



Location:	1045, 1075, and 1083 Red River Road (southwest corner of Dave Lyle Blvd & Red River Rd), & Tax Map #'s 700-00-00-018, -019, and -020.
Site Area:	Approx. 18 acres
Request:	Annex property into the City and rezone from Industrial Development District (ID) in York County to Community Commercial (CC).
Proposed Development:	Commercial center.
Applicant/Owner:	Warren Norman Co. Inc. (Warren Norman) Rock Hill, SC 803.366.8141

Site Description

The subject property was previously developed as three single-family properties. There is currently a dirt-mining operation being conducted on the property that was permitted by the County. It is located on the east side of the City and fronts on Dave Lyle Blvd (Limited Access Expressway) and Red River Rd (Major Collector). Surrounding uses include retail sales, self-service storage, single-family, and undeveloped property in commercial and industrial zoning districts.

Development Proposal

The applicant is requesting the rezoning in order to facilitate the development of a commercial center on the property. There are immediate plans for a retail tenant that plans to begin construction this summer and an additional building pad will be prepared for future development. A row of outparcels is also planned fronting Dave Lyle Blvd. The outparcels as well as the commercial center will be accessed by an extension of Cross Pointe Dr that will connect to Red River Rd.

Existing Zoning District Summary

Industrial Development District (ID)- Permitted uses include agriculture operations, cemeteries, churches, community centers, equestrian operations, mining operations, outdoor recreation facilities, roadside stands, schools, utilities, manufacturing uses and services, and warehousing establishments.

Proposed Zoning District Summary

Community Commercial (CC)- 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. These commercial uses should provide appropriate appearance, parking, traffic movement, and landscaping elements, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials, at the intersection of

arterials, and along growth corridors as identified in the Comprehensive Plan, but should not create or promote strip commercial development. Higher density residential uses are allowed above street-level, and as separate stand-alone uses.

Previous Rezoning Cases in the Area

The property across the intersection at 1670 Locke Ln was rezoned from IG to OI in Nov. 2006. The property across Dave Lyle Blvd. at 895 Red River Rd was rezoned from IG to CC in July 2006. The adjoining property to the west was rezoned from IG and GC to CC in April 2006 as part of the Galleria Mall area rezoning.

INFRASTRUCTURE CONSIDERATIONS

Transportation

The property has frontage on Dave Lyle Blvd, a Limited Access Expressway and Red River Rd, a Major Collector. The site will be accessed from an extension of Cross Pointe Dr that will connect to Red River Rd. Frontage sidewalks will be required along Red River Rd and Dave Lyle Blvd in conjunction with the development of the various sites. The proposed Springdale Trail corridor runs along the east side of the site. This trail runs 3.5 miles along Springdale Road from the existing Waterford Trail to the proposed Taylor Creek Tributary Trail at Lesslie Road. A Traffic Impact Analysis (TIA) will be required as part of the Major Site Plan review.

Historic traffic volumes in the area are shown below:

Street	Vehicles Per Day				Capacity*
	2009	2004	1999	1994	
Dave Lyle Blvd.†	20,100	25,600	19,300	15,200	33,600
Springdale Rd.	7,300	7,400	4,900	3,700	8,600

†DLB Count is from station west of the Galleria Mall. SCDOT counts not available for portion of DLB closest to the site.

*Capacity denotes Level of Service "C".

Public Utilities

Water and sewer extensions are required to serve the site. A 12" waterline extension is required along Red River with a minimum 8" loop down the new section of Cross Pointe into the 12" along Red River.

RELATIONSHIP TO PUBLIC PLANS

Comprehensive Plan

The City's Vision 2020 Land Use Map shows that this property is within the Existing Retail/Employment sub-area of the Interstate Corridor Character Area. This area should continue to be anchored by regional retail and related uses, as well as business and industrial parks. The Interstate Corridor should be dominated by a combination of employment intensive uses and regional retail, as well as integrated with high density multi-family housing where appropriate. Ensure traffic access and circulation is carefully planned and coordinated to create efficient and safe circulation systems. Site design

should feature safe and convenient pedestrian friendly facilities as well as human scale signage and lighting. Overall architectural themes should be established, with a focus on quality and relation to architecture of surrounding structures. The proposed Dave Lyle Boulevard extension will impact this area indirectly by opening up a major regional connection to the east.

Other Plans

Transportation

There is an unfunded transportation improvement project that directly affects these properties. The Dave Lyle Boulevard Extension from Waterford to US-521 including a bridge across the Catawba River has been proposed for future development.

Conclusion

The requested annexation and rezoning is generally consistent with the City of Rock Hill Vision 2020 Comprehensive Plan and Vision 2020 Land Use Map.

PUBLIC INVOLVEMENT

Staff hereby certifies that the required public notification actions have been completed as follows:

- March 6 & 20: Planning Commission public hearing advertisements published in *The Herald*.
- March 18: Rezoning notification signs posted on subject property.
- March 18: Rezoning notification postcards sent to property owners within 300' of the subject property. A total of ten postcards were sent to properties within rezoning area and surrounding areas.

Public Hearing

The Rock Hill Planning Commission held a public hearing on this application on April 5, 2011. No one from the public spoke on this item. The applicant was available for questions.

RECOMMENDATIONS

Staff Assessment

The proposed zoning is consistent with the Comprehensive Plan and is compatible with surrounding uses and development patterns.

Staff Recommendation

Staff recommends approval of the proposed Community Commercial (CC) zoning.

Planning Commission Discussion

At their April meeting, the Planning Commission held the following discussion:

Mrs. Easley asked if the construction of the extension of Cross Pointe Drive would be the responsibility of the developer or part of the transportation plan. Mr. Hawkins stated that the developer would construct the extension in conjunction with the development proposal.

Planning Commission Recommendation

Following the public hearing at their April meeting, the Planning Commission voted 6-0 to recommend approval of the proposed CC zoning.

Attachments

- Annexation Map
- Rezoning Map

For copies of the following attachments, see the digital version of the report on the City's website:

- Annexation Application
 - Rezoning Application
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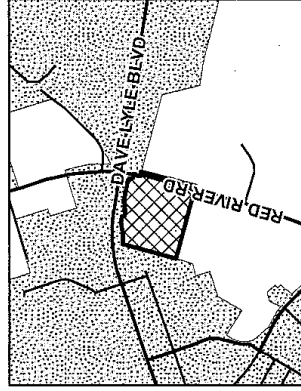
Staff Contact: Eric S. Hawkins, AICP, Planner III
ehawkins@cityofrockhill.com
803.329.8763



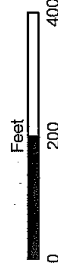
ROCK HILL
SOUTH CAROLINA
ANNEXATION MAP

Red River
Road Area III

**ANNEXATION TO THE
CITY OF ROCK HILL**



ZONING: CC
WARD: WARD 3
ACREAGE: 18.99



THIS MAP WAS COMPILED FROM PLATS AND
OTHER AVAILABLE INFORMATION.
NO ACTUAL FIELD SURVEY WAS PERFORMED.

[Signature]
GIS ADMINISTRATOR

4/18/2011
DATE






ADJACENT OWNERS	
1.	7000101020
2.	7000000019
3.	Red River LLC
4.	Margaret Rabon
5.	Nancy Lee
6.	Delores Bailey
7.	First Land Company
8.	6670101052
9.	First Land Company
10.	6670101107
11.	Norman Dev Co Inc
12.	Norman Dev Co Inc
13.	7000101037
14.	MSC Dave Lyle LLC
15.	David Guill
16.	Northside Baptist Church
ANNEXATION OWNERS	
16.	First Land Co.
17.	7000000020
18.	First Land Co.
18.	7000000019
	First Land Co.



ROCK HILL
SOUTH CAROLINA

M-2011-07

Legend

-  City Limit
-  Zoning District Boundaries
-  Area of Interest

Zoning Data

Current: ID
(County)

Proposed: CC



Planning & Development
Services Department
City of Rock Hill
3/30/11

