

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE BY MAKING CERTAIN CHANGES IN THE OFFICIAL ZONING MAP AFFECTING APPROXIMATELY 12 ACRES LOCATED ON WILSON STREET AND RAUCH STREET FROM MASTER PLANNED RESIDENTIAL (MP-R) TO A REVISED MASTER PLANNED RESIDENTIAL (MP-R)

BE IT ORDAINED by the Governing Body of the City of Rock Hill in Council assembled:

SECTION 1. That this ordinance is being adopted in order to effect proper compliance with the provisions of the Home Rule Act of 1975, now South Carolina Code of Laws for 1976, Section 5-7-30, Section 5-7-260 and Sections 6-29-710, *et seq.* and Section 2-48 and Section 2-96 of the Code of the City of Rock Hill.

SECTION 2. That the Zoning Ordinance matters and things affected by this Ordinance are being acted upon following Planning Commission consideration thereof after due notice and public hearing held December 7, 2021.

SECTION 3. That the official Zoning Map of the City of Rock Hill, constituting a part of the Zoning Ordinance of the City of Rock Hill Code, be and the same are hereby amended as follows:

By changing property containing approximately 12 acres located on Wilson Street and Rauch Street from Master Planned Residential (MP-R) to a revised Master Planned Residential (MP-R) and as per Exhibit "A" attached hereto.

SECTION 4 That all ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5 That this Ordinance shall be and become finally binding immediately after receiving first and second readings given in the manner required by law.

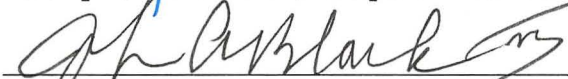
DONE AND RATIFIED in Council assembled on this the 24TH day of JANUARY, 2022.




John Pressly Gettys, Jr., Mayor



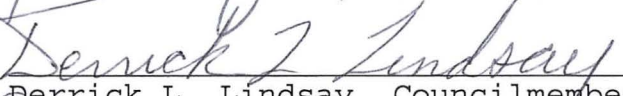
Kathy S. Pender, Mayor Pro Tempore




John A. Black, III, Councilmember




Nikita E. Jackson, Councilmember



Derrick L. Lindsay, Councilmember

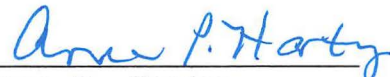


James C. Reno, Jr., Councilmember

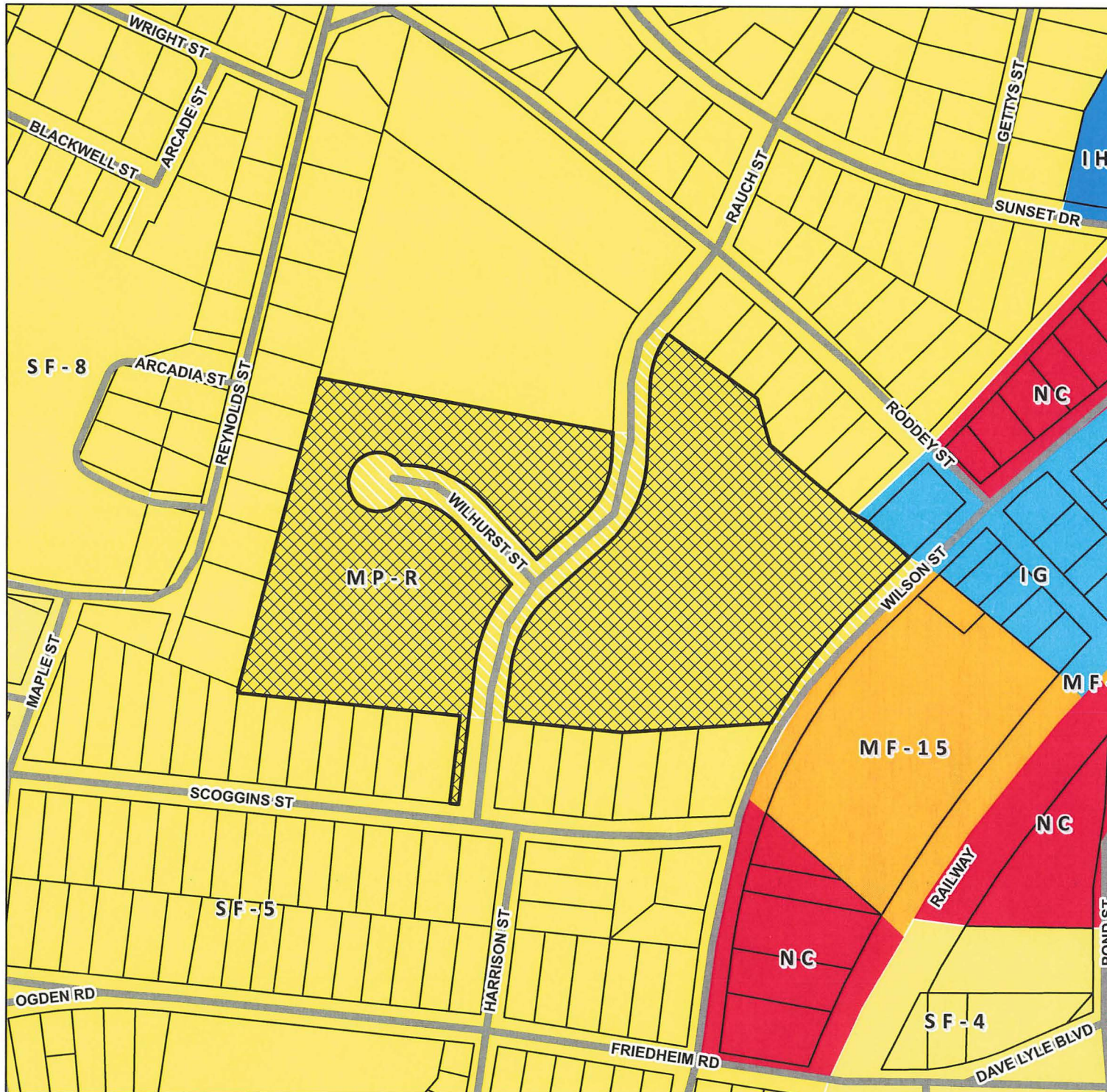


Kevin H. Sutton, Councilmember

ATTEST:



Anne P. Harty
Municipal Clerk



M-2021-50

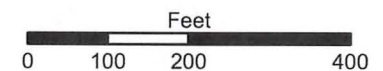
Legend

-  Subject Property
-  Industry General (IG)
-  Industry Heavy (IH)
-  Multi-Family 15 (MF-15)
-  Neighborhood Commercial (NC)
-  Master Planned Residential (MP-R)
-  Single-Family 4 (SF-4)
-  Single-Family 5 (SF-5)
-  Single-Family 8 (SF-8)

Zoning Data

Current: MP-R

Proposed: MP-R



Planning & Development
Department
City of Rock Hill

12-07-2021

Wilhurst Master Plan Terms & Conditions

Case #M-2021-50

I: ADMINISTRATION

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

II: PROJECT DESCRIPTION

- A. Brief Project Narrative:** The proposed Wilhurst Master Plan Development will be a new 93-unit residential community constructed on the former Midtown Apartments site. This Master Plan replaces an existing multi-family master planned development that was approved in 2016 (City case M-2016-17). The site includes two development areas located on either side of existing Rauch Street, south of Arcade-Victoria Park. The proposed Wilhurst community will have two rental building types, 9 two-story townhome-style units and 4 three-story apartment buildings containing 84 units. The development will have large open space and tree save areas located along an existing creek that runs through the Site. The Wilhurst residential community will be an affordable residential community that will bring a new high-quality housing choice to this area of Rock Hill.

- B. Description of Amenity Areas:** The Wilhurst Community will have a community building and outdoor amenity areas that will include a playground for children and a passive open space areas with seating, hardscape and landscape elements.
- C. Location:** The project is located on both sides of Rauch St. between Roddey St. and Scoggins St., adjacent to Arcade-Victoria Park.
- D. Size:** 11.57 acres including the existing right-of-way for both Rauch Street and for Wilhurst Street. Wilhurst Street is planned to be abandoned.
- E. Development Phasing Plan:** Although the Wilhurst community is intended to be built in a single phase, the site plan shows two development areas, A and B. Since it is likely that some buildings will be completed sooner than others, the development areas are shown to ensure the infrastructure is completed along with the buildings for each area. The parking, open space areas, trails, and amenities within each development area must be completed before the first certificate of occupancy for each area. The community/amenity building in development area B will be completed before the first certificate of occupancy is issued for that area.

III: OVERALL PROJECT DESIGN/INFRASTRUCTURE CONSIDERATIONS

- A. Traffic Impact Analysis/Off-site Road Improvements:** A Traffic Impact Analysis (TIA) was not required due to the fact that this redevelopment is less intense than the previous Midtown Apartments and the proposed 93 units does not exceed 100 peak hour trip generation, which is the City's threshold for requiring a TIA.
- B. Project Design/Street Design Standards:** No new streets are proposed, as the Site is accessed from Rauch Street. As part of the redevelopment of the site, the existing sidewalk along Rauch Street will be replaced with a new five-foot-wide sidewalk with an eight-foot-wide planting strip. Street trees will be planted within the planting strip as required by the City of Rock Hill. The Petitioner will be requesting that existing Wilhurst Street be closed, and the right-of-way be abandoned.
- C. Water/Sewer Infrastructure:** The site has access to existing water and sewer lines within Rauch Street. No public sewer or water line extensions are proposed. Water and sewer lines outside of the public right-of-way will be privately maintained.
- D. Stormwater Infrastructure:** Above ground BMP will be provided for each Development Area as generally depicted on the Master Plan.
- E. Other Infrastructure:** The proposed residential dwelling units will be connected to existing electrical, gas, internet and cable lines as appropriate.

IV: PRIMARY USES

- A. Allowed Primary Uses:** The following is a list of allowed primary uses. These uses align with those in the version of the Zoning Ordinance that was in place at the time of adoption. Only the specific use types shown under each use category are allowed.

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

- Household living
 - Multiple-family apartments (including townhouse-style rental units)

V: DENSITY/INTENSITY

A. Residential: The maximum number of residential units is 93. This amounts to 8.04 units per acre for the total site, and 11.95 units per developable acre (developable acres are the area of the Site not including the Rauch Street right-of-way and flood prone areas).

VI: DIMENSIONAL STANDARDS

A. Minimum Lot Area: 20,000 square feet.

B. Minimum Lot Width: 100 feet.

C. Maximum Lot Coverage (impervious surface area): 75%.

D. Minimum Setbacks for Primary Structures:

1. *Front:* 10 feet.
2. *Side:* 20 feet.
3. *Rear:* 20 feet.

E. Maximum Height of Structures:

1. *Multi-family Buildings:* 60 feet (unless within 100 feet of Single-family detached homes, then 35 feet)
2. *Townhouse Style Buildings:* 35 feet

VII: DEVELOPMENT STANDARDS

A. Environmentally Sensitive Areas: The existing stream located on the Site will be preserved and protected during construction. Riparian buffers will be provided as required by RHZO.

B. Tree & Vegetation Protection: Tree save areas as required by the RHZO will be provided.

C. Open Space: A minimum of 20% of the Site (not including the existing Rauch Street right-of-way) will be set as open space as required by Section 8.6. The proposed open space areas will include the areas of the Site with existing trees, the existing stream and lawn areas as generally depicted on the Master Plan. The open space areas will be maintained by the property owner through the property manager.

The developer will establish a public recreation easement over a portion of the site, including and along the floodplain and flood prone areas on the southernmost portion of the site. This is intended to allow future trail, park, or other public recreation uses on and through this portion of the site. The easement will be provided at no cost to the City.

- D. Landscaping and Buffers:** Landscaping and buffers will be provided as required by the RHZO.
- E. Parking:** Parking as required by the RHZO will be provided as generally depicted on the Master Plan. The site plan shows 162 required parking spaces based on the anticipated mix of units.
- F. Lighting:** Lighting will comply with Section 8.9 of the RHZO
- G. Signage:** Signage, if provided, will comply Section 8.10 of the RHZO, with the exception that the Petitioner can have one detached sign on each side of Rauch St.

VIII: ARCHITECTURAL DESIGN STANDARDS

Residential buildings within the master planned development will meet all of the City's residential design standards. Architectural examples/renderings of the proposed homes are attached to show the architectural style, building materials, and design intent. There are no requested deviations from the required design standards.

IX: ACCESSORY AND TEMPORARY USES: Accessory and temporary uses as allowed by Chapter 5 of the RHZO will be allowed on the Site.

X: SATISFACTION OF LIENS AND OTHER AMOUNTS

The developer will satisfy all lien and other amounts due on the property prior to the issuance of the first building permit, including, but not limited to the \$367,964.55 owed to the City of Rock Hill for costs associated with the demolition of the Midtown Apartment complex buildings.

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

- Master Site Plan
- Architectural Concept Elevations and Amenity Exhibit