



MEMORANDUM

TO: Rock Hill Planning Commission
FROM: Dennis Fields, Planner III
RE: Meeting Agenda
MEMO DATE: May 27, 2021

The Rock Hill Planning Commission will hold its regularly scheduled monthly meeting on Tuesday, June 1, 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 or 803-329-5687 regarding any item on the following agenda. Thank you.

AGENDA Rock Hill Planning Commission June 1, 2021

Pledge of Allegiance

1. Approval of minutes of May 4, 2021 meeting.

PUBLIC HEARING ITEMS

2. Hold public hearing and consider a recommendation to City Council on petition M-2021-19 by LRB Property LLC (Mark Van Sickle) to rezone approximately 3.85 acres at 129 Oakland Ave, 136, 140, and 144 Ebenezer Ave and adjacent right-of-way from General Commercial (GC) and Neighborhood Office (NO) to Limited Commercial (LC). Tax parcels 627-21-02-007, -018, -020 & -021.*
3. Hold public hearing and consider a recommendation to City Council on petition M-2021-20 by June Engineering Consultants, Inc. (Jimmy Dunn) to rezone approximately 14.2 acres at 2253 Cherry Road, 2260 Farlow Street, 1102, 1106, 1204, 1216, 1220, 1236, 1302 Burton Street, two adjoining un-addressed parcels, and adjacent right-of-way from Residential Conservation District II (RC-II) and Business Development District III (BD-III) in York County to Limited Commercial (LC) and Office and Institutional (OI). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcels 634-00-00-003, -004, -031, -081 to -083, -107 to -109, & -111.*

PLANNING & DEVELOPMENT

155 JOHNSTON STREET
ROCK HILL, SC 29730
803-329-7080

NEW BUSINESS

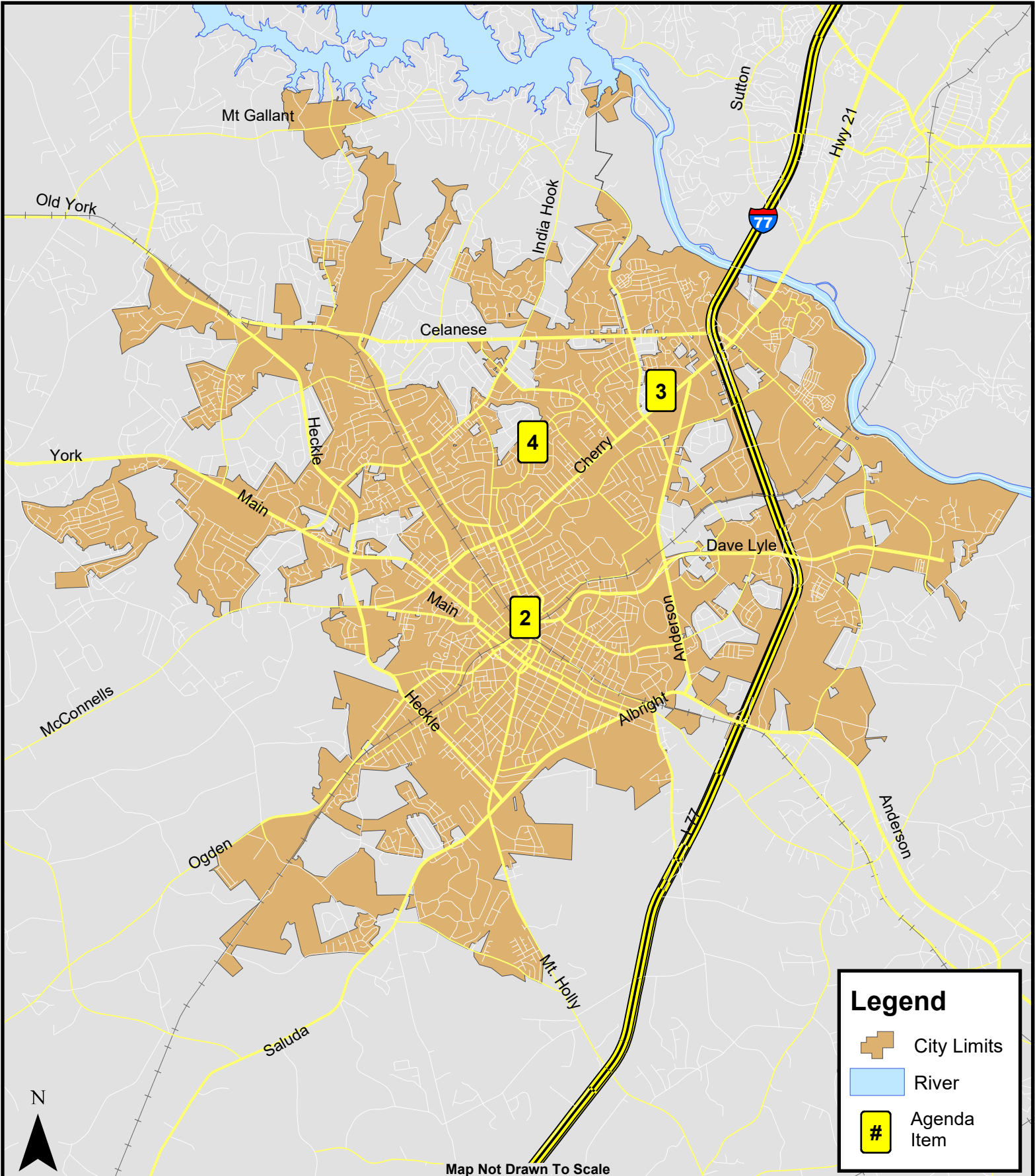
4. Consideration of a request by City of Rock Hill Housing and Neighborhood Services for road name approval for Village at Osceola. (Plan # 20200275)**
5. Consider sponsorship of amendments to the text of the Zoning Ordinance of the City of Rock Hill regarding flood protection and detention ponds.
6. Other Business.
7. 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 June 28, 2021. City Council agendas are posted online at www.cityofrockhill.com/councilagendas on the Friday prior to each meeting. Please contact Dennis Fields at 803-329-5687 or 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
June 1, 2021
Planning Commission



Legend

- City Limits
- River
- Agenda Item



Planning Commission Minutes

May 4, 2021

A public hearing of the Planning Commission was held on Tuesday, May 4, 2021, at 6 p.m. in City Council Chambers, 155 Johnston Street, Rock Hill SC.

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

MEMBERS ABSENT None

STAFF PRESENT Dennis Fields, Eric Hawkins, Leah Youngblood

1. Approval of minutes of the April 13, 2021, meeting.

Commissioner Mallard made a motion to approve the minutes from the April 13, 2021, meeting. Commissioner Robinson seconded, the motion passed by a vote of 7-0.

PUBLIC HEARING ITEMS

2. Hold public hearing and consider a recommendation to City Council on petition M-2021-17 by First Calvary Baptist Church (William H. Buie, Jr) to rezone approximately 3.47 acres at 623 Crawford Road and adjacent right-of-way from Single-Family 4 (SF-4) to Office and Institutional (OI). Tax parcel 600-06-06-027.

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

Commissioner Christopher asked if a new survey would be completed to remove the old right-of-way? Mr. Fields stated that the right-of-way has already been closed and staff is working on getting that corrected on the GIS maps.

David Gamble, 205 Otman Ct, Rock Hill, (applicant's representative) stated that the applicant plans to make improvements to drainage in conjunction with the development.

Commissioner Smith asked what type of buffer is required between the development and the adjoining single-family and if that would impact the ability to develop the site. Mr. Fields stated that the property is in the Old Town area and the required buffer can be reduced to ten feet with a solid fence.

Commissioner Christopher made a motion to recommend approval of the rezoning application. Commissioner Goodner seconded, and the motion passed by a vote of 7-0.

3. Hold public hearing and consider a recommendation to City Council on petition M-2021-18 by Firetower Logistics @ 77, LLC (Anthony A. Parker) to rezone approximately 98.27 acres at 1798 Fire Tower Road, an adjacent unaddressed parcel, and adjacent right-of-way from Industrial Development District (ID) and Urban Development District (UD) in York County, to Industry General (IG). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcels 670-00-00-199 & -080 (portion).

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

Mr. Mallard asked if there was another road on the other side of the site, in addition

to the collector street. Mr. Fields stated that the other access onto Fire Tower Road is a private driveway entrance and would not be a public street.

Commissioner Mallard asked if Porter Road is on the Pennies for Progress list for improvement and noted that the pavement near I-77 isn't in great shape. Mr. Hawkins stated that it is not planned to be widened and that he does not have access to SCDOT's resurfacing list.

Chairman Graham asked if this would come back for major site plan approval. Mr. Fields stated yes, the item would come back for both major site plan and preliminary plat.

Chairman Graham asked about the remaining piece of parcel that was not part of the development. Mr. Fields pointed it out on the map and stated it is north along the railroad. Chairman Graham asked if that portion was being rezoned. Mr. Fields replied that it was not.

Robert Marshall, owner of 439 Porter Road, stated that he was in support of the project.

Mr. Mallard asked if the tenant was Amazon. Anthony Parker (applicant) stated that it was a speculative building, targeting manufacturing uses.

Commissioner Christopher made a motion to recommend approval of the proposed Industry General (IG) zoning to City Council. Commissioner Mallard seconded, and the motion passed by a vote of 7-0.

NEW BUSINESS

4. Other Business.

a. Election of Officers.

Commissioner Smith made a motion for the officers to remain the same, Commissioner Robinson, seconded, and the motion passed by a vote of 7-0.

b. City Council Workshops

Chairman Graham stated that he would like to have occasional workshops with City Council. He mentioned that this was done in the past and helps give the Commission a bit more insight on the direction the City Council would like to move the City.

c. Update on past cases

Commissioner Smith asked if the Planning Commission could be updated on past cases after they were heard by City Council, stating that sometimes they don't know how the cases end up after they make a recommendation.

6. Adjourn.

There being no further business, the meeting adjourned at 6:26 p.m.

Staff Report to Planning Commission M-2021-19



Meeting Date: June 01, 2021

Petition by LRB Property LLC (Mark Van Sickle) to rezone approximately 3.85 acres at 129 Oakland Ave, 136, 140, and 144 Ebenezer Ave and adjacent right-of-way from General Commercial (GC) and Neighborhood Office (NO) to Limited Commercial (LC)



Reason for Request: The applicant is requesting rezoning in order to combine properties along Ebenezer Ave with the main parcel and construct a future storage building and a restaurant/event space.

Staff Recommendation: Staff recommends approval of the proposed LC Zoning District.

SEE ATTACHED REPORT FOR MORE INFORMATION



Rezoning Analysis-Report to Planning Commission

Meeting Date: June 1, 2021

Location:	129 Oakland Ave; 136, 140, & 144 Ebenezer Ave
Tax Parcels:	627-21-02-007, -018, -020 & -021
Site Area:	~3.85 Acres
Request:	Rezone property from General Commercial (GC) & Neighborhood Office (NO) to Limited Commercial (LC).
Proposed Development:	Combine properties and construct a future storage building and an additional restaurant/event space.
Applicant/Owner:	LRB Property LLC (Mark S. Van Sickle) 1539 Health Care Drive Rock Hill, SC 29732

Site Description

The subject property consists of four parcels: three former single-family home lots along Ebenezer Avenue and the current brewery property, which has its main entrance along Oakland Avenue. It is located near the downtown and the properties have frontage on both Oakland Avenue and Ebenezer Avenue. Surrounding uses include office, retail, contractor's office with outdoor storage, single-family residential, and multi-family residential in commercial zoning districts. The buildings on the adjoining properties are similar in size and height to what would be permitted under the proposed zoning.

History

Legal Remedy Brewing was originally approved as limited manufacturing use and bar, since it predated the City having 'Craft Brewery' as a use type in the zoning ordinance. The zoning board of appeals initially approved a special exception in August 2014 to allow the use and in January 2016 approved a revised special exception so the brewery could add a canning facility.

In 2017 the City Council approved an ordinance text amendment to add a definition & Use Specific Standards for Craft Brewery, to distinguish this use from industrial scale breweries.

Development Proposal

The applicant is requesting the rezoning in order to combine the four properties under a single zoning district and allow for construction of a future storage building and an additional restaurant/event center space. The proposed use will require a revised special exception to allow the expanded use in the LC zoning district and would likely require variances from buffer yards and reductions to the separation requirements from residential uses. Outdoor seating areas require a 100-foot separation, while an event center has a 200-foot separation requirement from residential uses.

The proposed buildings would be single story with an approximately 3,600 square foot storage building, and a restaurant/event space approximately 9,800 square feet in size. The proposed buildings would both front and have access from Ebenezer Avenue.

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.

Neighborhood Office (NO): The NO district is established to provide for a mix of small-scale professional office uses together with limited service uses and single-family detached dwellings in close proximity to one another, subject to design and compatibility standards. Non-residential uses must be located in buildings that are consistent with surrounding residential uses in physical design, scale, and character, and they must not exceed 10,000 square feet in area. All non-residential development in the NO district must limit its public operating hours to between 6 a.m. and 10 p.m.

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.

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

M-2021-03: 313 Wilson Street. Rezoned property from General Commercial (GC) to Neighborhood Office (NO) and added the Historic Overlay (HOD).

M-2020-11: 220 White Street (Thread Site). Rezoned property from Industry Business (IB) to Downtown (DTWN).

M-2006-01: Oakland/Dave Lyle Blvd area (property on south side of Dave Lyle Blvd between Oakland Ave and rail line). Rezoned from Industry General (IG) to Downtown (DTWN).

INFRASTRUCTURE CONSIDERATIONS

Transportation

The property has frontage on Oakland Avenue (state-maintained minor arterial road), and Ebenezer Avenue (state-maintained local road). The site currently has access from Oakland Avenue, however the future uses would have access from Ebenezer Avenue. There are existing sidewalks along both Oakland and Ebenezer Aves. The property is located on Route 1 of the My Ride transit route, which has a stop on Oakland Avenue in front of the subject property.

Public Utilities

All necessary utilities are available to the site.

RELATIONSHIP TO PUBLIC PLANS

Comprehensive Plan Update – Rock Hill 2030

These parcels are in the Old Town character area of the Future Land Use Map, which represents the most compact, concentrated character area – with the highest developed densities and smallest parcel sizes.

The Comprehensive Plan states that this character area should include:

- Redevelopment at a scale, size and style compatible with existing structures and approved conceptual master plans for the area;
- Encouraging redevelopment that increases occupancy in commercial spaces, preserves historic buildings, and attracts knowledge-based groups; and
- Usable open and public spaces.

The Limited Commercial (LC) zoning district is consistent with surrounding, existing land uses and is consistent with the Comprehensive Plan’s ‘Grow Inside First’ Core Value, as follows:

- Consistency of land uses: rezoning the property would allow for potential development that would be compatible with neighborhood residential and commercial uses along Oakland Avenue and Ebenezer Avenue.
- This Core Value emphasizes the need to prioritize infill and to maximize use of existing infrastructure and investment. Redevelopment of these parcels would mean a higher utilization of the land and existing infrastructure.

The proposed rezoning of this property is consistent with the Comprehensive Plan because it would allow for potential development that would be compatible with the existing and planned uses within the Old Town character area as well as support the ‘Grow Inside First’ Core Value.

PUBLIC INVOLVEMENT

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

- May 14: Rezoning notification signs posted on subject property.
- May 14: Rezoning notification postcards sent to 136 property owners and tenants within 300 feet of the subject property and contacts for College Place Condos, Ebenezer/Oakland Park, Glencairn, and College Avenue neighborhood associations.
- May 14: Planning Commission public hearing advertisement published in *The Herald*.

Public Feedback

Staff received a letter of support (attached), and two phone calls from people who own rental homes on Ebenezer Avenue and Wilson Street seeking basic information about the request. No one expressed opposition to the request.

RECOMMENDATIONS

Staff Assessment

The area surrounding the subject property has a unique mix of uses, many of which have future redevelopment opportunities. The property is close to downtown, along the City's bus transit route, and is a destination location providing residents and visitors dining and entertainment options downtown.

Although there are a few single-family residential uses along Ebenezer Avenue, the site plan shows a storage building closer to the existing homes, with the restaurant building further south and primarily adjacent to the contractor office's outdoor storage yards. Additionally, Staff has not heard from anyone with concerns about the proposal.

Staff Recommendation

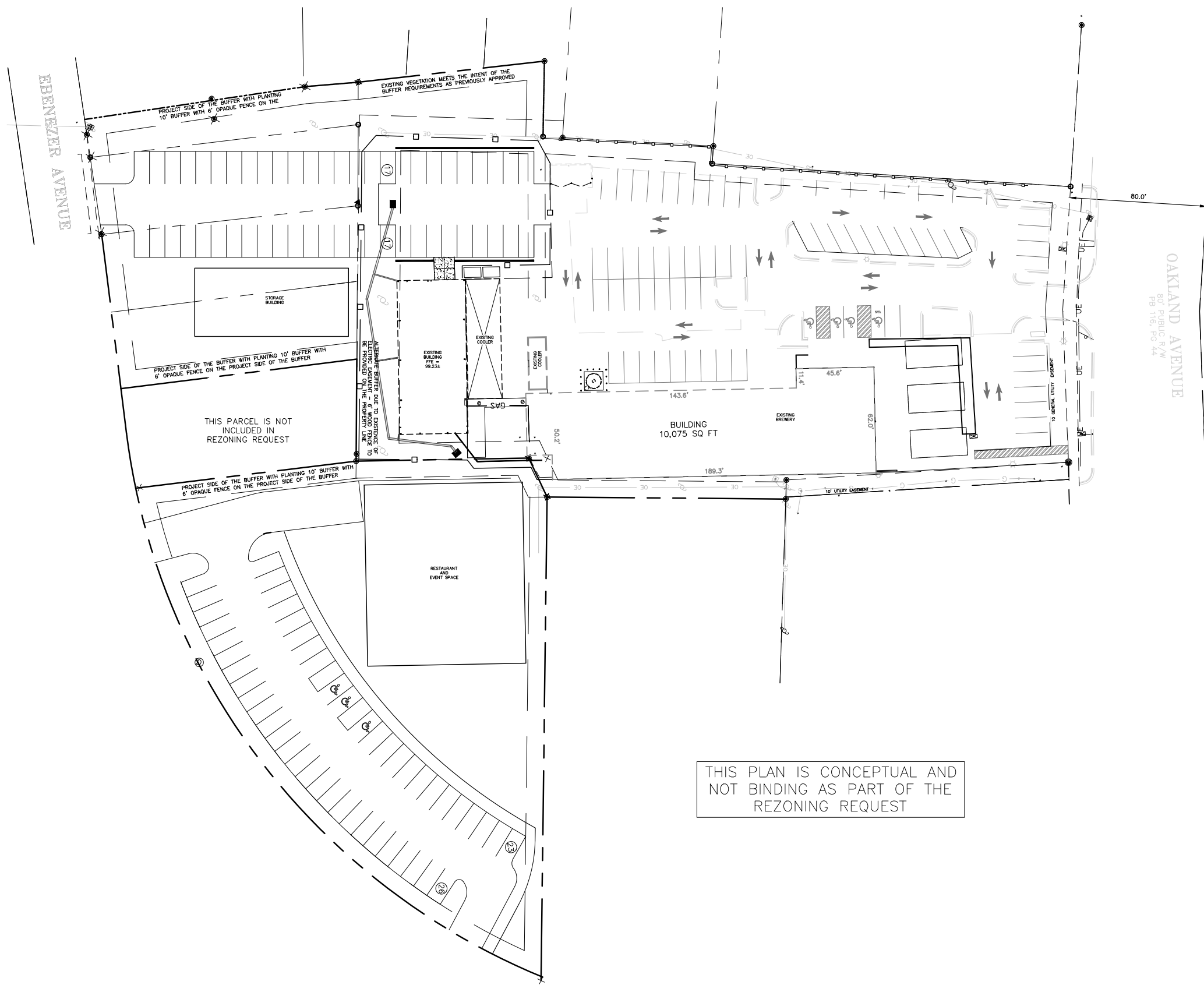
Staff recommends approval of the rezoning.

Attachments

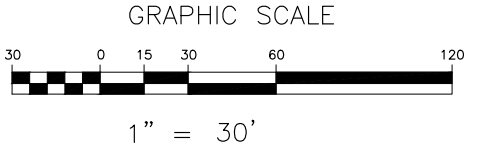
- Conceptual Site Plan
- Rezoning Map
- Letter of support

To see the applications submitted for this case, go to: www.cityofrockhill.com/PlanInfo.

Staff Contact: Dennis Fields, Planner III
Dennis.Fields@cityofrockhill.com
803-329-5687



THIS PLAN IS CONCEPTUAL AND NOT BINDING AS PART OF THE REZONING REQUEST



LEGAL REMEDY BREWING CO.
129 OAKLAND AVENUE
ROCK HILL, SOUTH CAROLINA
EMAIL: MARK@LEGALREMEDYBREWING.COM
PHONE: 704-491-0345

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LEGAL REMEDY BREWING
REZONING CONCEPT PLAN

PROJECT:
SHEET TITLE:

Project No.	
Checked by	MVS
Drawn by	MVS
Date Drawn	04.21.21
Revisions	

RZ 100



M-2021-19

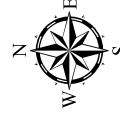
Legend

- Subject Property
- Downtown (DTWN)
- General Commercial (GC)
- Industry Business District (IB)
- Multi-Family 15 (MF-15)
- Neighborhood Office (NO)
- Office and Institutional (OI)
- Single-Family 5 (SF-5)

Zoning Data

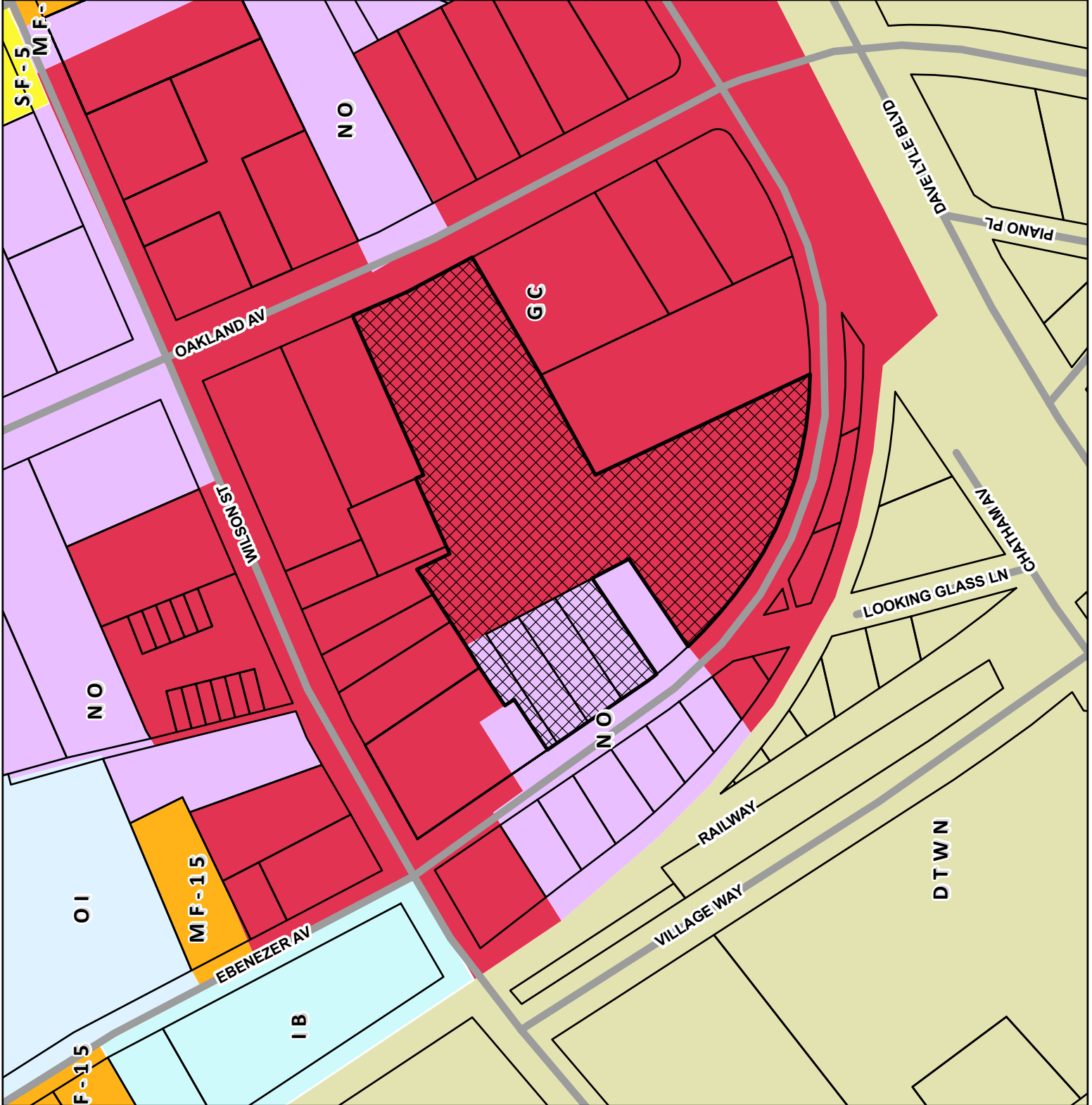
Current: NO & GC

Proposed: LC



Planning & Development
Department
City of Rock Hill

06-01-2021



B. G. SIMPSON SR. FAMILY, LPTD

1324 EAST BLACK STREET
ROCK HILL, S. C. 29730 – 5944

PHONE: 803-324-3104
FAX: 803-324-8886

May 24, 2021

Planning Commission
City of Rock Hill
P.O. Box 11706
Rock Hill, SC 29731

REF: Application # M-2021-19

Dear Planning Commission Members:

I am writing this letter in support of the applicant's request to rezone the subject property from GC and NO, to LC.

I am nearby property owner. I do not have any business relationship with the applicant, other than as an occasional customer at their restaurant.

Since it opened at its current location on Oakland Avenue, Legal Remedy has proven itself to be a good corporate citizen of Rock Hill, and a good corporate neighbor to its surrounding property owners.

I am happy to see them continue to grow their business, and it is refreshing to see a small local business do well. I encourage you to approve their application, and allow them to continue growing.

I thank you very much for your consideration, and I thank you for your service to our community.

Sincerely,



Chad Simpson

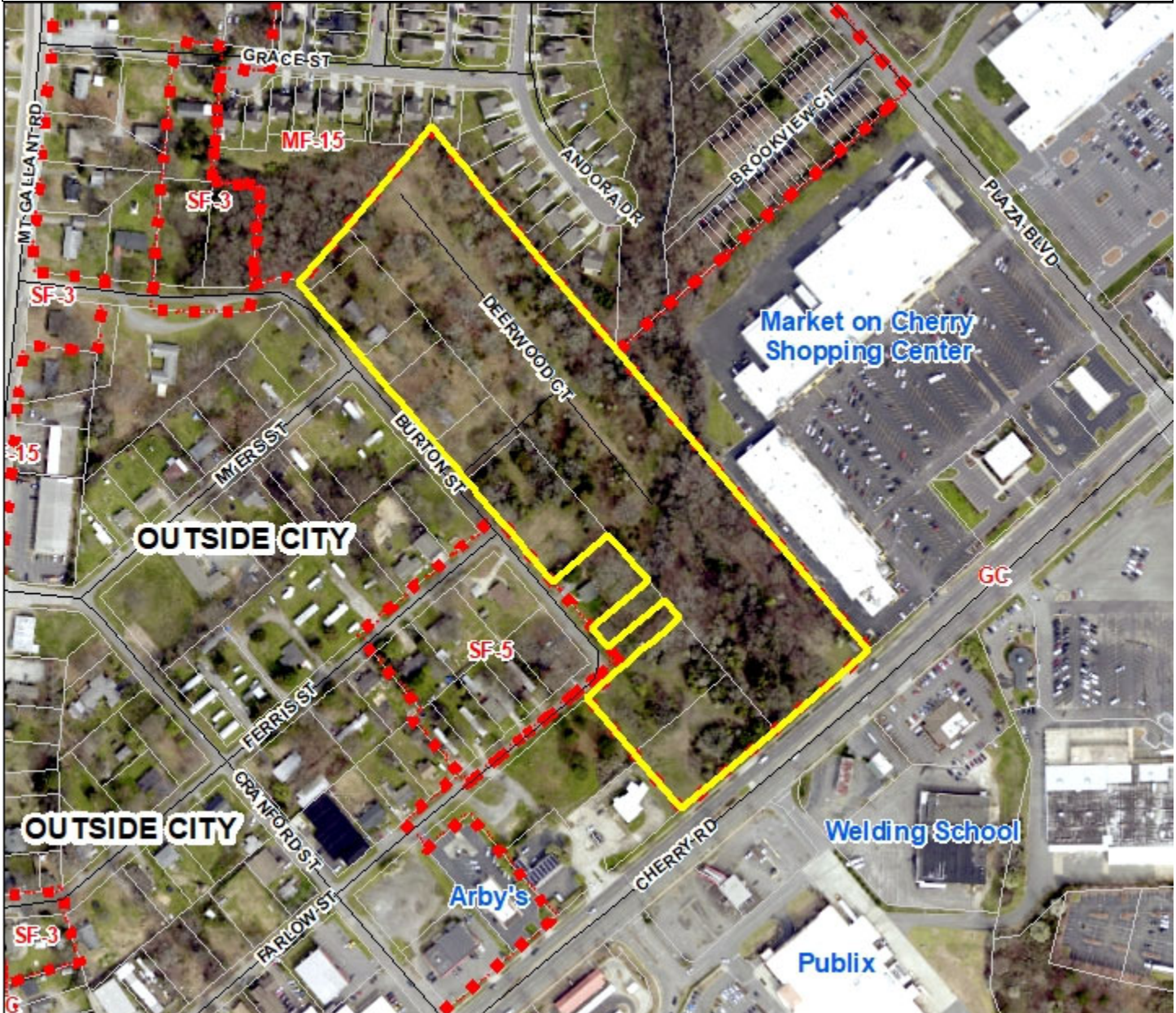


Staff Report to Planning Commission M-2021-20



Meeting Date: June 01, 2021

Petition by June Engineering Consultants, Inc. (Jimmy Dunn) to rezone approximately 14.2 acres at 2253 Cherry Road, 2260 Farlow Street, 1102, 1106, 1204, 1216, 1220, 1236, 1302 Burton Street, from Residential Conservation District II (RC-II) and Business Development District III (BD-III) in York County to Limited Commercial (LC) and Office and Institutional (OI)



Reason for Request: The applicant is requesting annexation and rezoning in order to construct commercial uses along Cherry Rd, with a self-storage facility behind on the remaining property.

Staff Recommendation: Staff recommends approval of the proposed LC and OI Zoning Districts.

SEE ATTACHED REPORT FOR MORE INFORMATION



Rezoning Analysis-Report to Planning Commission

Meeting Date: June 1, 2021

Location:	2253 Cherry Road, 2260 Farlow Street, 1102,1106, 1204, 1216, 1220, 1236, 1302 Burton Street, two un-addressed parcels, & adjacent right-of-way
Tax Parcels:	634-00-00-003, -004, -031, -081 to -083, -107 to -109, & -111
Site Area:	~14.2 acres
Request:	Annex and rezone property from Residential Conservation District II (RC-II) and Business Development District III (BD-III) in York County, to Limited Commercial (LC) and Office and Institutional (OI).
Proposed Development:	Construct commercial uses along Cherry Rd, with a self-storage facility behind on the remaining property.
Applicant:	June Engineering Consultants, Inc. (Jimmy Dunn) 23 West Joiner Street Winter Garden, FL 34787
Owner:	Rutledge Land & Realty, LLC (Ann Rutledge) 1486 Greenwood Lane Rock Hill, SC 29730

Site Description

The subject property consists of 10 parcels, several of which were previously used as a mobile home park, and lots along Burton Street previously used for single-family homes. Currently, all of the mobile homes have been removed from the property, however several dilapidated homes and buildings on Burton Street still remain.

The site is located on the north side of the City and fronts along Cherry Road, across from the Publix Shopping Center. Surrounding uses include commercial strip centers, restaurants, and retail in commercial zoning districts along Cherry Road, with predominately single-family detached homes in residential zoning districts to the rear.

The property does have areas within the FEMA floodplain, along with some monitoring wells in several locations. The monitoring wells were placed on the property years ago due to pollution on an adjoining site. The developer would leave these monitoring wells in place and work around them with the site plan.

There are also two billboards that exist on the property along Cherry Road. The property owners use the lease income to pay for the property taxes currently, but have stated that if the annexation and rezoning application is approved, they will remove the billboards prior to any permits being issued.

Development Proposal

The applicant is requesting the annexation and rezoning in order to facilitate the development of self-storage and commercial outparcels on the property. The commercial uses would be within the LC zoning district, while the self-storage use would be within the OI zoning district. Many retail and office uses are permitted outright in the LC zoning district, however the self-storage facility requires a Special Exception in both the LC and OI zoning districts. All of the proposed buildings would be single story to match the surrounding buildings and homes in the area. The proposed commercial buildings would front Cherry Road, and the only access into the development would be from Cherry Road. There would be no access from Burton Street into the site.

The applicant is also proposing a 50-foot wide vegetated buffer surrounding the mini storage use in the rear to separate the project from the existing homes. These larger buffers and controlled access locations can be added as conditions to the required special exception application for the mini storage use.

Existing Zoning District Summary

Business Development District III (BD-III): The Business Development III District (BD-III) is intended to provide for areas within the county where “large scale” commercial and business development may occur. This district is designed to support county-wide or regional shopping centers and business complexes of greater magnitude than permitted by the BD-I and BD-II Districts. This district is designed to accommodate a wide range of business and commercial uses, generally clustered for “cumulative attraction” and optimum accessibility. 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; churches, clinics, office buildings, educational institutions, commercial schools, research facilities, townhouses, apartments, condominiums, museums, motels, primary and secondary retail establishments, commercial parking lots, general business services, funeral homes, mini-warehouses, automobile service and repair shops.

Residential Conservation District II (RC-II)- The Residential Conservation II District are designed to preserve and protect the character of existing neighborhoods and subdivisions and to prohibit any use which would compromise or alter existing conditions and uses. Also, these districts are intended to encourage residential in-filling and expansion of existing neighborhoods and subdivisions. Development standards and densities regulating development of the districts, and land uses permitted in each, are designed to reflect existing conditions and enhance the prospects of “like development.” Permitted uses include single-family dwellings, schools, horticulture and some agricultural interests, neighborhood and community parks, and churches. Mobile homes on individual lots are permitted in the RC-II district. The maximum gross density for single-family detached units is 1.5 per acre in RC-II. The maximum gross density for patio detached homes is three units per acre.

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.

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.

INFRASTRUCTURE CONSIDERATIONS

Transportation

The property has frontage on Cherry Road, a state-maintained principal arterial roadway. The site will be accessed from Cherry Road, with no access on Burton Street. There are existing sidewalks along Cherry Road, and the developer will be required to make a connection from the commercial buildings to the public sidewalk system. The property is located on Route 3 of the My Ride transit route, with the closest stop about 60 feet from the property.

Historic traffic volumes in the area are shown below:

Street	Vehicles Per Day			
	2019	2016	2013	2011
Cherry Road	29,500	27,800	23,200	22,600

Public Utilities

All necessary utilities are available to the site.

RELATIONSHIP TO PUBLIC PLANS

Comprehensive Plan Update – Rock Hill 2030

These parcels are in the Community Commercial and Neighborhood Residential character areas of the Future Land Use Map of the Comprehensive Plan Update – Rock Hill 2030.

The Comprehensive Plan states that the Community Commercial character area should consist of auto-centric, community-wide commercial use types. It should also 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.

The Comprehensive Plan also states that the Neighborhood Residential character area should strive to protect the residential feel and property value of these neighborhoods, while working to better connect them to other neighborhoods and commercial areas (via roads, bicycle paths, & sidewalks).

The proposed rezoning would allow for development at a scale that would be compatible with the existing residential and commercial uses in the vicinity. The LC and OI zoning

districts would restrict higher intensity uses from developing in the future which would protect the surrounding residential neighborhoods.

These parcels are 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 walkability;
- Providing the rooftops to support area businesses and the transit corridor;
- Allowing the flexibility of building and zoning code requirements to achieve redevelopment strategies, connectivity and access, and beautification of the area.

The Plan specifically recommends that these parcels include Commercial at the Cherry Street frontage and High-Density Residential back from the Cherry Road frontage in order to achieve this vision for the revitalization of Cherry Road.

In summary, the proposed annexation and rezoning is consistent with the Comprehensive Plan because it would allow for a development that is compatible with the existing uses while protecting residential uses from incompatible and more intense future development. However, the proposed redevelopment for mini storage is not supportive of the Cherry Road Revitalization Strategy recommendations because it would not help to activate activity along the corridor nor provide the higher density residential component.

PUBLIC INVOLVEMENT

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

- May 14: Rezoning notification signs posted on subject property.
- May 14: Rezoning notification postcards sent to 145 property owners and tenants within 300 feet of the subject property and contacts for Brookside Townhomes and Amber Ridge neighborhood associations.
- May 14: Planning Commission public hearing advertisement published in *The Herald*.

Public Feedback

Staff received a phone call from the property owner at 2253 Farlow Street with general questions about the proposal. Although she did not state whether she was in favor of the project, she was glad to see that no vehicle access was shown into the self-storage area from Burton Street.

RECOMMENDATIONS

Staff Assessment

The site has many existing challenges including former mobile home park infrastructure, dilapidated structures along Burton Street, monitoring wells from the adjacent site, billboards along Cherry Road, and environmental constraints. Although the self-storage use isn't exactly in-line with the Cherry Road Revitalization Strategy recommendations,

the proposed development would help resolve many of these existing issues, which have been an eye sore for the adjacent neighborhood.

In addition, the proposed OI zoning would limit higher intensity uses from locating adjacent to the existing residential uses north of Farlow Street, while the portion zoned LC along Cherry Road would still allow for commercial uses to serve the surrounding neighborhoods.

Furthermore, the self-storage use requires approval of a special exception by the ZBA, which can ensure the larger buffers, access points, and screening shown on the site plan through conditions of approval.

Given the many constraints on the site, the lack of interest in the site by other developers, the removal of the billboards along Cherry Road, and the ability to limit access and ensure larger buffers for the adjacent neighbors through the special exception process, staff feels comfortable recommending approval of the annexation and rezoning for the site.

Staff Recommendation

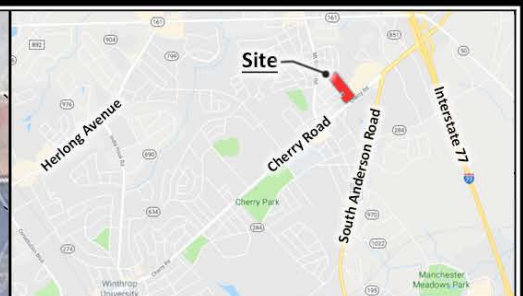
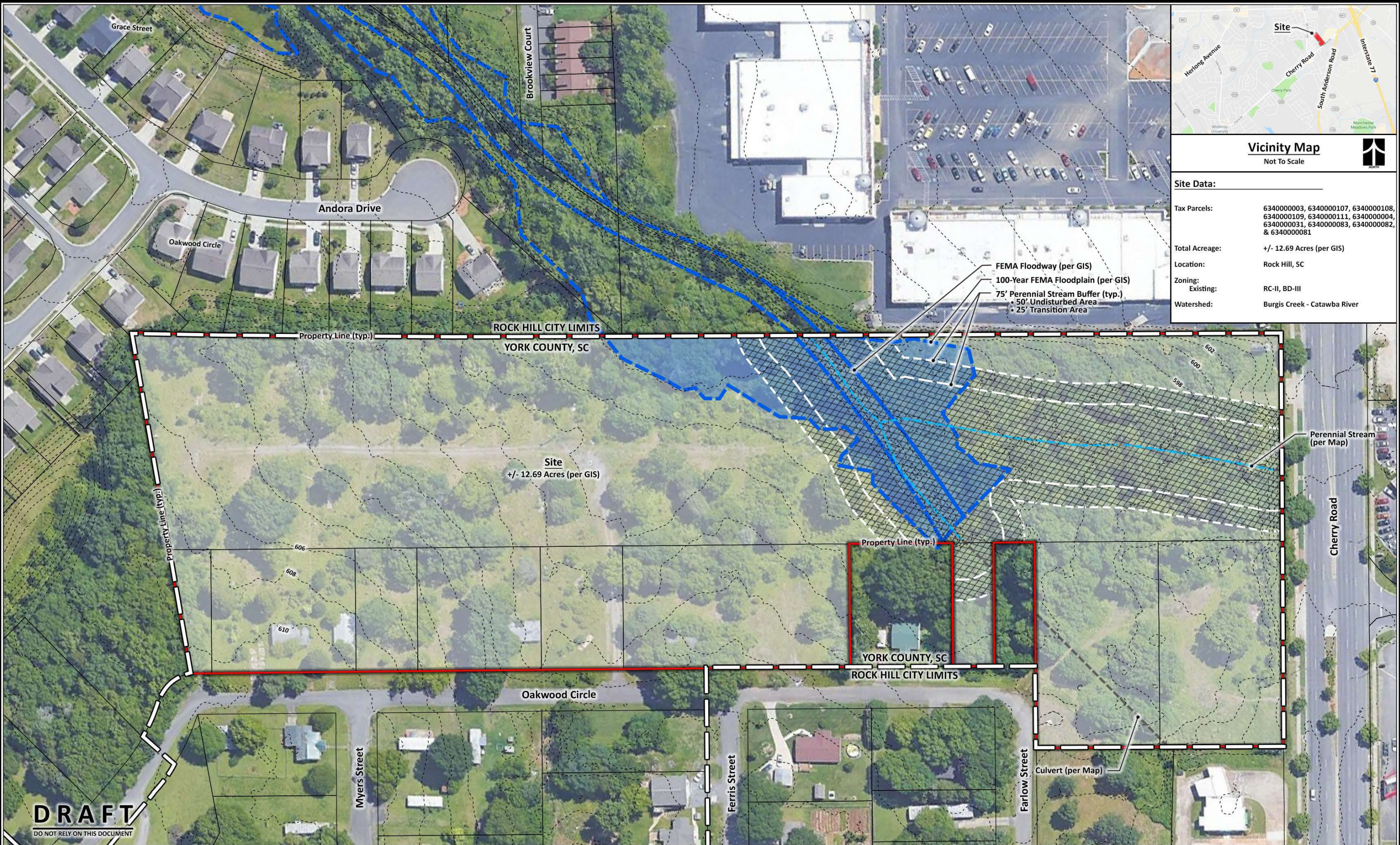
Staff recommends approval of the proposed LC and OI zoning as shown on the attached rezoning map.

Attachments

- Conceptual Site Plan and Survey
- Annexation Map
- Rezoning Map
- Existing Conditions Map

To see the applications submitted for this case, go to: www.cityofrockhill.com/PlanInfo.

Staff Contact: Dennis Fields, Planner III
Dennis.Fields@cityofrockhill.com
803-329-5687



Vicinity Map
Not To Scale

Site Data:

Tax Parcels:	634000003, 634000107, 634000108, 634000109, 634000111, 634000004, 634000031, 634000083, 634000082, & 634000081
Total Acreage:	+/- 12.69 Acres (per GIS)
Location:	Rock Hill, SC
Zoning:	Existing: RC-II, BD-III
Watershed:	Burgis Creek - Catawba River

- FEMA Floodway (per GIS)
- 100-Year FEMA Floodplain (per GIS)
- 75' Perennial Stream Buffer (typ.)
 - 50' Undisturbed Area
 - 25' Transition Area

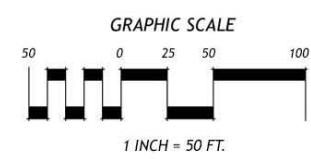
DRAFT
DO NOT RELY ON THIS DOCUMENT

ESP ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
803.802.2440
www.espassociates.com



Rock Hill Mini Storage Base Map

ESP Job #GU22 May 10, 2021



JEC june engineering
consultants, inc.
32 West Plant Street
Winter Garden, FL 34787

General Notes
 1. Base information provided by York County GIS Data and should be verified for accuracy.
 2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
 3. Draft - Do not rely on this document.

Floodplain Information
 Floodplain information obtained from FEMA FIRM Panels 45091C0326F, 45091C0307F, 54091C0309F, & 45091C0328F, all effective date of study 05/16/2017.

Stream/Wetland Information
 Stream/Wetland information is based on preliminary information provided to ESP by York County GIS data. For purposes of preparation of this Base Map, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Base Map will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy-unit loss may occur.

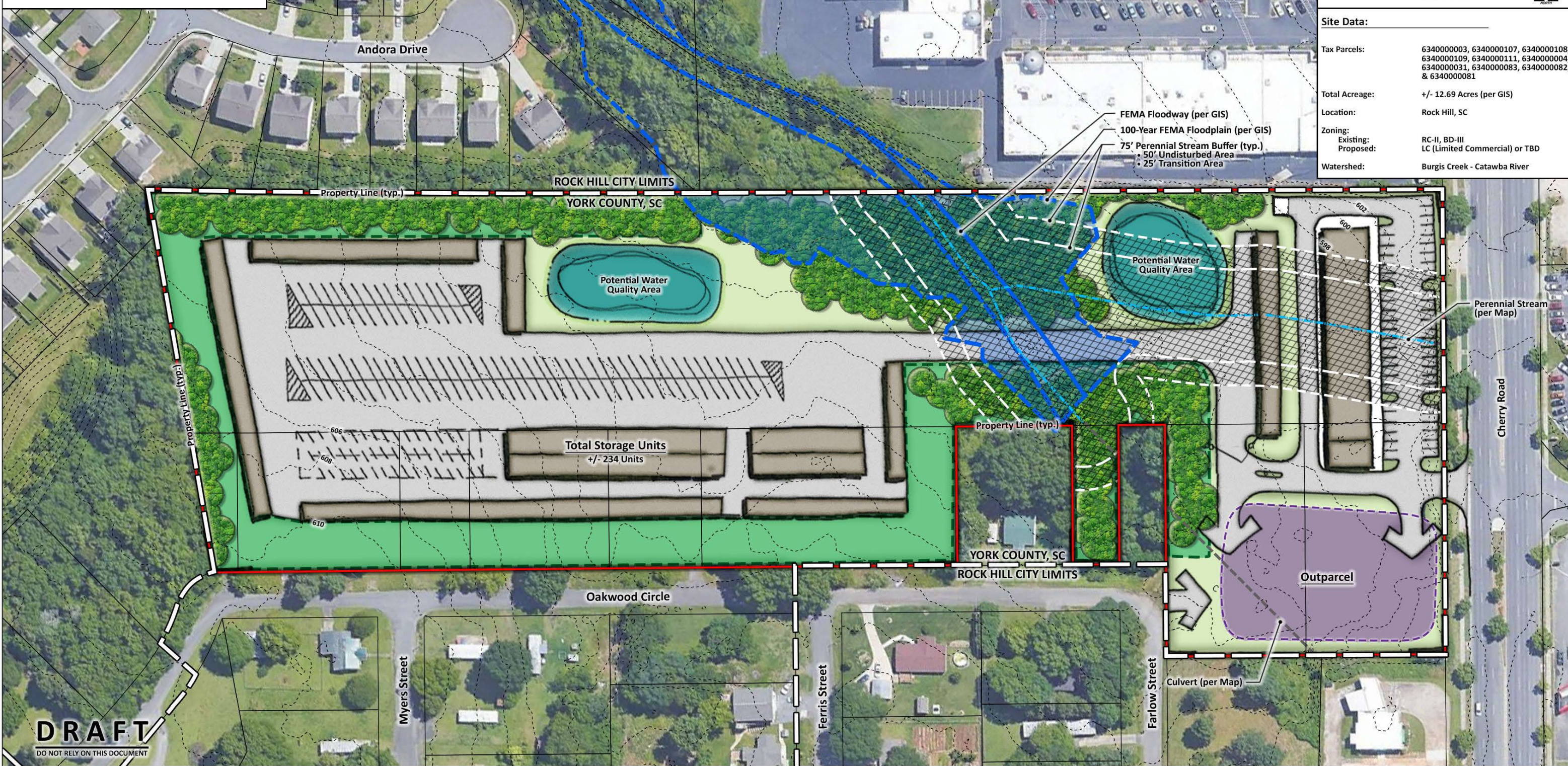
Public Information
 ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.



Vicinity Map
 Not To Scale

Site Data:

Tax Parcels:	6340000003, 6340000107, 6340000108, 6340000109, 6340000111, 6340000004, 6340000031, 6340000083, 6340000082, & 6340000081
Total Acreage:	+/- 12.69 Acres (per GIS)
Location:	Rock Hill, SC
Zoning:	Existing: RC-II, BD-III Proposed: LC (Limited Commercial) or TBD
Watershed:	Burgis Creek - Catawba River



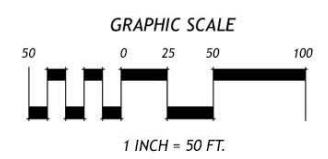
DRAFT
 DO NOT RELY ON THIS DOCUMENT

ESP Associates, Inc.
 P.O. Box 7030
 Charlotte, NC 28241
 803.802.2440
 www.espassociates.com



Rock Hill Mini Storage Preliminary Concept Sketch C

ESP Job #GU22 May 10, 2021



JEC June Engineering
 consultants, inc.
 32 West Plant Street
 Winter Garden, FL 34787

GENERAL NOTES

- THIS SURVEY IS OF EXISTING PARCELS OF LAND.
- THIS PLAT IS OF PARCEL ID #634-00-00-003, 634-00-00-004, 634-00-00-031, 634-00-00-081, 634-00-00-082, 634-00-00-083, 634-00-00-107, 634-00-00-108, 634-00-00-109, 634-00-00-111, 3. ZONED: NR(CD)
- ACREAGE OF THIS PLAT: 12.912 ACRES±
- ALL DISTANCES ARE HORIZONTAL, GROUND DISTANCES.
- NORTH ARROW REFERENCE TIED TO SC GRID (NAD83).
- THIS SURVEY IS NOT AN ALTA/NPS/LAND TITLE SURVEY.
- AREA COMPUTED BY COORDINATE METHOD.
- DASHED LINES INDICATE LINES NOT SURVEYED.
- CONTOURS ARE SHOWN AT ONE FOOT INTERVALS.
- ELEVATIONS ARE BASED ON NAVD '88 TIED TO NGS MONUMENT "BRISTOL PARK"

LEGEND:

- ▲ - NGS MONUMENT/CALCULATED POINT
- - IRON PIN SET (#5 REBAR)
- - IRON PIN FOUND, AS NOTED
- - UTILITY POLE
- - METER POLE
- - FIRE HYDRANT
- - WATER VALVE
- - SANITARY SEWER MANHOLE
- - CLEAN OUT
- R/W - RIGHT OF WAY
- N/F - NOW OR FORMERLY

EXCEPTIONS

TAXID# 634-00-00-003

- DEED BOOK 14195 PAGE 95, QUIT CLAIM DEED BOOK 14195 PAGE 106.
- NO EASEMENTS FOUND IN RECORDS, PROPERTY ADJONS THE RIGHT OF WAY OF CHERRY ROAD. EXISTING UTILITIES LOCATED AT THE TIME OF THE SURVEY ARE SHOWN.
- A 20' SANITARY SEWER EASEMENT IS SHOWN AND HAS BEEN DEPICTED IN WIDTH PER INFORMATION FOUND IN RECORD BOOK 378 PAGE 342 AND A DRAWING TITLED "CITY OF ROCK HILL RIGHTS-OF-WAY FOR 8' SANITARY SEWER ON PROPERTIES OF RUTLEDGE REALTY CO. INC. & CHARLES E. GRIGG"

EXCEPTIONS

TAXID# 634-00-00-004

- PLAT BOOK 5 PAGE 2 AS SHOWN
- WATER AND/OR SEWER SERVICE AGREEMENT AND RESTRICTIVE COVENANT IN FAVOR OF CITY OF ROCK HILL RECORDED IN BOOK 699 PG 185-186 OF THE YORK COUNTY REGISTER OF DEEDS.
- EXISTING WATER VALVES AND HYDRANTS FOUND AT THE TIME OF SURVEY ARE SHOWN. NO EASEMENT WIDTHS SPECIFIED.
- A 20' SANITARY SEWER EASEMENT IS SHOWN AND HAS BEEN DEPICTED IN WIDTH PER INFORMATION FOUND IN RECORD BOOK 378 PAGE 342 AND A DRAWING TITLED "CITY OF ROCK HILL RIGHTS-OF-WAY FOR 8' SANITARY SEWER ON PROPERTIES OF RUTLEDGE REALTY CO. INC. & CHARLES E. GRIGG"

EXCEPTIONS

TAXID# 634-00-00-031

- PLAT BOOK 5 PAGE 2 AS SHOWN
- WATER AND/OR SEWER SERVICE AGREEMENT AND RESTRICTIVE COVENANT IN FAVOR OF CITY OF ROCK HILL RECORDED IN BOOK 699 PG 185-186 OF THE YORK COUNTY REGISTER OF DEEDS.
- EXISTING WATER VALVES AND HYDRANTS FOUND AT THE TIME OF SURVEY ARE SHOWN. NO EASEMENT WIDTHS SPECIFIED.
- A 20' SANITARY SEWER EASEMENT IS SHOWN AND HAS BEEN DEPICTED IN WIDTH PER INFORMATION FOUND IN RECORD BOOK 378 PAGE 342 AND A DRAWING TITLED "CITY OF ROCK HILL RIGHTS-OF-WAY FOR 8' SANITARY SEWER ON PROPERTIES OF RUTLEDGE REALTY CO. INC. & CHARLES E. GRIGG"

EXCEPTIONS

TAXID# 634-00-00-081

- PLAT BOOK 5 PAGE 2 AS SHOWN
- WATER AND/OR SEWER SERVICE AGREEMENT AND RESTRICTIVE COVENANT IN FAVOR OF CITY OF ROCK HILL RECORDED IN BOOK 699 PG 185-186 OF THE YORK COUNTY REGISTER OF DEEDS.
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EXCEPTIONS

TAXID# 634-00-00-082

- PLAT BOOK 5 PAGE 2 AS SHOWN
- WATER AND/OR SEWER SERVICE AGREEMENT AND RESTRICTIVE COVENANT IN FAVOR OF CITY OF ROCK HILL RECORDED IN BOOK 699 PG 185-186 OF THE YORK COUNTY REGISTER OF DEEDS.
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EXCEPTIONS

TAXID# 634-00-00-083

- PLAT BOOK 5 PAGE 2 AS SHOWN
- WATER AND/OR SEWER SERVICE AGREEMENT AND RESTRICTIVE COVENANT IN FAVOR OF CITY OF ROCK HILL RECORDED IN BOOK 699 PG 185-186 OF THE YORK COUNTY REGISTER OF DEEDS.
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EXCEPTIONS

TAXID# 634-00-00-107

- PLAT BOOK 5 PAGE 2 AS SHOWN
- A 20' SANITARY SEWER EASEMENT IS SHOWN AND HAS BEEN DEPICTED IN WIDTH PER INFORMATION FOUND IN RECORD BOOK 378 PAGE 342 AND A DRAWING TITLED "CITY OF ROCK HILL RIGHTS-OF-WAY FOR 8' SANITARY SEWER ON PROPERTIES OF RUTLEDGE REALTY CO. INC. & CHARLES E. GRIGG"
- PLAT BOOK 5 PAGE 2 AS SHOWN

EXCEPTIONS

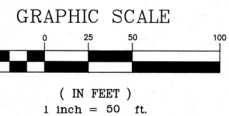
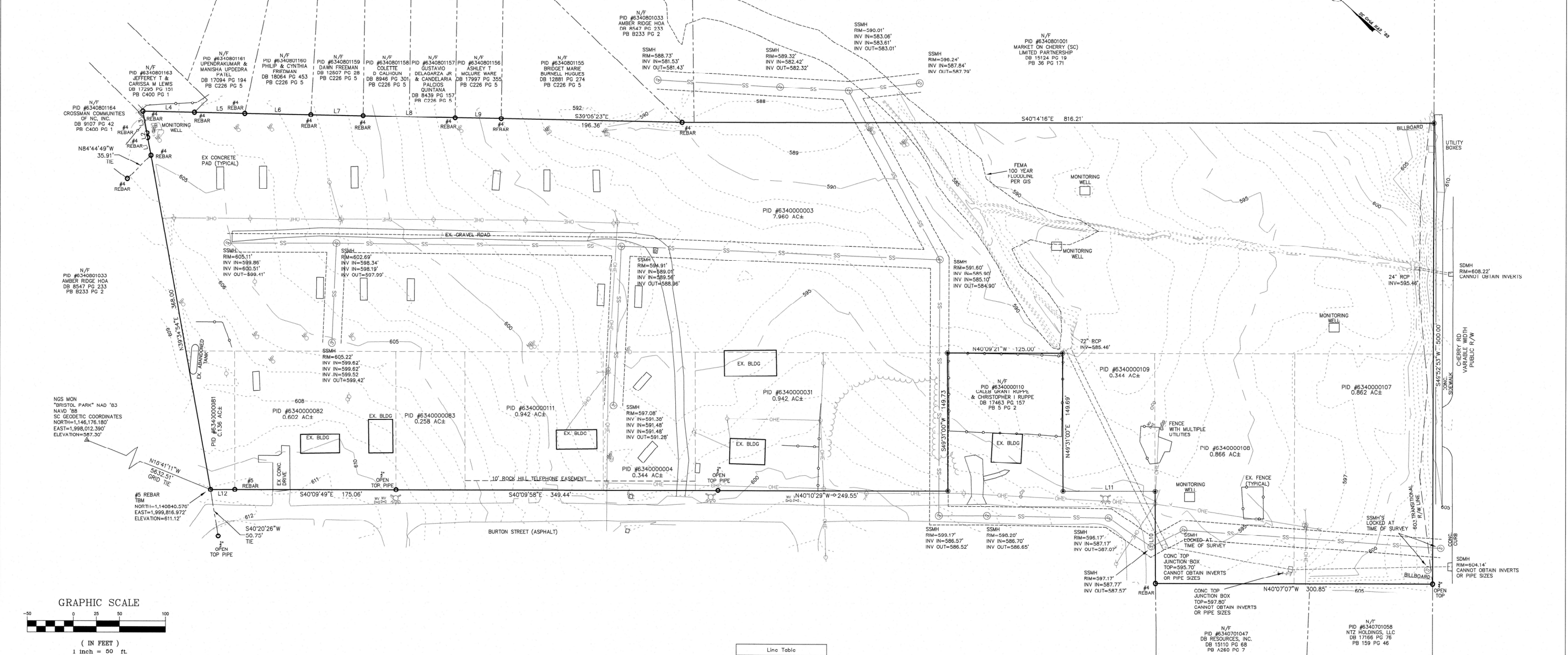
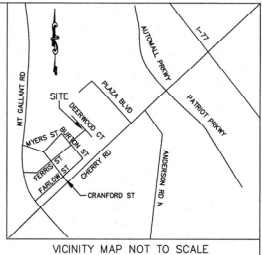
TAXID# 634-00-00-111

- PLAT BOOK 5 PAGE 2 AS SHOWN
- WATER AND/OR SEWER SERVICE AGREEMENT AND RESTRICTIVE COVENANT IN FAVOR OF CITY OF ROCK HILL RECORDED IN BOOK 699 PG 185-186 OF THE YORK COUNTY REGISTER OF DEEDS.
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EXCEPTIONS

TAXID# 634-00-00-109

- PLAT BOOK 5 PAGE 2 AS SHOWN
- A 20' SANITARY SEWER EASEMENT IS SHOWN AND HAS BEEN DEPICTED IN WIDTH PER INFORMATION FOUND IN RECORD BOOK 378 PAGE 342 AND A DRAWING TITLED "CITY OF ROCK HILL RIGHTS-OF-WAY FOR 8' SANITARY SEWER ON PROPERTIES OF RUTLEDGE REALTY CO. INC. & CHARLES E. GRIGG"
- PLAT BOOK 5 PAGE 2 AS SHOWN



Line #	Length	Direction
L1	19.47	N39°12'15"E
L2	5.09	N40°19'06"E
L3	24.27	N39°19'15"E
L4	55.99	S39°07'13"E
L5	54.70	S39°01'57"E
L7	56.82	S39°03'36"E
L8	99.88	S39°01'35"E
L9	50.12	S39°10'02"E
L10	99.80	N49°31'00"E
L11	100.00	N40°10'29"W
L12	26.34	N40°27'38"W

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR YORK COUNTY, SOUTH CAROLINA, COMMUNITY NUMBER 45091C0309 DATED MAY 16, 2017, AND HEREBY CERTIFY THAT A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD MANUAL FOR PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCUMBRANCES, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.



REFERENCES

DB 14195 PG 106
PB 5 PG 2
ADJOINING DEEDS
AND PLATS AS
SHOWN

BOUNDARY & TOPOGRAPHIC SURVEY	
PID #634-00-00-003, 634-00-00-004, 634-00-00-031, 634-00-00-081, 634-00-00-082, 634-00-00-083, 634-00-00-107, 634-00-00-108, 634-00-00-109, 634-00-00-111, CITY OF ROCK HILL, YORK COUNTY, SOUTH CAROLINA	
SURVEYED FOR: RUTLEDGE REALTY COMPANY, LLC 1486 GREENWOOD LANE ROCK HILL, SC 29730	
R. Joe Harris & Associates, Inc Engineering • Land Surveying • Planning Management	
DWG:	4450
PROJECT #	4450
DATE	1-21-2021
DWG SCALE	1" = 50'
PREPARED BY	D. CULVER
SURVEYED BY	K. GREEN
SHEET	1
OF	1



ANNEXATION MAP
Cherry Road/Burton
Street Area I

ANNEXATION TO THE
CITY OF ROCK HILL



PROPOSED ZONING: OI & LC
 WARD: 6
 ACREAGE: 13.77
 City Limits



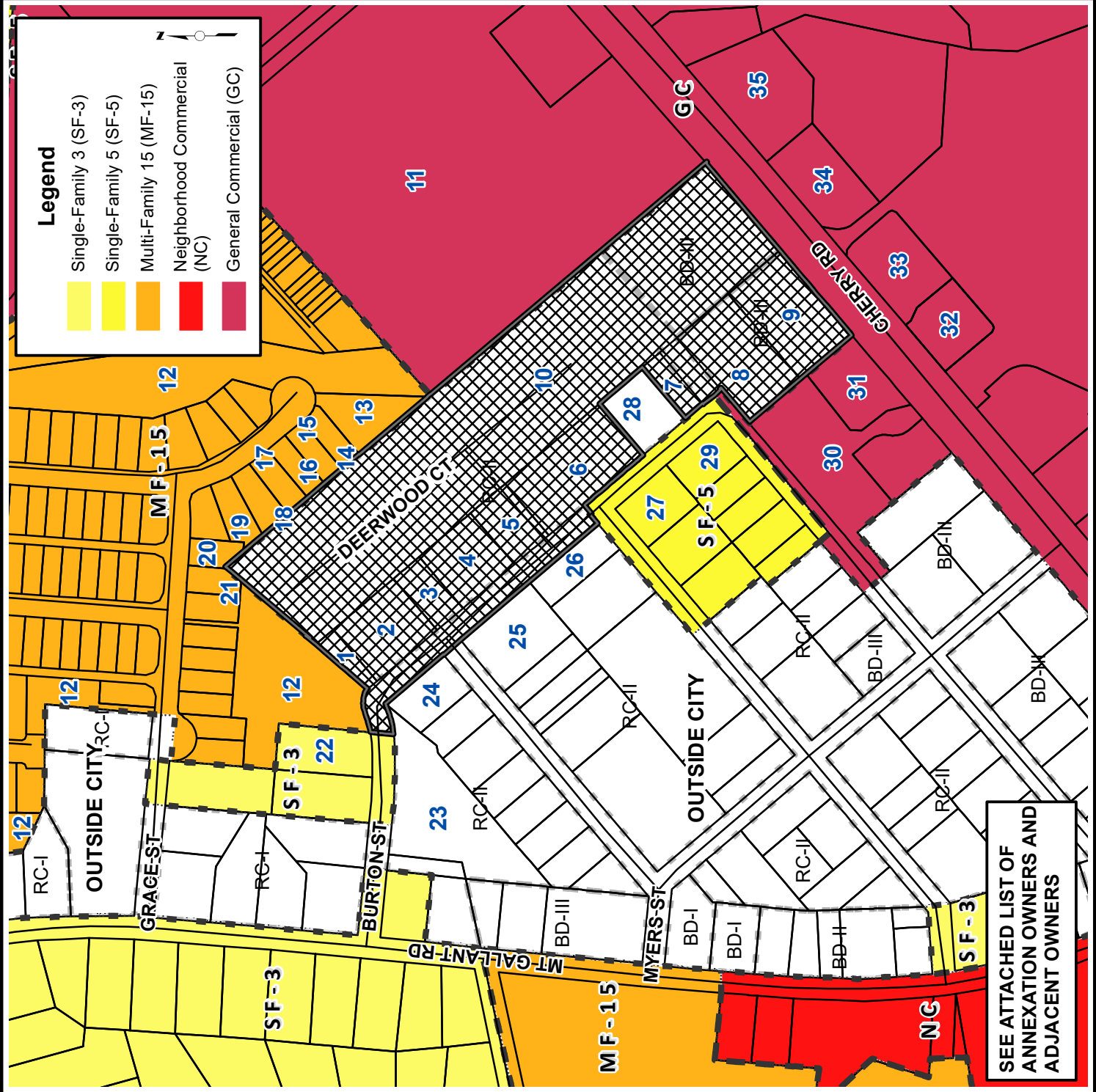
Subject Properties



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

GIS ADMINISTRATOR

DATE



ANNEXATION PROPERTY OWNER

Map #	Tax Parcel	Owner Name
1	6340000081	RUTLEDGE LAND & REALTY LLC
2	6340000082	RUTLEDGE LAND & REALTY LLC
3	6340000083	RUTLEDGE LAND & REALTY LLC
4	6340000031	RUTLEDGE LAND & REALTY LLC
5	6340000004	RUTLEDGE LAND & REALTY LLC
6	6340000111	RUTLEDGE LAND & REALTY LLC
7	6340000109	RUTLEDGE LAND & REALTY LLC
8	6340000108	RUTLEDGE LAND & REALTY LLC
9	6340000107	RUTLEDGE LAND & REALTY LLC
10	6340000003	RUTLEDGE LAND & REALTY LLC

ADJACENT PROPERTY OWNERS

Map #	Tax Parcel	Owner Name
11	6340801001	MARKET ON CHERRY (SC) LIMITED PSHIP ETAL % PROVIDENCE GROUP
12	6340801033	AMBER RIDGE HOME OWNERS ASSOCIATION % RED ROCK MANAGEMENT
13	6340801155	CHRISTENSEN LISA S
14	6340801156	WARE ASHLEY T MCCLURE
15	6340801157	GARCIA GUSTAVO DELAGARZA JR & CANDELARIA PALACIOS QUINTANA
16	6340801158	CALHOUN COLETTE D
17	6340801159	FREEMAN DAWN & DEBORAH HARGROVE JNT TNTS W/ROS
18	6340801160	GARCIA ABRAHAM E GARCIA ALEXIS
19	6340801161	PATEL UPENDRAKUMAR & MANISHA UPENDRA JNT WROS
20	6340801163	LEWIS JEFFREY T & CARISSA M
21	6340801164	TYLER TERENCE J & ROSLYN D
22	6340801211	BROOKS LUTHER MICHAEL
23	6340000033	CHURCH POWELL MEMORIAL BAPTIST TRUSTEES OF
24	6340000034	HELMS RICHARD LEON
25	6340000045	TURNEY DEBORAH L
26	6340000046	JONES FAMILY MPS LLC
27	6340701055	CLARK GENA F
28	6340000110	RUPPE CALEB GRANT & CHRISTOPHER I RUPPE JNT TW/ROS
29	6340701052	NGUYEN HOANG LONG HUU
30	6340701047	DB RESOURCES INC
31	6340701058	NTZ HOLDINGS LLC
32	6340701039	LWS ROCK HILL STATION LLC
33	6340701069	BURGER JEANNINE L & AS TRUSTEE
34	6340701004	CD-2250 CHEERY ROAD ROCK HILL SC LLC
35	6340701037	E & B OF ROCK HILL LLC



M-2021-20

Legend

-  Proposed OI
-  Proposed LC
-  General Commercial (GC)
-  Multi-Family 15 (MF-15)
-  Single-Family 3 (SF-3)
-  Single-Family 5 (SF-5)

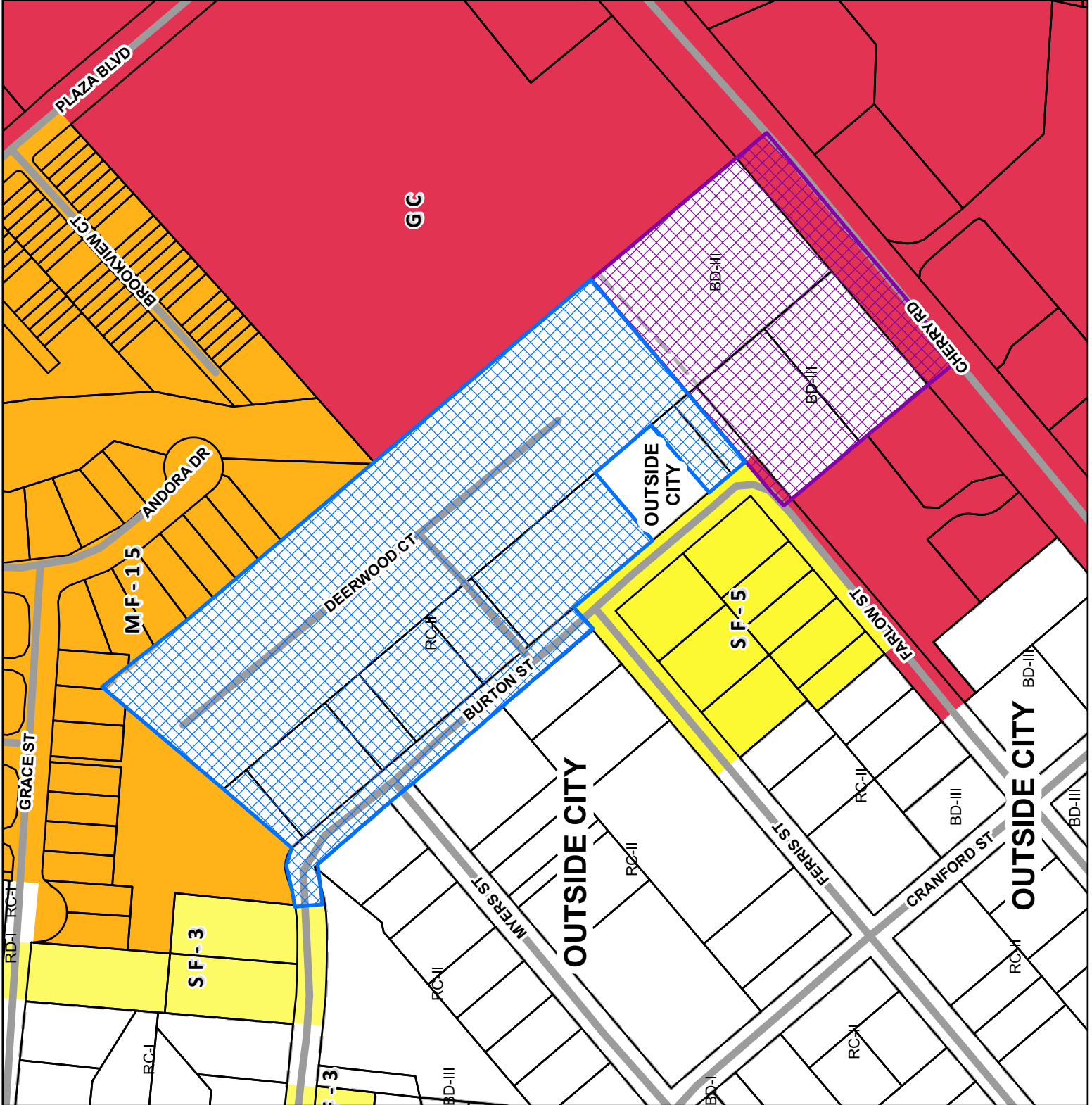
Zoning Data

Current: RC-II and BD-III
(York County)

Proposed: OI & LC



Planning & Development
Department
City of Rock Hill
06-01-2021





Planning Commission Staff Report

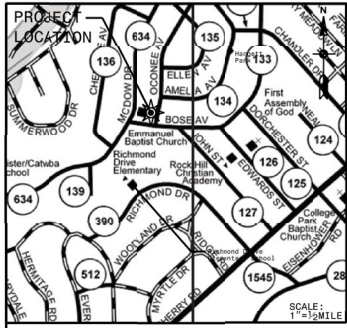
June 1, 2021 ~ Agenda Item #4

Project Name:	Village at Osceola
Plan Type:	Road name approval
Location:	Northwest of McDow Drive, and north of Ellen Avenue.
Applicant:	City of Rock Hill – Housing and Neighborhood Services
Background:	<p>The Planning Commission is charged under state law as approving the names of new roads. Typically, this is handled as part of the preliminary plat approval process after the names are approved by the appropriate entities, such as York County Public Safety Communications staff.</p> <p>The Planning Commission approved the preliminary plat at their March 3, 2020 meeting, in conjunction with the rezoning request to Master Planned Residential (MPR). The road name for the new street was undetermined at that time. Since then, the name “Janice Yard Lane” has been approved and reserved by the County’s public safety staff.</p>
Recommendation:	Staff recommends approval of the road name as Janice Yard Lane.
Attachments:	Map showing proposed road name.

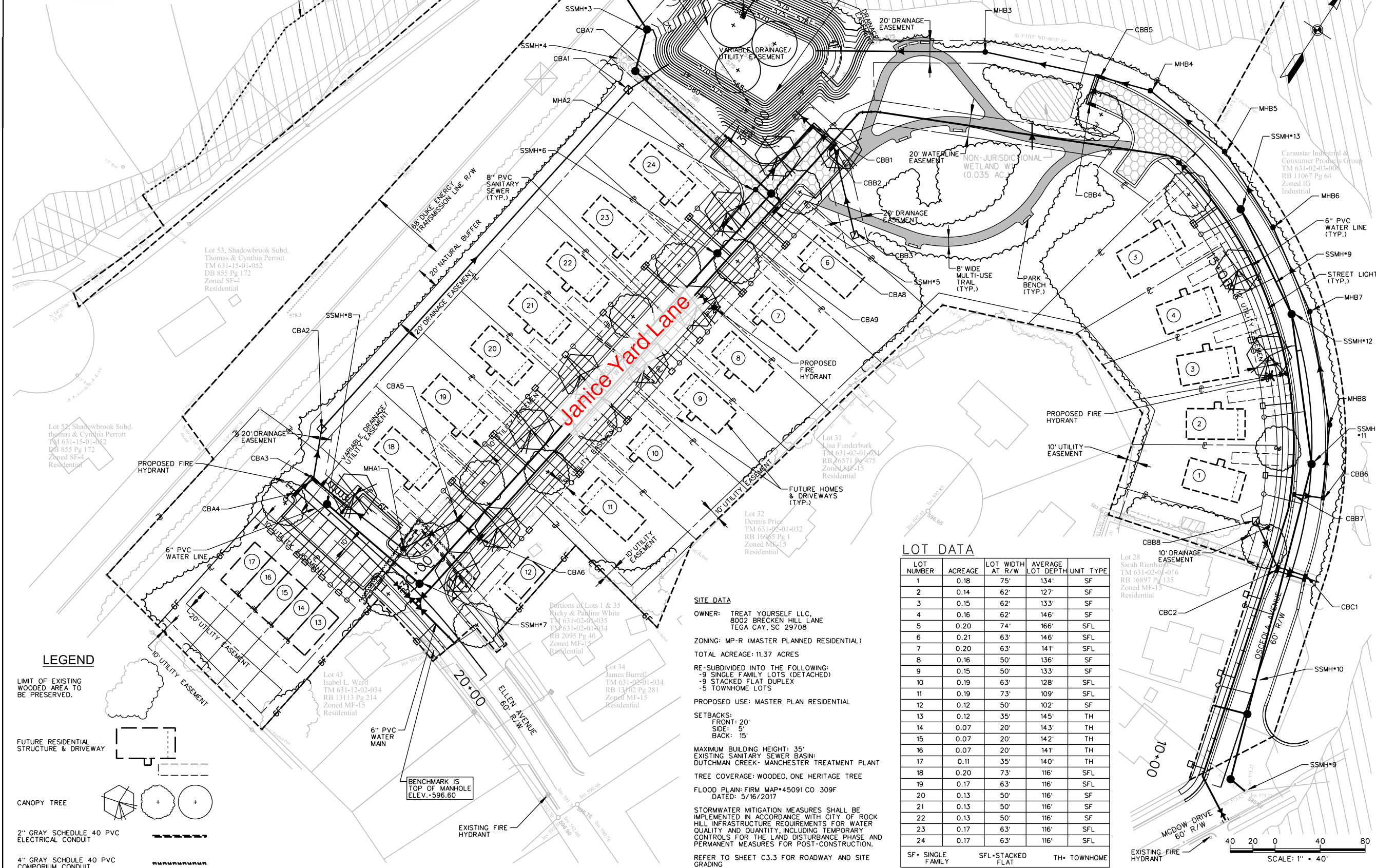
Staff Contact:

Dennis Fields
Planner III
803-329-5687

Dennis.Fields@CityofRockHill.com



FLOOD PLAIN
 ROCK HILL CITY LIMITS AND PROPERTY BOUNDARY



1. THIS DRAWING IS THE PROPERTY OF CAMPCO ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.
 2. MATERIALS, DIMENSIONS, AND ALL OTHER CONDITIONS WHICH ARE NOT OTHERWISE DEFINED ON THIS DRAWING SHALL BE CONSIDERED AS HAVING THE SAME MEANING AS SIMILARLY INDICATED CONDITIONS WHICH ARE MORE FULLY DEFINED ELSEWHERE ON THIS PROJECT OR OTHER DRAWINGS ON THIS PROJECT.



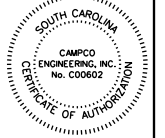
156 OAKLAND AVENUE, ROCK HILL, SC 29730
 (803) 327-7121 WWW.CAMPCOENGINEERING.COM

VILLAGE AT OSCEOLA
 ROCK HILL, SOUTH CAROLINA

REVISIONS		
NO.	DATE	DESCRIPTION

SITE PLAN

90%
 PROGRESS
 PLANS
 (04-23-2021)



CE: 9767 ISSUED: 08-14-2020
 SCALE: 1"=40' CAD FILE: 9767STC3.0

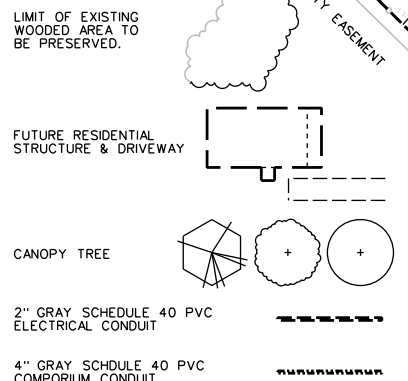
C3.0

LOT DATA

LOT NUMBER	ACREAGE	LOT WIDTH AT R/W	AVERAGE LOT DEPTH	UNIT TYPE
1	0.18	75'	134'	SF
2	0.14	62'	127'	SF
3	0.15	62'	133'	SF
4	0.16	62'	146'	SF
5	0.20	74'	166'	SFL
6	0.21	63'	146'	SFL
7	0.20	63'	141'	SFL
8	0.16	50'	136'	SF
9	0.15	50'	133'	SF
10	0.19	63'	128'	SFL
11	0.19	73'	109'	SFL
12	0.12	50'	102'	SF
13	0.12	35'	145'	TH
14	0.07	20'	143'	TH
15	0.07	20'	142'	TH
16	0.07	20'	141'	TH
17	0.11	35'	140'	TH
18	0.20	73'	116'	SFL
19	0.17	63'	116'	SFL
20	0.13	50'	116'	SF
21	0.13	50'	116'	SF
22	0.13	50'	116'	SF
23	0.17	63'	116'	SFL
24	0.17	63'	116'	SFL

SITE DATA
 OWNER: TREAT YOURSELF LLC, 8002 BRECKEN HILL LANE, TEGA CAY, SC 29708
 ZONING: MP-R (MASTER PLANNED RESIDENTIAL)
 TOTAL ACREAGE: 11.37 ACRES
 RE-SUBDIVIDED INTO THE FOLLOWING:
 -9 SINGLE FAMILY LOTS (DETACHED)
 -9 STACKED FLAT DUPLEX
 -5 TOWNHOME LOTS
 PROPOSED USE: MASTER PLAN RESIDENTIAL
 SETBACKS:
 FRONT: 20'
 SIDE: 5'
 BACK: 15'
 MAXIMUM BUILDING HEIGHT: 35'
 EXISTING SANITARY SEWER BASIN: DUTCHMAN CREEK - MANCHESTER TREATMENT PLANT
 TREE COVERAGE: WOODED, ONE HERITAGE TREE
 FLOOD PLAIN: FIRM MAP#45091 CO 309F DATED: 5/16/2017
 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.
 REFER TO SHEET C3.3 FOR ROADWAY AND SITE GRADING

LEGEND



K:\9767\9767stc3.0.dgn
 4/23/2021



Memorandum

To: Planning Commission

From: Leah Youngblood, Planning & Development Director

Subject: Request to Sponsor Amendments to the Zoning Ordinance Regarding Flood Protection Standards and Stormwater Ponds

Date: May 27, 2021

Staff is requesting that the Planning Commission sponsor amendments to the Zoning Ordinance regarding flood protection standards and stormwater ponds.

Background

You may recall that last year, we adopted some amendments to the Zoning Ordinance in response to a recently released state study of dams. The amendment applied the City's existing flood protection regulations to properties that the State identified through that study as being within a dam breach inundation zone in order to ensure that development does not occur in areas that may experience flooding during a breach. Since that time, staff has identified a couple of areas in the existing regulations where the wording needs to be clarified in order to carry out the intent of the provisions.

Additionally, staff has identified a couple of issues with how we currently handle detention ponds that we would like to address in these proposed text amendments:

- 1) The Zoning Ordinance does not have a mechanism in place that triggers when ponds that are designed as temporary sediment control ponds during construction must be converted to permanent detention ponds. We need to create such a mechanism in order to make sure that this occurs in a timely manner and that the ponds have been converted and have been inspected as being in compliance with City standards before they are turned over to a Home Owners Association (HOA).
- 2) Detention ponds are not included in the items for which we receive letters of credit from developers to make sure that they will either complete the work or the City will be able to use the developer's money to complete the work. We would like to add them to the list of items for which we receive letters of credit.
- 3) We would like to prohibit developers from turning detention ponds over to HOAs through a quit-claim process. Because NPDES permits for the ponds are usually in the developers' name, that action would circumvent developers' responsibility to properly close out their NPDES permits and converting their ponds to final post-development configurations. The new owner (i.e., the HOA) would become responsible for those actions, but would typically have no knowledge of the unfinished work that is required to be completed or the need to obtain a new NPDES permit in its own name.

Consideration timeframe

- 1) Planning Commission public hearing and a recommendation to City Council about the changes to the Zoning Ordinance—July 6
- 2) City Council consideration of the proposal—August 9 and August 23