



## MEMORANDUM

**TO:** Rock Hill Planning Commission  
**FROM:** Dennis Fields, Planner III  
**RE:** Meeting Agenda  
**DATE:** March 26, 2021

The Rock Hill Planning Commission will hold its regularly scheduled monthly meeting on Tuesday, April 13, 2021 at 6:00 PM, in City Hall Council Chambers, 155 Johnston Street. The public hearing portion of the meeting can be viewed online at <http://www.cityofrockhill.com/livestream>. Please feel free to contact me at [Dennis.Fields@cityofrockhill.com](mailto:Dennis.Fields@cityofrockhill.com) or 803-329-5687 regarding any item on the following agenda. Thank you.

## AGENDA

Rock Hill Planning Commission  
April 13, 2021

Pledge of Allegiance

1. Approval of minutes of March 2, 2021 meeting.

### **PUBLIC HEARING ITEMS**

2. Hold public hearing and consider a recommendation to City Council on petition M-2021-14 by Woodeneye LLC (Paul Burt) to rezone approximately 0.51 acres at 2223 and 2229 Celanese Road from Business Development District I (BD-I) in York County to Neighborhood Commercial (NC). The subject properties are proposed to be annexed into the City of Rock Hill. Tax parcels 634-11-09-009 & -010.\*
3. Hold public hearing and consider a recommendation to City Council on petition M-2021-15 by Connelly Development (Kevin Connelly) to rezone approximately 5 acres at 2150 Cherry Road and adjacent right-of-way from General Commercial (GC) to Multi-Family Residential (MFR). Tax parcel 634-07-01-015.\*

4. Hold public hearing and consider a recommendation to City Council on petition M-2021-16 by Greenway Residential Development LLC (Mark Richardson) to rezone approximately 12.4 acres at 805 Heckle Boulevard and adjacent right-of-way from Neighborhood Commercial (NC) and Single-Family Residential-5 (SF-5) to Multi-Family Residential (MFR). Tax parcel 597-04-01-051.\*

**NEW BUSINESS**

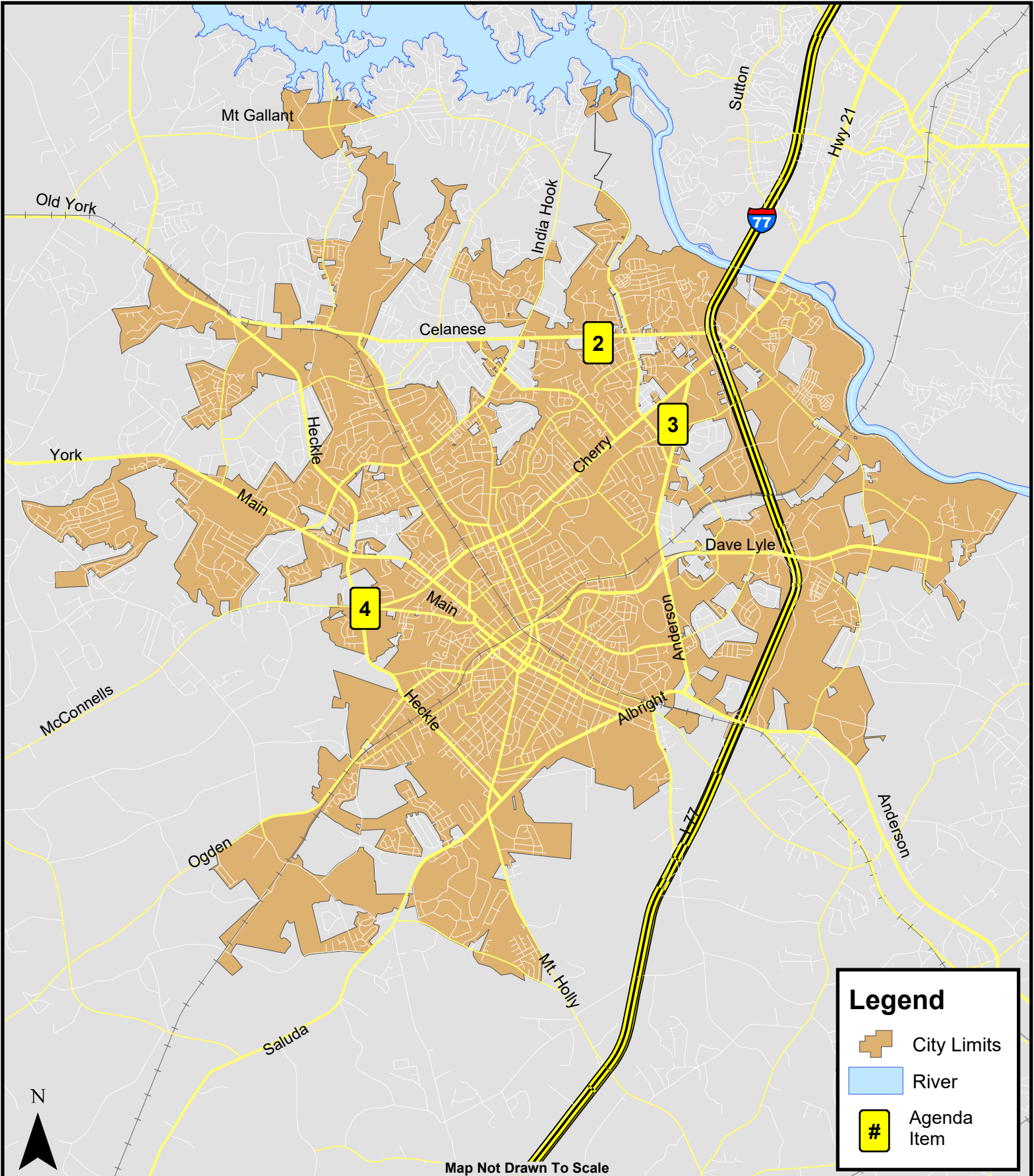
5. Other Business.
6. Adjourn.

\* 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 April 26, 2021. 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 Dennis Fields at 803-329-5687 or [Dennis.Fields@cityofrockhill.com](mailto:Dennis.Fields@cityofrockhill.com) with any questions.

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

# Planning Commission Agenda Items

City of Rock Hill, SC  
April 13, 2021  
Planning Commission



Map Not Drawn To Scale



A public hearing of the Planning Commission was held on Tuesday, March 2, 2021, at 6 p.m. in City Council Chambers, 155 Johnston Street, Rock Hill SC.

**MEMBERS PRESENT** Randy Graham, Duane Christopher, Gladys Robinson, Justin Smith, Nathan Mallard, Keith Martens

**MEMBERS ABSENT** Shelly Goodner

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

## 1. Approval of minutes of the February 2, 2021, meeting.

Referring to the February minutes, Chair Randy Graham provided a statement regarding his comments on page 3 in that his intention was to mean he was speaking for himself and not on behalf of the Commission.

Commissioner Nathan Mallard made a motion to approve the minutes from the February 2, 2021, meeting to include Chair Graham's clarification. Vice-Chair Duane Christopher seconded, the motion passed unanimously by a vote of 6-0 (Goodner absent).

## PUBLIC HEARING ITEMS

### 2. Hold public hearing and consider a recommendation to City Council on petition M-2021-08 by Mattamy Homes (Jerry Whelan) to rezone approximately 64 acres at 1705 & 1725 Sturgis Road, 146 Waterford Park Drive, 2652 Dave Lyle Boulevard (portion), and adjacent right-of-way from Industry General (IG) and Single-Family Residential-3 (SF-3) in the City of Rock Hill and Rural Development District (RUD) in York County to Master Planned Residential (MP-R). A portion of the subject property is proposed to be annexed into the City of Rock Hill. Tax parcels 700-00-00-005 & -045, 700-01-01-044 & -030 (portion).

Staff member Dennis Fields, Planner III, presented the staff report. He also provided the Commissioners with an email from Marco & Patty Furino in opposition to the request.

Applicant's representative, Matt Mandle, ESP Associates, 3475 Lakemont Blvd, Fort Mill, provided the Commission with a conceptual video of the development.

Applicant, Ben Stevens, Mattamy Homes, 810 Brooksmill Drive, Tega Cay, gave an overview of the project amenities, noting that these would be over and above what was required.

Applicant, Jerry Whelan, 12642 Framfield Court, Huntersville, NC, spoke specifically to the overall development features with emphasis on variations in architectural details, including front porches on all units and upgraded garage doors. He stated the intent to provide ample parking with two-car garages and two-car driveways for all units, including townhomes, in an effort to alleviate parking issues. He indicated the City's land use map, noting that the site was designed to be transitional with the more dense townhome development located to the north towards Dave Lyle Boulevard and existing apartment complex, getting less dense as the project developed one the

Sturgis Road side.

Vice-Chair Christopher asked if mass grading would be required for each of the phases and if the structures would be constructed on concrete slab. Mr. Whelan stated mass grading would be necessary and that the structures would be built on concrete slabs, but would still meet the 18" exposed foundation requirement.

Commissioner Mallard referred to the alley-loaded homes, asking if there would be full-length driveways at the rear. Mr. Whelan stated these would be approximately 20' deep.

Commissioner Mallard asked if this was stipulated in the master plan. Mr. Fields stated it was, adding that all single-family homes are required to have 2 off-street parking spaces in addition to the garage.

Commissioner Justin Smith asked if the detached garages for the rear-loaded properties could be built larger to accommodate an accessory dwelling unit. Mr. Whelan stated they would be able to have heated space above the garage.

Vice-Chair Christopher made a motion to recommend to City Council approval of Master Planned Residential (MP-R) zoning on the properties as proposed. Commissioner Smith seconded.

Commissioner Mallard commented the applicant had presented a well thought out plan.

Chair Graham called for a vote, and the motion passed unanimously by a vote of 6-0 (Goodner absent).

**3. Hold public hearing and consider a recommendation to City Council on petition M-2021-13 by Clifford Sands to amend the Springdale Planned Unit Development (PUD) to remove the designation of 803 Augustus Lane as a historic site. Tax map number 669-05-01-042.**

Staff member Shana Marshburn, Planner I, presented the staff report. She also provided the Commissioners with emails in opposition to the request from nearby property owners Sandra Farrow, Ronda Collins, Rhonda Bigham, and former owner Charlene Werner.

Commissioner Gladys Robinson asked for clarification of the historic designation. Ms. Marshburn stated it was not recognized on the local, federal, or state level as a historic site, only that it was noted on the PUD plans in 1993.

Commissioner Keith Martens asked why the PUD required this to be known as a historic site. Ms. Marshburn stated it was the former homesite of a Springs family member.

Commissioner Martens asked why this lot was preserved. Ms. Marshburn stated she did not know the reason for this.

Chair Graham observed that on the original PUD documentation, the lot appeared to be 2 ½ to 2 ¾ the size of the typical lots in the development. He asked if part of the historic lot had been built on. Ms. Marshburn stated the platted version was correct, that the PUD provided in the staff report had been the concept plan at that time.

Commissioner Martens asked which lot the current owner purchased. Ms. Marshburn stated the subject lot was part of the purchase when the owner bought the home on the adjacent lot to the north.

Commissioner Smith asked how this was different from the green space, observing that most of the opposition to the request centered around to the potential loss of green space in that section.

Vice-Chair Christopher asked if those who had sent the emails attended the neighborhood meeting. Ms. Marshburn stated the only attendee had been the owner of the adjacent lot, and that the emails given to the Commissioners had come after the public notice postcards had been sent.

Mr. Christopher asked if a neighborhood meeting had been required. Ms. Marshburn stated that one had taken place, and that neighborhood meetings are required whenever an amendment to an existing planned development is proposed.

Commissioner Robinson asked if the owner had been aware of the historic designation. Ms. Marshburn stated the owner was present and could best answer that question.

The applicant, Clifford Sands, 822 Thistledown Drive, stated he would like to construct a house on the lot, which he believed most people thought of as an empty lot they could treat as a dump. He stated the lot had been overgrown for the past 60 years, that the existing foundation and cellar trapped water which in turn created a mosquito problem. He stated he wanted to clean it up and build a ranch house that would be in keeping with the neighborhood. With respect to the emails in opposition, he stated he had only received one from the next-door neighbor. He stated that the former owner was friends with many of those who had written the emails, adding that if she had wanted to keep it protected, she should have kept the property or sold it to one of her friends.

Commissioner Mallard asked if Mr. Sands had had the survey drawn. Mr. Sands stated he had received it with the purchase of the property.

Commissioner Smith asked when he had purchased the property. Mr. Sands stated June or July of 2019 and that both his home and the subject property were sold and bought together. He added the original builders appeared to have installed sewer lines to the site, and that a resident who had been one of the first in the neighborhood said the developer had planned to build a neighborhood pool on that lot.

Chair Graham asked if the closing attorney had advised him of the historic designation of the lot. Mr. Sands stated he had been advised of this, adding that he was not aware of anyone coming to see the lot as a historic site, although one man had come to look at it after the public meeting notices had been posted.

Chair Graham stated he was in a quandary about this situation. He observed that while there did not appear to be any existing historical significance it might be different if there was a structure or monument in place, yet there were people in opposition to the request stating that because it was designated as a historic site on the PUD, it should remain as is. He added that Mr. Sands was aware of this when he purchased the property.

Commissioner Martens observed that most times the green space is community owned, but in this case, people liked the lot the way it was but relied on others to maintain it.

Commissioner Smith stated Mr. Sands could build a 6' fence on the lot.

Commissioner Martens commented that at the time, someone thought it should be

saved but the PUD should also have made it a neighborhood amenity.

Commissioner Mallard referred to the survey provided, noting it appeared that the properties had been combined but that it may not have been recorded properly.

Vice-Chair Christopher commented that the PUD did not indicate that maintenance was the responsibility of the homeowners' association or neighborhood.

Commissioner Martens noted there was another designated open space area on the PUD.

Commissioner Robinson asked for the opinion of Janice E Miller, Historic Preservation Specialist, regarding the historic designation. Mrs. Miller stated that as the City designated historic districts in 1988, it was possible that this site was not located in the City limits at that time, or that staff was not aware this site existed. She added that at that time, historic designation was usually placed on existing buildings and not historic sites.

Vice-Chair Christopher made a motion to recommend to City Council approval of the amendment to the existing Springdale PUD as proposed. Commissioner Mallard seconded.

Vice-Chair Christopher stated the PUD did not say it couldn't be built on, asking how this lot was to be treated. Eric Hawkins, Planning & Zoning Manager, stated the original paperwork indicated this was not a buildable lot, that if it was intended to be it would have been included in the lot numbers.

Vice-Chair Christopher asked if the survey lines as were pointed out by Commissioner Mallard were an issue. Chair Graham stated the Commission could not make that decision, only the question as to amending the PUD. He added that he understood there were issues on both sides, especially in that people had purchased property in the neighborhood based on the PUD.

There being no further discussion Chair Graham called for a vote, and the motion carried by a vote of 5-1, with Chair Graham voting in opposition (Goodner absent).

**4. Hold public hearing and consider a request by Carolina Panthers to rename Keep Pounding Way and Blue Granite Place.**

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

Applicant's representative, Jackie Slavetsky, Project Manager, 3500 Providence Manor Road, Charlotte, NC, stated the request to change the road names was due to several negative connotations associated with two of the current road names.

Commissioner Smith made the motion to approve the road names as submitted. Commissioner Robinson seconded, and the motion carried unanimously by a vote of 6-0 (Goodner absent).

**NEW BUSINESS**

**5. Consideration of a request by Strategic Capital Partners (Rich Horn) for Preliminary Plat approval for new road in Rock Hill Commerce Center. (Plan #20190997 and 20210324)**

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

Vice-Chair Christopher asked if the road would be City owned. Mr. Fields stated it would be a city maintained public street.

Vice-Chair Christopher made a motion to approve the preliminary plat as presented, subject to staff comments. Commissioner Mallard seconded, and the motion carried unanimously by a vote of 6-0 (Goodner absent).

## **6. Consideration of a request by J.M. Cope for Major Site Plan approval for Former American Legion Site. (Plan #20201127)**

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

Commissioner Martens asked when the master plan had been approved by the Commission. Mr. Fields stated this was in August or September of 2020, adding that the apartment developer, Tartan Residential LLC, was planning on beginning work in the summer.

Commissioner Mallard asked if retail would be located along the Road. Mr. Fields stated it would.

Commissioner Smith asked what the separation between the properties would be. Mr. Fields stated there would be a green area with landscaping, but no fencing was shown on the master plan, adding there would be a connection to Winthrop owned property to the east.

Commissioner Smith asked the market for self-storage in this area, observing that the Commission had approved several of these type uses. Mr. Fields stated with the growing number of multi-family projects in the downtown area, there were not a lot of storage facility options nearby to serve these uses, especially climate-controlled storage.

Commissioner Mallard made a motion to approve the Major Site Plan as presented, subject to staff comments. Vice-Chair Christopher seconded, and the motion carried unanimously by a vote of 6-0 (Goodner absent).

## **7. Other Business.**

### **a. Staff promotions.**

Planning & Zoning Manager Eric Hawkins announced that Mr. Fields had been promoted to Planner III and would be the Commission's staff liaison. Chair Graham and the Commissioners congratulated Mr. Fields on the promotion.

### **b. Short-term Rental regulations.**

Commissioner Smith asked about the short-term rental regulations. Planning & Development Director, Leah Youngblood, stated the regulations were in place, providing an overview of the current process for approvals:

- HOAs would advise staff if these were allowed or not under the neighborhood's covenants; and
- The host is required to apply for a special exception for the use with the Zoning Board of Appeals, which involves a public hearing.

Commissioner Smith asked how the regulations were being enforced. She stated that staff would address complaints as well as proactively monitor for any new ones to ensure compliance with the regulations.

## **8. Adjourn.**

There being no further business, the meeting adjourned at 7:31 p.m.



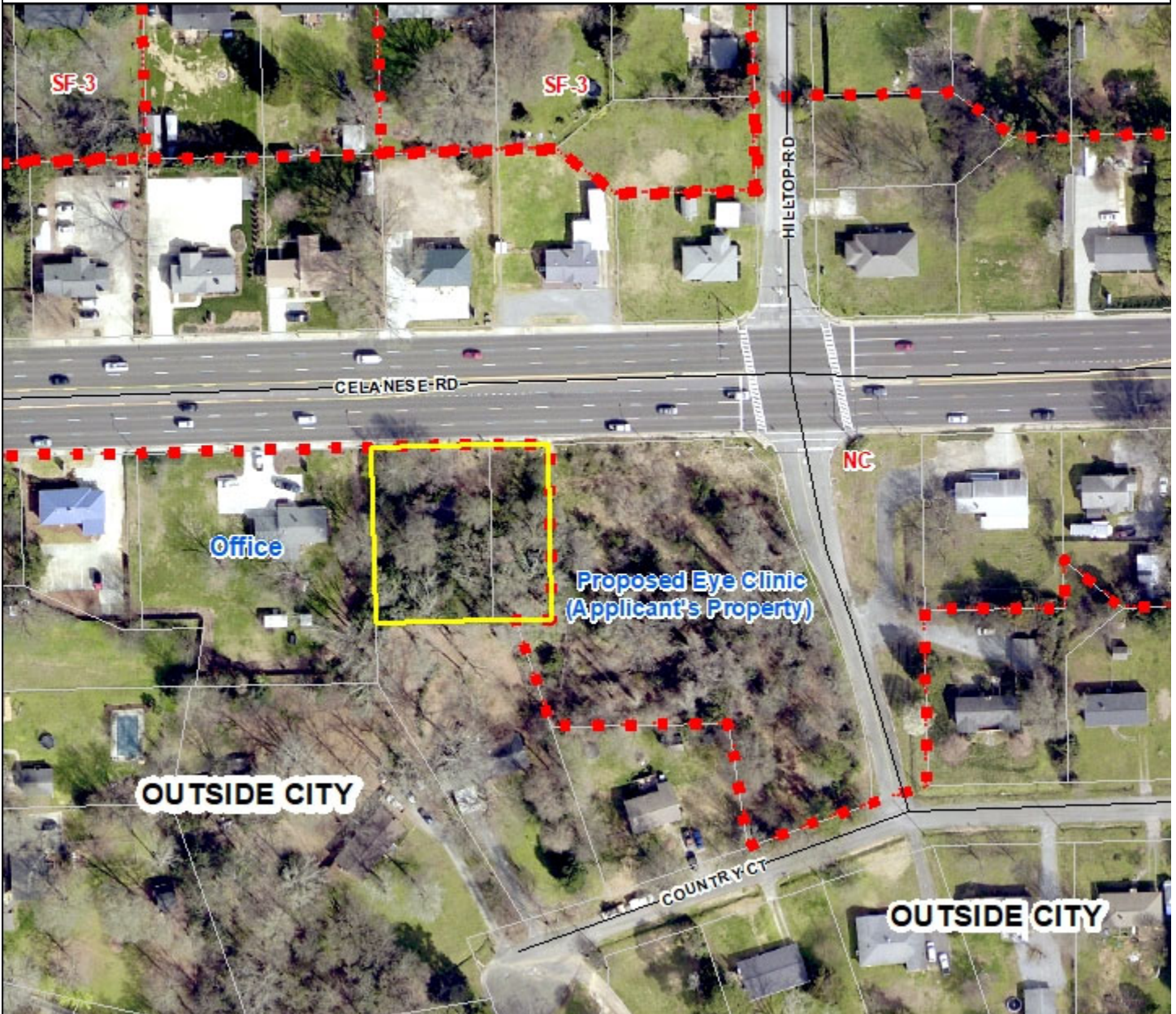


# Staff Report to Planning Commission M-2021-14



Meeting Date: April 13, 2021

Petition by Woodeneye LLC (Paul Burt) to rezone approximately 0.51 acres at 2223 and 2229 Celanese Road from Business Development District I (BD-I) in York County to Neighborhood Commercial (NC).



**Reason for Request:** The applicant is requesting the annexation and rezoning in order to construct additional parking for the applicant's proposed eye clinic on the property.

**Staff Recommendation:** Staff recommends approval of the proposed NC Zoning District.

**SEE ATTACHED REPORT FOR MORE INFORMATION**



## Rezoning Analysis-Report to Planning Commission

Meeting Date: April 13, 2021

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**Location:** 2223 & 2229 Celanese Road  
Tax Parcels 634-11-09-009 & -010

**Site Area:** Approximately 0.5 acres

**Request:** Annex property into the City and rezone from Business Development District I (BD-I) in York County to Neighborhood Commercial (NC).

**Proposed Development:** Additional parking for a proposed office building.

**Owners/Applicants:** Woodeneye, LLC (Paul Burt & Melissa Wood)  
2764 Mt Pleasant Ste A. PMB 701  
Fort Mill, SC

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### Site Description

The subject property includes two parcels—one undeveloped parcel and one former single-family home which has been vacant for several years. It is located on the north side of the City near the southwest corner of Celanese Road and Hilltop Road. Surrounding uses include single-family residential to the south and office uses along Celanese Road in residential and commercial zoning districts.

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### Development Proposal

The applicant owns the adjacent property at the corner of Celanese Road and Hilltop Road. That property was annexed and rezoned in 2019 to develop an office building for an eye clinic. Since that time, the applicant has been developing site and building plans, and determined a need for additional parking. The subject properties would be developed with additional parking areas for the proposed office building. The site plan is attached.

Parking for office uses is permitted in the Neighborhood Commercial (NC) zoning district. The proposed office building would be approximately 9,515 square feet and would front Celanese Road. Access would be provided from Hilltop Road.

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### Existing Zoning District Summary

Business Development District I (BD-I): The Business Development I District is designed to provide certain areas within the county “small scale” commercial services and convenience uses. This district will principally serve residential subdivisions and permit small scale professional offices as compatible supplements in these areas. Permitted uses include 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; and churches.

### Proposed Zoning District Summary

Neighborhood Commercial (NC): The NC district is established and intended to provide for small-scale retail, service, and professional offices that provide goods and services

to serve the residents of the surrounding neighborhood. The district should not include establishments that attract traffic from areas of the City outside the neighborhood that is being served by the use. Non-residential uses in the NC district are limited to 10,000 square feet in area per use in an individual building. The district should typically be located at the intersection of two collector (residential or commercial) streets or a collector street and arterial/major collector street in close proximity to the residential neighborhood which these serve. The district is subject to development standards to ensure development is consistent with the neighborhood scale and form of the district, and compatible with surrounding uses through setbacks, height limitations, bulk, and other dimensional standards, connectivity requirements, controls on lighting, and site design. In addition, all non-residential development in the NC district must limit its public operating hours to between 6 a.m. and 10 p.m.

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

**M-2019-19** – Annex and rezone properties at southwest and southeast corners of Celanese Road and Hilltop Road from BD-I to NC for office uses and a barber shop.

**M-2020-12** – Annex and rezone properties at northeast corner of Celanese Road and Hilltop Road from RC-I & BD-I to NC for a drive-through restaurant.

**M-2021-06** Annex and rezone properties on the north side of Celanese Road, generally between Aldersgate and the west side of Dutchman Drive, Celanese Road/Rosewood Drive, from BD-I, RC-I, & RD-I to NC & SF-3. The was a City-initiated annexation of an enclave area.

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**INFRASTRUCTURE CONSIDERATIONS**

**Transportation**

The property has frontage on Celanese Road, a state-maintained principal arterial, and Hilltop Road, a state-maintained local street. The site will be accessed from Hilltop Road. Sidewalks exist along Celanese Road.

Historic traffic volumes in the area are shown below:

Street	Vehicles Per Day			
	2019	2017	2015	2013
Celanese Road	44,600	40,900	40,200	36,900

**Public Utilities**

All necessary utilities are available to the site.

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**RELATIONSHIP TO PUBLIC PLANS**

**Comprehensive Plan Update – Rock Hill 2030**

This parcel is in the Neighborhood Commercial character area of the Future Land Use Map of the Comprehensive Plan Update – Rock Hill 2030. The Comprehensive Plan states that the Neighborhood Commercial character area should include:

- Small, low-traffic commercial uses that provide goods and services to surrounding neighborhoods.

- A well-connected bike/pedestrian network between neighborhoods and nearby commercial areas

Annexing the unincorporated parcel and rezoning it from Business Development-I in York County to Limited Commercial in the City would allow for a development that is compatible with the surrounding uses, and it would close a close a “donut hole” along a busy road corridor.

The rezoning and annexation also support the Comprehensive Plan Core Values as follows:

- **Grow Inside First:** This infill development supports the City’s focus to “grow inside first,” and it would help maximize the use of existing infrastructure and investment. It also supports the goal of prioritizing the annexation of unincorporated enclaves, particularly those that form donut holes and result in inefficient provision of services.

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## **PUBLIC INVOLVEMENT**

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

- March 25: Rezoning notification signs posted on subject property.
- March 25: Rezoning notification postcards sent to 36 property owners and tenants within 300 feet of the subject property.
- March 26: Planning Commission public hearing advertisement published in *The Herald*.

### **Public Feedback**

Staff has not received any public feedback to date.

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## **RECOMMENDATIONS**

### **Staff Assessment**

The annexation and rezoning of this property would help bring an unincorporated area into the City. The proposed NC zoning is appropriate along a major road corridor such as Celanese Road and is consistent with the zoning of the adjoining property that it will be combined with. Additionally, staff has not heard any concerns from nearby residents or property owners regarding the proposed rezoning request.

### **Staff Recommendation**

Staff recommends approval of the proposed Neighborhood Commercial (NC) zoning.

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## **Attachments**

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

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

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



602.96

605.64

CELANESE RD  
(SC 161)

9,515 SF  
FFE=605

HILLTOP RD (SR 725)  
R/W VARIES

COUNTRY CT (SR 723)  
50' R/W

Melissa Sudol  
TM 634-11-09-003  
RB 16071 Pg 371

Joseph & Stacey Engelbrecht  
TM 634-11-09-026  
RB 4309 Pg 46

PROP 6' HIGH WOOD STOCKADE FENCE

PROP 4' HIGH CHAIN LINK FENCE AROUND DETENTION POND BLACK OR GREEN VINYL COATED

**SITE NOTES:**

- PROJECT NAME: PALMETTO EYE
- DEVELOPER: VELOCITY COMMERCIAL REAL ESTATE
- THE SITE ADDRESS: 2213 CELANESE RD
- TAX PARCEL NO. 6341109004
- PROPERTY OWNER: WOODENEYE LLC
- ZONING: NEIGHBORHOOD COMMERCIAL (NC)
- EXISTING LAND USE: EXISTING VACANT

**PARKING:**

**REQUIRED PARKING:**

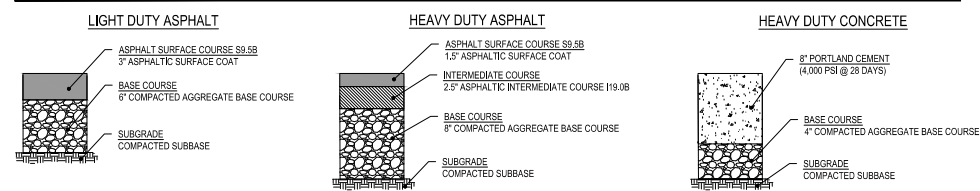
- MEDICAL OFFICE (9,802 SF): 1 SPACE PER 250 SF = 39 SPACES REQUIRED

**62 PARKING SPACES PROVIDED**

**SETBACKS:**

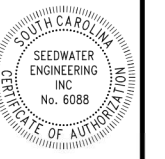
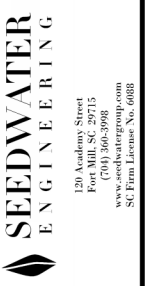
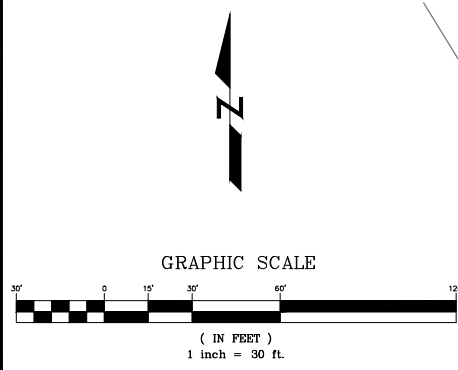
- FRONT:** 10' MINIMUM
- SIDE:** 5' (HILLTOP RD)  
10'
- REAR:** 20'

**PAVEMENT SECTIONS**



**NOTES:**

- CONFIRM WITH GEOTECHNICAL ENGINEER FOR PAVEMENT SECTIONS AND SUBGRADE, NOTIFY ENGINEER IN CASE OF CONFLICT.
- PROVIDE CONSTRUCTION JOINTS PER ACI AND/OR GEOTECHNICAL ENGINEER RECOMMENDATIONS (CONCRETE PAVMENT ONLY).



FINAL DRAWINGS - FOR REVIEW PURPOSES ONLY



3-6-2020

**PALMETTO EYE**  
2213 CELANESE RD  
ROCK HILL, SC 29732  
VELOCITY COMMERCIAL REAL ESTATE

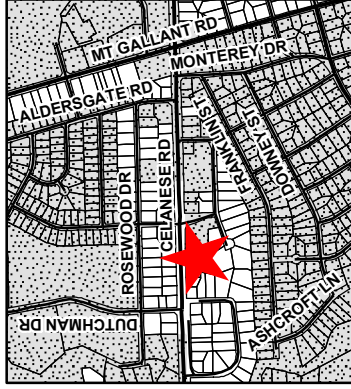
**SITE PLAN**

**C2.0**



**ANNEXATION MAP**  
**Celanese Road/Hilltop Road**  
**Area III**

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



PROPOSED ZONING: NC  
 WARD: WARD 2  
 ACREAGE: 0.52

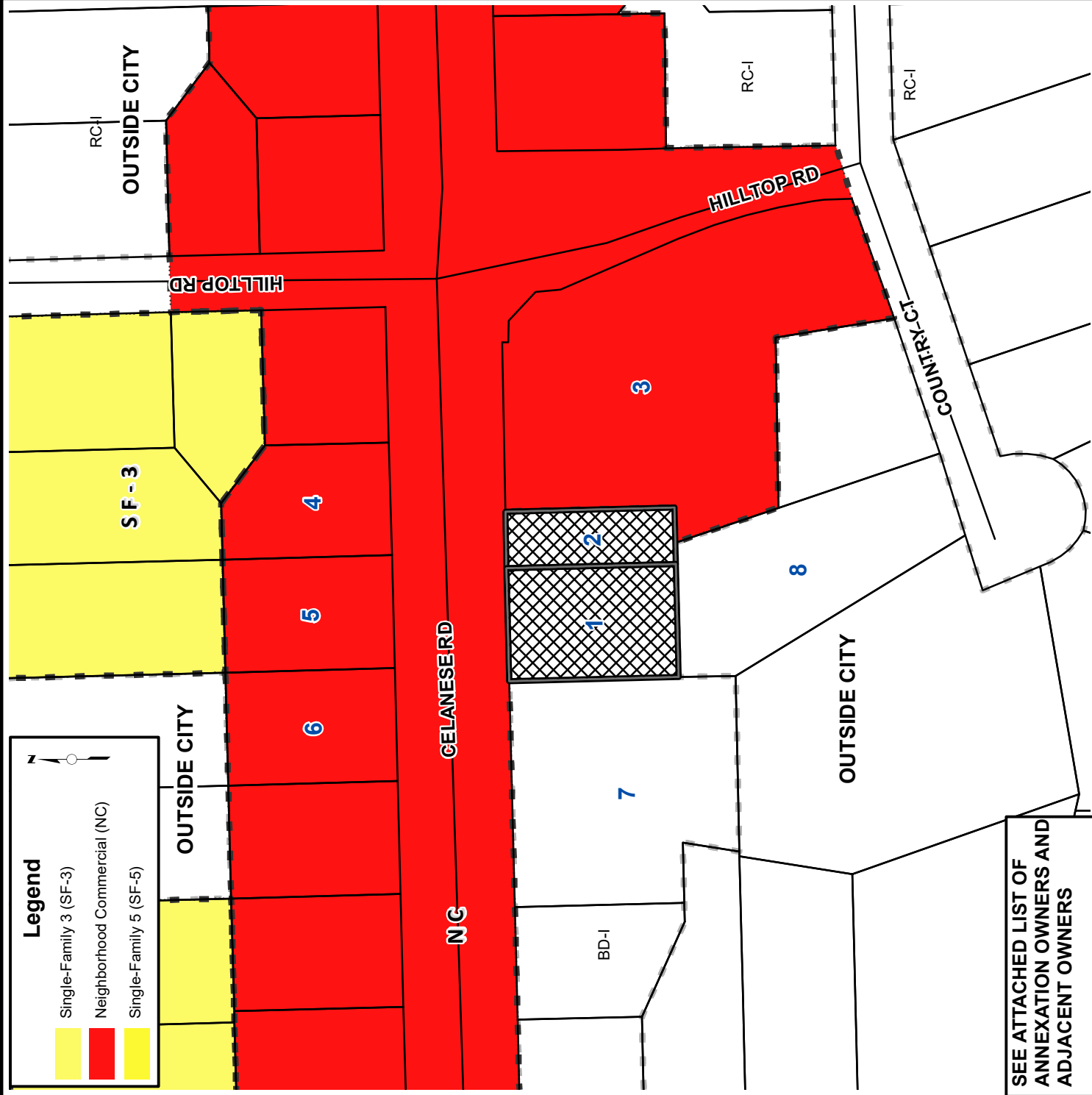


Subject Properties



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

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



**Legend**

- Single-Family 3 (SF-3)
- Neighborhood Commercial (NC)
- Single-Family 5 (SF-5)

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

ANNEXATION PROPERTY OWNER

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Map #	Tax Parcel	Owner Name
1	6341109010	WOODENEYE LLC
2	6341109009	WOODENEYE LLC

ADJACENT PROPERTY OWNERS

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Map #	Tax Parcel	Owner Name
3	6330201019	WOODENEYE LLC
4	6341104002	AYERS ANITA J
5	6341104003	HARTLEY PROPERTY IV LLC
6	6341104004	COCKRAM MICHAEL D
7	6341109011	ROCKVIEW LLC
8	6341109003	SUDOL MELISSA





M-2021-14

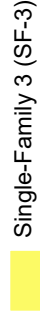
**Legend**



Subject Property



Neighborhood Commercial (NC)



Single-Family 3 (SF-3)

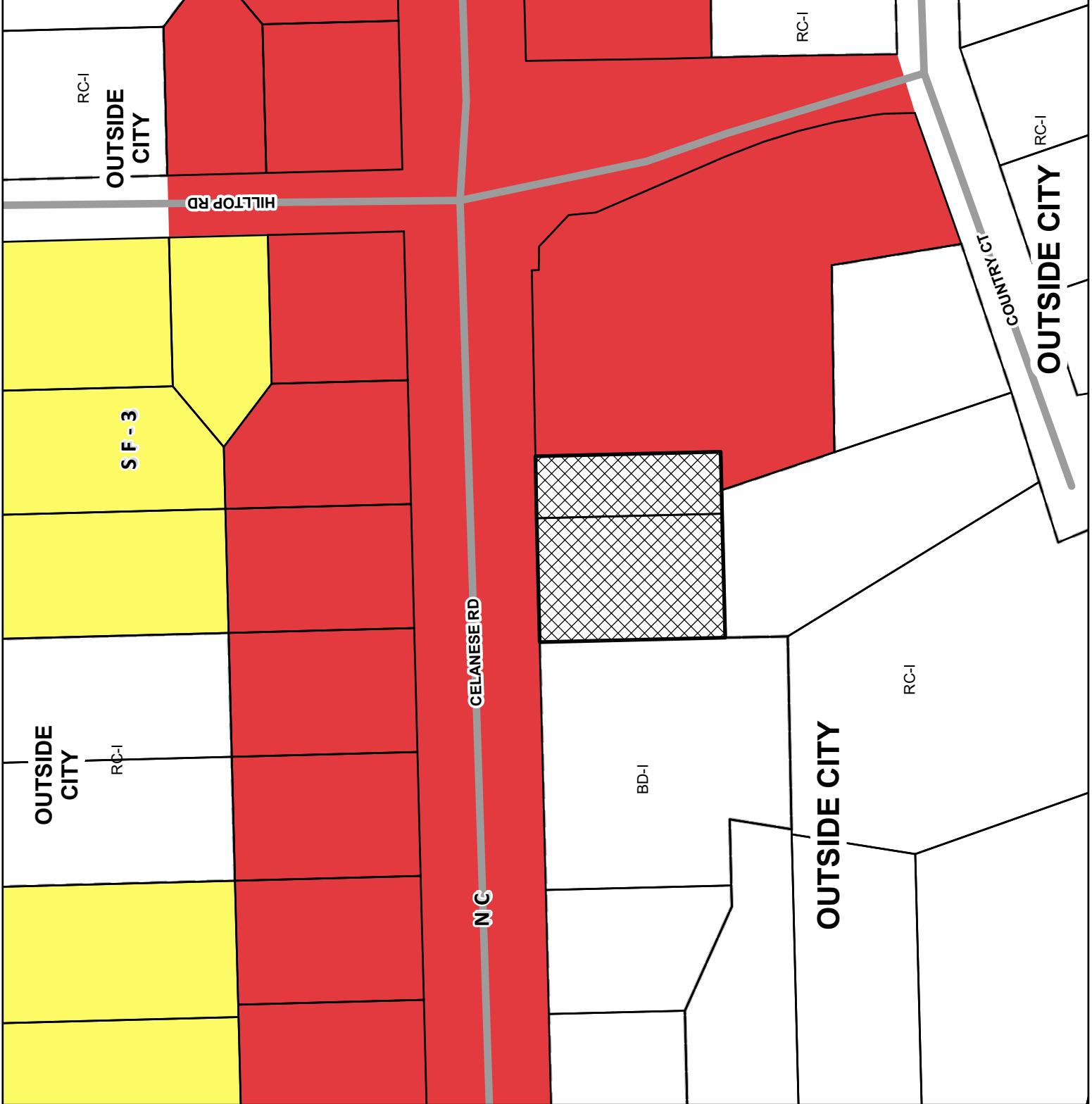
**Zoning Data**

Current: BD-I  
(York County)

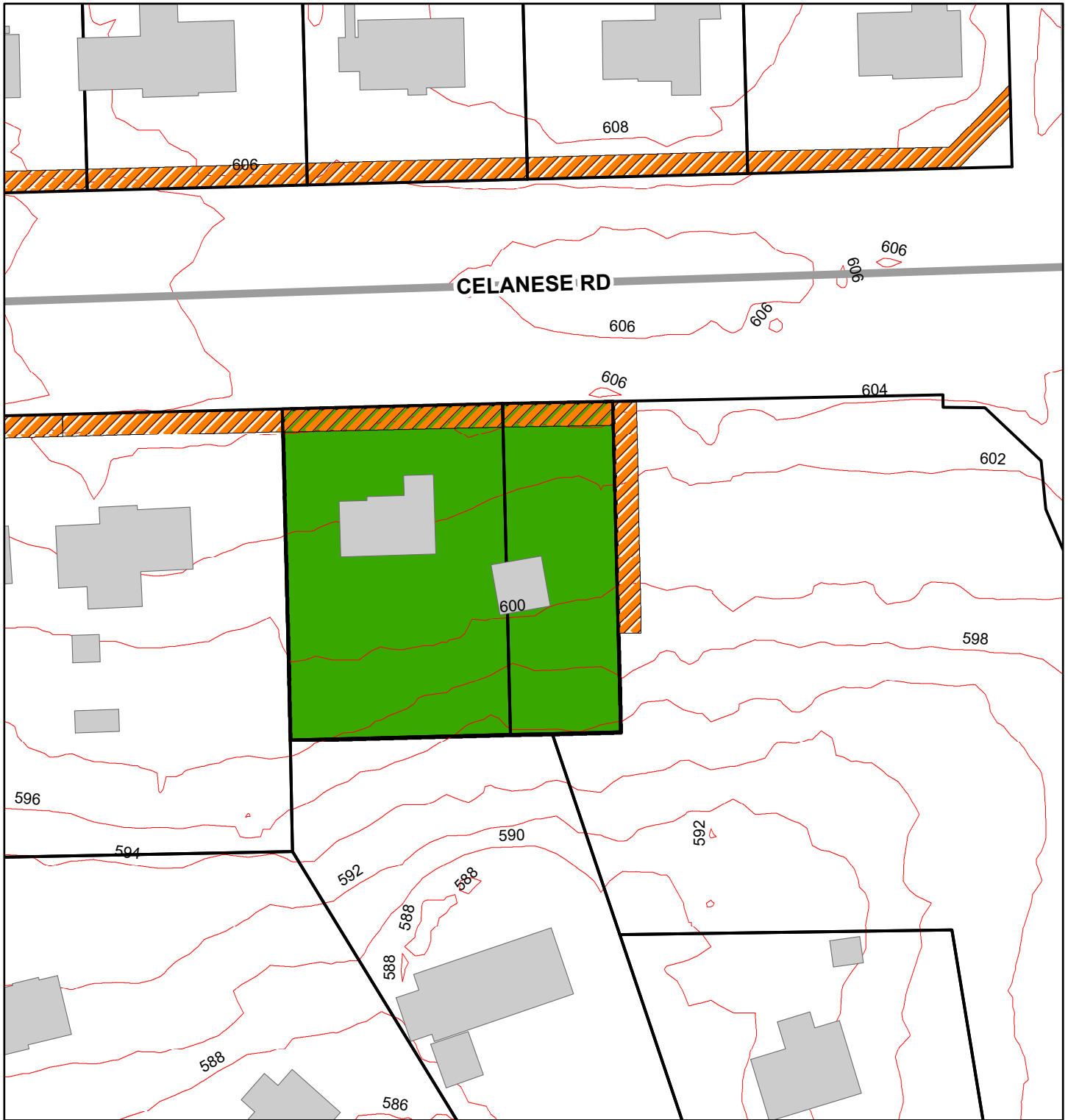
Proposed: NC









Planning & Development  
Department  
City of Rock Hill  
04-13-2021

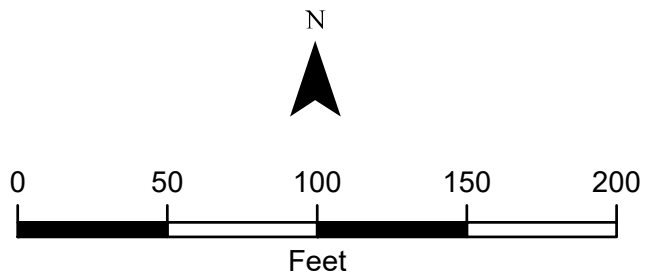


# Existing Conditions Case #M-2021-14



**Legend**

 Building Footprints (2019)	 Contours
 Parcels	 Subject Property
 Street	
 Utility Easement	





# Staff Report to Planning Commission M-2021-15



Meeting Date: April 13, 2021

Petition by Connelly Development (Kevin Connelly) to rezone approximately 5 acres at 2150 Cherry Road and adjacent right-of-way from General Commercial (GC) to Multi-Family Residential (MFR).



**Reason for Request:** The applicant is requesting the rezoning in order to construct affordable multi-family apartments on the property.

**Staff Recommendation:** Staff recommends approval of the proposed MFR Zoning District.

**SEE ATTACHED REPORT FOR MORE INFORMATION**





## Rezoning Analysis-Report to Planning Commission

Meeting Date: April 13, 2021

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<b>Location:</b>	2150 Cherry Road, Tax Parcel 634-07-01-015
<b>Site Area:</b>	Approximately 4.6 acres.
<b>Request:</b>	Rezone property from General Commercial (GC) to Multi-Family Residential (MFR).
<b>Proposed Development:</b>	Affordable housing apartments.
<b>Applicant:</b>	Morgan Square, LP (Connelly Development, LLC) 125 Old Chapin Road Lexington, SC 29072
<b>Owner:</b>	America Multi-Cinema, Inc. (AMC) 11500 Ash Street Leawood, KS 66211

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### Site Description

The subject property is currently occupied by an AMC theater, along with its associated parking areas. Although the property has a Cherry Road address, it is generally located north of Eden Terrace and west of Anderson Road. The site is accessed entirely through a private drive along the north and east side of the property. The private drive is part of the Publix shopping center site, which has connections to Cherry Road, Eden Terrace, and Mt. Gallant Road.

Surrounding uses include age-restricted apartments (also built by Connelly Development), the City's water treatment facility, a fitness center, a retail shopping center, and undeveloped property in commercial zoning districts.

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### Proposal

The applicant is requesting the rezoning in order to facilitate the development of income-restricted, affordable multi-family apartments on the property. The development is being submitted for both federal and state tax credit funding to South Carolina Housing as a family development. This is different than Connelly Development's adjacent building on Anderson which is age restricted. The rents and tenant incomes will be restricted at 20%, 50% and 60% of the Area Median Income (AMI) for York County.

The conceptual site plan (attached) shows four buildings with 84 total units (18.3 units per acre). The proposed buildings would be four stories each and would be located around the perimeter of the site with parking and open space/amenity areas located in the center of the development. A project of this size is required to provide two amenities. The site plan shows how they could meet this standard, with an outdoor playground area and community building.

Although we do not have renderings for the proposed buildings, the applicant is aware that they must meet all of the City's multi-family design standards. The applicant is also exploring whether it would be able to reuse the existing AMC building.

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### **Existing Zoning District Summary**

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

### **Proposed Zoning District Summary**

Multi-Family Residential (MF-R)- The MFR district is established and intended to allow multifamily residential uses, including apartments and condominiums. The intent is to generally limit areas of multi-family projects to concentrations of 225 units. The maximum density is 20 units per developable acre. For purposes of calculating maximum density and evaluating properties for rezoning to this zoning district, land that is not easily developable, such as land within the 100-year floodplain, steep slopes, wetlands, and other areas that are similarly constrained, would not be counted.

The Zoning Ordinance lists several specific criteria to be evaluated for proposed rezonings to this district, which are listed in the staff assessment section below.

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## **INFRASTRUCTURE CONSIDERATIONS**

### **Transportation**

The property has access from an adjoining private drive that connects to Eden Terrace (state-maintained, major collector) and is in close proximity to Anderson Road (state-maintained, principal arterial). It is also located close to the Cherry/Riverwalk route of the My Ride bus transit line.

There are no existing sidewalks along either portion of the private drive, but the City would require the developer to build sidewalks along both property lines that front along the private drive if the project moves forward.

Historic traffic volumes in the area are shown below:

<b>Street</b>	<b>Vehicles Per Day</b>			
	<b>2019</b>	<b>2017</b>	<b>2015</b>	<b>2013</b>
Anderson Road	22,000	21,400	18,000	17,700
Eden Terrace	6,600	6,700	6,700	6,700

### **Public Utilities**

All necessary utilities are available to the site.

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## RELATIONSHIP TO PUBLIC PLANS

### Comprehensive Plan Update – Rock Hill 2030

This parcel is in the Community Commercial character area of the Future Land Use Map of the Comprehensive Plan Update – Rock Hill 2030. The Comprehensive Plan Update states that when these areas are developed, they should strive to:

- emphasize (re)development of new and old centers as adaptable centers that have joint access, shared use parking, and accommodate all modes of transportation within and adjacent to the site;
- be designed in a way that makes it possible for residents of suburban neighborhoods to walk or bike there, including a more walkable streetscape, higher-intensity development on a site, buildings set closer to the street, and pedestrian connections between the sidewalk and front door;
- look for opportunities to introduce multi-family and mixed-use close to shopping to increase commercial viability and support future transit opportunities;
- be versatile to make it easier to transition between commercial uses as spaces turn over or support non-retail uses when markets shift; and
- be targeted to locate in parking lots of existing projects with excess surface parking.

Rezoning this parcel from GC to MFR would allow for redevelopment at a scale that would be compatible with the existing uses in the vicinity, which include a mix of residential and commercial uses.

This parcel is also included in the Cherry Road redevelopment corridor that is called out on the Redevelopment Areas Map of the Comprehensive Plan Update. Referencing the *Cherry Road Revitalization Strategy*, several recommendations from this Plan are applicable including:

- supporting mixed-use or higher densities.
- promoting the flexibility of building and zoning code requirements to achieve redevelopment strategies, connectivity and access, and beautification of the area.

The proposed rezoning of this parcel is consistent with the Comprehensive Plan Update because it would allow for redevelopment that would be compatible with the existing uses in the area. The rezoning supports two Comprehensive Plan Core Values as follows:

- **Grow Inside First:** This infill development supports the City's focus to "grow inside first," and it would help maximize the use of existing infrastructure and investment.
- **Reinforce Strong Neighborhoods:** The development of a diverse housing option, as described by the prospective developer, would support strong neighborhoods by providing a higher density and affordable housing option that is in proximity to services, employment centers and transit as located in the Cherry Road corridor.

## **PUBLIC INVOLVEMENT**

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

- March 25: Rezoning notification signs posted on subject property.
- March 25: Rezoning notification postcards sent to 25 property owners and tenants within 300 feet of the subject property.
- March 26: Planning Commission public hearing advertisement published in *The Herald*.

### **Public Feedback**

No comments received to date.

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## **RECOMMENDATIONS**

### **Staff Assessment**

The property meets the locational criteria for rezonings to the Multi-Family Residential district in the following ways:

1. *Criteria: Located in areas that support the City's long-term redevelopment and development goals and have long-term value by the amenity of their location. Such locations are generally central to high-activity corridors and centers.*

Assessment: The project is in the Cherry Road redevelopment corridor and meets the City's long-term goals by providing higher density housing options close to commercial centers and future transit opportunities. Cherry Road and Anderson Road are high-activity corridors.

2. *Criteria: Located adjacent to areas with existing or emerging walkable environments near restaurants, shopping, recreation, colleges, and major employment centers, and near areas where the potential for future transit service has been identified.*

Assessment: The project is within walking distance to Loves Plaza, the Publix Shopping Center, and other commercial/retail uses along Anderson Road. It is also in close proximity to the Cherry/Riverwalk route of the My Ride bus transit line. Additionally, Cherry Road is a planned future corridor for rapid transit.

3. *Criteria: Located in areas that do not negatively impact existing neighborhoods or constrain higher-value uses such as prime commercial and industrial areas.*

Assessment: The property is bordered on three sides by City Owned property, including the water treatment plant. The property does not have good visibility from Anderson Road or Cherry Road and is less desirable for commercial uses.

4. *Criteria: Of a size that is in scale and able to be integrated with the surrounding mix of uses to create an overall sense of place and community. For example, the project size should be less than 5 developable acres in low-density areas, less than 10 developable acres in medium-density areas, and less than 15 developable acres in high-density areas.*

Assessment: The roughly 5-acre project creates a good transition from single-family and smaller commercial uses along Mt. Gallant Road, to more intense commercial development along Anderson and Cherry Road.

5. *Criteria: Large enough to support on-site amenities suitable to the location, but not so large so as to become repetitive and overwhelming to surrounding development.*

Assessment: The smaller four-building site adequately provides open area for the required amenities, while still allowing the buildings to address the streets and blend into the more urban nature of area.

In addition to meeting the above criteria, the proposed project is intended for affordable housing, which helps meet a critical housing need for lower income families in the City. Connelly builders has developed several other multi-family projects within the City, including Catawba Crossing, Innsbrook Commons, Cherry-Laurel, and Cotton Mill Village.

### **Staff Recommendation**

Staff recommends approval of the rezoning request to Multi-Family Residential (MFR).

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### **Attachments**

- Conceptual Site Plan
- Rezoning Map

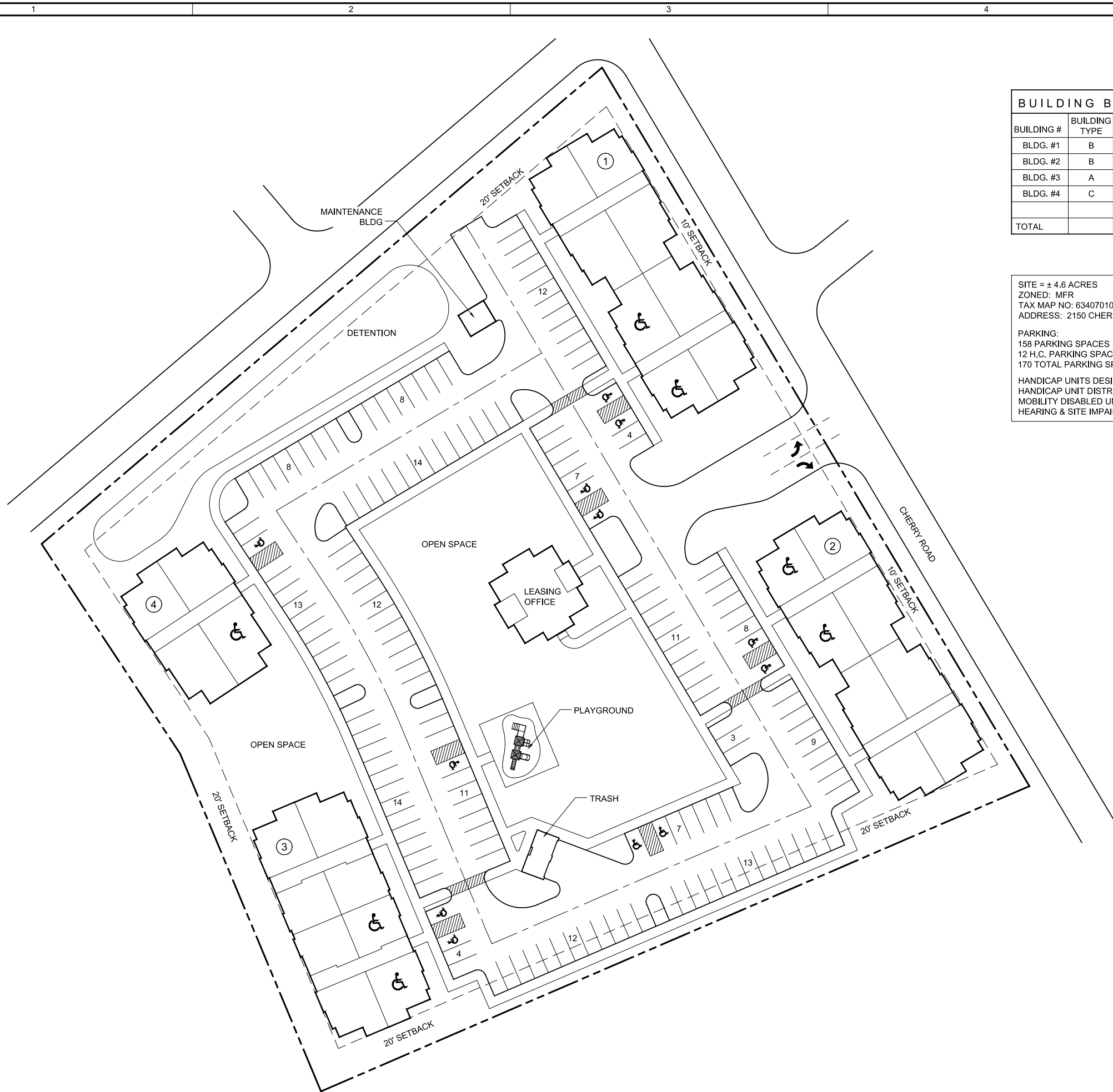
To see the applications submitted for this case, go to: [www.cityofrockhill.com/PlanInfo](http://www.cityofrockhill.com/PlanInfo).

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



THIS DRAWING IS THE PROPERTY OF PARKS-PLAYER ARCHITECTURE & PLANNING, LLC AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. IT IS TO BE RETURNED UPON REQUEST.



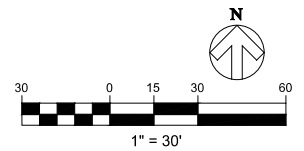
**BUILDING BREAKDOWN**

BUILDING #	BUILDING TYPE	1 BR	1 BR H.C.	2 BR	2 BR H.C.	3 BR	3 BR H.C.	TOTAL
BLDG. #1	B			11	1	11	1	24
BLDG. #2	B			11	1	11	1	24
BLDG. #3	A	11	1	11	1			24
BLDG. #4	C			5	1	5	1	12
<b>TOTAL</b>		<b>11</b>	<b>1</b>	<b>38</b>	<b>4</b>	<b>27</b>	<b>3</b>	<b>84</b>

SITE = ± 4.6 ACRES  
 ZONED: MFR  
 TAX MAP NO: 6340701015  
 ADDRESS: 2150 CHERRY RD., ROCK HILL

**PARKING:**  
 158 PARKING SPACES  
 12 H.C. PARKING SPACES &  
 170 TOTAL PARKING SPACES = ± 2 SPACES PER UNIT

**HANDICAP UNITS DESIGNATED BY HC/HC-1**  
**HANDICAP UNIT DISTRIBUTION:**  
 MOBILITY DISABLED UNITS = 5% = 5 HC UNITS  
 HEARING & SITE IMPAIRED UNITS - 2% = 2 HC-1 UNITS



No.	Date	Description

Job Number: 2021\_11  
 File Reference:

Scale: AS SHOWN  
 CORP. SEAL

SEAL

**MORGAN SQUARE APARTMENTS - PHASE II**  
 ROCK HILL, SOUTH CAROLINA

**PARKS-PLAYER ARCHITECTURE & PLANNING, LLC**  
 315 EAST BROAD STREET  
 GREENVILLE, SC, 29601  
 (864) 382-5000

PRELIMINARY SITE PLAN

Sheet Number:  
**SL-1**



# M-2021-15

## Legend

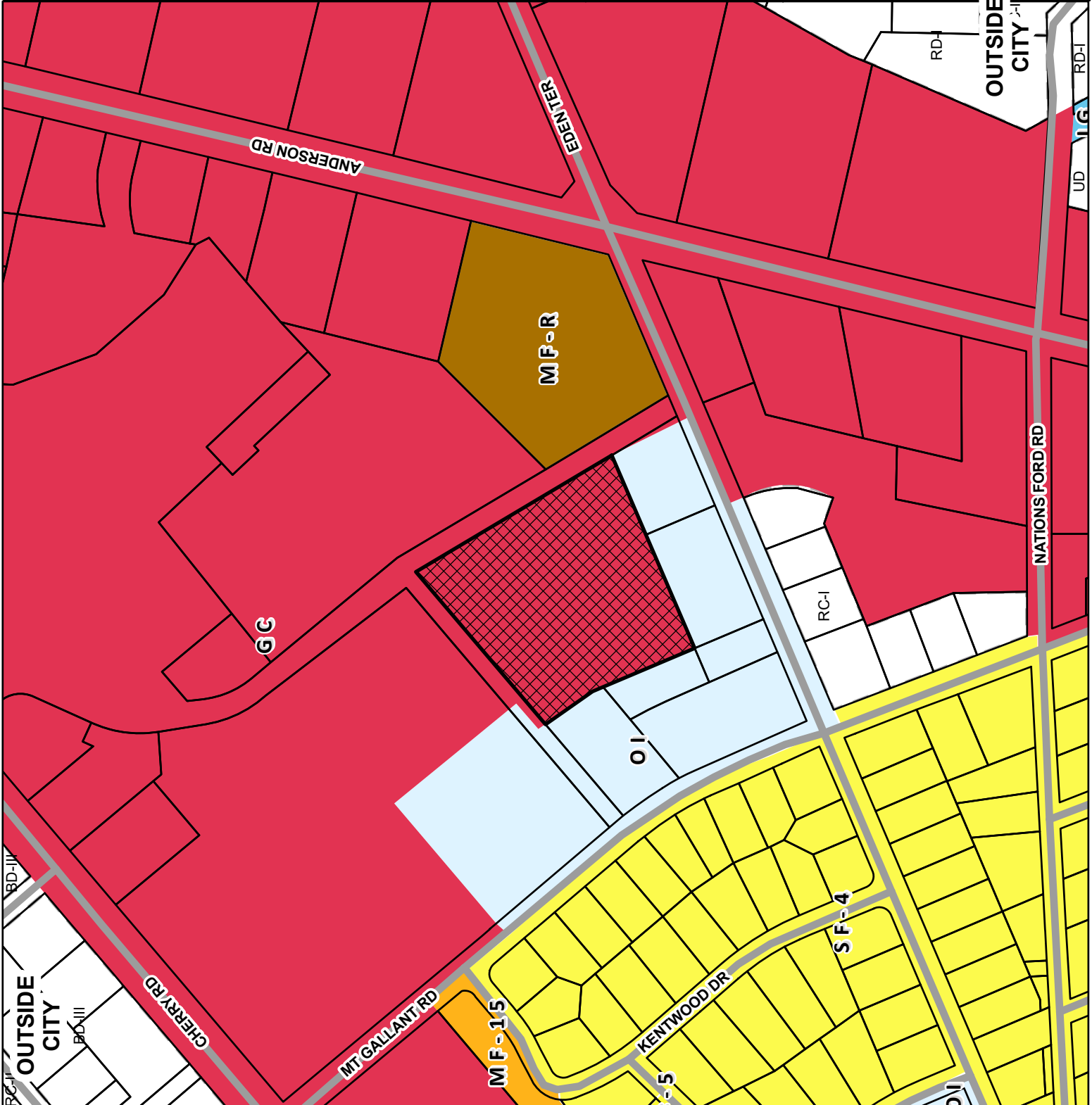
- Subject Property
- General Commercial (GC)
- Industry General (IG)
- Multi-Family Residential (MFR)
- Multi-Family 15 (MF-15)
- Office and Institutional (OI)
- Single-Family 4 (SF-4)
- Single-Family 5 (SF-5)

## Zoning Data

Current: GC  
Proposed: MFR



Planning & Development  
Department  
City of Rock Hill  
04-13-2021







# Staff Report to Planning Commission M-2021-16



Meeting Date: April 13, 2021

Petition by Greenway Residential Development LLC (Mark Richardson) to rezone approximately 12.4 acres at 805 Heckle Boulevard and adjacent right-of-way from Neighborhood Commercial (NC) and Single-Family Residential-5 (SF-5) to Multi-Family Residential (MFR).



**Reason for Request:** The applicant is requesting the rezoning in order to construct affordable multi-family apartments on the property.

**Staff Recommendation:** Staff recommends approval of the proposed MFR Zoning District.

**SEE ATTACHED REPORT FOR MORE INFORMATION**



## Rezoning Analysis-Report to Planning Commission

Meeting Date: April 13, 2021

<b>Location:</b>	805 Heckle Boulevard Tax Parcel 597-04-01-051 (portion)
<b>Site Area:</b>	Approximately 12.4 Acres
<b>Request:</b>	Rezone property from Neighborhood Commercial (NC) and Single-Family 5 (SF-5) to Multi-Family Residential (MFR).
<b>Proposed Development:</b>	Affordable housing apartments.
<b>Applicant:</b>	Greenway Residential Dev. LLC (Mark Richardson) 14120 Ballantyne Corporate Place, Ste. 575 Charlotte, NC 28277
<b>Owners:</b>	LAB Legacy, LLC Louise Barron Barnes and Susan Barnes Ellis Bryant G. Barnes JMB Legacy, LLC

### Site Description

The subject property is undeveloped and wooded, and is generally located on the southeast corner of Cherry Road and Heckle Boulevard. The property has street frontage on both Cherry Road and Heckle Boulevard. Surrounding uses include an elementary school, the Rock Hill School District bus parking lot, retail/commercial uses, and single-family residential in residential and commercial zoning districts.

### Development Proposal

The applicant is requesting the rezoning in order to facilitate the development of income-restricted, affordable multi-family apartments on the property. The conceptual site plan (attached) shows eight buildings, with 156 total units (12.5 units per acre).

The development is being submitted for tax credit funding as a family development. The rents and tenant incomes will be restricted at 60% of the AMI for all of the units. Greenway Residential would own and maintain the site for a minimum of 15-30 years depending on financing.

A project of this size is required to provide three amenities. The site plan shows how they could meet this standard, with an outdoor playground area and community building, which will have a fitness center and computer room. Although we do not have renderings for the proposed buildings, the applicant is aware that they must meet all of the City's multi-family design standards.

Access to the development would be from a full-access driveway on Cherry Road and a right-in-right-out only on Heckle Boulevard.

### Existing Zoning District Summary

Neighborhood Commercial (NC)- The NC district is established and intended to provide for small-scale retail, service, and professional offices that provide goods and services to

serve the residents of the surrounding neighborhood. The district should not include establishments that attract traffic from areas of the City outside the neighborhood that is being served by the use. Non-residential uses in the NC district are limited to 10,000 square feet in area per use in an individual building.

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.

**Proposed Zoning District Summary**

Multi-Family Residential (MF-R)- The MFR district is established and intended to allow multifamily residential uses, including apartments and condominiums. The intent is to generally limit areas of multi-family projects to concentrations of 225 units. The maximum density is 20 units per developable acre. For purposes of calculating maximum density and evaluating properties for rezoning to this zoning district, land that is not easily developable, such as land within the 100-year floodplain, steep slopes, wetlands, and other areas that are similarly constrained, would not be counted.

The Zoning Ordinance lists several specific criteria to be evaluated for proposed rezonings to this district, which are listed in the staff assessment section below.

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

**M-2020-26** Rezone property at 900 S. York Ave. from MF-15 to MFR for multi-family apartments.

**M-2013-01** Annex and rezone property at northeast corner of Cherry Road and Heckle Boulevard from BD-I to LC to construct a gas station/convenience store.

**M-2006-24** Annex and rezone property at Finley Road/Brownstone Drive Area from RD-I to SF-5 for single-family detached development.

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**INFRASTRUCTURE CONSIDERATIONS**

**Transportation**

The property has frontage on street frontage on both Cherry Road (minor arterial street) and Heckle Blvd (principal arterial street). Access to the development would be from a full access driveway on Cherry Road and a right-in-right-out only driveway on Heckle Boulevard. Sidewalks exist along both streets, and the developer would be required to construct sidewalks internal to the site with connections to the public sidewalk network. The property is located on the Saluda/Heckle My Ride transit route.

Historic traffic volumes in the area are shown below:

Street	Vehicles Per Day			
	2019	2017	2015	2013
Cherry Road	11,100	13,000	12,200	10,200
Heckle Blvd	19,800	19,200	17,900	16,200



## **Public Utilities**

All necessary utilities are available to the site.

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## **RELATIONSHIP TO PUBLIC PLANS**

### **Comprehensive Plan Update – Rock Hill 2030**

This parcel is primarily in the Neighborhood Commercial character area of the Future Land Use Map of the Comprehensive Plan Update – Rock Hill 2030. However, this parcel is secondarily in the Neighborhood Residential character area. The Comprehensive Plan Update states that when these areas are developed, they should strive to:

#### Neighborhood Commercial

- emphasize (re)development of new and old centers as adaptable centers that have joint access, shared use parking, and accommodate all modes of transportation within and adjacent to the site;
- be designed in a way that makes it possible for residents of suburban neighborhoods to walk or bike there, including a more walkable streetscape, higher-intensity development on a site, buildings set closer to the street, and pedestrian connections between the sidewalk and front door;
- look for opportunities to introduce multi-family and mixed-use close to shopping to increase commercial viability and support future transit opportunities;
- be versatile to make it easier to transition between commercial uses as spaces turn over or support non-retail uses when markets shift; and
- be targeted to locate in parking lots of existing projects with excess surface parking.

#### Neighborhood Residential

- Varying types of single-family and multi-family residential including various types of size and price points, and in a style compatible with existing structures,
- (Re)development should improve or support multi-modal connectivity;
- Development should protect environmental features, incorporate high design standards, consider traffic impacts, and include open space design; and
- (Re)development should support the City's 'grow inside first' strategy when feasible.

Rezoning this parcel from Neighborhood Commercial (NC)/Single-Family Residential (SF-5) to Multi-Family Residential (MFR) would allow for development at a scale that would be compatible with the existing uses in the vicinity including neighborhood residential uses like nearby Oak Hollow Apartments, Highland Creek, Pine Terrace Estates, and neighborhood commercial/institutional uses like the nearby Food Lion, convenience store, elementary school, and County Social Services. This location is in proximity to public transit and other public services including educational and neighborhood facilities. Thus this rezoning supports the Comprehensive Plan's Core Value - 'Grow Inside First'.

This parcel is also included in the Cherry Road redevelopment corridor that is called out on the Redevelopment Areas Map of the Comprehensive Plan Update. Referencing the

Cherry Road Revitalization Strategy, several recommendations from this Plan are applicable including:

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

### **Connect RH: Bicycle & Pedestrian Master Plan**

This parcel is also impacted by the Connect RH: Bicycle & Pedestrian Master Plan since Heckle Boulevard and this area of Cherry Road are both designated as a Priority Roadway Corridors. Recommendations for each, noted below, should be incorporated into the master planning to ensure the bicycle and pedestrian connectivity goals for this area are achieved (see attached for further details per the Master Plan).

**Priority Roadway Corridors** –Specifically the Master Plan recommends a shared use path, (a minimum 10' width) for Heckle Boulevard. South Cherry Road has sidewalk that new development should integrate into this network.

### **Conclusion**

The proposed rezoning of this parcel from Neighborhood Commercial/Single-Family Residential to Multi-Family Residential is consistent with the Comprehensive Plan Update because it would allow for development that would be compatible with the existing uses in the area. The rezoning supports two Comprehensive Plan Core Values as follows -

- **Grow Inside First:** this infill development supports the City's focus to grow inside first and would contribute to maximizing the use of existing infrastructure and investment.
- **Reinforce Strong Neighborhoods:** the development of a diverse housing option, as described by the prospective developer, would support strong neighborhoods by providing a higher density option that is in proximity to services, employment centers and transit as located in the Cherry Road and Heckle Boulevard corridors.

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.

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## **PUBLIC INVOLVEMENT**

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

- March 25: Rezoning notification signs posted on subject property.
- March 25: Rezoning notification postcards sent to 42 property owners and tenants within 300 feet of the subject property.
- March 26: Planning Commission public hearing advertisement published in *The Herald*.

## Public Feedback

No comments received to date.

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## RECOMMENDATIONS

### Staff Assessment

The property meets the locational criteria for rezonings to the Multi-Family Residential district in the following ways:

1. *Criteria: Located in areas that support the City's long-term redevelopment and development goals and have long-term value by the amenity of their location. Such locations are generally central to high-activity corridors and centers.*

Assessment: The project is in the Cherry Road redevelopment corridor and meets the City's long-term goals by providing higher density housing options close to commercial centers and transit opportunities. Cherry Road and Heckle Boulevard are high-activity corridors.

2. *Criteria: Located adjacent to areas with existing or emerging walkable environments near restaurants, shopping, recreation, colleges, and major employment centers, and near areas where the potential for future transit service has been identified.*

Assessment: The project is within walking distance to Food Lion Shopping Center, the York County office facilities, and other commercial/retail uses along Heckle Blvd. It is also along the Saluda/Heckle route of the My Ride bus transit line.

3. *Criteria: Located in areas that do not negatively impact existing neighborhoods or constrain higher-value uses such as prime commercial and industrial areas.*

Assessment: The property is bordered on the entire east side by school district property, and the closest residential development is across Heckle Blvd to the southwest. Although the project has frontage on Cherry Rd and Heckle Blvd, it does not include the corner parcel, which will maintain commercial uses.

4. *Criteria: Of a size that is in scale and able to be integrated with the surrounding mix of uses to create an overall sense of place and community. For example, the project size should be less than 5 developable acres in low-density areas, less than 10 developable acres in medium-density areas, and less than 15 developable acres in high-density areas.*

Assessment: After accounting for stormwater facilities and required open space areas, the project meets the criteria for medium-density areas around 10 developable acres. The multi-family use also creates a transition use between the existing commercial and the elementary school.

5. *Criteria: Large enough to support on-site amenities suitable to the location, but not so large so as to become repetitive and overwhelming to surrounding development.*

Assessment: The proposed 156 units equals 12.5 units per acre, well under the 20 units per acre allowed in the MFR zoning district. This larger parcel allows for the open space and amenity areas, while still blending into the commercial and larger



school building adjacent to the site.

In addition to meeting the above criteria, the proposed project is intended for affordable housing, which helps meet a critical housing need for lower income families in the City. Greenway Development has developed several other multi-family projects within the Carolina's, including in Charlotte, Sanford, Asheville, Elizabeth City, Mocksville in North Carolina.

### **Staff Recommendation**

Staff recommends approval of the rezoning request to Multi-Family Residential (MFR).

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### **Attachments**

- Conceptual Site Plan
- Rezoning Map
- Existing Conditions Map

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

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



S. CHERRY ST.

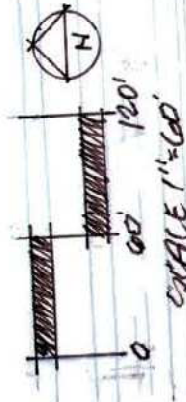


TOTAL UNITS: 150

TOTAL PARKING SPACES 234  
(1.5 SPACES / UNIT)

HECKLE BLVD

GOLDENROD PK.



CUNE DESIGN










09.09.2021





**M-2021-16**

**Legend**

-  Subject Property
-  Community Commercial (CC)
-  General Commercial (GC)
-  Limited Commercial (LC)
-  Neighborhood Commercial (NC)
-  Neighborhood Office (NO)
-  Office and Institutional (OI)
-  Single-Family 4 (SF-4)
-  Single-Family 5 (SF-5)

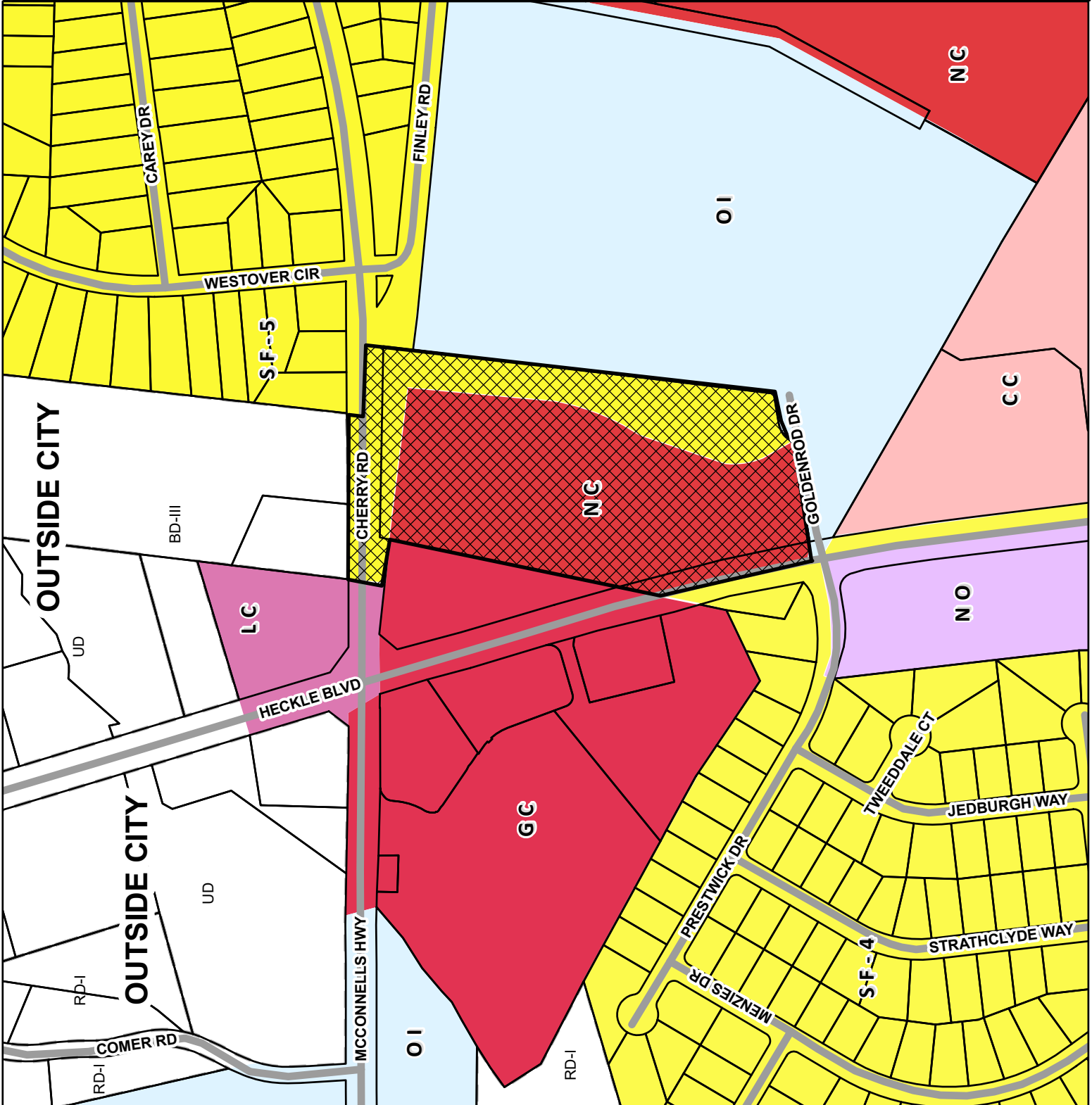
**Zoning Data**

**Current: SF-5 & NC**

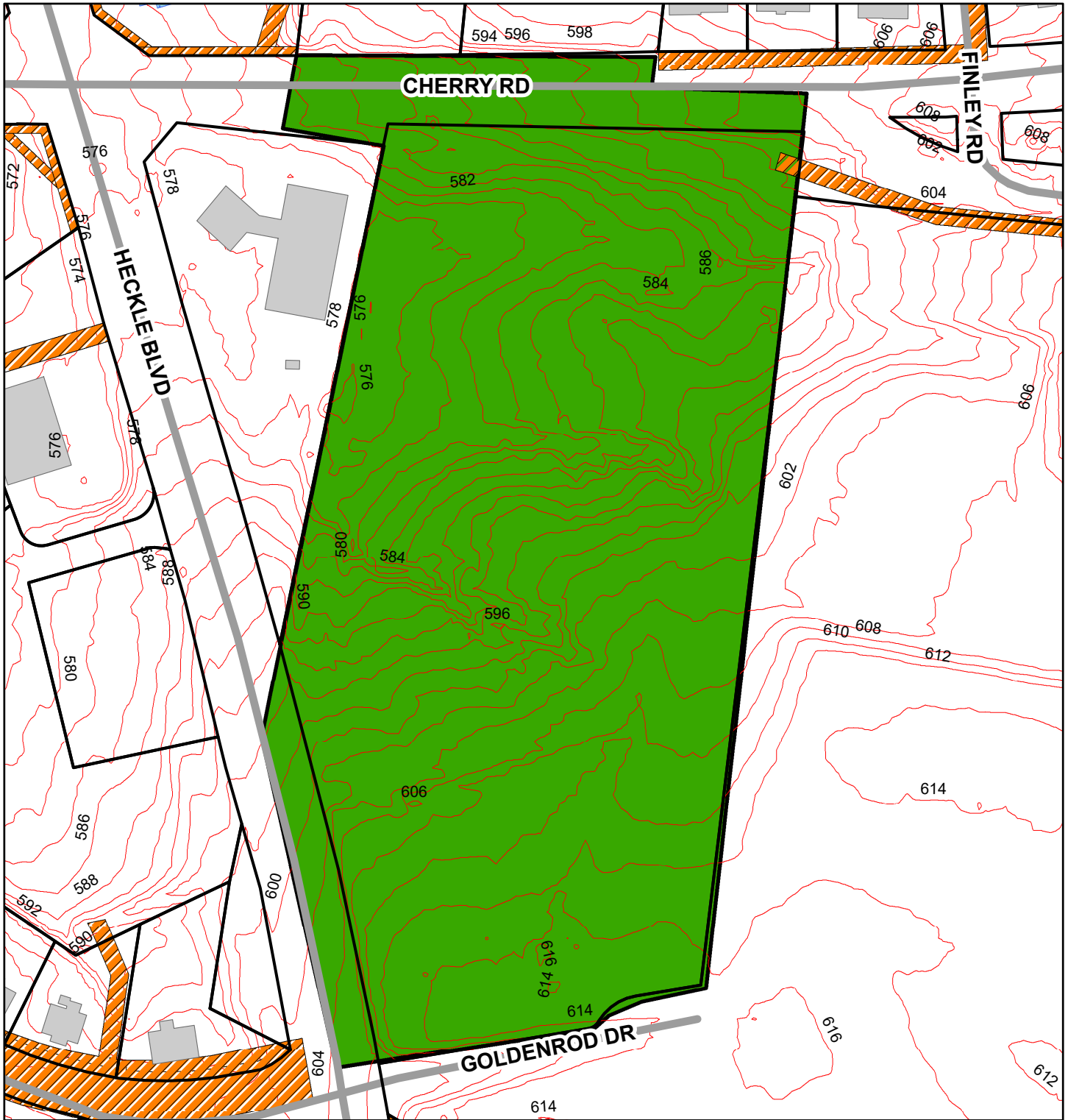
**Proposed: MFR**










Planning & Development  
Department  
City of Rock Hill  
04-13-2021



# Existing Conditions Case #M-2021-16



**Legend**

 Building Footprints (2019)	 Utility Easement
 Parcels	 Contours
 Street	 Subject Property
 Detention Pond	

