
REZONING CASE 2016-03

TO: PLANNING COMMISSION
FROM: PLANNING AND DEVELOPMENT
DATE: WEDNESDAY, FEBRUARY 10, 2016
APPLICANT: CITY OF TEGA CAY & FORT MILL SCHOOL DISTRICT
REQUEST: REQUEST TO REZONE THE FOLLOWING FOR CONSISTENCY WITH THE 2015-2025 COMPREHENSIVE PLAN:

- 646000016 from B-1 (Neighborhood Business) to GI (Government & Institutional)
- 6430701014 from B-2 (General Business) to GI (Government & Institutional)
- A Portion of 6430701001 from B-1 (Neighborhood Business) to GI (Government & Institutional)
- 6440201014 from B-1 (Neighborhood Business) to GI (Government & Institutional)
- 6440101250 from B-1 (Neighborhood Business) to GI (Government & Institutional)
- 6440101345 from B-2 (General Business) to PARK
- 6440101020 from B-2 (General Business) and PARK to PARK
- 6440201001 from B-1 (Neighborhood Business) to PARK
- 6440201002 from B-1 (Neighborhood Business) to PARK
- 6440101120 from B-1 (Neighborhood Business) to PARK

Staff Summary:

The properties listed above are being proposed for rezoning as an effort to comply with the actual land uses and for consistency with the 2015-2025 Comprehensive Plan. The majority of the properties are publicly owned by the City. The remaining two properties are owned by the Fort Mill School district.

The 2015-2025 Comprehensive Plan included a Future Land Use Map which identified the land uses for which these properties are proposed to be zoned. The Plan also called for creation of a Government and Institutional District which was adopted in the Zoning Code revisions last October. The public and civic uses of such institutions as schools and government facilities mandate the rezoning of these properties to the new district.

Staff believes that these Rezoning are appropriate because 1) it is compatible with the 2015-2025 Comprehensive Plan;

Potential Benefits:

1. The proposed rezonings will assist the city in meeting goals outlined in the 2015-2025 Comprehensive Plan.

Potential Concerns: There are no potential concerns.

Staff Recommendation: APPROVAL based on the information prepared by staff outlined in this Planning Commission Report.

1. Is there a need for the proposed amendment?

Based on the staff analysis and findings for the planning commission report, the staff has recognized a positive benefit for the rezonings by meeting a major goal of the 2015-2025 Comprehensive Plan.

2. What is the impact of the proposed zoning amendment on the site and surrounding properties?

Since the actual land uses will not change there will be no impact.

3. What is the relationship of this request to the official land use development plan?

The Future Land Use Map of the 2015-2025 Comprehensive Plan calls for land uses in the proposed rezonings. Therefore, this request **IS CONSISTENT** with the Comprehensive Plan.

4. Is there vacant land currently classified for similar development in the vicinity; and/or are there any special circumstances that may make a substantial part of such vacant land unavailable for development?

N/A

5. Are the uses permitted by the proposed change appropriate in the area concerned?

The uses permitted under the proposed rezonings **ARE APPROPRIATE**.

6. Are the existing public school facilities adequate and available or can they be provided to serve the needs of the development likely to take place as a result of such change?

N/A.

7. Are the existing road systems adequate to serve the proposed development or can they be provided to support the demands likely to take place as a result of such change? This may include (but is not limited to) such indicators as: traffic counts, road design and capacity, site plan design, trips generated by the proposed land use, etc.:

N/A.

8. Are the existing public facilities adequate to serve the proposed development or can they be provided to support the demands likely to take place as a result of such change? This may include (but is not limited to) such indicators as: availability of public water and sewer, whether the proposed change is in accordance with any existing or proposed plans for providing public water and sewer, and does the any existing storm drainage system have capacity to accommodate the proposed use:

All sites are served by Tega Cay Utility Department (TCUD) service lines for water and sewer facilities. Therefore, existing public facilities **ARE ADEQUATE**.

9. What soils exist on the site, and are any of them considered Hydric (wetlands) or Prime?

N/A

10. Have floodplains been identified on the site?

N/A

11. Have any historical sites/ endangered species/ abandoned cemeteries located on the site or in the general vicinity been identified?

THERE ARE NO apparent historical sites, endangered species or abandoned cemeteries.