



REPORT TO THE CITY COUNCIL & PLANNING COMMISSION
STUDY ON MULTI-FAMILY AND SINGLE-FAMILY ATTACHED
RESIDENTIAL USES



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EXECUTIVE SUMMARY

Purpose of the Study

On October 31, 2014, The Rock Hill City Council instituted a 9-month moratorium on the rezoning or site plan approval for new multi-family and attached single family projects. This was in response to a significant surge in multi-family permits and questions as to whether the location and design of contemporary multi-family development met the City's overall goals. Because single-family attached projects have often been purchased in bulk by investors and offered as rental housing, the moratorium included single-family attached as well.

The City of Rock Hill's Comprehensive Plan has among its core values to "grow inside first" in "well-designed, sustainable neighborhoods." The objectives of the plan support infill and redevelopment that provides the more walkable, mixed-use environment that is valued by many in the current market, but is generally not available in Rock Hill. At the same time, the Plan values the protection of existing neighborhood character, and warns against the encroachment of residential uses in prime commercial and industrial areas.

In enacting the moratorium, the City Council specifically exempted many projects that clearly reflect the above policies and trends. The purpose of this report is to comprehensively study these issues, and to recommend the policies, regulations and rezoning actions necessary to avoid the negative impacts of such projects, while designing and locating multi-family uses so as to further the overall goals of the community.

Demand for Multi-family and Single-family Attached Housing

Thirty-nine percent of the current housing inventory in the City of Rock Hill consists of multi-family or single-family attached units. The City has more than 10,000 existing multi-family units, with 874 more under construction today and another 1,460 approved for future development. The City also has more than 1,300 single-family attached units either existing or under construction, with another 1,214 approved for future development. About 700 condominiums are also either existing or under construction.

The number of multi-family units was on the rise until the Great Recession, increasing 47% between 1990 and 2000, and 62.5% between 2000 and 2010. However, during those years, single-family detached units also were being constructed at a similar or greater rate. A strong multi-family trend has resumed and it appears that Rock Hill will continue to face significant pressure for multi-family development in the near future. In contrast, the number of single-family attached units, while steadily increasing, is doing so at a more moderate rate.

National Rental Trends

Nationwide, communities are seeing a stronger demand in rental housing than in the past, primarily attributable to Millennials and Baby Boomers who are choosing to rent instead of own a home. The rental development community is responding to this shift by designing spaces that attract these "renters by choice." Both groups want outdoor and indoor recreational and social spaces, with technologically sophisticated and environmentally conscious spaces also being important to Millennials and features that will allow them to "age in place" being important to Boomers.

Local Issues

Citizens, law enforcement officers and other City staff members, and elected and appointed officials often cite crime and code enforcement issues as problems in some multi-family and single-family attached projects.

Data shows that the number of crimes at apartment complexes is significantly higher compared to similar nearby single-family detached and attached neighborhoods. The Police Department has identified programs, land use policies and physical improvements that it believes can help deter crime in multi-family complexes.

Code enforcement officials have also heard from residents of multi-family and single-family attached communities in the past, and have offered recommendations to improve the long-term aesthetics of both existing and future developments.

Recommended Policy Direction

In reviewing community input and the City's planning and policy documents, zoning patterns, and market trends, this report recommends that:

- Future multi-family and single-family attached developments should be located in areas that support the City's specific redevelopment goals or in high amenity locations that otherwise ensure the long term attractiveness and value of such projects. Such locations are generally considered to be walkable environments with access to employment centers, restaurants, shopping, parks or other recreation venues.
- Future multi-family and single-family attached developments should not be located in unconnected locations such as the edges of the City, in key industrial development areas, or in areas that have negative effects on neighborhoods and infrastructure.
- Future multi-family and single-family attached projects should be developed in an integrated manner that is in scale with the surrounding area. Projects should be small enough so as to be easily manageable, but large enough to support amenities that create a project's defining quality. Projects should be integrated into an overall mixed-use neighborhood so as to reinforce a sense of community, rather than over concentrated into civically detached commuter districts.
- Future multi-family and single-family attached development should incorporate high-quality architectural and site design that reinforces the walkable environment and creates neighborhood attractiveness to support long-term rent appreciation.
- Future multi-family and single-family attached development should include desirable safety features including secured hallways and entry areas, on-site management for larger buildings, and monitored security systems.

In support of this direction, we recommend adding to the Comprehensive Plan a strong statement regarding desired location, scale and concentration of multi-family and single-family attached development in order to guide decisions on future rezoning and development proposals.

Additionally, In order to incorporate this direction directly into the Zoning Ordinance, we are recommending several text amendments. These proposed changes are summarized in the following chart.

Allowed uses		
<p>Allow multi-family uses only in MF-15 and DWTN. Allow single-family attached uses only in MF-8 and DTWN. Allow a tightly restricted special exception for multi-family units over ground-floor retail in the commercial zoning districts.</p>		
<p>Include requirements in MF-8 that reinforce the intent for home ownership rather than investor rentals.</p>		
<p>Prohibit in-home day cares and similar traffic-generating home occupations due to parking and traffic constraints.</p>		
<p>Avoid concentration of these types of housing in one area.</p>		
Density		
<p>Cap the number of units allowed in a single project at 225.</p>		
Development & design standards examples (Examples below - see Design Standards Manual, Appendix B)		
Architectural design standards	Site design	Building orientation toward streets or open space; parking located to rear and sides, or on-street; garages recessed and not facing public street; ample pedestrian walkways; secure entrances (breezeways generally prohibited).
	Building form	Welcoming buildings with architectural interest obtained through variations in wall planes, materials, colors, and varied roof lines.
	Building façade	Building entries with a strong presence; pedestrian elements at street level; full architectural treatment on all visible façades.
	Exterior materials	Multiple, high-quality materials; colors within the context of the buildings and surrounding area.
Site development standards	Ensure adequate parking exists for residents, guests, and where allowed, recreational vehicles, boats, and utility trailers.	
	Require main roads and driveways be built to City street standards.	
	Require fencing between multi-family and single-family detached neighborhoods. Allow only masonry walls, solid vinyl, or vinyl-coated chainlink (not wood).	
	Require durable dumpster enclosures consisting of masonry walls with a metal gate.	
	Require sufficient, even lighting to reinforce the concept of defensible space.	
	Restrict outdoor storage of personal belongings.	
Amenities	Focus the existing open space requirements to make sure that they yield landscaping and outdoor amenities of lasting value to residents, not just “green space.”	
	Require one to three specific amenities based on the size of the complex.	
Code Enforcement		
<p>Educate owners and managers about Code maintenance requirements to gain voluntary compliance.</p>		
<p>Conduct annual inspections to ensure that project components (landscaping, traffic signs, parking lots, lighting, etc.) are maintained.</p>		
Safety / security		
<p>Require on-site management during business hours for larger complexes, and a nearby management office for smaller complexes.</p>		
<p>Require security cameras.</p>		
<p>Require initial contact with Police Department early in development process.</p>		

Pictorial examples of the architectural design standards include the following, more of which are included in the Design Standards Manual of Appendix B.



Zoning Analysis

In addition to Code text amendments, we recommend that implementation include rezoning 25 properties that do not meet the new policy guidelines out of a total of 31 properties that were reviewed.

This study evaluated developable properties in the City that are zoned Multi-Family 15 (MF-15), Multi-Family 8 (MF-8), or as a Planned Unit Development with a multi-family or single-family attached component to determine whether that zoning should be retained or whether another zoning district is more appropriate for the location. This evaluation was done using a rubric that included locations favored by previous planning policies, highest and best use, availability and capacity of roads, utilities and schools, walkable/bikeable locations near amenities and possible future transit, and attractiveness to so-called “renters-by-choice.”

The evaluation resulted in recommendations for the zoning of each property, which are included in the zoning analyses of Appendix A.

We recommend six properties to retain their current MF zoning, based on substantial satisfaction of the policy criteria. These are also analyzed in Appendix A.

We did not analyze certain groups of properties that are not found in the summary chart and Appendix A even though they have zoning that allows for multi-family or single-family attached development to limit the scope of this project. These properties including stable developed properties; properties designated as open space; properties deemed virtually undevelopable by floodplains, easements or similar constraints; properties under 2 acres; and properties zoned Neighborhood Mixed Use (NMU).

Next Steps

We recommend that City Council take following next steps.

- 1) Sponsor the proposed amendments to the Zoning Ordinance and the proposed rezonings. The proposed amendments and rezonings would then follow the regular process of consideration over the coming few months. As part of this process, we would immediately reach out to all of the property owners affected by the proposed rezonings.
- 2) Extend the moratorium by the three months that was foreshadowed in the original ordinance (ending prior to October 31, 2015) in order to do implement the recommendations of this report prior to the expiration of the moratorium.
- 3) Incorporate the findings and policy direction of this report into the Comprehensive Plan when that document is updated later this year.

1 INTRODUCTION

A. PURPOSE OF STUDY

On October 31, 2014, The Rock Hill City Council instituted a 9-month moratorium on the rezoning or site plan approval for new multi-family and attached single family projects. This was in response to a significant surge in multi-family permits and questions as to whether the location and design of contemporary multi-family development met the City’s overall goals. Because single-family attached projects have often been purchased in bulk by investors and offered as rental housing, the moratorium included single-family attached as well.

The City of Rock Hill’s Comprehensive Plan has among its core values to “grow inside first” in “well-designed, sustainable neighborhoods.” The objectives of the plan support infill and redevelopment that provides the more walkable, mixed-use environment that is valued by many in the current market, but is generally not available in Rock Hill. At the same time, the Plan values the protection of existing neighborhood character, and warns against the encroachment of residential uses in prime commercial and industrial areas. The perceived impacts of multi-family development have always made the location of this land use one of the most highly charged decisions on the zoning landscape.

While multi-family development is a historically cyclical industry, there are several trends apparent in this current cycle. These include the shift to the more walkable, mixed-use environments and the emergence of more “renters by choice” – particularly Millennials and Baby Boomers that choose to rent in high amenity locations as part of a low maintenance, flexible lifestyle choice. In addition, the demographics of the “baby boom” suggest a continued high demand for senior targeted housing, including multi-family and attached single family options.

In enacting the moratorium, the City Council specifically exempted many projects that clearly reflect the above policies and trends. The purpose of this report is to comprehensively study these issues, and to recommend the policies, regulations and rezoning actions necessary to avoid the negative impacts of such projects, while designing and locating multi-family uses so as to further the overall goals of the community.

What is multi-family and what is single-family attached?

This study breaks multi-family and single-family attached uses into categories based on the following:

- Multi-family projects are apartment complexes. They are entirely rental in nature.
- Single-family attached projects are townhouses, duplexes, and quadruplexes. They were included in this study because while some are owned and occupied primarily by individuals, others are owned by blocks of investors who rent them out.
- This study separately considers condominiums because they have some characteristics that cross between the two categories. They can look like multi-family projects or like single-family attached projects, and they can be primarily owner-occupied or primarily renter-occupied.

This study researched and provides recommendations relative to all of these different housing types, but particularly focuses on developments that are designed for renters.

B. STATUS OF MULTI-FAMILY & SINGLE-FAMILY ATTACHED DEVELOPMENT IN ROCK HILL

The City of Rock Hill currently has approximately 10,373 multi-family units and 1,225 single-family attached units out of a total housing inventory of 29,531 units. In other words, about 39% of the total housing inventory of the City consists of multi-family or single-family attached products—35% multi-family and 4% single-family attached.

Subject	Estimate
HOUSING OCCUPANCY	
Total housing units	29,531
Occupied housing units	26,307
Vacant housing units	3,224
Homeowner vacancy rate	2.8
Rental vacancy rate	7.5
UNITS IN STRUCTURE	
Total housing units	29,531
1-unit, detached	17,554
1-unit, attached	1,225
2 units	984
3 or 4 units	1,365
5 to 9 units	2,424
10 to 19 units	3,459
20 or more units	2,141
Mobile home	367
Boat, RV, van, etc.	12

Source: 2009-2013 American Community Survey 5-Year Estimates

1. Multi-family developments

Data shows that the City of Rock Hill has an average number of multi-family residences compared to other cities the same approximate size that are home to a college or university of approximately the same size as Winthrop University. However, data also shows that the numbers of multi-family units were dramatically on the rise until the Great Recession, and that the upward trend has continued again now that the national economy has recovered to a large extent.

Following are a list of existing multi-family projects in the City, by size of the complex, and a map showing the locations and relative size of existing multi-family projects. Neither include developments with fewer than 25 units due to their small size.

Project	Address	Units
Between 25 and 75 units		
Amherst Arms	SE corner of Bagwell and Fieldcrest	28
Baskins Road	110-570 Keiger St	60
Cobb House	366 E Main St	48
Eastgate Villas	375 E Baskins Rd	66
Eastside Homes	N Jones Ave at Hutchinson St	56
Eastwood Apartments	500 Gordon Ct	28
Estes Court	Estes Drive	25
Farrow Place*	1098 Ebinport Rd	45
Foxfire Apartments	1839-1855 Ebenezer Rd	46
Green Street Plaza	222 Green St	51
Innsbrook Commons	514 Innsbrook Common Cir	72
Kensington	301 S Herlong Ave	42
Market Place Apartments	1333 Coronet Ct	68
Manor York*	Finley Rd and McFadden Ave	72
Oak Hollow Apartments	810 Finley Rd	70

W. W. Fennell Apartments	Pendleton St at N Confederate Ave	50
Between 76 and 150 units		
Arborwood Park	709 Patriot Pkwy	106
Boyd Hill Apartments	1307 Constitution Blvd	104
County Club Arms	1775 Cedar Post Ln (Hwy 72)	80
Cherry Grove Apartments	1061 Hearn St	104
Deerfield Run Apartments	2067 McGee Rd	144
Gallant Place Apartments	2168 Montclair Dr	80
Genesis Place	547 Rauch St	96
Heather Heights	1825 Heather Sq	132
Northwoods Apartments	2600 Celanese Rd	76
The Courtyard at Highland Park	923 Standard St	116
The Glens Apartments	1041 Glenarden Dr	88
Whitgreen Apartments	210-250 Whitner at Green	77
Willow Glen Apartments	211 Garden Way	96
Workman Street Apartments	302-416 Workman St	79
Yorktowne Village	2172 Ebinport Rd	124
Rock Pointe Apartments	2341 Ridgerock Ln	88
Between 151 and 225 units		
Brittany Place Apartments	1890 Cathedral Mills Ln	216
Cushendall Commons	819 Arklow Dr	168
Galleria Pointe Apartments	2303 Galleria Pointe Cir	192
Patriots Crossing Apartments	793 Patriot Pkwy	160
Pepper Ridge Apartments	1895 Springsteen Rd	160
Stones Crossing	1364 Riverview Rd	160
University Place	620 Rose St	153
Village Station Apartments	1712 India Hook Rd	160
Wildwood Springs Apartments	1103 Springdale Rd	144
Yorkshire	865 Lucas St	170
More than 225 units		
Bradford Park	417 Bushmill Dr	280
Brookstone Apartments	1800 Marett Blvd	348
Carolina Crossing	2091 Dutchman Dr (Ph. 1) & 2400 Celanese Rd (Ph. II)	347
Cowan Farms	1310 Cypress Point Dr	248
Forest Oaks	1878 Gingercake Cir	280
Gable Oaks Apartments	752 Patriots Pkwy	252
Legacy at Manchester Village	159 Longsight Ln	288
Mallard Pointe	2361 Eden Ter	232
Paces River	1817 Paces River Ave	470
Stone Haven Pointe	1304 Stoney Pointe Dr	264
Whisper Creek Apartments	303 Walkers Mill Cir	292
		7,401

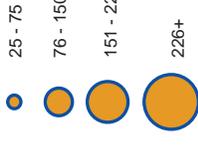
Note: The total unit count here differs from that of the Census Bureau because the Census Bureau number includes condominiums, which we break out separately below, and multi-family developments with fewer than 25 units.

* = age-restricted

Legend

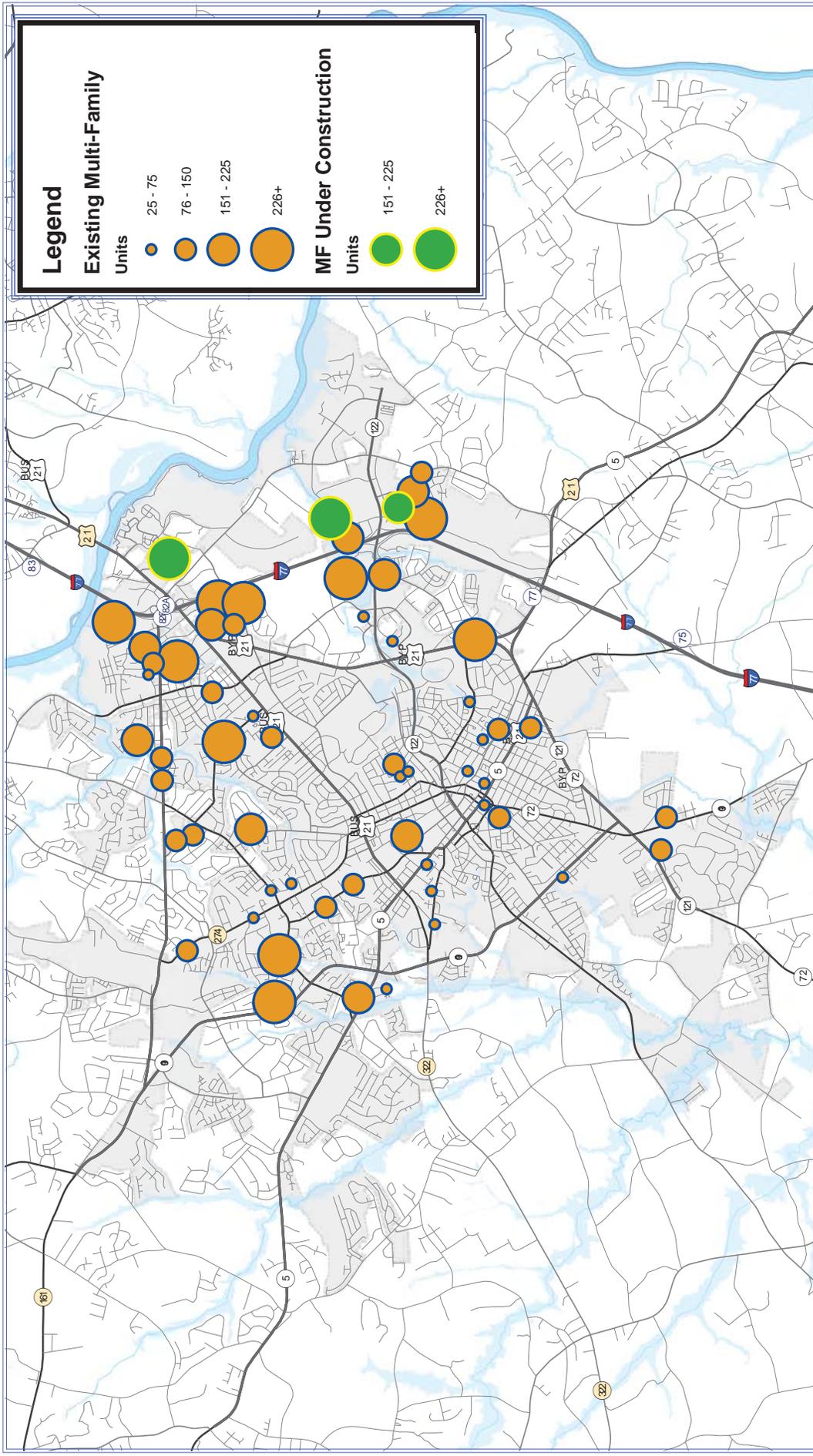
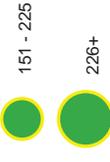
Existing Multi-Family

Units



MF Under Construction

Units



Existing Multi-Family Development



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PLANNING AND DEVELOPMENT DEPARTMENT
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To effectively compare the City’s multi-family housing inventory to that of other cities of similar population, we also considered the presence of a nearby college or university the same approximate size as Winthrop University. Cities with those characteristics include the following, which are listed by percentage of multi-family units compared with the overall number of housing units.

City	Population	College/University	College Size	Multi-family Units	Total Housing Units	% of Multi-family Based on Total Units	% of Multi-family Compared to Size of College
Grand Junction, CO	58,566	Colorado Mesa University	9,046	5,924	25,789	23%	65%
Loveland, CO	66,859	Colorado Christian University	5,000	7,071	29,920	24%	141%
Bend, OR	76,639	Central Oregon Community College	7,136	7,796	35,887	22%	109%
Baytown, TX	75,418	Lee College	6,583	8,426	28,265	30%	128%
Rock Hill, SC	66,154	Winthrop University	5,913	10,373	29,531	35%	175%
La Crosse, WI	51,522	University of Wisconsin - La Crosse	9,025	9,107	22,366	41%	101%
Greenville, SC	58,409	Furman University & Bob Jones Univ.	5,736	13,392	29,678	45%	233%
Danbury, CT	80,893	Western Connecticut State	5,492	14,589	32,480	45%	266%
Marietta, GA	56,579	Southern Polytechnic State	6,238	12,991	26,615	49%	208%

Population is based on 2010 Census data. The multi-family data was taken from the 2009-13 American Community Survey. College/university enrollment was taken from colleges/universities’ own websites.

This data shows that Rock Hill currently has an average number of multi-family units compared to similar cities. However, in addition to the existing inventory of multi-family developments, the City has 874 multi-family units that are currently under construction: 312 in the Gateways at Galleria Planned Development, 168 in the Riverwalk Planned Development, 226 in Waterford Terrace, and 168 at Windsor Apartments in the Cushendall development. An additional 1,460 multi-family housing units are approved for development in the future. These properties encompass approximately 131 acres of undeveloped land outside of the Downtown and Knowledge Park development areas.¹

The multi-family developments that are under construction or are approved for development include the following.

Development	Acres	Units
Under construction		
Gateways at Galleria Apartments	25	312
Riverwalk Apartments (Phase I)	22	144
Riverwalk River District Building 6	1	24
Waterford Terrace Apartments	17	226
Windsor Apartments (Cushendall)	12	168
	77	874
Not yet under construction		
Arbors at Manchester (Seven Oaks)	21	220
Additional multi-family units allowed at Gateways at Galleria PUD	67	288
Sloan Drive Apartments	4	20
Riverwalk Apartments (Phase II)	22	162
Additional apartments allowed in the Riverwalk PD	17	770
	131	1,460

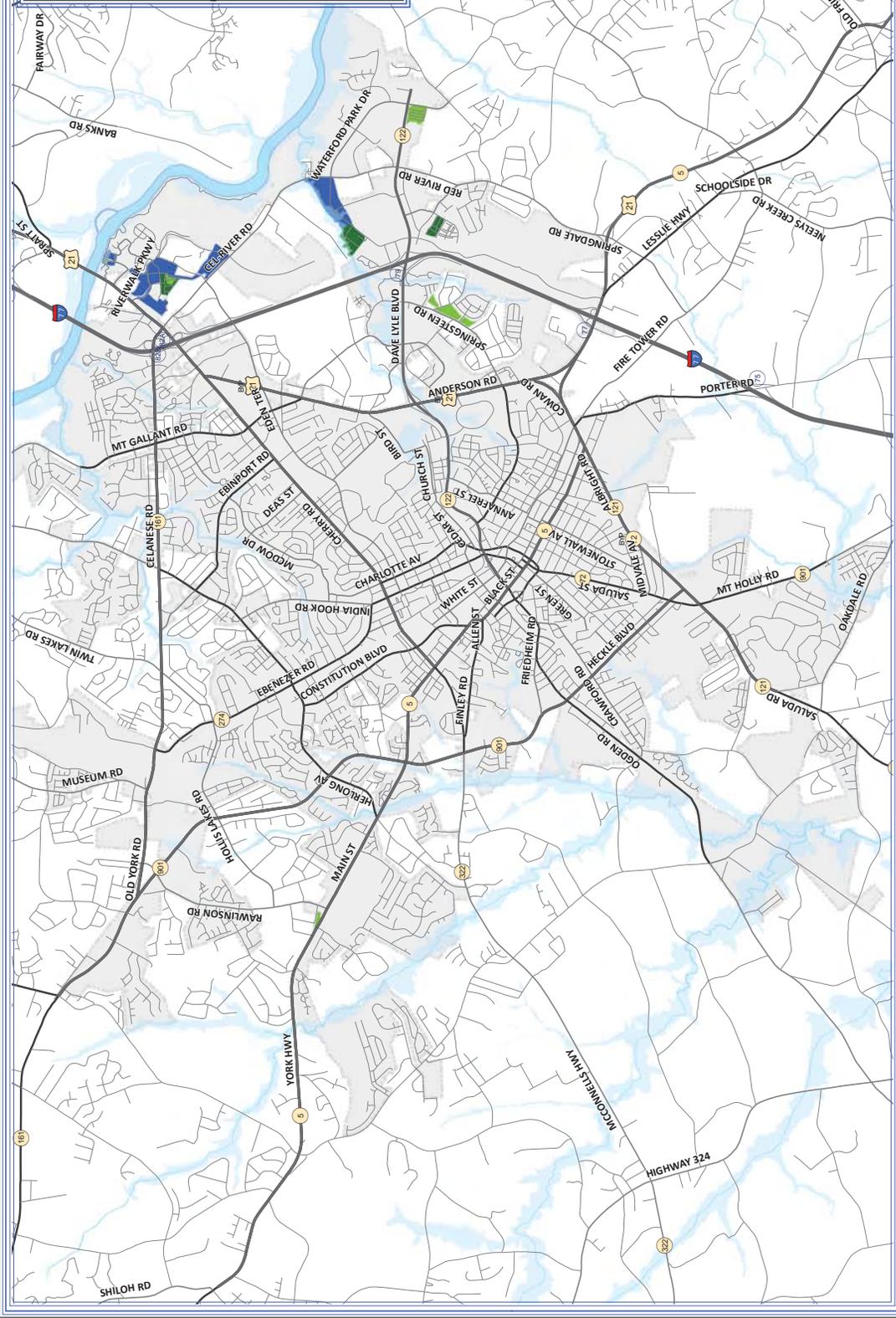
¹ An additional approximate 242 acres of land are located in the Downtown TIF, Knowledge Park TIF and 2011 and 2014 TIF expansions, but this study does not include that land because those areas were explicitly exempted from the moratorium.

LEGEND

- Multi-Family Under Construction
- Approved Multi-Family
- Recent PD's That Allow Multi-Family
- Rock Hill City Limits
- 100 Yr Floodplain
- Stream

Tract Scale

- 5 acres
- 10 acres
- 25 acres
- 50 acres
- 75 acres

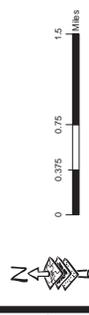


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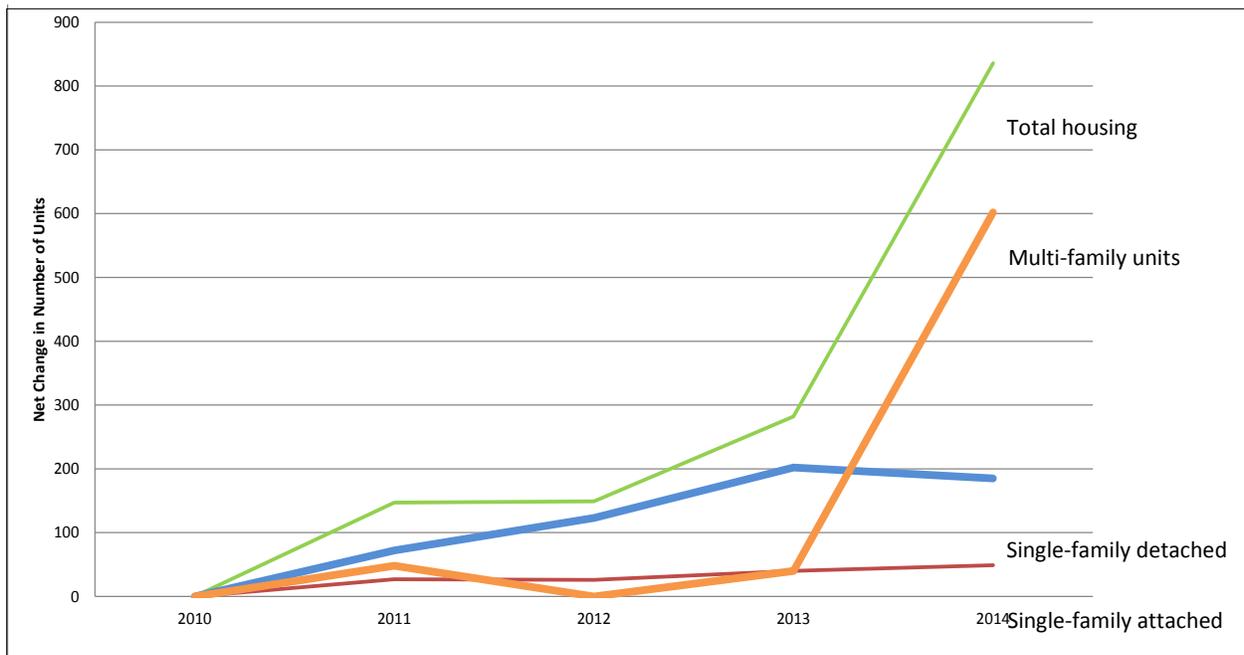
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Approved Multi-Family Developments



Additionally, current and past Census data reveals that between 1990 and 2000, multi-family housing units in the City of Rock Hill increased 47%. And this number increased at a rate of 62.5% between the years of 2000 and 2010. While single-family detached units also were being constructed at a similar or greater rate during that timeframe (the City issued between 500 to 700 permits per year on average for new single-family detached residences prior to the recession), since the recession ended, the City has not seen a renewed interest in the development of new single-family detached neighborhoods at the same level as it has for new multi-family complexes. The current multi-family climate continues to be one of substantial growth, not only within the City but within the region as well. A reasonable expectation is that Rock Hill will continue to face significant pressure for multi-family development.

Trends in New Housing Types



**Data represented in graph above includes both occupied and unoccupied housing structures. This information is based on the number of units for which a permit was issued and does not account for the lag time to construction prior to occupancy.*

2. Single-family attached

It is important to understand why single-family attached products were included in this moratorium study. The City cannot legally stop people from renting their homes—whether single-family detached or attached. Therefore, in any single-family attached development, the individuals who own a certain number of units will offer them for rent. However, we have observed one or two investors buy an entire single-family attached development or the bulk of it in order to rent the units like an apartment complex. While single-family residential developments generally experience less crime and other adverse impacts to the greater community than multi-family ones, when they start to function like a multi-family development, the same types of adverse impacts seen with multi-family developments should be expected—perhaps even at a higher rate due to a lack of on-site management.

In contrast to the number of multi-family units in the City, the number of single-family units is low. Single-family attached housing only makes up approximately 4% of the overall housing units within the City, and a majority of it is owner-occupied.

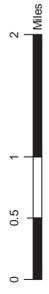
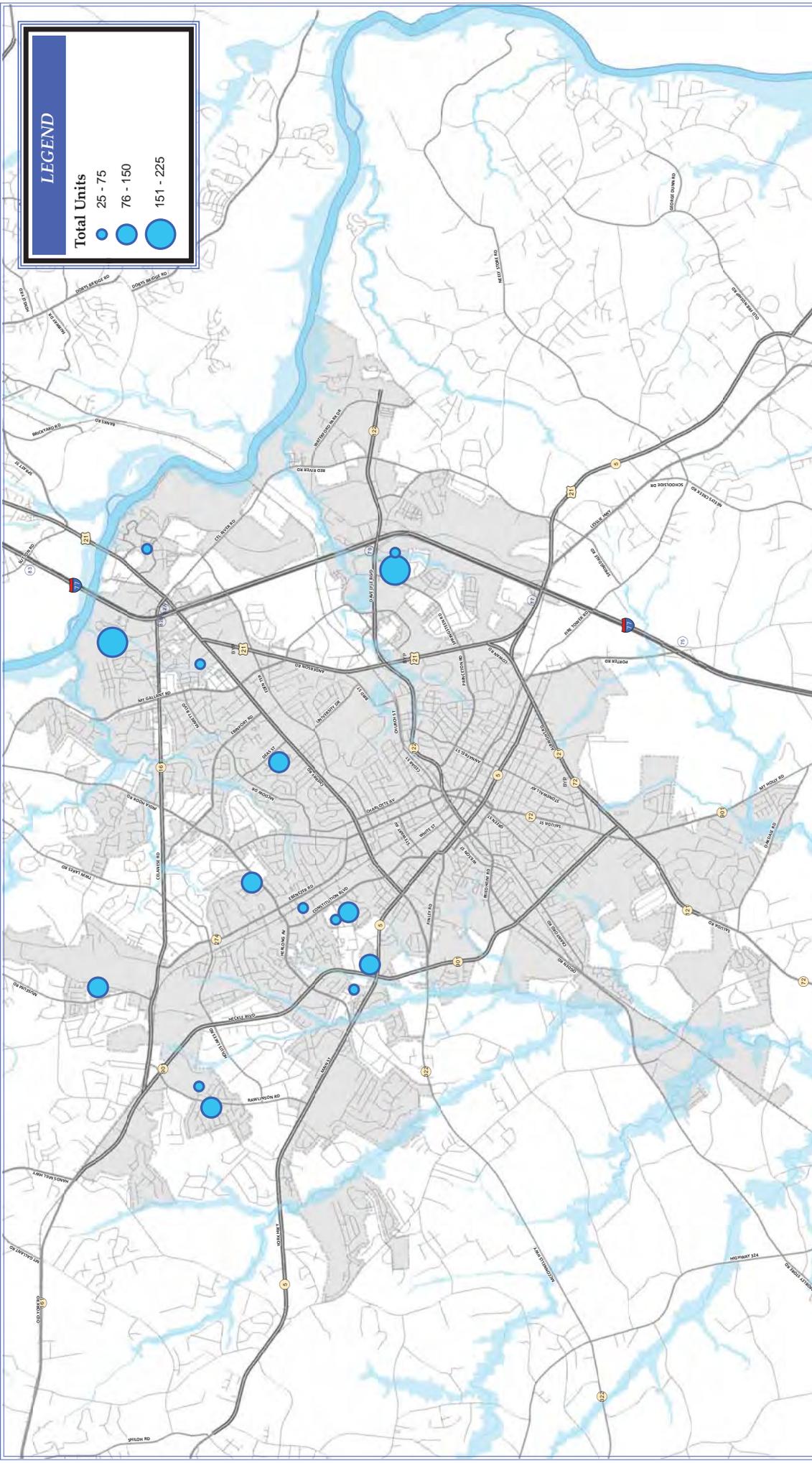
The City's existing single-family attached developments include:

Project	Location	Units
Between 26 and 75 units		
Riverwalk, Ph. IG	Riverwalk	26
Ardwyck (existing portion)	Manchester Village	32
Brookside Townhomes	North of Cherry Rd. at Plaza Blvd.	47
Parkwood Villas	South of Glenwood Dr. between Constitution and Ebenezer	48
Brambleton	North side of Westerwood Dr., West of Constitution Blvd.	60
Herlong Ridge	East of Herlong Ave., Dairy Dr.	67
Ridge Pointe	East of Rawlinson Rd. at Scarlet Oak Dr.	75
Between 76 and 150 units		
Camelia Corners	Near NE corner of West Main St. and Heckle Blvd.	80
Alexandria	West of Rawlinson Rd. at Alexandria Pkwy.	87
Pennington Place	West side of Airport Rd.	104
Millwood Plantation	North side of Herlong Ave., east of Ebenezer	118
Cherry Meadows/Meadows at Cherry Park	North side of Cherry Rd. at Chandler Dr.	126
Constitution Park	West of Constitution Blvd. at Hancock Union Ln.	137
More than 150 units		
Atherton Townhomes	Manchester Village	168
Lexington Commons	East side of Lexington Commons Dr.	221
		1,396

LEGEND

Total Units

- 25 - 75
- 76 - 150
- 151 - 225



Single-Family Attached Developments



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Moreover, the upward trend of single-family attached housing appears to be increasing at a minimal rate as seen in the graph on page 13. Further, when compared with other cities of similar size, Rock Hill generally has less single-family attached housing, with only 1,225 units.

In addition to the existing inventory of single-family attached products, the City has 104 single-family attached units that are currently under construction and has approved 1,214 single-family attached housing units for development in the future.

The single-family attached developments that are under construction or are approved for development include the following.

Development	Acres	Units
Under construction		
Alexandria	12	24
Ardwyck	5	32
Brambleton	5	30
Millwood Plantation	16	18
	38	104
Not yet under construction		
Preserve at Catawba PUD	12	117
Renaissance Square PD	1	14
Stoneridge Hills PD	31	179
Riverwalk PD		904
		1,214

While the growth of single-family attached housing in Rock Hill has been increasing, it has been increasing at a steady rate since 1990. We can expect that trend to continue into the future, particularly when we take the needs and interests of Millennials and Baby Boomers into account. Those needs and interests are described in the next section of this report.

3. The special case of condominiums

Condominium projects can fall under this study’s definitions of either definitions of multi-family or single-family attached depending on whether particular they are primarily owner- or renter-occupied, and on what design form they take. To further complicate classification, sometimes those that as look more like traditional apartment complexes are actually primarily owner-occupied (such as Hunters Chase), and those that look more like traditional townhouse communities are primarily renter-occupied (such as Ardwyck Phase II).



Some condominiums, like Eagles Landing shown here, look similar to multi-family developments.



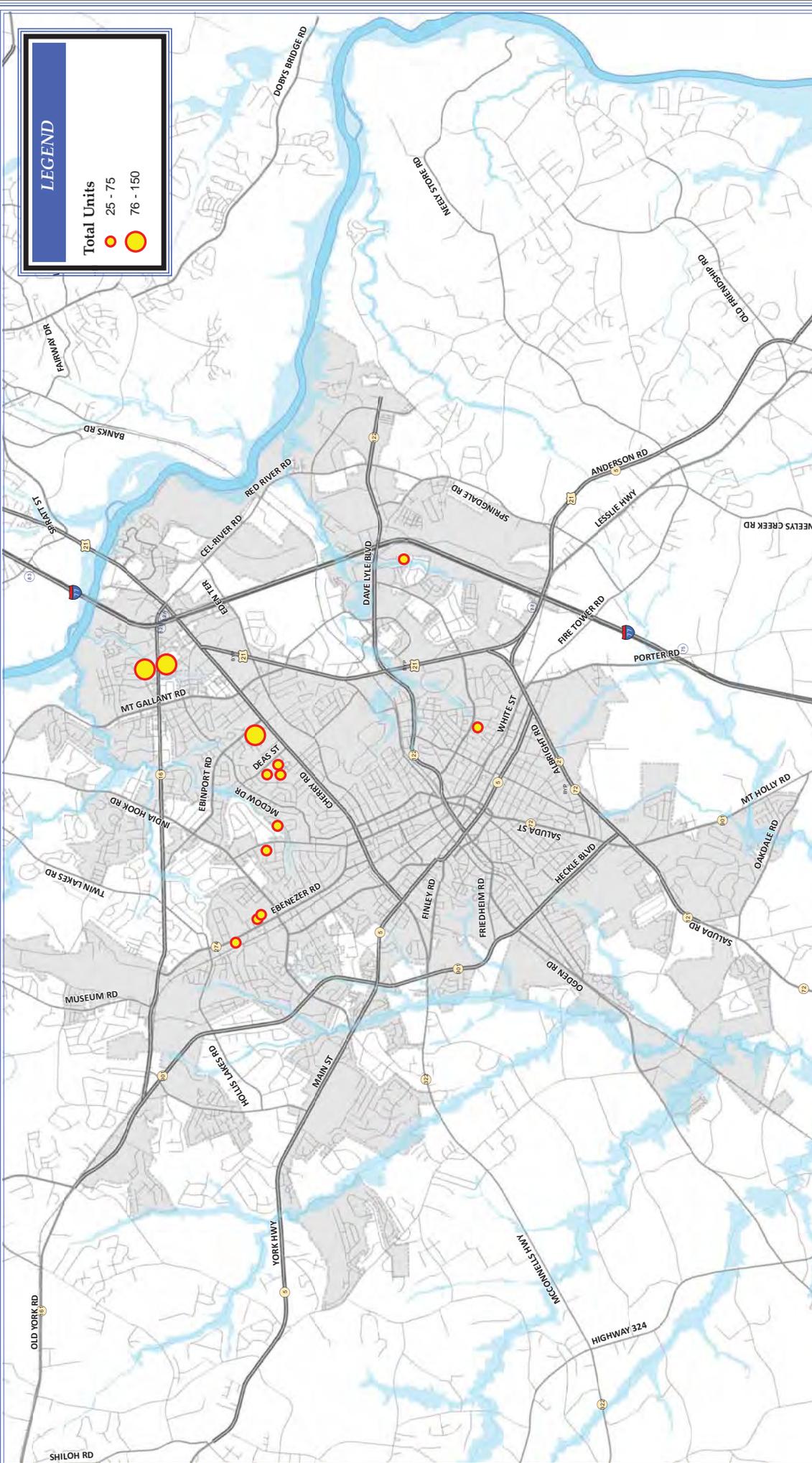
Others take a form more similar to traditional single-family attached projects.

The existing condominium developments in the City include the following.

Project	Address	Units	Design form
Chandler Estates	Chandler Dr (off Cherry Rd)	28	SF-A
Cherry Farms	McKinnon Dr (off Deas St)	47	SF-A
Crosscreek	Off Shadowbrook	35	SF-A
Eagles Landing	Eagles Place (off Ebinport)	96	MF
Farmington Hills	Farm Pond Lane (off Deas St)	44	SF-A
Hunters Chase	Hunters Chase Blvd	84	MF
Olde Pointe	200 Pointe Circle	48	SF-A
Riverview Villas	Cedarview Ct (off Riverview Rd)	80	MF & SF-A
Tall Oak Villas	1970 Ebenezer Rd	62	SF-A
Village of India Hook	Lone Oak Circle	56	SF-A
Willowbrook	429 Willowbrook Ave	37	SF-A
Winn Barr	1929 Ebenezer	45	SF-A
		662	

LEGEND

Total Units
 25 - 75
 76 - 150

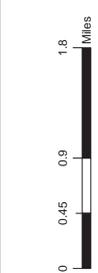


SOURCE: CITY OF ROCK HILL
 PLANNING AND DEVELOPMENT DEPARTMENT
 February 2015

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Condominium Developments



The only additional condominium complex that is under construction today is Ardwyck Phase II, which has 32 units. As aforementioned, it is primarily renter-occupied but has a single-family attached design form. No additional condominium complexes have been approved for future development.

Interestingly, while most of these complexes do not have many issues with respect to crime, Willowbrook (which is primarily renter-occupied) has more crime per unit than any other development in this study, whether multi-family or single-family attached. It experienced 31 crime incidents between 2012 and 2014—seven violent crimes and 24 property crimes—which is an average of 0.81 crimes per unit.

2 RESEARCH INTO NATIONAL TRENDS AND LOCAL ISSUES

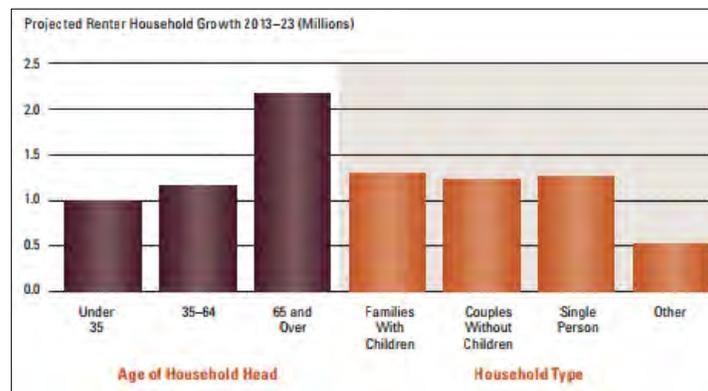
In developing the recommendations of this report, we researched national rental trends and reviewed input from the Police and Housing & Neighborhood Services departments.

A. NATIONAL TREND OF “RENTERS BY CHOICE”

The rise in demand for rental housing can be attributed to several factors. The economic stresses of the Great Recession, the vast number of foreclosures that have occurred since 2008 that displaced many, and the inherent risk and financial burden that comes with homeownership has caused many to steer clear of home ownership, some out of necessity and some out of choice. The top reasons that people have given for renting instead of owning in past national housing surveys include living within a budget, having less stress, making the best decision given the current economic climate, having flexibility in future decisions, and living in a convenient location.

The Harvard Joint Center for Housing Research projects that “annual growth in renter households over the next decade will be double the typical growth we had been seeing back to the 1960s.” It is important to examine the demographics that are contributing to the rapid growth of multi-family and single-family attached developments nationwide. The largest contributors to the growth of the multi-family markets are referred to as “renters by choice” because they are choosing to rent instead of own a home. These “renters by choice” typically fall into two categories: Generation Y/the Millennials (late teens to early 30s) and Baby Boomers (late 40s to mid-60s).

Broad Changes in the Age of Households Will Drive Future Rental Demand



Taken from Joint Center for Housing Studies of Harvard University's 2013 "America's Rental Housing Evolving Markets and Needs Study."

Millennials and Baby Boomers together make up more than half of the national population. According to a recent nationwide survey by J Turner Research, the demographics of renters are broken down at 41% Millennials, 27% Generation X and 26% Baby Boomers.

We examined the rental trends related to both Generation Y and Baby Boomers.

1. Millennials (Generation Y)

It is speculated that due to several factors, Millennials will rent for a much longer time period than any previous generation, which will naturally increase the demand for rental and multi-family housing solutions. In recognition of this demographic trend, multi-family developers are tapping into the desires of the Generation Y renters by providing a vast array of amenities including:

- **Outdoor recreational areas** such as a grilling area, a lounge area (such as with a fire pit and soft seating), a pool, vegetable gardens, and a dog park.
- **Indoor recreational and social areas** such as a game lounge with billiards tables and flat screen televisions, fitness rooms with flexible workout space, private dining with flat screen televisions, a coffee bar, music studios, movie theaters, and a conference room, business center, or eLounge.
- **Spaces that are conducive to environmentally friendly living**, such as a bike workshop and storage area, and electric-car charging stations.



Millennials often prefer social and technologically-sophisticated recreational spaces.

As evidenced by the characteristics of these amenities, developers and marketing professionals who want to attract Millennial residents tend to cater to their desire to be connected not only to technology, but to the community in which they live.

2. Baby Boomers

Ironically, many of the features and amenities that appeal to the Millennials often also attract renters who are older than 55. Like the Millennials, members of this group also want to live where they see value in not only the housing product, but in the lifestyle as well.

As the national population continues to age (the number of Baby Boomers will surge from 4.2 million in 2010 to 88.5 million in 2050), developers of multi-family and single-family attached products have begun to cater towards an older demographic. Recent studies show that more than half of those older than 65 reside in the suburbs. Yet a recent survey by AARP showed that nine out of ten older households express a desire to stay in their homes as long as possible. This prevailing mindset appears to be partially attributable to the Recession, which caused fewer Boomers to move away from their suburban homes due to lost economic value in them, as well as a need for many to rebuild retirement accounts that lost value during the downturn.



Baby Boomers want opportunities for physical and social activity where they live.

This suggests that many in this generation will choose to “age in place,” which could potentially involve retrofitting their homes for accessibility should mobility become an issue in the future.

However, even though this is the most desirable housing type scenario for many Boomers, that demographic cohort is “so diverse and large that no one set of factors is compelling to the whole market,” so many Boomers will choose to relocate to multi-family communities that are geared towards their needs for various reasons. Those who choose to rent will want to do so in areas characterized as “walkable, urbanized suburban town centers,” which would supply the vast majority of their desired amenities.

With that in mind, multi-family and single-family attached developers are designing developments for Boomers that include amenities that place importance on lifestyle, which involves creating a community that is interconnected and offers access to amenities and natural spaces. Amenities and features that offer an opportunity for residents to be active and social both indoors and outdoors are paramount to this elective lifestyle. Nearby public transportation, amenities, and personal services also are important.

Some recent developments that are geared towards the 55 and older renters by choice include such features as:

- **Outdoor recreational areas** such as bocce courts, tennis courts, community gardens with a greenhouse, outdoor classrooms, a dog park, a golf course and/or a putting green, a pool, and protected open space.
- **Indoor recreational and social areas** such as classrooms, a clubhouse or a grand hall, a community kitchen and pub, a fitness/yoga center, and a movie theater.

Multi-family developers are becoming increasingly cognizant of the needs of the Baby Boomer generation and are making efforts to include features within their developments to promote communities that offer an active lifestyle and social opportunities.

B. LOCAL ISSUES

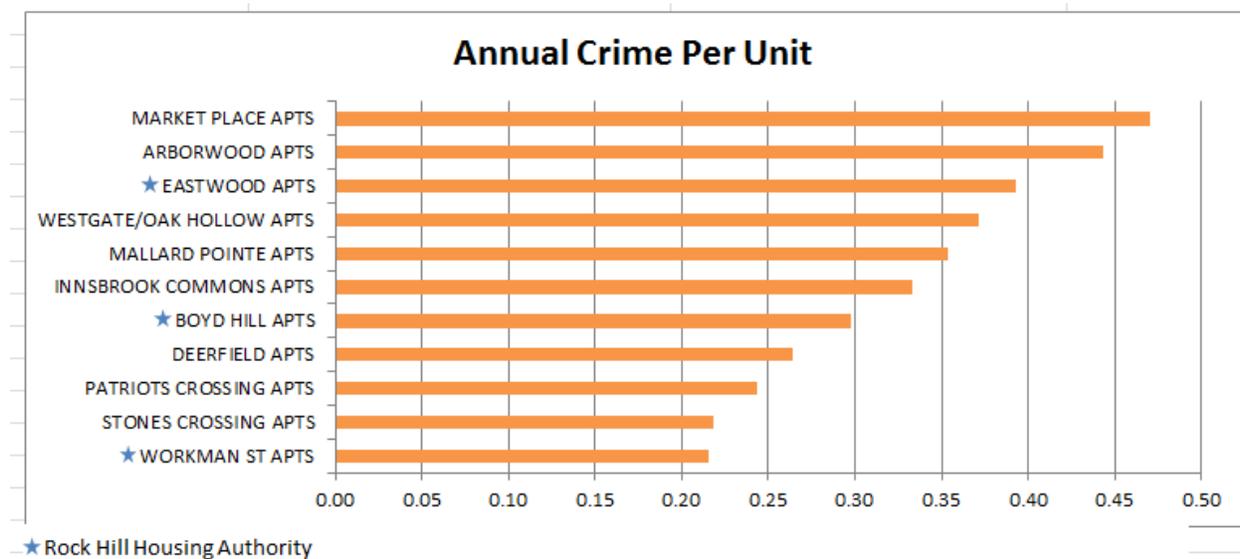
In addition to reviewing national rental trends, we worked with representatives from the Police Department as well as code enforcement personnel from both Housing & Neighborhood Services and its own Zoning Division to examine particular local issues multi-family and single-family attached developments. The perspectives and recommendations from both groups are summarized in this section.

1. Police Department perspectives

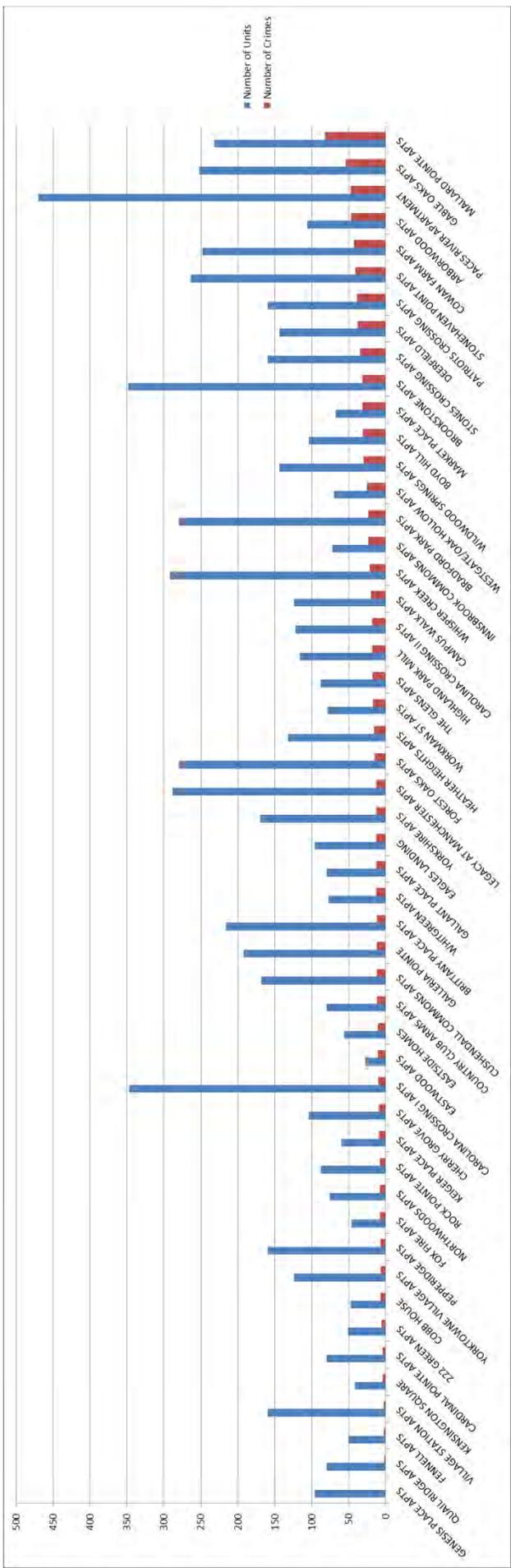
Having a safe and secure place to live is paramount to all people, regardless of in which type of housing a person chooses to live. Unfortunately, some of the City's existing multi-family and single-family attached developments regularly experience criminal activity. While the Police Department has taken several steps in the past to mitigate this issue as much as possible, this study suggests additional action that could be taken to do so as well, ranging from the encouragement of a more secure site design at the start of projects to further communication efforts between the police and owners and managers of these complexes.

Violent crime incidents at apartment complexes have been high during the past few years. Between 2012 and 2014, apartment complex residents experienced 85 aggravated assaults, 45 robberies, 38 rapes and 3 homicides. Residents of apartments also experienced 863 property crimes (larceny, theft, burglary, etc.) during the same period. In comparison, much less criminal activity has been experienced in single-family attached projects over the past couple of years. Only four violent crimes were reported from 2012-14. The number of property crimes also was small, at 72 during the same three-year period. One-third involved larceny from a vehicle.

The following multi-family and single-family attached projects experienced the most numbers of crimes per unit from 2012-14.



A complete picture of crime at apartment complexes is shown in this graphic.



In comparison with nearby single-family detached neighborhoods, crime at apartment complexes tends to be seen in significantly higher numbers. This chart shows the relative crime per unit per year for the 2012-14 timeframe for the apartment complexes with the highest numbers of crime compared with nearby single-family neighborhoods. The development with the higher rate of crime per unit in each comparison group is highlighted.

Apartment complex				Nearby single-family neighborhood			
Name	Violent crimes	Property crimes	Rate per unit per year	Name	Violent crimes	Property crimes	Rate per unit per year
Market Place Apts.	12	20	0.16	Flint Hill	12	35	0.06
Arborwood Apts.	12	35	0.15	Amber Ridge	0	10	0.02
Eastwood Apts.	4	7	0.13	Spencer Estates	1	55	0.15
Westgate/Oak Hollow	8	18	0.12	Finley Road (Pine Terrace Estates)	4	9	0.09
Mallard Pointe	13	69	0.12	Amber Ridge	0	10	0.02
Innsbrook Commons	5	19	0.11	Hagins/Fewell	18	48	1.16
Boyd Hill Apts.	10	21	0.10	Longview Oaks	1	9	0.03
Deerfield	6	32	0.09	Matthews Estates	0	13	0.04
Patriots Crossing	3	36	0.08	Amber Ridge	0	10	0.02
Stones Crossing	7	25	0.07	Bristol Park	2	32	0.03

One way that the Police Department works with apartment complexes in particular to address security issues is the CONNECT (Community Oriented Notification Network Enforcement Community Technology) program. A partnership with the York County Visitors Bureau and the York County Sherriff's Office that was initiated towards the end of 2013, CONNECT is a password protected website that allows business owners and managers to communicate in real time with the Police and each other. Local apartment complex managers have successfully used CONNECT as a security enhancement tool since its implementation.



The CONNECT website allows apartment owners and managers to communicate with each other the police about issues of concern.

Another way that the Police Department works with the owners and managers of apartment complexes is through agency agreements. Agency agreements are a legal agreement between the apartment complex and the Police Department that give police the ability to act as an agent for the ownership of the complex. This allows them to demand that trespassers leave the premises, arrest them as appropriate, and to remove their vehicles. These agreements are voluntary on the part of the apartment complex, but all existing complexes in the City have chosen to participate to date.

Upon the request of one specific apartment complex, Innsbrook Commons, the Police Department has taken additional steps at direct communication. First, the Police Department e-mails the apartment ownership and management team a weekly summary of incident reports of activity that has occurred at the complexes. This allows the owners/managers to start the eviction process and take other corrective actions with residents as needed. Second, the police have done walk-throughs with this complex to show them ways they could improve the security of their grounds. Third, this complex has given the Police Department access to its video security systems. Notably, this proactive effort appears to have paid off—in comparison to an adjacent single-family neighborhood, crime rates per unit in this apartment complex are significantly less, which data shows is usually not the case. The police would be happy to extend these types of communication efforts to other apartment complexes as well. Like CONNECT and the agency agreements, these additional steps would be totally voluntary—each apartment owner or manager would be able to decide whether to request these services based on their own particular needs.

We interviewed Police Department representatives regarding their

COMMENTS FROM APARTMENT MANAGERS ABOUT CONNECT

“We are so happy rock hill connect is here for us. We have used it to keep the bad ones out and to help get the bad ones that are here out. We thank you all so much for your hard work and hope that this site will continue. I think it has cut down on crime here.”

“Connect has helped me keep up with what is going on at my properties! It helps us prevent "new crime" from moving in, we are able to send out a "warning" to our community to be on the look out for certain offenders. I like that we can see the photos of folks who are arrested because many times those faces come on our properties with someone else who is "looking" for an apartment. This has been a very helpful tool for us.”

“I find it extremely helpful to know what’s going on in the other Rock Hill communities on a day to day basis. I am able to take notes and having pictures of some of the “offenders” makes it easier to tag them if and when they come to the office looking for an apartment to rent. Keep up the great work and thanks again.”

“I have really enjoyed the Connect project so far! I have been able to deny a potential resident based on a comment made on Connect and also put out a warning for other communities regarding a resident we were evicting. I see a lot of communities posting crime concerns on their properties for the police department to follow up on...and this is awesome!! I would like to see more communication among property managers about problem tenants too! I look forward to the quarterly meetings and hope the project continues!”

“Connections is an excellent tool! It has helped me at times to “know” the person/s coming through my door. When license plates/vehicle/person descriptions are given, I immediately watch for them, checking all of our parking lots. I believe in being proactive. Connections is an excellent resource, and I appreciate all of your work!”

recommendations about changes that could be made the development standards and other City processes to make multi-family and single-family attached developments safer places to live. Their recommendations included the following.

- **Communication:** The Police Department emphasized that having an on-site manager is critical to security issues and suggest requiring the presence of an on-site manager at all future multi-family developments. The Department would like to offer training for these managers on topics such as CPTED, CONNECT, gangs, narcotics, and crime prevention. The Police Department also would like to encourage the use of agent agreements on new complexes that allow the Police to act as an agent of the property to enforce laws.
- **Site location:** The Police Department recommends that we avoid the concentration of a large number of multi-family and single-family attached units in one area because in the past, that has resulted in an increase in crime in those areas of the City, especially respective to burglaries, armed robberies, and car break-ins. The Department also notes that crime occurs less frequently in complexes with one way in and out because the limited access serves as a deterrent, and when it does occur, the police are often better able to handle it when perpetrators do not have multiple ways to run. However, the limited access can be a “double-edged sword” to some extent because it gives the Police Department only one way in and out as well. Therefore, the Police Department does not suggest completely limiting access points on future multi-family and single-family attached projects but rather thinking through as much as possible in advance strategic locations for access points on new projects. Additionally, the Police Department recommends that we do not allow apartment complexes to locate near the Interstate. In the past, locations with easy Interstate access have attracted criminal opportunists from North Carolina who use the Interstate as a way to get across state lines quickly after committing primarily property crimes here in Rock Hill.
- **Site design and features:** The Police would like for the Planning & Development Department’s plan reviewers to coordinate with them to review and make recommendations about all existing and proposed developments as they pertain to lighting, shrubbery, parking, surveillance or security placement, access and other factors pertaining to potential crime or safety issues. Additionally, the Police Department recommends the installation of visible security cameras, with warning signs to would-be criminals that they are being monitored, around all future development sites to deter crime and to help apprehend suspects after a crime has been committed. Similarly, the Police encourage complexes with interior hallways (as opposed to open breezeways) as long as they have access (via a keypad ideally) to the interior hallways as needed for emergency purposes.
- **Code enforcement:** The Police Department suggests that additional lighting be required for future developments. It also suggests that we better enforce housing codes regarding the maintenance of lighting and windows so that they are repaired right away when broken.



We have incorporated many of these suggestions into the proposed policy recommendations, which are explained in Section 3 (*Proposed Policy Direction*) of this report in order to increase the security and safety of not only residents of future multi-family and single-family attached developments but also the greater community.

2. Code enforcement perspectives

We also interviewed code enforcement personnel from Housing & Neighborhood Services as well as our own Zoning Division to learn about what types of concerns they hear from citizens about multi-family and single-family attached developments as well as to get their thoughts about development standards that could improve the situation for both residents of these types of developments and the larger community.

City staff members in these Departments have not received a high number of complaints about living conditions at multi-family and single-family attached developments over the past few years. They attribute this to two very different reasons: one is the presence of on-site managers who can help residents address issues of concern when they arise and the other is to fear of retribution for complaining.

The most common complaints that City staff members in these two Departments have heard in the past involve dumpsters. These complaints have ranged from the unauthorized use of dumpsters by non-residents, to wooden dumpster gates that are not maintained (sometimes to the point that the complex places cans outside of the enclosure), and to potholes found in dumpster areas due to heavy truck traffic there. Another type of complaint has involved fences that have fallen into disrepair.



The International Property Maintenance Code (IPMC) gives the City the ability to enforce many different types of standards not only involving the maintenance of the grounds, swimming pools, and exterior structures, but also the proper disposal of trash and the elimination of pests. City code enforcement staff suggested that we consider evaluating the following as possible additions to the Zoning Ordinance cover topics that the IPMC does not address:

- **Uses:** The staff suggested that we revisit our home occupation rules to make sure that uses that generate a traffic or parking demand that is above and beyond what the capacity of the development to provide, such as in-home day cares, are not allowed.
- **Site design standards:** Staff suggested the development of strategies to combat the unauthorized

use of dumpsters by outsiders and the elimination of the wood as a material for both dumpster enclosures and fences. Other suggestions including a requirement for each unit to have adequate storage capacity so that items are not stored outside in common areas, the prohibition of indoor furniture outside, increased aesthetic standards for storm water ponds, and requiring animal waste stations and a designated common area for animals when they are allowed.

The staff also suggested that we require main roads and driveways to be built to City standards so that they will hold up over time. They also recommended increasing the amount of required parking and garage requirements so that residents will not park on landscaped areas, on streets where that is inappropriate, and so forth.

- **Code enforcement:** The staff recommended that we begin an annual inspection program, in conjunction with a requirement for the perpetual maintenance of elements such as landscaping, stop signs and road signs, and parking lots.

In order to enhance the quality of life of residents of multi-family and single-family attached developments as well as the overall appearance of the community, we have included many of these recommendations into the proposed policy direction of this report.

3 PROPOSED POLICY DIRECTION

In reviewing community input and the City's planning and policy documents, zoning patterns, and market trends, this report recommends that:

- Future multi-family and single-family attached developments should be located in areas that support the City's specific redevelopment goals or in high amenity locations that otherwise ensure the long term attractiveness and value of such projects. Such locations are generally considered to be walkable environments with access to employment centers, restaurants, shopping, parks or other recreation venues.
- Future multi-family and single-family attached developments should not be located in unconnected locations such as the edges of the City, in key industrial development areas, or in areas that have negative effects on neighborhoods and infrastructure.
- Future multi-family and single-family attached projects should be developed in an integrated manner that is in scale with the surrounding area. Projects should be small enough so as to be easily manageable, but large enough to support amenities that create a project's defining quality. Projects should be integrated into an overall mixed-use neighborhood so as to reinforce a sense of community, rather than over concentrated into civically detached commuter districts.
- Future multi-family and single-family attached development should incorporate high-quality architectural and site design that reinforces the walkable environment and creates neighborhood attractiveness to support long-term rent appreciation.
- Future multi-family and single-family attached development should include desirable safety features including secured hallways and entry areas, on-site management for larger buildings, and monitored security systems.

In support of this direction, we recommend adding to the Comprehensive Plan a strong statement regarding desired location, scale and concentration of multi-family and single-family attached development in order to guide decisions on future rezoning and development proposals. We also recommend making amendments to the City's Zoning Ordinance to create the standards that future developments would be required to meet.

A. COMPREHENSIVE PLAN ADDITIONS

We intend to incorporate the above described policy direction into the Land Use element of the Comprehensive Plan during the updating of that document this year. This will ensure that the City's Comprehensive Plan reflects the policy direction recommended by this study. The Comprehensive Plan can then be used to guide future decisions regarding Zoning Ordinance amendments and rezonings related to multi-family and single-family attached developments.

B. ZONING ORDINANCE AMENDMENTS

In the meantime, we recommend making several amendments to the Zoning Ordinance over the coming months to reflect the results of this study. The proposed amendments can be broken into four topical areas: allowed uses in the various zoning districts; density; design standards; amenities; code enforcement; and safety/security.

1. Allowed Uses

In order to gain more certainty as to where multi-family and single-family attached developments can and cannot locate in the future, we propose to modify the Zoning Ordinance in the following ways:

- Allow multi-family uses only in the MF-15 (Multi-Family 15) and DTWN (Downtown) zoning districts.
- Allow single-family attached uses only in the MF-8 (Multi-Family 8) and DTWN (Downtown) zoning districts.
- Allow a tightly restricted special exception for multi-family units over ground-floor retail in the commercial zoning districts.
- Include requirements in MF-8 that reinforce the intent for home ownership rather than investor rentals.

Additional use-related Zoning Ordinance amendments may include:

- Prohibiting in-home day cares and other home occupations that are not compatible with a shared parking situation as an allowed used in multi-family and single-family attached developments.
- Including a policy statement that the concentration of large numbers of multi-family and single-family attached developments in one area should be avoided.

2. Density

In order to avoid the development of immense, faceless projects in the future, we propose to cap the maximum number of units allowed in a single project at 225. A local example of a complex that is planned to include this number of units is Waterford Terrace, which is shown on the site plan on the next page.

3. Design Standards

We recommend several modifications to the design standards sections of the Zoning Ordinance. Many of these suggested changes can be found in Appendix B, which includes a Design Standards Manual. We suggest incorporating many of the concepts in the Design Standards Manual into the Ordinance so that they become regulatory in nature instead of policy recommendations.

Additional recommendations span several subcategories of topics:

Parking and driveways

- Because our current parking measure does not sufficiently plan for guest parking spaces, we propose to require a certain percentage of guest parking on all new projects.
- Because parking spaces are often occupied by boats, recreational vehicles and the like, we propose that multi-family and single-family attached uses either prohibit such parking uses or add specifically designated spaces to accommodate them.
- Require two parking spaces per unit for single-family attached.
- Require the main roads and driveways be built to City standards so they will hold up over time.

Landscaping and Open Space

- Focus the existing open space requirements to make sure that they yield landscaping and outdoor amenities of lasting value to residents, not just “green space.”

Fencing

- Require fencing between multi-family and single-family detached neighborhoods, unless they are part of a group development.
- Instead of allowing wooden fences that become maintenance problems over time, allow only masonry walls, solid vinyl, or vinyl-coated chain-link as a separator between different uses.

Dumpsters

- Because this is a recurring maintenance problem throughout the City, require that dumpster enclosures consist of masonry walls with a metal gate for all types of uses, and allow wood only as a retrofit option for non-conforming sites where dumpsters are not currently enclosed at all.

Exterior Lighting

- Require sufficient, even lighting to reinforce the concept of defensible space.

Outdoor Storage

- Prohibit the storage of materials outside units. Suggest to developers that they include outdoor storage areas for residents.

4. Amenities

In order to ensure that future multi-family and single-family attached developments provide a high quality of life for residents, we recommend the requirement of a certain number of amenities based on the size of the complex, with perhaps a slightly reduced requirement for developments that are designed for the aging population. The particular amenities used would be the developer's choice; however, a certain standard of quality and function would be required. They may range from those that are designed to attract Millennials and active older adults as described on pages 20-21 to more traditional amenities such as playground areas.



5. Code Enforcement

We recommend that current code enforcement deliberately take two separate measures with respect to multi-family and single-family attached developments. First, an educational program through which owners and managers are made aware of certain Code requirements, such as the prohibition on parking in landscaped areas, would go far in encouraging voluntary compliance with regulations. Second, an annual inspection program would help ensure that the developments are being properly maintained in terms of landscaping, stop signs and road signs, parking lots, lighting, and windows.

As part of the Zoning Ordinance amendments, we would clarify for all developments (not just multi-family and single-family attached ones) that landscaping, road signs and stop signs, parking lots, lighting and the like must be maintained in perpetuity.

6. Safety/Security Features

In order to improve the safety and security of both those who live in multi-family and single-family attached developments as well as neighboring community members, the following may be considered as amendments to the Zoning Ordinance:

- Requiring the presence of on-site management during business hours for larger complexes, and of a nearby management office for smaller complexes
- Requiring the addition of security cameras at all future multi-family and single-family attached developments
- Requiring new owners and managers to have an initial contact with the Police Department

Additional measures would include having the Planning & Development plan reviewers coordinate with police officers on review of proposed projects, and having the Police Department offer voluntary training programs for new owners and managers.

4 PROPOSED REZONINGS

A. METHODOLOGY

Part of this study evaluated every property in the City that is zoned Multi-Family 15 (MF-15), Multi-Family 8 (MF-8), and as a Planned Unit Development with a multi-family or single-family attached component to determine whether that zoning should be retained or whether another zoning district is more appropriate for the location.

This evaluation was done using the rubric found in Appendix A. The rubric is organized under the three core values of the City's Vision 2020 Comprehensive Plan: *Grow Inside First*; *Well-Designed, Sustainable Neighborhoods*; and *Better Connections*. Under the backdrop of those values, the rubric sets forth twelve criteria that were evaluated on a scale from one to five, one meaning that the property is not at all suited for multi-family use under that criterion and five meaning that the property is very well suited for multi-family use under that criterion. The last part of the rubric takes all of the criteria into account to determining whether each property is best suited for multi-family or single-family attached use, or another use altogether.

The 12 criteria included in the rubric include:

- Property is located in one of the following specially designated redevelopment areas: Knowledge Park TIF, Downtown TIF, Cherry Road corridor, or Old Town.
- Property location provides a land-use transition in a way that protects existing neighborhoods.
- Property's highest and best use is multi-family (and specifically would not be better suited for industrial, commercial, or single-family residential use types).
- Property is compatible with Vision 2020 Land Use Map.
- Property is easily served by public utilities (water/sewer).
- Property is not in an area where the Rock Hill School District expresses concerns about capacity.
- Property is located within walking distance of businesses that can serve daily shopping needs, a major park, a major employment center, or a major medical office area.
- Proposed project size and location is in scale with the neighborhood.
- Proposed project or location is suited for renters-by-choice (i.e., Millennials, senior citizens, or empty nesters).
- Property is located along a planned future transit corridor.
- Property is located such that it does not contribute to an existing traffic problem.
- Property is located in an area with a well-developed sidewalk and cycling network.

B. RESULTS

Using the rubric to evaluate each subject property resulted in a recommendation regarding whether to retain or change the current zoning of the property.

We deliberately elected not to analyze certain groups of properties that are not found in the summary chart and Appendix A even though they have zoning that allows for multi-family or single-family attached development to limit the scope of this project. These properties included:

- Properties that are developed with uses that are unlikely to be redeveloped as multi-family or single-family attached, such as developed single-family neighborhoods
- Properties that make up a designated open space area of a developed subdivision
- Properties that are virtually undevelopable due to utility easements, wetlands or floodplains, or similar physical constraints
- Properties that are less than two acres
- Properties that are zoned Neighborhood Mixed Use with a multi-family component

These properties can be evaluated for rezoning potential at a later time if desired.

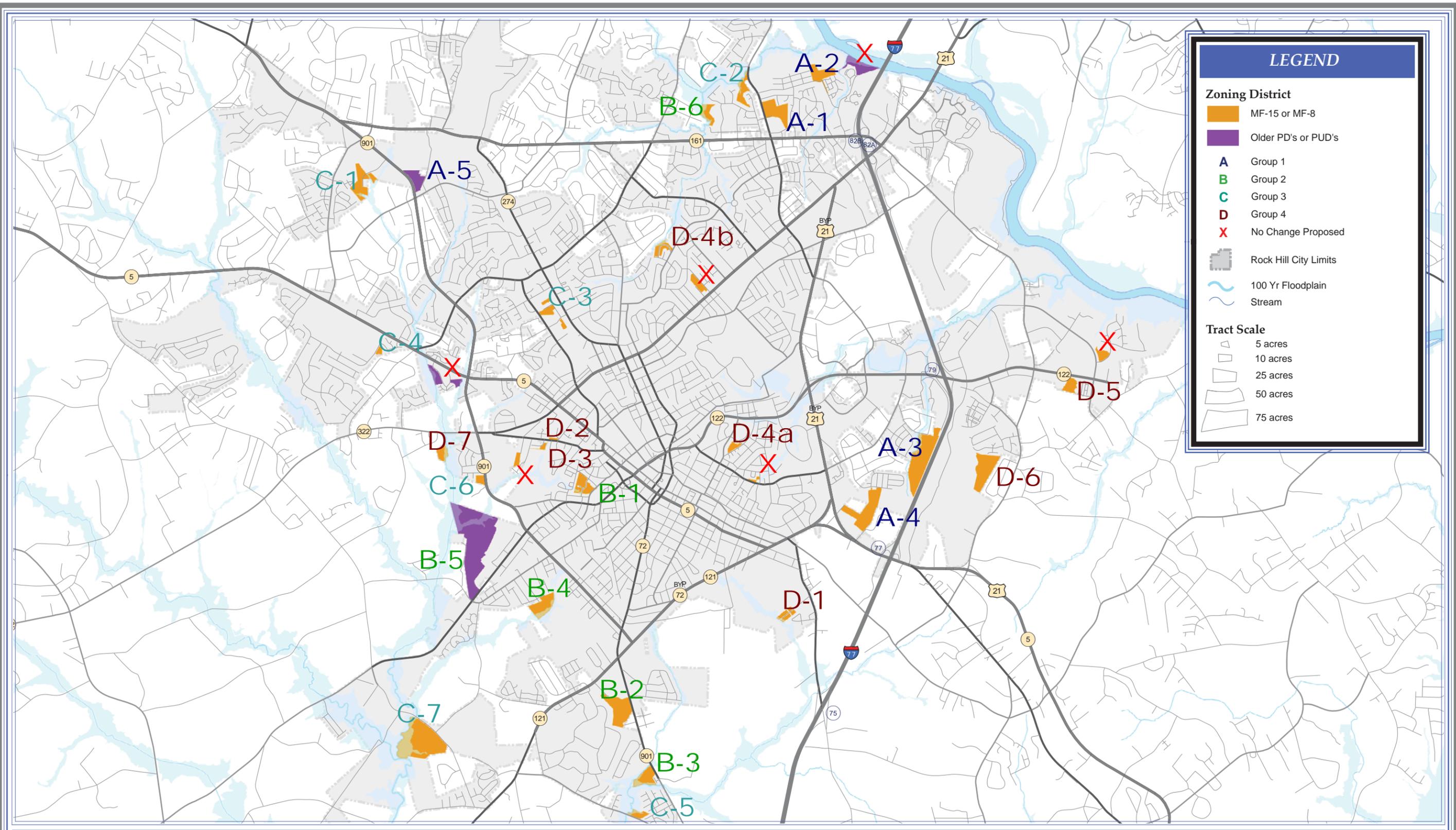
Additionally, six of the properties that we did review did not result in a recommendation for rezoning. They are described more fully in Appendix A but include:

- **A parcel near Finley Road Elementary School**, between Oak Hollow apartments and mobile home park, which is currently zoned MF-15. Because of its location between two existing rental residential uses, additional multi-family is the most practical use for the land.
- **A parcel at the entrance to Waterford**, which is currently zoned MF-8. Because we are proposing to have the MF-8 category be only for single-family attached in the future (with no multi-family allowed), and single-family attached is a viable and compatible use in this location, we recommend retaining the MF-8 zoning on this parcel.
- **Three small parcels on Willowbrook Avenue**, which are zoned MF-15. These parcels together make up less than 1 acre. The surrounding area includes multi-family uses and a mobile home park. Given that very few multi-family units could fit on this land, that the use would be compatible with the surrounding neighborhood, and that it would not generate more traffic than other reasonable uses of the land, such as offices, we do not recommend rezoning at this time.
- **The Riverchase Planned Unit Development** at the rear of Riverchase Boulevard at the Catawba River. The buildable area for multi-family in this location is small and includes steep topography. Because of that, and the fact that this location is adjacent to existing apartment complexes, retaining the current zoning may make sense.
- **The Westgate Planned Unit Development**, which has existing apartments and senior housing already in place. The PUD would allow up to 211 additional units in this location. Given that the land use pattern has already been established for multi-family uses in this PUD, we recommend against amending the PUD to prohibit multi-family uses or rezoning the property at this time.
- **Parcels off Cherry Road between Neal Street and Chandler Drive**, adjacent to the new Walmart Neighborhood Market, which are currently being assembled for a future multi-family project. This location is in a key redevelopment area of this City, which also is a future transit corridor that needs increased density in order to support transit, and this location is immediately adjacent to a grocery store and is close to a public park and school.

A summary chart of the 25 properties that we are recommending to rezone is found on the next page, with the complete zoning analysis for each one found in Appendix A.

SUMMARY OF RECOMMENED ZONING CHANGES

Area	Location	~ Acres	Property owner	Current zoning	Rec. zoning
A-1	South of Bristol Park	28	Riverview Dairy Farm (Charlotte)	MF-15	SF-5
A-2	Between Bristol Park & Lexington Commons	19	GSM Properties (West Columbia); Site 1-2-B, LLC (Fort Mill)	MF-15	MF-8
A-3	Between Seven Oaks & Interstate	65	Dunlap Realty (Rock Hill); Thomas Carter, Trustees (Rock Hill)	MF-15	SF-4 & IB
A-4	To SE of Operations Center	43	Wilbur Powers (Florence)	MF-15	SF-4
A-5	Hollis Lakes PUD	14	Reformed Theological Soc. (Jackson, Ms.); Sunflower, LLC (Sharon)	PUD & PUD-GC	Amended PUD
B-1	Former Midtown Apartments & Arcade-Victoria Park	16	Genesis Place (Aiken); City of Rock Hill	MF-15	SF-5 & MF-8
B-2	South of proposed Walmart Supercenter	37	FBSA 1, LLC (Spartanburg)	MF-15	MF-8 & SF-5
B-3	At end of City's jurisdiction on Mt. Holly Road	15	Fort Mill Housing Services (Fort Mill)	MF-15 & SF-3	SF-3
B-4	Between Saluda & Crawford roads	25	Barron Carothers, Trustee (San Francisco)	MF-8	SF-5
B-5	Tanglewood PUD	200	Walton South Carolina (Cumming, Ga.)	PUD	Amended PUD
B-6	Colebrook Drive	12	Florin and Georgeta Daduica (Fort Mill)	MF-15	SF-5
C-1	End of Old Pointe School Road	29	Magdelene Sutton, Trustee; AC Sutton IV; James & Daphne Mahon; Jeffrey and Mary Long; and RHSD #3 (all of Rock Hill)	MF-15	SF-5
C-2	Off Mt. Gallant south of Gallant Meadows	15	Peoples Trust Co., Inc.	MF-15	SF-5
C-3	Off Constitution Boulevard	15	Robert & Kurt Rozee, Palmetto Waterproofing, Carolyn Peay, Devalle Carmen, Phillip Roberts, Guy Covington, Eleanor Covington, and Good Family (all of Rock Hill); Crystal Barrett (Indianapolis); Melissa Barrett (Summerfield, NC)	MF-15	MF-8 & SF-5
C-4	Off Main Street near Applied Technology Center	3	Crown Development (York)	MF-15	SF-4
C-5	Oakdale Road	34	Kelly Gallop (Fayetteville, NC); Patrick & Elizabeth Howell (Rock Hill); Matthew & Anie Varghese (Columbia)	MF-15 & SF-3	SF-4
C-6	South of Highland Creek	5	Church of Christ at Crawford Road (Rock Hill)	MF-15	SF-5
C-7	Off Robertson Road at end of Neely Road	13	Restorations & Redevelopment Solutions (Mt. Pleasant); RHSD #3	MF-15	OI & SF-4
D-1	At end of Hemlock Avenue off Porter Road	8	Housing Development Corp. of Rock Hill; Robert & Anne Marshall Revocable Trust (Rock Hill); Frances Locke Marshall (Rock Hill)	MF-15	SF-5
D-2	South of Manor York on Finley Road	1	Paces Manor York (Smyrna, Ga.)	MF-15	SF-5
D-3	Remainder of Finley View neighborhood	2.5	Arthur Whitesell (Rock Hill)	MF-15	SF-5
D-4 (a)	Between Annafrel and Iredell streets	5	Isabell Ward, Trustee (Rock Hill)	MF-15	SF-5
D-4 (b)	Off McDow Drive	8	Isabel Ward, Trustee	MF-15	SF-4
D-5	West of Waterford Terrace Apartments on Dave Lyle Blvd.	17	RHEDC	MF-15 & CC	SF-3 & CC
D-6	East of Antrim Business Park	37	Thomas Carter, Trustees (Rock Hill)	MF-15	SF-3
D-7	West of Highland Creek neighborhood	9	Ladson Barnes, III (Rock Hill)	MF-15	SF-4



LEGEND

Zoning District

- MF-15 or MF-8
- Older PD's or PUD's

Group

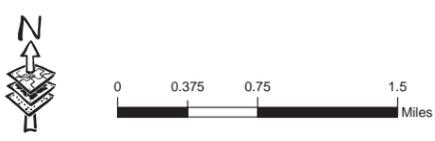
- A** Group 1
- B** Group 2
- C** Group 3
- D** Group 4

X No Change Proposed

- Rock Hill City Limits
- 100 Yr Floodplain
- Stream

Tract Scale

- 5 acres
- 10 acres
- 25 acres
- 50 acres
- 75 acres



Undeveloped Sites Zoned MF-15, MF-8, or PUD



SOURCE: CITY OF ROCK HILL
PLANNING AND DEVELOPMENT DEPARTMENT
January 2015

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In the future, we would recommend multi-family and single-family attached projects that are of a mixed-use character or in a mixed-use location or a key redevelopment area of the City, provided that the projects are in scale with the surrounding development and are designed to protect existing neighborhoods, allow people to walk to nearby services and facilities, and do not contribute to traffic or school crowding problems. Conversely, we would discourage projects that are located on the edges of the City or are in key industrial development areas, would cause negative effects on an existing neighborhood or are not designed to be in scale with it, would exacerbate an existing traffic or school crowding problem, and have no convenient services or facilities within easy walking distance.

5 NEXT STEPS

A. PROPOSED TEXT AMENDMENTS AND REZONINGS

The first step is to take forward proposed amendments to the Zoning Ordinance relative to uses, density, design standards, amenities, code enforcement, and security/safety recommendation. Zoning Ordinance text amendments require a three-meeting process, with a public hearing being held on the issue at the Planning Commission meeting and two separate meetings on the topic being held by City Council. We propose to start this process at the May 5 Planning Commission meeting.

The next step would involve the rezonings of parcels that have a current zoning district that our analysis shows is inconsistent with the City's overall goals. The process for this step is the same as that for text amendments as described above; however, we would immediately reach out to the owners of the proposed rezoning areas. We plan to invite them to talk with us about the proposed rezonings so that we can explain what we are trying to achieve, and why, and hear their thoughts about what their property should be zoned. We also will invite them to be fully involved with the rezoning process by sending them advance copies of the staff reports and by recommending that they attend the Planning Commission public hearing to speak about any concerns about the recommended zoning district for their property as well as the City Council meetings so that they can be present for the discussions that take place there on the issue. Due to the high number of properties that we are recommending to rezone, we propose breaking the properties into four groups, A through D, as shown on the summary chart on page 35 of this report. These rezonings are expected to start during the June 2 Planning Commission meeting and conclude by fall.

B. EXTENSION OF THE MORATORIUM

We recommend that City Council extend the moratorium by the three months that was foreshadowed in the original ordinance (ending prior to October 31, 2015) in order to do implement the recommendations of this report prior to the expiration of the moratorium.

C. COMPREHENSIVE PLAN ADDITIONS

As part of the City's Update of the Comprehensive Plan that is currently under way and will be finalized later this year, we recommend adding a component to the Land Use element that incorporates the policy direction from this report. This component would include a strong statement regarding desired location, scale and concentration of multi-family and single-family attached development in order to guide decisions on future rezoning and development proposals.

SOURCES

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APPENDIX A

ZONING ANALYSES OF INDIVIDUAL PROPERTIES

RUBRIC USED FOR ANALYZING PROPERTIES ZONED MF-15

PROPERTY DESCRIPTION: _____
 AREA: _____

THRESHOLD CRITERON (if any apply, analysis ends there; property is considered inappropriate as currently zoned)

Property is highly impractical to develop due to physical constraints (floodplains or power lines covering large portion of site, etc.)

Property is surrounded by existing single-family neighborhoods on all sides

Suited For MF Use At All	Very Suited For MF Use
	

GROW INSIDE FIRST

Property location supports Comprehensive Plan community value to “Grow Inside First”: “Rock Hill will grow with an inward focus, carefully infilling and redeveloping existing areas with good community design and active public spaces, while protecting land for environmental protection, open space acquisition, and appropriately timed future development.”

<p>A. Property is located in one of the following specially designated redevelopment areas: Knowledge Park TIF, Downtown TIF, Cherry Road corridor, or Old Town (property may be in more than one).</p> <p>B. Property location provides a land-use transition in a way that protects existing neighborhoods.</p> <p style="margin-left: 20px;">a. Multi-family is immediately adjacent to existing single-family detached= not suited for MF</p> <p style="margin-left: 20px;">b. Multi-family is immediately adjacent to existing single-family detached but a natural buffer (e.g., creek or road) exists to separate multi-family from single-family detached = somewhat suited for MF</p> <p style="margin-left: 20px;">c. Multi-family is not immediately adjacent to existing single-family detached = suited for MF use</p> <p>C. Property’s highest and best use is multi-family (and specifically would not be better suited for industrial, commercial, or single-family residential use types).</p> <p>D. Property is compatible with Vision 2020 Land Use Map.</p> <p style="margin-left: 20px;">a. Property is <u>not</u> located in an area designated on the Vision 2020 Land Use Map as “existing retail/employment,” “emerging employment,” “future interstate influence,” “edge management” or “Dave Lyle Corridor East,” or</p> <p style="margin-left: 20px;">b. Property is located in an “existing retail/employment,” “future interstate influence,” or “edge management” area but is not</p>	<p>A. Yes _____ No _____</p> <p>B. <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/></p> <p>C. <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/></p> <p>D. <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/></p>
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<p>directly adjacent to a retail or employment center and is proposed to contain limited units.</p> <p>E. Property is easily served by public utilities (water/sewer).</p> <p>F. Property is not in an area where the Rock Hill School District expresses concerns about capacity.*</p>	<p>E. <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/></p> <p>F. <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/></p>
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WELL-DESIGNED, SUSTAINABLE NEIGHBORHOODS

Property location supports Comprehensive Plan community value of having “Well-Designed, Sustainable Neighborhoods”: “Our City’s neighborhoods will be enhanced through quality design to become more sustainable, promoting greater convenience to shopping, work and leisure activities.”

<p>A. Property is located within walking distance of businesses that can serve daily shopping needs, a major park, or a major employment center (i.e., Piedmont Medical Center, Winthrop University, or downtown).</p> <p style="margin-left: 20px;">a. Property is adjacent to businesses that can serve daily shopping needs or a major park</p> <p style="margin-left: 20px;">b. Property is within a quarter of a mile of businesses that can serve daily shopping needs or a major park</p> <p style="margin-left: 20px;">c. Property is within a quarter of a mile of a major employment center (i.e., Piedmont Medical Center, Winthrop University, or downtown)</p> <p style="margin-left: 20px;">d. Property is within a quarter of a mile of major medical office area?</p> <p style="margin-left: 20px;">e. Property is within a quarter of a mile of a public school?</p> <p>B. Proposed project size or location is in scale with the neighborhood: < 5 acres in low-density areas, < 10 acres in medium-density areas, and < 15 acres in high-density areas, and in no case is more than 225 units? (Smaller scale, finer grained is more desirable.)</p> <p>C. Proposed project or location is suited for renters-by-choice (i.e., Millennials, senior citizens, or empty nesters).</p>	<p>A. <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/></p> <p>a. Yes _____ No _____</p> <p>b. Yes _____ No _____</p> <p>c. Yes _____ No _____</p> <p>d. Yes _____ No _____</p> <p>e. Yes _____ No _____</p> <p>B. <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/></p> <p>C. <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/></p>
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BETTER CONNECTIONS

Property location supports Comprehensive Plan community value of having “Better Connections”: “Neighborhoods, businesses, institutions, and open spaces will be better connected through a strategically designed transportation network that supports a range of transportation modes, including walking, cycling, and transit in addition to the automobile.”

<p>A. Property is located along a planned future transit corridor (generally North Cherry Road and Winthrop/Knowledge Park corridor to downtown).</p> <p>B. Property is located such that it does not contribute to an existing traffic problem.</p> <p style="margin-left: 20px;">a. Property is located far away from any existing traffic problems = meets criterion very well</p> <p style="margin-left: 20px;">b. Property is located in an area where traffic problems generally exist but would not have an immediate impact on existing traffic</p>	<p>A. <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/></p> <p>B. <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/></p>
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<p>problems = somewhat meets criterion</p> <p>c. Property would have an immediate impact existing traffic problems = does not meet criterion at all</p> <p>C. Property is located in an area with a well-developed sidewalk and cycling network.</p>	<p>c. ○ ○ ○ ○ ○</p>
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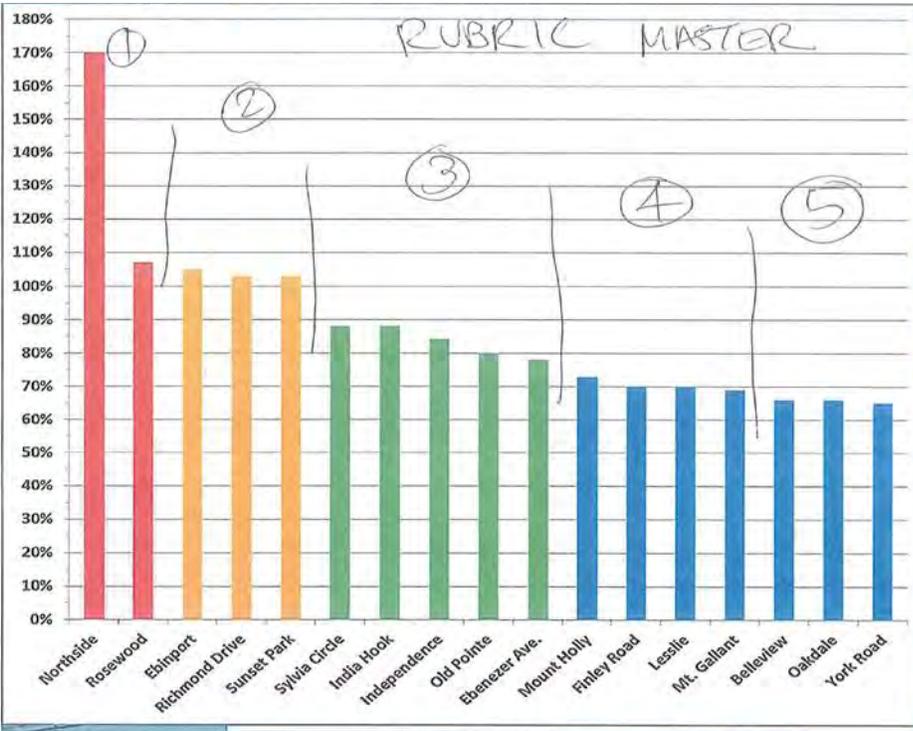
COMMENTS

Is MF-15 zoning district suitable? Yes _____ No _____

1. Why/why not?
2. What uses are best suited to the property?
3. Which zoning district(s) are best suited to the property?
4. Other thoughts

*** The question of school capacity**

Explanation into the specifics of one criterion—regarding school capacity—is warranted. Through consultation with the school district personnel about which schools it considers to have capacity issues, we learned that the district has no concerns about capacity in the middle or high schools. It does, however, have concerns about the capacity of certain elementary schools as shown in the below chart.



For the rubric criterion, we broke the elementary schools into the following groups, with one dot representing schools with serious capacity issues and five dots representing schools with no capacity

issues.

- ○ ○ ○ ○ = Northside and Rosewood
- ● ○ ○ ○ = Ebinport, Richmond Drive, and Sunset Park
- ● ● ○ ○ = Sylvia Circle, India Hook, Independence, Old Pointe, and Ebenezer Ave.
- ● ● ● ○ = Mt. Holly, Finley Road, Lesslie, and Mt. Gallant
- ● ● ● ● = Belleview, Oakdale, and York Road

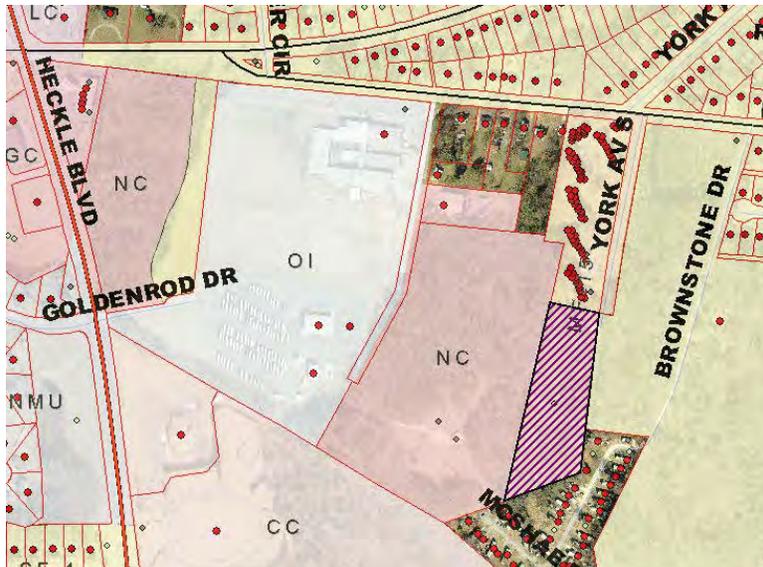
AREAS RECOMMENDED TO RETAIN CURRENT ZONING

Area 1: South of Finley Road

Property owner	Location	Acres	Zoning District	Map #	Existing conditions
W& A, LLC 424 Mt. Phillips St. Rock Hill, SC 29730	TMS# 597-03-01-002	4.36	MF-15	1	Undeveloped

Site Description

This parcel is located to the south of Finley Road generally to the east of Finley Road Elementary School. Parcel #1 is located to the south of the Oak Hollow apartments (also zoned MF-15) and to the north of a mobile home park in the County (zoned Residential Development I District). Other surrounding uses include one single-family home on a large tract that is also zoned SF-5 and a Comporium service building (zoned Neighborhood Commercial).



Reason for Recommendation to Retain Current Zoning

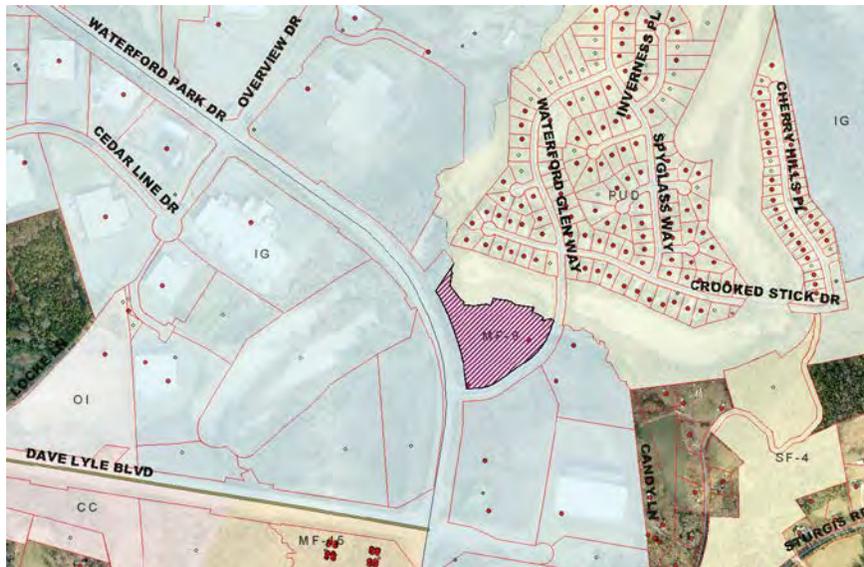
Because this parcel is located between an existing apartment complex and an existing mobile home park, additional multi-family is the most practical use for the land.

Area 2: Entrance to Waterford

Property owner	Location	Acres	Zoning District	Existing conditions
Waterford Charlotte, LLC 2857 Westport Road Charlotte, NC 28208	599 Waterford Glen Way TMS# 700-01-01-090	7.22	MF-15	Undeveloped

Site Description

This parcel, which is undeveloped but for a parking lot that was built to support a sales trailer for the neighborhood, is located north of Dave Lyle Boulevard at the intersection of Waterford Park Drive and Waterford Glen Way. It is surrounded by the Waterford golf course and single-family residential neighborhood in Planned Unit Development (PUD) zoning and undeveloped and industrially used properties in the Industry General (IG) zoning district.



Reason for Recommendation to Retain Current Zoning

Because we are proposing to have the MF-8 category be only for single-family attached in the future (with no multi-family allowed), and single-family attached is a viable and compatible use in this location, we recommend retaining the MF-8 zoning on this parcel.

Area 3: Willowbrook Avenue

Property owner	Map #	Location	Acres	Zoning District	Existing conditions
City of Rock Hill	1	917 Willowbrook Ave. TMS# 628-12-06-001	0.01	MF-15	Undeveloped
Willow Springs Parkers, LLC 23177 Kingfisher Dr. Fort Mill, SC 29707	2	929 and 961 Willowbrook Ave. TMS# 628-12-06-002	0.66	MF-15	Undeveloped
John & Barbara Green 2609 Kozy Cove York, SC 29745	3	947 Willowbrook Ave.	0.29	MF-15	Undeveloped
			0.96 TOTAL		

Site Description

These three parcels are located off Willowbrook Avenue in Old Town between Anderson Road and Dave Lyle Boulevard to the southwest of Tech Park. Surrounding uses include a mobile home park and undeveloped land zoned General Commercial (GC), apartments zoned MF-15, and single-family residential zoned SF-5.



Reason for Recommendation to Retain Current Zoning

While traffic is a concern in this area, other reasonable uses, such as offices, may have even more traffic impact during peak hours. These parcels together make up less than 1 acre. The surrounding area includes multi-family uses and a mobile home park. Given that very few multi-family units could fit on this land, and that the use would be compatible with the surrounding neighborhood, we do not recommend rezoning at this time.

Area 4: Riverchase Planned Unit Development

Property owner	Location	Acres	Existing conditions	Current zoning
United Properties Group, LLC Attn: James Triplett 3700 India Hook Road Rock Hill, SC 29732	2114 Riverchase Blvd. TMS# 662-05-01-003	57.06 acres in the PUD had planned MF uses	Undeveloped; floodplains exist on about 8 acres of the site	PUD

Site description

This site is located off Riverchase Boulevard north of Celanese Road. Existing apartments in the Riverchase PUD, the Catawba River, and Interstate 77 are its borders. Also nearby are the Lexington Commons townhouse community, the Preserve at Catawba Planned Development, and existing commercial uses in the Riverchase PUD. Across I-77 is land owned by Faith Assembly that is largely undeveloped, although the church is located there as well.



Reason for Recommendation to Retain Current Zoning

The buildable area for multi-family in this location is small and includes steep topography. Because of that, and the fact that this location is adjacent to existing apartment complexes, retaining the current zoning makes sense.

Area 5: Westgate Planned Unit Development

Map #	Property owner	Location	Acres	Existing conditions	Current zoning
1	Westgate Partners Dennis Drew 1801 Bypass 72 NE Greenwood, SC 29649	1867 W. Main St. TMS# 595-01-01-017	9.08	Undeveloped; about ½ is located in floodplain area	PUD
2	New Day Development, LLC C/O Booth Law Firm, LLC 3213 Sunset Blvd., Ste. A West Columbia, SC 29169	1154 Cardinal Pointe Dr. TMS# 595-01-01-022	4.39	Undeveloped	PUD
			13.47		

Site description

The Westgate PUD (Planned Unit Development) consists of nine parcels. All except for three are already developed with either apartments or commercial uses, and one of the undeveloped ones (called out as Map #3 below) calls for commercial uses only. The two remaining parcels are surrounded by a variety of uses—apartments and commercial property in the LC and PUD zoning district, and undeveloped land in the LC, GC, SF-5, and NC zoning districts in the City and the Residential Development I District (RD-I) in the County.



Reason for Recommendation to Retain Current Zoning

This property is not in an area that traditionally is considered a good multi-family location. However, this area is already established with multi-family uses, so it makes sense to leave the option for developing additional multi-family here. Map #2 is located between an existing apartment complex and a senior housing community, and Map #1 is located between an existing apartment complex and undeveloped property that is zoned SF-5 that is largely encumbered by floodplains.

Area 6: Off Cherry Road between Neal Street and Chandler Drive

Property owner	Map #	Location	Acres	Zoning District	Existing conditions
ESB Holdings, LLC 2130 Sharon Ln. Charlotte, NC 28211	1	1028 Neal Street 631-05-01-006	0.38	MF-15	Undeveloped
	2	1036 Neal Street 631-05-01-007	0.38	MF-15	Undeveloped
	3	1044 Neal Street 631-05-01-008	0.38	MF-15	Undeveloped
	4	1052 Neal Street 631-05-01-009	0.38	MF-15	Undeveloped
	5	1060 A and B Neal Street 631-05-01-010	0.38	MF-15	Two mobile homes
	6	1072 A and B Neal Street 631-05-01-011	0.38	MF-15	Two mobile homes
	7	1090 A and B Neal Street 631-05-01-012	0.38	MF-15	Two mobile homes
	8	1096 Neal Street 631-05-01-013	0.38	MF-15	Undeveloped
	9	1102 Neal Street 631-05-01-014	0.38	MF-15	Undeveloped
	10	1108 Neal Street 631-05-01-015	0.38	MF-15	Undeveloped
	11	1114 Neal Street 631-05-01-016	0.93	MF-15	Undeveloped
Hope Winstead 1416 Deas St Ext Rock Hill, SC 29732	12	1125 Chandler Drive 631-05-01-017	0.19	MF-15	Mobile home
ESB Holdings, LLC 2130 Sharon Ln. Charlotte, NC 28211	13	1117 Chandler Drive 631-05-01-034	0.22	MF-15	Undeveloped
	14	1103 and 1103-A Chandler Drive 631-05-01-018	0.37	MF-15	Single-family residence
Keith and Dawn Dugan 1622 Huntcliff Drive Rock Hill, SC 29732	15	1101 Chandler Drive 631-05-01-019	0.18	MF-15	Single-family residence
Laura Hough 4075 Linda Drive Rock Hill, SC 29730	16	1089 Chandler Drive 631-05-01-020	0.31	MF-15	Single-family residence
Teresa Martin, Trustee	17	1083 Chandler Drive	0.19	MF-15	Single-family residence

3837 Northdale Blvd. Tampa, FL 33624		631-05-01-021			
Jonathan Starr 1077 Chandler Drive Rock Hill, SC 29732	18	1077 Chandler Drive 631-05-01-022	0.22	MF-15	Single-family residence
Karen Humphries 1073 Chandler Drive Rock Hill, SC 29732	19	1073 Chandler Drive 631-05-01-023	0.19	MF-15	Single-family residence
ESB Holdings, LLC 2130 Sharon Ln. Charlotte, NC 28211	20	1069 Chandler Drive 631-05-01-024	0.19	MF-15	Single-family residence
	21	1061 and 1063 Chandler Drive 631-05-01-025	0.15	MF-15	Undeveloped
Damion Evans 1057 Chandler Drive Rock Hill, SC 29732	22	1057 Chandler Drive 631-05-01-026	0.19	MF-15	Single-family residence
Phyllis Rollins 1053 Chandler Drive Rock Hill, SC 29730	23	1053 Chandler Drive 631-05-01-027	0.19	MF-15	Single-family residence
Burcan Development, Inc PO Box 1425 York, SC 29745	24	1049 and 1045 Chandler Drive 631-05-01-028	0.37	MF-15	Single-family residence
James Crofts 92 Virginia Street Rock Hill, SC 29732	25	1039 Chandler Drive 631-05-01-029	0.15	MF-15	Single-family residence
Joe White 1033 Chandler Drive Rock Hill, SC 29730	26	1027 Chandler Drive 631-05-01-030	0.22	MF-15	Single-family residence
Shelby Moore 1025 Chandler Drive Rock Hill, SC 29732	27	1025 Chandler Drive 631-05-01-031	0.30	MF-15	Single-family residence
Jo Ann Baker 1021 Chandler Drive Rock Hill, SC 29732	28	1021 Chandler Drive 631-05-01-032	0.22	MF-15	Single-family residence
			8.58 TOTAL		

Site Description

These parcels are off Cherry Road between Neal Street and Chandler Drive. They are in the process of being assembled by ESB Holdings, LLC, with the intent of developing them for multi-family use in the future. Some of them are undeveloped while others have mobile homes or single-family residences on them. They are adjacent to the Walmart Neighborhood Market and are surrounded by single-family residential, office, and other retail uses in the MF-15 and GC zoning districts.

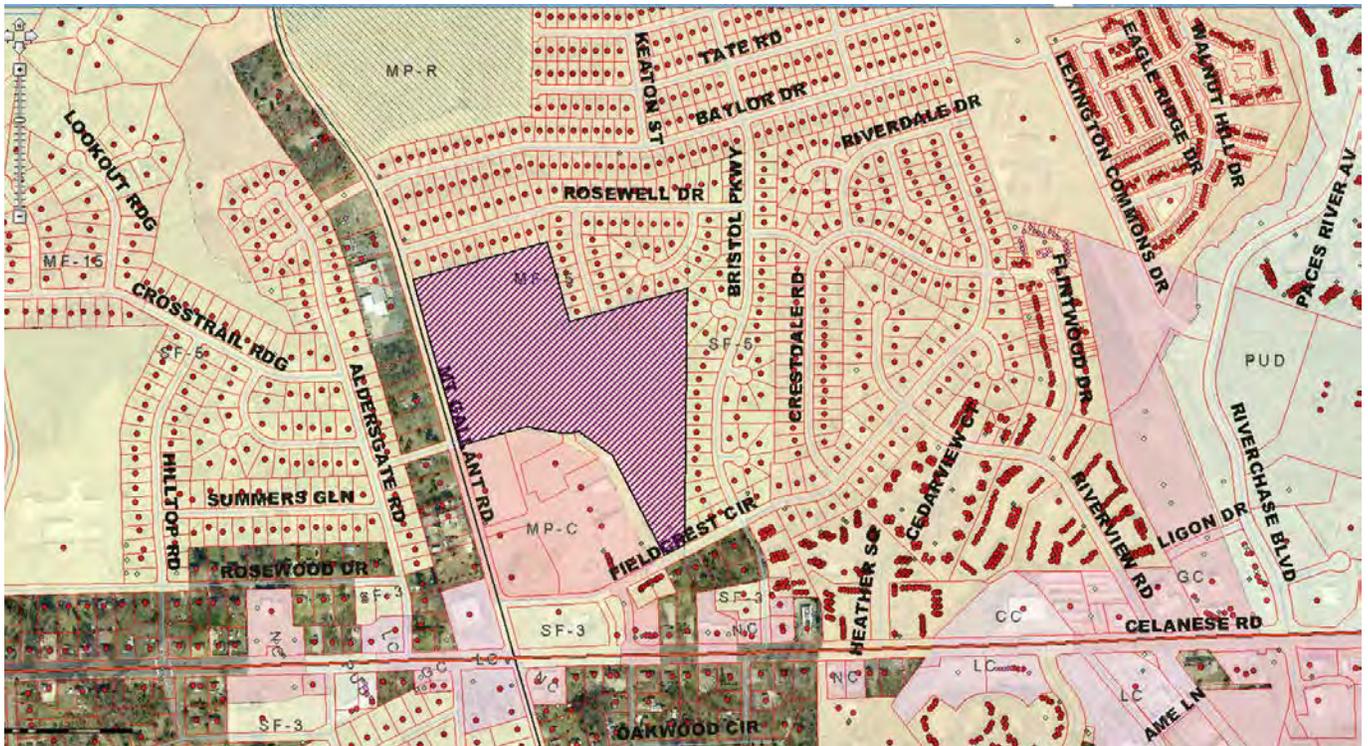
RECOMMENDED REZONING AREAS

Area A-1

Property owner	Location	Acres	Existing conditions	Current zoning	Proposed zoning
Riverview Dairy Farm, Inc. PO Box 35144 Charlotte, NC 28235	TMS# 636-01-01-006	28.46	Undeveloped; City-designated flood-prone area on part	MF-15	SF-5

Site Description

The subject property is undeveloped. It is located east of Mt. Gallant Road north of Celanese Road and south of the Bristol Park single-family home neighborhood. In addition to Bristol Park (which is zoned MF-15), surrounding uses include the Riverview Commons shopping center (zoned Master Plan-Commercial) in the City and Pro-Cal Racing Decal, undeveloped parcels and single-family homes (all zoned Urban Development District) in York County.



Zoning Analysis

MF-15 is not a suitable zoning district for this location because the property abuts a large existing single-family detached neighborhood on multiple sides, and its size is sufficient to support a large multi-family project if the MF-15 zoning were retained. Moreover, the property is located off an intersection (Mt. Gallant/Celanese) that has known traffic congestion issues. It is not located along a future transit corridor, nor is it located in an area with a well-designed sidewalk and cycling network. While the property is located near a shopping center, the center is an older “strip” type that is not of a pedestrian scale and so is not a very attractive walking destination.

Moreover, the designated elementary school, Rosewood, is one about which the school district has concerns regarding capacity. Additionally, the location is not likely to appeal to renters-by-choice.

While some small-scale commercial towards Mt. Gallant may be appropriate, the rest of the property is more suited for single-family detached or single-family attached use.

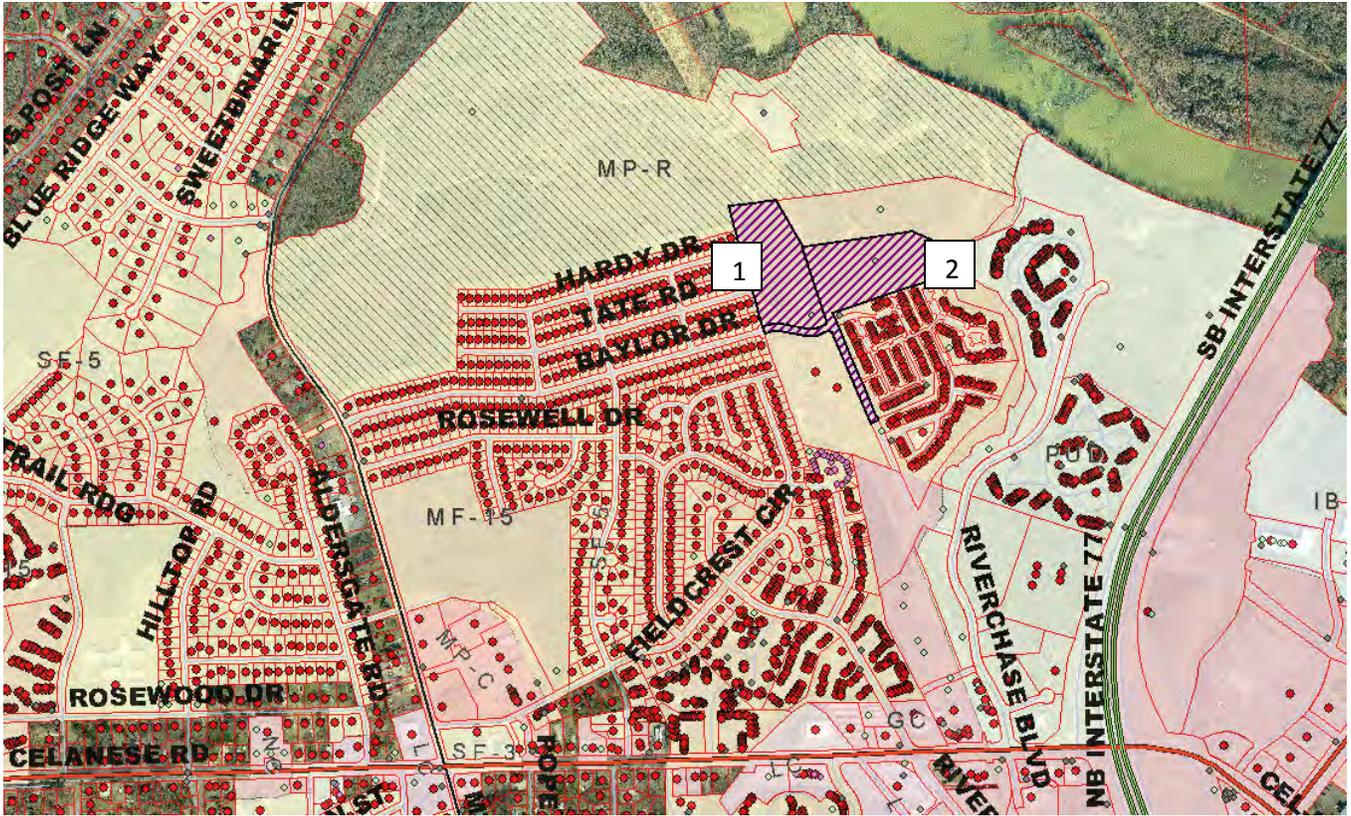
Area A-2

Map #	Property owner	Location	Acres	Existing conditions	Current zoning	Proposed zoning
1	GSM Properties of Rock Hill, LLC 1053 Center Street West Columbia, SC 29169	TMS# 662-05-01-246	8.95	Undeveloped; overhead electrical lines along Mt. Gallant Road consume about ½ of land area	MF-15	MF-8
2	Site 1-2-B, LLC PO Box 1345 Fort Mill, SC 29716	TMS# 662-05-01-139	10.42	Undeveloped	MF-15	MF-8
			19.37			

Site Description

These two parcels are located off Lexington Commons Drive north of Celanese Road and south of the Preserve at Catawba (zoned Planned Development-Residential), to the north of the Lexington Commons townhome community (also zoned MF-15). Other surrounding uses include the Bristol Park single-family residential neighborhood (zoned MF-15 and SF-5) and the Agape Assisted Living facility (zoned MF-15).

Not part of the proposed rezoning but nearby are TMS# 662-05-01-245, which is the location of Agape Assisted Living and is otherwise undevelopable due to a power line easement, and TMS# 662-05-01-137, which shows as having multi-family zoning but is actually part of the Preserve at Catawba Planned Development.



Zoning Analysis

The property is located off intersection (Celanese/Riverchase) that has a major known traffic congestion problem. It is not located along a planned future transit corridor, and is not surrounded by an existing sidewalk/cycling network. It does not offer easy pedestrian access to a shopping area that can serve daily needs, a major employment center, a medical office area, nor a public school. It would not likely attract renters-by-choice. Public utilities are located nearby but are not immediately adjacent in all cases. An existing power line corridor takes up about half of the developable land on Parcel #1. The properties are located adjacent to an existing (in the case of Parcel #1) or planned (in the case of Parcel #2) single-family detached neighborhood.

The most suitable uses on Map #1 are additional assisted living or a nursing home for Agape, or single-family attached. The most suitable use on Map #2 is single-family attached.

Area A-3

Map #	Property owner	Location	Acres	Existing conditions	Current zoning	Proposed zoning
1	Dunlap Realty Co. PO Box 66 Rock Hill, SC 29731	1568 Essex Hall Dr. TMS# 669-04-01-008	26.54	Undeveloped; portion of site is located within City-designated flood-prone area.	MF-15	SF-4
2	Thomas B. Carter, Et. Al, Trustees 2541 Catawba Church Rd. Rock Hill, SC 29730	TMS# 669-04-01-009	38.02	Undeveloped; portion of site is located within City-designated flood-prone area.	MF-15	IB
			64.56			

Site Description

These two tracks are located immediately adjacent to Interstate-77, generally to the rear of the Seven Oaks and Hallmark Glen neighborhoods. They are surrounded by single-family residences in both of those neighborhoods, which are zoned MF-15, as well as in York County under the Residential Conservation 1 District (RC-1), and by an developed tract of land to the south that is zoned GC in the City. The properties across I-77 are located in the Antrim Business Park and are zoned IG.



Zoning Analysis

The parcels abut existing single-family residential neighborhoods. Additionally, they are located in an area with known traffic congestion issues (the area has only one access route serving the entire Canterbury Lane area, which has been brought up as an issue by citizens in the past). The City has stated in the past the expectation to build a road connection through these parcels upon their development. They are not located in a planned future transit corridor, nor in an area with well-developed sidewalk and cycling networks. They are not located within walking distance of businesses that would serve daily shopping needs, a major employment area, a major medical office area, a public school, nor a major park. They are not well-suited for renters-by-choice. Additionally, they are not immediately served by water (water is far away and needs to be looped to neighborhoods).

Multi-family is not compatible with the Vision 2020 Land Use Map in these areas. The most suitable use for Map #1 is SF-4; it is currently under contract to a developer for the development of single-family residences. The most suitable use for Map #2 is light industrial/flex to benefit from the interstate exposure while protecting the existing single-family residences nearby, provided that the road connection to the south that has been discussed in the past is made.

Area A-4

Property owner	Location	Acres	Existing conditions	Current zoning	Proposed zoning
Wilbur O. Powers PO Drawer 5839 Florence, SC 29502	TMS# 669-04-01-043	42.96	Undeveloped	MF-15	SF-4

Site Description

This undeveloped parcel is located off Anderson Road north of East Main Street, generally to the southeast of the City’s Operations Center. In addition to the Operations Center, it is surrounded by undeveloped land that is zoned GC in the City, a portion of the Hallmark Glen single-family neighborhood in the City (zoned MF-15), and single-family residences in York County, which are zoned Rural Conservation II District (RC-II) and Residential Development I District (RD).



Zoning Analysis

The size of the parcel is large and could support many units if the site retained its MF-15 zoning district, but the property location does not provide a land-use transition in a way that protects existing neighborhoods. It also is not compatible with Vision 2020 Land Use Map. The location is not within walking distance of businesses that can serve daily shopping needs, a major park, a major employment center, a major medical office area, nor a public school. The site is not suited for renters-by-choice. It is not located along a planned future transit corridor, nor in an area with a well-developed sidewalk and cycling network.

The most suitable use for this location is single-family residential detached or attached.

Area A-5

Map #	Property owner	Location	Acres	Existing conditions	Current zoning	Proposed zoning
1	Reformed Theological Seminary 5422 Clinton Blvd. Jackson, Miss. 30209	2656 Heckle Blvd. TMS# 589-01-01-203	13.09	Undeveloped	PUD-GC	Amended PUD
2	Sunflower, LLC 3800 York Street Sharon, SC 29742	2638 Heckle Blvd. TMS# 589-01-01-081	2.28 (half is zoned PUD-GC)	Undeveloped.	PUD-GC and GC	Amended PUD
			~14.23			

Site description

These properties are the Hollis Lakes PUD. Map #1 is zoned Planned Unit Development-General Commercial (PUD-GC) while Map #2 is split-zoned PUD-GC and GC. The properties are undeveloped. They are surrounded by a single-family residence in the SF-3 zoning district; undeveloped property in the GC, SF-5, and IG zoning districts; and developed commercial, industrial, and single-family residential property in the SF-5 and Planned-Unit Development-Manufacturing (PUD-M) District in the City and Residential Conservation I District (RC-I) in the County.



Zoning Analysis

This property received a special exception from the Zoning Board of Appeals in 2012 (Case Z-2012-12) for multi-family use. The applicant was a speculative investor with a tax-credit proposal, which ultimately was unsuccessful at the state level. Given that this location is not well suited for multi-family use based on an evaluation of the criteria in the rubric, we recommend going ahead and amending the PUD now to eliminate the ability to build multi-family here in the future. That would protect the property from that use once the vesting period expires a few years from now.

This is important because although the property location provides a land-use transition in a way that protects existing neighborhoods, this site is located well outside the core of the City and is not suited for renters-by-choice. It is not within walking distance of businesses that can serve daily shopping needs, a major park, a major employment center, a major medical office area, or a public school, nor is it even located in an area with a well-developed existing sidewalk and cycling network. It also is not located along a planned future transit corridor. Additionally, at approximately 14 acres, it could support a higher number of multi-family units than would be compatible with the surrounding area.

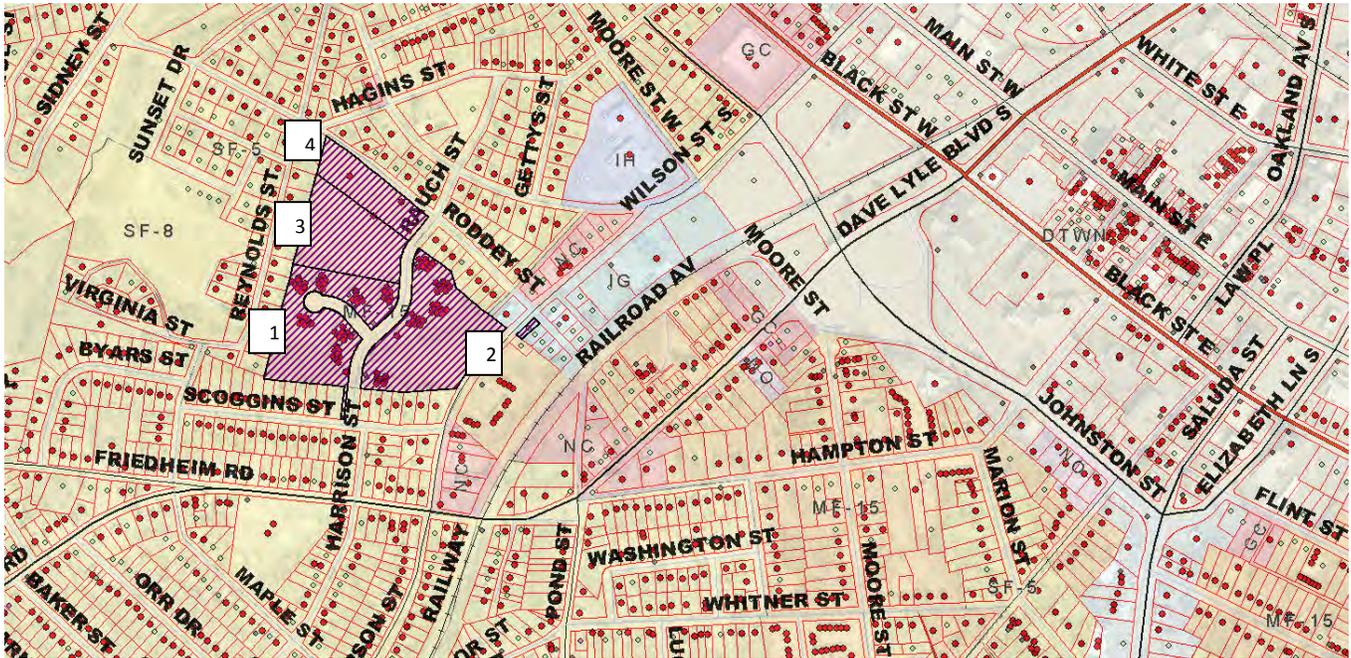
The most appropriate use of this property limited commercial, such as offices, in order to be compatible with the surrounding industrial zoning or light industrial uses.

Area B-1

Property owner	Map #	Location	Acres	Existing conditions	Current zoning	Proposed zoning
Genesis Place, LLC 100 Rogers Terrace Aiken, SC 29801	1	Multiple existing addresses TMS# 598-19-01-023	4.88	Some infrastructure exists from former apartment complex (demolished in 2010); otherwise, undeveloped now	MF-15	MF-8
	2	Multiple existing addresses TMS# 598-19-01-025	5.49		MF-15	MF-8
City of Rock Hill	3	300 Roddey Street TMS# 598-19-01-024	3.63	Arcade-Victoria Park	MF-15	SF-5
	4	301 and 302 Roddey Street TMS# 598-20-08-005	2.21		MF-15	SF-5
			16.21			

Site Description

These parcels are located off Rauch Street between Scoggins Street and Roddey Street. Two are the former location of the Midtown Apartments, which the City demolished in 2010, and the other two are the location of the City's Arcade-Victoria Park. Surrounding uses include single-family residential in the SF-5, a multi-family Housing Authority development that is zoned MF-15, an existing car wash that is zoned IG, and a City substation.



Zoning Analysis

Map #s 3 and 4 are the site of an existing City park that has no foreseeable plans for redevelopment into a multi-family residential complex, so MF-15 zoning is not needed. The most suitable uses for these parcels are as a City park, or as single-family attached or detached.

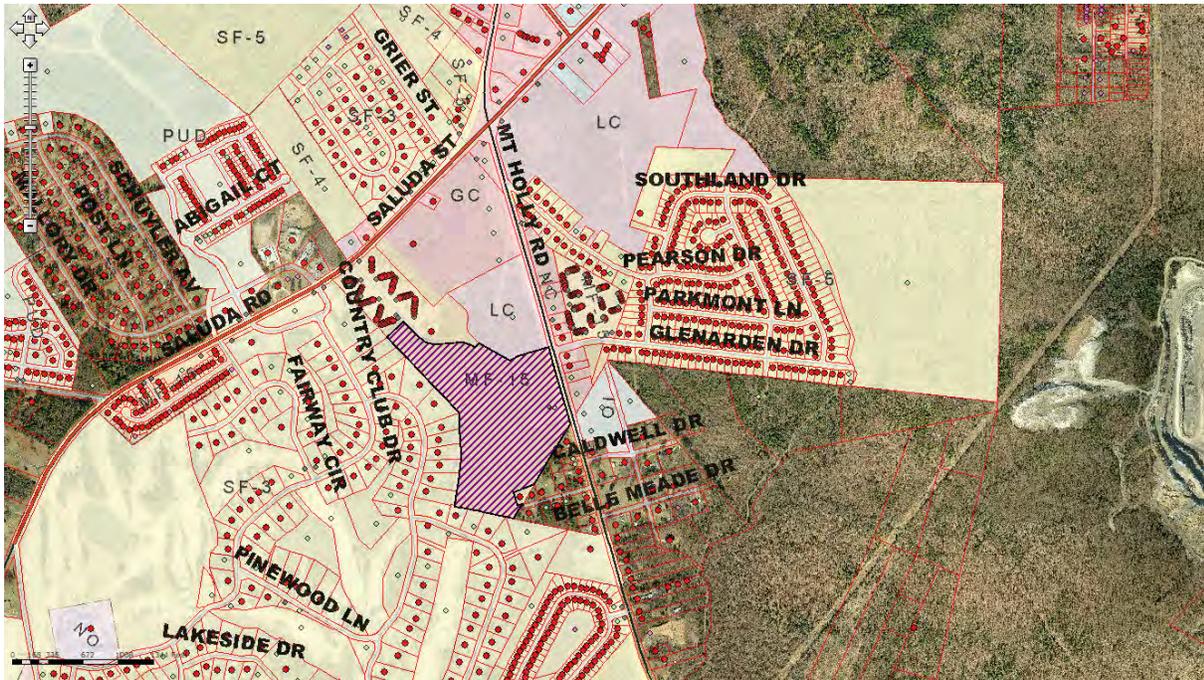
Map #s 1 and 2 were formerly the site of the Midtown Apartments, which the City demolished several years ago, placing a lien on the property to one day recover the cost of the demolition. Because of that, redevelopment of those two parcels is the only way that the City can feasibly recover the demolition costs. However, the site is not well suited for multi-family development. The properties' location does not provide a land-use transition in a way that protects existing neighborhoods. While they are somewhat close to downtown, they are not located immediately in the downtown area, and therefore are distanced from a planned future transit corridor and a well-developed sidewalk system and bike lanes. They are not within walking distance of businesses that can serve daily shopping needs, a major employment area, a major medical office area, a major park, nor a public school. The properties are not well-suited for renters-by-choice. For all of those reasons, Map #s 1 and 2 would be best redeveloped with a single-family detached. A single-family attached product may also be considered given the unique history of the site.

Area B-2

Property owner	Location	Acres	Existing conditions	Current zoning	Proposed zoning
FBSA 1, LLC 215 North Pine Street Spartanburg, SC 29304	1070 & 1088 Mt. Holly Road TMS# 602-07-01-001	36.71	Undeveloped	MF-15	MF-8 on front 10 acres; SF-5 to rear

Site Description

This parcel is located south of the Mt. Holly Road/Saluda Street intersection near the site of the proposed Wal-mart Super Center. It is currently undeveloped. It is surrounded by existing single-family residences in the SF-3 zoning district in the City and the Rural Conservation I District (RC-1) and Planned Development District (PD) in the County; undeveloped property in the LC zoning district; and an existing apartment complex (also zoned MF-15).



Zoning Analysis

While a small corner of this property is adjacent to an existing apartment complex, the majority of it backs up to the Rock Hill Country Club, a golf course neighborhood of large-lot single-family residences. As currently zoned, the property is large enough that a large number of units could be built on the site if the MF-15 zoning were retained. Therefore, retaining the zoning of this site as MF-15 would not provide a land-use transition in a way that protects existing neighborhoods. However, given its proximity to a future Walmart Supercenter and the core of the City, as well as its location within an area with a well-developed sidewalk system as well as its zoning for an elementary school (Oakdale) about which the school district does not have concerns about capacity, having the ability to build a single-family attached product on a portion of the property makes sense.

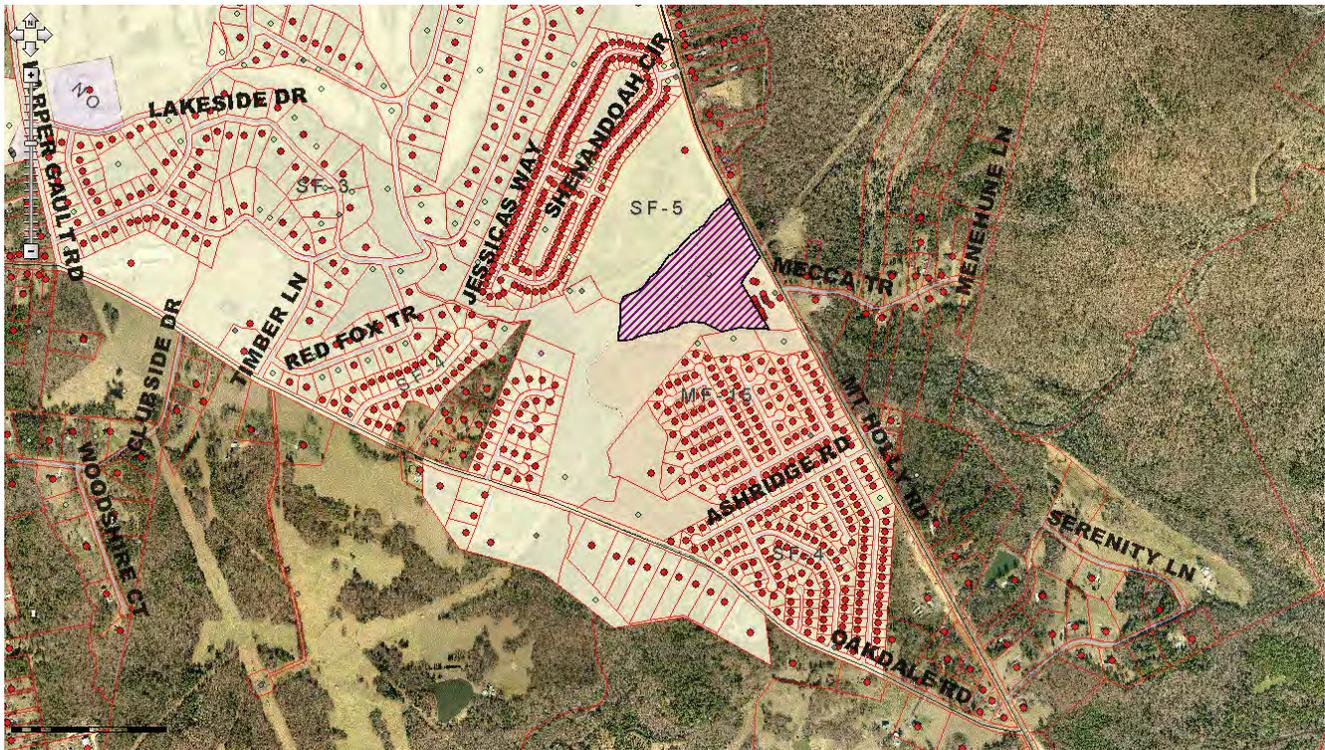
The most suitable use for the property closest to Mt. Holly Road is single-family attached, so we recommend rezoning to MF-8 zoning there. The most suitable use for the property closest to the country club is single-family detached, so we recommend rezoning to SF-5 there.

Area B-3

Property owner	Location	Acres	Existing conditions	Current zoning	Proposed zoning
Fort Mill Housing Services, Inc. PO Box 220 Fort Mill, SC 29716	1408 Mt. Holly Road TMS# 619-01-01-021	19.54 acres total (3/4s is zoned MF)	Undeveloped	MF-15 & SF-3	SF-3

Site Description

This parcel is located near the end of the City’s current jurisdiction on Mt. Holly Road. It is split-zoned MF-15 and SF-3. It is surrounded by existing single-family residences in the Taylor Oaks subdivision (zoned MF-15 and SF-4), the Holly Ridge apartments (zoned MF-15), undeveloped land that is split zoned MF-15 and SF-3, one existing single-family residence on a 27.99-acre tract of land in the SF-5 zoning district, and an undeveloped, 91.24-acre tract across Mt. Holly Road, which is zoned Residential Conservation I (RC-I) District in the County.



Zoning Analysis

Although this property is bounded by floodplains and a road on all sides, which would provide some buffer between it and single-family residential development, it nonetheless is not an ideal location for multi-family. It is in a remote location towards the outskirts of the City’s boundaries with no services within walking distance. It is not located on a planned future transit corridor, nor in an area with a well-developed sidewalk and cycling network. It is not likely to attract renters-by-choice.

The most suitable use for this property is single-family detached, so we recommend rezoning the MF-15 portion of the site to SF-3, which is the zoning for the other portion of the site.

Area B-4

Property owner	Location	Acres	Existing conditions	Current zoning	Proposed zoning
Barron Erwin Carothers, Trustee 19 Bennings Court San Francisco, CA 94124	343 Robinson Street TMS# 600-16-04-010	24.9	Undeveloped	MF-8	SF-5

Site Description

This parcel, which is undeveloped, is located generally between Saluda Road and Crawford Road southwest of Heckle Boulevard at the end of Robinson Street. It is surrounded by existing single-family residential uses in the SF-4 zoning district, undeveloped land in the SF-4 and SF-5 zoning districts in the City (including a large SF-5 parcel that is owned by the same person), and undeveloped land in the Residential Development I District (RD-I) in the County.



Zoning Analysis

One side of this property is bounded by a large floodplain area, which means that its only immediately viable access is through an existing single-family neighborhood. However, single-family attached is too dense of a product to run through the existing neighborhood streets, especially considering that the size of this parcel could support many units. Additionally, the location is not within walking distance of businesses that could serve daily shopping needs, a major employment area, a major medical office area, a public school, nor a park. It is not located along a planned transit corridor nor is it in an area with a well-developed sidewalk and cycling network.

The most suitable use for this property is single-family detached. The proposed zoning district is SF-5 because the same property owner owns an adjacent parcel with that zoning.

Area B-5

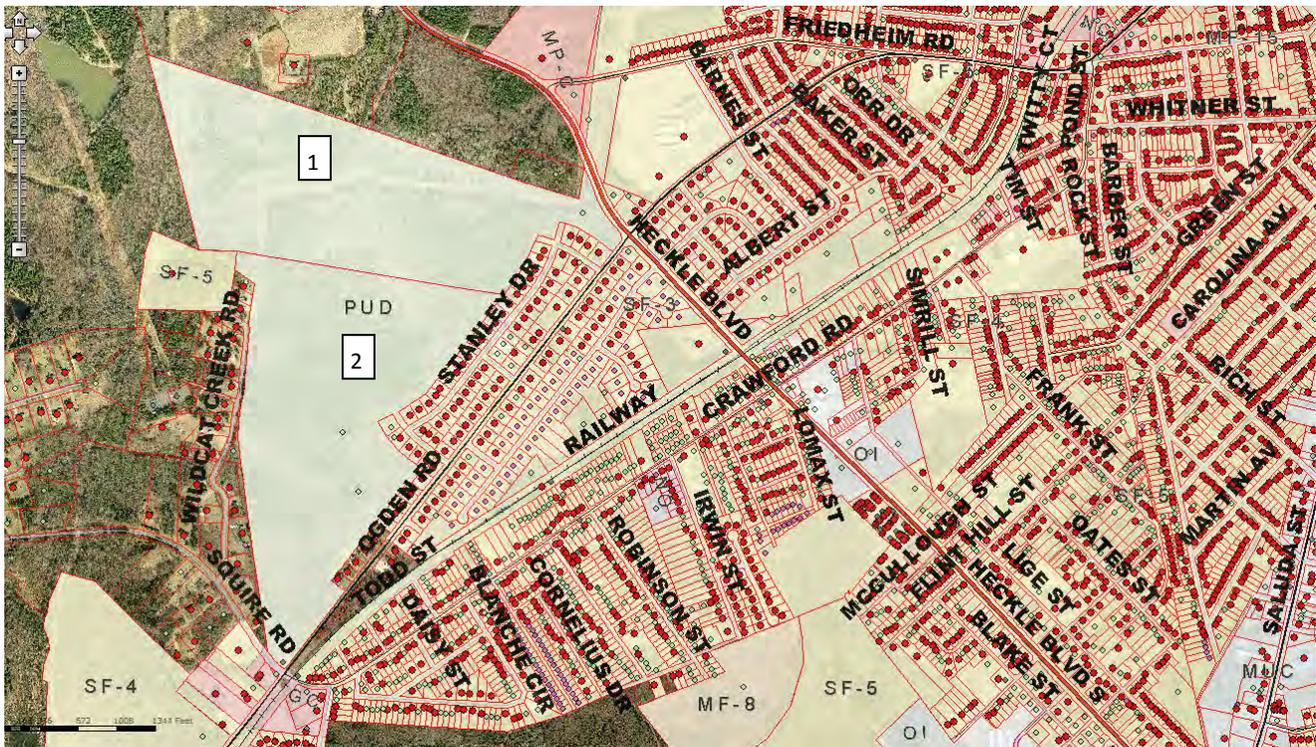
Property owner	Map #	Location	Acres	Existing conditions	Current zoning	Proposed Zoning
Walton South Carolina, LLC C/O Cold River Land, LLC PO Box 2249 Cumming, GA 30028	1	1131 Stanley Drive TMS# 599-04-03-002	97.92	Undeveloped; streams & floodplains consume ~ 1/3	PUD	Amended PUD
	2	1360 and 1364 Ogden Road TMS# 599-07-01-002	101.9	Undeveloped	PUD	Amended PUD
			199.9			

Background

The Tanglewod PUD Master Plan calls for up to 925 single-family detached or attached residences. Since that time, a preliminary plat was approved on 5/25/06 for 311 single-family residences on a portion of this site. Civil plans for the single-family detached phase were approved in April 2008. No preliminary plan has been submitted for the single-family attached portion of this site to date.

Site Description

These two parcels make up the Tanglewod Planned Unit Development, which calls for up to 950 single-family attached or detached units. This project is surrounded by existing single-family residences in the SF-3 zoning district in the City, as well as by single-family residences and undeveloped property in the Residential Development I District (RD-1) in the County.



Zoning Analysis

This development would support a high number of overall units and a high number of townhouse units in particular, given the location of this property. The location abuts an existing single-family residential neighborhood and includes significant floodplain and City-designated flood-prone areas. It is not within walking distance of businesses that can serve daily shopping needs, a major park, or a major employment center, a major medical office area, or a public school. It is not located along a planned future transit corridor nor in an area with a well-developed sidewalk and cycling network. Additionally, it is located in an area served by an elementary school, Sunset Park, about which the school district has capacity concerns. Therefore, the best use for this property is single-family residential detached. However, if the plan were reworked and incorporated green space/park, or mixed-use, some single-family attached product may be considered.

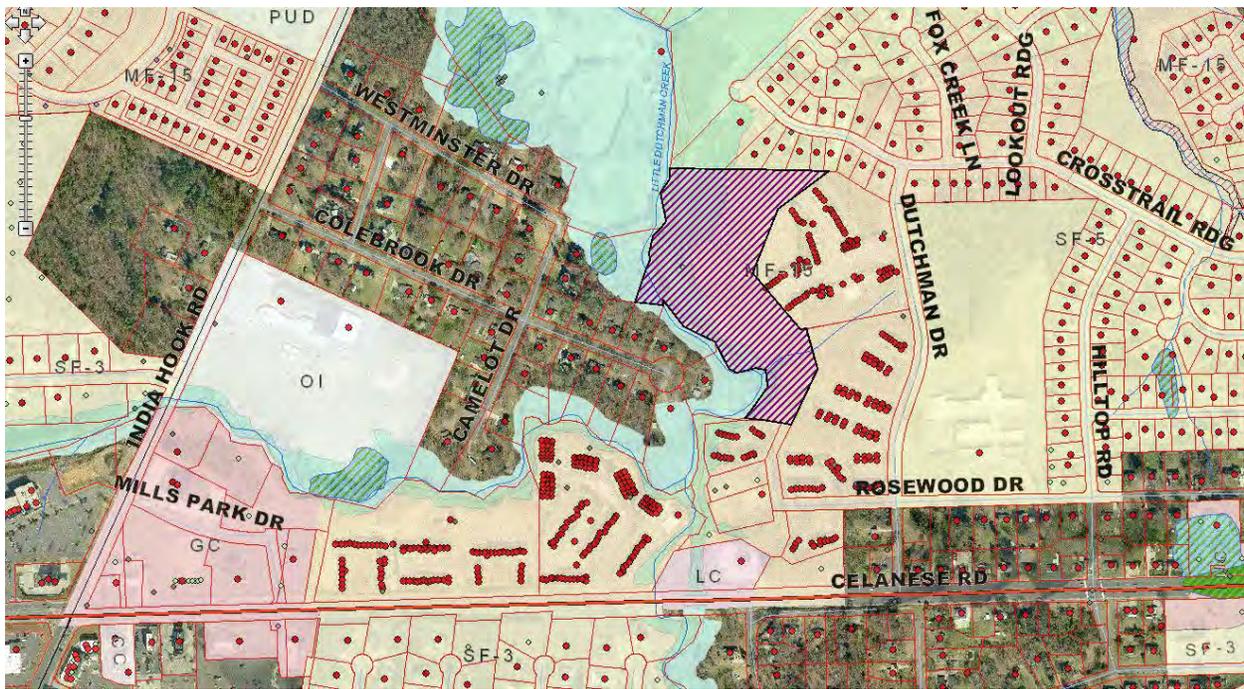
For these reasons, we recommend amending the PUD to allow fewer numbers of single-family attached than it currently allows, capping it at 200 units on Area 4 of the PUD Master Plan only.

Area B-6

Property owner	Location	Acreage	Zoning District	Existing conditions
Florin and Georgeta Daduica 240 Holbrook Road Fort Mill, SC 29715	2410 Colebrook Drive 636-02-04-002	12.45	MF-15	Undeveloped; floodplains exist on about half of land

Site Description

This undeveloped parcel located off Dutchman Drive. It is owned by the same people who own the adjacent apartment complex (Carolina Crossing). About half of it is floodplains. It is landlocked but could have access through the existing apartment complex. In addition to the existing multi-family use, it is adjacent to single-family residences in the Quiet Creek subdivision (zoned MF-15 and SF-5). Little Dutchman Creek runs between it and the Camelot Woods subdivision that is located in the County and is zoned RC-1 (Residential Conservation I District).



Zoning Analysis

This property is not located in a key redevelopment area. It is not located close to services and facilities that can serve daily shopping needs, nor a major employment area, medical office area, public school, or park. It is located in an automobile-dominated area without a well-developed sidewalk or cycling network. It is located along a corridor with known traffic problems.

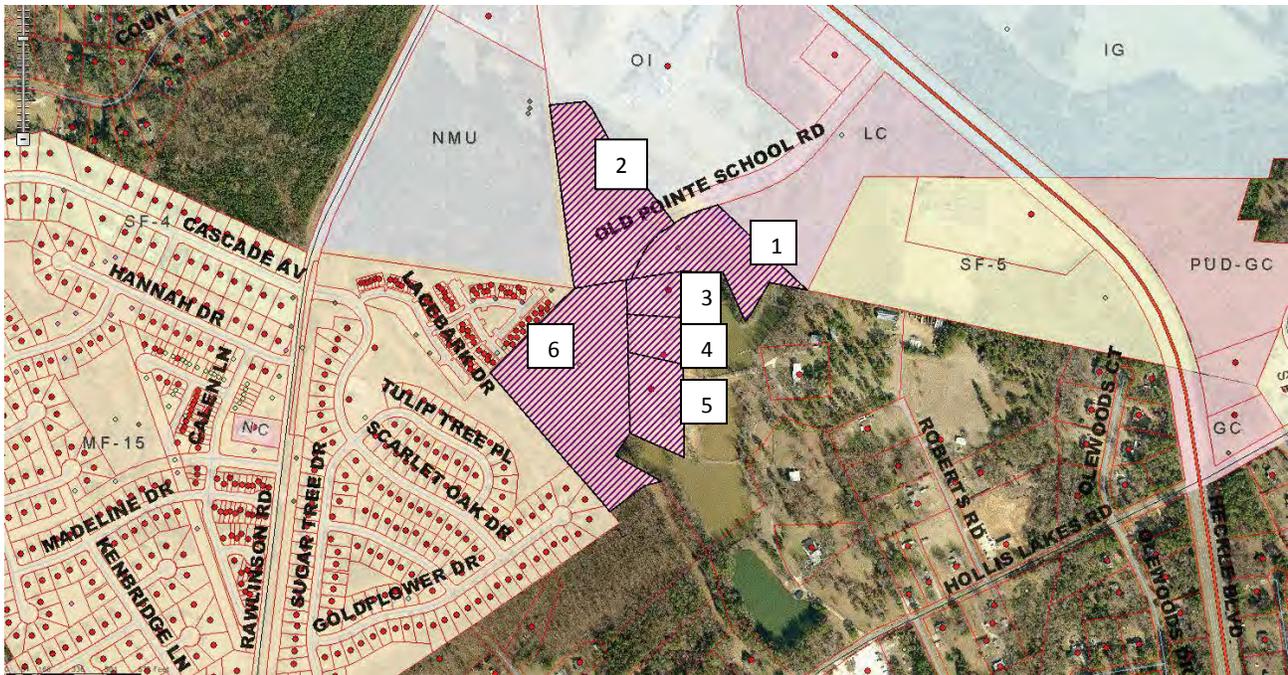
Therefore, it is not well suited for multi-family development. We recommend the SF-5 zoning district for this property.

Area C-1

Map #	Property owner	Location	Acres	Existing conditions	Current zoning	Proposed zoning
1	Rock Hill School District #3 4545 Anderson Rd. Rock Hill, SC 29730	TMS# 542-03-01-257	4.6	Undeveloped	MF-15	SF-5
2	Magdelene Sutton, Trustee 600 Roberts Rd. Rock Hill, SC 29732	TMS# 542-03-01-008	7.66	Undeveloped	MF-15	SF-5
3	James and Daphne Mahon 439 Old Pointe School Rd. Rock Hill, SC 29732	439 Old Pointe School Rd.; TMS# 542-03-01-012	1.3	Single-family residence	MF-15	SF-5
4	Jeffrey and Mary Long 455 Old Pointe School Rd. Rock Hill, SC 29732	455 Old Pointe School Rd.; TMS 542-03-01-011	1.35	Single-family residence	MF-15	SF-5
5	A.C. Sutton, IV 461 Old Pointe School Rd. Rock Hill, SC 29732	461 Old Pointe School Rd.; TMS# 542-03-01-009	2.75	Single-family residence	MF-15	SF-5
6	Magdelene Sutton, Trustee 600 Roberts Rd. Rock Hill, SC 29732	TMS# 542-03-01-007	11.28	Undeveloped	MF-15	SF-5
			28.94			

Site Description

The subject property includes six parcels that are located east of Rawlinson Road and south of Heckle Boulevard, to the rear of the RidgePointe subdivision and at the end of Old Pointe School Road. Surrounding uses include the Ole Pointe school (zoned OI), the YMCA Aquatics Center and undeveloped land owned by the YMCA (zoned NMU), the RidgePointe single-family home and townhome neighborhood (zoned MF-15) and undeveloped land (zoned LC and SF-5) in the City, and undeveloped land and land with detention ponds and single-family homes (zoned Rural Development District and Residential Conservation District II) in York County.



Zoning Analysis

The overall acreage of this site could support a large multi-family project on land that is adjacent to an established single-family subdivision and several large-lot single-family residences outside that subdivision. However, multi-family is not an appropriate use for this site. The property is not served by nearby commercial businesses that could provide residents' daily needs, nor a major park or medical center. It therefore is not likely to appeal to renters-by-choice. It is located off an arterial road and not in a future transit corridor. Additionally, in the past, the public has requested a signal at the only intersection from this location that would give access to that arterial (Old Pointe School Road/Heckle Boulevard) to improve the safety and congestion of vehicular traffic there, especially during peak drop-off and pick-up times for the school. Moreover, is located in an area that is not served with a sidewalk or bike lane system (neither sidewalks nor bike lanes exist on Heckle Boulevard in this area).

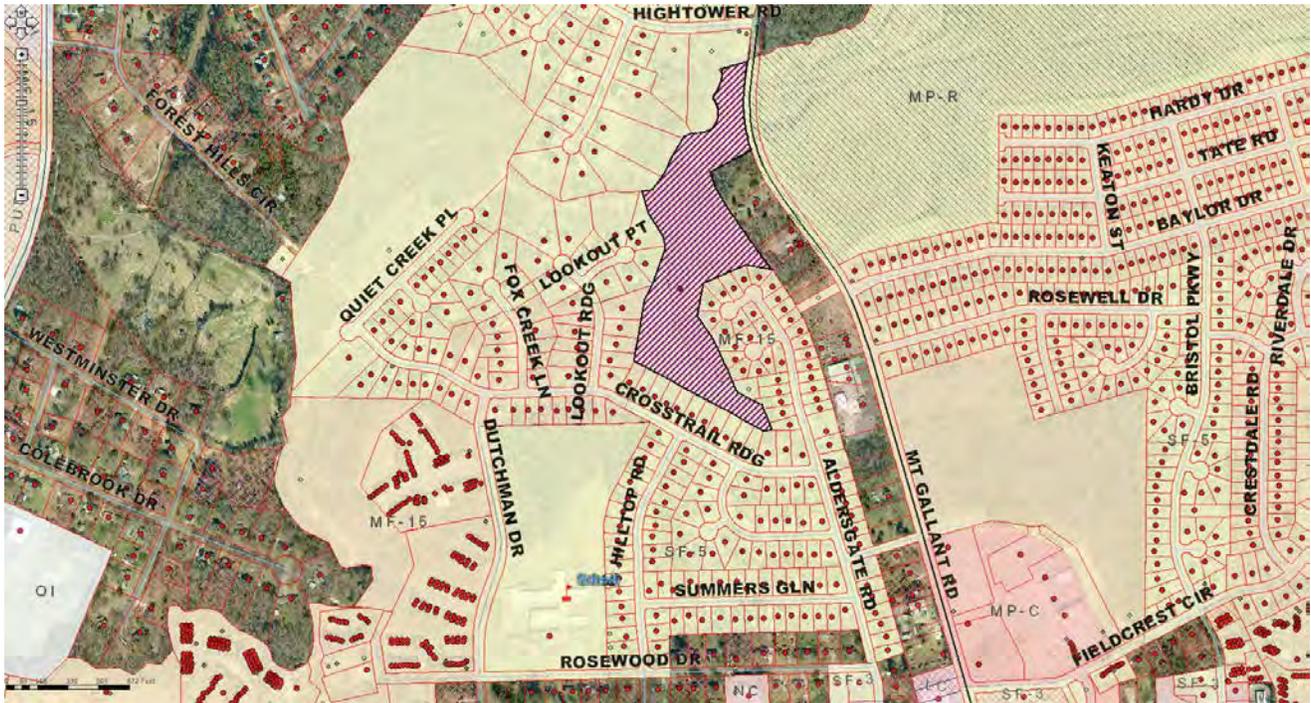
This property is best suited for single-family residential uses. We recommend SF-5 given the diverse densities that surround the property on all sides. However, because some of this land is adjacent to existing single-family attached properties, a future request for rezoning to MF-8 may be considered for some parcels.

Area C-2

Property owner	Location	Acres	Existing conditions	Current zoning	Proposed zoning
Peoples Trust Co., Inc. PO Box 66 Rock Hill, SC 29731	2099 Aldersgate Rd. TMS# 636-03-01-001	14.92	Undeveloped; floodplains on a portion	MF-15 & SF-5	SF-5

Site Description

This parcel, which is split zoned MF-15 and SF-5, is located off Mt. Gallant Road to the south of Gallant Meadows. It is surrounded by single-family homes that are zoned MF-15 and SF-5 in the City, and UD (Urban Development District) in the County.



Zoning Analysis

This parcel contains about seven acres of developable property. It is located off a road corridor with known traffic concerns, feeding into Celanese Road, which also has substantial traffic issues. It is surrounded by single-family residential neighborhoods and would not provide a land use transition in a way that protects them. It is not located in a key redevelopment area, nor in an area served by transit or with a well-developed pedestrian and cycling system. It is not a location that is likely to be attractive to renters by choice.

The most suitable zoning district for the MF-15 portion of this property is SF-5. That would ensure compatibility with the surrounding community and would match the existing zoning district on the other portion of the property.

Area C-3

Map #	Property owner	Location	Acres	Existing conditions	Current zoning	Proposed zoning
1	Crystal Barrett 6025 Norwaldo Ave. Indianapolis, IN 46220	TMS# 594-01-03-010	1.9	Undeveloped	MF-15	MF-8
2	Robert and Kurt Rozee 1470 Museum Road Rock Hill, SC 29732	180 Clark St. TMS# 594-01-03-12	0.35	Single-family home	MF-15	MF-8
3	Palmetto Waterproofing, LLC 1391 Falls Rd. Rock Hill, SC 29730	170 Clark St. TMS# 594-01-03-006	0.46	Single-family home	MF-15	MF-8
4	Carolyn Peay 164 Clark St. Rock Hill, SC 29730	164 Clark St. TMS# 594-01-03-005	0.46	Single-family home	MF-15	MF-8
5	Devalle Carmen 150 Clark St. Rock Hill, SC 29730	150 Clark St. TMS# 594-01-03-003	0.69	Single-family home	MF-15	MF-8
6	Philip Roberts, Et. Al 4310 Deer Run Rock Hill, SC 29732	142 Clark St. TMS# 594-01-03-001	0.26	Single-family home	MF-15	MF-8
7	Melissa Leigh Barrett 5419 Broadleaf Rd. Summerfield, NC 27358	1520 Covington St. TMS# 594-01-03-002	0.42	Power line through most of property	MF-15	MF-8
8	Guy Covington 1533 Covington St. Rock Hill, SC 29732	1533 Covington St. TMS# 594-01-01-001	6.78	Single-family home	MF-15	MF-8
9	Eleanor Covington 1531 Covington St. Rock Hill, SC 29732	1531 Covington St. TMS# 594-01-01-021	0.9	Single-family home	MF-15	MF-8
			12.22			

Map #	Property owner	Location	Acres	Existing conditions	Current zoning	Proposed zoning
10	The Good Family, LLC 223 E. Main St. Rock Hill, SC 29730	TMS#596-04-05-003	2.48	Undeveloped	MF-15	SF-5

Site Description

These parcels are off Constitution Boulevard between Glenwood Drive and Rental Court. Although several have existing single-family homes, we are including them in the group because of redevelopment potential if they were consolidated. These parcels are surrounded by a mix of uses (single-family residential, multi-family residential, light industrial, and offices) and zoning districts (MF-15, SF-5, IG, OI, GC and Planned Unit Development-Office).



Zoning Analysis

While several of these parcels are small, if Map #s 1-9 were combined, they could support a multi-family development that is out of scale with the surrounding area if the MF-15 zoning were retained. MF-15 is not a suitable zoning district for these parcels for several reasons. The property is located such that it provides pedestrian access to a medical office area but not a shopping area that can serve daily needs, a major employment center, a park, or a public school. It is not located along a planned future transit corridor and is not surrounded by an existing cycling network. Its location is not in a key redevelopment area and would not likely attract renters-by-choice.

We recommend MF-8 on Map #s 1-9 and SF-5 on Map # 10.

Area C-4

Property owner	Location	Acres	Existing conditions	Current zoning	Proposed zoning
Crown Development, Inc. 595 North Shiloh Road York, SC 29745	TMS# 540-01-01-100	2.61	Undeveloped	MF-15	SF-4

Site Description

This parcel is located south of West Main Street between the Creekside and the Crossing single-family neighborhoods (zoned MF-15 and Planned Unit Development-Residential, respectively) in the City and a single-family neighborhood in the County (zoned Residential Conservation I District). Across The Crossing road is a City substation. Also nearby are the Rock Hill School District offices and the Applied Technology Center.



Zoning Analysis

MF-15 zoning is unsuitable for this parcel. This property is immediately adjacent to existing neighborhoods. While it is located near a public school, it is not located within walking distance of businesses that can serve daily shopping needs, a major park, a major employment center, or a major medical office area. While it is small in size, it is not in a location that is likely to attract renters-by-choice. It is not located along a planned transit corridor. While sidewalks exist on Main Street, none exist on The Crossing, and no bike lanes exist in the area. Water services are available but sanitary sewer service is located about 300 feet away.

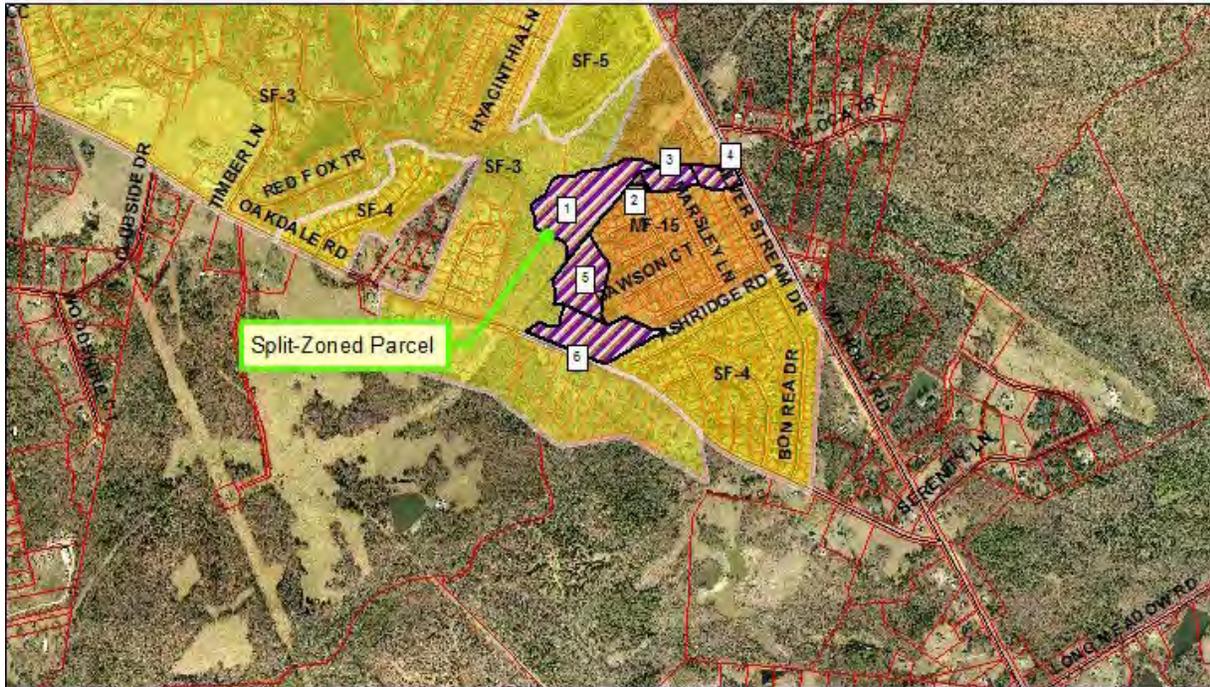
The most suitable use for this property is single-family residential detached. We recommend SF-4 zoning for compatibility with the lot sizes in the surrounding neighborhoods.

Area C-5

Property owner	Map #	Location	Acres	Existing conditions	Current zoning	Proposed zoning
Kelly Hui Gallop 7709 Cliffdale Drive Fayetteville, NC 28314	1	1601 Oakdale Road TMS# 619-01-01-003	31.58 acres (~1/2 is zoned MF)	Undeveloped; majority consumed by wetlands or floodplains	MF-15 & SF-3	SF-4
Patrick and Elizabeth Howell 1722 Oakdale Road Rock Hill, SC 29732	2	1703 Heathland Drive TMS# 619-01-01-022	0.33	Undeveloped; all consumed by wetlands or floodplains	MF-15	SF-4
	3	1721 Marsley Lane TMS# 619-06-01-030	2.35	Undeveloped; all consumed by wetlands or floodplains	MF-15	SF-4
	4	1524 Mt. Holly Road TMS# 619-05-01-022	1.85	Undeveloped; majority consumed by wetlands or floodplains	MF-15	SF-4
Patrick Howell 1722 Oakdale Road Rock Hill, SC 29732	5	1659 Oakdale Road TMS# 619-07-01-051	5.99	Existing single-family home; all consumed by floodplains	MF-15	SF-4
Matthew and Anie Varghese 269 Carolina Ridge Dr. Columbia, SC 29223	6	1663 Oakdale Road TMS# 619-01-01-004	7.44	Undeveloped; portion consumed by floodplains	MF-15	SF-4
			~ 33.96			

Site Description

These parcels are located near the end of the City's current jurisdiction on Mt. Holly Road. Although some developable land exists on Map # 6, the remainder of these properties is largely undevelopable due to the existence of wetlands and floodplains there. These parcels are surrounded by existing single-family residences in the Taylor Oaks subdivision (zoned MF-15 and SF-4), the Holly Ridge apartments (zoned MF-15), and undeveloped land that is split-zoned MF-15 and SF-3.



Zoning Analysis

Map #s 1-5 are almost entirely encumbered by floodplains, so construction of a multi-family project on them is impractical.

Map #6 is located in an area that is occupied by many single-family residences. Therefore, its location does not provide a land-use transition in a way that protects existing neighborhoods. The property is not located within walking distance of businesses that can serve daily shopping needs, a major park, or a major employment center, a major medical office area, nor a public school. The proposed location is not likely to attract renters-by-choice. It is not located along a planned future transit corridor or in an area with a well-developed sidewalk and cycling network.

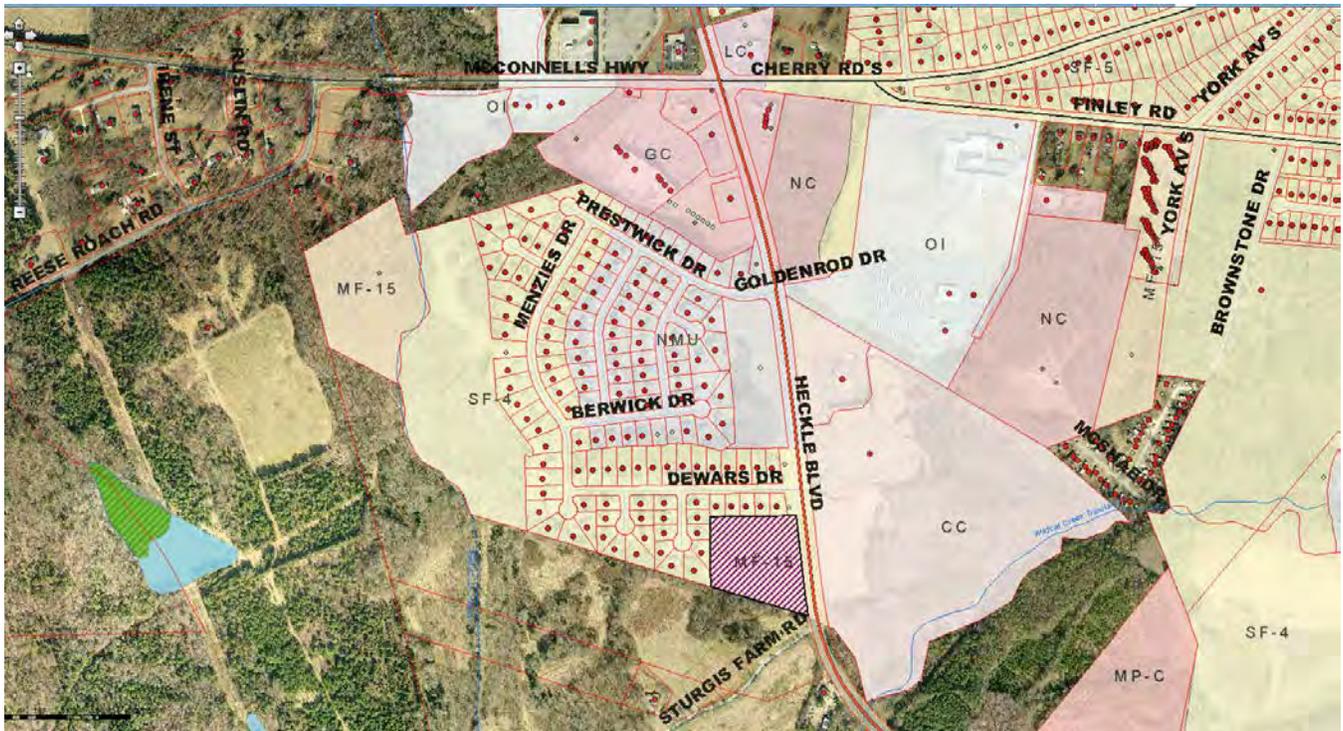
The most suitable use for Map #6 is single-family detached.

Area C-6

Property owner	Location	Acres	Existing conditions	Current zoning	Proposed zoning
Church of Christ at Crawford Road 1554 Crawford Road Rock Hill, SC 29730	TMS# 597-04-01-158	5.1	Undeveloped	MF-15	SF-5

Site Description

This undeveloped parcel is located to the south of McConnells Highway and to the west of Heckle Boulevard, south of the Highland Creek single-family neighborhood. Surrounding uses include the Highland Creek single-family neighborhood (zoned SF-4 and NMU), the Cauthen Funeral Home across Heckle Boulevard from this parcel (zoned CC) in the City, and undeveloped property (zoned Residential Development I District) and single-family residences (zoned Residential Development I District and Residential Conservation I District) in York County.



Zoning Analysis

MF-15 zoning is not appropriate for this parcel. In addition to being owned by a church with plans to develop it for church use, the property is immediately adjacent to a single-family residential neighborhood. It is not located within walking distance of businesses that can serve daily shopping needs, a park, a major employment center, a major medical office area, nor a public school. It is not located along a planned future transit corridor and is not located in an area with a well-developed sidewalk and cycling network. It is not in a location that would be desirable to renters-by-choice.

The most suitable uses for this location are religious institution; small-small-scale neighborhood commercial use, such as a day care center; or additional single-family residential detached. We recommend zoning of SF-5, which would allow religious institutions by special exception and single-family detached residences by right.

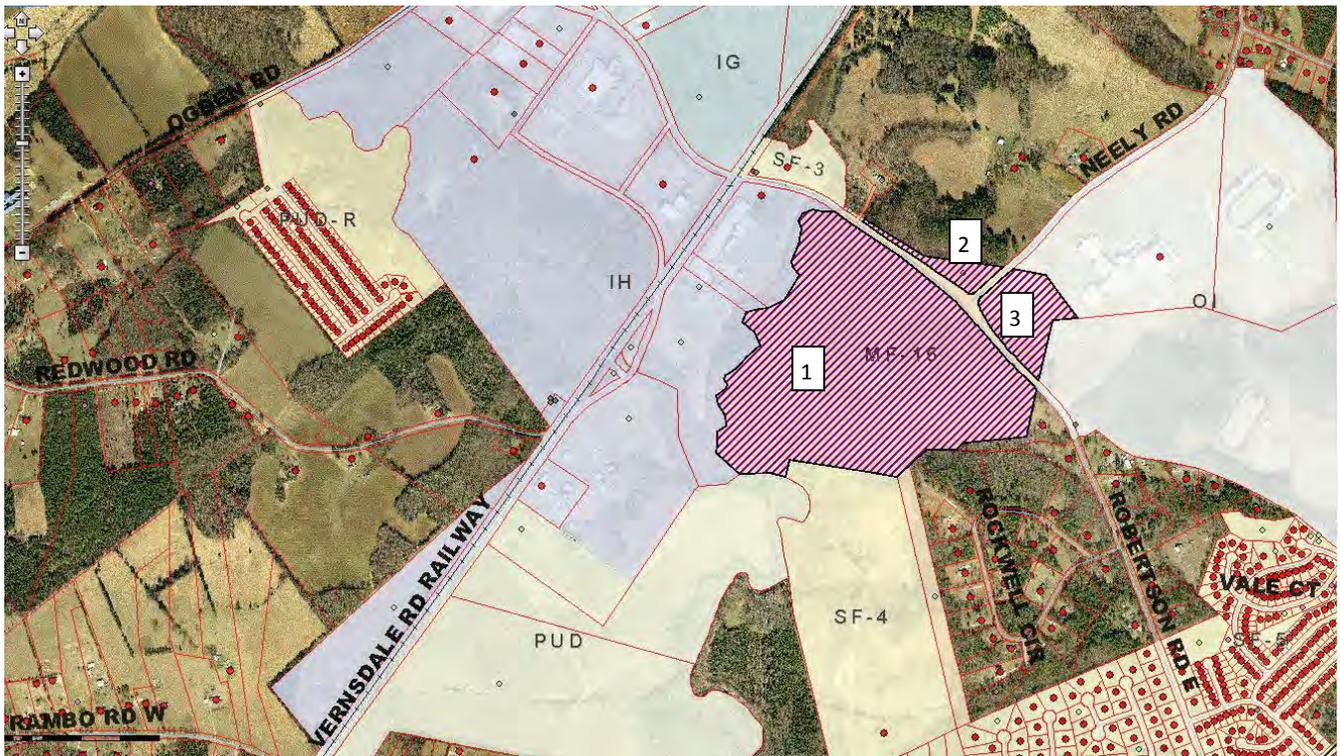
Area C-7

Property owner	Map #	Location	Acres	Existing conditions	Current zoning	Proposed zoning
Restorations and Redevelopment Solutions, LLC PO Box 220 Mount Pleasant, SC 29465	1	280 Robertson Road TMS# 603-02-01-003	90.87	Undeveloped; floodplains on about ¼ of parcel	MF-15	SF-4

Property owner	Map #	Location	Acres	Existing conditions	Current zoning	Proposed zoning
Rock Hill School District #3 of York County PO Box 10072 Rock Hill, SC 29731	2	291 Robertson Road TMS# 603-02-01-005	3.14	Undeveloped	MF-15	OI
	3	347 Robertson Road TMS# 603-02-01-006	9.66	Undeveloped	MF-15	OI
			12.8			

Site Description

These sites are located off Robertson Road east of Vernsdale Road. They are undeveloped and are surrounded by the South Pointe High School and grounds (zoned OI), existing single-family residences on large tracts of land that are zoned SF-4 in the City and Residential Conservation I District (RC-1) in the County, industrial uses that are zoned IH, and undeveloped land that is zoned Planned Unit Development.



Zoning Analysis

MF-15 zoning is not appropriate for these parcels. They are located toward the outer boundaries of the City in the “Edge Management”-designated area of the Vision 2020 Comprehensive Plan. They are not near any services. They are not located along a planned future transit corridor nor are they in an area with a well-developed sidewalk and cycling network. They are not in a location that is likely to attract renters-by-choice. Yet their combined size, particularly on Map #1, is large enough to support many units if MF-15 zoning were retained.

The most suitable uses for Map #1 is single-family detached, so we recommend SF-4 to maintain compatibility with lot sizes in the surrounding neighborhoods. The most suitable use for Map #s 2 and 3 is school use, so Office and Institutional is the most appropriate zoning district.

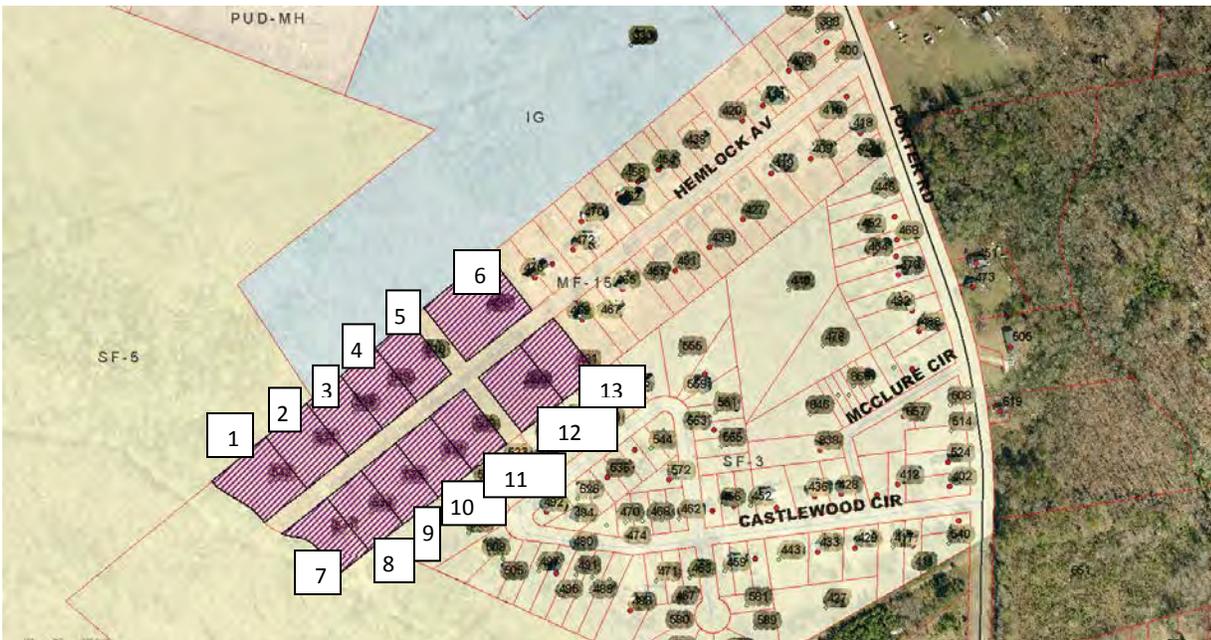
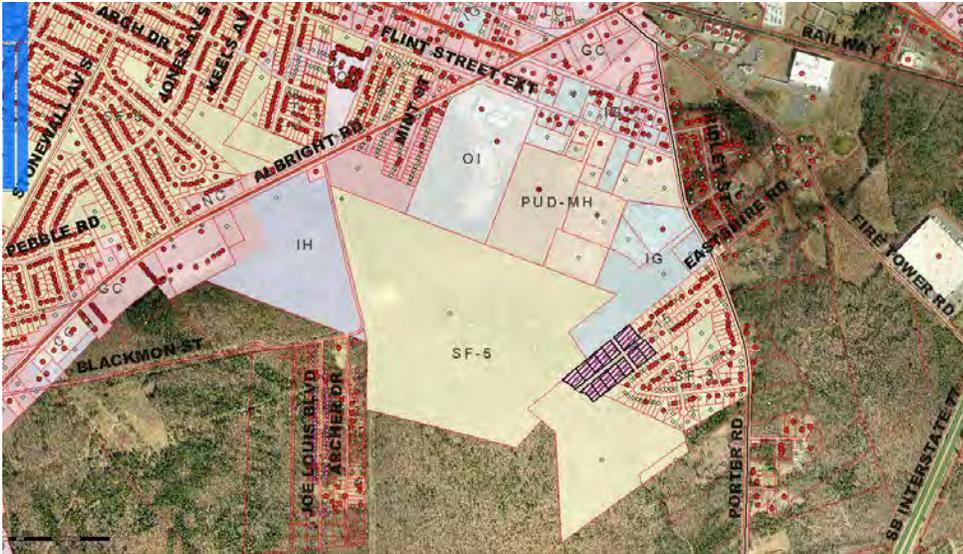
Area D-1

Property owner	Map #	Location	Acres	Existing conditions	Current zoning	Proposed zoning
Housing Development Corporation of Rock Hill PO Box 11706 Rock Hill, SC 29731	1	542 Hemlock Avenue TMS# 624-02-01-017	0.75	Undeveloped	MF-15	SF-5
	4	518 Hemlock Avenue TMS# 624-02-01-014	0.55	Undeveloped	MF-15	SF-5
	6	498 Hemlock Avenue TMS# 624-02-01-012	1.08	Undeveloped	MF-15	SF-5
	9	525 Hemlock Avenue TMS# 624-02-01-020	0.56	Undeveloped	MF-15	SF-5
	12	499 Hemlock Avenue TMS# 624-02-01-023	0.68	Undeveloped	MF-15	SF-5
Robert K. and Anne M. Marshall Sr. Marshall Revocable Trust PO Box 91 Rock Hill, SC 29731	2	534 Hemlock Avenue TMS# 624-02-01-016	0.65	Undeveloped	MF-15	SF-5
	5	510 Hemlock Avenue TMS# 624-02-01-013	0.56	Undeveloped	MF-15	SF-5
	8	533 Hemlock Avenue TMS# 624-02-01-019	0.55	Undeveloped	MF-15	SF-5
	11	509 Hemlock Avenue TMS# 624-02-01-022	0.56	Undeveloped	MF-15	SF-5
Frances Locke Marshall C/O Moore & Moore CPAs PO Box 230 Rock Hill, SC 29731	3	526 Hemlock Avenue TMS# 624-02-01-015	0.55	Undeveloped	MF-15	SF-5
	7	541 Hemlock Avenue TMS# 624-02-01-018	0.52	Undeveloped	MF-15	SF-5
	10	517 Hemlock Avenue TMS# 624-02-01-021	0.56	Undeveloped	MF-15	SF-5
	13	481 Hemlock Avenue TMS# 624-02-01-024	0.57	Undeveloped	MF-15	SF-5
			8.14			

Site Description

These parcels form an 8.14-acre contiguous block at the end of Hemlock Avenue off Porter Road. Because their ownership is consolidated into three owners, there is some opportunity for someone to purchase and develop all of the parcels together.

They are surrounded by existing single-family residences in the Hemlock Acres subdivision (also zoned MF-15), as well as undeveloped property that is zoned IG and SF-5.



Zoning Analysis

MF-15 is not suitable zoning for these parcels. They are located at the rear of an existing single-family residential neighborhood with its only access through the small neighborhood road. Therefore, the land does not provide a land-use transition in a way that would protect existing neighborhoods if a multi-family use were placed on this site. The properties are not located within walking distance of businesses that can serve daily shopping needs, a major park, or major employment center, a major medical office area, nor a public school. The proposed location is not suited for renters-by-choice. The properties are not along a planned future transit corridor, nor are they in an area with a well-developed sidewalk and cycling network. Moreover, this location is not compatible with Vision 2020 Land Use Map for multi-family use.

A single-family detached use is the most suitable for this location. We recommend SF-5 to maintain compatibility with existing lot sizes in the area.

Area D-2

Property owner	Map #	Location	Acres	Existing conditions	Current zoning	Proposed zoning
Paces Manor York Lots, LLC 2730 Cumberland Blvd. Smyrna, GA 30080	1	830 Finley Rd. TMS# 598-27-01-015	0.16	Undeveloped; totally within City-designated flood-prone area	MF-15	SF-5
	2	826 Finley Rd. TMS#598-27-01-014	0.17	Undeveloped; totally within City-designated flood-prone area	MF-15	SF-5
	3	822 Finley Rd. TMS# 598-27-01-013	0.17	Undeveloped; primarily encumbered by City-designated flood-prone area and utility easement	MF-15	SF-5
	4	818 Finley Rd. TMS# 598-27-01-012	0.17	Undeveloped	MF-15	SF-5
	5	814 Finley Rd. TMS# 598-27-01-011	0.17	Undeveloped	MF-15	SF-5
	6	810 Finley Rd. TMS# 598-27-01-013	0.17	Undeveloped	MF-15	SF-5
	7	806 Finley Rd. TMS# 598-27-01-013	0.19	Undeveloped	MF-15	SF-5
	8	234 McFadden St. TMS# 598-27-01-013	0.17	Undeveloped	MF-15	SF-5
			1.37			

Site Description

These parcels are located at the Finley Road-McFadden Street intersection, south of the Manor York Senior Apartments. They are part of the McFadden Estates Ph. I subdivision but have been purchased by Paces Manor York Lots, LLC, the owner of the existing complex, over the past few years. In addition to the apartment complex, these parcels are surrounded by existing single-family uses in the MF-15 zoning district and the SF-5 zoning district. Also nearby is the vacant MF-15-zoned tract that is shown as Area D-3 as well as a plant inventory area owned by Wilson’s Brothers Nursery, which is zoned Industry General.



Zoning Analysis

These parcels are owned by the same entity that owns the adjacent senior apartment facility. However, additional multi-family in this location would not provide a land-use transition in a way that protects the surrounding single-family uses. Moreover, they are not located within walking distance of businesses that can serve daily shopping needs, a major park, a major medical office area, a major employment center, nor a school. The property location is likely not attractive to renters-by-choice. These parcels are not located along a planned future transit corridor, nor are they located in an area with a well-developed sidewalk and cycling network. Three (Map #s 1, 2, and 3) are located within a City-designated flood-prone area.

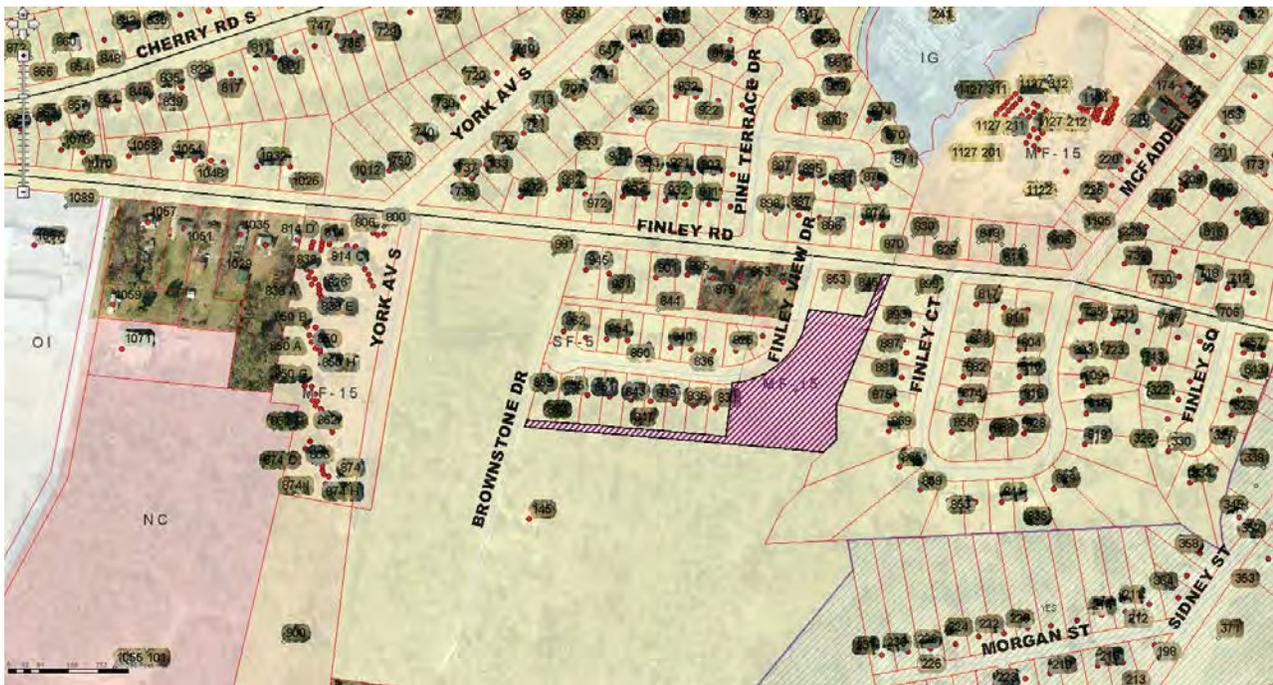
The most suitable use for these parcels is single-family residential detached. We recommend SF-5 zoning given that the surrounding single-family uses are zoned SF-5.

Area D-3

Property owner	Location	Acres	Existing conditions	Current zoning	Proposed zoning
Arthur Whitesell 4705 Steele Village Road Rock Hill, SC 29730	TMS# 598-28-01-001	2.53	Undeveloped	MF-15	SF-5

Site Description

A remainder piece of the Finley View single-family home neighborhood, this parcel is located to the south of Finley Road. It is shown on a 2001 final plat for the neighborhood as being designated for townhouse use, but that plat does not retain any vested status today. The remainder of the neighborhood is zoned SF-5, with the exception of two small parcels that are split zoned between MF-15 and SF-5 and three that remain in the County under Residential Development I District zoning. In addition to the existing single-family homes in the neighborhood, this site is adjacent to one single-family home on a large tract that is zoned SF-5.



Zoning Analysis

This location does not provide a land-use transition in a way that would protect existing neighborhoods if a multi-family use were placed on this site. The remainder of the Finley View neighborhood is built with single-family residential detached, as is the adjacent large tract of land that has an existing single-family residence on it. Additionally, the property is not located within walking distance of businesses that can serve daily shopping needs, a major park, a medical office area, a public school, nor a major employment center. The location is not suited for renters-by-choice. It is not located along a planned future transit corridor and is not located in an area with a well-developed sidewalk and cycling network.

The most suitable use for this location is single-family detached. We recommend the SF-5 zoning district in order to maintain compatibility with the remainder of the portion of Finley View that is located in the City.

Area D-4 (a)

Property owner	Location	Acres	Existing conditions	Current zoning	Proposed zoning
Isabel Ward, Trustee 1228 Thornwell Ave. Rock Hill, SC 29732	715 Iredell Street TMS# 628-02-02-022	5.01	Undeveloped; portion located in City-designated flood-prone area	MF-15	SF-5

Site Description

This undeveloped parcel is located between Annaprel Street and Iredell Street to the east of Confederate Avenue. Surrounding uses include single-family residences in the Single-Family 5 (SF-5), Planned Unit Development-Residential (PUD-R), and MF-15 zoning districts; duplexes in the MF-15 zoning district; and a few multi-family residences in the MF-15 zoning district.



Zoning Analysis

Although this property is located proximately to a public school, the Northside Recreation Center, and Confederate Park, it is buried within existing single-family neighborhoods. This makes it an unsuitable site for multi-family use given the lack of land-use transition. Additionally, the site is not located near businesses that can serve daily shopping needs, a major employment center, a major medical office area, nor a major park. It is not located along a planned future transit corridor, nor in an area with a well-developed sidewalk and cycling network. Moreover, it is located in an area zoned for an elementary school, Northside, about which the school district has capacity concerns. Additionally, its location is not well-suited for renters-by-choice.

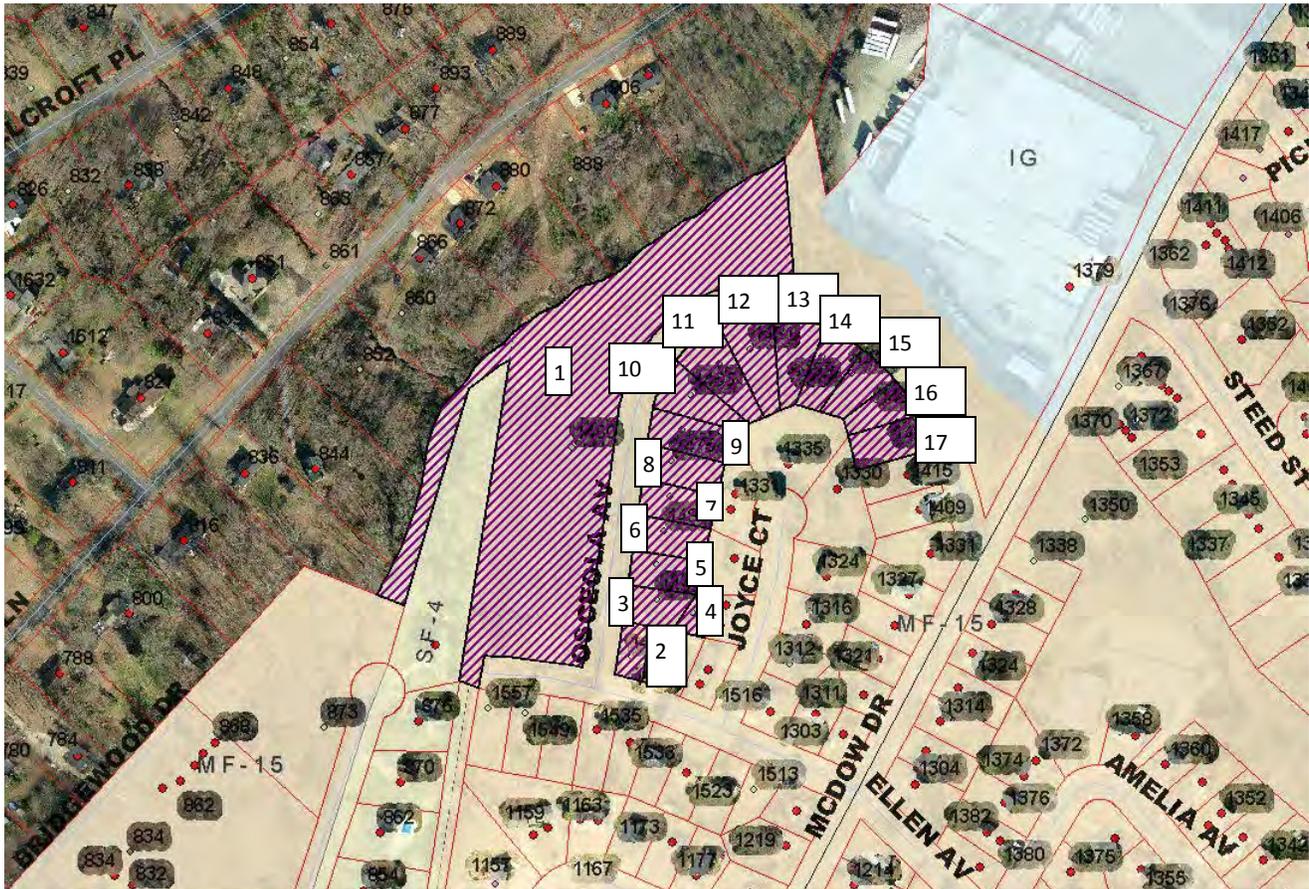
The most suitable use for this parcel is single-family detached. We recommend SF-5 zoning to maintain compatibility with the surrounding single-family detached zoning.

Area D-4 (b)

Property owner	Map #	Location	Acres	Existing conditions	Current zoning	Proposed zoning
Isabel Ward, Trustee 1228 Thornwell Ave. Rock Hill, SC 29732	1	TMS# 631-02-02-001	4.91	Undeveloped; floodplains consume about 1/2	MF-15	SF-4
	2	1534 Ellen Ave. TMS# 631-02-01-036	0.12	Undeveloped	MF-15	SF-4
	3	1499 Osceola Ave. TMS# 631-02-01-002	0.17	Undeveloped	MF-15	SF-4
	4	1497 Osceola Ave. TMS# 631-02-01-002	0.05	Undeveloped	MF-15	SF-4
	5	1493 Osceola Ave. TMS# 631-02-01-003	0.19	Undeveloped	MF-15	SF-4
	6	1487 Osceola Ave. TMS# 631-02-01-004	0.19	Undeveloped	MF-15	SF-4
	7	1481 Osceola Ave. TMS# 631-02-01-005	0.20	Undeveloped	MF-15	SF-4
	8	1475 Osceola Ave. TMS# 631-02-01-006	0.21	Undeveloped	MF-15	SF-4
	9	1469 Osceola Ave. TMS# 631-02-01-007	0.21	Undeveloped	MF-15	SF-4
	10	1463 Osceola Ave. TMS# 631-02-01-008	0.23	Undeveloped	MF-15	SF-4
	11	1457 Osceola Ave. TMS# 631-02-01-009	0.27	Undeveloped	MF-15	SF-4
	12	1451 Osceola Ave. TMS# 631-02-01-010	0.27	Undeveloped	MF-15	SF-4
	13	1445 Osceola Ave. TMS# 631-02-01-011	0.24	Undeveloped	MF-15	SF-4
	14	1439 Osceola Ave. TMS# 631-02-01-012	0.21	Undeveloped	MF-15	SF-4
	15	1433 Osceola Ave. TMS# 631-02-01-013	0.18	Undeveloped	MF-15	SF-4
	16	1427 Osceola Ave. TMS# 631-02-01-014	0.15	Undeveloped	MF-15	SF-4
	17	1421 Osceola Ave. TMS# 631-02-01-015	0.21	Undeveloped	MF-15	SF-4
			8.01			

Site Description

These parcels are located off McDow Drive between India Hook and Ebinport roads. They are undeveloped remainder parcels from the Catawba Terrace single-family residential neighborhood. They are surrounded primarily by single-family residences and duplexes in the MF-15 and SF-4 zoning districts. Also nearby are the Crosscreek condominiums (zoned MF-15). An industrial building is located on to the northeast; it is partially zoned MF-15 but is not being considered for rezoning at this time due to low redevelopment potential as multi-family.



Zoning Analysis

This property is remainder land from a partially developed single-family residential neighborhood. While each parcel (except for Map #1 is small), if combined, this land could support a number of multi-family units if the current zoning district were retained. However, the property is not suited for MF-15 zoning. This is not only due to it not providing a land-use transition in a way that protects existing neighborhoods, but for other reasons as well. It is not located such that it provides easy pedestrian access to businesses that can serve daily shopping needs, a major park, a major employment center, a major medical area, or a public school. It is not a location that is likely to attract renters-by-choice. It is not located along a future transit corridor and is not located in an area with a well-developed cycling or sidewalk network. Additionally, the elementary school that serves it, Richmond Drive, is one about which the school district has capacity concerns.

The most suitable use for this area is single-family residential detached. We recommend SF-4 because of the adjacent property that is zoned that way.

Area D-5

Property owner	Location	Acres	Existing conditions	Current zoning	Proposed zoning
Rock Hill Economic Development Corporation PO Box 11706 Rock Hill, SC 29731	2652 Dave Lyle Blvd. TMS# 700-01-01-030	17.49 (about 10 is the MF-zoned portion)	Undeveloped	MF-15 & CC	SF-3 (with CC portion remaining CC)

Site Description

This parcel, which is undeveloped, is located to the south of Dave Lyle Boulevard between Red River Road and Waterford Park Drive. This parcel is split-zoned CC and MF-15. Due to topographical constraints and large streams on the property that would be costly to cross with roadway and infrastructure, it has been thought that the CC portion probably would ultimately be combined with adjacent land. Initially, it was thought that the CC portion may be combined with land to the west that also is zoned CC, and that the MF-15 portion may be combined with adjacent land to the east that is zoned MF-15 and is currently under construction as the Waterford Terrace Apartments. However, given that only about 1 acre of the 10 acres of MF-15-zoned property is developable due to the severe topographical constraints and the existing streams, it is more likely that the property will be developed in conjunction with the undeveloped land to the south, which is zoned Rural Development District (RUD) in the County. The property is also adjacent to Waterford Business Park to the north across Dave Lyle Boulevard, which is zoned IG in the City.



Zoning Analysis

While no single-family residential is immediately adjacent, and an apartment complex is under construction across a stream from this property, overall it is not a suitable site for multi-family development. The portion of this property that is zoned MF-15 is bordered by two streams and faces severe topography. Because of those streams and topographical constraints, serving the site with utilities and building large apartment buildings on it would be difficult. Moreover, the location is not compatible with the Vision 2020 Land Use Map. It is not within easy walking distance of businesses that could serve daily needs, a major employment area, a major medical office area, a public school, nor a park. Its location is probably not desirable for renters-by-choice. It is not located along a planned transit corridor, and is not in an area with a well-developed cycling network.

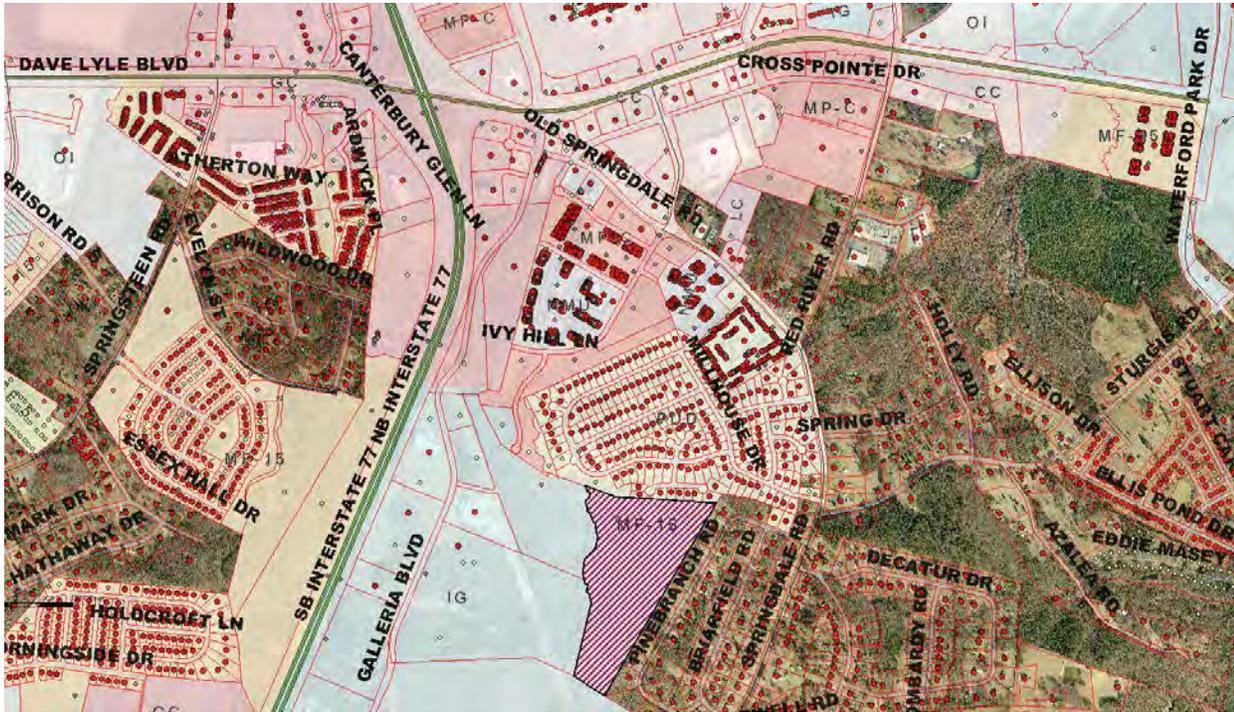
The site has only 1 acre of developable land on its MF-zoned portion of about 10 acres due to creeks that border each side and severe topography. It does not make financial sense to develop this as MF as an expansion of the Waterford Terrace Apartments. It will therefore likely be paired with the large parcel to the south, which is located in the County and is zoned RUD (Rural Development District). Our most analogous zoning district to RUD is SF-3, so we recommend rezoning the MF-15 portion of this site to that zoning district until the property to the south is annexed and rezoned upon future development. We recommend retaining the CC zoning on the remaining part of the parcel.

Area D-6

Property owner	Location	Acres	Existing conditions	Current zoning	Proposed zoning
Thomas B. Carter, Et. Al, Trustees 2541 Catawba Church Rd. Rock Hill, SC 29730	1233 Galleria Blvd. TMS# 669-04-01-002	36.97	Undeveloped	MF-15	SF-3

Site Description

This undeveloped parcel is located east of the Antrim Business Park, which is zoned Industry General, and south and west of Springsteen Plantation, which consists of single-family residences. A portion of Springsteen Plantation is zoned Planned Unit Development (PUD) in the City, and a portion is located Rural Conservation II District (RC-II) in the County.



Zoning Analysis

This parcel abuts existing single-family residential neighborhoods. The parcel is landlocked, with the only access being through an existing single-family residential neighborhood in the County (a large stream runs between it and the Antrim Business Park, so access from that side would be impractical). Therefore, a multi-family use on this site is undesirable. Additionally, multi-family is not compatible with the Vision 2020 Land Use Map in these areas. It is remote in terms of water availability. It is not located within walking distance of businesses that would serve daily shopping needs, a major employment area, a major medical office area, a public school, nor a major park. It is not located in a planned future transit corridor, nor in an area with well-developed sidewalk and cycling networks. It is not well-suited for renters-by-choice.

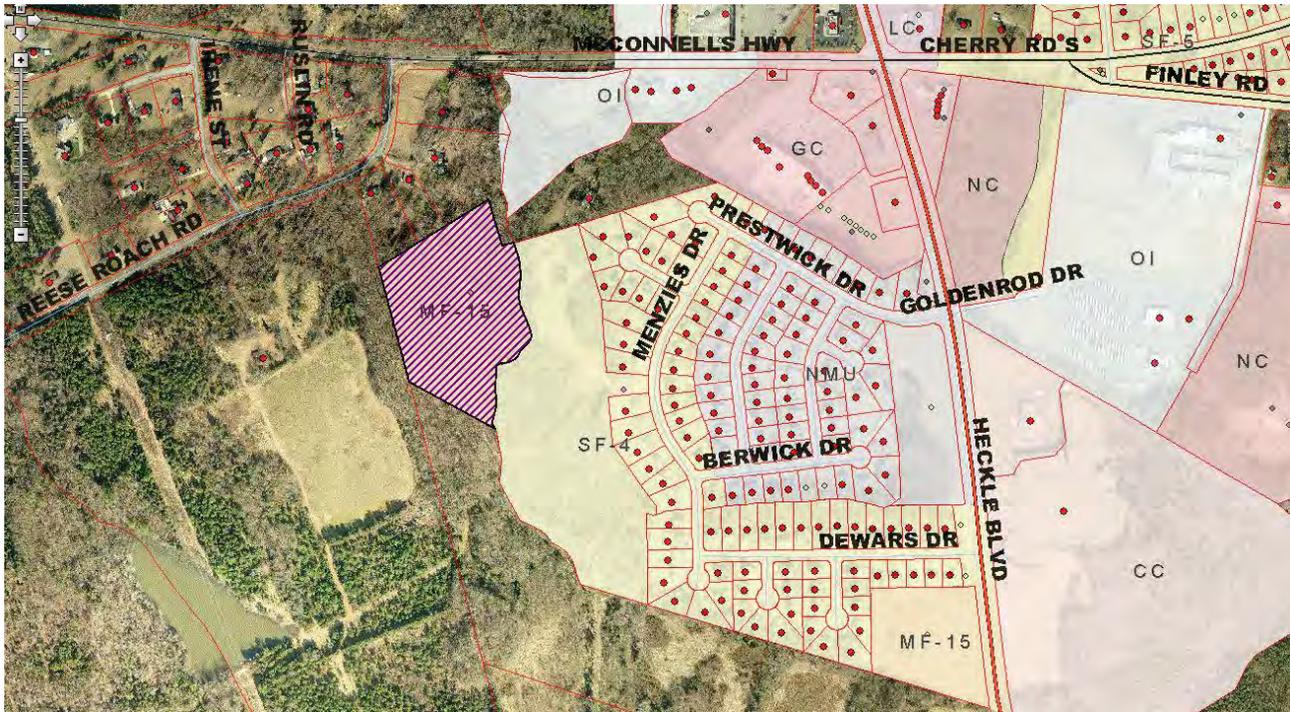
The most suitable use for this property is single-family residential detached. We recommend SF-3 zoning due to the low density of the surrounding neighborhoods.

Area D-7

Property owner	Location	Acres	Existing conditions	Current zoning	Proposed zoning
Ladson Barnes, III 4285 Honeysuckle Road Rock Hill, SC 29732	TMS# 597-04-01-163	9.41	Undeveloped	MF-15	SF-4

Site Description

This undeveloped parcel is located to the south of McConnells Highway and to the west of Heckle Boulevard, west of the Highland Creek single-family neighborhood. About half of the parcel is located in a floodplain area. Surrounding uses include the Highland Creek single-family neighborhood (zoned SF-4 and NMU), including land immediately adjacent the parcel that is undeveloped, and undeveloped property (zoned Residential Development I District) and single-family residences (zoned Residential Development I District and Residential Conservation I District) in York County.



Zoning Analysis

This property is landlocked with access being provided through an existing single-family residential neighborhood. It is not located within walking distance of businesses that can serve daily shopping needs, a major park, or a major employment center. The property is not located such that its location is likely to be attractive to renters-by choice. Sidewalks are not located on McConnells Highway at all, and no bike lanes exist nearby. Sanitary sewer is immediately available but water is about 400 feet away.

The most suitable use for this property is single-family detached. We recommend SF-4 zoning for compatibility with the zoning of the adjacent neighborhood.

Descriptions of City zoning districts

CURRENT ZONING DISTRICTS

RH, Rural Holding

Generally < 1 unit per 5 acres	Minimum lot size: 5 acres
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The Rural Holding (RH) district is intended to preserve and protect lands that are currently rural in character, environmentally-sensitive, or being used for agricultural purposes. The district is intended to act as a “holding zone” for land not yet ready for urban development, with low-density residential uses allowed.

SF-2, Single-Family Residential-2

Generally < 2 units per acre	Minimum lot size: 0.46 acres (20,000 sf)
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The principal use of land is existing single-family detached residential development at a low density, although complementary uses customarily found in a residential setting are allowed.

SF-3, Single-Family Residential-3

< 3 units per acre	Minimum lot size: 0.32 acres (14,000 sf)
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The principal use of land is single-family detached residential development at a moderate density, although complementary uses customarily found in a residential setting are allowed.

SF-4, Single-Family Residential-4

< 4 units per acre	Minimum lot size: 0.21 acres (9,000 sf)
------------------------------	--

The principal use of land is single-family detached residential development at a moderate density, although complementary uses customarily found in a residential setting are allowed.

SF-5, Single-Family Residential-5

< 5 units per acre	Minimum lot size: 0.17 acres (7,500 sf)
------------------------------	--

The principal use of land is single-family detached dwellings at a moderate density, with two- to four-family dwellings permitted as special exception uses. This district encourages diverse functioning neighborhoods with various types of residential development, limited neighborhood-serving non-residential uses, and customary complementary uses.

SF-8, Single-Family Residential-8

Generally < 5 units per acre	Minimum lot size: 0.11 acres (5,000 sf)
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This district is allowed only in Old Town. The principal use of land is single-family detached development at moderate to high densities in recognition of the historic development patterns. The district allows all forms of residential unit types as well as neighborhood-serving commercial uses with residential integrated above street-level.

MF-8, Multi-Family-8

Generally < 5 units per acre	Minimum lot size: 0.11 acres (5,000 sf)
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This district is currently intended to support medium-density housing, especially multi-family, although single-family detached and other residential housing products also are allowed, along with some institutional and commercial uses that are complementary to the residential setting. One of our proposed amendments to the Zoning Ordinance is to exclude the multi-family use from this district and instead have it support only single-family attached developments.

MF-15, Multi-Family-15

Generally < 5 units per acre	Minimum lot size: 0.11 acres (5,000 sf)
--	--

This district currently allows all types of residential uses (except for manufactured/mobile homes/parks), although it is meant to support medium to high-density developments—especially multi-family developments. We are proposing to modify this district to make it exclusively for multi-family uses in the future to give more certainty to future rezoning efforts.

MHP, Mobile Home/Manufactured Home Park

The MHP district is established and intended to provide for mobile and manufactured homes in a park setting

designed to create an environment of residential character.

OI, Office and Institutional District

The OI district is established to provide a wide variety of professional and business offices and institutions proximate to residential and 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.

NO, Neighborhood Office District

The NO district is established to provide for a mix of small-scale (less than 10,000 square feet) professional office and limited service uses together with residential uses. Business hours of operation are limited to between 6 a.m. and 10 p.m.

DTWN, Downtown District

The DTWN district is established and intended to encourage the development of the City's downtown as the focal point in Rock Hill with an intense mix of office, retail, service, restaurant, entertainment, cultural, government, civic, and residential uses, with no density or intensity limitations.

NC, Neighborhood Commercial District

The NC district is established and intended to provide for small-scale (less than 10,000 square feet) retail, service, and professional offices that provide goods and services to serve the residents of the surrounding neighborhood. Business hours of operation are limited to between 6 a.m. and 10 p.m.

LC, Limited Commercial District

The LC district is established as a mid-level intensity commercial district that allows a wide range of general retail, business, and service uses, as well as professional and business offices along with integrated residential uses. Uses in this district are intended to serve groups of neighborhoods instead of individual neighborhoods.

CC, Community Commercial District

The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community, including shopping centers and large retail establishments.

GC, General Commercial

The GC district is established as a commercial district applied to lands being used for commercial uses which do not readily fit into one of the other commercial districts. Rezoning is not allowed to the GC district in order to phase it out over time.

MUC, Mixed Use Corridor

The MUC district is intended to foster a compatible mix of land uses along the Saluda Road corridor, where a mix of commercial and residential exists.

NMU, Neighborhood Mixed Use

The district is intended to encourage development based on a neighborhood model with a definable center where housing, businesses, and other non-residential uses co-exist providing the conveniences and comforts of modern living in an environment that lessens dependency on the automobile and provides feasible alternatives such as walking, bicycling, or public transit.

IG, Industry General District

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

IH, Industry Heavy District

The IH District is established and intended to provide lands for heavy industrial uses, including manufacturing, resource extraction, uses that require outdoor stockpiling of raw materials, and other uses whose impacts are so adverse as to require its own district.

IB, Industry Business District

The IB District is established and intended to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses and associated commercial uses that serve the employment generating uses.

MP-R, Master Planned Residential District (formerly called PD-R, Planned Development-Residential)

The purpose of the MP-R district is to provide a mix of residential and limited commercial uses using innovative and creative design elements, while at the same time providing an efficient use of open space.

MP-C, Master Planned Commercial District (formerly called PD-C, Planned Development-Commercial)

The purpose of the MP-C district is to provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses.

MP-BIP, Master Planned Business/Industrial Park (formerly called PD-MEC, Planned Development-Major Employment Center)

The purpose of the MP-BIP district is to encourage the development of a mix of employment and residential uses (office, research, light industrial, limited commercial, and high density residential) at appropriate major intersections and corridors within the City.

MP-TN, Master Planned Traditional Neighborhood District (formerly called PD-TND, Planned Development-Traditional Neighborhood Development)

The purpose of the MP-TN district is to provide landowner/developers with a flexible framework within which to develop a mixed-use Traditional Neighborhood Development as an alternative to conventional development under the Master Planned (MP) District regulations. The MP-TN standards are designed to encourage the development of compact mixed use, small-lot, pedestrian-oriented communities.

MP-CU, Master Planned College/University District (formerly called PD-PED, Planned Development-Planned Educational District)

The purpose of the MP-CU district is to encourage growth and development of college and university campus sites, while ensuring the development impacts from the college or university campus site will not have an adverse effect on surrounding lands.

A note about Planned Unit Developments

PUD, Planned Unit Development

A precursor to the City's current Master Planned districts (and before that, its Planned Development districts), the City used Planned Unit Developments for many years to support many different types of development; in fact, for several years, all property that was annexed was required to be annexed as a PUD. Each PUD plan shows the allowed uses and development requirements for the land. The land retains the PUD zoning until such time that the PUD expires or is rezoned to another district, so you will see some references to different PUD zoning districts in some areas described below even though the PUD zoning district is not one currently used by the City.

APPENDIX B

PROPOSED DESIGN STANDARDS



MULTI FAMILY DESIGN GUIDELINES
CITY OF ROCK HILL, SOUTH CAROLINA



Applicability:

This section applies to all new multi-family (including single family attached) development within every zoning district in the City of Rock Hill. While these guidelines intend to encompass all multifamily housing types, there are instances where a standard may be noted as only applicable to a particular housing type.

Intent:

These Design Guidelines for Multi-Family Residential are intended to help facilitate and promote the development of attractive, visually interesting, high-quality, durable and safe multi-family housing within the City of Rock Hill.

These Guidelines are meant to be suggestive; in that they portray ideal characteristics of a quality multi-family building that promotes the livability, quality, safety and overall sense of community.

Example photos are included for reference to achieve the desired level of quality as portrayed within these guidelines and the City of Rock Hill Zoning Ordinance. Example images that include a Ⓣ symbol are generally discouraged and do not meet the intent of these guidelines. The images within these guidelines are examples of a particular element and it should be recognized that they alone do not encompass all of the suggested guidelines in this manual and zoning ordinance.

OBJECTIVES

A

Site Design

Purpose and objectives:

To promote multi-family communities that create a visually appealing and distinctive streetscape in addition to a well-connected and defined pedestrian network.

B

Building Form

Purpose and objectives:

To create multi-family buildings that are compatible with the existing context while containing unique or distinct characteristics thereby contributing to the neighborhood's sense of place and environment.

C

Building Façade

Purpose and objectives:

To enhance the overall appearance of the building such that it portrays a high level of quality and visual interest within the community.

D

Exterior Materials

Purpose and objectives:

To ensure new construction of multi-family housing is of durable and quality materials that will allow for a lasting appearance throughout the future life of the building.

SITE DESIGN

STREETSCAPE & PARKING

- A.1** Buildings should be oriented such that the primary facades face public/private streets or open space. This method of building orientation helps create discernable street edge.



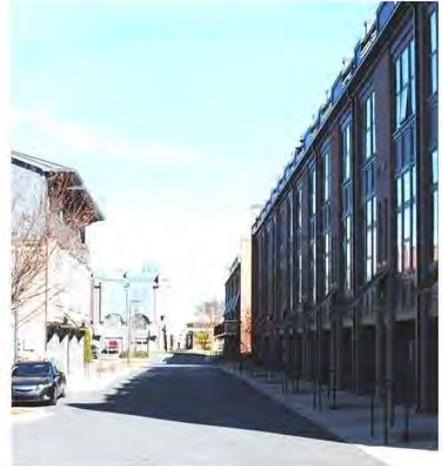
- A.2** Off street parking should be internal to the overall development, generally located the rear and sides of building as to not be visible from any public street. Off street parking needs to adequately screened with landscaping and/or fencing that is compatible with the zoning ordinance.



- A.3** On street parking is encouraged within multi-family developments. The on street parking should be accompanied a landscaping strip with street trees and a sidewalk.



- A.4 In single family attached units or any multifamily units with garages, the garages should face internal to the overall development and not face any public street.



- A.5 Garages should be recessed within the primary façade and include detailing elements to create visual interest and add to the overall architectural character of the building.



- A.6 Any parking below the building, or podium parking, should be adequately screened and be integrated into the overall design of the building. Screens, louvers, grilles and green screens can be incorporated into the design to add to the visual richness of the building design.



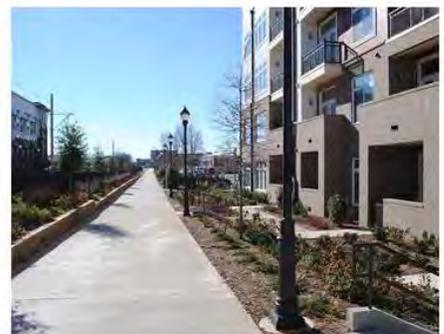
SITE DESIGN

PEDESTRIAN ORIENTED

- A.7 Units at the ground floor should be accessed at the street level to which they front and be provided with a transition element from the public (street/sidewalk) to private realm (building). These transitions can include stairs, low masonry walls, ornamental fencing, landscaping and/or a raised porch/patio/stoop to ensure privacy for the residents occupying the first floor of the building. See *Building Façade : Street Level Unit Entry* for more information.



- A.8 Pedestrian walkways should be provided between buildings, streets, driveways, community spaces and off street parking to help create a walkable, pedestrian oriented community.



A.9 Shared or common building entries should provide a transition from the street to the entry itself to create a unique sense of entry for pedestrians.

These transitions should be thoughtfully designed and incorporated into the overall character of the building and should include any of the following: changes in grade, stairs, low masonry walls, ornamental railing, changes in paving material and/or landscaping .

See *Building Façade : Prominent Entry* for more information.



SITE DESIGN

COMMON ACCESS POINTS

- A.10** All residential units should be accessed through enclosed, shared common access points that are monitored by a security system and/or on site security/management staff. See *Building Façade : Prominent Entry* for more information.



- A.11** The use of breezeways or exterior balconies for access to residential units is discouraged. If after exploring all possible options and the use of breezeways cannot be avoided, they should be designed such that they are secured in a manner similar to the requirements for an indoor lobby or corridor.



SITE DESIGN

ACCESSORY BUILDINGS & EQUIPMENT SCREENING

A.12 All accessory buildings and structures within a multi-family residential development should be designed such that they are consistent with the overall architectural style and character. These include but are not limited to service and delivery areas, outdoor storage, trash storage, mail buildings and other site amenities.



A.13 Any ground or building mounted equipment should be thoughtfully placed and concealed in such a way that it is integrated into the overall site and building design. Equipment should be of a similar color to the adjacent building façade and screened with landscaping or fencing compatible with the zoning ordinance.



BUILDING FORM



- B.1** Building should include changes in wall planes (recessed and/or projecting), layering of materials or planes and variation of material and color to create a harmonious building design that is compatible with the surrounding neighborhood.



- B.2** All facades of a building should include a base, middle and top to help reduce the perceived scale of the building and provide visual interest for the overall building.



- B.3** Buildings should be modulated on all facades to prevent large, monotonous walls that lack any variation in massing or detail.

BUILDING FORM



- B.4** The building façade should express the module of the actual residential unit in order to create a façade that has depth, visual interest and rhythm.



- B.5** The ends of the building (or secondary facades) should receive similar treatment to the facades that are oriented towards the street. That is, they should have variation in its massing and include a similar pattern of windows and doors as the primary façade.



- B.6** Large blank walls should be avoided unless required by the applicable building codes. If absolutely necessary, they should include architectural elements such as recesses in material, green screens, trellises, public art, landscaping or other visually interesting features that relate to the remainder of the building and are in keeping with the overall architectural character of the building.



- B.7** The roof line should be varied and relate to the elements and features on the façade. Roof material, form, texture and color should relate and be compatible with the overall architectural style of the building.



- B.8** The top should act as a prominent visual termination for the building and can add further interest through the use of projecting elements, cornices, eaves and other features that visually define the top. Roof pitch, its materials, size, and orientation are all distinct features that contribute to the character of a roof.



- B.9** Simple roof massing should be avoided, and consideration should be given to creating roof forms that vary in slope and pitch to create a dynamic and compelling building.



B.10 If a flat roof is used, a parapet should extend above the roof plane and include an element that provides a visual termination of the façade. The parapet should extend far enough above the roof plane that any mechanical equipment is concealed.



B.11 Consider the use of brackets, overhangs, sunscreens, louvers, brise soleil, cornices and other architectural features to enhance the character of the roof line.



BUILDING FACADE**PROMINENT ENTRY**

- C.1 Building entries should have a strong visual presence from the street on which it fronts and be distinguished as an architectural feature on the building façade, thus making it an obvious point of entry. Entries should either project or be recessed from the primary façade.



- C.2 At the street level, pedestrian scaled elements should be used such as canopies, overhangs or balconies to reduce the overall scale of the building, add to the sense of entry and to protect pedestrians from the elements.



- C.3 Building entries should be significant and integrated into the overall design of the building.

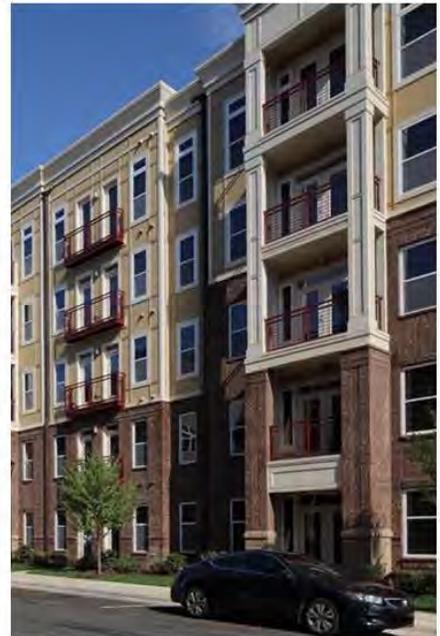


- C.4 Windows should be recessed enough to create a shadow line and express the thickness of the wall in which they are placed.

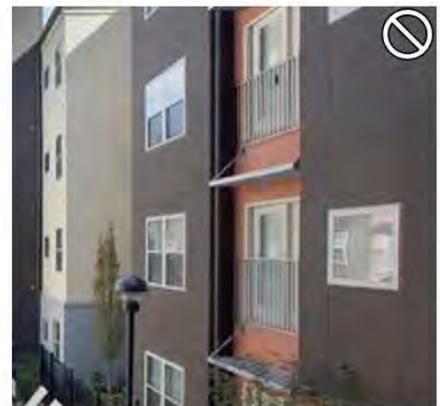


- C.5 Windows should include detailed elements such as, but not limited to:

- Headers
- Sills
- Trim/Surround/Molding
- Mutins/Grilles/Grids
- Louvers
- Sunshades
- Operable shutters
- Awnings (at street level)
- Canopies (at street level)



- C.6 Non dimensional, flat window trim that is otherwise relatively flush with the exterior wall material should be avoided. If window is in plane with the façade, dimensional window trim should be applied in lieu of recessing the window itself.



BUILDING FACADE

BALCONIES, PATIOS AND PORCHES

- C.7 Porches, patios and balconies should project or be recessed enough to substantially differentiate it as a feature apart from the primary plane of the façade on which they are located and to function for their intended purpose.



- C.8 Porches, patios and balconies should be integrated into the overall building design and be looked at as part of the whole building rather than faux architectural elements.



- C.9 Porches, patios and balconies that are unable to be occupied for their intended use are discouraged. If a false balcony or Juliet balcony is used, it should have enough depth to it that it is not flush with the wall on which it is affixed.



BUILDING FACADE**STREET LEVEL UNIT ENTRY**

C.10 Residential entrances that front a street, pedestrian path or open space should be recessed within the façade and incorporate a covered porch, stoop, veranda or similar architectural feature that highlights the point of entry, provides protection from the elements and encourages social interaction.



C.11 Stairs, low walls, change in grade and landscaping can be integrated into the design of the entry units in order to help set it apart from the remainder of the façade as well as to create a semi public zone between the private space of the unit and the public space of the street or parking.



BUILDING FACADE**STREET LEVEL UNIT ENTRY**

- C.12** Unit entry doors should be constructed of high quality, durable, long lasting material that signifies a strong sense of entry. Doors should include panels, windows, sidelites, transoms, etc. to enhance the perceived quality of the door.



- C.13** Avoid using doors that are flush with the façade in which they are located, lack any trim or molding, and that lack any detail or definition to the door itself.



EXTERIOR MATERIALS



- D.1 The building should incorporate several materials of durable, high quality characteristics that enhance the overall image of the project such as stone, brick, cast stone, architectural concrete masonry units, stucco, wood veneer, cementitious siding and architectural grade metal siding (in limited applications).



- D.2 High quality materials such as stone and brick are encouraged to be used for at least the first ground level of the building on all facades.



- D.3 The use of vinyl siding is prohibited on any façade or portion of the building.

EXTERIOR MATERIALS



- D.4 Building materials should be used to reinforce the modules of the building, establish rhythm and emphasize architectural features and elements.
- D.5 Changes in material and color should generally not take place on the same plane to avoid a faux material quality. Rather, changes in material and color should correspond to the massing and other architectural features of the building.
- D.6 Long expanses of the same material are discouraged. And while variety creates visual interest, the variety should not be created with just color alone but should also place importance on the variation of materials.



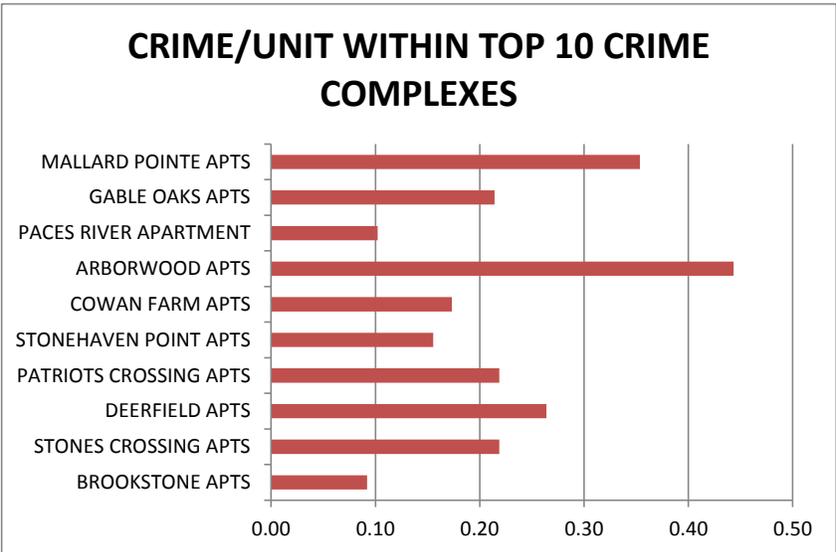
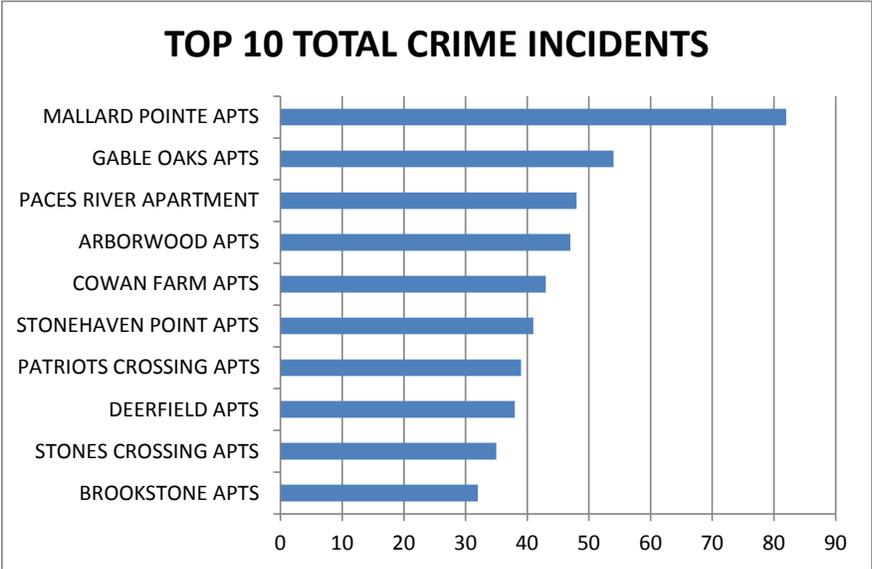
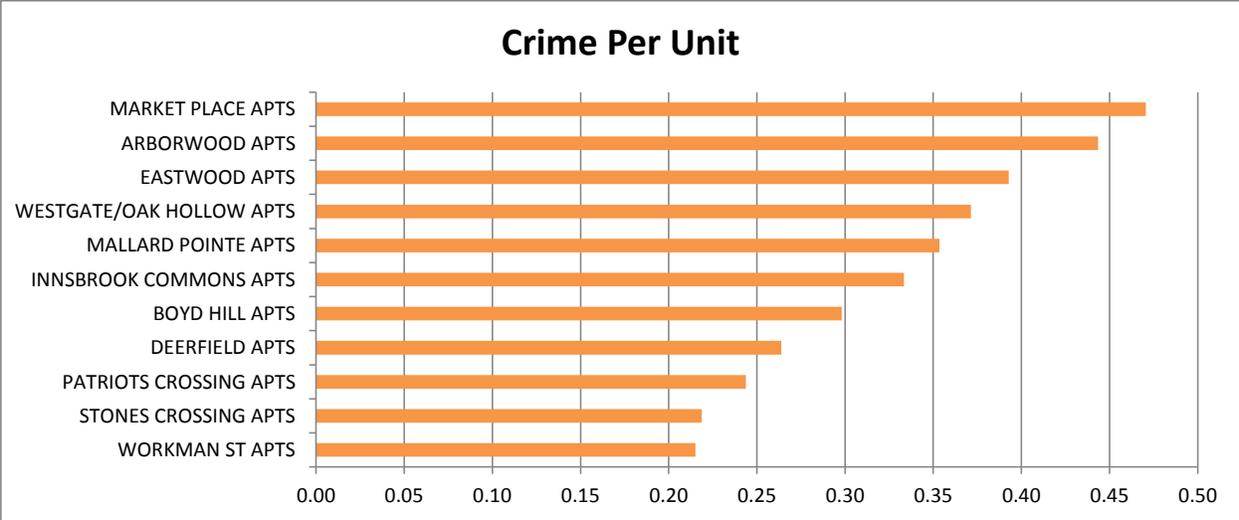
- D.7 At a recess, projection or change in material, the material should turn the corner and return to the façade rather than terminating at the corner which creates a condition where the edge of the material is visible.

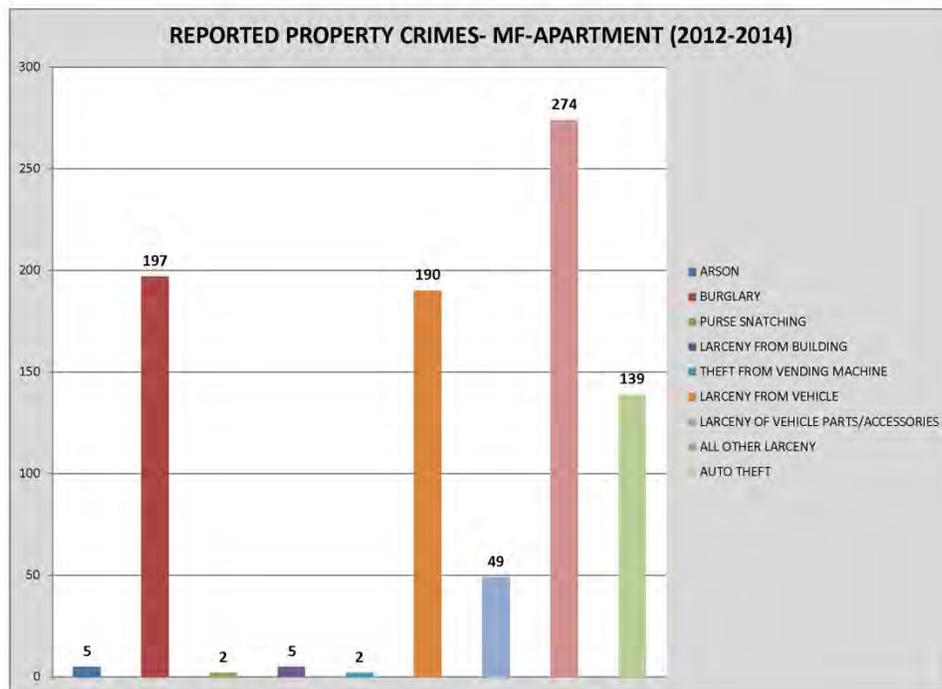
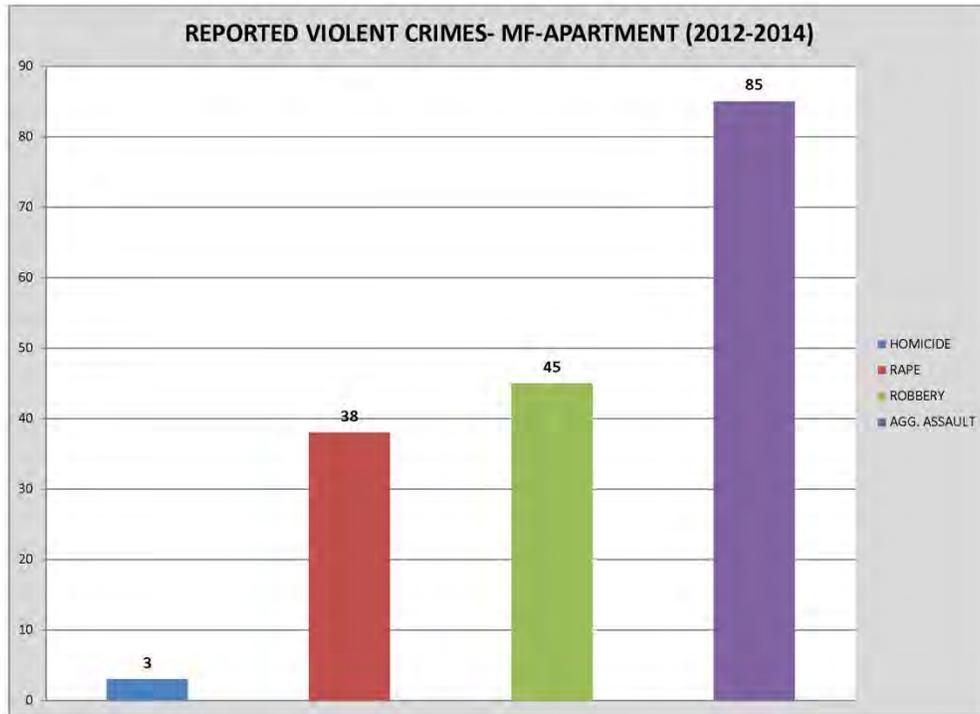


- D.8 Colors should be within context of the building style itself and the buildings in the surrounding area. Brighter colors should typically be avoided unless used as an accent feature to further accentuate an architectural element.

APPENDIX C

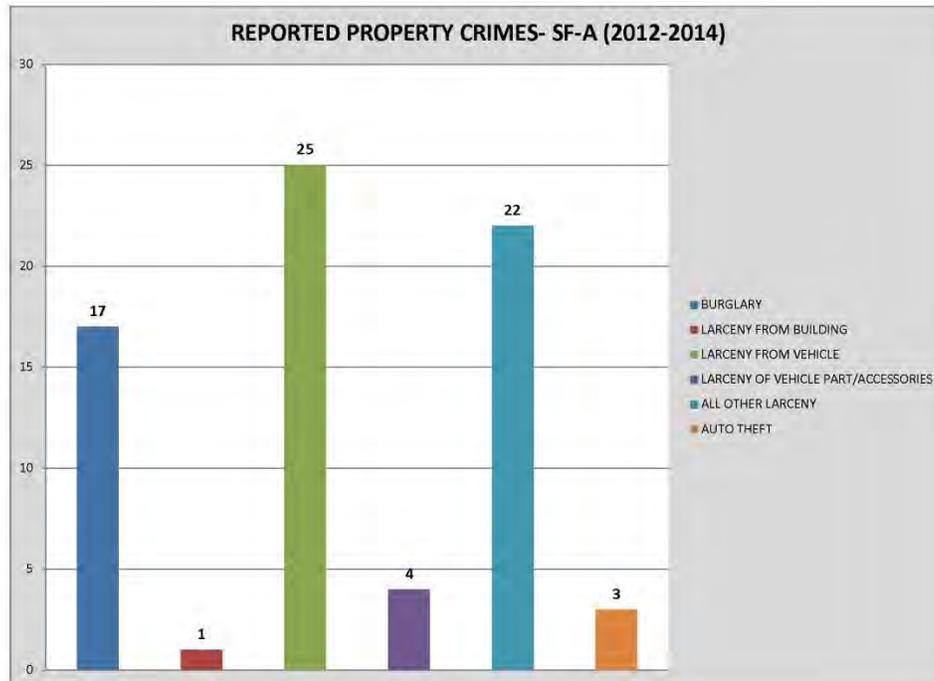
CRIME DATA





VIOLENT CRIME BY APARTMENT COMPLEX (MIN. 1 INCIDENT)
2012-2014

APARTMENT NAME	COUNT
MALLARD POINTE APTS	13
MARKET PLACE APTS	12
ARBORWOOD APTS	12
BOYD HILL APTS	10
WESTGATE/OAK HOLLOW APTS	8
PACES RIVER APARTMENT	8
GABLE OAKS APTS	8
STONEHAVEN POINT APTS	8
WILLOWBROOK CONDOS	7
STONES CROSSING APTS	7
DEERFIELD APTS	6
THE GLENS APTS	5
INNSBROOK COMMONS APTS	5
EASTWOOD APTS	4
WHITGREEN APTS	4
KEIGER PLACE APTS	4
LEGACY AT MANCHESTER APTS	4
HEATHER HEIGHTS APTS	4
WORKMAN ST APTS	3
EAGLES LANDING	3
CHERRY GROVE APTS	3
PATRIOTS CROSSING APTS	3
WILDWOOD SPRINGS APTS	2
WHISPER CREEK APTS	2
GALLERIA POINTE	2
CAROLINA CROSSING I APTS	2
FENNEL APTS	2
COUNTRY CLUB ARMS APTS	2
222 GREEN APTS	2
BRADFORD PARK APTS	2
ROCK POINTE APTS	2
CARDINAL POINTE APTS	1
YORKSHIRE APTS	1
FOREST OAKS APTS	1
HIGHLAND PARK MILL	1
BROOKSTONE APTS	1
KENSINGTON SQUARE	1
COWAN FARM APTS	1
CAROLINA CROSSING II APTS	1
FOX FIRE APTS	1
EASTSIDE HOMES	1
QUAIL RIDGE APTS	1
BRITTANY PLACE APTS	1
Grand Total	171



**REPORTED PROPERTY CRIMES (2012-2014)
SINGLE-FAMILY ATTACHED NEIGHBORHOODS**

SUB_NAME	CRIME COUNT
ALEXANDRIA PH 1B	2
BRAMBLETON	1
BROOKSIDE TOWNHOUSES	4
CAMELLIA CORNERS PH 2	5
CHERRY MEADOWS PHASE II	9
CONSTITUTION PARK PH 1	1
CONSTITUTION PARK PH 2	4
CONSTITUTION PARK PH 3	2
FARMINGTON HILLS II	1
LEXINGTON COMMONS	4
LEXINGTON COMMONS PH 3	6
LEXINGTON COMMONS PH 4 MAP 4	7
LEXINGTON COMMONS PH2 MAP2	5
MANCHESTER VILLAGE	2
MANCHESTER VILLAGE PH 1	1
MANCHESTER VILLAGE PH IIIA	1
MANCHESTER VILLAGE SITE 7 PH IIIB	3
MILLWOOD PLANTATION PH 2	2
NEELY COURT	1
PENNINGTON PLACE PH 2 MAP 2	1
RIDGE POINTE PH4 M1	3
THE MEADOWS AT CHERRY PARK III	1
WOODSTONE PARTNERS	2
(blank)	4
Grand Total	72

REPORTED CRIMES (2012-14)
SINGLE-FAMILY DETACHED NEIGHBORHOODS WITH HIGHEST LEVELS OF CRIMES

NEIGHBORHOOD	VIOLENT	PROPERTY	TOTAL
TRIANGLE/ARMORY PARK	61	148	209
SOUTH CENTRAL	56	168	224
SUNSET PARK	43	95	138
CATAWBA TERRACE	39	152	191
EAST TOWN	34	183	217
BOYD HILL	23	59	82
SOUTH CRAWFORD RD	20	57	77
HAGINS/FEWELL	18	48	66
MANCHESTER CREEK	14	29	43
CONFEDERATE PARK	12	66	78
FLINT HILL	12	51	63