



May 16, 2025

Danny DiFrancesco
2501 Parmenter Street
Middleton, WI

SENT VIA E-MAIL TO: d.difrancesco@commonwealthco.net

RE: Zoning Verification for 1867 West Main Street

This letter is to confirm that the property located at 1867 West Main Street, Rock Hill, SC (Tax Map Number 595-01-01-017), is zoned Planned Unit Development (PUD) as part of the Westgate PUD district. This property is not currently the subject of any rezoning request changing this designation, although that is subject to change at any time through action by City Council.

The zoning regulations for this property are set forth in the attached documents that created this zoning district on the property. The PUD allows 60 units of senior apartments.

If you have any additional questions, please contact our office at 803-329-5586 or Amy.Britz@cityofrockhill.com

Sincerely,

Amy Britz
Planner I

Attachments

CITY OF ROCK HILL

155 JOHNSTON STREET, P.O. BOX 11706
ROCK HILL, SC 29731-1706

REZONING EXHIBIT
For City of Rock Hill, South Carolina

Planned Unit Development Approval Grant by City Council by:
Annexation Ordinances, Number 28-86 and 29-86 dated 12-22-86
and by Rezoning Ordinance 35-87 dated 1-26-87

EXISTING ZONING

North side is RG-1(A) and south side is RS-1 within the city limits. County zoning is in progress for the balance of the property.

Development is proposed for annexation into the City of Rock Hill, South Carolina.

PLANNING OBJECTIVES STATEMENT

Westgate is a planned mixed use development. The location of the development is a natural extension of the Main Street corridor bordered by natural and man-made features. The site is in close proximity to the future Heckle By-Pass and the South Herlong Avenue growth corridor. Westgate will serve to identify the western entrance to the City of Rock Hill. The development has limited access off of Main Street, located for safety and to minimize traffic congestion. The clustering of the commercial sectors are centrally planned for ease of vehicular and pedestrian accessibility. This commercial area will serve the growing western area of Rock Hill. The commercial areas are buffered from surrounding neighborhoods by open space and multi-family housing. Westgate is designed to set a standard of planning for this growth area. Westgate PUD is a positive alternative to uncontrolled development.

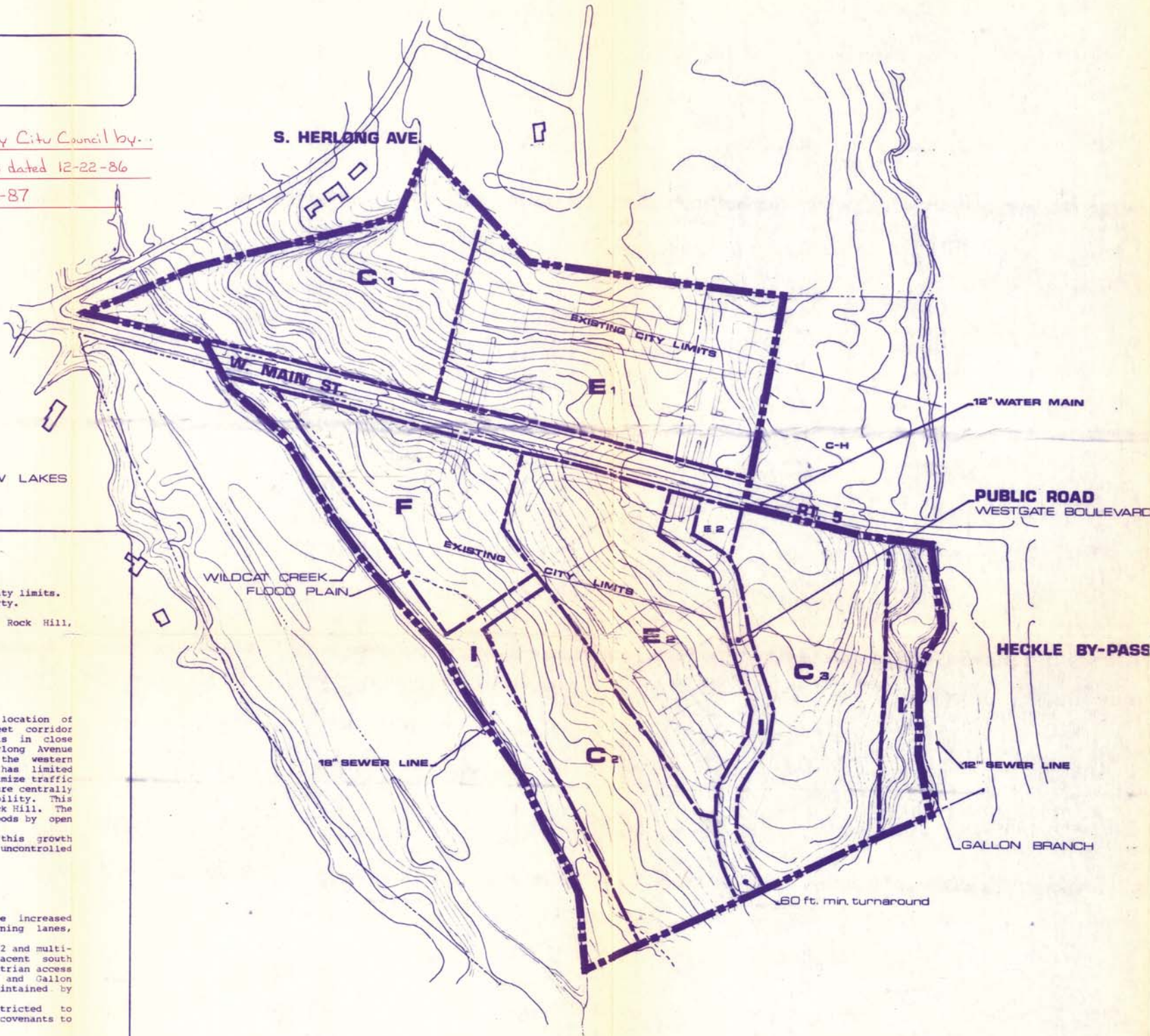
DESIGN CRITERIA

The right of way of West Main Street, (SC Route 5) is to be increased from 75' to 100', to accommodate four lane traffic, turning lanes, sidewalk and landscaping. A public road is located to serve the commercial sector E-2 and multi-family sectors with a potential for continuance to adjacent south properties. This public open space will focus on pedestrian access and be well landscaped. Open areas along Wildcat Creek and Gallon Branch will serve as natural landscape buffers and be maintained by owners or owner association. All buildings and signage materials shall be restricted to architecturally compatible types or colors by development covenants to enhance image and developments identity.

PHASING

- PHASE 1: Development of E-1 and C-1 to begin within 6 months to 1 year.
- PHASE 2: Development of C-2, C-3, and F from 2 to 5 years.
- PHASE 3: Development of E-2 from 5 to 10 years.

WESTGATE
BY DICKERSON AND LANGSTON

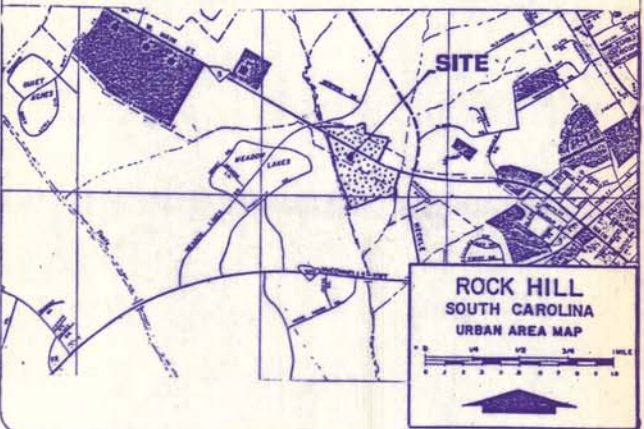


LAND USE TABLE

USE	D.U.	S.F.	DENSITY	TOTAL ACRES	PARKING
C MULTI-FAMILY	372 Max.	-----	12 DU / AC.	31.08	744
E COMMERCIAL	-----	225,000 Max	9800 Sq.Ft./Acre	24.13	1,125
F OFFICE	-----	60,000 Max	8100 Sq.Ft./Acre	7.1	240
I OPEN SPACE/ PUBLIC ROAD	-----	-----	-----	6.96	-----
TOTAL SITE				69.27	

MASTER PLAN
PLANNED UNIT DEVELOPMENT

LOCATION MAP



LAND USE AREAS

C MULTI-FAMILY RESIDENTIAL

TOTAL ACRES: 31.08
DENSITY: 12 D. U. / Acre Max.
TOTAL UNITS: 372 Max.
PARKING: 6.83 Acres Max 2 parking spaces / D.U.
SET BACKS: 10' Min. Landscaped

E COMMERCIAL

TOTAL ACRES: 24.13
DENSITY: 9800 Sq. Ft. / Acre Max.
SQUARE FEET: 225,000 Max.
PARKING: 1125 Spaces Max.
SETBACKS: Min. 15' landscaped along road and property line and 25' landscaped adjoining residential

F OFFICE

TOTAL ACRES: 7.1
DENSITY: 8100 Sq. Ft. / Acre
SQUARE FEET: 60,000
PARKING: 240 Spaces Max.
SETBACKS: Min. 15' landscaped along road and property line

I COMMON OPEN SPACE / PUBLIC ROAD

TOTAL ACRES: 6.96
MAINTENANCE: Natural and landscaped medians to be maintained by Owner or Owner's Association. Public road to be maintained by the City.
STREET DESIGN: 70' R. O. W. Minimum

Duane F. Christopher, ASLA Landscape Architect
Shiland Commons Rock Hill, South Carolina 803-366-8268
Scale: 1" = 200' Date: Sept. 11, 1986