



Utility Service Request
York Tech Lineworker Training Facility
Report to City Council

Meeting Date: February 14, 2011

Location:	1856 W. Baskins Rd. The property is not contiguous to the City limits.
Site Area:	Approximately 2.92 acres
Request:	Consider water utility service for new development.
Proposed Development:	New facility for York Tech's utility lineworker training program.
Applicant:	York Technical College (Robby Brown) Rock Hill, SC 803.981.7375
Property Owner:	Baskins Road Properties, LLC Fort Mill, SC

Development Proposal

City water service is requested to serve a new lineworker training facility as shown on the attached site plan. The new facility will replace the existing lineworker training area that is located on the main York Tech campus near the corner of Anderson Rd and Montana Dr. (A new parking lot is planned to be built in the location of the existing training area.) The development will consist of a shed, small restroom building, storage buildings, outdoor storage areas, parking, and outdoor training areas for pole climbing, trenching, and excavating. The parking and drive areas are proposed to be gravel as permitted by York County for parking areas of less than ten spaces. York Tech will be leasing the property on a year-to-year basis and plans to purchase the property at some point in the future. See attached letter from David LeGrande for more information.

Surrounding uses include a mobile home park, trucking company, single-family homes, mini-warehouses, and undeveloped property.

Existing Zoning District Summary

Urban Development District (UD)- Permitted uses include single-family dwellings, schools, horticulture and agriculture interests, neighborhood and community parks, churches, duplexes, multi-plexes, child care centers, nursing homes, personal service establishments i.e. beauty shops; Laundromats; restaurants; convenience retail establishments i.e. grocery stores; professional services, i.e. business or financial offices; commercial recreation establishments i.e. game rooms; clinics, office buildings, educational institutions, commercial schools, research facilities, townhouses, museums, motels, primary and secondary retail establishments, commercial parking lots, general business services, funeral homes, mini-warehouses, automobile service and repair shops, agriculture operations, cemeteries, churches, community centers, equestrian operations, mining operations, mobile homes on individual lots, outdoor recreation

facilities, roadside stands, schools, utilities, manufacturing uses and services, and warehousing establishments.

INFRASTRUCTURE CONSIDERATIONS

Public Utilities

Water can be provided by a tap onto the existing line along Baskins Rd. Sewer is not readily available and it is cost-prohibitive to extend sewer to the site at this time.

STAFF COMMENTS

The property owner will be required to sign an annexation agreement if the utility service request is approved by Council.

RECOMMENDATION

Staff recommends approval of the water service request subject to substantial compliance with the attached site plan.

Attachments

- Location Map
 - Letter from David LeGrande
 - Site Plan
-





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



ROCK HILL
SOUTH CAROLINA

Utility Extension
Request for York
Tech Lineworker
Site

Legend

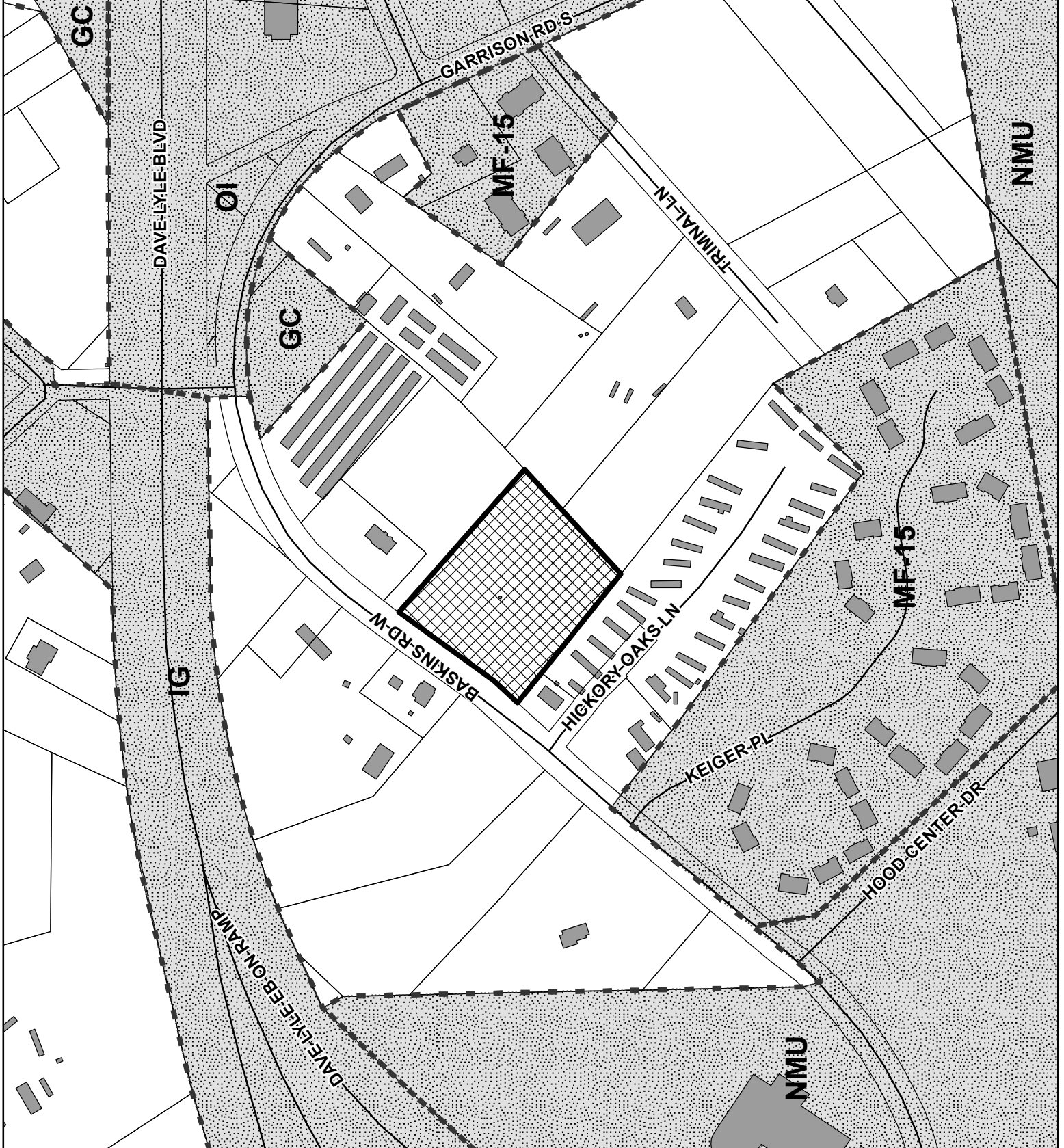
-  City Limit
-  Building
-  Zoning District Boundaries
-  Subject Property

Zoning Data

Existing: UD
(County)



Development Services
Department
City of Rock Hill
02/07/11





York Technical College

February 8, 2011

Mr. Bill Meyer
Director of Planning and Development
City of Rock Hill SC
155 Johnston Street
PO Box 11706
Rock Hill SC 29731-1706

Dear Bill,

York Technical College is in the planning stages of constructing a permanent parking lot on the south end of the campus next door to the Science and Technology Building, and as a result of this project the College will have to move the Lineworker Training Program off the site to a new location. The site chosen is 2.92 a parcel of leased property at 1856 Baskin's Road West, tax map number 6660101022. The site is owned by Baskin's Road Properties LLC of Fort Mill S.C.

The lease is for one year with an annual lease renewal. The program will not disturb more than 2 acres and will be located on relatively flat ground. There will be parking for 10 cars including one concrete handicapped space with a side loading space. There will be a sidewalk leading up to a 10' X 10' restroom facility. There will be a 30' X 60' shed behind the restroom facility, so that students can continue training in bad weather. There will be a 20' X 40' non-permanent storage building behind the shed. Behind the storage facility is pole storage and poles in a circle for climbing. There will be an area over to the left side for trenching and excavating along with a place to install overhead lines. None of the lines will be energized for safety and liability reasons.

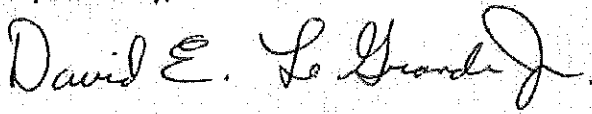
The College is in negotiation with the owner to purchase the property and another property contiguous in the rear of this site. The property along with other surrounding properties is on our radar to purchase someday which is part of our "Master Land Acquisition Plan" and has been approved by the SC Commission of Higher Education. The Corporate and Continuing Education Division Operates the program and as all continuing education courses go they have to be financially self sustaining. So the cost of moving the program is a concern to the college. All continuing education courses have a limited life span; even though the program seems to be healthy today we do not have a perspective of the life of this program. So as previously stated we need to be cost conscious.

We also have future plans, as a revision to our current master plan, to move Facilities Management to the site so we do not need to not place many non-permanent structures on the site.

If the program remains healthy, the College may elect to make the site permanent and possibly place a small classroom facility on the property and pave the entry road and pave an expanded parking lot.

Attached is a drawing done by blueWater Civil Design Engineers which indicates what our intent is for the parcel.

Very Sincerely,

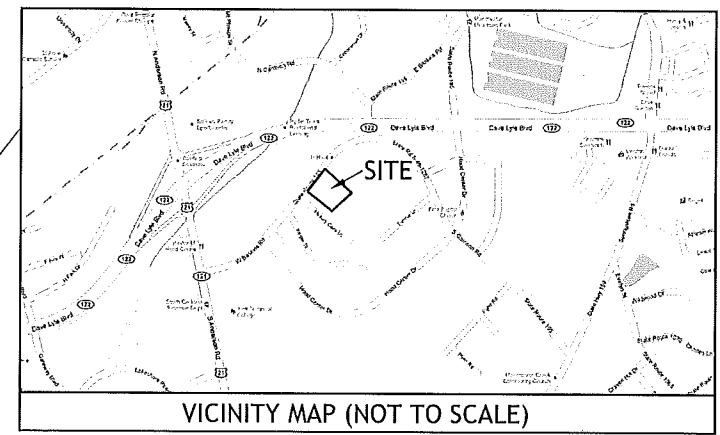
A handwritten signature in cursive script that reads "David E. LeGrande Jr.".

David E. LeGrande Jr.
Director of Facilities Planning and Construction.

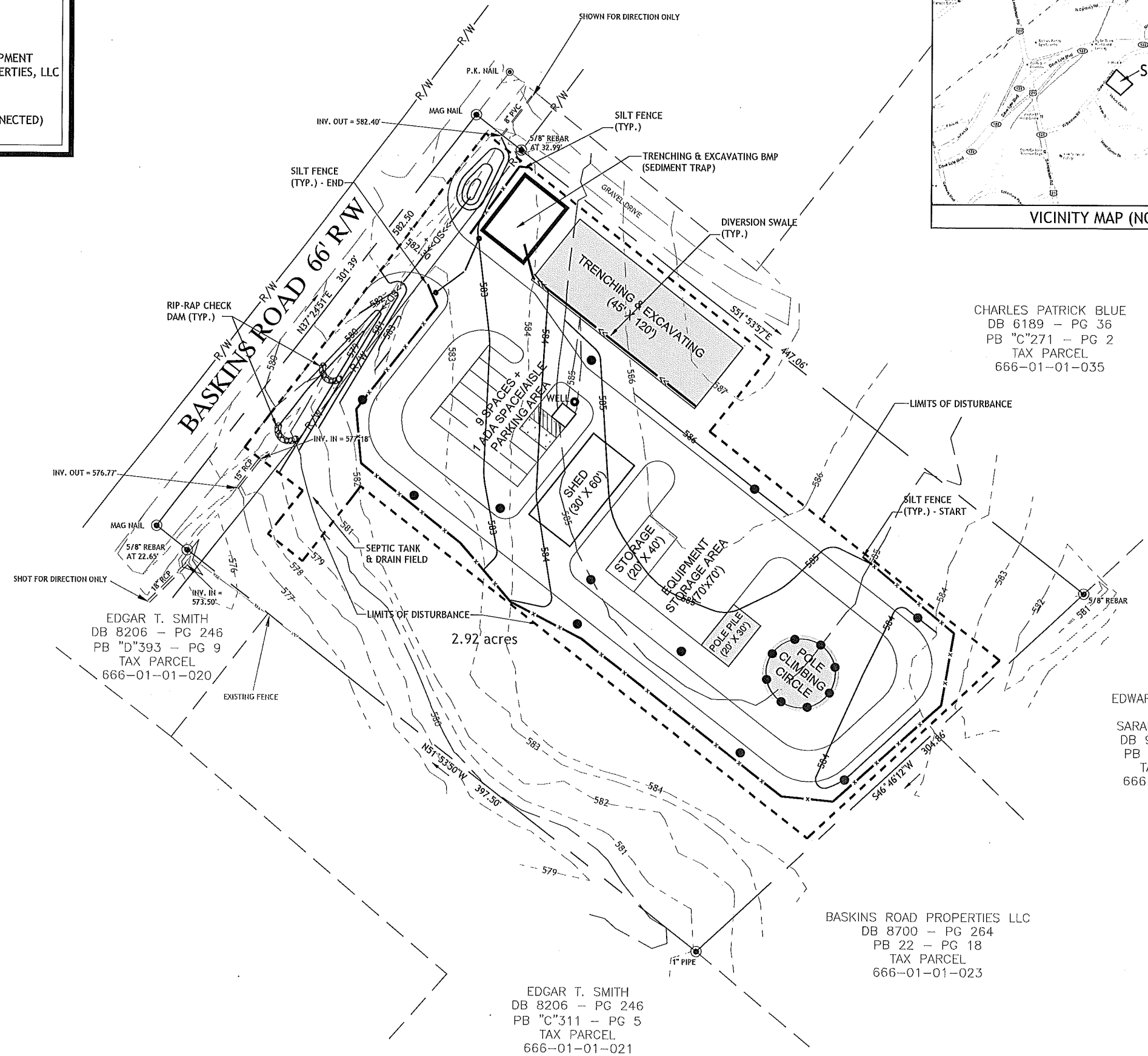
Cc Dr. Marc Tarplee VP for Business Services
Mr. Robby Brown Director of Facilities Management

SITE DATA

TAX MAP NO.: 6660101022
 LAND AREA: 2.92-ACRES
 ZONING: UD - URBAN DEVELOPMENT
 OWNER: BASKINS ROAD PROPERTIES, LLC
 SOIL TYPES: LLOYD (HSG "C")
 EXISTING IMPERVIOUS: 0.00-ACRES
 PROPOSED IMPERVIOUS: 0.06-ACRES (DISCONNECTED)
 IMPERVIOUS INCREASE: 0.06-ACRES



CHARLES PATRICK BLUE
 DB 6189 - PG 36
 PB "C"271 - PG 2
 TAX PARCEL
 666-01-01-035



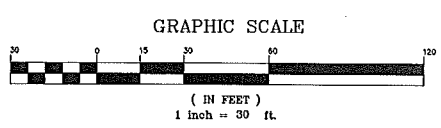
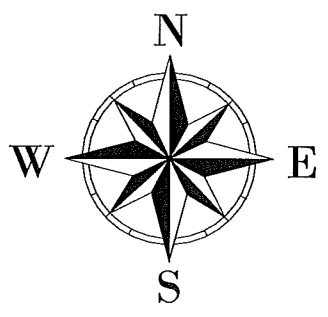
EDGAR T. SMITH
 DB 8206 - PG 246
 PB "D"393 - PG 9
 TAX PARCEL
 666-01-01-020

BASKINS ROAD PROPERTIES LLC
 DB 8700 - PG 264
 PB 22 - PG 18
 TAX PARCEL
 666-01-01-023

EDGAR T. SMITH
 DB 8206 - PG 246
 PB "C"311 - PG 5
 TAX PARCEL
 666-01-01-021

EDWARE D. EDWARDS
 AND
 SARAH F. EDWARDS
 DB 982 - PG 46
 PB 22 - PG 18
 TAX PARCEL
 666-01-01-024

SURVEY LEGEND	
EXISTING IRON PIN	●
RIGHT-OF-WAY	R/W
PROPERTY LINE	---
BARBED WIRE FENCE	---x---
EDGE OF PAVEMENT	---
EXISTING STORM DRAINAGE	==
POWER POLE	○
GLY WIRE	->
OVERHEAD ELECTRIC	---o---
UNDERGROUND ELECTRIC	---o---
TELEPHONE PEDESTAL	□
ELECTRICAL BOX	□
EXISTING CONTOURS	---577---
ADJACENT PROPERTY LINE	---



Project Number: 2010-046
 DWG Name: 2010-046-P4.dwg
 Drawing Scale: 1" = 30'
 Date of Project: January 11, 2011
 Engineer of Record:
 Paul J. Harrison, P.E.
 Phone: 843.333.3048
 Email: paul@bluewatercivil.com
 South Carolina Exp. 0224

blue WATER
 civil design
 bluewater civil design, pllc
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York Technical College
 Many Opportunities

LINEWORKER TRAINING PROGRAM
PROJECT #H59-N641-CA
 West Baskins Road
 York County, South Carolina



PLAN NUMBER	DATE	REVISION COMMENT
A	01-11-2011	SUBMITTED FOR REVIEW

GRADING &
 DRAINAGE PLAN

C201