



April 7, 2025

To: Jennifer Lynch
3350 Riverwood Parkway, Suite 800
Atlanta, GA 30339

SENT VIA E-MAIL TO: jlynch@rhgroup.org

RE: Zoning Verification (Amended) for 1028, 1036, 1044, 1052, 1060, 1072, 1090, 1096, 1102, 1108, 1114 Neal Street and 1236, 1242, 1248, 1254 Bose Avenue

This letter is to confirm the properties located at 1028, 1036, 1044, 1052, 1060, 1072, 1090, 1096, 1102, 1108, 1114 Neal Street and 1236, 1242, 1248, 1254 Bose Avenue, Rock Hill, SC (Tax Map Numbers 631-05-01-006, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 6310304006, 7, 8, 9) is zoned Multi-Family 15 (MF-15). This property is not currently the subject of any rezoning request that would change this designation, although that is subject to change at any time through action by City Council.

The Multi-Family 15 zone description states:

Although originally established to allow a wide range of medium to high-density housing types, it is the intent of this ordinance that the MF-15 district be phased out over time by not allowing new rezonings to the MF-15 district after October 12, 2015. In order to avoid creating nonconforming uses, and to allow properties that have this zoning district to develop with specific uses, the district continues to allow single-family detached, single-family attached, multi-family, and a few other specified uses.

You have provided the following use: *Independent living apartments for seniors*: A use that provides age-targeted or age-restricted living units as well as some services that support the residents' abilities to live independently, such as the provision of meals, retail services (barbershop/salon, etc.), and organized social activities. This use is a conditional use in the Multi-Family 15 zone.

The conditions for Independent Living Apartments for Seniors are:

1. Independent living apartments for seniors must follow the same use-specific standards as multi-family uses, as well as the design standards for multi-family uses in Chapter 9 of the Zoning Ordinance.
2. Independent living apartments for seniors cannot be converted to multi-family use that is not designed specifically for seniors.

CITY OF ROCK HILL

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



Lot standards for MF-15 are:

TABLE OF DIMENSIONAL STANDARDS FOR RESIDENTIAL DISTRICTS						
USE	MIN. LOT AREA (SQ FT)	MIN. LOT WIDTH (FT)	MAX. LOT COVERAGE	MAX. DENSITY (GROSS UNITS PER ACRE)	PRIMARY STRUCTURE	
					MAX HT (FT)	REQUIRED SETBACKS (FT) (Note that driveway and garage considerations will further limit building setbacks for single-family uses*)
Multi-family	5 acres after Oct. 27, 2015	100	75%	At least 4 and not more than 15	35	

The proposed use as independent living apartment for seniors is an allowed conditional use in the Multi-Family 15 district. Pursuant to Section 4.3.1 sub section B 2: Conditional uses designated with an “C” in the table of primary uses in our code is an allowed in the respective district, if all use-specific standards and all other applicable regulations in this ordinance are met. This is a staff level review. Additional use specific standards will apply as identified on the table under use specific standards found in Section 4.3.3.2.3 (A).

I have attached a list of uses currently allowed in the zoning district. Please keep in mind the allowed uses are subject to change at any time through action by City Council. Additionally, please be aware simply because a use is listed as being allowed through one of the three possible approval mechanisms in the zoning district (as a permitted use, as a conditional use, or as a special exception use), it may not be able to meet certain associated use-specific standards or other development standards and therefore may not actually be approved for this specific location.

Please review sketch plan comments sent March 3, 2025, for this location in preparing future plans for approval. Additional comments may be generated upon the full Civil Site Plan submittal.

If you have any additional questions, please contact our office at 803-280-4705 or Telly.Shinas@cityofrockhill.com

Sincerely,

Telly Shinas
Zoning Manager

Attachments

CITY OF ROCK HILL

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

MULTI-FAMILY 15 (MF-15) USE LIST

Use list corresponds with the August 26, 2024, edition of Zoning Ordinance

Type of approval mechanism	Explanation
P = Permitted use	Allowed by right in the zoning district with no associated use-specific standards
C = Conditional use	Allowed in the zoning district if all associated use-specific standards are met; see Ch. 4 of the Zoning Ordinance
S = Special exception use	Zoning Board of Appeals determines whether to allow the use; the use may or may not have use-specific standards, and the ZBA may add additional standards if it deems that appropriate

USE CATEGORY		USE TYPE
RESIDENTIAL		
Household living	Single-family detached	C
	Single-family attached	C
	Multiple family	C
	Residential infill	S
Group living	Fraternity or sorority house	S
Elder care	Assisted living facility; nursing home facility; continuing care facility	P
Elder Care	Independent living apartments for seniors	C
PUBLIC AND COMMERCIAL		
Agriculture and hunting	Community garden	S
	Hunting with bow or cross bow—as regulated by City Code of Ordinances And S.C. Department of Natural Resources	
Recreation	Public parks and neighborhood common areas	C
Religious institution	Religious institution (small)	P
	Religious institutions (medium)	C
	Religious institution (large)	S
Utilities	Minor utilities	C
	Major utilities (Type A)	S
	Collocation of antenna on existing wireless communications tower	S
	Placement of antenna onto existing structure	S
	Freestanding small-cell DAS telecommunications pole—C if use-specific standards are met; S otherwise	
	Attachment of small-cell DAS telecommunications equipment onto existing pole	C



Tuesday, May 20, 2025

Peaks of Rock Hill, LLC
3350 Riverwood Pkwy, Suite 800
Atlanta, GA 30339

Reference: 1028 Neal St, Rock Hill, SC 29730
Tax Parcel: See Attached
Water and Sewer Capability

To Whom it may concern:

This is to inform those whom it may concern the City of Rock Hill ("City") currently believes it has the willingness and capability to serve the above referenced project with the volume of water and wastewater requested. This good faith commitment ("commitment letter") to serve is contingent upon the project complying with all local and state rules and regulations and further subject to the terms and conditions set forth in this letter. In accordance with the National Pollutant Discharge Elimination System ("NPDES") conditions of the federal Clean Water Act, conditions of the federal Safe Drinking Water Act, along with conditions, permit requirements, regulations and rules established by the South Carolina Department of Health and Environmental Control ("SCDHEC") and other legal requirements, SCDHEC has the statutory and regulatory authority to permit (and restrict) additional flow demand conditions requested of the City's utility infrastructure. Additionally, this letter makes no representation or guarantee as to the ability of this project to receive such a permit. This good faith commitment to serve is based on the estimated volume and it does not negate or supersede pretreatment requirements for wastewater composition and characteristics as determined by the City. This commitment letter is valid for one calendar year from the date of issue. If all required permits are not obtained and provided within this timeframe, the commitment to serve will be null and void. Further, in the event the City determines that this letter commitment was issued by mistake, it may be revoked at any time and such revocation shall be deemed retroactive back to the date of this letter commitment.

The estimated average daily water demand of 13,440 GPD at minimum regulatory and statutory pressures will be provided through an extension of the existing City of Rock Hill water system operating under SCDHEC Water System No. 460002. Specific flow conditions, such as fire flow, are not represented and shall be a delegated design on behalf of the requesting entity.

The estimated daily wastewater hydraulic loading of 13,440 GPD will be transported through an extension of the existing City of Rock Hill sanitary sewer system with the waste discharge being treated at the City's Manchester Creek Treatment Plant operating under NPDES Permit No. SC0020443.

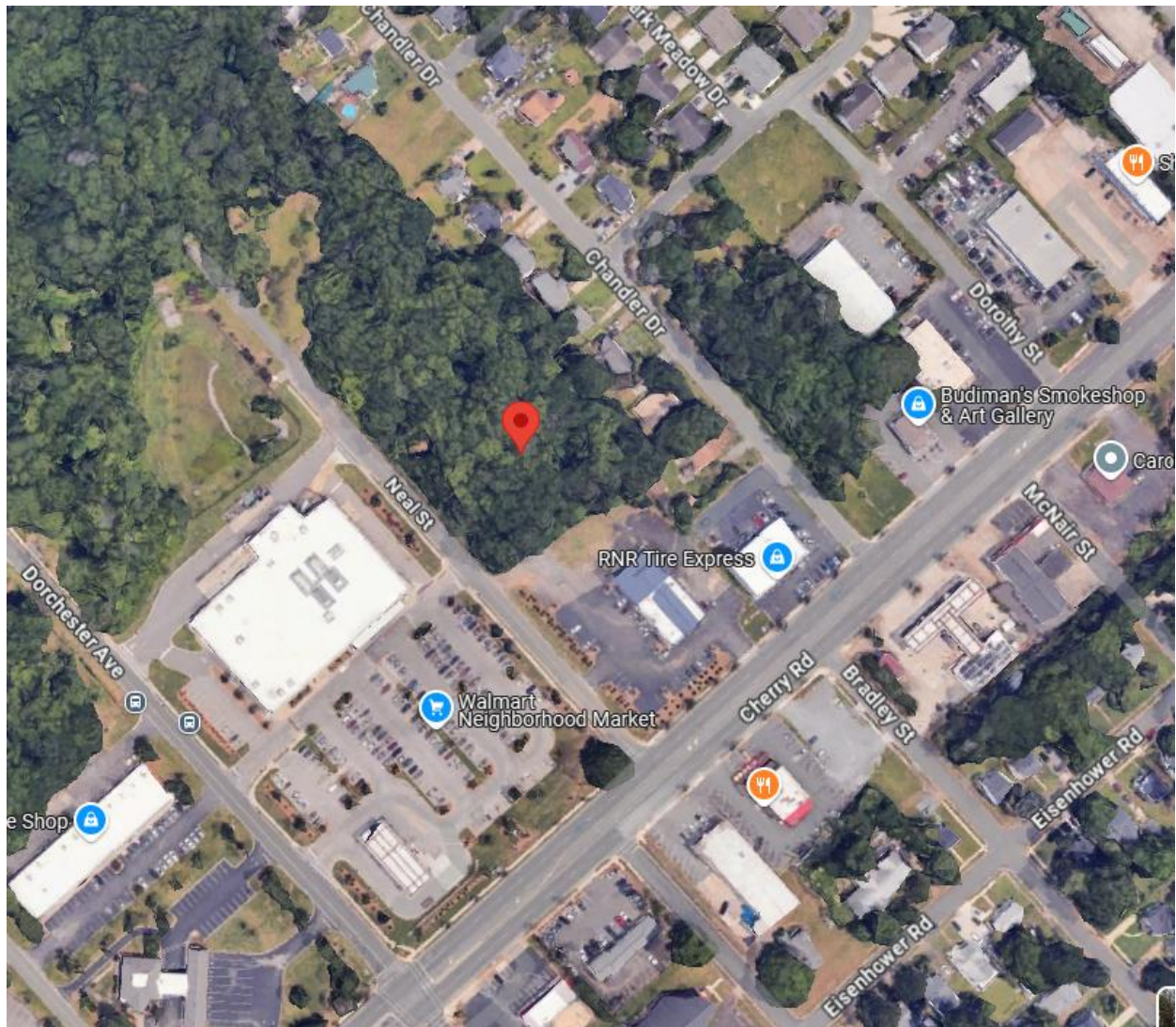
The portions of the sanitary sewer or potable water line extension that will be installed within the public roadways and dedicated Right-of-Ways will be owned and maintained by the City.

This letter is not a guarantee of any service since permit and legal conditions may later restrict or impede the rights of the City to deliver any services to this Project whatsoever. This commitment letter is a good faith effort to demonstrate that based on conditions known to the undersigned at the time of issuance, the City is in a position to deliver services pursuant to the terms hereof.

Sincerely,

A handwritten signature in black ink that reads "Maurice J. Walsh". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Maurice J. Walsh, PE, PWAM
City of Rock Hill
Utilities-Water & Sewer



Jennifer Lynch
Peaks of Rock Hill, LP
3350 Riverwood Pkwy Suite 800
Atlanta, GA
30339

May 12, 2025

Re: Water/Sewer Availability
Peaks of Rock Hill – 72 units (the parcels listed below)

1028 Neal Street	Parcel ID – 6310501006
1036 Neal Street	Parcel ID – 6310501007
1044 Neal Street	Parcel ID – 6310501008
1052 Neal Street	Parcel ID – 6310501009
1060 Neal Street	Parcel ID – 6310501010
1072 Neal Street	Parcel ID – 6310501011
1090 Neal Street	Parcel ID – 6310501012
1096 Neal Street	Parcel ID – 6310501013
1102 Neal Street	Parcel ID – 6310501014
1108 Neal Street	Parcel ID – 6310501015
1114 Neal Street	Parcel ID – 6310501016
1236 Bose Ave	Parcel ID - 6310304006
1242 Bose Ave	Parcel ID – 6310304007
1248 Bose Ave	Parcel ID – 6310304008
1254 Bose Ave	Parcel ID – 6310304009

Dear Jennifer,

Please allow this letter to confirm that there is water and sewer availability to serve the parcels and development referenced above.



Letter of Transmittal

Project & Number: Senior Apartments - Neal St. & Bose Ave, #20250225
Summary: Location of existing utilities

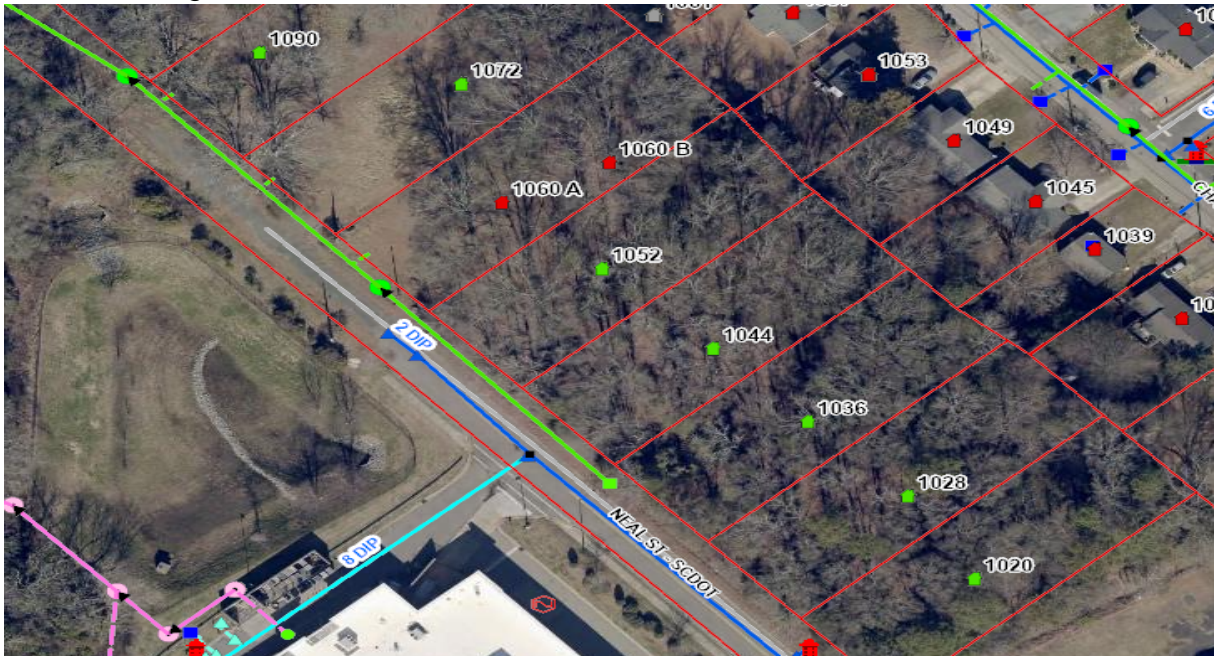
Date: 05/21/2025

To: Jennifer Lynch, Resource Housing Group, INC
JLynch@rhgroup.org
Phone: 678-613-0129

Good Morning Jennifer,

Below is a snippet from the City's GIS. The blue line within Neal St. is the existing Public 8" DIP watermain (located approximately 29' from the property) and the green line is the existing Public 8" VC sanitary sewer line (located approximately 10' from the property). Both appear to be accessible from directly in front of your site.

Please note that the City does not guarantee the exact location of anything shown below. We strongly recommend field verifying all utilities before designing your Civil Site Plans and connections to those existing utilities.



Thank you,
Kenny Lombard
Infrastructure Plans Examiner
City of Rock Hill