uses are allowed only the types of signs that are allowed for individual single-family residential detached residences.

DRAFT



## APPENDIX 9-B: DESIGN INTENT FOR RESIDENTIAL INFILL USES

### Examples of structures that meet design intent

These examples are provided in addition to the photographs in *Section 9.4: Design Standards for Residential Infill Uses* to show architectural designs that would meet the design standards for the residential infill use type. Whether a particular design would be approved for a particular location depends on the architectural styles of the surrounding properties and the other compatibility criteria listed in Section 9.4.

#### A. Duplexes



- Structure positioned close to street
- Multiple roof planes and angles
- Both entrances off center stoop as focal point under primary central architectural feature of structure
- Landscaped entrance
- Parking to rear
- No visible garages
- Footpath to sidewalk



- Structure positioned close to street
- Architectural detailing in columns, transoms, windows, shingles, and porch lights
- Parking to rear
- No visible garages



These are images of the same design from different angles. The floorplans are about 1,500 square feet on each side.

- Multiple rooflines
- Masonry detailing on chimneys and portion of façade
- Separate entry porches with architectural detailing
- Parking to rear



- This floorplan is about 1,125 square feet on each side.
- Multiple rooflines
  - Masonry detailing on focal point (feature window) and other areas of the facade
  - Columns setting off separate entry areas
  - Abundant windows

**B. Triplexes**



- Mimics modern suburban single-family residence
- Individual entrances on different sides of structure
- Parking to rear
- No visible garages



- Modern design
- Multiple materials repeated for cohesion of design
- Individual balconies (two per unit)
- Parking in front and garages visible, but garage doors have architectural interest

**C. Fourplexes**



- Mimics traditional single-family detached residence
- Architectural interest through varied rooflines and story height
- Architectural detailing present in features such as porch columns



- Modern townhouse-style design
- Varied architectural materials create visual interest
- Cohesive overall appearance



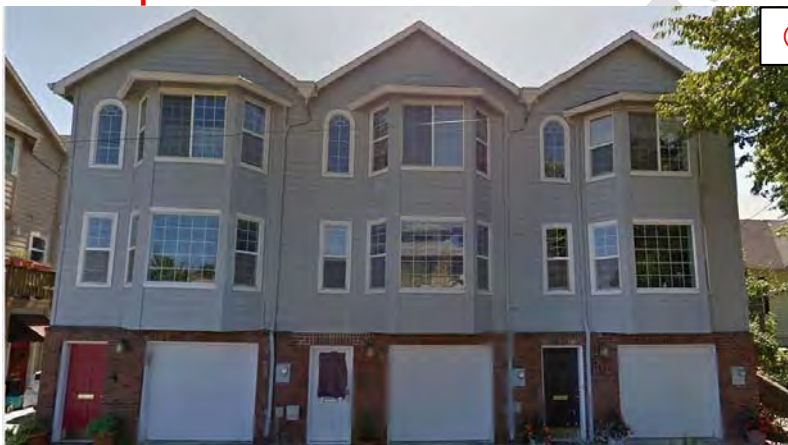
## Examples of structures that do not meet design intent

### A. Duplex



- Plain architectural design
- Pillars are visually insubstantial given mass of above structure
- No landscaping in front of structure
- Doors to sides of structure; uninviting in this context
- Parking in front
- Visible garages with no architectural detail

### B. Triplexes



- Plain architectural design
- No integration of the materials
- Few architectural details
- Streetscape view dominated by garage doors
- Bay windows make structure appear top-heavy



- Garage doors and parking pads dominate front façade—front door gets “lost” to the sides of the units instead of being their primary focal points
- Minimal landscaping area to soften the appearance of the abundant driveway area

### C. Quadruplexes



- Units positioned side-by-side and back-to-back in this layout offers little architectural variability
- No material changes to create interest
- No entry features
- Little landscaping



- Overall mass of structure too large for use type
- Plain architectural design
- Stoops appear insubstantial given the mass of the structure overall
- Large commercial-looking parking area in front
- No landscaping in front of structure



- Mass of structure too large for use type
- Changes in material for each unit creates inconsistent overall appearance
- Garages in front, with parking pad too small to be very useful
- Little landscaping



- Overall mass of structure too large for use type; four stories is too tall

EXAMPLES OF WHERE RESIDENTIAL INFILL MIGHT BE LOCATED

Location description	Zoning districts present	Land uses present
Charlotte Avenue near YMCA/Glencairn Gardens	<ul style="list-style-type: none"> <li>• Multi-Family 15</li> <li>• Neighborhood Office</li> <li>• Single-Family 5</li> </ul>	<ul style="list-style-type: none"> <li>• Indoor recreation/community center</li> <li>• Religious institution</li> <li>• Single-family residential</li> <li>• Multi-family residential</li> <li>• Office</li> <li>• Public park</li> </ul>
Surrounding Winthrop University (such as parts of Oakland Avenue, Stewart Avenue, Park Avenue, and Ebenezer Avenue Extension)	<ul style="list-style-type: none"> <li>• Multi-family 15</li> <li>• Neighborhood Office</li> <li>• Master Plan College-University Office and Institutional</li> </ul>	<ul style="list-style-type: none"> <li>• University campus</li> <li>• Single-family residential</li> <li>• Multi-family residential</li> <li>• Offices</li> <li>• Elementary school</li> </ul>
Hampton Street/Johnston Street/Marion Street area	<ul style="list-style-type: none"> <li>• Multi-family 15</li> <li>• Single-family 5</li> <li>• Neighborhood Office</li> <li>• Downtown</li> </ul>	<ul style="list-style-type: none"> <li>• Single-family residential</li> <li>• Multi-family residential</li> <li>• Office</li> </ul>
East Main/East Black/Flint Street Extension area	<ul style="list-style-type: none"> <li>• Industry General</li> <li>• General Commercial</li> <li>• Single-Family 5</li> </ul>	<ul style="list-style-type: none"> <li>• Miscellaneous commercial and light industrial</li> <li>• Single-family residential</li> <li>• Multi-family residential</li> </ul>



2019 Zoning Board of Appeals cases

Total cases

<p><b>10 variance cases</b></p> <ul style="list-style-type: none"> <li>• 5 approved</li> <li>• 3 conditionally approved</li> <li>• 2 not approved</li> </ul>	<p><b>21 special exception cases</b></p> <ul style="list-style-type: none"> <li>• 13 approved</li> <li>• 7 conditionally approved</li> <li>• 1 not approved</li> </ul>
--	--

Variance cases

	Approved	Approved w/ conditions	Not approved
<b>VFW</b> —reduction in the number of required parking spaces for a fraternal lodge at 1404 Crawford Rd.	✓		
<b>Mary Henderson</b> (resident)— reduction in required setbacks for an addition to the residence at 239 Bowser St.	✓		
<b>Lauren McCauley</b> (resident)— reduction in required setbacks for the addition of a porch and handicap ramp at 1211 Hastings Ct.	✓		
<b>InChem</b> —reduction in required setback from property line to allow the subdivision of property for a gasoline station at 800 Cel-River Rd.		• Applicant to work with staff to determine appropriate landscaping treatment for the drive access easement.	
<b>Thomas Kuhn</b> (resident)—reduction in required setbacks for a carport at 750 Wofford St.			✓
<b>Carmike Cinemas</b> —reduction in the number of required parking spaces at 2150 Cherry Rd. so that an automobile dealer can use a portion of the parking lot for the storage of vehicles.	✓		
<b>Big Dipper Auto</b> —reduction in the required buffer yard standards for an automobile sales and repair use at 1207 Saluda St.			✓
<b>Montrio Belton Law Office</b> —reduction in the number of parking spaces that must be paved and a reduction in the buffer yards at 511 Saluda St.		• Applicant to work with staff to determine appropriate landscaping buffer behind the structure.	
<b>David Sligh</b> (resident)—increase in the maximum height allowed for a fence in the rear yard at 2500 and 2503 Barrington Ct.	✓		
<b>Milk and Sugar Salon and Spa</b> —reduction in the required setback for an addition to the existing building used by the business at 1156 Ebenezer Rd.		• The addition cannot increase the impervious surface of the property.	

**Special exception cases**

	Approved	Approved w/ conditions	Not approved
<b>Iglesia Cristiana El Siloe</b> --religious institution use at 986 Myrtle Dr.		<ul style="list-style-type: none"> <li>• Only for visiting pastors and playground</li> <li>• No parking except for visiting pastors</li> <li>• Address water runoff</li> <li>• Council approves rezoning</li> </ul>	
<b>Elks Lodge</b> —event center use at 535 Hollis Lakes Rd.		<ul style="list-style-type: none"> <li>• Events must end at 11 p.m. and facility vacated by midnight</li> <li>• Lodge must notify police before rentals</li> <li>• Primary use is a nationally-recognized fraternal organization</li> <li>• Approval is only for the specifics of this application</li> <li>• No outdoor activities besides youth sports</li> <li>• Council approves rezoning</li> </ul>	
<b>Enterprise Rental Car</b> — automobile rental, automobile sales, and commercial truck rental and sales uses at 1020 N. Anderson Rd.	✓		
<b>Fresh Blades</b> —barber shop at 914 W. Main St.	✓		
<b>McCutchen Engineering Associates</b> —antenna collocation onto existing wireless communication tower at 1010 Bayshore Dr.	✓		
<b>Newstand Bookstore</b> —retail sales use at 1548 Ebenezer Road.	✓		
<b>Mohamed Bah</b> —automobile sales use at 1103, 1107 and 1115 E. Black St.		<ul style="list-style-type: none"> <li>• Limited to 11 vehicles</li> </ul>	
<b>Champion Services</b> —commercial truck sales, boat sales, and recreational vehicle sales uses at 515, 515 Suite 101, 517 and 521 S. Anderson Rd.	✓		
<b>Neo-H2</b> —allow permanent outdoor generator for a general manufacturing use at 724 W. Main St.	✓		
<b>Elks Lodge</b> —modify existing special exception to allow an outdoor patio at 535 Hollis Lakes Rd.	✓		
<b>Third Act Solutions and Blue Wall Real Estate</b> —elder care use at 102, 104, 110, 120, 126, 132, and 146 W. Main St., and 107 and 109 W. White St.	✓		
<b>Express Oil Change</b> — automobile repair use at 4824 Old York Rd.	✓		
<b>Hertz Car Sales</b> —automobile sales use at 706 Mt. Gallant Rd.	✓		

<b>JT's Kia</b> —automobile sales use for the storage of vehicles only at 2150 Cherry Rd. (related to movie theater variance case listed above)	✓		
<b>Wayne Price</b> —automobile sales use at 1214, 1218 and 1220 Cherry Rd.		<ul style="list-style-type: none"> <li>• Work with staff to adjust front and side parking landscaping buffer to 6 to 7 feet instead of 10 feet</li> </ul>	
<b>Top Gear Motors</b> —expand an existing automobile sales use at 1933 Cherry Rd. onto a portion of 1015 Williams St.		<ul style="list-style-type: none"> <li>• Add evergreen landscaping in specific areas</li> <li>• Replace nonconforming fence sections with conforming materials</li> <li>• Paint the former gas station canopy and building a light gray.</li> <li>• Resurface and stripe gravel parking areas</li> </ul>	✓
<b>Big Dipper Auto</b> — automobile sales and repair uses at 1207 Saluda St. (related to buffer yard variance case listed above)			
<b>Staylock Storage</b> —expand a self-storage use at 1381 Albright Rd.	✓		
<b>BrandPro</b> —retail use for a small screen-printing and embroidery shop at 922 W. Main St. and 170 Chester St.		<ul style="list-style-type: none"> <li>• Add landscaping along Main Street</li> </ul>	
<b>Magloire Lubika</b> —re-establish a nonconforming convenience store use at 455 Green St.		<ul style="list-style-type: none"> <li>• One-year trial period</li> </ul>	
<b>New Factory Furniture Outlet</b> —add commercial truck rentals as a primary use to existing retail use at 1460 E. Main St.	✓		

**Also note:** Two cases were withdrawn prior to reaching the Board for decision:

- Request by Timario Gayton for a variance from the front yard setback at 1519 Stroupe St. Staff determined that the applicant's porch could be built as desired without the need for a variance.
- Request by Yuppy Puppy for special exception to establish an Animal Care General use, which includes overnight stays, for more than 20 animals and a variance from the required 75-foot setback and the rear buffer yard requirements at 217 Albright Rd. The applicant decided not to pursue the location.



# Planning Commission Staff Report

February 4, 2020 – Agenda Item #6

---

**Project Name:** The Herald Site

**Plan Type:** **Major Site Plan**

**Plan Number:** 20191062

**Tax Map Numbers:** 627-20-02-001 to -012  
627-20-02-016 to -023  
627-20-02-026 to -029

**Location:** 132 W. Main Street. - Generally located at the former Herald newspaper site in the block surrounded by Dave Lyle Blvd., W. Main Street, Wilson Street, and W. White Street

**Owners:** See attachment

**Applicant:** IGDC, LLC (Aaron Conley)  
101 E. Washington St., Suite 101  
Greenville, SC 29601

**Background:** The proposed development would be located within the block that formerly contained operations for The Herald newspaper company. The development includes 5 commercial/multi-family buildings containing 831,750 square feet, 7 townhomes amounting to 17,500 square feet, and a parking garage that would be a minimum of 4 levels. Of the 831,750 square feet, 300,000 square feet will be dedicated to a building used as an elder care facility. This particular use requires a special exception, which was approved by the Zoning Board of Appeals in August 2019.

**Site Info:** The site is currently developed with multiple buildings, including the former Herald building which along with others would be removed.

**Land Use Information:**

Type:	Commercial, Residential
Zoning:	DWTN (Downtown)
Land Area:	6.87 acres
Total Lots:	15

**Streets:** The proposed development will be accessed off of W. Main Street, W. White Street, and Wilson Street with a possible second access off of Wilson Street. Though no improvements to the streets are necessary or planned, the developer will continue to work with staff regarding the appropriate turning movements for W. Main Street access. This is due to staff having strong concerns regarding the

planned left-in and right-in/right-out accesses, and their potential to cause traffic congestion. In addition, there are planned improvements to Wilson Street that would impact the development along this particular frontage but would be addressed during the civil construction plan stage.

**Parking**

Aside from the elder care facility, the mix of uses are uncertain at this point. As a result, the City hired Kimley Horn, and Planning and Design Engineering consulting firm, to perform a parking analysis based on different scenarios of use combinations. While there will be on-site surface parking, off-site parking garages to be constructed in the nearby area, and on-street parking on nearby streets, the plan is to accommodate the parking demand entirely on-site with most of the parking being contained within a parking structure. Kimley Horn's analysis yielded three different parking options. Of those, the first option is dominated by residential uses, the second option by office uses, and the third option, by a mixture of both office and residential. Stephen Turner, Director of Economic and Urban Development has provided a brief synopsis of the parking study, which is attached.

**Pedestrian Access:**

In addition to the site's internal sidewalk system, new sidewalk will be constructed along W. Main Street and a 10-foot trail along the Dave Lyle Blvd. frontage parallel to the Norfolk Southern Railway. Sidewalk already exists along both Wilson and W. White Streets. There is also a pedestrian skyway bridge planned to connect this site with a proposed development just across Dave Lyle Blvd. near the Wells Fargo building.

**Landscaping:**

The applicant will submit a landscape plan at the civil construction plan stage.

**Special Notes:**

There are outstanding staff comments that need to be addressed (attached). Though most of the comments are editorial in nature, the result of certain comments may result in substantial changes to the site. The main change that may take place is the configuration of the W. Main Street access as staff has continually expressed concerns regarding its viability. In addition, because of the uncertainty of the mix of land uses, as the project develops staff will continuously monitor the parking demand for those uses versus the amount of parking constructed.

**Recommendation:**

Staff recommends approval of the Major Site Plan subject to staff comments and also contingent upon the developer working with staff to determine the appropriate turning movements for the W. Main Street access.



**Attachments:**

Major Site Plan  
Plan Review Comments  
List of Property Owners  
Memo Addressing Demand for Parking

**Staff Contact:**

Shana Marshburn, Planner I

803-326-2456

[shana.marshburn@cityofrockhill.com](mailto:shana.marshburn@cityofrockhill.com)

HERALD SITE BUILDING USES						
BUILDING	OPTION	USE	SF PER FLOOR	NO. FLOORS	TOTAL NO. UNITS (MF) OR SF	TOTAL SF (Entire Building)
BUILDING 1	OPTION 1	Multi-Family	37,500	8	300 Units	300,000
BUILDING 2	OPTION 1	Retail / Restaurant	30,000	1	30,000 SF	180,000
	OPTION 2	Office	23,000	3	69,000 SF	69,000
BUILDING 3	OPTION 1	Retail / Restaurant	13,000	1	13,000 SF	39,000
	OPTION 2	Office	13,000	2	26 Units	39,000
BUILDING 4	OPTION 1	Multi-Family	833	3	1 Unit Each (8 Total)	2,500
	OPTION 2	Multi-Family	833	3	1 Unit Each (8 Total)	2,500
BUILDING 5	OPTION 1	Retail / Restaurant / Office	12,250	1	12,250 SF	49,000
	OPTION 2	Multi-Family	12,250	3	24 Units	49,000
	OPTION 3	Hotel	12,250	5	61,250 SF	61,250
BUILDING 6	OPTION 1	Existing Office	6,000	1	6,000 SF	6,000
	OPTION 2	Retail / Restaurant	6,000	1	6,000 SF	6,000
BUILDING 7	OPTION 1	Retail / Restaurant	10,000	1	10,000 SF	40,000
	OPTION 2	Office	10,000	3	30 Units	30,000
BUILDING 8	OPTION 1	Retail / Restaurant	1,000	1	1,000 SF	1,000
	OPTION 2	Office	1,000	1	1,000 SF	1,000
	OPTION 3	Residential	1,000	1	1,000 SF	1,000
BUILDING 9	OPTION 1	Restaurant	2,200	1	2,200 SF	2,200
	OPTION 2	Office	2,200	1	2,200 SF	2,200
BUILDING 10-16	OPTION 1	Townhomes	833	3	1 Unit Each (5 BR Max)	2,500

**PARKING:**  
THE CITY OF ROCK HILL HIRED A PARKING CONSULTANT TO ANALYZE THE PARKING DEMAND BASED ON THE TABLE ABOVE. AN APPROPRIATE NUMBER OF SPACES WILL BE PROVIDED BASED ON THIS STUDY. THIS NUMBER WILL NOT ALLOW THE MAXIMUM BUILD-OUT AND MOST INTENSE PARKING DEMAND FOR EVERY SITE. THE AVAILABLE PARKING WILL NEED TO BE MONITORED THROUGHOUT THE DEVELOPMENT OF THIS SITE. USES / BUILDING SIZES MAY BE RESTRICTED IN FUTURE PHASES IF THERE ARE NO AVAILABLE SPACES UNLESS ADDITIONAL PARKING IS PROVIDED.

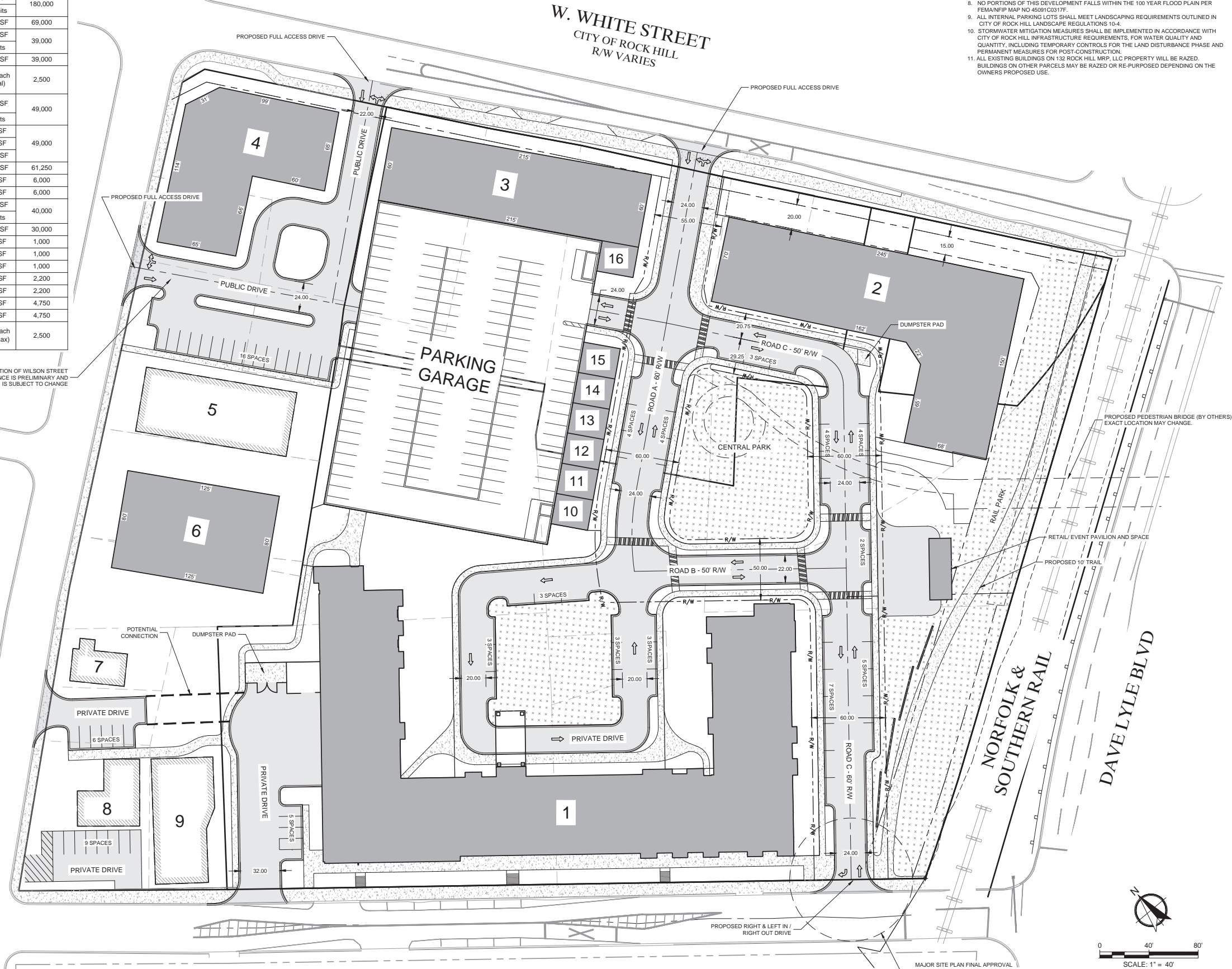
LOCATION OF WILSON STREET ENTRANCE IS PRELIMINARY AND IS SUBJECT TO CHANGE

IMPERVIOUS AREAS	
SURFACE	AREA
ROOF	170,883 SF
CONCRETE SIDEWALKS	32,905 SF
ASHPALT PAVEMENT	81,038 SF
CURB AND GUTTER	7,388 SF
GRAVEL	0 SF
WATER SURFACES	0 SF
<b>TOTAL IMPERVIOUS AREA</b>	<b>290,148 SF</b>
<b>TOTAL LOT AREA</b>	<b>452,800 SF</b>
<b>PERCENT IMPERVIOUS</b>	<b>64.1%</b>

OPEN SPACE	
TOTAL LOT AREA	AREA
TOTAL LOT AREA	452,800 SF
REQUIRED OPEN SPACE (10%)	45,280 SF
PROVIDED OPEN SPACE	50,262 SF

NOTE: OPEN SPACE DESIGNATED BY CROSS HATCH ON THIS SHEET

N. WILSON STREET  
CITY OF ROCK HILL  
55' R/W



- SITE NOTES:**
- THE ZONING FOR THE PROPERTY IS DTWN
  - UTILITIES WILL BE INSTALLED EXCLUSIVELY IN THE ROAD ROW UNLESS OTHERWISE NEEDED OUTSIDE ROAD ROW, AND AN EASEMENT SHALL BE PROVIDED.
  - THERE ARE NO SETBACK REQUIREMENTS FOR THE DTWN DISTRICT.
  - DUMPSTER LOCATIONS ARE SHOWN ON THE PLAN.
  - TOTAL AREA OF DEVELOPMENT IS 110.39 ACRES
  - PARKING SPACES ARE TO BE 9'0" x 19'0" TYPICAL.
  - BOUNDARY OF TRACT SURVEYED BY KECK & WOOD, INC.
  - NO PORTIONS OF THIS DEVELOPMENT FALLS WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA/FIP MAP NO 45091C0317F.
  - ALL INTERNAL PARKING LOTS SHALL MEET LANDSCAPING REQUIREMENTS OUTLINED IN CITY OF ROCK HILL LANDSCAPE REGULATIONS 10-4.
  - STORMWATER MITIGATION MEASURES SHALL BE IMPLEMENTED IN ACCORDANCE WITH CITY OF ROCK HILL INFRASTRUCTURE REQUIREMENTS, FOR WATER QUALITY AND PERMANENT MEASURES FOR POST-CONSTRUCTION.
  - ALL EXISTING BUILDINGS ON 132 ROCK HILL MRP, LLC PROPERTY WILL BE RAZED. BUILDINGS ON OTHER PARCELS MAY BE RAZED OR RE-PURPOSED DEPENDING ON THE OWNERS PROPOSED USE.



NO.	DATE	REVISION	NOTES ON MAJOR SITE PLAN
1	1/27/20		

The Herald Site  
Major Site Plan  
Rock Hill, South Carolina

Major Site Plan

PRELIMINARY  
NOT FOR CONSTRUCTION

Project Manager:  
Matthew D. Crawford

Drawn By: SDG      Checked By: MDC

Date: 12/06/2019

Scale: As Shown

Project No.:  
196666

Drawing No.:  
C2.0

W. MAIN STREET  
CITY OF ROCK HILL  
60' R/W

MAJOR SITE PLAN FINAL APPROVAL SHALL BE CONTINGENT ON THE DEVELOPER WORKING WITH STAFF TO DETERMINE THE APPROPRIATE TURNING MOVEMENTS FOR THIS INTERSECTION.

This drawing and the design shown are the property of Keck & Wood, Inc. The reproduction, copying or other use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

© 2019 Keck & Wood, Inc.

Review of: Major Site Plan  
Status: Not Approved  
Project: The Herald Site  
Plan #20191062

**Review Comments**

Inspections: Conditional

- 1) The distance that buildings are from interior property lines is considered the fire separation distance. This determines the fire resistance rating of the walls that abut the lot lines as well as the percentage of doors, windows and other unprotected openings. The closer the buildings are to lot lines, the greater the fire rating and the lower the percentage of unprotected openings.
- 2) Buildings on the same lot have similar regulations. The proposed town homes and building 3 that abuts the parking garage will provide code compliance challenges.
- 3) If the proposed parking garage is an open parking structure, it must have openings as described below. If the garage is closer than 10 feet to an interior lot line or closer than 20 feet to another structure on the same lot, the percentage of unprotected openings becomes less than what is required to be considered an open parking structure. Enclosed parking garages require elevated ventilation and sprinkler systems.

For natural ventilation purposes, the exterior side of the structure must have uniformly distributed openings on two or more sides. The area of such openings in exterior walls on a tier must be not less than 20 percent of the total perimeter wall area of each tier. The aggregate length of the openings considered to be providing natural ventilation shall be not less than 40 percent of the perimeter of the tier. Interior walls must be not less than 20 percent open with uniformly distributed openings.

Details consisting of but not limited to Fire apparatus access, Fire hydrant and Fire Department Connection type and location, accessibility, Knox Box location, first floor elevation relative to the rim elevation of the next upstream manhole in the public sewer, Grease interceptor type and location or other wastewater system pretreatment requirements, retaining wall locations/structures, basic building code compliance items that surface prior to building plan submission etc. will be reviewed at the Civil Plan review phase.

Zoning: Not approved

- 1) Because the total square footage of the buildings exceeds 20,000 square feet, the development must be reviewed as a major site plan by the Planning Commission. The Planning Commission will hear and decide on the major site plan at its Tuesday, February 4, 2020 meeting at 6:00 pm in City Council Chambers; until then the plan is considered not approved.
- 2) Staff has concerns regarding the location of the drive on W. Main Street as it does not view the ability the lift-in and right-in/right-out as appropriate turning movements. As indicated on the site plan and discussed with the applicant, the major site plan approval shall be contingent on the developer working with staff to determine the appropriate turning movements for this intersection.
- 3) Because there a mix of possible uses for the overall site, it is difficult to determine the exact amount of parking that will be required. As indicated on the site plan, staff will rely on the parking demand study completed by Kimley Horn which establishes an overall parking demand based on different scenarios regarding the uses on the site. The available parking will need to be monitored throughout the development of this site. Uses and building sizes may be restricted in the future phases if there are no available spaces unless additional parking is provided.

- 4) Notate the required dimensional standards for the DWTN (Downtown) zoning district. Chapter 6: Section 6.6.
  5. If site lighting will be provided, submit a separate landscape/lighting plan complete with a photometric study at the civil plan stage. Chapter 8: Section 8.9
- 5) If site lighting will be provided, submit a separate landscape/lighting plan complete with a photometric study at the civil plan stage. Chapter 8: Section 8.9
- 6) When crossing drive aisles pedestrian pathways should be of contrasting color or materials, such as but not limited to brick pavers, stamped concrete or asphalt, when crossing drive aisles. Painted or striped crosswalks do not satisfy this requirement. Speed tables or textured surfaces creating a “rumble” effect may be required at high-volume crossings. Chapter 8, Section 8.8.9
- 7) Provide bicycle parking. Chapter 8: Section 8.8.10
- 8) Indicate sidewalk widths. In the DWTN zoning district, sidewalks are required to be 10' in width when located along arterial/collector roads.
- 9) Be sure that all parking stalls such as parallel and 90 degree meet the minimum required dimensions. Chapter 8, Section 8.8.7.
- 10) Where dumpster pads are shown, indicate that the dumpster enclosure will meet the design standards. Chapter 8: Section 8.7.9(A)
- 11) If any fencing will be proposed, notate the height and type. Chapter 5: Section 5.3.5.6
- 12) Though signage requires separate review and permitting, if there are known locations for proposed project/directory signs please show these on the site plan. Chapter 8, Section 8.10

Infrastructure-Roadway: Conditional

- 1) Driveway connection on Main Street appears to be too close to the intersection and the Railroad crossing. The conflict created by Left Turns into the site could cause impediment to the Left turns onto Dave Lyle. Additionally, there are also safety issues with the Right turns or through traffic from Dave Lyle and/or Main Street. Line of site may be of concern for these (turning) movements. A full access or even a Left In is not recommended. Only a Right in/Right Out with a median is recommended.

It is understood the access is being evaluated for these safety concerns and a report is forthcoming.

Infrastructure-Water & Sewer: Conditional

- 1) No concerns anticipated in regards to sewer and water service.

Infrastructure-Stormwater: Conditional

- 1) Plans will be reviewed upon submittal of Civil design.

Infrastructure-Landscaping: Conditional

- 1) Once a site plan is developed a landscape plan is required, fully compliant with the current standards: General Requirements for Landscaping A tree survey may be required.  
8.7.3 GENERAL REQUIREMENTS FOR LANDSCAPING  
A. Landscape plan: In order to ensure compliance with the standards of this section, a landscape plan that demonstrates how landscaping will be planted on a development site must be included with any application for site plan, minor subdivision, preliminary plat for subdivision, or zoning permit, whichever is appropriate.  
The plan must be prepared by a landscape architect or other qualified landscape designer. It must be fully specified and labeled, and must consist of a detailed graphic representation of the design that demonstrates

knowledge of plant material characteristics and growth habits, as well as basic landscape design practice.

Linear designs and monoculture planting schemes are not allowed.

The landscape plan must be drawn to scale similar to the site plan but in no cases smaller than one inch equals 20 feet.

Includes canopy tree minimums, perimeter buffers, parking lot islands & circulation area screening and foundation planter strip.

Full description of the landscape development requirements can be found in the City's current Zoning Ordinance, Section 8.7 Landscape Standards.

Utilities (Electrical): Not Approved

- 1) Power is not available along Main St.
- 2) A 10' utility easement will be required along road frontages. Additional 20' easement will be required into the property. No more than 10% slope across easement.
- 3) No structures allowed in easement.
- 4) No trees are allowed in utility easement. Shrubbery is allowed but must maintain required clearances.
- 5) Civil Construction Drawings must show conduit crossings for power and communication lines. The conduit must be schedule 40 PVC Gray Pipe. The conduits must extend beyond the road ROW & into the electrical easement on both sides of the road, and include conduit sizes, quantities, & depths. Coordinate with the City's assigned project engineer and Comporium's Engineering Department at 803 326 6129. A note must be placed on the plans indicating that the developer will provide and install the conduit crossings.
- 6) Civil Construction Drawings must show conduit crossings for power and communication lines. The conduit must be schedule 40 PVC Gray Pipe. The conduits must extend beyond the road ROW & into the electrical easement on both sides of the road, and include conduit sizes, quantities, & depths. Coordinate with the City's assigned project engineer and Comporium's Engineering Department at 803 326 6129. A note must be placed on the plans indicating that the developer will provide and install the conduit crossings.
- 7) Coordinate the electric utility design and installation with Ron Passmore @ (803) 326-3758, Ron.Passmore@cityofrockhill.com



## Herald Site Property Owner Information

Parcel ID	Property Owner	Address
627-20-02-001	132 Rock Hill MRP LLC	902 Clint Moore Rd, Suite 104, Boca Raton Fl, 33487
627-20-02-002	132 Rock Hill MRP LLC	902 Clint Moore Rd, Suite 104, Boca Raton Fl, 33487
627-20-02-003	132 Rock Hill MRP LLC	902 Clint Moore Rd, Suite 104, Boca Raton Fl, 33487
627-20-02-004	132 Rock Hill MRP LLC	902 Clint Moore Rd, Suite 104, Boca Raton Fl, 33487
627-20-02-005	JSMC LLC	1606 Essex Hall Drive, Rock Hill SC, 29730
627-20-02-006	EssieAmanda LLC	2181 Olde Creek Rd, Rock Hill SC, 29732
627-20-02-007	Main 7 LLC	2075 Courtney Rd, York SC, 29745
627-20-02-008	Dark III LLC	115 S Dave Lyle Blvd, Rock Hill, SC, 29730
627-20-02-009	Dark III LLC	115 S Dave Lyle Blvd, Rock Hill, SC, 29730
627-20-02-010	Dark III LLC	115 S Dave Lyle Blvd, Rock Hill, SC, 29730
627-20-02-011	Rhodes Robert Stephen Trustee	1262 Chadwick Lake Drive, Lawrenceville GA, 30043
627-20-02-012	Rhodes Robert Stephen Trustee	1262 Chadwick Lake Drive, Lawrenceville GA, 30043
627-20-02-016	City of Rock Hill	PO Box 11706, Rock Hill SC, 29731
627-20-02-017	City of Rock Hill	155 Johnston St, Rock Hill SC, 29730
627-20-02-018	City of Rock Hill	155 Johnston St, Rock Hill SC, 29730
627-20-02-019	City of Rock Hill	PO Box 11706, Rock Hill SC, 29731
627-20-02-020	City of Rock Hill	PO Box 11706, Rock Hill SC, 29731
627-20-02-021	132 Rock Hill MRP LLC	902 Clint Moore Rd, Suite 104, Boca Raton Fl, 33487
627-20-02-022	132 Rock Hill MRP LLC	902 Clint Moore Rd, Suite 104, Boca Raton Fl, 33487
627-20-02-023	132 Rock Hill MRP LLC	902 Clint Moore Rd, Suite 104, Boca Raton Fl, 33487
627-20-02-026	Dark III LLC	115 S Dave Lyle Blvd, Rock Hill, SC, 29730
627-20-02-027	EssieAmanda LLC	2181 Olde Creek Rd, Rock Hill SC, 29732
627-20-02-028	132 Rock Hill MRP LLC	902 Clint Moore Rd, Suite 104, Boca Raton Fl, 33487
627-20-02-029	Dark III LLC	115 S Dave Lyle Blvd, Rock Hill, SC, 29730

**Note:**

Stephen Turner with Rock Hill EDC is acquiring the consent letters from the property owners. Once each letter is signed they will be submitted for review.



## MEMORANDUM

January 28, 2020

To: Dennis Fields, Planner II

From: Stephen Turner, Director of Economic and Urban Development

Subject: Major Site Plan, Herald Block

A Major Site Plan encompassing the entire block bounded by Dave Lyle Boulevard, West Main Street, Wilson Street and West White Street has been submitted for review and consideration by the Planning Commission on February 4, 2020. The applicant, IGDC, LLC, intends to develop 200+ apartments for seniors and is working closely with the City of Rock Hill (a property owner in this block) to cooperatively plan for public and private improvements that will serve the development interests of both property owners. In addition, the City has enlisted the support of the five additional property owners in this block in order to plan for public and private improvements that will support and encourage additional redevelopment and help to make this entire block a vital part of Knowledge Park.

A key element of the Major Site Plan is a public parking structure. Each of the development sites shown on the Major Site Plan depends on access to parking located in this parking structure. The Major Site Plan provides that each site will have dedicated pedestrian access to the parking structure ensuring that the parking is reasonably convenient to every building site. The important question is: How much parking should be built to adequately serve development in this block? Structured parking is very expensive (\$15,000-\$20,000 per space, plus \$600/year/space in operating costs). Building too few spaces could limit future development. Building too many spaces would be a costly mistake.

To address this question, the City asked its downtown parking consultant, Kimley Horn, to conduct a parking analysis based on the Major Site Plan. The Major Site Plan provides

for maximal build out of each site (an unlikely outcome). It also provides for a variety of possible uses for each site. These different uses often have quite different parking demand characteristics.

Kimley Horn looked at three different development alternatives for this block:

1. The planned senior housing development, plus a heavily residential focused development of the remainder of the block
2. The planned senior housing development, plus a heavily office focused development of the remainder of the block
3. The planned senior housing development with a balanced mix of residential, office and commercial uses in the remainder of the block.

The table below summarizes these three scenarios.

Land Use Type <sup>(1)</sup>	Units	Development Alternative		
		Program One	Program Two	Program Three
<b>Multi-Family</b>				
Independent Living (1 Bedroom)	Bedrooms	116	116	116
Independent Living (2 Bedroom)	Bedrooms	110	110	110
Market (1 Bedroom)	Bedrooms	159	0	45
Market (2 Bedroom)	Bedrooms	160	0	45
<b>Townhouse (3 Bedroom)</b>	Bedrooms	21	21	21
<b>Multi-Family Amenities <sup>(2)</sup></b>				
Restaurant	Square Feet	4,185	4,185	4,185
Multi-Purpose/Prefunction Space	Square Feet	2,315	2,315	2,315
<b>Office</b>	Square Feet	6,000	185,950	105,000
<b>Restaurant</b>	Square Feet	12,950	6,500	6,500
<b>Retail</b>	Square Feet	5,000	8,500	8,500
<b>Hotel</b>	Rooms	110	0	0

(1) Source: City of Rock Hill Copy of Parking scenarios.xlsx.

(2) Assumes that these amenities are designed to serve independent living residents and guests exclusively.

The goal of this analysis was to ensure that sufficient parking will be provided to reasonably serve the forecast development needs of this block. However, it is important to note that land use decisions made by the City (both as a governmental entity and as a land owner) can significantly impact the quantity of costly structured parking spaces that will be required to serve development within this block. Program One, with a heavy residential focus, creates a very high parking demand at night, while leaving many parking spaces vacant during the day. Program Two, with a heavy office focus, creates a

very high parking demand during the day, while leaving many parking spaces vacant at night. Program Three, with a balanced mix of office and residential uses, allows for a sharing of parking spaces by office users (daytime) and residential users (nighttime) and thus allows for significantly fewer total spaces to serve development within this block. The analysis of these three development scenarios is summarized below. Note that IDGC, LLC, the senior housing developer, has requested to reserve up to 200 spaces for the exclusive (not shared) use of its residents. This analysis reflects the projected parking demands within this block with and without this reservation of parking spaces.

#### Development Program One

- Parking dominated by residential use which peaks in the evening
- Residential peak coincides with restaurant peak resulting in no shared use opportunity
- Demand peaks at 710 spaces on a Saturday with and without 200 reserved spaces

#### Development Program Two

- Parking dominated by office use which peaks during weekday daytime
- Daytime peak results in opportunity for residential uses to share parking under “no reserved residential parking” scenario
- Demand peaks at 817 spaces on a weekday w/ reserved parking, 693 w/ shared parking

#### Development Program Three

- Balanced blend of office and residential parking
- Results in significant overall reduction of parking demand and opportunity to reduce parking further with shared parking management
- Demand peaks at 574 spaces without shared parking, 502 with shared parking

All of this analysis is based on development of every site in this block to its maximum capacity as shown on the Major Site Plan. It is unlikely that every site will develop to this maximum density and thus parking demands may be reduced accordingly. As development unfolds, it may be necessary for the City to manage and/or limit land uses so as to efficiently use parking resources. If parking demands change significantly, additional parking resources will need to be considered. Note that there is on-street parking planned within the block to supplement the parking structure. In addition there are other public parking structures planned for adjacent blocks that will provide additional parking capacity. Those structures have not been considered in this analysis.

For reference, the parking structure shown on the Major Site Plan (a sketch only, not designed) would likely need to be 4 levels in order to accommodate 520 parking spaces.

Due to the grades on the site, the bottom level of the deck would probably be one level below the grade of White Street, with three levels above grade.