




## MEMORANDUM

**TO:** Rock Hill Planning Commission  
**FROM:** Eric S. Hawkins, AICP, Planner III   
**RE:** Meeting Agenda  
**DATE:** February 26, 2020

The Rock Hill Planning Commission will hold its regularly scheduled monthly meeting Tuesday, March 3, 2020, 6:00 PM, City Hall Council Chambers, 155 Johnston Street. **A workshop will be held at 4:30 PM in the Executive Conference Room.** 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.

**Workshop Topic: Comprehensive Plan Update, Population, Housing, and Public Health Elements**

### AGENDA

Rock Hill Planning Commission  
March 3, 2020

Pledge of Allegiance

1. Approval of minutes of February 4, 2020, meeting.

### PUBLIC HEARING ITEMS

2. Hold public hearing and consider a recommendation to City Council on petition M-2020-05 by the Housing Development Corporation of Rock Hill to rezone approximately 10.4 acres on Osceola Avenue and Ellen Avenue from Single-Family Residential-4 (SF-4) to Master Planned-Residential (MP-R). Tax parcels 631-02-01-002 to -015, 631-02-02-001, -035, & -037.\*
3. Hold public hearing and consider a recommendation to City Council on petition M-2020-06 by Westminster Presbyterian Church, Thomas Branche, Duke Power Company, and the City of Rock Hill to rezone approximately 94.12 acres at 2840 Mt Gallant Road (portion), 3642 India Hook Road (portion) a portion of the un-addressed parcel to the south, 4037 & 4199 India Hook Road, the adjoining un-addressed parcel, and 3900 Elks Park Road from Residential Development District

---

PLANNING & DEVELOPMENT

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

- (RD-I) and Urban Development District (UD) in York County to Office and Institutional (OI) and Master Planned Residential (MP-R). Tax parcels 638-00-00-005 (portion), 638-00-00-007 (portion), 640-00-00-017 (portion), 640-00-00-010, -013, & -015, and 639-00-00-093.\*
4. Hold public hearing and consider a recommendation to City Council on petition M-2020-07 by the City of Rock Hill to rezone approximately 22 acres at 310 Red River Road (portion) from Industry General (IG) to Industry Heavy (IH) and approximately 64.99 acres at 140 Red River Road and 1788 Quality Circle from Industry General (IG), Industry Heavy (IH), and Single-Family Residential-3 to Office and Institutional (OI). Tax parcels 667-01-01-012 and 662-07-01-103.\*
  5. Hold public hearing and consider a recommendation to City Council on petition M-2020-08 by Warren Norman Company to rezone approximately 1.67 acres at 502 Cherry Road, 940, 942, & 946 Oakland Avenue, and adjacent right-of-way from General Commercial (GC) to Limited Commercial (LC). Tax parcels 629-01-06-001 to -004.\*
  6. Hold public hearing and consider a request to rename Grove Lane.\*\*

### **NEW BUSINESS**

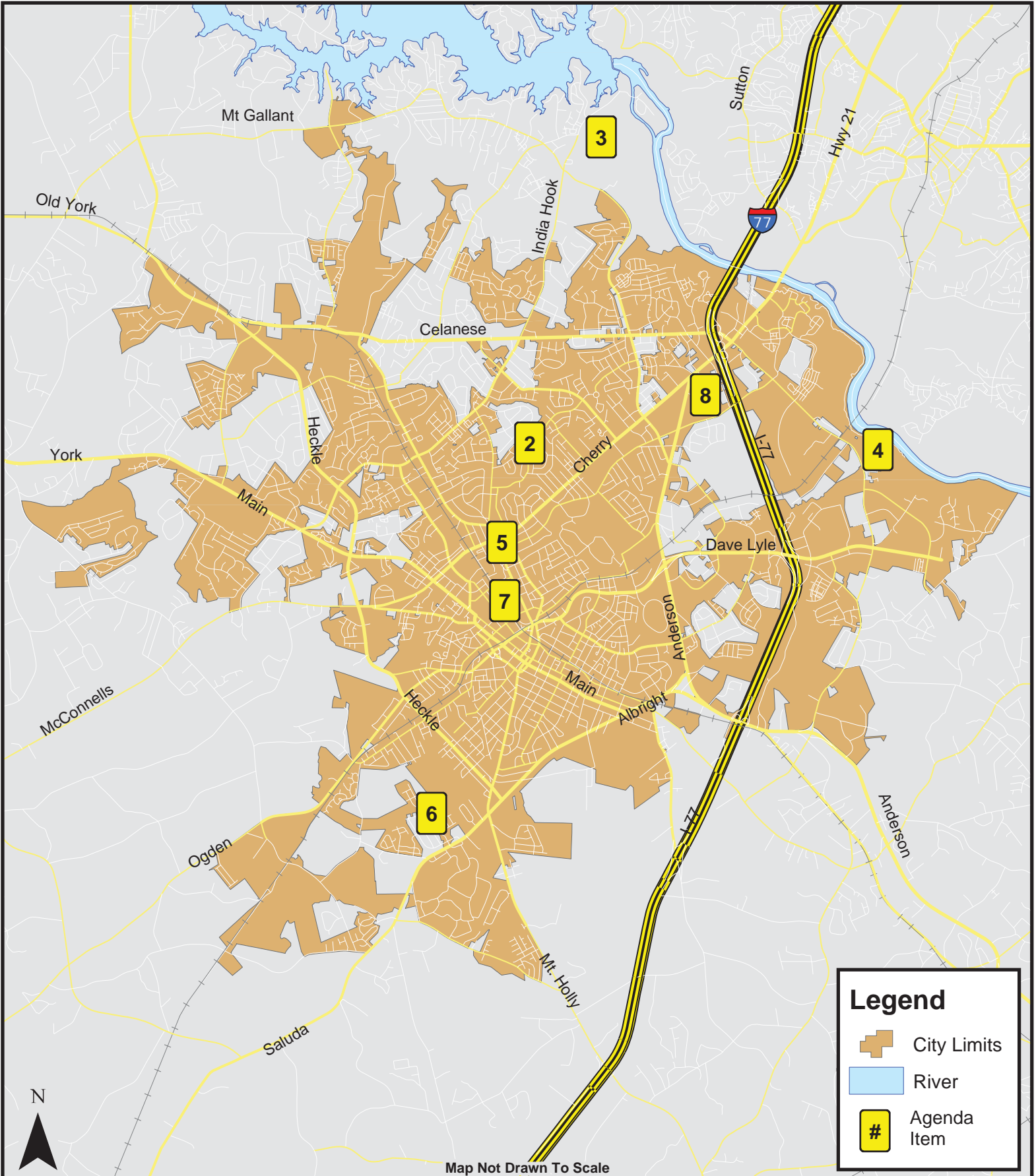
7. Consideration of a request by McMillan Pazdan Smith for Major Site Plan approval for University Center Decks B & C and Building D. (Plan #20191406)\*\*
8. Consideration of a request by Eastlake Engineering for Major Site Plan approval for Affordable Suites-Patriot Parkway. (Plan # 20200157)\*\*
9. Other Business.
10. 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 March 23. 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  
March 3, 2020  
Planning Commission





A regular meeting of the Planning Commission was held Tuesday, February 4, 2020, at 6:00 PM in City Council Chambers, City Hall, 155 Johnston Street, Rock Hill, South Carolina.

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

**MEMBERS ABSENT** Gladys Robinson, Justin Smith

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

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

Vice-Chairman Christopher made a motion to approve the minutes from the January 7, 2020, meeting. Commissioner Goodner seconded, and the motion passed unanimously by a vote of 5-0 (Robinson and Smith absent).

## 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 District 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.

Staff member, Eric Hawkins, Planner III, presented the staff report.

Commissioner Martens asked if the rezoning was approved, would the property be part of the Meadow Lakes II HOA and subject to those covenants. Mr. Hawkins stated that the applicant is willing to join the HOA so the property will be subject to the covenants and standards of Meadow Lakes II. It will be up to the HOA to accept the property into the HOA.

Commissioner Martens asked if the HOA had received information about the request. Mr. Hawkins stated they had.

Chairman Graham observed that there would be no access to McConnells Highway because of Tools Fork Creek and the flood plain on that part of the property.

Mr. Jay Rinehart, 1339 Ebenezer Road, applicant's representative, responded to Commissioner Martens' question regarding the HOA, stating he had personally spoken with the HOA president as well as several adjacent property owners and neighbors about the project. He noted there was a question as to the process to add this property to the Meadow Lakes II HOA but that the owner would prefer to petition the neighborhood and join.

Ms. Sylvia Thorp, 1759 Farrow Drive, requested additional information, observing that the sizes of the lots for the proposed additional home sites may not be of the same dimensions as existing home sites. Chairman Graham stated the Commission could not consider this as part of the current request but the application to subdivide into more

than three lots would come before them in the future. Ms. Thorp stated she was glad the property was not going to be developed into multi-family units or be accessed via McConnells Highway.

Mr. Thomas Fara, 1623 Farrow Drive and owner of 1613 & 1631 Farrow Drive, spoke in support of the request but added his concern over potential lot sizes.

Vice-Chairman Christopher presented the motion to recommend approval of the proposed Single-Family Residential-3 (SF-3) zoning. Commissioner Mallard seconded, and the motion carried unanimously by a vote of 5-0 (Robinson and Smith absent).

**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.**

Staff member Dennis Fields, Planner II, presented the staff report.

Commissioner Mallard asked if the property to the rear would be cut off. Mr. Fields stated this property was owned separately.

Vice-Chairman Christopher asked if the adjoining property would be landlocked. Mr. Hawkins noted that it has frontage on Blackmon Street.

Mr. Wes Tuttle, 2066 Masons Bend Drive, Fort Mill, applicant's representative, stated his client had a buyer interested in developing the property as a car lot and retail strip center. He noted they were currently working through the process for water and sewer service to the site, adding that even if the current interested buyer did not purchase the site, improvements would still be desirable and the proposed zoning district was best for any future uses.

Commissioner Mallard presented the motion to recommend to City Council approval of Commercial Industrial (CI) zoning as presented. Vice-Chairman Christopher seconded, and the motion carried unanimously by a vote of 5-0 (Robinson and Smith absent).

**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.**

Chairman Graham recused citing a possible conflict of interest. Vice-Chairman Christopher assumed the role of chair.

Staff member, Leah Youngblood, Planning & Zoning Manager, presented the staff report.

Vice-Chairman Christopher asked what the City considered short-term and long-term rentals. Ms. Youngblood stated any rentals longer than 30 days were considered long-term with short-term rentals usually being a week or weekend.

Vice-Chairman Christopher asked how enforcement would occur and if the hosts reported voluntarily. Ms. Youngblood stated staff had done research by GIS and internet platforms to determine the number of short-term rentals in the City but that it was unknown exactly how many were active. She added it was hoped that hosts would reach out as part of the enforcement process.

Vice-Chairman Christopher asked how HOA's that currently did not allow short-term rentals would enforce. Ms. Youngblood replied that the state required any property owner to disclose to the City of any HOA requirements prior to doing anything requiring City approval, including building permits and home occupations. She stated staff would check with the HOA first before permitting.

Commissioner Mallard asked if the requirement under (g) pertained to a unit. Ms. Youngblood stated this pertained to rooms in houses and was suggested by a host in one of the workshops, that as long as the host was present, multiple groups would be acceptable.

Commissioner Mallard asked if the City would be subjected to any liability issues and if proof of insurance would be required. Ms. Youngblood stated the City would not be involved with liability issues and noted that while some platforms may require additional insurance, the hosts would not be required to produce proof.

Commissioner Martens referred to the penalty requirements, noting they seemed particularly harsh if a host was unaware of the regulations and asked if there would be a grace period. Ms. Youngblood stated this could certainly be looked into adding that the penalty was standard language related to misdemeanors.

Commissioner Martens stated he felt the increasing penalty was vague, asking what violators would be subjected to. Ms. Youngblood stated the penalty statement came from the City's municipal code but that staff was willing to work with people. She noted the main enforcement tool was the revocation of the permit.

Vice-Chairman Christopher asked for clarification as to whether the first penalty would come after the three reported violations. There was general discussion as to when the penalties would be enforced, with Ms. Youngblood reiterating staff would work with the hosts to make certain the regulations were fair to everyone.

Vice-Chairman Christopher asked how the taxes would be collected and if they would be collected once a year. Ms. Youngblood stated this was still being contemplated but her understanding was that one platform, Airbnb, collected and paid the taxes for the hosts. She added the collection of these taxes was throughout the country.

Commissioner Martens asked if the accommodations tax was the same as the hospitality tax. Ms. Youngblood stated it was not as hospitality taxes were assessed on restaurant purchases.

Vice-Chairman Christopher asked the percentage of tax collected. Ms. Youngblood responded 3%.

Mr. Tom Hutto, 1820 Sharonwood Lane, spoke in favor of the request, informing the Commission that Airbnb charged and paid the state taxes outright, while the host set the local tax with Airbnb collecting this tax and paying it directly to the host. He noted several issues with the proposed ordinance as written, specifically:

- 11-363-(c): include statement that if the HOA restrictive covenants state short-term rentals are not allowed;
- 11-363-(e)-ii: reduction in parking requirements;
- 11-363-(f): change "destination" to "event".

Vice-Chairman Christopher requested clarification that an organization of eight members could not have a meeting at a host site. Mr. Hutto stated his understanding

was that they could only sleep at the location, not have a meeting there.

Mr. Hutto continued with comments:

- 11-363-(h): change the access time for the owner/responsible agent from 30 minutes as presented in the meeting back to 45 minutes;
- 11-363-(l): hosts not be required to have actual address of guest.

Commissioner Goodner asked if there was a guest register. Mr. Hutto stated there was but that Airbnb allowed each host to set up the parameters for potential guests.

Commissioner Goodner stated any identification presented would have the address and the police could get address information if necessary. Mr. Hutto agreed, adding that Airbnb collected the street address of each guest. There was general discussion over the process of obtaining address information.

Mr. Hutto continued by commenting on 11-367-2(a)-v, noting the host should have the ability to contact the police if the guest is unruly and not have this count against the host. Mr. Hutto indicated an instance where he was notified by a neighbor of a guest issue and responded himself, then contacted the police as the guest continued to create problems. He asked that a citation issued by the police be the penalty instead. He also requested that each property be cited rather than the entity. Mr. Hutto asked why any appeal would be addressed by the City Manager rather than the Zoning Board of Appeals.

Ms. Youngblood responded to several of Mr. Hutto's comments, noting most were not a concern. She stated the formalization of parking was important as it related to how cars were parked throughout a neighborhood and the host could always submit an alternative parking plan. In relation to the access time, she noted that the 45-minute time allowed for hosts to live as far away as Huntersville, NC, and Gaffney, SC, which defeated the purpose of having someone address issues quickly.

Commissioner Goodner asked if a mileage radius would be more acceptable. Ms. Youngblood stated staff had looked at this option but it depended upon how fast a host or responsible party could respond to issues.

With respect to having a guest's street address, Ms. Youngblood stated they saw this as necessary especially if there was a need for police involvement.

She continued stating that the regulations were designed to allow hosts who followed regulations to continue but those that did not would be stopped. She referred to Mr. Hutto's statement regarding the entity, stating any violations was intended to be per property, not host, adding that most of the complaints received regarding short-term rentals were being directed towards the zoning staff not the police department. In response to Mr. Hutto's question regarding the appeal process, she stated this statement came directly from the City's municipal code not the Zoning Ordinance.

Commissioner Mallard asked for clarification on the term "destination." Ms. Youngblood explained this was to avoid weddings, bachelor and bachelorette parties, frat parties, and other types of events that would disturb the neighborhood, adding that business meetings may be allowed.

Commissioner Martens noted there were B&B's in Rock Hill but those places appreciated having weddings, asking how this type of business would be impacted by the regulations. Ms. Youngblood stated B&B's were treated as a separate commercial use than short-term rentals.

Commissioner Martens stated he understood this to pertain only to a single bedroom in a house. Ms. Youngblood replied this was correct, reiterating the proposed regulations were designed to protect the surrounding residents of a neighborhood.

Commissioner Goodner asked if Mr. Hutto's statement regarding the restrictive covenants could be added. Ms. Youngblood stated they could.

Mr. Milt Delair, 1686 Essex Hall Drive, spoke to the challenges it took for an HOA to change their covenants and restrictions, specifically noting short-term rental rules were vague in his neighborhood's CCR document.

Mr. Ronald Blackburn, 1583 Essex Hall Drive, Seven Oaks HOA president, stated his neighborhood was looking for a way to place this type of restriction in the CCR document especially as parking was tight. He asked how the fines would be collected. Vice-Chairman Christopher replied that the magistrate's office could be involved after several attempts to collect via invoice had been unsuccessful.

Mr. Blackburn noted B&B's were required to follow health regulations and asked how cleanliness would be regulated with short-term rentals. Commissioner Mallard stated that, as a previous host, the platforms tended to self-regulate as both the host and the guest have requirements to follow and are rated for future rentals.

Mr. Blackburn asked how background checks would be regulated. Commissioner Mallard stated this worked the same way on the platforms with Airbnb being stricter than others.

Mr. Larry Schindel, 1598 Williamsburg Drive, Stoneridge Hills HOA president, stated his concern over the access time and requesting that a 15-mile radius map be used instead.

Commissioner Martens asked why the requirement was 30 minutes as opposed to being within the City. Ms. Youngblood stated this was an easy way to address concerns over amount of time in response to site issues.

Commissioner Martens asked if the host would be required to get certification that a responsible agent could be on site within 30 minutes. Ms. Youngblood stated they would.

Mr. Schindel asked how HOAs would receive notification of the regulations. Ms. Youngblood stated information would be sent through Housing & Neighborhood Services to the HOAs and neighborhood representatives.

Mr. Schindel stated he did not have any issue with short-term rentals but that he did not want to see HOAs have to hire lawyers to revise existing covenants.

Commissioner Mallard presented the motion to recommend approval of the amendments subject to inclusion of the comments by Mr. Hutto. Commissioner Martens seconded, and the motion carried unanimously by a vote of 4-0 (Graham recused, Robinson and Smith absent).

Chairman Graham resumed to chair the meeting.

- 5. Hold public hearing and make 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.**



Commissioner Goodner recused citing a possible conflict of interest.

Ms. Youngblood presented the staff report.

Chairman Graham stated he could understand the special exception requirement but asked if there were zoning districts where this was outright permitted. Ms. Youngblood stated it was permitted in MF-15 zoning but not others.

Commissioner Mallard noted that although it was outright permitted, development might not meet the acreage restrictions. Ms. Youngblood stated this was correct.

Commissioner Mallard asked the location of the SF-8 zoning districts. Ms. Youngblood stated it was not widespread but was located in some of the older sections of the City.

Commissioner Mallard asked if the pictures presented as part of the amendments would be a true intention for affordable housing development. Ms. Youngblood stated the goal was to show the different types of acceptable development for these areas but the goal was to make sure the architecture was appropriate for the surrounding area. She added staff had received clear direction from City Council that affordable housing was a must but that these also needed to meet the City's design standards.

Commissioner Mallard asked for clarification on the regulations surrounding the design standards. Ms. Youngblood stated the new construction and use needed to be compatible with surrounding uses, adding the regulations were not specifically targeted to affordable housing as much as they were to address a shortcoming in the Zoning Ordinance. Chairman Graham reiterated the development was required to take the surrounding area into account.

Commissioner Mallard questioned the outdoor requirements, asking if a backyard would be required. Ms. Youngblood stated this was situational based upon who the end user would be and that staff would work with the applicant on what they wanted to achieve. She provided examples such as a play area being suitable for an area with young families while a courtyard might be better for an area where Winthrop students would be living, stating it would be project specific.

Vice-Chairman Christopher asked what would be considered project specific. Ms. Youngblood stated that it depended upon what made sense for the surrounding area, and may not necessarily be about the style but the scale of the project.

Commissioner Martens stated concern over the architectural conditions as possibly being too expensive and questioned the manner of the approval process by the Zoning Board of Appeals. Ms. Youngblood replied that the main point was having a public hearing so those directly affected by the development could have a say in what was being proposed. She stated the ZBA had the authority to place conditions of approval on the project depending upon each situation. As far as the concern over the architectural standards, Ms. Youngblood noted that all buildings had to meet architectural standards and that these could be done affordably. She stated the City was not willing to sacrifice design standards to construct affordable housing, especially as there were several projects of public/private partnerships in existence such as Cotton Mill Village.

There was general discussion regarding the proposed amendments, with Chairman Graham expressing concern that this type of development was not allowed outright in several zoning districts but that having the added review process was better than not allowing development at all. Commissioner Mallard expressed belief that MF-15 should allow for development of any project under 25 units, but did agree that this was a step in the right direction.

Commissioner Mallard presented the motion to recommend to City Council approval of the amendments as presented by staff. Vice-Chairman Christopher seconded.

Commissioner Martens expressed concern that this process might be too cumbersome for a single-family residence to be converted to a duplex but agreed it was a step in the right direction.

Chairman Graham called for a vote, and the motion carried unanimously by a vote of 4-0 (Goodner recused, Robinson and Smith absent).

## **NEW BUSINESS**

### **6. Consideration of a request by Keck & Wood Inc. for Major Site Plan approval for The Herald Site. (Plan #20191062)**

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

Chairman Graham requested clarification that the issue was related to traffic movement at the entry onto the site. Ms. Marshburn stated this was correct.

Vice-Chairman Christopher asked if the drive would be private. Ms. Marshburn stated this was a public road.

Vice-Chairman Christopher asked if the drive would be owned by the City. Ms. Marshburn stated it would and clarified that Road C indicated on the plan was the public road.

Vice-Chairman Christopher observed the drive was approximately 250' from the intersection. Ms. Marshburn stated this was correct. She noted staff had requested the drive be moved farther but the applicant stated that it would have to move the building closer to the railroad track.

Commissioner Martens asked if elevations had been submitted. Ms. Marshburn stated these had not yet been provided.

Mr. Matt Crawford, Keck & Wood Inc., 300 Technology Way, Suite 400, applicant, stated in reference to the drive entry they had been working with a traffic engineer to quantify the location of the entrance, specifically noting this entry would be used by visitors to the site as most residents would use the Wilson Street entrance.

Vice-Chairman Christopher asked if the majority of the parking would be off Wilson Street. Mr. Crawford stated this was the goal, to direct people to use the Wilson Street and White Street entrances.

Commissioner Mallard asked if the parking garage would be accessible from the 16-space parking lot off Wilson Street. Mr. Crawford stated it would.

There was general discussion regarding issues involving the proximity of the entry to the intersection and dealing with the train stopping and blocking traffic.

Chairman Graham noted this was a high-density development, asking if staff would be able to judge the parking requirements. Mr. Crawford stated the parking study had been done to determine needs for mostly residential use and mostly commercial use and that while they had estimated high parking counts, they believed the City will determine the number of spaces required.

Commissioner Goodner asked if the townhomes would have parking below each unit or utilize the parking garage. Mr. Crawford stated they would use the garage.

Commissioner Martens asked who owned the properties. Mr. Crawford stated there was

a variety of owners and that a list had been provided in the staff report.

Chairman Graham asked if there would be a park area. Mr. Crawford stated there would and it would be owned by the City.

Vice-Chairman Christopher asked how stormwater would be handled. Mr. Crawford stated this currently being examined, but underground detention seemed to be the best option for this site.

Chairman Graham asked the level of care for the elder care facility. Mr. Crawford stated it would be progressive in that the initial level was independent with a la carte services added as needed. Mr. Bogue Wallin, PO Box 26462, Greenville SC, provided additional information, noting this project was being developed with the City to include age restricted elder care and active adult units with 24 beds for assisted living. He stated units in the development would be rentals, not purchased, and indicated the improvements along West Main Street were driven by the future pedestrian bridge and parking garage. He added the reason for the location of the entrance was in order to keep the building protected from sound, most notably the railroad.

Vice-Chairman Christopher asked if the building would be as large as Westminster Towers. Mr. Wallin stated it would be five or six floors, not eight as originally proposed, mainly due to the parking.

Vice-Chairman Christopher observed it would be fewer than 300 units. Mr. Wallin stated this was correct but more may be added later.

Vice-Chairman Christopher asked the architectural style of the building. Mr. Wallin stated it would be beautiful but did not elaborate. Mr. Crawford stated some sketches had been submitted early in the process but may have changed.

Chairman Graham asked how they had addressed staff's concerns. Mr. Wallin replied they were involved in the City's parking studies and the proposed development was less intense than other developments within the same area.

Vice-Chairman Christopher presented the motion to approve the major site plan as submitted, subject to staff comments and contingent upon traffic study.

There was general discussion regarding the relocation of Road C on the site. Mr. Meyer stated there were two options to consider for the site, either the left turn would not have any detrimental affect or there would be a median installed with right in-right out only movement. He added there was a major study going on examining the lights and flow of traffic in the Main Street/Dave Lyle Boulevard area that included better signage and possibility of having a green left turn arrow onto Dave Lyle Boulevard.

There being no further comments, Chairman Graham called for a second to Vice-Chairman Christopher's motion. Commissioner Mallard seconded. Chairman Graham stated it was exciting to see this type of development going on in the downtown area. He called for a vote and the motion carried unanimously by a vote of 5-0 (Robinson and Smith absent).

## **7. Other Business.**

There being no further business, the meeting adjourned at 8:15 p.m.



# Staff Report to Planning Commission M-2020-05



Meeting Date: March 3, 2020

Petition by Housing Development Corporation of Rock Hill is requesting to rezone the properties located at 1421 to 1499 Osceola Avenue and 1534, 1541, 1549, & 1557 Ellen Avenue from Single-Family Residential-4 (SF-4) to Master Planned Residential (MP-R).



**Reason for Request:** This property is proposed to be rezoned in order to facilitate the development of single-family detached, single-family attached, and multi-family uses.

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

**SEE ATTACHED REPORT FOR MORE INFORMATION**



## Rezoning Analysis-Report to Planning Commission

Meeting Date: March 3, 2020

---

**Location:** 1421, 1427, 1433, 1439, 1445, 1451, 1457, 1463, 1469, 1475, 1480, 1481, 1487, 1493, 1499, & 1534 Osceola Ave. & 1541, 1549, & 1557 Ellen Ave.  
Tax Parcels 631-02-01-001 to -015, 631-02-01-036, 631-02-02-001, and 631-12-02-035 to -037

**Site Area:** 10.6 Acres

**Request:** Rezone property from to Single Family-4 (SF-4) to Master Planned Residential (MP-R) and review preliminary plat and major site plan for the associated project

**Proposed Development:** Develop the property with three housing types, including single-family detached, single-family attached, and multi-family residential uses.

**Applicant:** Housing Development Corporation of Rock Hill  
150 Johnston Street  
Rock Hill, SC 29730

**Owner:** Treat Yourself, LLC  
2764 Pleasant Rd. #11102  
Fort Mill, SC 29708

---

### Site Description

The subject property is located within the Catawba Terrace neighborhood. It consists of 18 platted parcels, which are wooded, undeveloped and include an existing 60-foot unimproved right-of-way. It is surrounded by both single-family detached and multi-family residential uses as well as an industrial use.

---

### Development Proposal

The applicant is requesting the rezoning in order to develop a mix of unique residential uses on the property. The proposed master plan for the Village at Catawba Terrace neighborhood envisions 33 total units of single-family detached, single-family attached, and multi-family residential products generally described in the following chart.

Unit type	# of units	Configuration
Single-family detached	10	One residence per lot
Single-family attached ("attached townhomes")	5	One building, with five side-by-side units, each on its own lot.
Multi-family ("stacked flat duplexes")	18	Nine buildings, with two units each; each building would be two-story with a separate living unit on each floor.

The applicant intends the project to be a mixed-income development. It plans to rent some of the units and to sell others. Most would be offered for rent or sale at a price that is considered affordable; however, a few of the single-family detached units would be sold at the market rate. The rental units would be managed by the Housing Development Corporation of Rock Hill and would be inspected on a monthly basis.

The project would be built in one phase with the infrastructure and pocket park being completed before any certificates of occupancy are issued for the residences. The Planning Commission would review a major site plan and a preliminary plat prior to the review of civil plans for the project by staff.

The project is proposing to deviate from the Zoning Ordinance's standards in the following key areas. The Terms and Conditions document details the requested deviations in full.

### **Roadways and parking**

The existing street network from which the new lots would be developed mean that this project cannot meet some modern community design standards, such as providing alleys for single-family attached uses, and providing on-street parking on both sides of the new street sections. However, the project is incorporating as much parking as possible, and would provide a total of 70 spaces for the 33 units. In addition to providing parking on each lot, the project would add 12 on-street parking on the north side of the new section of Osceola Avenue and 4 off-street parking spaces at the end of the New Street.

Though garages are not required, new single-family detached developments must provide a 20' x 20' future garage area in order to make it possible for a two-car garage to be built at a later time, if desired. Due to topography, the lot layouts proposed will not accommodate an area of this size; and therefore, this standard is not being provided. However, adequate parking is being provided as each driveway area is designed to accommodate two vehicles in addition to extra spaces being provided throughout the development. The applicant has acknowledged that space for a single car garage could be accommodated.

### **Architectural design**

The proposed architecture would not provide the amount of masonry (i.e., brick, stone, or stucco) that the Zoning Ordinance requires. Single-family detached units are required to have 50% of the front façade clad in these materials while both single-family attached and multi-family are required to have 50% on the sides facing a public street or open space, and 30% on all other sides. Instead, all of the units would be built with hardi-plank as the predominant material, and would use some stone and brick accents in small areas. The homes would have ample architectural ornamentation to provide overall architectural quality.

Similarly, the units would not meet the letter of the City's architectural variability requirement, which ensures that homes that are close together do not look too similar. However, given the small number of homes overall and the mix of different housing types that this project would include, the intent of the architectural variability provision is met.

### Multi-family use-specific standards

Multi-family uses are required to provide fencing adjacent to single-family units. Fencing will not be provided between the single-family detached homes and the stacked flats. The stacked flats are architecturally compatible with the single-family units; therefore, fencing would not be appropriate. Fencing will also not be provided between the existing single-family homes on Joyce Court and the stacked flats. The stacked flats are architecturally compatible with the single-family units, therefore, fencing is not necessary. Fencing will be provided between the single-family attached townhomes and the existing single-family detached homes.

Security cameras are ordinarily required for multi-family use, but the applicant is not planning to provide them here due to the small number of units and the architectural compatibility of the units.

### Open space

Due to the existing roadway configuration, 10% of the units will not front on open space as is normally required. However, the applicant is including a central park as an alternative for the enjoyment of the neighborhood.

## Existing Zoning District Summary

**Single-Family Residential-2 (SF-2), Single-Family Residential-3 (SF-3), Single-Family Residential-4 (SF-4), and Single-Family Residential-5 (SF-5):** These residential districts are 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 primary difference between these districts is the minimum lot size for development and other dimensional standards that are listed in full in *Chapter 6: Community Design Standards*. The following chart summarizes the differences in lot sizes for single-family residential development.

Zoning District	Minimum Lot Size for Single-Family Residential Uses
SF-2	20,000 square feet
SF-3	14,000 square feet
SF-4	9,000 square feet
SF-5	7,500 square feet

## Proposed Zoning District Summary

**Master Planned Residential (MP-R):** The purpose of the MP-R district is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Limited commercial uses will be allowed in the MP-R district to serve the needs of the residents in the development (unless it can be demonstrated that commercial/retail that is targeted towards the larger community is justified).

---

## **INFRASTRUCTURE CONSIDERATIONS**

### **Transportation**

A Traffic Impact Analysis (TIA) was not required; the development is small enough that it does not meet the threshold of 100 peak hour trips to require a study.

The property has frontage on Ellen Avenue, Osceola Avenue, and a portion of Osceola Avenue that will be renamed as a part of this development. The site will be accessed from McDow Drive, a major collector road.

Sidewalks will be provided along both sides of the renamed portion of Osceola Avenue, along one side of Ellen Avenue, and along the northern portion of the street section to remain named as Osceola Avenue, as shown on the site plan.

### **Public Utilities**

All necessary utilities will be provided to the site.

---

## **RELATIONSHIP TO PUBLIC PLANS**

### **Focus 2020 Comprehensive Plan**

This area is listed on the Future Land Use Map of the Vision 2020 Comprehensive Plan as being within a Suburban Neighborhood, which is intended to represent the largest character in the City.

The Comprehensive Plan states that this Planning Area should:

- Focus on maintaining property values and redeveloping housing that has fallen into disrepair;
- Be protected from encroachment from other types of uses in the future;
- Include future development that tries to improve connectivity (road, bicycle, and pedestrian) between neighborhoods and increase diversity in terms of housing types within price points;
- Maintain property values and redevelop housing that has fallen into disrepair; and
- Include future development that is configured to improve connections to commercial nodes and key City attractions.

### **Conclusion**

The proposed rezoning of this property from the SF-4 zoning district to MP-R is consistent with the Comprehensive Plan because the MP-R zoning district allows for a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space.

---

## **PUBLIC INVOLVEMENT**

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



- February 13: Rezoning notification signs posted on subject property.
- February 13: Rezoning notification postcards sent to 448 property owners and tenants within 300 feet of the subject property.
- February 15: Planning Commission public hearing advertisement published in *The Herald*.

### **Neighborhood Meeting**

A required neighborhood meeting was held on Thursday, January 23, 2020. The main topics of concern were the potential for crime in the pocket park; adding housing to an area that may already have a large number of vacancies; the minimal amounts being charged for rents, the upkeep of rental units; and the amount of renter vs. owner-occupied units being proposed. On January 28, 2020, the applicant held up a follow-up meeting with residents. Some topics of concern at that meeting were increased water runoff, maintaining a buffer between the Shadowbrook neighborhood and the new development, and clearing within the Duke Power Easement amongst others. Minutes from both meetings are attached.

### **Public Feedback**

After both meetings, staff heard additional feedback from nearby residents of the Shadowbrook and Crosscreek neighborhoods concerned about light spillage onto their properties, increased storm water runoff into the creek, and noise.

---

## **RECOMMENDATIONS**

### **Staff Assessment**

The proposed development would help meet the City's affordable housing needs in a manner that does not sacrifice site design or architectural design quality. It would create a unique mix of housing types that would attract both renters and buyers of different incomes in an area of the City that already has a wide mix of housing types.

### **Staff Recommendation**

Staff recommends approval of the proposed MP-R zoning.

---

### **Attachments**

- MP Terms & Conditions Document
  - Proposed Site Plan (Exhibit A)
  - Conceptual Building Elevations/Renderings (Exhibits B, C, D, E)
- Rezoning Map
- Existing Conditions Map
- Neighborhood Meeting Summaries

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

---

**Staff Contact:** Shana Marshburn, Planner I  
[shana.marshburn@cityofrockhill.com](mailto:shana.marshburn@cityofrockhill.com)  
803-326-2456

TERMS AND CONDITIONS

FOR

---

---

**THE VILLAGE AT CATAWBA TERRACE  
ROCK HILL, SOUTH CAROLINA**

---

---

FEBRUARY 26, 2020

**APPLICANT:**

Housing Development Corporation of Rock Hill, Inc.  
150 Johnson Street  
Rock Hill, South Carolina 29730

**DEVELOPMENT SERVICES BY:**

Homes of Hope, Inc.  
3 Dunean Street  
Greenville, South Carolina 29611

The Randolph Group, LLC  
607 Pendleton Street, Suite 200  
Greenville, South Carolina 29601

**ENGINEERING SERVICES BY:**

Campco Engineering, Inc.  
156 Oakland Avenue  
Rock Hill, South Carolina 29730

**SURVEYING SERVICES BY:**

White Land Surveying  
421 E. Black Street  
Rock Hill, South Carolina 29730

## **I: ADMINISTRATION**

- 1. Effect of Zoning Ordinance:** The Rock Hill Zoning Ordinance (RHZO) serves as the foundation of regulations applying to the project. Due to the size, complexity, and environmental and physical constraints associated with the project, the Master Plan (MP) Terms and Conditions are set forth in this document. This document, used in conjunction with the attached exhibits, constitutes the approved plan for the project. The development of this area is regulated by the RHZO, except as specifically amended in this document or exhibits.
- 2. Status of Exhibits:** The Master Plan and other attached exhibits to this document are specifically designed to reflect the overall design intent, as well as required elements and commitments defined for the project. No inadvertent detail or graphic not clearly specified on the exhibits is intended to contradict the specific requirements of the RHZO, as applied based on the terms of this document. The Master Plan and other attached exhibits are intended to be conceptual in nature, with civil and construction drawings submitted and reviewed according to the process set forth in the RHZO for individual buildings and other project components as the overall Plan is developed.
- 3. Order of Control:** In the case of a contradiction, the order of control is: 1) the Master Plan Terms and Conditions, 2) the Master Plan or other exhibits where specific details have been called out, 3) the RHZO (if amended after the creation of this document, then the Amended version of the RHZO applies), and 4) the Master Plan or other exhibits for general items that have not been specifically called out.

## **II: PROJECT DESCRIPTION**

### **1. Brief Project Narrative:**

This statement of Terms and Conditions is to describe in detail the planned development known as The Village at Catawba Terrace Neighborhood (the "Neighborhood"). The Villages at Catawba Terrace is located in the City of Rock Hill (the "City").

The Village at Catawba Terrace is being developed into a high-quality residential community offering multiple housing products based on compatible concepts and styles. Strategic design concepts have been utilized including but not limited to:

- The neighborhood has a discernible center with a community pocket park, passive in nature and design and available for us by all residents and dwellings;
- There are a variety of dwelling types;
- Residences in the neighborhood are placed closer to the street with emphasis on house design;

- Each residence has a porch or stoop to allow interaction with others walking on the sidewalk but still allow separation between private space (front lawn and porch) and public space (sidewalk and street); and
- The streets are not connected to minimize traffic and terminate at the community park.

The Neighborhood will include a diverse mixture of dwelling units including:

- Attached townhomes (two-story);
- Stacked Flat Duplex (2-units, one on the first floor, a 2<sup>nd</sup> unit on the second floor; and
- Single-family detached units (one- and two-story units).

The above units will be strategically placed throughout the community. Rather than isolating a particular product to a section of the community, a street could have a mixture of products that are architecturally compatible. The availability of a variety of housing stock in style, price, and square footage allows the Neighborhood to attract diverse residents including families with children, empty nesters and singles. Attracting residents of all ages accomplishes a definable design theme of an “8 to “80 Philosophy”.

- 2. Description of Amenity Areas:** The Neighborhood will include a central pocket park available for residents. It will encompass approximately 2.5 acres and will be passive in nature. It will include paved greenway paths, benches and other seating, lighting, grassed areas and flower gardens. It will be completed prior to receiving a certificate of occupancy on the first building.
- 3. Location:** The proposed development is located in the City of Rock Hill north of the intersection of McDow Drive and Ellen Avenue. The property is located south of Little Dutchman Creek Tributary.
- 4. Size:** 10.6 acres. The proposed development includes 18 separate parcels. Each parcel is owned by Treat Yourself, LLC. The tax map numbers are: 631-02-01-001 to 015, 631-02-01-036, 631-02-01-001, and 631-02-02-035 to 037.
- 5. Development Phasing Plan:** The Neighborhood will be developed in a single phase with all infrastructure (roadways, utilities) completed prior to the start of any vertical construction. The timing of the installation of the top coat of asphalt will be according to City standards. The pocket park will be completed prior to issuance of the first occupancy permit.

### III: INFRASTRUCTURE CONSIDERATIONS

- 1. Water/Sewer Infrastructure:** The Neighborhood will include water and sewer infrastructure provided by the City of Rock Hill. Sanitary sewer and water infrastructure are located adjacent to the property. Extensions into the property are the responsibility of the developer. Conceptual design of water and

sewer is shown on the Master Plan and is intended to convey compliance with City of Rock Hill standards. Final design will be provided at time of civil site design.

2. **Storm water Infrastructure:** Storm water management on-site will be provided through Best Management Practices (BMPs) and an internal underground storm water system as conceptually shown on the Master Plan. This infrastructure will include a detention pond for water quality and quantity.

The development of the central pocket park will be incorporated into the storm drainage infrastructure including the implementation of low-impact design (LID) techniques. The use of rain barrels as part of the house construction in strategic locations could be utilized to reduce storm water infrastructure. Storm drainage infrastructure will be deeded to the City of Rock Hill except all detention and water quality ponds will be owned by the Neighborhood's HOA for maintenance.

3. **Other Infrastructure:** Additional utilities will be provided as follows:
  - Natural Gas: York County Natural Gas (if available, based on market demand);
  - Electricity: City of Rock Hill; and
  - Cable/Internet: Various providers.

#### IV: COMMUNITY DESIGN STANDARDS

1. **Traffic Impact Analysis/Off-site Road Improvements:** The proposed development does not meet the threshold of 100 peak hour trips to require a TIA. Based on 33 units, approximately 33 peak hour trips will be generated.
2. **Street Design Standards:** The typical street section in the development will utilize the existing platted right-of-way of 60 feet. The extension of Osceola Avenue will have a 24.5-foot pavement section back-of-curb to back-of-curb roadway with on-street parking on one side. Ellen Avenue will have a 21-foot pavement width with off-street parking on the south side facing the future townhomes. The new roadway intersecting with Ellen Avenue ("New Street") will have an 18-foot pavement section back-of-curb to back-of-curb. A 7-foot grass strip for street trees will be provided on both sides of all newly constructed streets. A 5-foot sidewalk is provided on each side of all streets (except the northern side of Osceola Avenue extension) as shown on the Master Plan. Other than noted below, the proposed development will comply with the design/street standards as required in the RHZO.
  - A. **6.7.2 Grid Pattern:** The existing street connections and the property's configuration do not support a grid pattern.
  - B. **6.7.7 Cul-De-Sacs:** The development plan does not include a traditional cul-de-sac design. A T-Head turn-around design is incorporated into the plan in two instances to minimize impervious surfaces, maximize open space, and due to topographic constraints.

### 3. Other Community Design Standards:

- A. **6.3.4 (A) Open Space Configuration.** The existing road layout accessing the property makes orientation to open space impractical.

### V: LAND USES

- 1. **Allowed Primary Uses:** All allowed primary uses for this project are classified as conditional uses.

These uses align with those in the version of the Zoning Ordinance that was in place at the time of adoption. Only the specific use types shown are allowed.

- A. **Single-family detached;**

- B. **Single-family attached** (which this project defines as “attached townhomes”; and

- C. **Multi-family** (which this project defines as “stacked flat duplexes”);

- 2. **Use-Specific Standards:** The conditions listed for these use types in the Rock Hill Zoning Ordinance in effect at the time of approval of this Master Plan are required to be met unless explicitly excluded below.

- A. **Single-family detached:** The exclusions for single-family detached products are covered elsewhere in this document.

- B. **Single-family attached** (Attached Townhomes):

- i. **Alleys:** The Neighborhood will not have alley access due to connections to existing streets.

- C. **Multi-family** (Stacked-Flat Duplexes):

- i. **Fencing.** Fencing will not be provided between the single-family detached homes and the stacked flats. The stacked flats are compatible architecturally with the single-family units and therefore fencing would not be appropriate. Fencing will also not be provided between the existing single-family homes on Joyce Court and the stacked flats. The stacked flats are compatible architecturally with the single-family units and therefore fencing should not be required. Fencing will be provided between the single-family attached townhomes and the existing single-family detached homes.

- ii. **Security Cameras.** Security cameras will not be provided due to the small number of units and the architectural compatibility of the units.

- iii. **Lighting.** While lighting will not be reviewed by CPTED, lighting will be compatible with the single-family detached units including porch and yard lighting.

## VI: DENSITY

The Master Plan indicates a maximum of 33 residential units as follows:

Type of Residential Unit	# of Units
Single-Family attached (Townhomes)	5 (one building of 5)
Multi-Family (Stacked Flat Duplexes)	18 (9 buildings w/ 2 units each with 2 units sharing a lot)
Single-Family Detached	10

The above breakdown amounts to 3.9 units per acre.

## VII: DIMENSIONAL STANDARDS

- 1. Residential Lot Types and Standards.** The lots range in width from 20' to 71' to accommodate particular product according to the following:

Lot Type	Bldg. Width (ft)	Lot Width (ft)	# of lots	Min. Lot Size (sf)	Avg. Lot Size (sf)
SF Attached Townhome	20	20	6	2,000	2,000
MF Stacked Flat Duplexes	32	71	9	6,300	6,500
Single-Family Detached	30	50	10	5,000	6,000

- 3. Residential Setbacks.** The setbacks vary for the single-family detached and attached product to accommodate particular product needs according to the following:

Unit Type	Front* (ft)	Side (ft)	Rear (ft)
SF Attached Townhome	10	15 (on non-attached side)	10
MF Stacked Flat Duplexes	20	5	10
Single-family Detached	20	5	10

\*Front setback to include all utility easements as shown on Master Plan.

- 4. Maximum Lot Coverage** (impervious surface area): 70% for single-family detached; 80% for single-family attached townhomes, and 75% multi-family stacked flat duplexes.
- 5. Maximum Height of Structures:** 35 feet

## VIII: DEVELOPMENT STANDARDS

- 1. Environmentally Sensitive Areas:** Environmentally sensitive areas are shown on the Master Plan. Buffers against these areas will follow the regular RHZO standards.
- 2. Tree & Vegetation Protection:** The development will meet the standards of Tree and Vegetation Protection as required by the RHZO applicable to single-family



detached dwellings including the protection of heritage trees. There is a single heritage tree located on the property which will be protected and not disturbed.

3. **Open Space:** The development will have significant open space and connectivity. The Master Plan indicates open space totaling more than 25% of the property. A central pocket park will connect the eastern and western residential components of the development allowing residents to be connected by a system of paths and sidewalks strategically placed within the park. Along the pathways will be park benches to allow interaction for residents. Within the park will be areas for green space surrounded by existing and planted landscape materials. The open space will be maintained by the Neighborhood HOA.
4. **Landscaping and Buffers:** Buffers are not planned in the development separating the single-family units from the stacked flat duplexes and the townhomes. Proper landscaping and architectural design are intended to ensure compatibility between residential unit types. A planted buffer and appropriate fencing will be established along the rear and side property line of the townhomes separating the adjoining land uses.
5. **Parking:** For the single-family detached and stacked duplex products, two parking spaces will be provided in the driveways for each unit for a total of 56 parking spaces for 28 units. For the single-family attached townhome product, parking will be provided adjacent to the street in front of the unit at a ratio of 1 space per bedroom plus additional spaces for visitors for a total of 14 parking spaces for 5 units.

Additional spaces will be provided strategically throughout the Neighborhood through on-street spaces along the north side of Osceola Avenue extension (12 spaces) and an off-street parking area at the end of New Street (4 spaces).

Parking restrictions will be made part of the Neighborhood's covenants. Key points include prohibiting the parking of construction vehicles or equipment (except during times of active construction), recreational vehicles, golf carts, boats, trailers, inoperable vehicles, and similar items; operating motor vehicles on bike lanes, sidewalks, and landscaped areas; and parking on the street except in designated areas.

6. **Lighting:** All public roadways will be lighted with streetlights as provided by the City of Rock Hill. Common areas and walking paths will be lighted with streetlights and landscape lighting. The streetlights are supplemented by porch lights, side lights and landscape lighting. Landscape lighting can include pathway lights for ease of pedestrians and up-lighting to accent key hardscape and landscape elements.
7. **Signage:** A small in-ground sign will be strategically placed in the pocket park to create a sense of arrival. The park will be named for identification purposes and as a topic of conversation. The above signage is shown in **Exhibit E**. A Neighborhood entrance sign is not planned.

## IX: ARCHITECTURAL DESIGN STANDARDS

### 1. Single-Family Detached:

**A. General Description:** Details of the proposed architecture for the single-family detached units are depicted **Exhibit B** in the Residential Pattern Book. The primary building material is hard-board with brick and metal accents. Additional architectural standards are as follows:

- i. **Roof Shingles:** Architectural grade shingles – colors: black or weathered wood with metal accents per elevation – colors dark bronze or black.
- ii. **Front Door:** Fiberglass painted or stained.
- iii. **Exterior Siding:** Hard board siding (wood or cement composite); James Hardie Color Plus listing (or equivalent).
- iv. **Porch Roofing:** Raised seam metal roofing or architectural shingles over front porch where applicable.
- v. **Roof Gable:** Cedar or hard board shakes in roof gable.
- vi. **Windows:** Vinyl; colors: white, tan or taupe (grey); grid pattern is vertical varied (3 over 1, 4 over 4; 2 over 1).
- vii. **Building Foundations:** Finished floor elevations at the front façade to be an average of 18 inches or more above grade.
- viii. **Shutters:** per elevations; optional.

**B. Exceptions from RHZO Standards:** Exceptions from the single-family detached architectural design standards of the RHZO are as followings:

- i. **9.2.5 (A) Façade variation.** The single-family homes will be built with a predominate building material of hardi-board with stone and brick accents. Some houses will incorporate metal accent roofs over porches and dormers. The homes will have an abundance of architectural ornamentation to provide architectural variation. Façade variation is defined as every 4<sup>th</sup> house to be different.
- ii. **9.2.6 (B) Minimum of Specified Materials.** The single-family homes will be built with a predominate building material of hardi-board with stone and brick accents. Some houses will incorporate metal accent roofs over porches and dormers. The homes will have an abundance of architectural ornamentation to provide architectural variation.
- iii. **6.3.3 (A) Future Garage Areas.** The lots for the single-family homes will not accommodate a two-car garage. Adequate

parking is accommodated in a driveway constructed for two cars. Additional visitor parking is available in the Neighborhood. Space for a future garage is not provided due to topography. A single car garage could be accommodated.

## **2. Single-Family Attached Townhomes and Multi-Family Stacked Flat Duplexes:**

**A. General Description:** Details of the proposed architecture for the single-family attached units (townhomes are depicted **Exhibit B** in the Residential Pattern Book. The primary building material is hard-board with brick and metal accents. Additional architectural standards are as follows:

- i. Roof Shingles:** Architectural grade shingles – colors: black or weathered wood with metal accents per elevation – colors dark bronze or black.
- ii. Front Door:** Fiberglass painted or stained;
- iii. Exterior Siding:** Hard board siding (wood or cement composite); James Hardie Color Plus listing (or equivalent);
- iv. Roof Gable:** Cedar or hard board shakes in roof gable;
- v. Windows:** Vinyl; colors: white, tan or taupe (grey); grid pattern is vertical varied (3 over 1, 4 over 4; 2 over 1);
- vi. Building Foundations:** Finished floor elevations at the front façade to be an average of 18 inches or more above grade; and
- vii. Shutters:** per elevations; optional.

**B. Exceptions from RHZO Standards:** Exceptions from the single-family attached architectural design standards are as followings:

- i. 9.3.3 Orientation of Buildings to Streets and Open Space.** The stacked flat multi-family homes will have a side porch for the second-floor unit with steps facing the street. The lot selection for the stacked flats are to maximize access and orientation to the central park.
- ii. 9.3.6 Alleys and Parking.** This project will not provide alleys nor on-street parking on both sides of each street. The existing roadway infrastructure configuration makes that impractical. Instead, on-street parking (12 spaces) is being provided on the north side of the new section of Osceola Avenue and additional off-street parking spaces (4) are being provided at the end of New Street.

- iii. **9.3.14 (A) Building Materials.** The single-family attached townhomes and multi-family stacked flat homes will be built with a predominate building material of hardi-board with stone and brick accents. Some houses will incorporate metal accent roofs over porches and dormers. The homes will have an abundance of architectural ornamentation to provide architectural variation.

**X: ACCESSORY AND TEMPORARY USES.** Accessory and Temporary Uses will meet the standards contained in the RHZO. Accessory structures, including storage buildings and fences, will require architectural approval by the Neighborhood HOA and be reflected in the restrictive covenants of the Neighborhood.

#### **XI: OTHER**

1. **Meeting with Police Department:** A meeting will be held with the Police Department to alleviate any concerns of the existing community residents.
2. **Restrictive Covenants.** The Declaration of Covenants, Conditions, and Restrictions (CCRs) are a legal document detailing general requirements of the community such as design standards, lot standards, the creation of the homeowner association, and allowed uses. These CCR's are intended for the Owners of all residential units including the single-family, townhome units and stacked flat duplexes in the Neighborhood. Membership in the Neighborhood HOA for every owner of a single-family, townhome, and duplex unit is mandatory. The CCRs require all residential structures in the community be approved by an Architectural Review Committee.
3. **Homeowner Association.** The Declaration of Covenants, Conditions, and Restrictions (CCRs) will establish a Neighborhood Homeowner Association "HOA". All owners of residential units in the development will be mandatory members of the HOA. The HOA will be managed by third-party manager to ensure compliance of the CCRs.

**XII: EXHIBITS:** The following exhibits are incorporated into this Master Plan by reference:

- Exhibit A: MP Master Plan
- Exhibit B: Residential Pattern Book
- Exhibit C: Proposed Building Elevations
- Exhibit D: Proposed Building Plans
- Exhibit E: Signage



---

**EXHIBIT B**  
**RESIDENTIAL PATTERN BOOK**  
**(REVISED FEBRUARY 19, 2020)**

## 1.1 WELCOME TO THE VILLAGE OF CATAWBA TERRACE

### The Pattern Book and CR&Rs

*When you purchased your home or agreed to lease your home, you agreed (at closing) to abide by the Declaration of Covenants, Conditions, and Restrictions (CC&Rs). This The Village of Catawba Terrace Pattern Book is incorporated by reference into the CC&Rs. In doing so, you agreed to abide by, in addition to the CC&Rs, all requirements stated within these documents.*

*Contained in this Pattern Book are the recommended methods for handling design decisions, exterior selections and landscape planning. Please refer to it if you have questions about The Village of Catawba Terrace’s policies on design suggestions for your home or if you are considering making any changes or additions to your existing home.*

*The mission of the The Village of Catawba Terrace pattern book is to work with the residents to preserve, protect, and continuously enhance the value of The Village of Catawba Terrace for the property owner’s enjoyment and benefit. To aid in that mission, we prepared this guide for all property owners in The Village of Catawba Terrace in an effort to reduce confusion.*

*These guidelines have been established to provide property owners, architects and contractors with a set of parameters for the preparation of their drawings and specifications. The guidelines are to ensure that the structures and public spaces are compatible and complimentary of each other and contribute to the common unity of the neighborhood.*

*By encouraging quality and attention to detail throughout the community, the aesthetic harmony, natural tranquility and overall property values at The Village of Catawba Terrace will be enhanced and preserved.*

*Should any of these guidelines conflict with the City of Rock Hill Zoning Ordinance applicable to The Village of Catawba Terrace, the Rock Hill Code shall prevail.*



## 2.1 COMMUNITY PATTERNS

### Overview

*Community Patterns will help establish the character of The Village of Catawba Terrace from varied lot types in a distribution of locations, sometimes within the same block face - or at least the same block - to indicating areas where extraordinary attention must be employed.*

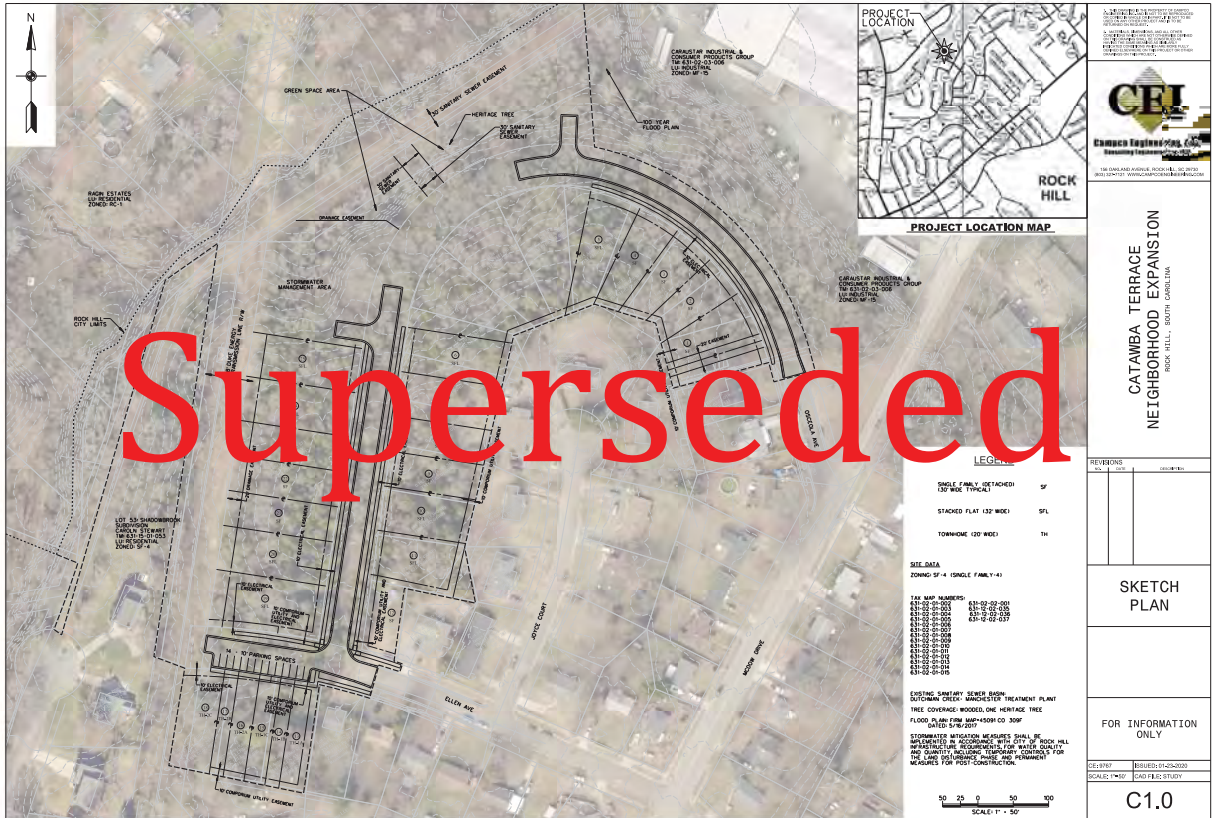
*Through the filtering of different requirements for different lots, individuality forms amongst a mixed product community. The community patterns will help to direct and guide the builder in making critical decisions which engage and ensure a lively The Village of Catawba Terrace.*





## 2.2 COMMUNITY PATTERNS

### Site Plan



### 3.1 ARCHITECTURAL PATTERNS

#### Gallery

*The following gallery of examples should be referred to for inspiration in implementing the architectural patterns for The Village of Catamba Terrace.*



## 4.1 ARCHITECTURAL DETAILS

### Introduction

*Architectural details aren't simply optional spices in a recipe, but rather are essential ingredients for creating a wonderful flavor. Too often these are merely implied through average design and average execution, yielding an offending and cheap result.*

*The forms follow a function. These aren't just elements of decoration or ornamentation. These details will transform the pattern of the neighborhood, the space, into a place.*

*The following pages of details aim at creating delight in architecture again. These are century old details that have continued to illustrate their worth in the marketplace. More importantly, though, is that they inspire and contribute not only to the viability of a place, but to the vitality of it. Used properly, The Village of Catamba Terrace will be one of those loved places.*



## 4.2 ARCHITECTURAL DETAILS

### Principal Roofs and Dormers for Townhomes and Stacked Flat Duplexes

*Roof shapes and configuration shall be logical and consistent with the design of the building. Dormers should generally be provided to light inhabitable spaces, but exceptions may be made for architectural and/or functional reasons.*

#### GUIDELINES

1. The principle roof form can be gable/temple front facing, side facing, or hipped and shall be a slope of 8:12 to 12:12 including any front nested gables; secondary roofs may be sheds with a slope of no less than 3:12.
2. Roofs shall be architectural fiberglass shingles (carrying a minimum 25-year warranty), pressed tin, standing seam or crimp metal, copper, or slate. Secondary roofs, for porches, bay windows, etc., may differ from the principal roof material.
3. Dormers shall light inhabitable spaces or shall have interior shutters and shall be placed flush with or 3 feet from the side building walls. They should have the same roofing material as the primary roof.
4. Metal roofs and flashing are allowed color dependent. shall be allowed.

*A simple roof line is broken by the occasional dormer on a stacked flat duplex*



*Architectural shingles are broken up with a secondary roof on side entry porch using metal roofing*

*Unbroken front facing gable roof lines and porches with secondary roofs*



*Roof breaks occur at logical breaks between buildings*

*These roof lines and nested gables respond to logical changes within the architecture*



*Another simple roof line accentuated by dormers*

### 4.3 ARCHITECTURAL DETAILS

#### Townhome and stacked flat duplex facades

*Townhome and Stacked Flat Duplex facades shall be of a consistent architectural style per building. Unique materials and/or colors per unit is encouraged in residential areas; more uniform patterns are expected for townhomes with visibility from the Boulevard.*

##### GUIDELINES

1. No more than two adjacent units shall have the same facade material, same color (including brick), brick texture, or material pattern. Additionally, no two buildings which face each other shall have the exact same combination of materials and colors.
2. Exterior materials shall be hard board or brick with brick and/or stone accents.
3. Wood and cedar shake shall be sealed with an opaque stain or paint.
4. Foundation walls, piers and retaining walls shall be brick, stone, or other masonry material.
5. Hard board and clapboard siding shall be smooth, horizontal, and maximum 6 inch to weather. Board and batten vertical siding may be utilized as a design feature.
6. Corner boards, at a minimum 4-1/2 inch wide; a contrasting color is allowed.
7. Trim, at a minimum 4 inches wide, shall be used at all openings. Five (5) inch trim is preferred.
8. Brick masonry units shall be horizontal and heavily textured with buff or ochre mortar. Wall opening lintels shall be detailed with a change in coursing for soldiers or jack arches, for example. Stone or cast stone is also acceptable. Wall transitions shall not occur at outside corners. Returns are not permitted



*YES:  
Trim shown on stacked flat duplex façade with hardboard and brick materials.*



*YES:  
The primary building material is continued around the corners. Note the middle unit changes material to avoid monotony*



*NO:  
Returns, or changing the material around the corner - in this case from brick to siding - looks incomplete*

## 4.4 ARCHITECTURAL DETAILS

### House Facades

*House facades should be authentic, to the most practical extent, to their true architectural style. Consistent colors and materials should be used throughout the home, but may change on wings and porches when justified by historical precedent.*

#### GUIDELINES

1. No more than two adjacent units shall have the same facade material, same color (including brick), or brick texture. Additionally, no two buildings which face each other shall have the exact same combination of materials and colors.
2. Wood and cedar shake shall be sealed with an opaque stain or paint.
3. Foundation walls, piers and retaining walls shall be brick, stone, or other masonry material.
4. Clapboard siding shall be smooth, horizontal, and maximum 6 inch to weather.
5. Corner boards, at a minimum 4-1/2 inch wide; a contrasting color is allowed.
6. Trim be used at all openings. Five (5) inch trim is preferred.
7. Brick masonry units shall be horizontal and heavily textured with buff or ochre mortar. Wall opening lintels shall be detailed with a change in coursing for soldiers or jack arches, for example. Stone or cast stone is also acceptable.
8. Wall material transitions shall not occur at outside corners. Returns are not permitted.

*A simple house facade of consistent material and color with added porch and wing*



*This facade carries the same material and color use throughout*

*A symmetrical facade with logical placement of doors and windows and use of color and materials*



## 4.5 ARCHITECTURAL DETAILS

### Side Facades Facing Public Streets and Paths

*The side facades of a home or townhome are often ignored as they simply respond to the space planning on the interior. However, when these facades face the public realm, the architecture has a greater responsibility and should not be mostly blank or void of character. Side facades which face the public realm are encouraged to incorporate porches (see next page) but shall never be bland and uninteresting.*

#### GUIDELINES

1. Side facades facing the public realm shall have one operable window per rooms.
2. Side facades shall be detailed in a similar fashion as the front facade so as not to appear as a remnant elevation.
3. Wall material transitions shall not occur at outside corners. Returns are not permitted.
4. Side porches and bay or bow windows are encouraged.

NO:  
*The lack of windows or human scale elements on the street side is less than desirable*



*The side facade on the townhome incorporates an extended side porch to create interest*



*This side facade of home gives the image of a front, but it is not*

## 4.6 ARCHITECTURAL DETAILS

### Porches and Stoops

*Porches (stoops) serve many roles for the architecture and the life of the streets. As an architectural feature, porches shade sun, provide a link from the inside out, and express style. As a human element, it is where one sits and enjoys the day, keeping watch along the street, talking with neighbors as they stroll along the sidewalk, and where to take in the changes of the seasons. Porches are highly encouraged, especially when adjacent to public open spaces.*

#### GUIDELINES

1. Porches should be generous in their depth with a minimum depth of 5 feet.
2. Wrap-around porches are encouraged for corner lot conditions.
3. Round porch columns may be Doric, Ionic, and Tuscan with an 8 inch minimum diameter; square columns are encouraged to incorporate chamfers and moldings a minimum of 8 inches.
4. Trim should be consistent with the architecture of the house.
5. Porch floors are encouraged to be tongue and groove wood, concrete, or brick; ceilings are encouraged to be panel or wood framing and may be painted or exposed.

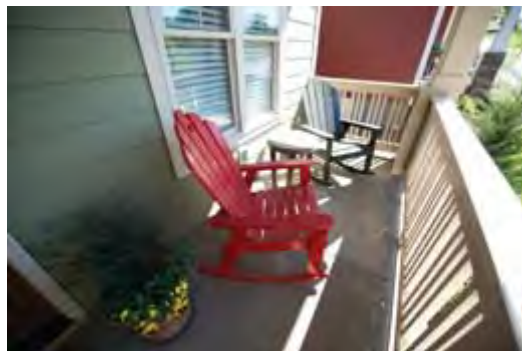
#### Builder notes

1. Porches may encroach into the front setback but at no point shall be closer than 5 feet from the back of sidewalk.
2. Stairs and stoops associated with townhomes must remain at least 1 foot from the back of sidewalk.

*A two story porch overlooks the street activities*



*A cozy and deep front porch provides a great area for conversing and watching the life of the street*





## 5.1 STREETScape PATTERNS

### Neighborhood Lane

*Neighborhood Lanes are the minor local streets within the neighborhood which do not include on-street parking. These are pedestrian oriented links between the neighborhood streets.*

*A single named road may alter between a street and a lane dependent upon the desired streetscape environment.*

#### CHARACTER & STREET SECTION

*An illustrative example of a typical intersection of neighborhood street*



*An illustration of a neighborhood lane without on-street parking*



## 6.1 LANDSCAPE AAND HARDSCAPE DETAILS

### Suggested Plant Material List

*Plantings should be drought and heat tolerant, native and of varieties which reduce the need for herbicides, pesticides, and fertilizers. On the following page, a recommended plant list is provided to help guide the decision making process for incorporating native landscaping into the lots of The Village of Catawba Terrace.*

#### Tall Shade Trees

<i>Botanical Name</i>	<i>Common Name</i>	<i>Food for Songbirds</i>	<i>Butterflies/Hummingbirds</i>	<i>Other Uses</i>
Acer barbatum	Southern Sugar	Seeds		Riparian
Betula nigra	River Birch	Seeds	Butterflies	Riparian
Carya glabra, ovata, and	Pignut, Shagbark, and Mockernut	Seeds	Butterflies	Riparian
Celtis laevigata	Sugarberry/Hackberr	Fruit	Butterflies	Riparian
Diospyros virginiana	Persimmon	Fruit		Riparian
Fagus grandifolia	American Beech	Seeds		Riparian
Juniperus virginiana	Eastern Red Cedar	Fruit	Butterflies	Cover
Liriodendron tulipifera	Yellow/Tulip Poplar	Seeds	Hummingbirds/Butterflies	Riparian
Magnolia acuminata	Cucumber Magnolia	Seeds		Riparian
Magnolia grandiflora	Southern Magnolia	Seeds		Cover
Pinus echinata	Short-leaf Pine	Seeds	Butterflies	Riparian/Cover
Pinus teada	Loblolly Pine	Seeds	Butterflies	Cover
Platanus occidentalis	Sycamore	Seeds		Riparian
Prunus serotina	Black Cherry	Fruit	Butterflies	Riparian
Quercus alba, coccinea, falcate, pagoda, michauxii, nigra, phellos, rubra, stellata, velutina and shumardii	White, Scarlet, Southern Red, Cherrybark, Swamp Chestnut, Water, Willow, Red, Post, Black and Shumard	Seeds	Butterflies	Riparian
Sassafras albidum	Sassafras	Fruit	Butterflies	Riparian
Tsuga canadensis	Eastern Hemlock	Seeds		Riparian/Cover
Ulmas alata and	Winged and American Elm	Seeds	Butterflies	Riparian

## 6.2 LANDSCAPE AAND HARDSCAPE DETAILS

### Suggested Plant Material List

#### Ornamental Trees

<i>Botanical Name</i>	<i>Common name</i>	<i>Food for Songbirds</i>	<i>Butterflies/ Hummingbirds</i>	<i>Other Uses</i>
Amelanchier arborea	Serviceberry	Fruit	Butterflies	Riparian
Aralia spinosa	Devil's Walking Stick	Fruit	Butterflies	
Asimina triloba	Paw-paw	Fruit	Butterflies	Riparian
Carnus florida	Flowering Dogwood	Fruit	Butterflies	Riparian
Cercis canadensis	Eastern Redbud	Seeds	Butterflies	Riparian
Crataegus	Hawthorne	Fruit	Hummingbirds/Butterflies	
Halesia tetraptera	Carolina Silverbell		Butterflies	Riparian
Hamamelis virginiana	Witch-Hazel	Seeds		Riparian
Ilex opacoa	American Holly	Fruit	Butterflies	Riparian/Cover
Ilex verticillata	Winterberry	Fruit	Butterflies	
Morus rubra	Red Mulberry	Fruit	Butterflies	Riparian
Myrica cerifera	Wax Myrtle	Fruit	Butterflies	Cover
Prunus Americana and angustifolia	Wild and Chickasaw Plum	Fruit	Butterflies	
Phus hirta, copallina and	Staghorn, Winged and Smooth Sumac	Fruit	Butterflies	
Acer palmatum	Japenese Maple	Seeds	Butterflies	

### 6.3 LANDSCAPE AAND HARDSCAPE DETAILS

#### Suggested Plant Material List

##### Bushes and Shrubs

<i>Botanical Name</i>	<i>Common Name</i>	<i>Food for Songbirds</i>	<i>Butterflies/Hummingbirds</i>	<i>Other Uses</i>
Callicarpa Americana	American beautyberry	Fruit		Riparian
Calycanthus floridus	Sweet-shrub		Butterflies	Riparian
Cephalanthus occiden- talis	Buttonbush	Seeds	Hummingbirds/Bu t- terflies	Riparian
Clethra alnifolia	Sweet Pepperbush	Fruit	Hummingbirds/Bu t- terflies	Riparian
Corylus Americana	Hazelnut	Seeds		Riparian
Euonymus	Strawberry Bush	Seeds		Riparian
Gaylussacia dumoa and frondosa	Dwarf and Blue Huck- leberry	Fruit	Hummingbirds/Bu tterflies	
Hydrangea	Wild Hydrangea	Seeds	Butterflies	Riparian
Itea virginica	Virginia Willow/Sweet- spire	Seeds	Butterflies	Riparian
Kalmia latifolia	Mountain Laurel		Hummingbirds/Bu t- terflies	Riparian/Cover
Lindera benzoin	Spicebush	Fruit	Butterflies	Riparian
Rhododendron cataw- biense and	Catawba and Rosebay		Hummingbirds/Bu t- terflies	Riparian/Cover
Rhododendron pericli- menoides	Wild Azalea		Hummingbirds/Bu t- terflies	Riparian
Rubus	Blackberry/Dewberry	Seeds/Fruit	Butterflies	Riparian/Cover
Sorbus arbutifolia	Red Chokebery	Fruit	Butterflies	Riparian
Vaccinium arboreum	Sparkleberry	Fruit	Butterflies	Riparian/Cover
Vaccinium corymbo- sum and	High-bush and Low- bush	Fruit	Butterflies	Riparian
Viburnum	Maple leaf Viburnum	Fruit	Butterflies	Riparian

## 6.4 LANDSCAPE AAND HARDSCAPE DETAILS

### Suggested Plant Material List

#### Vines

<i>Botanical Name</i>	<i>Common Name</i>	<i>Food for Songbirds</i>	<i>Butterflies/Hummingbirds</i>	<i>Other Uses</i>
Bignonia capreolata	Crossvine		Hummingbirds	
Campsis radicans	Trumpet Vine		Hummingbirds	
Gelemium sepervirens	Carolina Jessamine		Hummingbirds/Butterflies	Cover
Lonicera	Coral Honeysuckle		Hummingbirds	
Parthenocissus quinquefolia	Virginia Creeper	Fruit		
Passiflora incarnata	Passion Flower		Hummingbirds/Butterflies	

#### Grasses

<i>Botanical Name</i>	<i>Common Name</i>	<i>Food for Songbirds</i>	<i>Butterflies/Hummingbirds</i>	<i>Other Uses</i>
Andropogon glomeratus, scoparius and	Bushy, Little, and Big Blue Stem	Seeds	Butterflies	Cover
Andropogon	Broom Sedge	Seeds		Riparian/Cover
Aristida Stricta	Wiregrass	Seeds		Cover
Arundinaria gigantea	Switch Cane	Seeds	Butterflies	Riparian/Cover
Panicum virgatum	Switch Grass	Seeds	Butterflies	Riparian/Cover
Polystichum acrostichoides	Christmas Fern			Cover
Sorghastrum nutans	Indian Grass	Seeds		Riparian/Cover

**EXHIBIT C  
RESIDENTIAL BUILDING ELEVATIONS**



Stacked Flat Duplex



Stacked Flat Duplex





Single-Family Detached



Townhomes (Can be expanded to 3,4 or 5 units)



Single-Family Detached



Single-Family Detached



Single-Family Detached



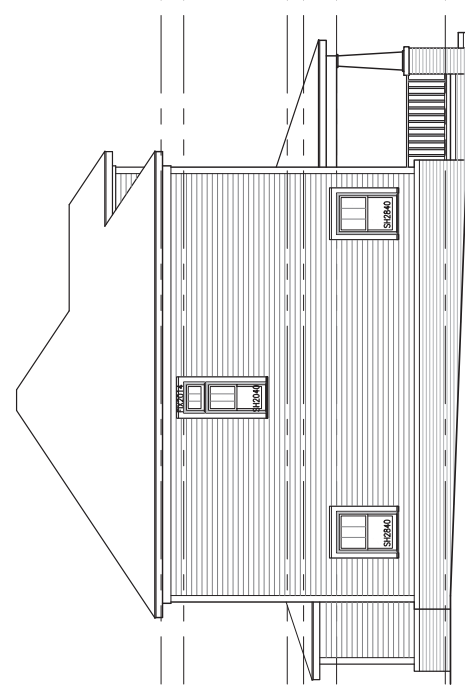
Single-Family Detached

**EXHIBIT D  
RESIDENTIAL BUILDING PLANS**

- **THRUSTON B;**
- **BAILEY 1**
- **GREEN**
- **LINCOLN (CAN BE BUILT INDIVIDUALLY AS A SINGLE-FAMILY DETACHED HOME)**
- **STACKED FLAT**

# A-5

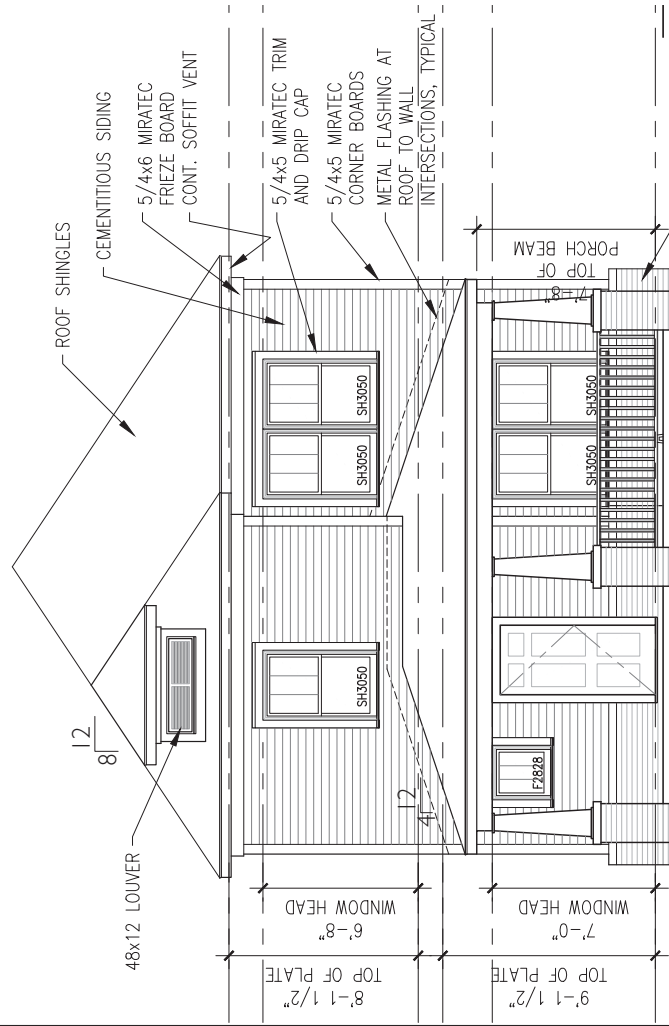
## FINAL PLANS AND SPECS



2 LEFT ELEVATION  
 SCALE: 1/8" = 1'-0"



4 RIGHT ELEVATION  
 SCALE: 1/8" = 1'-0"



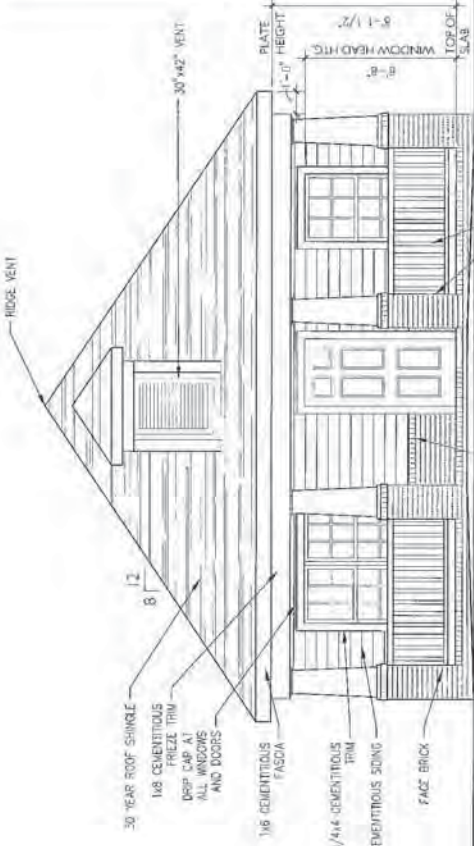
FRONT ELEVATION  
 SCALE: 3/16" = 1'-0"



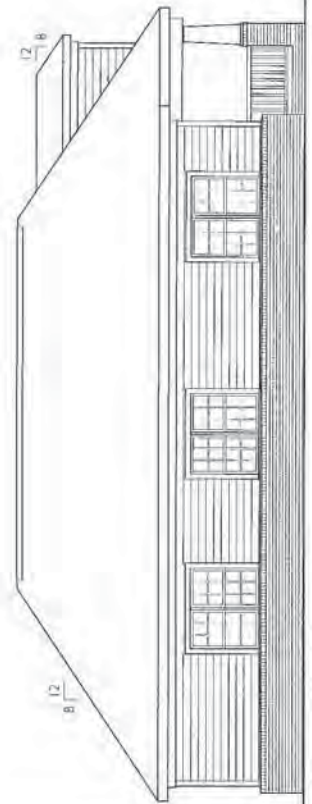
3 REAR ELEVATION  
 SCALE: 1/8" = 1'-0"



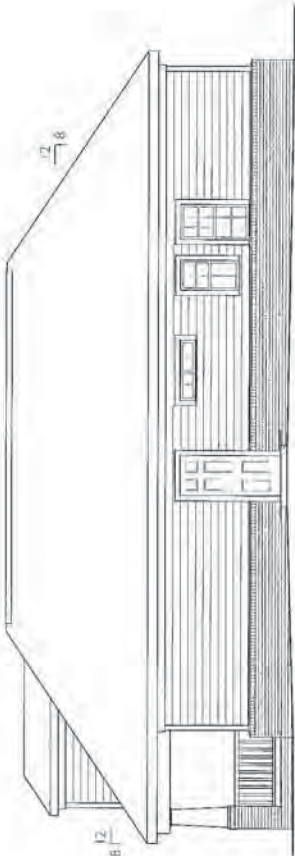




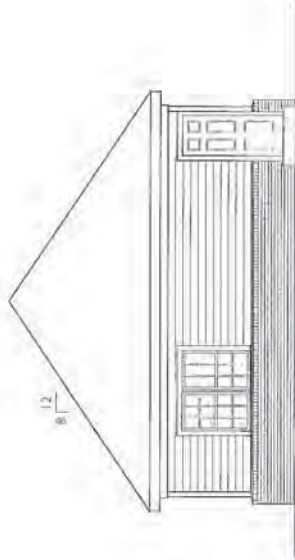
1 FRONT ELEVATION  
 A4 SCALE: 3/16" = 1'-0"



2 LEFT ELEVATION  
 A4 SCALE: 1/8" = 1'-0"



4 RIGHT ELEVATION  
 A4 SCALE: 1/8" = 1'-0"



3 REAR ELEVATION  
 A4 SCALE: 1/8" = 1'-0"

Catherine Smith Architect, LLC  
 PO Box 8579  
 Greenville, South Carolina 29604  
 864 504 5170

CSA, LLC COPYRIGHT © 2014

1001 G - "Green"  
 HOMES of HOPE  
 3 Duncan Street  
 Greenville, South Carolina 29611  
 0063-20

14 February 2014  
 Sheet 5 of 7

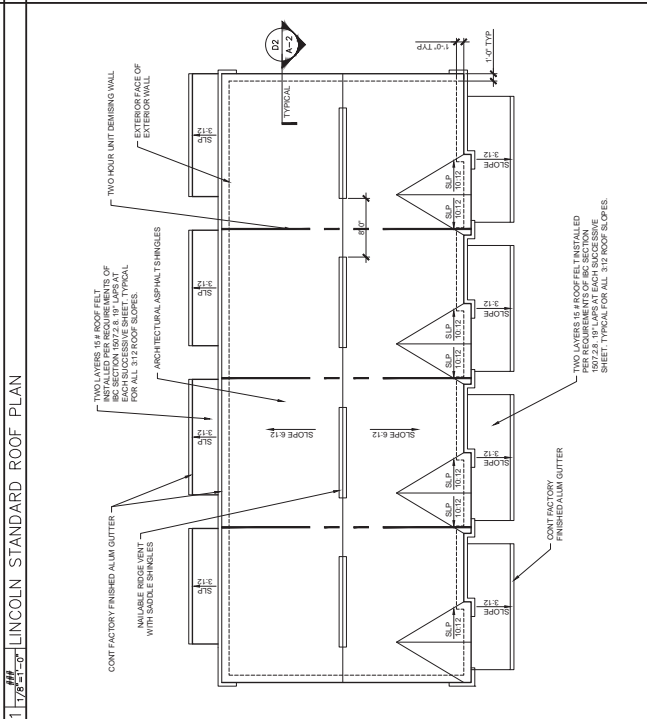
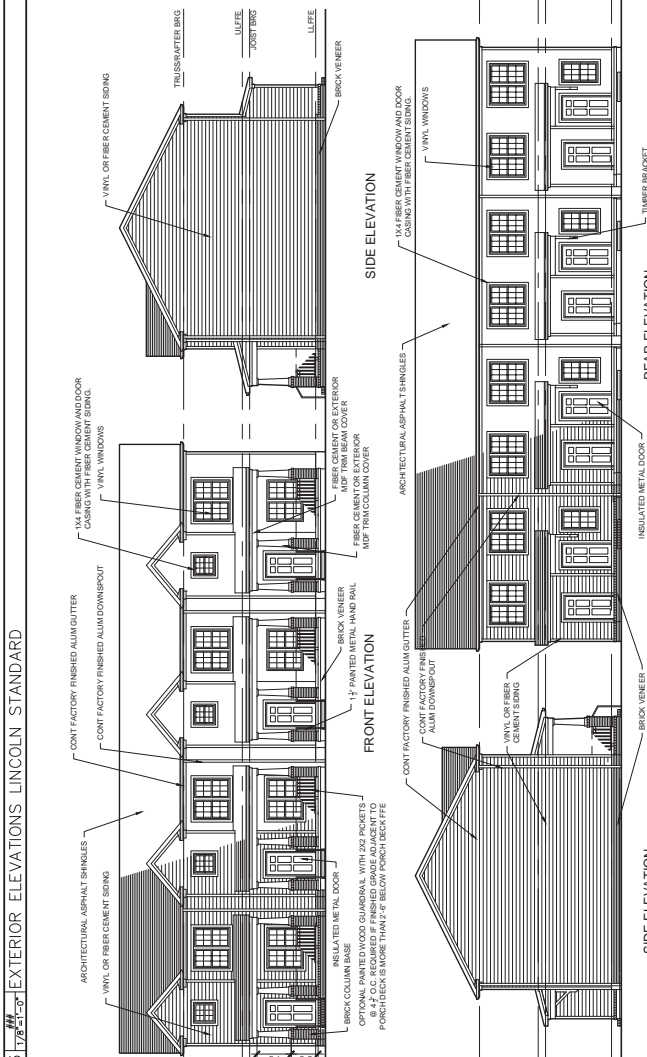
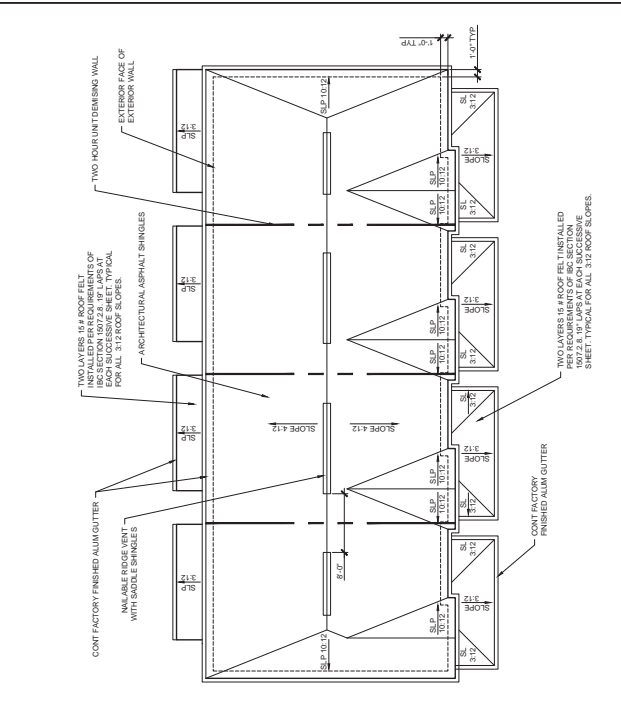
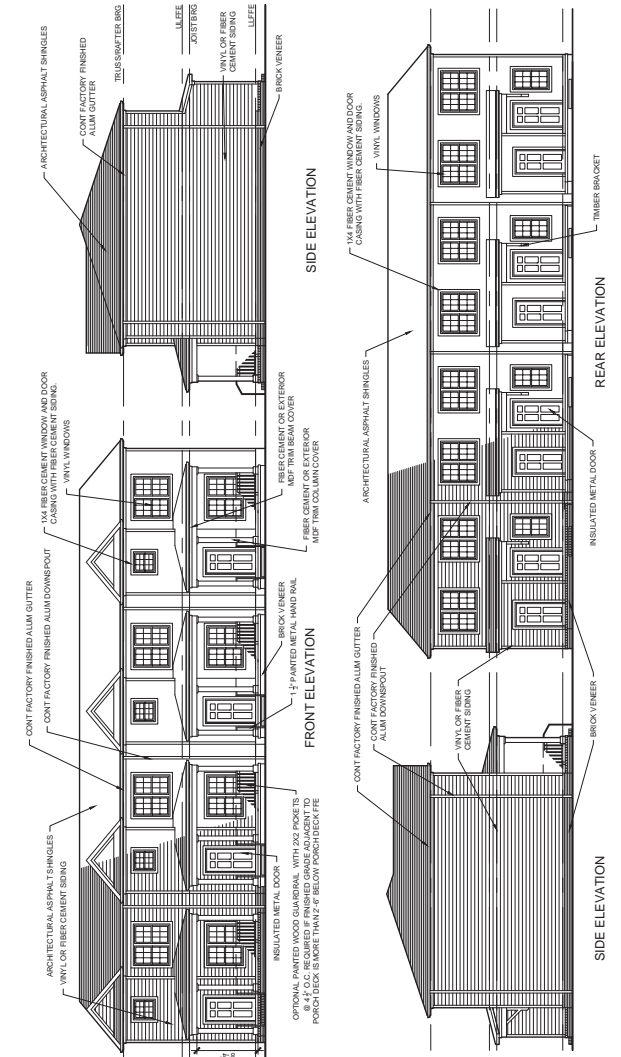
# A-4

FINAL PLANS AND SPECS





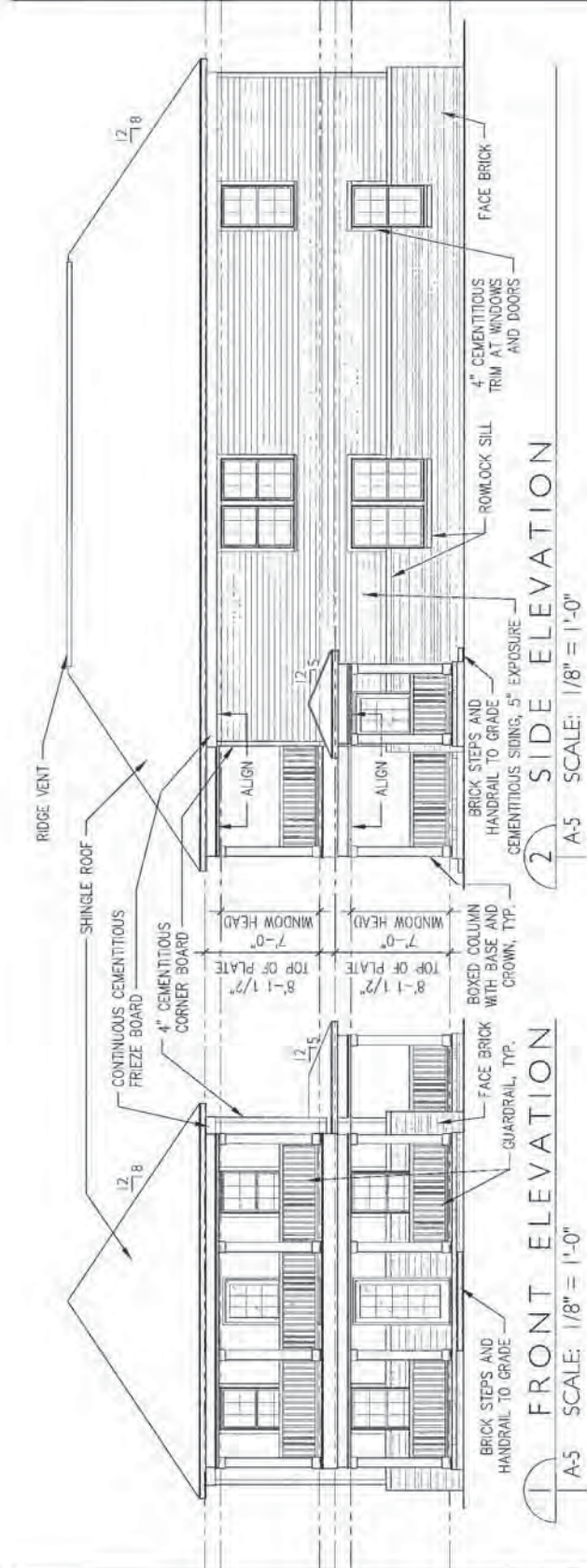
THE LINCOLN TOWNHOUSES



ISSUED	REVISIONS
12-11-18	

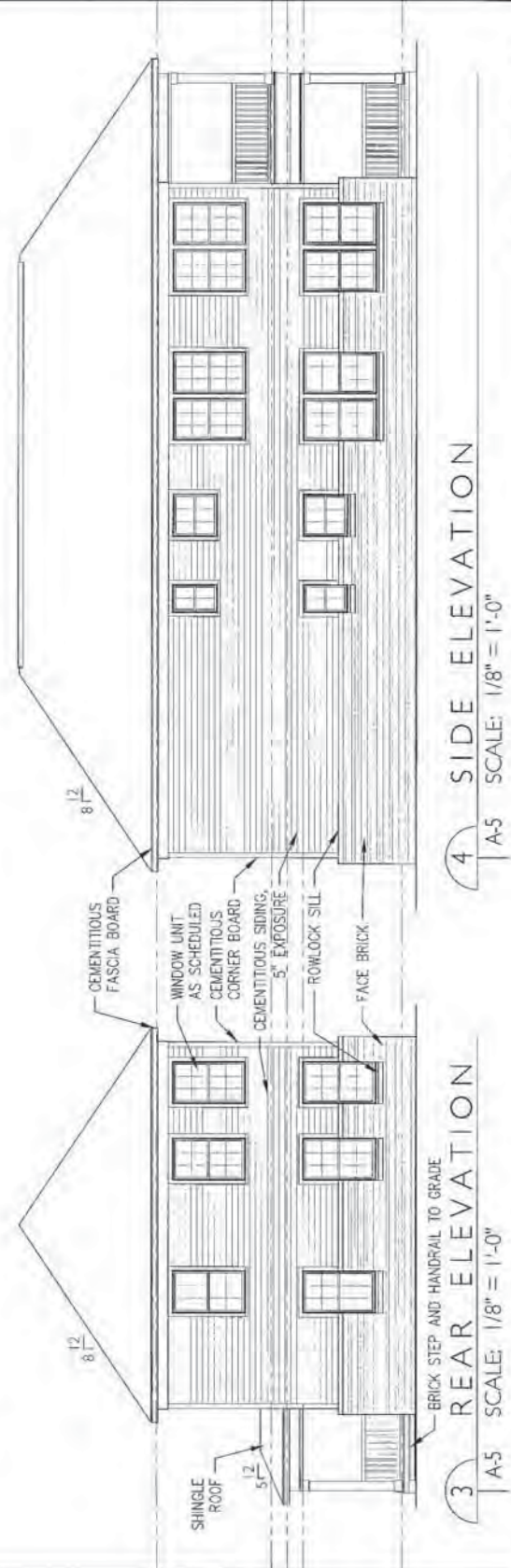
ROOF PLANS AND EXTERIOR ELEVATIONS

A-3



1 FRONT ELEVATION  
A-5 SCALE: 1/8" = 1'-0"

2 SIDE ELEVATION  
A-5 SCALE: 1/8" = 1'-0"



3 REAR ELEVATION  
A-5 SCALE: 1/8" = 1'-0"

4 SIDE ELEVATION  
A-5 SCALE: 1/8" = 1'-0"

Catherine Smith Architect, LLC  
PO Box 8579  
Greenville, South Carolina 29604  
864 504 5120

CSA, LLC COPYRIGHT © 2015

Duplex 2015  
HOMES of HOPE  
3 Dunean Street  
Greenville, South Carolina 29611  
Project No: 0063-30

06 February 2015  
Sheet 6 of 9

# A-5





## FINAL PLANS AND SPECS

**EXHIBIT E  
COMMUNITY SIGNAGE**



**M-2020-05**

**Legend**

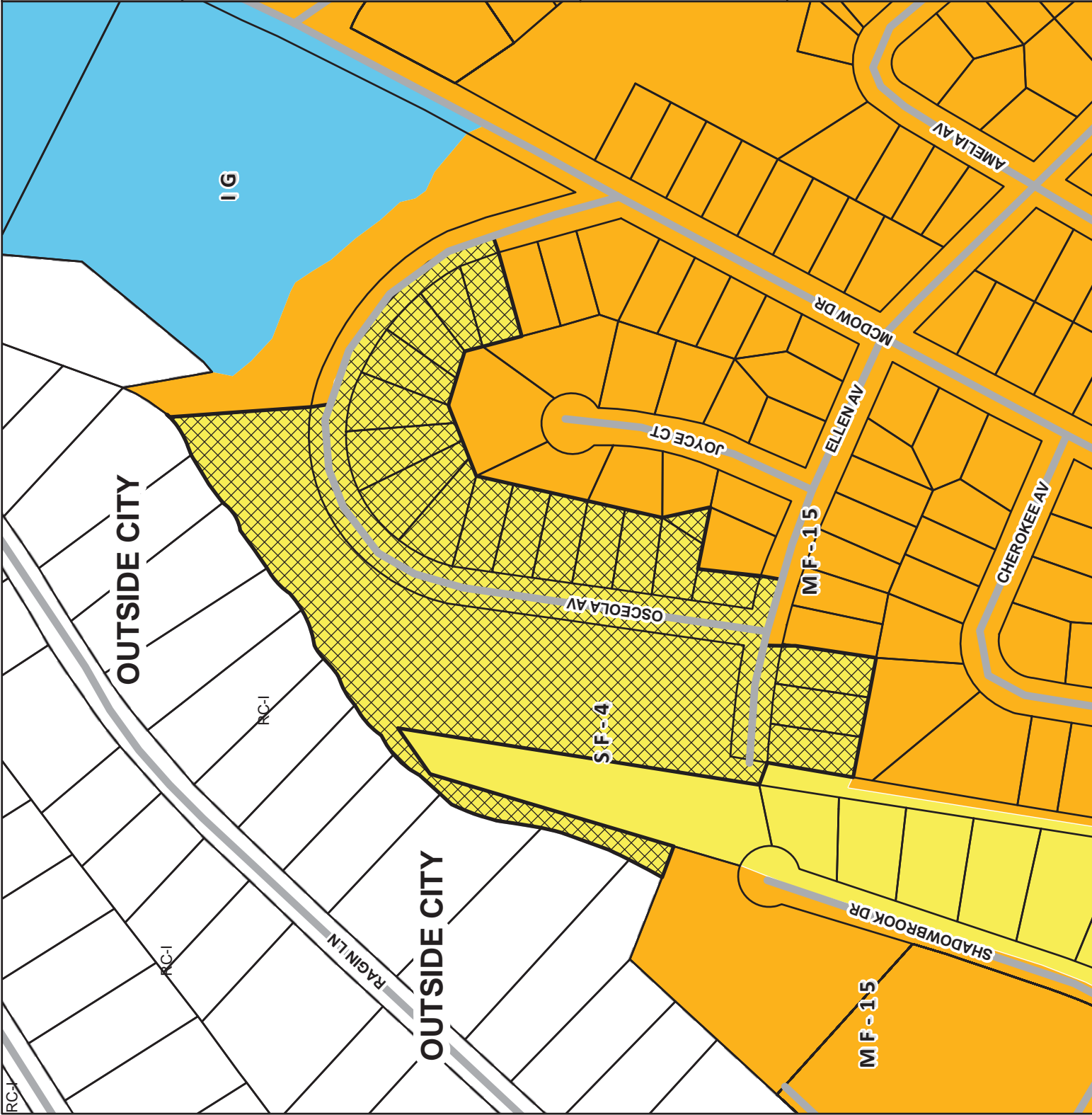
-  Subject Property
-  Industry General (IG)
-  Multi-Family 15 (MF-15)
-  Single-Family 4 (SF-4)

**Zoning Data**

**Current: SF-4**  
**Proposed: MP-R**

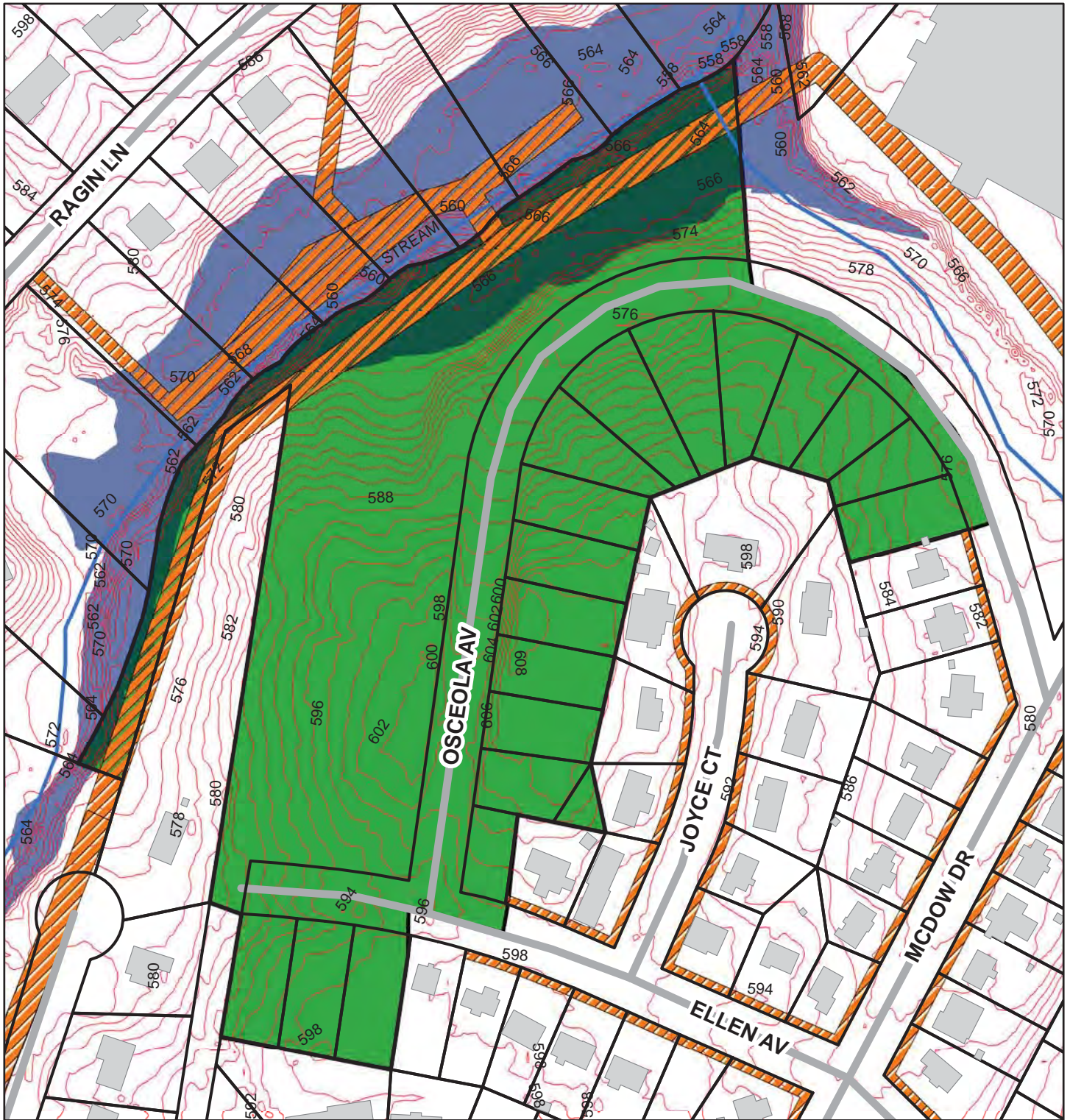


Planning & Development  
Department  
City of Rock Hill  
03/03/2020













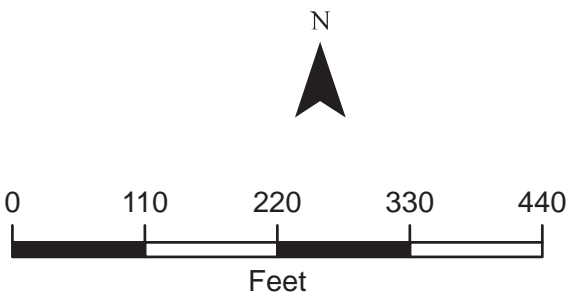


# Existing Conditions Case #M-2020-05



**Legend**

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



## Notes from Required Neighborhood Meeting

1/23/2020

Wayne Price: Concerns about lower rents impacting his investment. Issue with taxpayer funding being used in competition to him. The source of funds being State Housing funds collected via recording fees was explained. Also upset about street pavement issues.

Question asked about how often someone inspects the units. Explained that we inspect monthly.

Question about property values and if they will go up. Jeff explained that what they build will be high quality and the impact of new construction is to typically increase the value.

The occupancy rate of the neighborhood was asked. Statistics weren't readily available at the time. Concern was raised that if there were vacancies, why would this work. It was noted that the quality of the housing stock that is vacant and currently existing is poor.

There seemed to be consensus that there was one landlord in particular that doesn't maintain properties beyond the bare minimum and that this is part of the challenge with this neighborhood.

Some concern about the configuration of where the stacked flats go versus single family. It was explained that this was not set in stone. Further explained that there will be sidewalk, curb and gutter and new road standards. It will be designed to have its own detention/retention pond area as needed to not impact the surrounding area with stormwater.

The trail, if it were to stay in the plan, will be well lit.

The green space will be privately owned by the development.

Concern that people will cut through their yards to get to trails and do illegal activity. Park is only for residents. Appears to be concern with the portion of the walking trail on the exterior of neighborhood. There are motorbikes back there currently. Development should help release this.

Question of why not more homeownership? One of the benefits of rental is that we continue to be able to monitor them. Also, the funding source helps with rental, not homeownership. Some families cannot afford to buy. Question of rental versus homeownership asked. Current statistics for the neighborhood are roughly 60% rental 40% homeownership. We have seen 13 or 15 units convert from rental and homeownership.

Timeline given for when this would be brought to City Council.

We will pull occupancy and rental data and will post it in the meeting notes and also email out directly.

In terms of the actual development, we are hoping for April or June of 2021. We are still needing funding from state housing to make it work.

Question of funding sources. SRDP purpose explained. This project is the type of project that the grant comes through.

Question was asked if the ownership versus rental mix part of the rezoning? The answer is no. Rezoning is about the land use. Currently just zones for single family, not the mix of single family and duplexes. As a masterplan, the mix will become a condition of the rezoning. Why is it not an option to leave it all single family? Planning explained the process. Several present conveyed that they felt that leaving it all single family would make it more palatable. Citizens didn't like the idea of concentrating residents and thought rental would cause there to be more people. Several said they felt single family neighborhood is better. Prefers homeownership. Felt that homeownership is what has turned this neighborhood around.

If the vote was to turn down this project, the question was raised as to if the HDC would build it single family. The answer is we don't know. The houses would have to fit in with the characteristics of the neighborhood. Not all were upset by duplexes as long as they are quality. Square footage would be 1200- 1600. Most would be 3 bedrooms, though townhomes would be 2 bedrooms. 2.5 bath on the 3 bedrooms.

Community Member Meeting Re: Catawba Terrace Neighborhood Expansion

1/28/2020

In attendance: Tom and Cynthia Perrott, Carolyn Stewart, Corinne Sferrazza (CRH), Jason Vance (CRH), Al Walters (Campco Engineering)

- Residents were concerned about the clearing that has happened behind their house, we noted that this is the Duke Energy easement and the clearing is not related to the upcoming development.
- The residents would like to keep the trees that are behind their house; again, these are in the Duke Energy easement and are not related to the upcoming development.
- Residents stated they would like to have a vegetative buffer between the back of the new development and Shadowbrook.
- Residents would also like a vegetative buffer at the end of Ellen to block lights from going into their house.
- Also at the end of Ellen residents were interested in having some type of blockade so cars or 4-wheelers cannot keep going forward.
- Residents were concerned about stormwater run-off from the new development coming onto their property. We explained that a stormwater system would be constructed to capture the rainfall and direct it to a stormwater detention basin. All state and city laws governing stormwater would be followed with the design and installation of the drainage system.



# Staff Report to Planning Commission M-2020-06

Meeting Date: March 3, 2020



Westminster Presbyterian Church, Thomas Branche, Duke Power Company, and the City of Rock Hill are requesting to annex and rezone the properties at 2840 Mt Gallant (portion), 3642 India Hook Rd (portion), 4037 & 4199 India Hook Rd, and 3900 Elks Park Rd from RD-I and UD in York County to OI and MP-R.



**Reason for Request:** A public park is proposed to be developed on a portion of Tax Parcels 630-00-00-013 & -015. No development is proposed for the remaining property.

**Staff Recommendation:** Staff recommends approval of the proposed zoning.

**SEE ATTACHED REPORT FOR MORE INFORMATION**



## Rezoning Analysis-Report to Planning Commission

Meeting Date: March 3, 2020

---

- Location:** 2840 Mt Gallant Road (portion), 3642 India Hook Road (portion) a portion of the un-addressed parcel to the south, 4037 & 4199 India Hook Road, the adjoining un-addressed parcel, and 3900 Elks Park Road, Tax Parcels 638-00-00-005 (portion), 638-00-00-007 (portion), 640-00-00-017 (portion), 640-00-00-010, -013, & -015, and 639-00-00-093.
- Site Area:** Approximately 94.12 acres.
- Request:** Annex property into the City and rezone from Residential Development District (RD-I) and Urban Development District (UD) to Office and Institutional (OI) and Master Planned Residential (MP-R).
- Proposed Development:** A public park is proposed to be developed on a portion of the property owned by Duke Power, Tax Parcels 630-00-00-013 & -015. No development is proposed for the remaining property.
- Owners/Applicants:** Westminster Presbyterian Church, Thomas Branche, Duke Power Company, and the City of Rock Hill
- 

### Site Description

The property that is proposed to be zoned Office and Institutional includes three parcels owned by Duke Power Company and one parcel owned by the City of Rock Hill. The Duke Power property is undeveloped and the City property is the location of the City's raw water intake.

The property that is proposed to be zoned Master Planned Residential includes two twenty-foot wide parcels extending from Mt. Gallant Road to India Hook Road through property owned by Gene Branche and Westminster Presbyterian Church. The Branche property is a single-family residence and the Westminster property is a park.

The subject area is located on the north side of the City at the end of India Hook Road and along the east side of Elks Park Road. Surrounding uses include single-family residential and undeveloped property in residential and commercial zoning districts. Lake Wylie and the Catawba River borders the northern portion of the subject property.

---

### Proposal

The applicants are requesting the annexation and rezoning in order to facilitate the development of a public park on a portion of the property and to bring a parcel containing City infrastructure into the City Limits. The twenty-foot wide parcels are being annexed to establish contiguity between the City Limits and the Duke Power Company property.

Duke is required to develop the park in accordance with the re-licensing agreement issued by the Federal Energy Regulatory Commission for operation of the Catawba-Wateree Hydro Project. The park will be operated and maintained by the City and will

include fishing, picnicking, swimming, restrooms, and parking facilities. Since the park will be operated by the City, it needs to be brought into the City Limits. The annexation will also allow the City to better serve the park with emergency services.

The proposed park is permitted in the OI zoning district. The City's raw-water intake is classified as a Major Utility (Type A) and is a Special Exception in the OI zoning district. Since this is an existing use, it will be treated as if a Special Exception has been granted upon annexation. The proposed MP-R zoning for the Branche and Westminster properties is intended to allow those owners to continue to use their properties as they are currently used (see attached Master Plan Terms & Conditions document).

---

### **Existing Zoning District Summaries**

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.

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 Summaries**

Office and Institutional (OI): The OI district is established to provide a wide variety of professional and business offices and institutions proximate to residential and the more intense business districts so as to satisfy the City's demand for services. These regulations are designed to encourage the formation and continuance of a quiet,

compatible, and uncongested environment for offices intermingled with residential and institutional uses.

**Master Planned Residential (MP-R):** The purpose of the MP-R district is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Limited commercial uses will be allowed in the MP-R district to serve the needs of the residents in the development (unless it can be demonstrated that commercial/retail that is targeted towards the larger community is justified).

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

The subject area is contiguous to property that was annexed into the City in 2006 with single-family residential zoning.

---

## **INFRASTRUCTURE CONSIDERATIONS**

### **Transportation**

The property proposed for development has frontage on and will be accessed from India Hook Road, a State-maintained, local street. The park will include sidewalks and trails and staff has requested the addition of a sidewalk along India Hook Road from the park entrance to Elks Park Road.

### **Public Utilities**

Public water and sewer will be extended to serve the park site.

---

## **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.

### **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:

- Feb. 14: Rezoning notification signs posted on subject property.
- Feb. 14: Rezoning notification postcards sent to 95 property owners/residents within 300' of the subject property and two neighborhood association representatives (Sunset Point and Sunset Point Townhomes).



- Feb. 14: Planning Commission public hearing advertisement published in *The Herald*.

### **Neighborhood Meeting**

A neighborhood meeting was held on February 13, 2020. A summary of the meeting is attached.

---

## **RECOMMENDATIONS**

### **Staff Assessment**

The proposed Office and Institutional (OI) zoning is compatible with the surrounding uses and consistent with the Land Use Plan. OI is applied to other community and city facilities (parks, schools, fire stations, city operations center, etc.) and is appropriate for these properties.

### **Staff Recommendation**

Staff recommends approval of the proposed Office and Institutional (OI) and Master Planned Residential (MP-R) zoning.

---

## **Attachments**

- Annexation Map
- Rezoning Map
- Branche-Westminster MP Terms & Conditions
- Branche-Westminster MP Master Plan
- Neighborhood Meeting Summary
- Neighborhood Meeting Sign-in Sheet

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



**ANNEXATION MAP**

**India Hook Road/  
Mt. Gallant Road Area I**

**ANNEXATION TO THE  
CITY OF ROCK HILL**



PROPOSED ZONING: OI & MP-R  
WARD: 2  
ACREAGE: 94.12



City Limits



OI Properties - Parcels 4-7



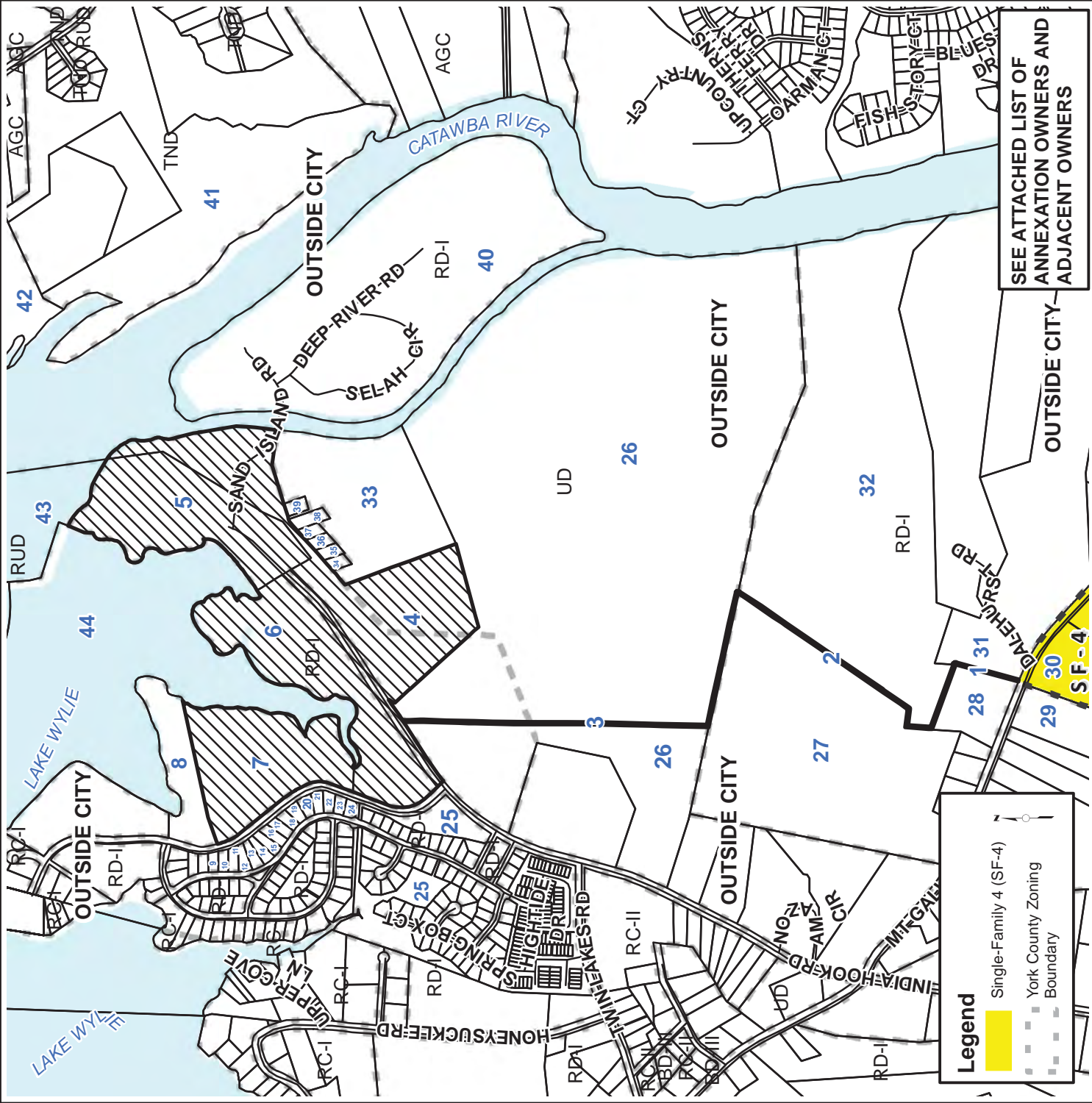
MP-R Properties - Parcels 1-3  
Future 20' Wide Parcel



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

GIS ADMINISTRATOR

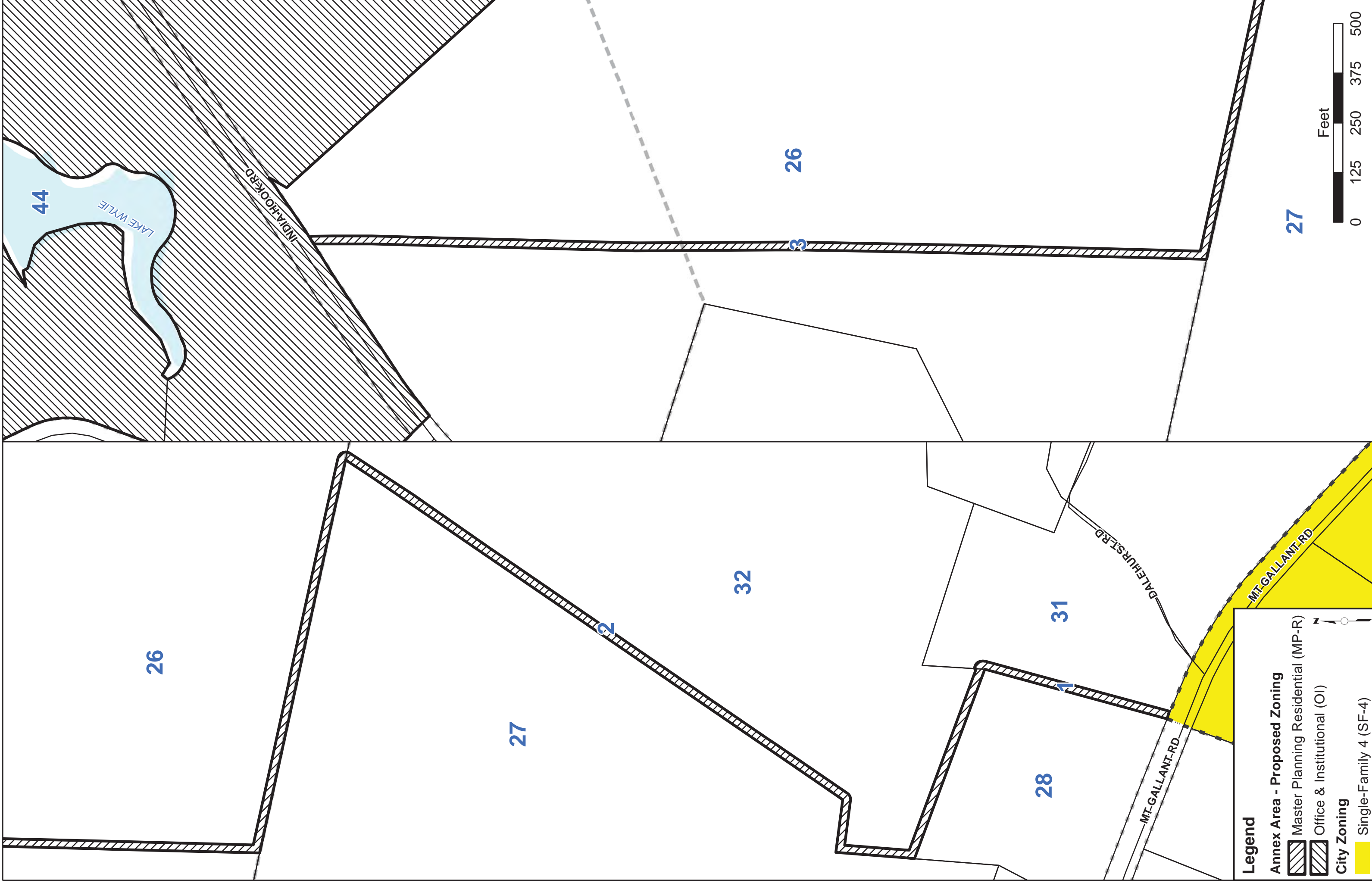
DATE



**SEE ATTACHED LIST OF  
ANNEXATION OWNERS AND  
ADJACENT OWNERS**

**Legend**

- Single-Family 4 (SF-4)
- York County Zoning Boundary



**Legend**

**Annex Area - Proposed Zoning**

- Master Planning Residential (MP-R)
- Office & Institutional (OI)

**City Zoning**

- Single-Family 4 (SF-4)



ANNEXATION PROPERTY OWNERS

Map #	Tax Parcel	Owner Name
1	Portion of 6380000005	BRANCHE THOMAS E
2	Portion of 6380000007	WESTMINSTER PRESBYTERIAN CHURCH OF ROCK HILL
3	Portion of 6400000017	WESTMINSTER PRESBYTERIAN CHURCH
4	6400000010	DUKE POWER CO ATTN PROPERTY TAX DIVISION
5	6400000013	DUKE ENERGY CORP
6	6400000015	DUKE POWER CO ATTN: PROPERTY TAX DIVISION
7	6390000093	ROCK HILL CITY OF




ADJACENT PROPERTY OWNERS

Map #	Tax Parcel	Owner Name
8	6390000086	ROCK HILL ELKS LODGE #1318
9	6390201016	THOMAS JOHN STANLEY & JUDY S JNT TENANTS W/RGT OF SURVSHIP
10	6390201015	DANIELS ANTWAIN & JESSICA GABRIELA JNT TENTS W/ROS
11	6390201014	DOWNS ALAN KENT
12	6390201013	MUNN LESLIE S
13	6390201012	COLMER EARL E & JR & DAISY WANG COLMER JNT TENTS W/ROS
14	6390201011	WHITE THOMAS C JR & KIMBERLY S JNT TENANTS W/RGT OF SURVSHIP
15	6390201010	BURRELL BETH C
16	6390201009	LAIL STEVEN D & AMY P JNT TENANTS W/RGT OF SURVSHIP
17	6390201008	BARNES RODNEY L & JANET J JNT TENANTS W/RGT OF SURVSHIP
18	6390201007	PLYLER ASHLEY S & WILLIAM A JNT WROS
19	6390201006	GEORGE JOHN R & KRISTINA L
20	6390201005	NOBLES MICHELLE BASS
21	6390201004	GRAHAM SHEILA A
22	6390201003	SCHRADER RICHARD L & DEBORAH C JNT WROS
23	6390201002	DAVIS LARRY J & MILDRED D STROTHER-DAVIS
24	6390201001	BUI TUAN N & THU P DO JNT TENANTS W/RGT OF SURVSHIP
25	6390401069	SUNSET POINT HOMEOWNERS ASSOC INC %1ST CHOICE PROPT MGMT
26	Portion of 6400000017	WESTMINSTER PRESBYTERIAN CHURCH
27	6380000001	GREGORY WILLIS C ETAL
28	6380000004	BRANCHE STEVEN ALEXANDER
29	6380000028	BURKETT JAMES CONRAD III
30	6361301113	MOSIER MONAGHAN LLC
31	Portion of 6380000005	BRANCHE THOMAS E
32	Portion of 6380000007	WESTMINSTER PRESBYTERIAN CHURCH OF ROCK HILL
33	6400000018	WESTMINSTER PRESBYTERIAN CHURCH
34	6400000007	BROCK JUDY
35	6400000006	BROCK WANDA SUE & DEBORAH BROCK WATKINS JNT TENTS W/ROS
36	6400000005	SEGAL CHARLES K JR & DEANN B
37	6400000004	SEGAL CHARLES K JR & DEANN M BICE SEGAL
38	6400000003	THOMAS DAVID L JR
39	6400000002	BOTSFORD ROBERT A JR
40	6400000001	CAMP CANAAN ENDOWMENT FOUNDATION TRST
41	6400000012	BAXTER COMMUNITY ASSOCIATION INC
42	6440101252	DUKE ENERGY CAROLINAS LLC
43	6400000014	DUKE ENERGY CORP
44	5840000002	DUKE POWER CO ATTN PROPERTY TAX DIVISION



M-2020-06

**Legend**

-  Office & Institutional (OI)
-  Master Planned Residential (MP-R)
-  Single-Family 4 (SF-4)

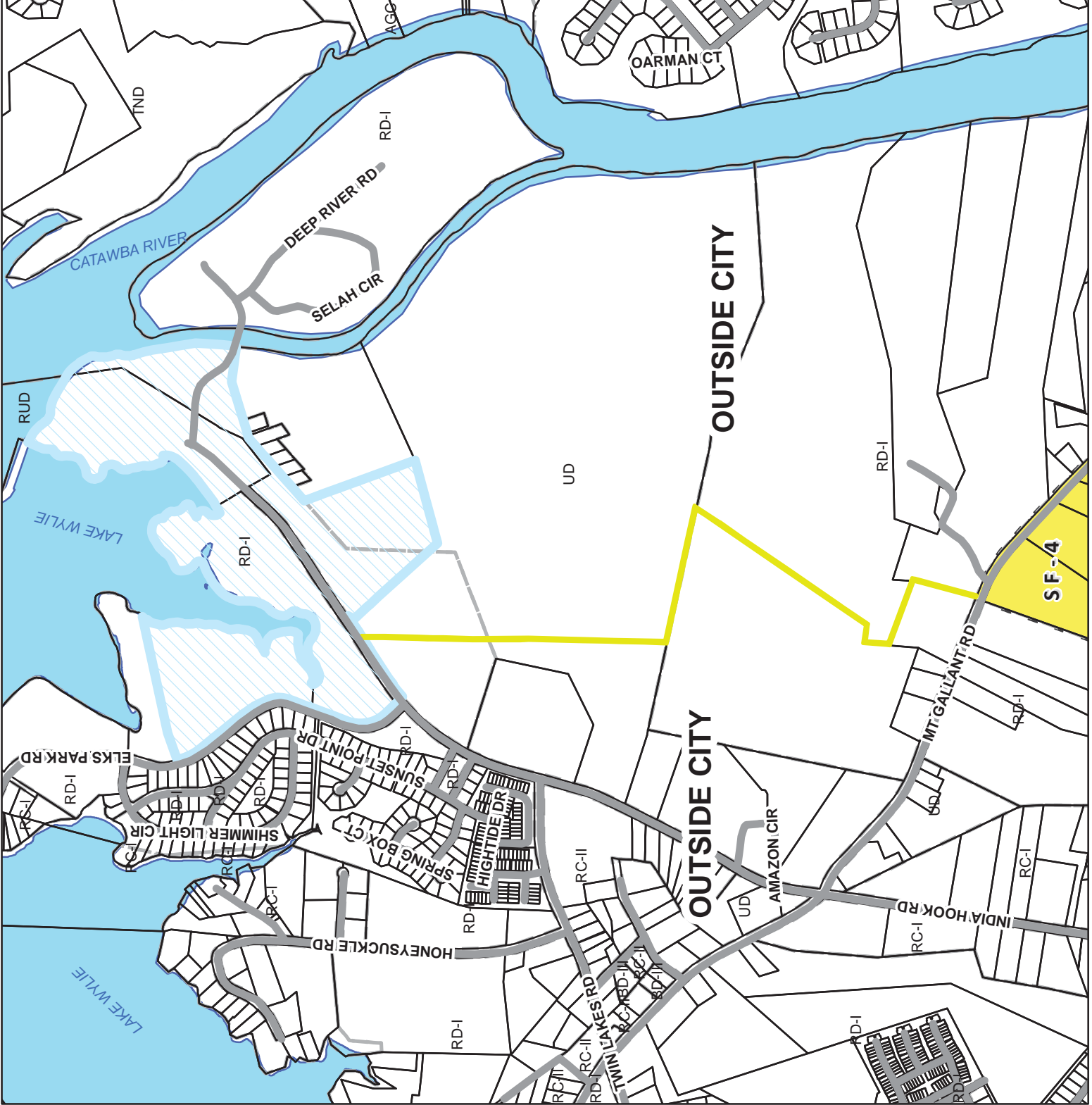
**Zoning Data**

Current: RD-I & UD  
(York County)

Proposed: OI & MP-R



Planning & Development  
Department  
City of Rock Hill  
03/03/2020



# Westminster Park Master Plan Terms & Conditions

Case #M-2020-06

## I: ADMINISTRATION

- A. Effect of Zoning Ordinance:** The Rock Hill Zoning Ordinance (RHZO) serves as the foundation of regulations applying to the project. Due to the size, complexity, and environmental and physical constraints associated with the project, the Master Plan (MP) Terms and Conditions are set forth in this document. This document, used in conjunction with the attached exhibits, constitutes the approved plan for the project. The development of this area is regulated by the RHZO, except as specifically amended in this document or exhibits.
- B. Status of Exhibits:** The Master Plan and other attached exhibits to this document are specifically designed to reflect the overall design intent, as well as required elements and commitments defined for the project. No inadvertent detail or graphic not clearly specified on the exhibits is intended to contradict the specific requirements of the RHZO, as applied based on the terms of this document. The Master Plan and other attached exhibits are intended to be conceptual in nature, with plats, site plans, civil, and construction drawings submitted and reviewed according to the process set forth in the RHZO for individual buildings and other project components as the overall Plan is developed.
- C. Order of Control:** In the case of a contradiction, the order of control is: 1) the Master Plan Terms and Conditions, 2) the Master Plan or other exhibits where specific details have been called out, 3) the RHZO (if amended after the creation of this document, then the Amended version of the RHZO applies), and 4) the Master Plan or other exhibits for general items that have not been specifically called out.

## II: PROJECT DESCRIPTION

- A. Brief Project Narrative:** This Master Plan is established to define the uses that are envisioned for the portions of the Westminster Park property and Branche property that are within the City limits. The permitted uses for the Westminster Park property are all uses conducted in association with Westminster Presbyterian Church and the related ministries and affiliated entities of Westminster Presbyterian Church such as Westminster Catawba Christian School and Westminster Towers. The permitted uses for the Branche property are intended to reflect the Branche family's past use of their property.
- B. Location:** The subject property consists of two twenty foot wide parcels located between Mt. Gallant Road and the northern end of India Hook Road and includes

portions of Tax Parcels 6380000005, 6380000007, and 6400000017. The Westminster Property is designated as Area A and the Branche Property is designated as Area B.

**C. Size:** Approximately 2.81 acres.

**D. Development Phasing Plan:** The property will be developed as directed by the owners. No defined phasing plan is known at this time.

### III: OVERALL PROJECT DESIGN/INFRASTRUCTURE CONSIDERATIONS

**A. Project Design/Street Design Standards:** Due to its relatively small size, no development is anticipated to take place wholly within the subject property. Where any roads or other site improvements cross into the subject property, they will be not be subject to City design standards.

**B. Water/Sewer Infrastructure:** Any necessary water and/or sewer connections and/or extensions to serve the development will be the responsibility of the owner.

### IV: PRIMARY AND ACCESSORY USES

**A. Allowed Primary Uses:** Although no uses are anticipated to be wholly within the bounds of the subject property, the property may contain accessory features (i.e. parking, private drives,) that support the following Permitted Uses in Area A: a-c and f-l. Permitted Uses d, e, m and n in Area A and all uses in Area B are permitted and may be wholly or partially contained within the bounds of the Subject Property. This list includes uses that align with those in the version of the Zoning Ordinance that was in place at the time of adoption and other uses as defined below. Only the specific uses and uses determined to be substantially similar by the Planning and Development Director are allowed. To the extent that any of the Uses conflict with any specific provision of the Municipal Code, City of Rock Hill, South Carolina such provision of the Municipal Code, City of Rock Hill, South Carolina is deemed amended by adoption of this Master Plan solely as relates to the property covered by these Master Plan Terms and Conditions.

1. **Permitted Uses:** Permitted uses do not have any use specific standards that must be met.

#### **AREA A:**

- a. Age restricted (55+) single-family attached
- b. Age restricted (55+) single-family detached
- c. Assisted living facility; independent living facility for seniors; nursing home facility; continuing care facility
- d. Farming
- e. Plant nursery
- f. Child day care center/preschool
- g. School, elementary
- h. School, Middle/junior or senior high
- i. Conference center
- j. Event venue
- k. Religious Institution (any size)
- l. Hotel or motel

- m. Land management. This use is defined as practices undertaken to maintain the health and productivity of the flora and fauna present on the property. Land management activities include but are not limited to controlled burning, tree cutting, hunting, and game management.
- n. Private Park. This use is defined as an outdoor, or combination indoor/outdoor use, providing for sports and recreational activities. Permitted uses and activities include arboretum; botanical garden; stadium, amphitheater and arena; recreation programs; festivals (per RHZO special event process, up to 12 per year); swimming pool; ball fields and courts; tent camping; RV camping (limited to a maximum of 10 RV spaces used for a maximum of 20 nights per year); campfires; outdoor archery range; organized outdoor shooting of firearms (in accordance with recognized gun safety guidelines); canoe, kayak, and water tube launches; and trails.

**AREA B:**

- a. Farming
- b. Plant nursery
- c. Land management. This use is defined as practices undertaken to maintain the health and productivity of the flora and fauna present on the property. Land management activities include but are not limited to controlled burning, tree cutting, hunting, and game management.

2. **Conditional Uses:** The conditions listed for these use types in the Rock Hill Zoning Ordinance in effect at the time of approval of this Master Plan are required to be met unless explicitly excluded below.

- Co-location of antenna onto existing tower or other structure
- Freestanding or co-located small-cell DAS installations (this use is conditional if all conditions of Sect. 4.3.3.16.F of the RHZO are met)

3. **Special Exception Uses:** These special exception uses have conditions listed in the Zoning Ordinance in Chapter 4: Land Use: Primary Uses that must be met unless explicitly excluded below. Special exception uses must follow the process of approval set forth in the Zoning Ordinance in Chapter 2: Administration at the time of approval of the Master Plan. The Zoning Board of Appeals may add conditions to the special exception uses beyond those listed in the Zoning Ordinance.

- Freestanding wireless communication tower
- Freestanding or co-located small-cell DAS installations (this use is a special exception if all conditions of Sect. 4.3.3.16.F of the RHZO are not met)

**B. Accessory and Temporary Uses:** In the event that this Master Plan is ever expanded to include additional property as part of the Westminster Property such that the Westminster Property thereafter meets minimum lot size requirements under the Zoning Ordinance for Permitted Uses a-c and f-l for Area A, then the accessory and temporary uses listed below are permitted in Area A in association with the Permitted Uses for Area A listed above. There are no limits on the number or square footage of these accessory uses.

- 1. Storage buildings



2. Fuel storage
3. Warehousing
4. Office
5. Short and/or long-term shelters and/or homes for the homeless and/or victims of domestic violence
6. Seasonal sales of agricultural products and/or holiday items (i.e. Christmas trees, pumpkins, etc.)

**V: DENSITY/INTENSITY.** In the event that this Master Plan is ever expanded to include additional property as part of the Westminster Property such that the Westminster Property thereafter meets minimum lot size requirements under the Zoning Ordinance for Permitted Uses a-c and f-l in Area A, then the following requirements shall apply to such Westminster Property:

**A. Residential:** The maximum number of attached and/or detached single-family residential units is 50.

**B. Non-residential:** The maximum total square footage for buildings associated with non-residential development is listed below:

- Assisted living facility; independent living facility for seniors; nursing home facility; continuing care facility: 220,000 square feet.
- Child day care center/preschool: 10,000 square feet.
- The size of any other structures over 20,000 square feet will be determined during site plan review and subject to approval by the Planning Commission.

## **VI: DIMENSIONAL STANDARDS**

**A. Lot area and width:** There shall be no minimum lot area or width standards for the parcels created subject to this Master Plan. No structures are anticipated within the boundaries of the Master Plan, so no other dimensional standards will apply. In the event that this Master Plan is ever expanded to include additional property as part of the Westminster Property such that the Westminster Property thereafter meets minimum lot size requirements under the Zoning Ordinance for Permitted Uses a-c and f-l in Area A, the standards for the various uses will be based on the standards of the RHZO as follows:

1. Single-family attached: SF-A
2. Single-family detached: SF-5
3. Assisted living facility; independent living facility for seniors; nursing home facility; continuing care facility; child care center/preschool; schools; private park; religious institution: OI
4. Farming, plant nursery: SF-2
5. Conference center, event venue, hotel or motel: LC

**B. Maximum Height of Structures:** 50 feet.

## **VII: EXHIBITS**




The following exhibits are incorporated into this Master Plan by reference:

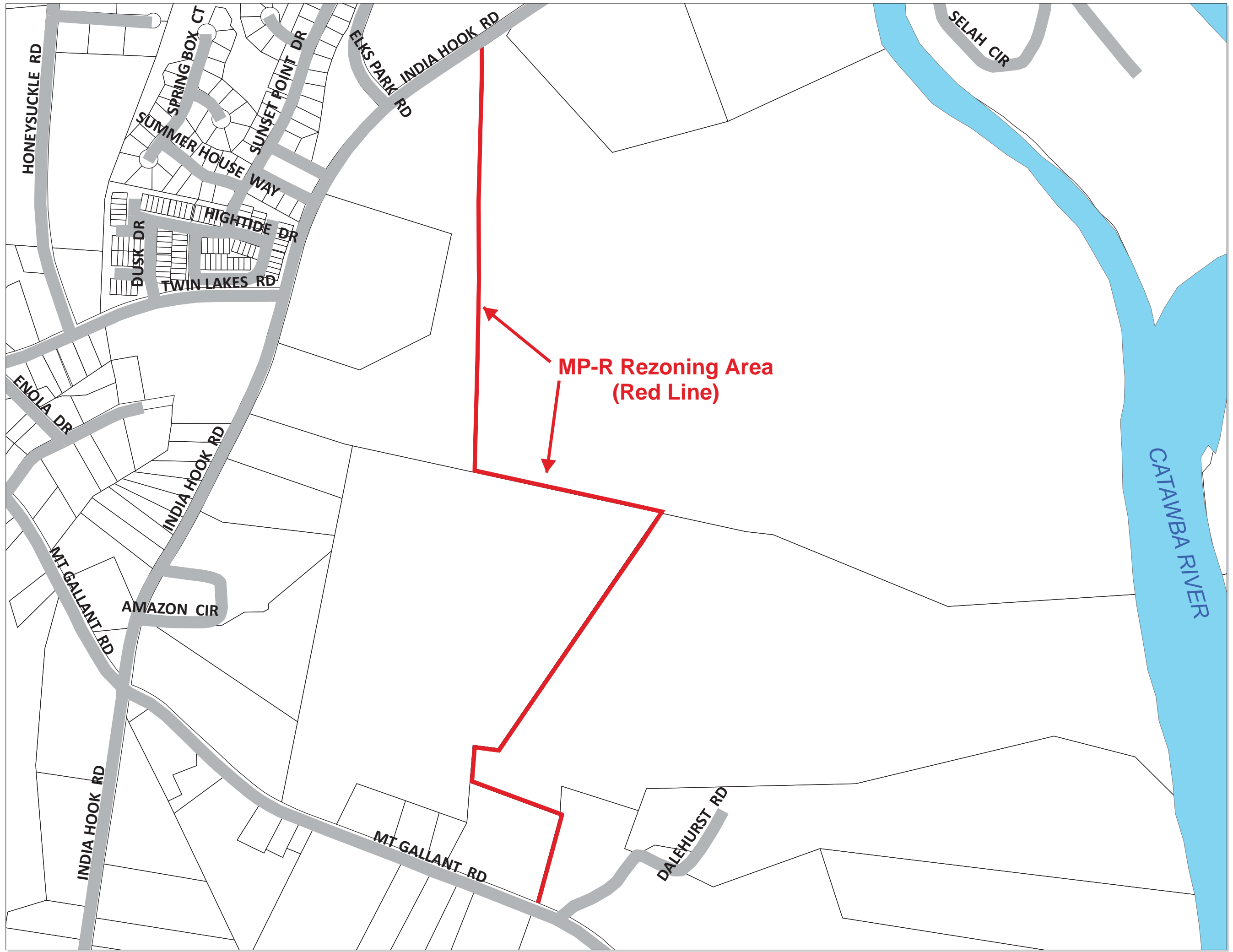
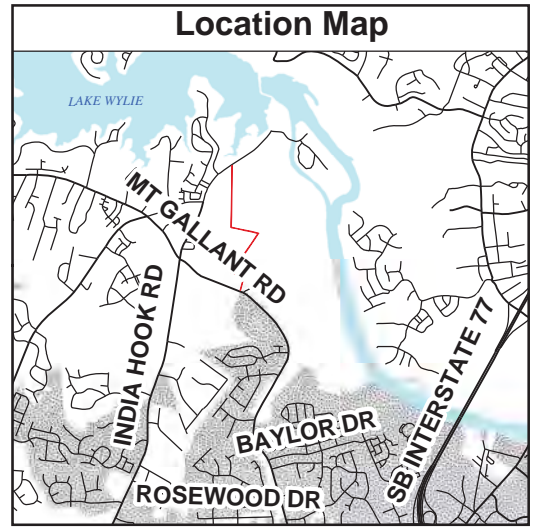
- Master Plan

# Branche-Westminster Master Plan

\* Not to Scale

## LEGEND

-  Annexation Area
-  Catawba River
-  Parcels



## **Branche-Westminster Master Plan Neighborhood Meeting Summary**

February 13, 2020

India Hook United Methodist Church Family Life Center

Jimmy Bagley, Rock Hill Deputy City Manager, provided introductory and background information on the proposal and opened the floor for questions and comments.

### **Questions and comments from attendees:**

- **Q:** Will the DNR operations that are currently on the Duke Power property be moving somewhere else?  
**A:** Yes, not sure where.
- **Q:** For the 20' wide annexation area, is it 20' on each side of the property line?  
**A:** No, just 20' on one side of the property line up to the power lines, then 20' along the power lines.
- **Q:** Will utilities be installed or will anything be built within the 20'?  
**A:** No.
- **Q:** Will the 20' wide area be annexed?  
**A:** Yes.
- **Q:** Will the City provide police protection and respond to calls at the park?  
**A:** Yes.
- **Q:** Will Sunset Point be annexed?  
**A:** Not at this time but eventually it will be. Not desirable to annex now because of costs to provide fire and police service.
- **Q:** Will City Fire Department serve the park?  
**A:** Yes, City also has joint agreement with Riverview.
- **Q:** Hours of park?  
**A:** Dusk to dawn.
- **Q:** Will anything be built on the south side of India Hook Rd?  
**A:** No.
- **Q:** Will the park be gated?  
**A:** Yes.
- **Q:** Do you know what will be in the park?  
**A:** Yes, draft plans are displayed. Will include fishing, picnicking, swimming, restrooms, and parking facilities.
- **Q:** Will the park cause an increase in traffic?  
**A:** Yes, to some degree. A similar park was recently built in Charlotte and it was very busy the first year. As time passed, interest waned.
- **Q:** Would the Sheriff's office help if parking on the street becomes a problem?  
**A:** Will ask for multi-jurisdictional agreement if it becomes a problem.

## Branche-Westminster Neighborhood Meeting Summary

- **Q:** Are there any plans for bus access to the park?  
**A:** No.
- **Q:** Is the main reason you want to annex the park because Duke has to do it or because you want to protect it or what? Will the annexation be a boon for City?  
**A:** I think it will be best for community if the park is operated by the City. It can be a great asset and I didn't want it to be unmanned and unmonitored, which it would be if it remains in the County. It should be managed.
- **Q:** The roads are in terrible shape. Who is responsible for maintaining them?  
**A:** Most are state roads. State funding is changing, more money should be coming back to York County in coming years. This should lead to better maintenance.
- **Q:** Duke agreed to help work with the state to lower the speed limit on India Hook. This will be needed more when park built. Can the City help with that?  
**A:** Since it is a state road, the state will have to study the speeding issue.
- **Comment:** Westminster has caused more traffic.
- **Q:** Where is the proposed park entrance in relation to the Westminster Park entrance?  
**A:** The new park entrance will be a few hundred feet east of the Westminster Park entrance, near where the DNR trailers are now.
- **Q:** Will the area closer to the dam be blocked off to keep people from getting in the dangerous area near the dam?  
**A:** Duke is working on that. They will restrict access near the dam for safety and security reasons.
- **Q:** Will there be a fee to get into the park?  
**A:** The City typically doesn't charge to access City parks and no fee is intended at this time.
- **Q:** Would it make sense to have police substation there?  
**A:** Still working some of that out.
- **Q:** Could the existing buildings on the hill be used for offices or something?  
**A:** No, those belong to SCDNR and will be removed.
- **Q:** How will you manage crowd control? Will there be limits on the number of people?  
**A:** We will have to manage that. Parking will limit the number of people to some extent. We will monitor the attendance and turn people away if needed.
- **Q:** How will the City deal with drug use?  
**A:** Will have to monitor. Gates will be closed at night. This is something that has to be dealt with at all parks.
- **Q:** Will any part of Westminster Park besides the 20' wide area be in the City?  
**A:** No.
- **Q:** How will utilities be extended to serve the park?  
**A:** Utilities will be extended along India Hook Road.

## Branche-Westminster Neighborhood Meeting Summary

- **Q:** What is the timeline?  
**A:** The park probably won't fully open until summer of 2021. Trails may be complete prior to that.
- **Q:** Will there be a boat launch?  
**A:** No, just a canoe/kayak launch. No outfitters will operate from the park.
- **Q:** Which side of the road will the utilities be on?  
**A:** Don't know yet.
- **Q:** You mentioned earlier that if the property isn't annexed and the park isn't built now, it could be put off for 5 years by Duke. Is there an advantage or disadvantage to putting it off for 5 years?  
**A:** Duke is incentivized to get more projects done now. It could become the minimum park with porta-johns, no restroom building, and not operated or managed by the City if it's not done now.
- **Comment:** The park will increase traffic in what is a quiet area now.
- **Comment:** I would like to see a sidewalk along India Hook Road to connect to the park from the Sunset Point area.  
**Response:** We will pass that along to Duke.
- **Comment:** We live across from where the park will be and are concerned about our safety. We used to have problems with people coming on our property back when people used to park at the end of India Hook Road and hang out at the lake.

# SIGN-IN

## NAME

## ADDRESS

NAME	ADDRESS
Judy Brock	4040 India Hook Rd
Debi Watkins	WATKINS@Comporium.NET 803-371-2718 4040 INDIA HOOK ROAD
Chuck Segal	4072 India Hook Rd chuck.segal@gmail.com
Maurice & Pra Rosenley	320 Quak Dr, 29732 moeandme@comporium.net
Nancy Gullette	201 Horizon Cr. 29732 ngdubellaz@comporium.net
Chuck Hargett	(704) 381-4746 115 Hightide Dr, 29732
Ron Russell, WP Manager	(803) 230-2276 1320 India Hook Rd, 29732
Kevin Savage	817 2445320 107 Hightide
Pat Zugay	PZugay@gmail.com 1365 Shimmer Light Circle, 29732
Tracey Willis	1325 Shimmer Light stwillis@yahoo.com
Jim Waltus	1320 " " " jw@hotmail.com
Vince Toomey	238 Horizon Circle VToomey@Hotmail.com
Jefferson Ballard	240 Horizon Circle ballards@comporium.net
Mary Jordan	1206 Bridge Knot Ct mjordan916@hotmail.com
David Ball	1213 Bridge Knot Ct. hotmail.com
Robin Cross	619 Rabun Circle Rock Hill SC rccross2009@gmail.com
JOHN COMSTOCK	604 SUNSET POINT DR. R.H. JOHN.COMSTOCK@GMAIL.COM
SALLY COMSTOCK	604 SUNSET POINT DR. R.H. SALLY.COMSTOCK@GMAIL.COM
CAROL JORDAN	509 BLUE CRUST CT R.H. cmjde@comporium.net
Lamar Schrader	710 Sunset Point Dr. RH rlsmail@comporium.net
RICHARD GREGORY	gregory628@BELLSouth.NET
Willis Gregory	singleshot@comporium.net
Leigh Anne Gravley	213 Horizon Circle lagravley@comporium.net
SOHW GEORGE	722 SUNSET POINT DR jkgeorge@comporium.net

# Staff Report to Planning Commission M-2020-07

Meeting Date: March 3, 2020



City of Rock Hill is requesting to rezone the property at 310 Red River Rd from IG to IH, and the properties at 140 Red River Rd and 1788 Quality Circle from IG, IH, and SF-3 to OI.



**Reason for Request:** To align the zoning district boundaries with the property boundaries for Manchester Wastewater Treatment Plant and City park property.

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

**SEE ATTACHED REPORT FOR MORE INFORMATION**



## Rezoning Analysis-Report to Planning Commission

Meeting Date: March 3, 2020

---

<b>Location:</b>	310 Red River Road, 140 Red River Road, and 1788 Quality Circle, Tax Parcels 667-01-01-012 and 662-07-01-103
<b>Site Area:</b>	Approximately 86.99 acres.
<b>Request:</b>	Rezone property from Industry General (IG), Industry Heavy (IH), and Single-Family Residential-3 (SF-3) to Industry Heavy (IH) and Office and Institutional (OI).
<b>Proposed Development:</b>	An expansion of the wastewater treatment plant (Major Utility, Type B) is planned on the property at 310 Red River Rd.
<b>Owner/Applicant:</b>	City of Rock Hill

---

### Site Description

The subject property is the location of Manchester Wastewater Treatment Plant, River Park, and a trailhead/parking lot for Piedmont Medical Center Trail. It is located on the east side of the City and fronts on Red River Road and Quality Circle. Surrounding uses include undeveloped property, single-family residential, industrial, mobile home park, and golf course in residential, commercial, and industrial zoning districts. The Catawba River runs along the east side of the property; Manchester Creek along the south side, and Norfolk-Southern Railway along the north side.

---

### Proposal

The rezoning is proposed in order to align the zoning district boundaries with the property boundaries for Manchester Wastewater Treatment Plant and City park property. The treatment plant property is currently split between IH and IG zoning. The park property is split between IH, IG, and SF-3. The rezoning will change all of the treatment plant property to IH and all of the park property to OI. The City has plans to expand the wastewater treatment plant and the rezoning will establish the necessary zoning for the expansion. The treatment plant is classified as Major Utility, Type B and is a Special Exception in the IH zoning district. The park is a permitted use in the OI district.

---

### Existing 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.

Industry General (IG): The IG District is established and intended to provide lands for light and general industrial uses that can be operated in a relatively clean and quiet manner and that will not be obnoxious to adjacent residential or business districts.



Some commercial uses are allowed, but are considered incidental to the predominantly light industrial nature of the district. Areas of Industry General zoning should contain at least 10 acres, although individual parcels within the area must only meet the minimum lot size as shown in *Chapter 6: Community Design Standards*.

### **Proposed Zoning District Summary**

Office and Institutional (OI): The OI district is established to provide a wide variety of professional and business offices and institutions proximate to residential and the more intense business districts so as to satisfy the City's demand for services. These regulations are designed to encourage the formation and continuance of a quiet, compatible, and uncongested environment for offices intermingled with residential and institutional uses.

Industry Heavy (IH): The IH District is established and intended to primarily provide lands for industrial uses that have high impacts to neighboring properties. Areas of Industry Heavy zoning should contain at least 10 acres, although individual parcels within the area must only meet the minimum lot size as shown in *Chapter 6: Community Design Standards*.

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

The current treatment plant property was annexed in 1988 with industrial zoning. Portions of the property south of the treatment plant were annexed in 1991 and 1996 with residential and industrial zoning. Portions of the property north of the treatment plant were annexed in 2008 and 2012 with industrial zoning. The property across Red River Road at Commerce Drive was annexed in 2019 with industrial zoning.

---

## **INFRASTRUCTURE CONSIDERATIONS**

### **Transportation**

The property has frontage on Red River Road, a State-maintained major collector and Quality Circle, a City-maintained local street. The treatment plant and trailhead are accessed from Red River Road. River Park is accessed from Quality Circle and Waterford Parkway.

---

## **RELATIONSHIP TO PUBLIC PLANS**

### **Focus 2020 Comprehensive Plan**

The subject property is within the Employment Center character area. These areas are located near major transportation corridors and a mix of office, industrial, and undeveloped land, which contain a mixture of people and product-oriented businesses.

### **Conclusion**

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

---

## **PUBLIC INVOLVEMENT**

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

- Feb. 14: Rezoning notification signs posted on subject property.
- Feb. 14: Rezoning notification postcards sent to 63 property owners/residents within 300' of the subject property.
- Feb. 14: Planning Commission public hearing advertisement published in *The Herald*.

### **Public Feedback**

No comments received to date.

---

## **RECOMMENDATIONS**

### **Staff Assessment**

The proposed rezoning will bring the zoning district boundaries in line with the property boundaries for the treatment plant and the park. The proposed zoning is compatible with the surrounding development and consistent with the Land Use Plan.

### **Staff Recommendation**

Staff recommends approval of the rezoning.

---

### **Attachments**

- Rezoning Map

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

---

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



M-2020-07

Legend

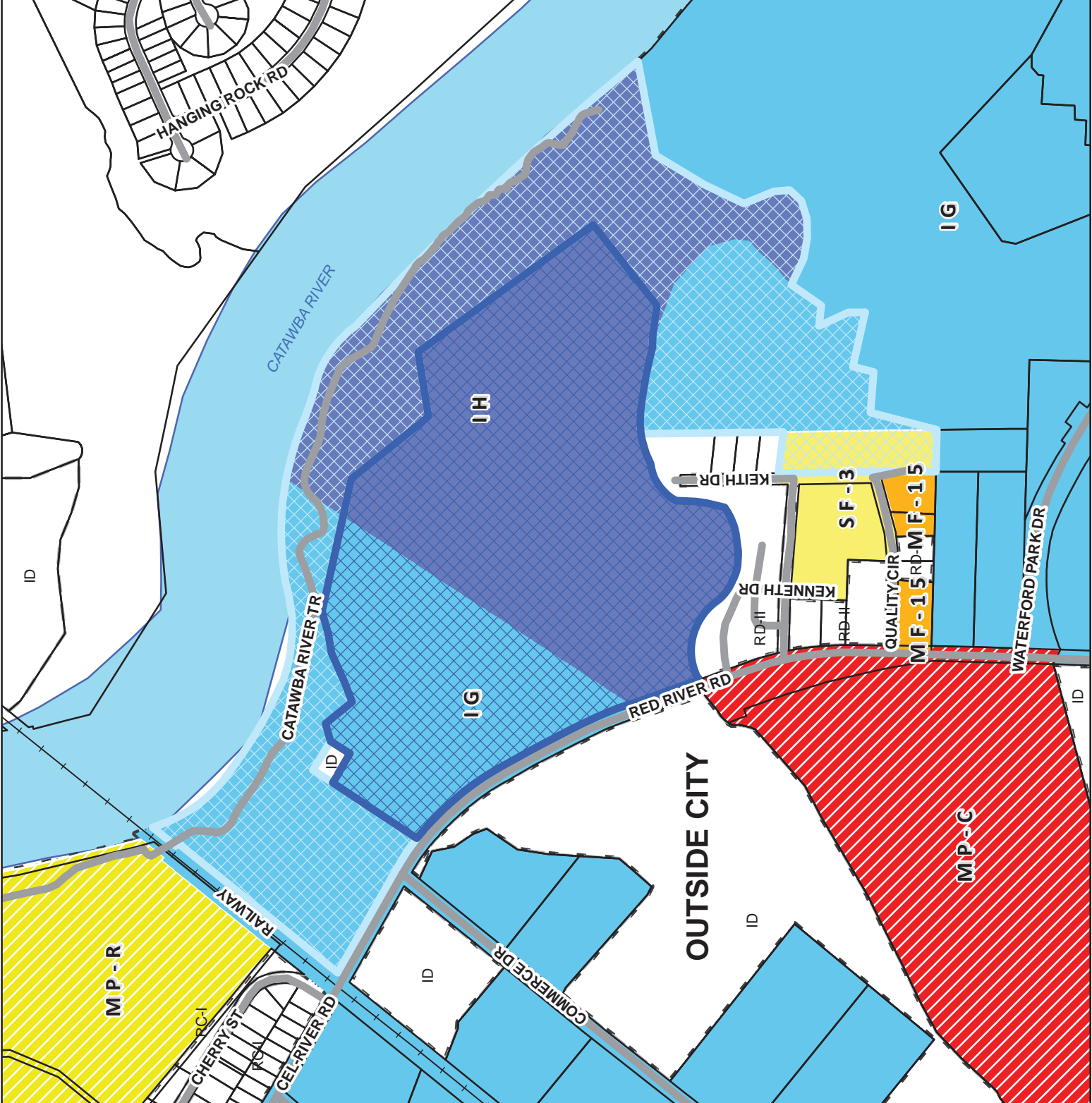
- Proposed OI
- Proposed IH
- Industry General (IG)
- Industry Heavy (IH)
- Multi-Family 15 (MF-15)
- Master Planned Commercial (MP-C)
- Master Planned Residential (MP-R)
- Single-Family 3 (SF-3)

Zoning Data

Current: IH, IG, SF-3  
Proposed: IH & OI



Planning & Development  
Department  
City of Rock Hill  
03/03/2020



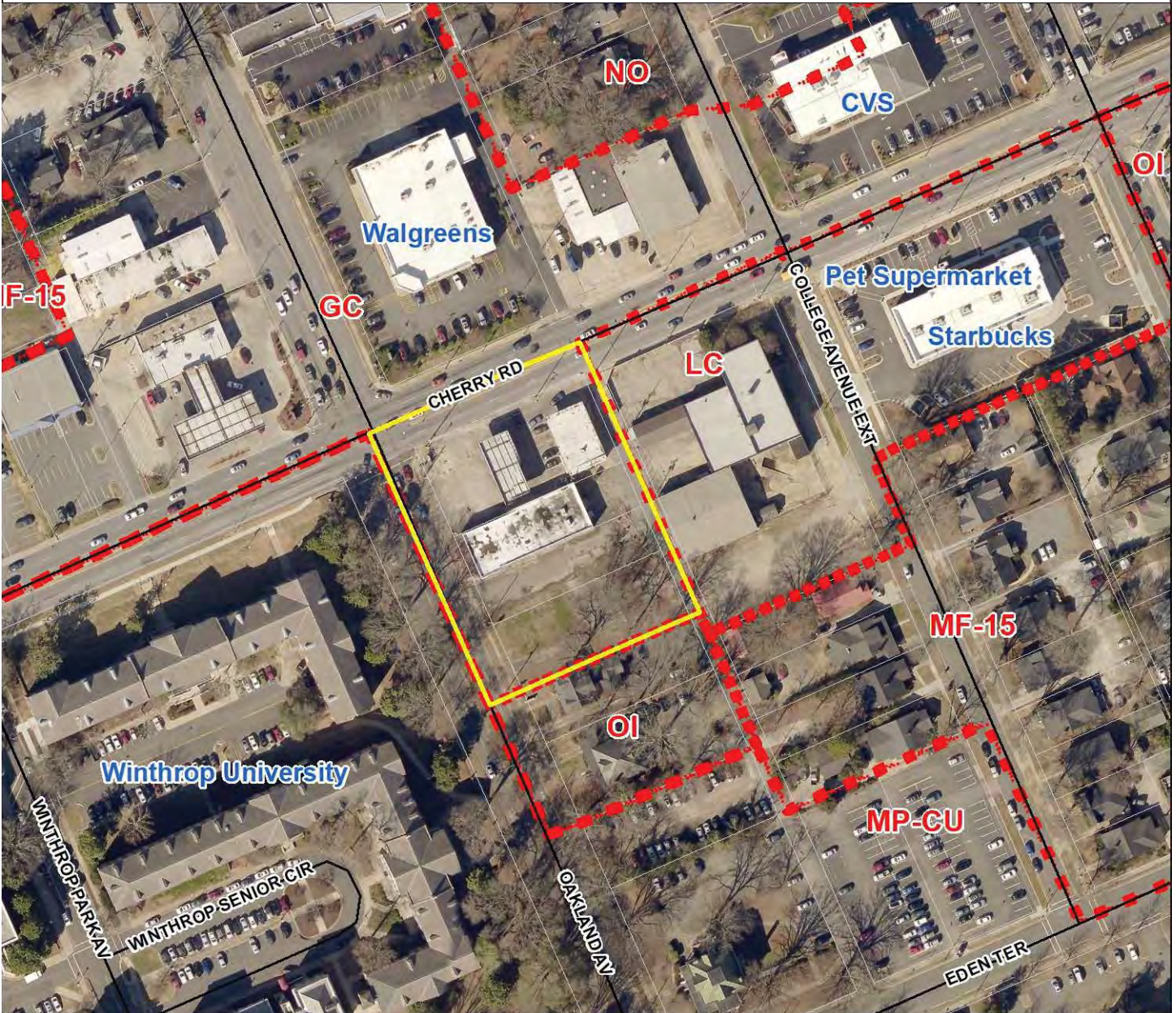


# Staff Report to Planning Commission M-2020-08

Meeting Date: March 3, 2020



Petition by Warren Norman Company to rezone the properties located at 502 Cherry Road and 940, 942, & 946 Oakland Avenue from General Commercial (GC) to Limited Commercial (LC).



**Reason for Request:** The applicant is requesting the rezoning in order to redevelop the property for a mix of restaurant, retail, and office uses.

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

**SEE ATTACHED REPORT FOR MORE INFORMATION**



## Rezoning Analysis-Report to Planning Commission

Meeting Date: March 3, 2020

---

<b>Location:</b>	502 Cherry Rd, and 940, 942, & 946 Oakland Ave Tax Parcels 629-01-06-001 to -004
<b>Site Area:</b>	Approx. 1.25 acres
<b>Request:</b>	Rezone property from General Commercial (GC) to Limited Commercial (LC).
<b>Proposed Development:</b>	Redevelop the property for a mix of restaurant, retail, and office uses.
<b>Applicant/Owner:</b>	Warren Norman Company (Lane Norman) 2700 Celanese Road, Suite 200 Rock Hill, SC 29732

---

### Site Description

The subject property is currently vacant, and located on the southeast corner of Cherry Road and Oakland Avenue. The site fronts both Oakland Avenue (minor arterial) and Cherry Road (principal arterial). Surrounding uses include Winthrop University to the West, office and residential to the south, and retail to the north and east.

---

### Development Proposal

The applicant is requesting the rezoning in order to combine with properties to the east, which are already zoned Limited Commercial (LC), and redevelop the entire area for a mix of restaurant, retail, and office use. The proposed office uses are permitted outright, retail and restaurants are conditional uses, and extended hours restaurants are only permitted by Special Exception in the LC zoning district. The proposal includes 3 two-story buildings, with approximately 15,843 sq ft of restaurant space (including 1,500 sq ft of outdoor seating), and 11,000 of retail/office.

The proposed building would front Cherry Road, however access would be provided from both Oakland Avenue and College Avenue. Sidewalks exist on all street frontages, and the applicant is considering adding on-street parking on College Avenue to support the project. There is also an existing alley that would be need to be closed as part of the project.

---

### Existing Zoning District Summary

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

### Proposed Zoning District Summary

Limited Commercial (LC): The LC district is established as a mid-level intensity commercial district that allows a wider range of non-residential uses at increasing intensities than the NC district. The uses allowed in this district include a wide range of general retail, business, and service uses, as well as professional and business offices as allowed in the NC district. Uses in this district are intended to serve groups of neighborhoods instead of individual neighborhoods.

---

## INFRASTRUCTURE CONSIDERATIONS

### Transportation

The property has frontage on Cherry Road, a principle arterial. The site will be accessed from both Oakland Avenue and College Avenue. There are existing sidewalks along all streets. The property is located on the Route 3 My Ride transit route. A Traffic Impact Analysis (TIA) will be completed based on the proposed development and recommendations will be shared during the major site plan review.

Historic traffic volumes in the area are shown below:

Street	Vehicles Per Day			
	2019	2016	2013	2010
Cherry Road	27,700	25,600	23,700	23,200
Oakland Avenue	10,300	10,400	10,100	10,500

### Public Utilities

All necessary utilities are available to the site.

---

## RELATIONSHIP TO PUBLIC PLANS

### Focus 2020 Comprehensive Plan

This area is listed on the Future Land Use Map of the Focus 2020 Comprehensive Plan as being within Old Town, which represents the most compact, concentrated character area – with the highest developed densities and smallest parcel sizes.

The Comprehensive Plan states that this Planning Area should include:

- Redevelopment at a scale, size and style compatible with existing structures and approved conceptual master plans for the area;
- A mix of uses (including vertical mixed-use), with density and intensity in keeping with commercial uses in the area;
- An interconnected multi-modal street network, and
- Usable open and public spaces.

Rezoning these properties to a limited commercial district would allow for commercial redevelopment of a scale that would be compatible with the existing commercial uses along Cherry Road. This site is also included in the Cherry Road redevelopment area that is called out on the Future Land Use Map. The Comprehensive Plan states that this former dominant retail area should strongly defer to the Cherry Road Revitalization Strategy that was adopted in December 2014.

### Cherry Road Revitalization Strategy

The location of these properties along Cherry Road and Oakland Avenue are specifically in the College Town Planning Area of the plan. The following goals for the revitalization of the College Town Planning Area were developed based upon staff observations, analysis, and public input:

- Rehabilitate and redevelop older commercial properties;
- Improve streetscape and landscape design aesthetics;
- Support owner-initiated rezonings that promote mixed use or higher densities and that include more flexibility to support urban development standards;

- Provide connectivity / access including encouraging pedestrian and bicycle traffic, encouraging sidewalk and crosswalk improvements, and reducing the number of driveways off of Cherry Road.

### **Conclusion**

The proposed rezoning of this property from the outdated zoning district of GC to LC is consistent with the Comprehensive Plan because it would allow for commercial redevelopment that would be compatible with the existing uses along Cherry Road. The rezoning is also consistent with the Cherry Road Revitalization Strategy because it would support several of the plan's recommendations for improving the beautification, land use, and connectivity for this site.

---

### **PUBLIC INVOLVEMENT**

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

- February 14: Rezoning notification signs posted on subject property.
- February 14: Rezoning notification postcards sent to 56 property owners and residents within 300' of the subject property.
- February 14: Planning Commission public hearing advertisement published in *The Herald*.

### **Public Feedback**

Staff has not heard any public feedback.

---

### **RECOMMENDATIONS**

#### **Staff Assessment**

The proposed rezoning is consistent with the 2030 comprehensive plan, and the Cherry Road Revitalization Strategy by redeveloping older commercial sites. It also encourages other redevelopment in the area. The rezoning also helps remove the General Commercial zoning district, which the City is phasing out, and is consistent with the remaining portion of the development.

#### **Staff Recommendation**

Staff recommends approval of the proposed LC zoning.

---

### **Attachments**

- Rezoning Map
- Proposed Site Plan.

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



M-2020-08

**Legend**

-  Subject Property
-  General Commercial (GC)
-  Limited Commercial (LC)
-  Multi-Family 15 (MF-15)
-  Neighborhood Commercial (NC)
-  Neighborhood Office (NO)
-  Office and Institutional (OI)
-  Master Planned College/University (MP-CU)

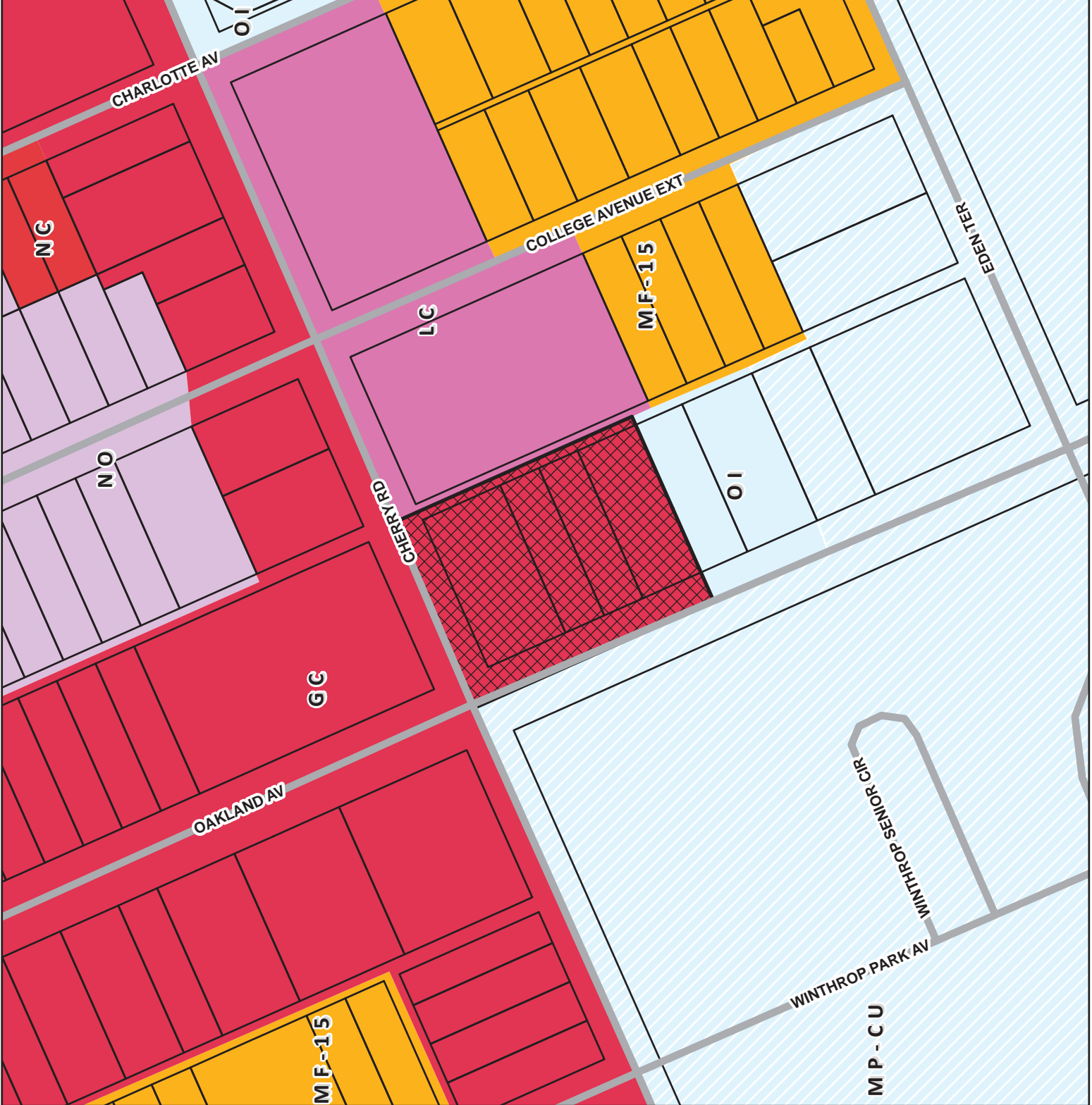
**Zoning Data**

Current: GC

Proposed: LC



Planning & Development  
Department  
City of Rock Hill  
03/03/2020







KEY MAP

DEVELOPMENT SUMMARY:

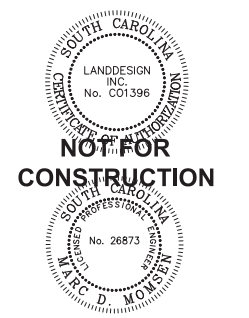
- TAX PARCEL NUMBERS:  
- 6290106001, 6290106002, 6290106003, 6290106004, 6290107008
- SITE JURISDICTION:  
- CITY OF ROCK HILL
- EXISTING ZONING & USES:  
- LC AND GC  
- COMMERCIAL  
- OLD TOWN DISTRICT
- PROPOSED USES:  
- OFFICE / RETAIL
- TOTAL SITE AREA:  
- ± 2.57 AC
- DIMENSIONAL REQUIREMENTS:  
- 20' REAR SETBACK FROM PROPERTY LINE  
- 10' FRONT AND SIDE SETBACK FROM PROPERTY LINE
- PROPOSED GROSS FLOOR AREA:  
- 15,843 SF RESTAURANT INCLUDING 1,500 SF OF PATIOS  
- 11,000 SF RETAIL
- OFF STREET SERVICE (1 PER 150,000, 1 PER ADDITIONAL 100,000):  
25,343 GSF COMMERCIAL AREAS  
- LOADING SPACES: 1 TOTAL 10'x30' REQUIRED

PARKING REQUIREMENTS:

- VEHICULAR PARKING REQUIRED  
- PER PARKING STANDARD SECTION 8.8.6 (1):  
- OFFICE / COMMERCIAL - 1 / 250 SF = 44 SPACES  
- RESTAURANT - 1 / 75 SF = 211 SPACES  
- TOTAL SPACES = 204 SPACES REQUIRED @ 80%  
- TOTAL SPACES = 174 SPACES REQUIRED @ ADDITIONAL 15%
- VEHICULAR PARKING PROVIDED:  
- TOTAL SPACES = 181
- BICYCLE PARKING REQUIRED:  
- FIRST 100 PARKING SPACES: 1 BIKE / 20 PARKING  
- ADDITIONAL ABOVE 100 SPACES: 1 BIKE / 40 PARKING  
- TOTAL OVERALL SPACES REQUIRED = 7 SPACES
- BICYCLE PARKING PROVIDED:  
- TOTAL OVERALL SPACES PROVIDED = 24 SPACES

STORMWATER REQUIREMENTS:

- EXISTING IMPERVIOUS 79,865 SF
- PROPOSED IMPERVIOUS 80,865 SF
  - +/- 1,000 SF INCREASED IMPERVIOUS
  - +/- 250 AF STORMWATER VOLUME
- STORMWATER MITIGATION MEASURES SHALL BE IMPLEMENTED IN ACCORDANCE WITH CITY OF ROCK HILL INFRASTRUCTURE REQUIREMENTS, FOR WATER QUALITY AND QUANTITY, INCLUDING TEMPORARY CONTROLS FOR THE LAND DISTURBANCE PHASE AND PERMANENT MEASURES FOR POST-CONSTRUCTION.



PROJECT

OAKLAND-CHERRY



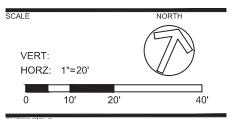
2700 CELANESE RD  
SUITE 200  
ROCK HILL, SC 29732

LANDDESIGN PROJ# 1019473

REVISION / ISSUANCE

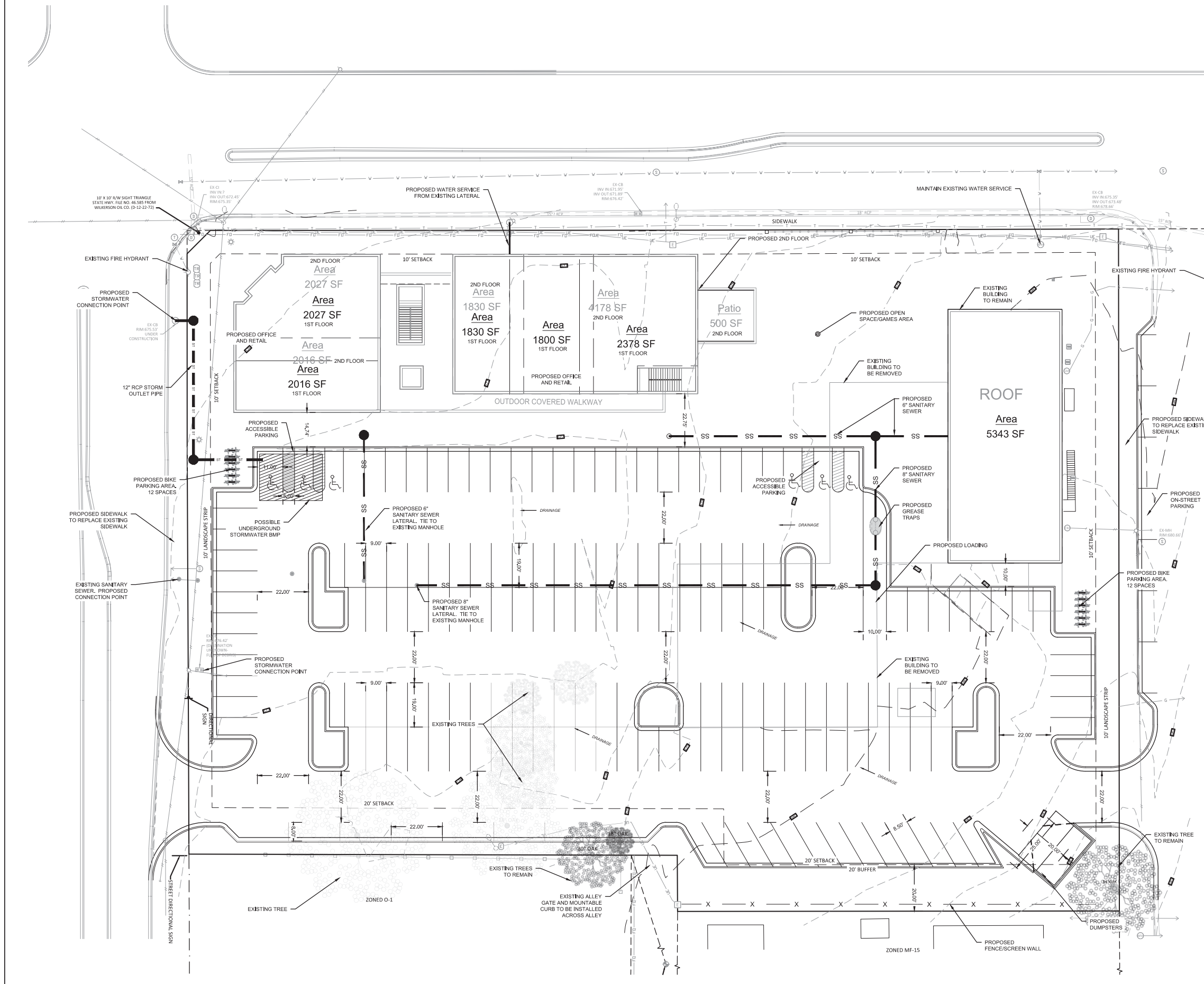
NO.	DESCRIPTION	DATE
1	SKETCH PLAN	02/10/2020

DESIGNED BY: MDM  
DRAWN BY: MDM  
CHECKED BY: MDM



SHEET NUMBER

C-300



# Planning Commission Staff Report

March 3, 2020 ~ Agenda Item #6

---

- Request:** Change the name of Grove Lane to Groverland Drive
- Applicant:** City of Rock Hill
- Background:** City Staff was recently contacted by York County Public Safety about a road name in the Roddey Park Phase VI subdivision. They commented that the use of Grove Lane could not be used, as there is an existing street in York County that also uses Grove in the name. Since this could be confusing for 911 emergency response, they are requesting that the name be changed.
- The developer has renamed the street to Groverland Drive, which was approved by York County Public Safety.
- There are currently no properties that are addressed off this section of road being renamed, and all adjacent property owners were notified of the public hearing.
- Purpose:** The renaming is necessary to eliminate emergency and 911 response in York County.
- Staff Recommendation:** Staff recommends approval of the road name change.
- Attachments:** Aerial/Location Map (shown below).





# Planning Commission Staff Report

March 3, 2020 ~ Agenda Item #7

---

**Project Name:** Decks B & C, and Bldg D - University Center  
**Plan Type:** Major Site Plan  
**Plan Number:** 20191406  
**Tax Map Number:** 598-11-01-014 to -016  
**Location:** 343, 371, and 389 Technology Center Way  
**Owner:** City of Rock Hill  
155 Johnston Street  
Rock Hill, SC 29730  
**Applicant:** Wes Tuttle  
Tuttle Company  
**Land Use Information:** Type: Parking Structures and Apartments  
Current Zoning: MP-C (Master Planned Commercial)  
Land Area: 4.01 acres

**Background:** The University Center at Knowledge Park Master Plan is a mixed-use project that is projected to have residential, student, senior housing, offices, retail uses, an athletic complex, and several parking structures. The project will be developed in several phases.

Approved Phases:

- Lowenstein Office building & 1939 building (completed)
- Athletic facility & parking structure A (completed)
- The Nest student housing (under construction)
- Cambria Hotel (under construction)

Proposed Phases: (this application)

- Parking Deck B, with first level retail and transit hub
- Apartment Building
- Parking Deck C

**Dev. Information** Buildings: 3  
Total units: 144 Apartment Units  
Retail area: 19,000 sq ft  
Floors: Deck B – 4 floors, 470 spaces  
Apartments – 4 floors  
Deck C – 6 floors, 500 spaces

**Parking:** Parking for the apartment units will be within Deck C, and parking for retail and other existing uses will be shared within Deck B. The Master Planned Development utilizes shared parking among all of the uses. The overall parking requirement in the master plan is reduced from ordinary standards due to uses having different peak parking demand times.

**Traffic/Transit:** A transit hub for the City's bus system is proposed within the first level of Deck B along White Street. This will have a bus only lane, and covered pedestrian area.

**Streets** The proposed development will have access off Technology Center Way.

**Pedestrian Access:** The project will connect to the sidewalks and pedestrian paths along Technology Center Way and White Street.

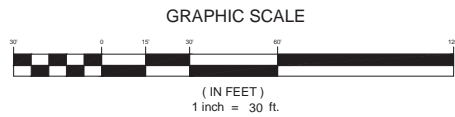
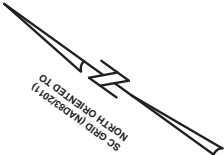
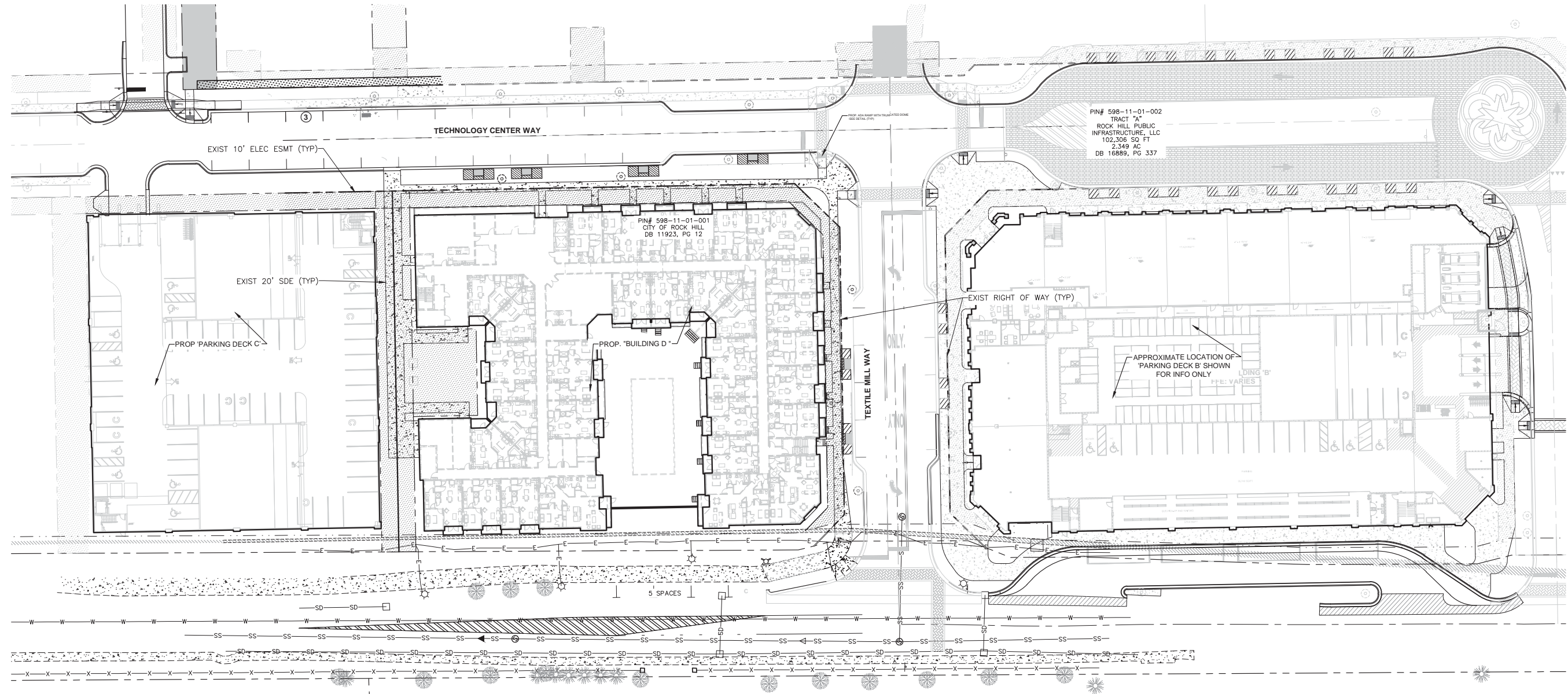
**Recommendation:** Staff recommends approval of the Major Site Plan, subject to resolution of staff comments.

**Attachments:** Major Site Plan  
Conceptual Rendering  
Plan Review Comments

**Staff Contact:**

Dennis Fields, Planner II  
803-329-5687  
[dennis.fields@cityofrockhill.com](mailto:dennis.fields@cityofrockhill.com)

V:\DWG05-400 - Knowledge Park\_A\PM1TD\_02106\_413\Sheets\Exhibit\Primary UC Exhibit for Buildings B, C, and D 2020-02-14.dwg, EXHIBIT.dgn



ESP Associates, Inc.  
P.O. Box 7036  
2976 Lakeshore Blvd.  
Fort Mill, SC 29708  
704-583-4946 (NC)  
803-802-2440 (SC)  
www.espsocietals.com

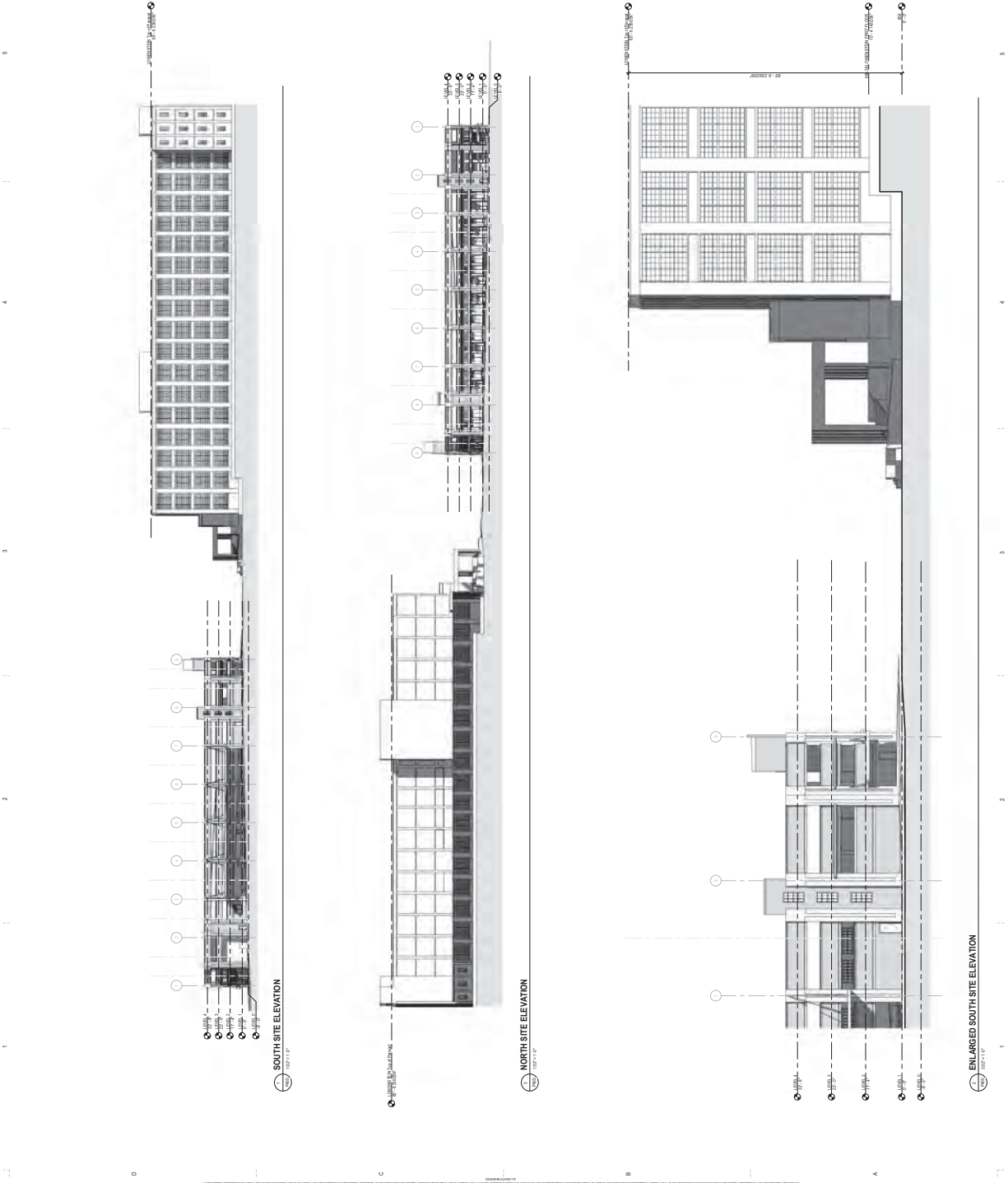


NO.	DATE	REVISION

PRELIMINARY SITE PLAN EXHIBIT  
FOR BUILDINGS B, C, & D  
UNIVERSITY CENTER AT  
KNOWLEDGE PARK  
ROCK HILL, SOUTH CAROLINA  
UC APARTMENTS 002B, LLC

PROJECT INFORMATION	
PROJECT MANAGER:	JSC
DESIGNED BY:	RBB
DRAWN BY:	RBB
PROJECT NUMBER:	DW05.413
ORIGINAL DATE:	02/14/2020

SHEET:  
**EXHIBIT**



ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.



1000 N. 10TH ST.  
DENVER, CO 80202

DATE

CLIENT NAME  
ROCK HILL, CO  
ROCK HILL, CO  
NO APARTMENTS  
ROCK HILL MIXED USE - PARKING DECK B -

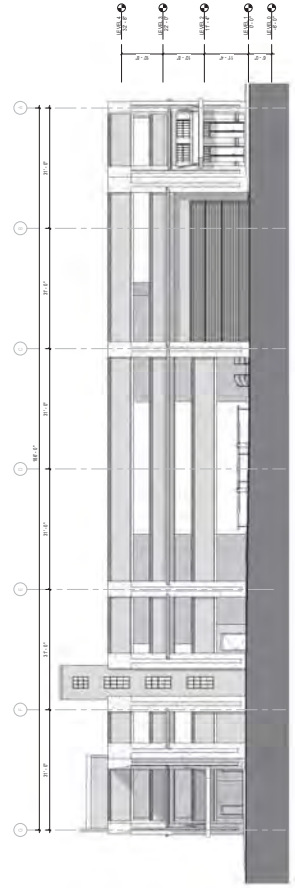
NO FOR CONSTRUCTION

NO FOR CONSTRUCTION

PROJECT NO. 10000  
SHEET NO. 10000

PROJECT NO. 10000  
SHEET NO. 10000

PROJECT NO. 10000  
SHEET NO. 10000



PRESENTATION EAST ELEVATION



LOWENSTEIN BUILDING

Small text at the bottom of the page, likely containing project details, dates, and contact information.



**mcmillan | pazdan | smith**  
ARCHITECTURE

Rock Hill, SC  
02/11/2020

EXTERIOR BUILDING PERSPECTIVE B





**mcmillan | pazdan | smith**  
ARCHITECTURE

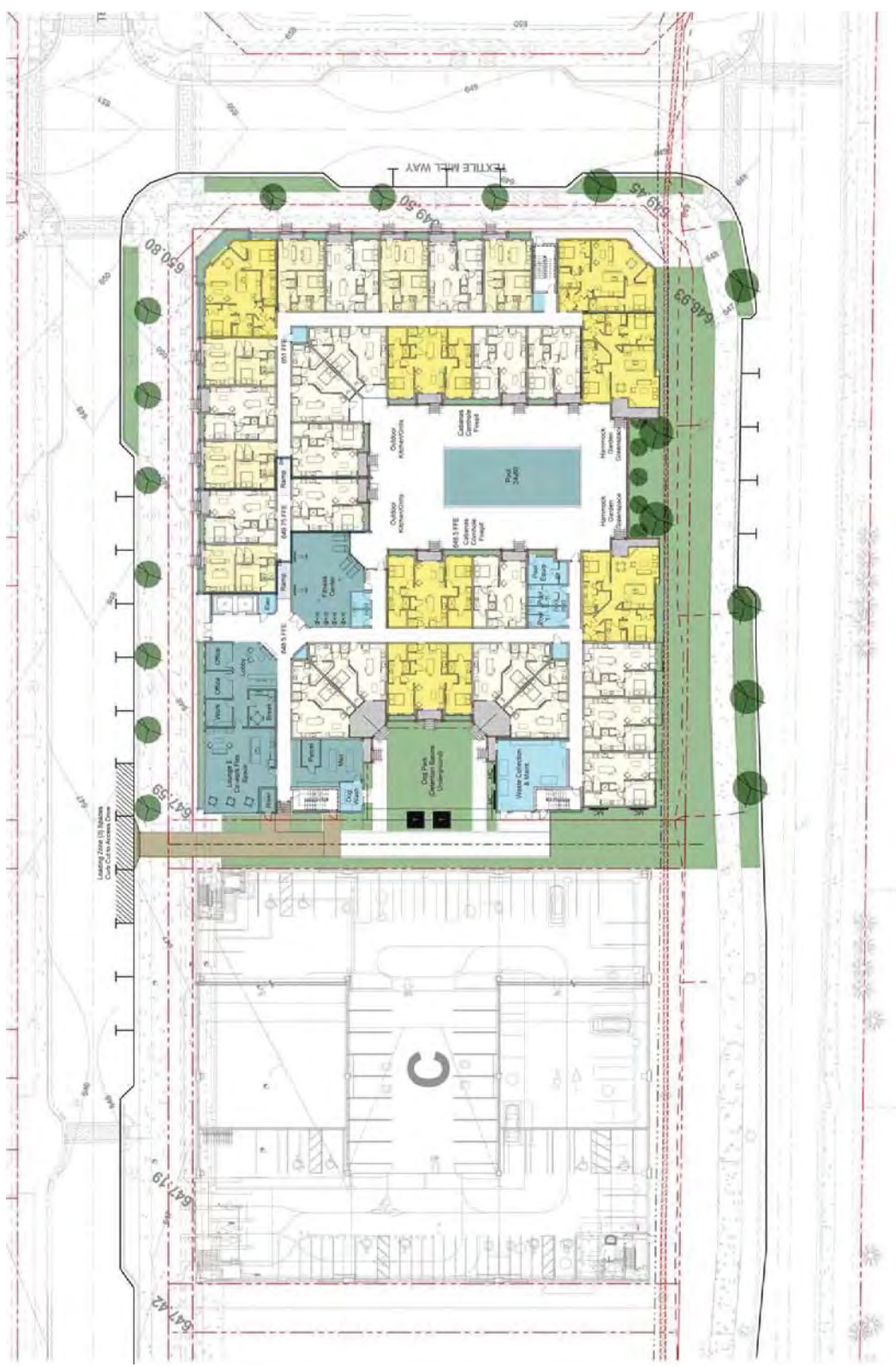
Rock Hill, SC  
02/11/2020

EXTERIOR BUILDING PERSPECTIVE C

Schematic Design Package for  
**University Center Apartments - Site D**

Rock Hill, South Carolina





Schematic Design Package for  
**University Center Apartments - Site D**  
 Rock Hill, South Carolina

REVISIONS  
 Number Description Date

DATE  
 Project Name: University Center  
 SHEET NAME  
 Site Plan

ARCHITECTS  
**SD0.02**

(A) Architectural Site Plan  
 1/16" = 1'-0"

**University Center Apartments**  
 Schematic Design Package for  
 - Site D -  
 Rock Hill, South Carolina

REVISION	Number	Description	Date

PROJECT NAME  
**University Center Apartments**  
 SHEET NAME  
**Building Elevations & Material Legends**

SHEET NUMBER  
**SD4.01**

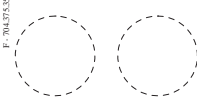


② South Building Elevation  
 1/8" = 1'-0"



① North Building Elevation  
 1/8" = 1'-0"

This drawing is the property of FMK Architects. No portion of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of FMK Architects, P.A. or its licensee. © Copyright 2015 FMK Architects, P.A.

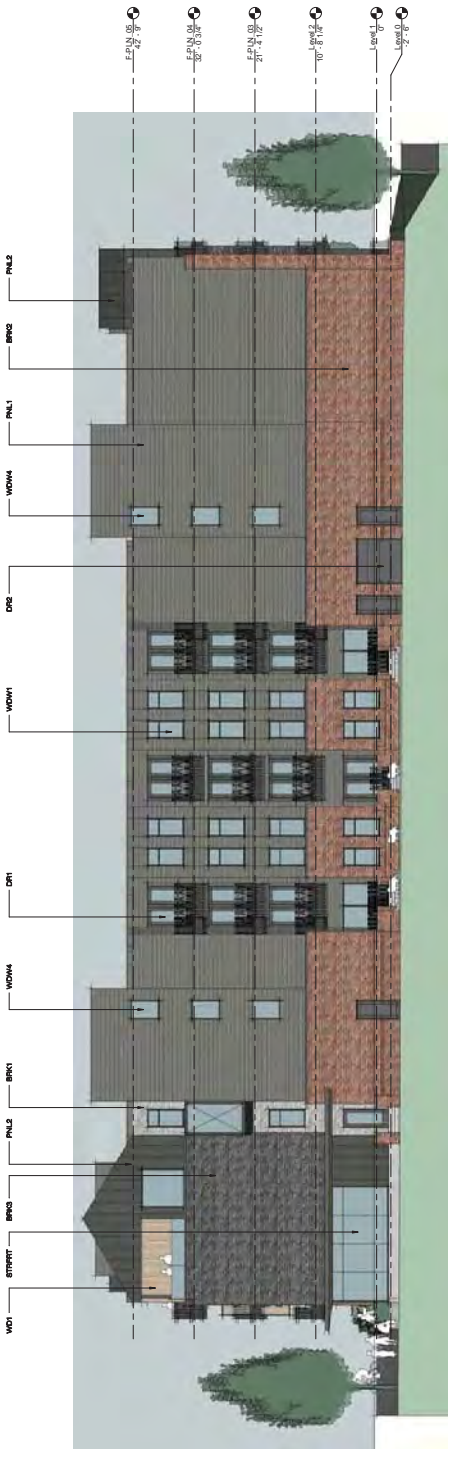


Schematic Design Package for  
**University Center Apartments - Site D**  
 Rock Hill, South Carolina

REVISIONS	Number	Description	Date

PROJECT: University Center Apartments  
 SHEET NAME: Building Elevations & Material Legends

SHEET NUMBER  
**SD4.02**



② West Building Elevation  
 1/8" = 1'-0"



① East Building Elevation  
 1/8" = 1'-0"

This drawing is the property of FMK Architects, P.A. No portion of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of FMK Architects, P.A. or its licensor. © Copyright 2015 FMK Architects, P.A.

Review of: Major Site Plan  
Status: Not Approved  
Project: Decks B & C, and Bldg D - University Center  
Plan #20191406

### **Review Comments**

#### Inspections: Conditional

- 1) For the space between Parking Deck "C" and Building "D", which is app. 24 feet, the fire separation distances between the building and lot lines or between buildings on the same lot dictate the level of required fire rating for those exterior walls and percentage of unprotected openings. The proposed fire separation distance appears to require elevated fire rated assemblies and limited unprotected openings. The building uses and/or the type of construction also are determining factors
- 2) 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: Conditional

- 1) This item requires Major Site Plan approval by the Planning Commission. This item is scheduled for the March 3, 2020 Planning Commission meeting.

#### Infrastructure-Roadway: Pending

- 1) Comments to be provided during hearing.

#### Infrastructure-Water & Sewer: Pending

- 1) Comments to be provided during hearing.

#### Infrastructure-Stormwater: Pending

- 1) Comments to be provided during hearing.

#### Infrastructure-Landscaping: Conditional

- 1) Awaiting Site Plan Approval

#### Utilities (Electrical): Not Approved

- 1) Conduit crossings will need to be shown on the civil plans.
- 2) Widen the 10' concrete path at the road that gives access between the buildings
- 3) Bollards need to be shown on the corners of the transformer location

#### Transportation: Pending

- 2) Comments to be provided during hearing.



# Planning Commission Staff Report

March 3, 2020 ~ Agenda Item #8

---

**Project Name:** Affordable Suites

**Plan Type:** Major Site Plan

**Plan Number:** 20200157

**Tax Map Number:** 662-07-01-161

**Location:** 840 Patriot Parkway

**Owner:** Patriot Park Partnership  
200 Technology Center Way, Suite 400  
Rock Hill, SC 29730

**Applicant:** Peter Draxten  
10801 Monroe Road  
Matthews, NC 28105

**Land Use Information:** Type: Hotel  
Current Zoning: CC (Community Commercial)  
Land Area: 2.64 acres

**Background:** The vacant site is located on Patriot Parkway, south of Cherry Road. The proposal is to build a two (2) story, 21,244 square foot hotel with approximately 59 rooms.

**Parking:** Parking will be accommodated on-site with the provision of 60 parking spaces and will include bicycle parking.

**Streets:** The proposed development will have access off Patriot Parkway via Cherry Road.

**Pedestrian Access:** Sidewalk will be provided along the site's frontage to connect with any future sidewalk along the west wide of Patriot Parkway.

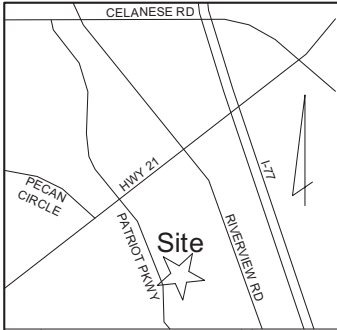
**Recommendation:** Staff recommends approval of the Major Site Plan, subject to resolution of staff comments.

**Attachments:** Major Site Plan  
Plan Review Comments

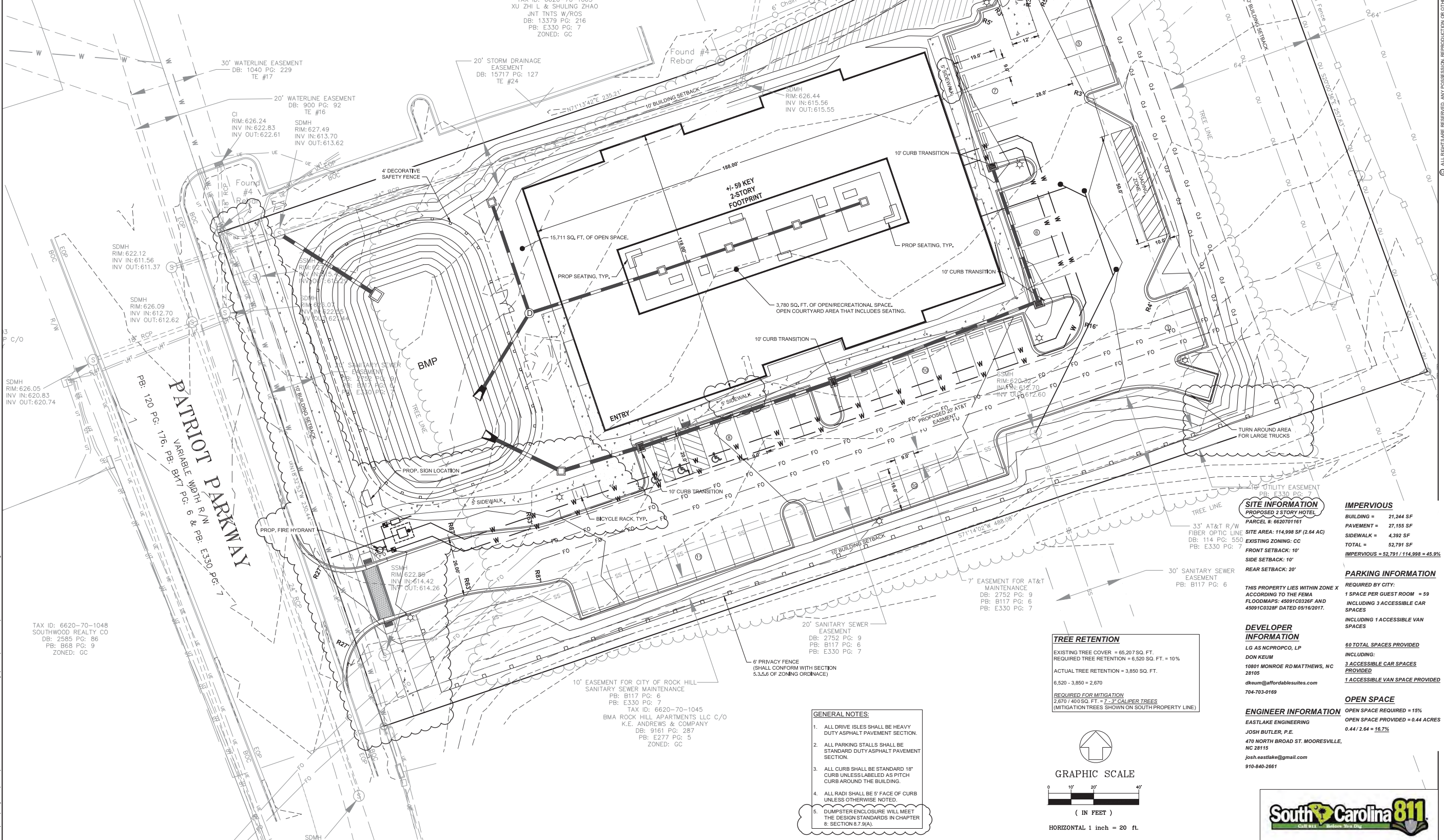
**Staff Contact:**

Shana Marshburn, Planner I  
803-326-2456

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



VICINITY MAP  
N.T.S.



TAX ID: 6620-70-1063  
XU ZHI L & SHILING ZHAO  
JNT INTS W/ROS  
DB: 13379 PG: 216  
PB: E330 PG: 7  
ZONED: GC

TAX ID: 6620-70-1080  
PRIME STORAGE ROCK HILL LLC  
DB: 16744 PG: 494  
PB: E330 PG: 7  
ZONED: CC

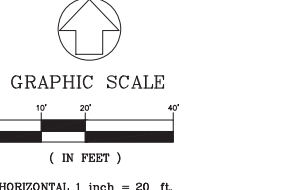
TAX ID: 6620-70-1048  
SOUTHWOOD REALTY CO  
DB: 2585 PG: 86  
PB: B68 PG: 9  
ZONED: GC

**PATRIOT PARKWAY**  
VARIABLE WIDTH R/W  
PB: 120 PG: 176, PB: B17 PG: 6 & PB: E330 PG: 7

TAX ID: 6620-70-1045  
BMA ROCK HILL APARTMENTS LLC C/O  
K.E. ANDREWS & COMPANY  
DB: 9161 PG: 287  
PB: E277 PG: 5  
ZONED: GC

- GENERAL NOTES:**
- ALL DRIVE ISLES SHALL BE HEAVY DUTY ASPHALT PAVEMENT SECTION.
  - ALL PARKING STALLS SHALL BE STANDARD DUTY ASPHALT PAVEMENT SECTION.
  - ALL CURB SHALL BE STANDARD 18" CURB UNLESS LABELED AS PITCH CURB AROUND THE BUILDING.
  - ALL RADI SHALL BE 5' FACE OF CURB UNLESS OTHERWISE NOTED.
  - DUMPSTER ENCLOSURE WILL MEET THE DESIGN STANDARDS IN CHAPTER 8, SECTION 8.7.9(A).

**TREE RETENTION**  
EXISTING TREE COVER = 65,207 SQ. FT.  
REQUIRED TREE RETENTION = 6,520 SQ. FT. = 10%  
ACTUAL TREE RETENTION = 3,850 SQ. FT.  
6,520 - 3,850 = 2,670  
REQUIRED FOR MITIGATION  
2,670 / 400 SQ. FT. = 7 - 3" CALIPER TREES  
(MITIGATION TREES SHOWN ON SOUTH PROPERTY LINE)



**SITE INFORMATION**  
PROPOSED 2 STORY HOTEL  
PARCEL #: 662070161  
SITE AREA: 114,998 SF (2.64 AC)  
EXISTING ZONING: CC  
FRONT SETBACK: 10'  
SIDE SETBACK: 10'  
REAR SETBACK: 20'

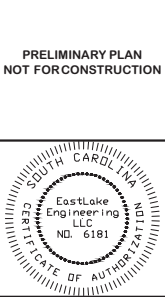
**IMPERVIOUS**  
BUILDING = 21,244 SF  
PAVEMENT = 27,155 SF  
SIDEWALK = 4,392 SF  
TOTAL = 52,791 SF  
IMPERVIOUS = 52,791 / 114,998 = 45.9%

**DEVELOPER INFORMATION**  
LG AS NCPROPCO, LP  
DON KEUM  
10801 MONROE RD MATTHEWS, NC 28105  
dkeum@affordablesuites.com  
704-703-0169

**PARKING INFORMATION**  
REQUIRED BY CITY:  
1 SPACE PER GUEST ROOM = 59  
INCLUDING 3 ACCESSIBLE CAR SPACES  
INCLUDING 1 ACCESSIBLE VAN SPACES  
80 TOTAL SPACES PROVIDED  
INCLUDING:  
3 ACCESSIBLE CAR SPACES PROVIDED  
1 ACCESSIBLE VAN SPACE PROVIDED

**ENGINEER INFORMATION**  
EASTLAKE ENGINEERING  
JOSH BUTLER, P.E.  
470 NORTH BROAD ST. MOORESVILLE, NC 28115  
josh.eastlake@gmail.com  
910-840-2661

**OPEN SPACE**  
OPEN SPACE REQUIRED = 15%  
OPEN SPACE PROVIDED = 0.44 ACRES  
0.44 / 2.64 = 16.7%



**AFFORDABLE SUITES - PATRIOT PKWY**  
CITY OF ROCK HILL, YORK COUNTY, SC

REVISION	DATE	BY	TITLE

SITE PLAN  
NO.  
**C-2.0**

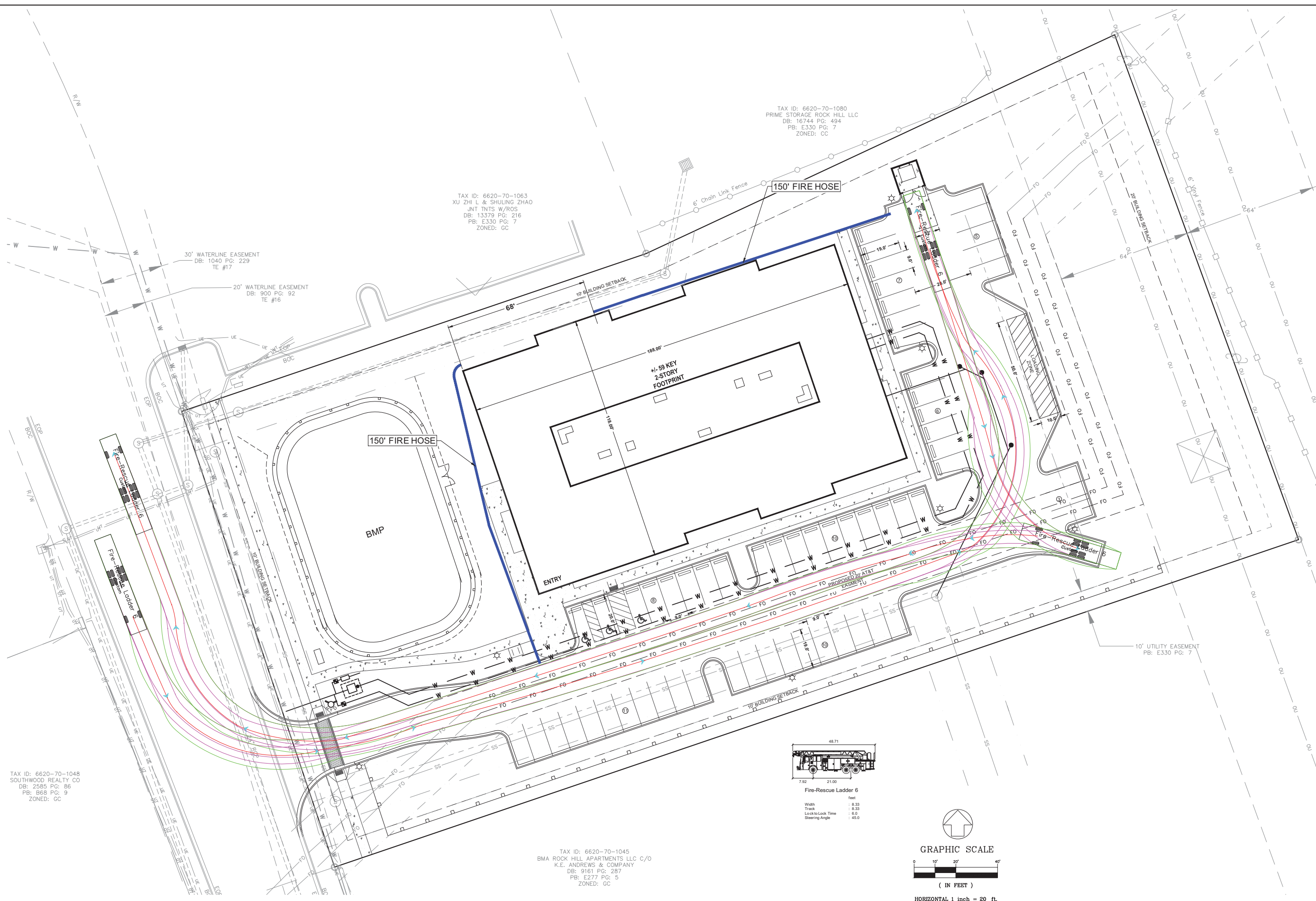
C:\ELE\Projects\2019\19-19-Affordable Patriot Parkway\CADD\Drawings\C-2.0 - Site Plans.dwg, JOSH BUTLER

ALL RIGHTS ARE RESERVED. ANY REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR PERMISSION IS EXPRESSLY PROHIBITED.

EASTLAKE ENGINEERING  
470 N. BROAD ST. MOORESVILLE, NC 28115 (910) 840-2661  
NC FIRM # P-1713



C:\ELE\Projects\2019\19-12 Affordable Patriot Parkway\CADD\Plan sheets\C-9.0 - Truck Routing.dwg JOSH BUTLER

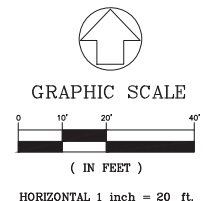
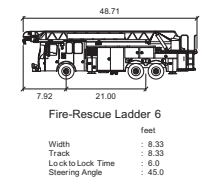


TAX ID: 6620-70-1048  
SOUTHWOOD REALTY CO  
DB: 2585 PG: 86  
PB: B68 PG: 9  
ZONED: GC

TAX ID: 6620-70-1063  
XU ZHI L & SHULING ZHAO  
JNT TNIS W/ROS  
DB: 13379 PG: 216  
PB: E330 PG: 7  
ZONED: GC

TAX ID: 6620-70-1080  
PRIME STORAGE ROCK HILL LLC  
DB: 16744 PG: 494  
PB: E330 PG: 7  
ZONED: CC

TAX ID: 6620-70-1045  
BMA ROCK HILL APARTMENTS LLC C/O  
K.E. ANDREWS & COMPANY  
DB: 9161 PG: 287  
PB: E277 PG: 5  
ZONED: GC



**EASTLAKE ENGINEERING**  
470 N. BROAD ST. MOORESVILLE, NC 28115  
PH: (865) 816-4557  
NC FIRM # P-1713

PRELIMINARY PLAN  
NOT FOR CONSTRUCTION

© ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR PERMISSION IS EXPRESSLY PROHIBITED.

**AFFORDABLE SUITES - PATRIOT PKWY**  
CITY OF ROCK HILL, YORK COUNTY, SC

NO.	DATE	REVISION

PROJECT #: 19-19 DATE: 1-23-2020  
DRAWN BY: JB CHECKED BY: JB  
TITLE  
FIRE TRUCK ROUTING

SH NO.  
**C-9.0**



Review of: Major Site Plan  
Status: Not Approved  
Project: Affordable Suites  
Plan #20200157

**Review Comments**

Inspections: Conditional

- 1) 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: Conditional

- 1) Major site plan approval by the Planning Commission will be required. The meeting will be held on Tuesday, March 3, 2020 at 6:00 p.m. inside Council Chambers located at City Hall (155 Johnston Street, Rock Hill, SC).

Infrastructure-Roadway: Pending

- 1) Comments to be provided during hearing.

Infrastructure-Water & Sewer: Pending

- 1) Comments to be provided during hearing.

Infrastructure-Stormwater: Pending

- 1) Comments to be provided during hearing.

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): Approved

- 1) Approved in concept only. Submit a full set of plans for review.
- 2) Future civil plan need to depict location of utility transformer on plans. Plans to show electric utility design route with easement called out.
- 3) 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.
- 4) Coordinate the electric utility design and installation with Marcelo Mauri @ (803) 803-2618, Marcelo.Mauri@cityofrockhill.com