



Rezoning Analysis-Report to City Council

Meeting Date: December 14, 2009

Location: 4900 & 4940 Old York Rd. (North side of Old York Rd., across from Miller Pond Rd.).
Tax Parcel 543-00-00-008.

Site Area: Approx. 6.38 acres

Request: Annex property into the City and rezone from Business Development District III (BD-III) to Planned Development-Commercial (PD-C).

Proposed Development: Commercial

Applicant/Owner: GreenbergFarrow (Rod Abney)
Atlanta, GA
404.601.4000

Owner: 901 Properties, LLC (Phil Murdock)
Rock Hill, SC
803.984.2113

Site Description

The subject property is located on the northwest edge of the City and fronts on Old York Road (principal arterial roadway), across from Miller Pond Road (local roadway). The site is bisected by Brand Road. Existing buildings on the site include a house, a small modular office, and several small accessory buildings. Surrounding uses include commercial, residential, and undeveloped property in residential, commercial, and industrial zoning districts. Surrounding zoning is industrial to the west and north, residential to the northeast, business to the east and south, and residential to the southwest. The Norfolk-Southern rail line runs along the northern boundary of the site within a 100' wide right-of-way.

Due to population growth and road improvements, this section of Old York Road is undergoing a transition from rural, low-intensity uses to intense commercial uses. Old York Road is a vital transportation corridor for the region. This section of the road is particularly important because traffic from three major highways (SC 161, SC 901, & SC 274) is channeled through this area.

Development Proposal

The applicant is requesting annexation and rezoning of the property in order to facilitate the development of a convenience store/gas station and future commercial development on the property. The developer plans to abandon Brand Road and construct a new road that would align with the Miller Pond Rd/Old York Rd intersection. The proposed convenience store would be approximately 2,750 square feet in size with 10 fuel pumps. The proposed building would be situated at the corner of the new road and Old York Road. Access to the convenience store and the future development parcels would be provided from the new road. The property is proposed to be developed in two phases. Phase 1 includes the new road, the convenience store/gas station, and associated infrastructure. Phase 2 includes the development of the remaining property and installation of a fence and buffer along the northern property boundary. Proposed infrastructure improvements include extensions of

the water and sewer lines and construction of sidewalks along the new road and Old York Rd.

The following alternate standards are proposed for the PD:

- A list of permitted uses that is specific to the PD is provided to ensure compatibility with surrounding uses.
- No use separation requirements will be applied to any of the permitted uses.
- A maximum front setback of 50' is established for parcels that front Old York Rd.
- Increase in canopy height from 14' to 14.5'.
- Alternate layout standards are proposed for the convenience store/gas station in lieu of the standards of Section 4-300 and Section 6-800.C of the zoning ordinance. The intent of the Use Specific standards (Sec.4-300) is to use the building as a screen to block visibility of the pumps from the primary street frontage. The commercial design standards (Sec. 6-800.C) would require the building entrance to face Old York Rd.
- Approval of an alternate landscape plan as proposed by the applicant. Alternate plant selections and layout are proposed as a result of utility easements along Old York Rd. A 10' landscape buffer and 6' high vinyl-coated chain link fence is to be provided along the railroad right-of-way to buffer the proposed development from the adjacent residential development to the northeast. The fence was requested by the residents at the neighborhood meeting.

The proposed development standards are detailed in the attached PD Terms & Conditions document.

The PD Plan will also serve as the preliminary subdivision plan.

Existing Zoning District Summary

Business Development District III (BD-III)- Permitted uses include 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; churches, 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.

The existing zoning of the subject property is more intense than the proposed PD-C zoning.

Proposed Zoning District Summary

Planned Development-Commercial (PD-C)- The purpose of the PD-C district is to provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses.

Previous Rezoning Cases in the Area

The area across Old York Rd, from the Wal-Mart shopping center to Rawlinson Rd, was annexed into the City with PD zoning in January, 2007.

INFRASTRUCTURE CONSIDERATIONS

Transportation

The property has frontage on Old York Rd, a principal arterial. Access to the parcels within the development will be provided from a new road that will intersect Old York Rd opposite Miller Pond Rd. Frontage sidewalks will be required along Old York Rd and the new street when the site is developed. The proposed Ebenezer Rail Trail corridor (as shown on the City's Trails & Greenways Master Plan) runs along the north side of the site within the Norfolk-Southern rail right-of-way. Due to topography and the need to buffer the commercial uses from the adjacent residential development, a direct connection to the trail is not anticipated. Access to the trail will be available at Pennington Road and sidewalks will provide access to the commercial properties fronting Old York Road. A Traffic Impact Analysis (TIA) was not required for this application because most of the traffic considerations for this area were identified in the TIA for the Wal-Mart PD. The plan includes the following road improvements as recommended by the City's consulting traffic engineer:

- A right-turn lane into the site from Old York Rd
- Re-striping on Old York Rd to create a left turn lane to the new road into the site
- Alignment of the new road with the Miller Pond/Old York Rd intersection and associated signalization. The new road into the site will have three outbound lanes (straight, right, and left) and one inbound lane.
- Provisions for access to adjoining properties to create a frontage road parallel to Old York Road when those properties are re-developed.

Historic traffic volumes in the area are shown below:

Street	Vehicles Per Day				Capacity*
	2008	2003	1998	1993	
Old York Rd	21,600	20,300	18,000	13,700	33,600

*Capacity denotes Level of Service "C".

Public Utilities

All necessary utilities are available to the site.

RELATIONSHIP TO PUBLIC PLANS

Comprehensive Plan

The City's Livable Land Use Map indicates that this parcel and adjacent parcels have Community Mixed Use and Transportation Facility land use designations. The Community Mixed Use classification is intended to create a regional destination environment providing housing, shopping, entertainment, employment, and gathering opportunities, located on or adjacent to major transportation corridors that provide high levels of access and visibility. This parcel has general visibility and access to Old York Road/HWY 161. Appropriate land uses should include a mix of relatively intense nonresidential uses integrated with the highest density housing, including high density residential, commercial, office, services, entertainment, educational, civic and other appropriate uses. The CMU classification should not be used to support or continue "strip type" commercial development.

Conclusion

The requested annexation and rezoning from Business District-III (BD-III) to City Planned Development-Commercial (PD-C) is generally consistent with the adopted City of Rock Hill Comprehensive Plan and Livable City Land Use Map.

PUBLIC INVOLVEMENT

The following public notification actions have been taken:

- October 4 & 18: Planning Commission public hearing advertisements published in *The Herald*.
- October 16: Rezoning notification signs posted on subject property.
- October 16: Rezoning notification postcards sent to property owners within 300' of the subject property. A total of 14 postcards were sent to properties within rezoning area and surrounding areas.

Neighborhood Meeting

A neighborhood meeting was held on August 27, 2009. The applicant presented information about the proposal and those in attendance had concerns about crime, light spillover, and hours of operation. Some residents stated that they would like the developer to construct a fence so the residential area could not be used as an escape route if any criminal activity occurs on the site. Landscape buffering was also requested to prevent light spillover.

Public Hearing

The Rock Hill Planning Commission held a public hearing on this application on November 3, 2009 and there were no comments. After the public hearing, the Commission voted to defer consideration of the application until the December meeting in order to give staff an opportunity to review changes proposed by the applicant. No public comments were made at the December Planning Commission meeting.

STAFF COMMENTS

There were three outstanding issues regarding sign size, lighting fixtures, and lighting levels prior to the December Planning Commission meeting. The applicant presented information at the meeting to address the sign size and lighting fixture issues. Staff presented the following recommendation on the lighting level:

- The proposed illumination levels under the fuel canopy reach upwards of 47 footcandles. Based on a review of other recently constructed gas stations, staff feels that the proposed lighting level is excessive. Staff recommends a maximum illumination level of approximately 35 footcandles with a level of approximately 20 footcandles at the canopy edge.

There are outstanding comments from the Inspections and Infrastructure divisions in regards to handicapped accessibility, infrastructure details, and street tree location. None of the necessary revisions would alter the concept of the PD Master Plan.

RECOMMENDATION

Staff Assessment

Staff encouraged the applicant to prepare a PD plan in order to establish the access pattern and to ensure consistency and compatibility with the development pattern established by the Wal-Mart PD across Old York Road. This is a vital transportation corridor and the access needs to be carefully managed to preserve the road's capacity to move traffic efficiently. The applicant also needed the PD zoning in order to get some relief from the design standards of the zoning ordinance.

The proposal is consistent with the land use plan and is designed to be compatible with the surrounding development. The existing County zoning of the property and surrounding properties permits commercial uses. The plan establishes an access pattern that will preserve traffic capacity on Old York Road.

Staff Recommendation

Staff recommends approval of the proposed Planned Development-Commercial zoning and the preliminary plat, subject to staff comments.

Planning Commission Discussion

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

Mr. Smalls asked about the rationale behind the alternate building orientation of the site and whether this has been discussed at the previous meeting. Mr. Hawkins stated that with Old York Road being an arterial road and the use of the location as a gas station, it made more sense to have the building entrance facing the fuel pumps instead of Old York Road. He further stated that the building will create a buffer between the road and the fuel pumps.

Mr. Graham asked for an explanation on footcandle illumination. Mr. Burhans gave a brief explanation of footcandle magnitude and stated that he has done a study of a number of recently constructed gas stations within the City in order to determine the 35 footcandle recommendation for this application. He noted that the newer stations use the 35 footcandle illumination for fuel canopies while older stations built prior to the City's regulations tend to be overly lit with a higher footcandle magnitude.

Mr. Graham asked about the wall pack lighting and whether this is comparable to the sconces used on the outbuildings constructed in the Wal Mart area. Mr. Burhans stated that the sconces on those buildings are more architectural in nature, whereas wall pack lighting is a more industrial type that is typically used for entrances and doorways.

Mr. Rodney Abney, representing Greenburg Farrow, 1430 W Peachtree Street, Suite 200, Atlanta, GA (applicant), addressed the issues of signage and lighting. He stated that Murphy Oil uses standard size signs and the size closest to the City's maximum size of 48 square feet is a sign that is 49.97 square feet. The next smallest size they use is 40 square feet. He added that the company preferred to use billboards for signage but that it is understood this will not be allowed.

In addressing the lighting issue, Mr. Abney stated that Murphy's typical lighting at the fuel canopy is 75 footcandles, mainly for the safety of customers and visibility of the fuel pump area for employees. He requested approval of 47 footcandles with 25 footcandles at the canopy edge as shown on the lighting plan. He stated that they will work with staff to meet the other lighting requirements.

Mr. Graham asked if there is a set standard in the code for the lighting level. Mr. Burhans stated that there is not a specific standard for gas stations. The standards deal more with

light levels at the perimeter of the property. Staff is trying to establish a standard in this PD that is appropriate for the site.

Planning Commission Recommendation

Following the discussion at their December meeting, the Planning Commission voted 3-0 (Roper recused) to recommend approval of the proposed PD-C zoning subject to staff comments with the allowance of 47 footcandles for the fuel canopy and the 50 square foot monument sign as presented by the applicant.

Attachments

- Annexation Map
- Rezoning Map
- PD Terms & Conditions
- PD Master Plan
- Revised Sign Plan (Submitted at 12/1/09 PC meeting)
- Plan Review Comments

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

- Annexation Application
 - Rezoning Application
 - Public Notice Affidavits
-

Staff Contact: Eric S. Hawkins, AICP, Planner III
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803.329.8763



ROCK HILL
SOUTH CAROLINA
ANNEXATION MAP

Miller Pond Rd and
Old York Rd Area

**ANNEXATION TO THE
CITY OF ROCK HILL**



ZONING: PD-C
ACREAGE: 6.38
WARD: WARD 4

City Limits
Annex Area



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

12-03-2009

DATE

CITY ADMINISTRATOR









ROCK HILL
SOUTH CAROLINA

M-2009-18

Legend

-  City Limit
-  Building
-  Zoning District Boundaries
-  Area of Interest

Zoning Data

Current:
BD-III (County)

Proposed: PD-C



Development Services
Department
City of Rock Hill
9/29/09



Highway 901 Planned Development Terms & Conditions

M-2009-18

Zoning Ordinance serves as foundation of regulations applying to the Project. This document is used in conjunction with the PD Master Plan and its exhibits submitted for the **Highway 901** application to help define the approved plan for the project. The Zoning Ordinance serves as the foundation of regulations applying to the project. Due to the size, complexity and environmental and physical constraints associated with the project, the Planned Development Terms and Conditions are set forth in this document. The development of these areas is regulated by the Rock Hill Zoning Ordinance, except as specifically allowed for in this document or as specifically amended in this document.

Status of Master Plan. The Master Plan attached to this document (Figure 1) is specifically designed to reflect the overall design intent, as well as required elements and commitments defined for the Project. No inadvertent detail or graphic not clearly specified on the Master Plan is intended to contradict the specific requirements of the Zoning Ordinance, as applied based on the terms of this document. In the case of a contradiction, the terms of the Zoning Ordinance and this document shall apply.

I: Project Description

- A. Brief Project Narrative: The Highway 901 project is a commercial development located near the intersection of SC 161 and Miller Pond Road across from the new Walmart Shopping Center.
- B. Location: North side of Old York Road (SC 161) between an existing storage building sales business and an existing single-family house west of Miller Pond Road. The subject property is bisected by the existing Brand Road. The subject property is parcel 543-00-00-008.
- C. Size: Approximately 239,580 square feet or 5.50 acres.
- D. Permitted Uses: Refer to the attached Figure 2 for the Permitted Use List. There will be no use separation requirements associated with permitted uses identified in Figure 2.
- E. Dimensional Standards: Minor modifications to minimum dimensional standards to address environmental challenges, building/site improvement shifts, and/or other unforeseen circumstances may be approved by the Planning Commission as part of a site plan or other plan approval.
 1. Minimum Lot Area: 20,000 sq. ft.
 2. Minimum Lot Width: 100 feet For Lots 1 and 2.
75-ft for Lot 3.
 3. Minimum Setbacks:
Front: 15-ft.
Side: 0-ft./30-ft when abutting a residential zoning district.

Rear: 20 ft./30-ft when abutting a residential zoning district.

Accessory Structure Side/Rear: 10-ft/20-ft for greater than 1-story height. Pay telephone and air and vacuum units on Lot 1 will be subject to a 5-ft side/rear setback.

4. Maximum Front Setback From SC 161: 50-ft. (for SC 161 fronting parcels only)

5. Other Site Specific Dimensional Standards:

The development depicted on the PD Master Plan is intended to reflect the arrangement of proposed uses and improvements on the site. Subject to the approval of the Planning Commission, minor changes to the configuration and placement and size of individual site elements may be modified as part of the site plan or other plan approval.

Lot 1 is planned to have a convenience store with gas sales use. It will comply with the following site layout standards in lieu of compliance with RHZO 4-300 standards associated with fuel pump locations. As generally depicted in Figure 1, the convenience store/retail building shall locate as close to the intersection of SC 161 and the new road opposing Miller Pond Rd. as reasonably possible to “frame” the intersection. Fuel pumps and their canopies will be located on the eastern side of the building and will not project in front of the retail building. The retail building’s entrance will face east towards the fuel pumps. Access to the site will be from the new road with no direct SC 161 access. The site layout and general characteristics for Lot 1 are as indicated on the PD Master Plan identified as Figure 1.

In the event Lot 1 is not developed with a convenience store with gas sales use, all buildings on Lot 1, except as noted below, will front directly onto SC 161 without any intervening parking or drive aisles located between the building and roadway. This does not prohibit having multiple entrances or double finished facades.

Buildings to support uses that customarily have drive through facilities such as quick service restaurants, drug stores, banks, etc. may be permitted to have a drive aisle and one row of parking located between the building and SC 161. While drive through buildings with a row of parking in front will not be subject to the 50-ft. maximum setback, the building will be located as close to SC 161 as reasonably possible.

The area identified as Future Development on the PD Master Plan is a remnant parcel that is intended to remain undeveloped until it can be combined with adjacent parcels. Once combined, it will develop according to the non-convenience store layout standards described above for Lot 1. In the event this area is unable to be combined, the Planning Commission may approve a site plan that reflects a site/building layout that addresses SC 161 and its intersection with the new road, relative to its small size and narrow configuration.

6. Max. Lot Coverage (Impervious Surface): 70%

7. Maximum Height: 35 feet. As identified in Figure 5, the gasoline pump canopy shall have a clearance height of 14.5-ft above grade.

F. Development Phasing Plan

	DEVELOPMENT IMPROVEMENTS	TENTATIVE TIMING
Phase 1	<ul style="list-style-type: none"> -Construct Lot 1 convenience store with gas sales & related improvements. -Construct water, sewer, and stormwater management infrastructure for all lots. -Construct the entire new road as generally depicted on PD Master Plan -Construct SC 161 right turn lane into site. -Create SC 161 left turn lane into site. -Relocate traffic signal poles adjacent to subject property and upgrade Miller Pond Rd. traffic signal and pavement markings to accommodate new road and turn lanes. -Construct SC 161 frontage sidewalk along Lot 1 frontage 	Within 1-year of Construction Permit Approval
Phase 2 or Future Phases	<ul style="list-style-type: none"> -Develop Lots 2 and 3 and future development area and related site improvements -Construct 22-ft. eastbound cross access drive with development of Lot 2 or 3 (whichever is developed first). -Install 6-ft vinyl coated chain link fence along rear of Lot 3 	Unknown

Minor modifications to the phasing plan (with the exception of the timing for offsite road and related improvements) that do not impact the overall PD Master Plan concept or timing of key infrastructure may be approved by the Planning and Development Director.

G. Conversion Schedule: N/A

II: Development Standards

- A. Off-Street Parking and Loading: N/A
- B. Tree & Vegetation Protection: The 4 existing Oak trees located at the end of the existing Brand Road shall be retained as part of the development. The trees shall be protected during construction according to RHZO 6-200(E) standards. The vegetation in the railroad easement along the rear of Lot 3 shall remain undisturbed unless removed by the rail company.
- C. Landscaping: As provided for in RHZO 6-300(I), an alternative landscape plan is represented in Figure 3 and is made a part of the PD to meet the purpose and intent of the landscape standards. Landscape material has been enhanced in the more visible areas, while also addressing limitations created by utility easements. Lot 3 will include a minimum 10-ft landscape buffer located outside of the Railroad easement. Separate landscape plans will be submitted for Lots 2, 3, and the Future Development parcel as part of their site development.

- D. Fencing: A 6-ft. vinyl coated chain link fence will be incorporated into the rear 10-ft. landscape buffer of Lot 3. The fence will be located in the rear of the buffer closest to the railroad track. The entire fence shall be installed prior to completion of the Lot 2 or 3 development (whichever is developed first). This requirement is not associated with Lot 1 and will not affect issuing a Certificate of Occupancy for future buildings on Lot1.
- E. Environmentally Sensitive Areas: There are no known environmentally sensitive areas located on the subject property.
- F. Open Space: Compliance with minimum open space acreages may be approved on a site wide basis for all lots versus individually.
- G. Exterior Lighting: The lighting for the proposed Lot 1 convenience store and gas station will be designed to meet RHZO requirements as generally shown in Figure 4, except where clearly detailed otherwise in Figure 4 or in this document. Light fixtures for the proposed gas station canopy structure shall utilize full cut off fixtures. Full cutoff distribution shall be achieved using recessed fixtures mounted flush with the bottom of the canopy or surface mounted full cutoff "shoe box/flat lens" style fixtures below the canopy. **illumination underneath the fuel canopy shall be limited to a maximum 25 foot candles at the perimeter of the canopy and in accordance with the attached Figure 4. -PLACE HOLDER.**
- H. Design Standards: The architecture for the proposed Lot 1 convenience store building and fuel canopy will be constructed to meet RHZO requirements as generally shown in Figure 5, except where clearly detailed otherwise in Figure 5 or in this document. As depicted in Figure 5, the proposed convenience store building entrance will face east towards the fuel pumps. A 2nd entrance facing SC 161 or the new road will not be required. The convenience store building will feature a four sided finished architecture using a combination of acrylic/stucco, cementious board siding, and masonry materials, roof parapet with cornice, and other articulation elements. Glazing (spandrel glass is acceptable) will be extended across the southern building façade facing SC 161. The fuel canopy columns will be clad with masonry or other acceptable materials matching the building that are in scale with the canopy structure. The fuel canopy will also meet the RHZO 4-300(C)(8)(h)(2) design standards with the exception of the previously noted 14.5-ft clearance height.
- Buildings for Lots 2, 3, and the Future Development parcel will comply with RHZO 6-800(C) standards.
- I. Signage: **The Lot 1 monument sign and building and fuel canopy signage will be constructed to meet RHZO requirements as generally depicted on Figures 5 and 6: Building Rendering and Signage, except where clearly detailed otherwise in Figures 5 and 6 or in this document. All signage on Lots 2, 3, and the Future Development parcel will comply with RHZO 6-900 requirements. The parcel identified for Future Development may be used for a Project or Directory sign meeting the standards of RHZO 6-900.**
- J. On-site Vehicular Access & Pedestrian Circulation/Connectivity
- SC 161 access to the development will be facilitated through construction of a new public road. No parcel shall have direct SC 161 access.

- A 22-ft wide private cross access drive will be constructed off of the new road to connect the Hwy. 901 development to adjacent parcels to the east. No parking is permitted off of the shared drive. The exact location of the shared drive will be determined with the development of Lots 2 and/or 3. As adjacent properties re-develop on the north side of SC 161, it is anticipated that the rear service/cross access drive will be extended eastward to Pennington Road. Due to the anticipated truck traffic on this shared drive, the drive will be constructed to the Commercial Collector roadway construction standard. The rear service drive concept is intended to manage SC 161 access along this important transportation corridor. All properties connecting into the rear service drive shall have the right of cross access.
 - 5-ft. frontage sidewalks will be provided along the common roadway frontage of SC 161 with the development of Lot 1 and the Future Development area. Pedestrian connections will be provided between the public sidewalk and building entrances.
- K. Off-site Road Improvements: The following roadway improvements will be constructed as part of the proposed project.
- The existing Brand Road will be abandoned as part of the Hwy. 901 development.
 - Construct a new public road to provide access to the development. As generally depicted on Figure 1, the new road will have four lanes (1 lane entering, 1 lane exiting straight, 1 lane exiting left, and 1 lane exiting right). The new road will be configured to align with Miller Pond Road. The road will be extended westward to adjacent parcels as part of their future development. The new road and its extension(s) will be built to the Commercial Collector standard.
 - Construct a right turn lane on SC 161 entering into the new road with required storage and taper lengths. SC 161 will be reconfigured to align with the new turn lane.
 - Create a left turn lane on SC 161 entering into the new road with required storage and taper lengths.
 - Relocate traffic signal poles (if needed) located adjacent to subject property and upgrade Miller Pond Rd. traffic signal and existing pavement markings to accommodate new road and turn lanes.
- All SC 161 road improvements are subject to SCDOT approval.
- L. Stormwater Management: The stormwater management system for any proposed fuel dispensing facilities in the development, including convenience stores with gas sales, shall incorporate water quality best management practices that are permitted through the City of Rock Hill.
- M. Utilities: Public water and sewer service will be made available to this development by the City of Rock Hill. Electric service for this development will be provided by the City of Rock Hill. All infrastructure for these utilities will be designed in accordance with City of Rock Hill and/or SCDHEC standards and installation/extensions will be the sole responsibility of the developer.

III: Attachments

Figure 1- PD Master Plan

Figure 2- Permitted Use List

Figure 3- Alternative Landscape Plan

Figure 4- Lighting Plan

Figure 5- Building Plan

Figure 6- Building, Canopy, & Sign Plan

DRAFT

NOTE: THIS PLAN IS ALSO SUBJECT TO A SEPARATE TERMS AND CONDITIONS DOCUMENT.



Vicinity Map
1" = 4800'

NOW OR FORMERLY GODS LITTLE ACRES LLC
D.B. 8694, PG. 239
TPN 543000009



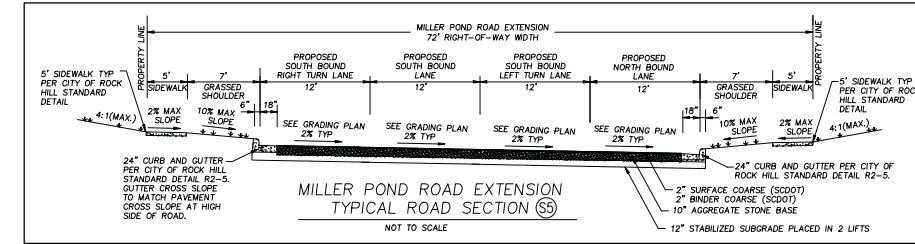
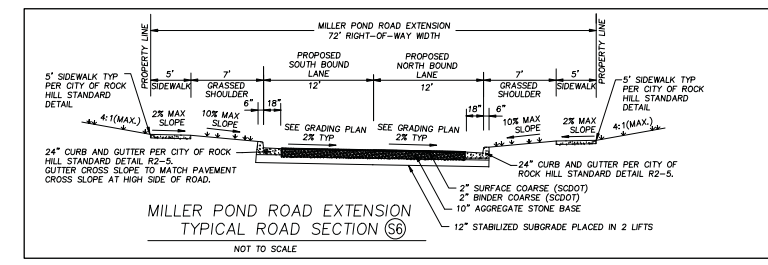
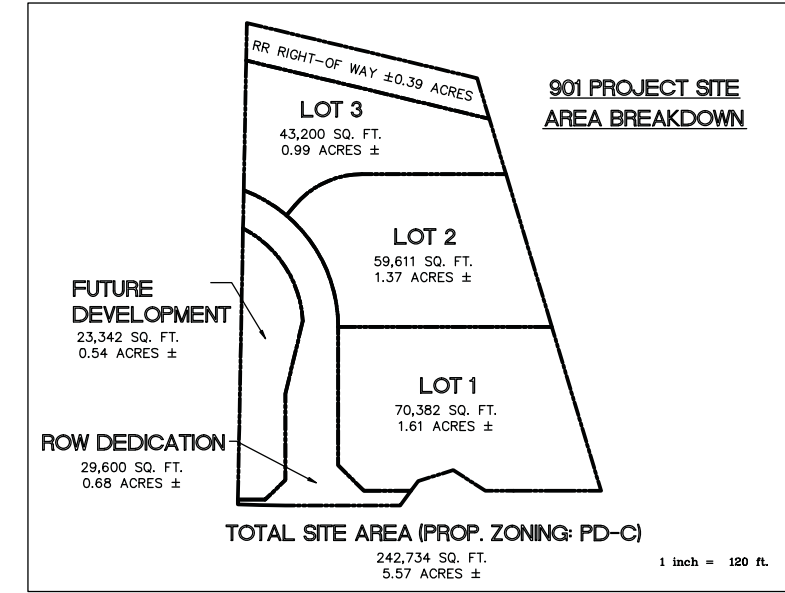
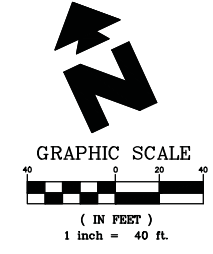
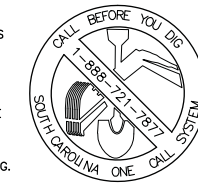
PROJECT INFORMATION

PROPOSED PROJECT CONSISTS OF:
 -CONSTRUCTION OF A GAS STATION IN LOT 1,
 -ROAD IMPROVEMENT ON HWY 161 INCLUDING SIGNALIZATION
 MODIFICATION AND DECAL LANE CONSTRUCTION
 -CONSTRUCTION OF MILLER POND ROAD EXTENSION
 -CONSTRUCTION OF UNDERGROUND UTILITIES:
 WATER AND SEWER MAIN EXTENSION AND STORM SEWER
 TREATMENT SYSTEM

TOTAL ACREAGE OF SITE IS 5.57 ACRES.
 SITE PARCEL NUMBER IS 543-00-008.
 PROPERTY ADDRESS:
 4900-4940 OLD YORK ROAD, ROCK HILL, SC 29732
 POST CONSTRUCTION IMPERVIOUS AREA OF LOT 1 WILL BE
 APPROX. 0.88 ACRES (55% OF LOT 1 TOTAL AREA).

NOTE:

1. THERE ARE NO ENVIRONMENTALLY SENSITIVE LANDS, WILDLIFE HABITAT, AND STREAM CORRIDORS WITHIN PROPERTY BOUNDARY.
2. NO LOT IDENTIFIED ON THIS PLAN SHALL HAVE DIRECT VEHICULAR ACCESS TO SC 161
3. AN EXISTING UNDERGROUND STREETLIGHT CABLE IS LOCATED WITHIN THE CONSTRUCTION LIMITS.
4. CALL PUPS AT 888-721-7877 TO LOCATE UNDERGROUND UTILITIES 72 HOURS BEFORE DIGGING.
5. LENGTH OF PROPOSED MILLER POND ROAD EXTENSION IS APPROX. 450 LF IN CENTER.
6. GAS STATION BUILDING AREA IS 2,756 S.F.



NOW OR FORMERLY SHARON D. SMITH
D.B. 9174, PG. 92
TPN 543000077

NOW OR FORMERLY GODS LITTLE ACRES LLC
D.B. 8694, PG. 239
TPN 543000009

OWNER/DEVELOPER INFORMATION
 901 PROPERTIES, LLC
 1452 CONSTITUTION BOULEVARD
 ROCK HILL, SC 29732
 CONTACT: MR. PHIL MURDOCK
 PHONE: (803) 984 2113

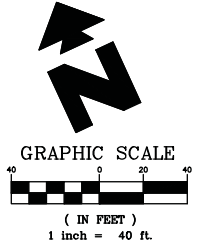
SHEET NO. C-1
PD MASTER PLAN
MURPHY EXPRESS
SC HWY. 161 AND MILLER POND RD.
ROCK HILL SOUTH CAROLINA

GreenbergFarrow
 1430 WEST PEACHTREE STREET, SUITE 200
 ATLANTA, GEORGIA 30309
 PHONE: (404) 601-4000
 FAX: (404) 601-3980
 DWG NAME: 901 PROJECT
 JOB NO.: 20090710.6

MURPHY OIL USA, INC.
 200 PEACH STREET
 P.O. BOX 7000
 EL DORADO, AR 71731-7000
USA

FIGURE 2
HIGHWAY 901 PD-C PERMITTED USE LIST

- Community center
- Art galleries, art centers, and the like
- Cultural facility
- Library
- Child day care center (7 or more persons)
- Post office
- Medical and dental clinic
- Medical and dental lab
- Fire and EMS
- Police station
- Sub station for fire and city police
- Farm market
- Animal grooming
- Veterinary clinic without boarding
- Bakeries, dinner theatres, or other entertainment establishments engaged in the sale of food products
- Restaurant, indoor seating only
- Restaurant, with indoor and outdoor seating only
- Restaurant, with indoor and outdoor seating, drive-in, or walk-up service
- Specialty eating establishment
- Business office
- Financial services
- Professional services, including medical and dental
- Commercial recreation, indoor
- Private club or lodge with seating capacity of less than 300 in main activity area
- Theater (less than 500 seats)
- Business Services
- Convenience store (all types)
- Drug store or pharmacy (with drive through)
- Entertainment establishment
- Financial institution
- Grocery store
- Laundromat
- Liquor store
- Personal services establishment
- Retail sales establishment
- Automobile parts sales and installation
- Automobile rental and sales
- Automobile repair and servicing (without painting/bodywork)
- Car wash or auto detailing (full and self service)
- Gasoline filling station
- Parcel services



SHEET NO. C-1.1

NOTE: THIS PLAN IS ALSO SUBJECT TO A SEPARATE TERMS AND CONDITIONS DOCUMENT.

NOW OR FORMERLY GODS LITTLE ACRES LLC D.B. 8694, PG. 239 TPN 543000009

NOW OR FORMERLY JAMES C. HOLLER JR. D.B. 11019, PG. 239 TPN 543000014

NOW OR FORMERLY SHARON D. SMITH D.B. 9174, PG. 92 TPN 543000077

PLANT LIST

KEY	QTY	COMMON NAME/ BOTANICAL NAME	SIZE	REMARKS
AR	10	RED MAPLE <i>Acer rubrum</i>	2" cal.	DECIDUOUS, 20' O.C.
QL	15	OVERCUP OAK <i>Quercus lyrata</i>	2" cal.	DECIDUOUS, 20' O.C.
WK	17	WINTER KING HAWTHORN <i>Crataegus viridis 'Winter King'</i>	2" cal.	DECIDUOUS, 15' O.C.
LI	9	GRAPE MYRTLE <i>Ligustrum indica 'Sarah's Favorite'</i>	10" H.T.	'Sarah's Favorite', 10' O.C.
IC	100	DWARF BURFORD HOLLY <i>Ilex cornuta 'Burfordii Nano'</i>	18" H.T.	12" SPREAD, 5' O.C.
IV	35	DWARF YAUPON HOLLY <i>Ilex vomitoria 'Nano'</i>	18" H.T.	12" SPREAD, 4' O.C.
LC	9	LORAPETALUM <i>Loropetalum chinense</i>	36" H.T.	EVERGREEN, 6' O.C.
PL	86	OTTO LUYKEN LAUREL <i>Prunus laurocerasus 'Otto Luyken'</i>	18" H.T.	12" SPREAD, 5' O.C.
RK	26	KAEMPFERI AZALEA <i>Rhododendron koempferi</i>	18" H.T.	12" SPREAD, 5' O.C.
LM	830	LIRIOPE <i>Liriope muscari</i>	FLAT	12" O.C.
MC	7	WAX MYRTLE <i>Myrica cerifera</i>	10" H.T.	EVERGREEN, 20' O.C.

NOTE:

1. THERE ARE NO ENVIRONMENTALLY SENSITIVE LANDS, WILDLIFE HABITAT, AND STREAM CORRIDORS WITHIN PROPERTY BOUNDARY.
2. NO LOT IDENTIFIED ON THIS PLAN SHALL HAVE DIRECT VEHICULAR ACCESS TO SC 161
3. AN EXISTING UNDERGROUND STREETLIGHT CABLE IS LOCATED WITHIN THE CONSTRUCTION LIMITS.
4. CALL PUPS AT 888-721-7877 TO LOCATE UNDERGROUND UTILITIES 72 HOURS BEFORE DIGGING.
5. LENGTH OF PROPOSED MILLER POND ROAD EXTENSION IS APPROX. 450 LF IN CENTER.
6. GAS STATION BUILDING AREA IS 2,756 S.F.

PROJECT INFORMATION

PROPOSED PROJECT CONSISTS OF:

- CONSTRUCTION OF A GAS STATION IN LOT 1,
- ROAD IMPROVEMENT ON HWY 161 INCLUDING SIGNALIZATION MODIFICATION AND DECAL LANE CONSTRUCTION
- CONSTRUCTION OF MILLER POND ROAD EXTENSION
- CONSTRUCTION OF UNDERGROUND UTILITIES;

WATER AND SEWER MAIN EXTENSION AND STORM SEWER TREATMENT SYSTEM

TOTAL ACREAGE OF SITE IS 5.57 ACRES.

SITE PARCEL NUMBER IS 543-00-00-046.

PROPERTY ADDRESS:
4900-4940 OLD YORK ROAD, ROCK HILL, SC 29732

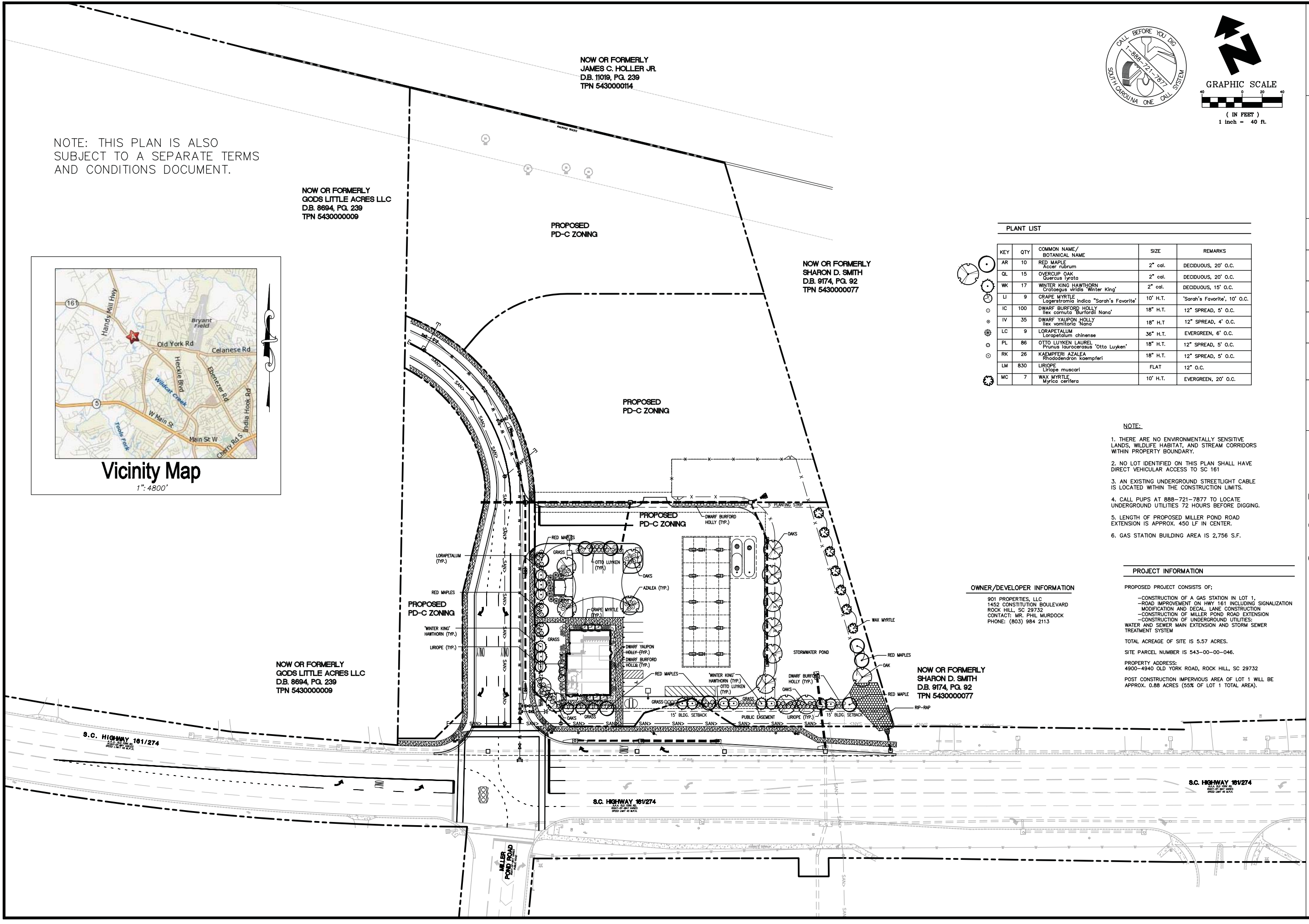
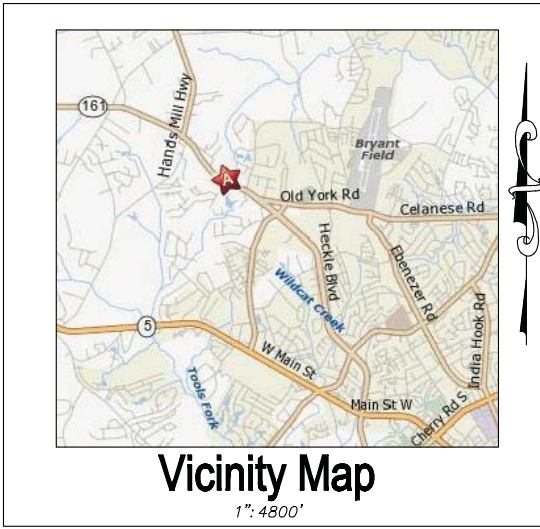
POST CONSTRUCTION IMPERVIOUS AREA OF LOT 1 WILL BE APPROX. 0.88 ACRES (55% OF LOT 1 TOTAL AREA).

OWNER/DEVELOPER INFORMATION

901 PROPERTIES, LLC
1452 CONSTITUTION BOULEVARD
ROCK HILL, SC 29732
CONTACT: MR. PHIL MAURDOCK
PHONE: (803) 984-2113

NOW OR FORMERLY SHARON D. SMITH D.B. 9174, PG. 92 TPN 543000077

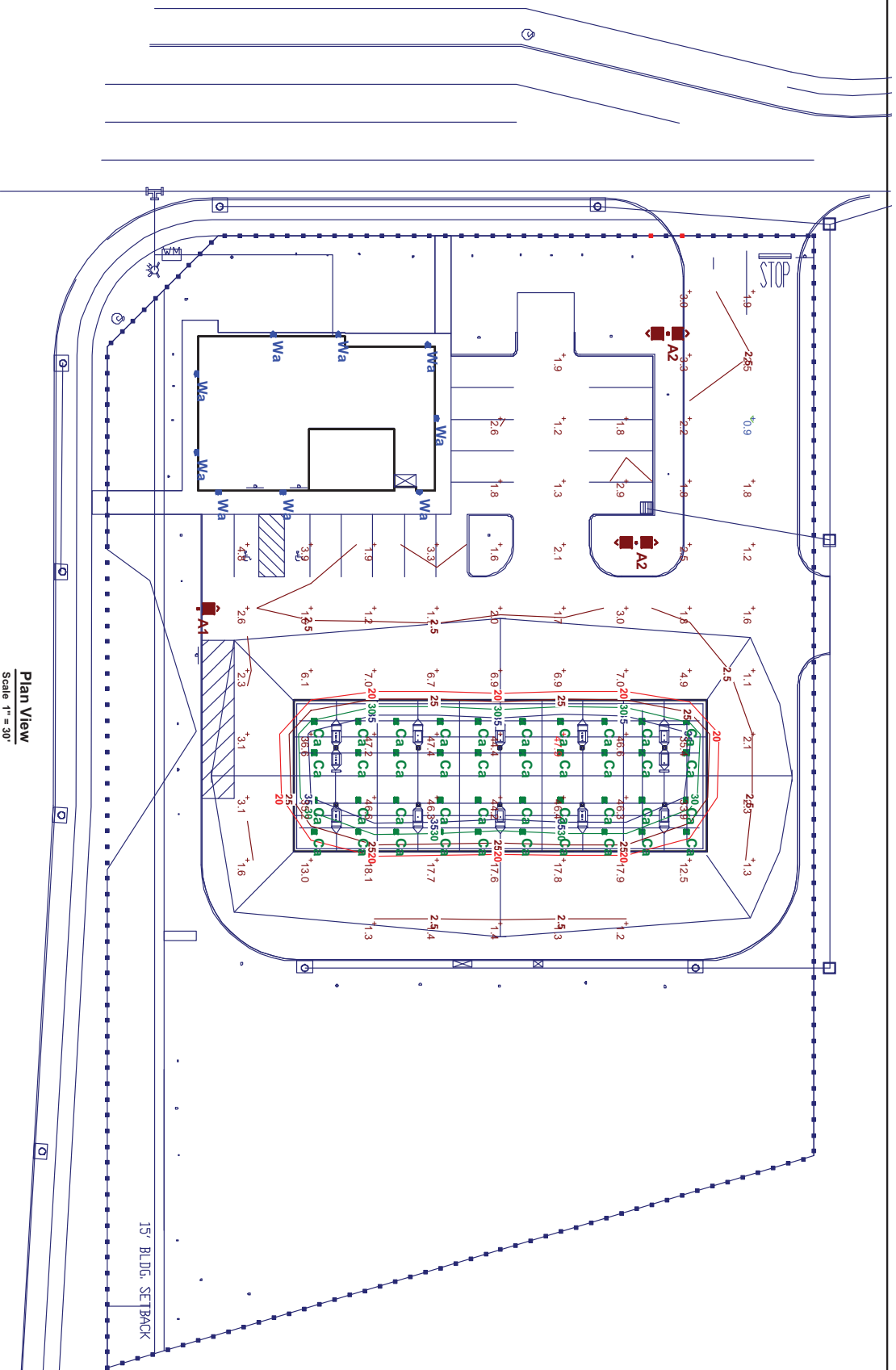
NOW OR FORMERLY GODS LITTLE ACRES LLC D.B. 8694, PG. 239 TPN 543000009



GreenbergFarrow
1430 WEST PEACHTREE STREET, SUITE 200
ATLANTA, GEORGIA 30309
PHONE: (404) 601-4000
FAX: (404) 601-3990
DWG NAME: 901 PROJECT
JOB NO.: 200907016

MURPHY OIL USA, INC.
MURPHY 200 PEACH STREET
P.O. BOX 7000
USA
EL DORADO, AR 71731-7000

PD MASTER PLAN
MURPHY EXPRESS
SC HWY. 161 AND MILLER POND RD.
ROCK HILL SOUTH CAROLINA



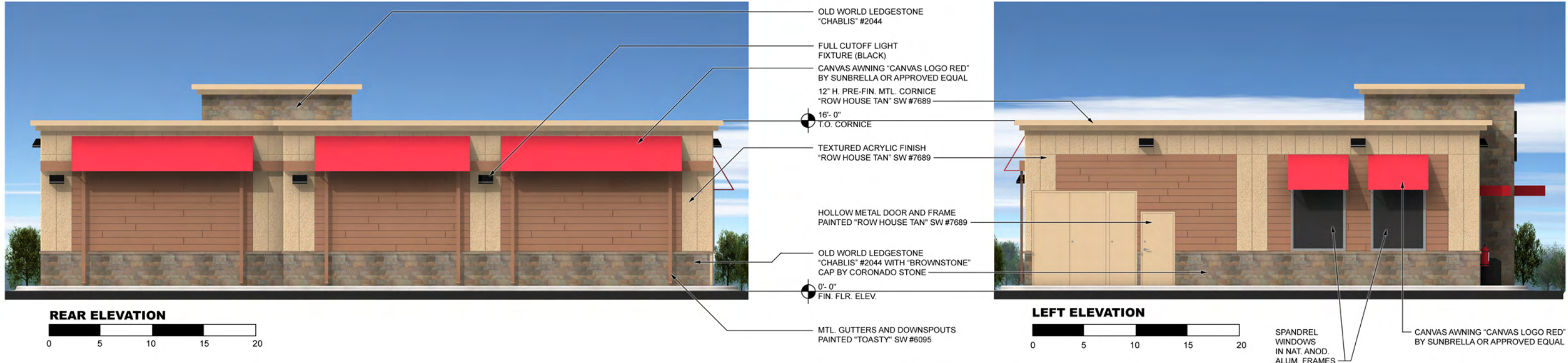
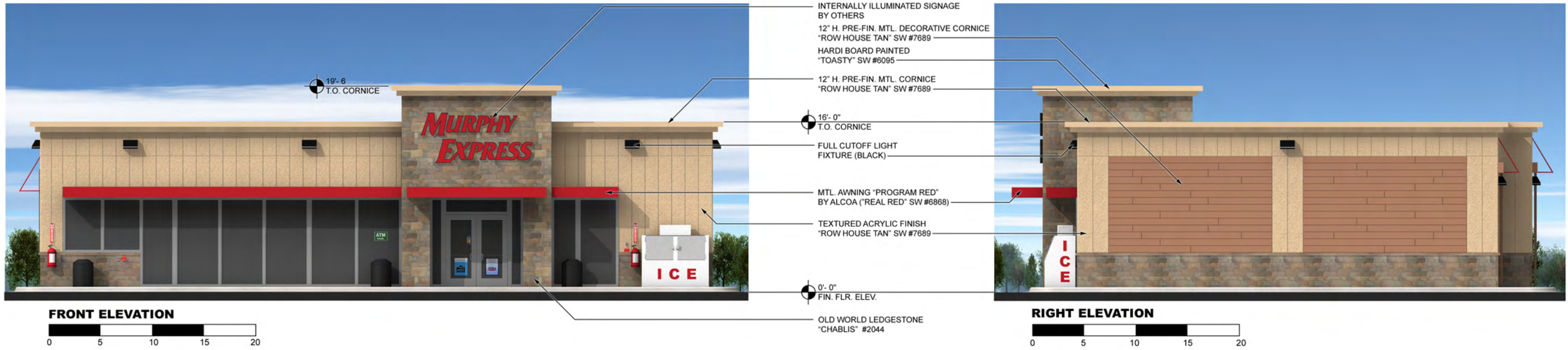
STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2 - PROPERTY LINE	■	0.3 fc	1.4 fc	0.0 fc	N/A	N/A
Calc Zone #4	+	11.7 fc	47.9 fc	0.9 fc	53.2:1	13.0:1
						UG
						-1.0
						23.0

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
■	A1	1	GFM FP 250 MH F	GREENBRIAR MEDIUM	1-250W CLEAR MH MH-F,IES	GFM-FP-250-MH-F,IES	22000	0.72	295
■	A2	2	GFM FP 250 MH F	GREENBRIAR MEDIUM	1-250W CLEAR MH MH-F,IES	GFM-FP-250-MH-F,IES	22000	0.72	590
■	Wa	9	GBWS FT 175 MH	GREENBRIAR WALL SCOONCE	1-175W CLEAR MH BU MH-F,IES	GBWS-FT-175-MH-F,IES	12800	0.72	218
■	Ca	40	EC S 250 PSMV F 1S1	ENCORE CANOPY MT WHT TH CLEAR LENS.	ONE 250-WATT CLEAR BT-28 METAL HAULDE VERTICAL POSITION.	LT18719,ies	20000	0.72	297

LUMINAIRE LOCATIONS						LUMINAIRE LOCATIONS							
No.	Label	X	Y	Z	MH Orientation	No.	Label	X	Y	Z	MH Orientation		
1	A1	7591.3	1107.0	22.0	22.0	0.0	27	Ca	7627.0	1209.7	15.0	15.0	0.0
2	Wa	7504.6	1130.8	12.0	12.0	-90.0	28	Ca	7637.0	1209.7	15.0	15.0	0.0
3	Wa	7504.6	1151.4	12.0	12.0	-90.0	29	Ca	7627.0	1195.7	15.0	15.0	0.0
4	Wa	7507.9	1179.6	12.0	12.0	-90.0	30	Ca	7637.0	1195.7	15.0	15.0	0.0
5	Wa	7517.0	1106.6	12.0	12.0	180.0	31	Ca	7652.0	1209.7	15.0	15.0	0.0
6	Wa	7541.8	1106.6	12.0	12.0	180.0	32	Ca	7662.0	1209.7	15.0	15.0	0.0
7	Wa	7531.1	1182.4	12.0	12.0	0.0	33	Ca	7652.0	1195.7	15.0	15.0	0.0
8	Wa	7554.4	1113.3	12.0	12.0	90.0	34	Ca	7662.0	1195.7	15.0	15.0	0.0
9	Wa	7554.4	1134.0	12.0	12.0	90.0	35	Ca	7627.0	1183.7	15.0	15.0	0.0
10	Wa	7554.3	1177.1	12.0	12.0	90.0	36	Ca	7637.0	1183.7	15.0	15.0	0.0
11	Ca	7627.0	1261.7	15.0	15.0	0.0	37	Ca	7627.0	1169.7	15.0	15.0	0.0
12	Ca	7637.0	1261.7	15.0	15.0	0.0	38	Ca	7637.0	1169.7	15.0	15.0	0.0
13	Ca	7627.0	1247.6	15.0	15.0	0.0	39	Ca	7652.0	1183.7	15.0	15.0	0.0
14	Ca	7637.0	1247.6	15.0	15.0	0.0	40	Ca	7662.0	1183.7	15.0	15.0	0.0
15	Ca	7652.0	1261.7	15.0	15.0	0.0	41	Ca	7652.0	1169.7	15.0	15.0	0.0
16	Ca	7652.0	1261.7	15.0	15.0	0.0	42	Ca	7662.0	1169.7	15.0	15.0	0.0
17	Ca	7652.0	1247.6	15.0	15.0	0.0	43	Ca	7627.0	1157.7	15.0	15.0	0.0
18	Ca	7662.0	1247.6	15.0	15.0	0.0	44	Ca	7637.0	1157.7	15.0	15.0	0.0
19	Ca	7627.0	1235.7	15.0	15.0	0.0	45	Ca	7627.0	1143.7	15.0	15.0	0.0
20	Ca	7637.0	1235.7	15.0	15.0	0.0	46	Ca	7637.0	1143.7	15.0	15.0	0.0
21	Ca	7627.0	1221.7	15.0	15.0	0.0	47	Ca	7652.0	1157.7	15.0	15.0	0.0
22	Ca	7637.0	1221.7	15.0	15.0	0.0	48	Ca	7662.0	1157.7	15.0	15.0	0.0
23	Ca	7652.0	1235.7	15.0	15.0	0.0	49	Ca	7652.0	1143.7	15.0	15.0	0.0
24	Ca	7662.0	1235.7	15.0	15.0	0.0	50	Ca	7662.0	1143.7	15.0	15.0	0.0
25	Ca	7652.0	1221.7	15.0	15.0	0.0	51	A2	7504.3	1255.7	22.0	22.0	0.0
26	Ca	7662.0	1221.7	15.0	15.0	0.0	52	A2	7570.4	1245.8	22.0	22.0	0.0

MURPHY'S OIL
 ROCK HILL, SC
 PHOTOMETRIC ANALYSIS - 4
 COMBINED CALC

Designer
FRD
Date
11/17/ 2009
Scale
1" = 40'
Drawing No.
X-PHOTO-4C





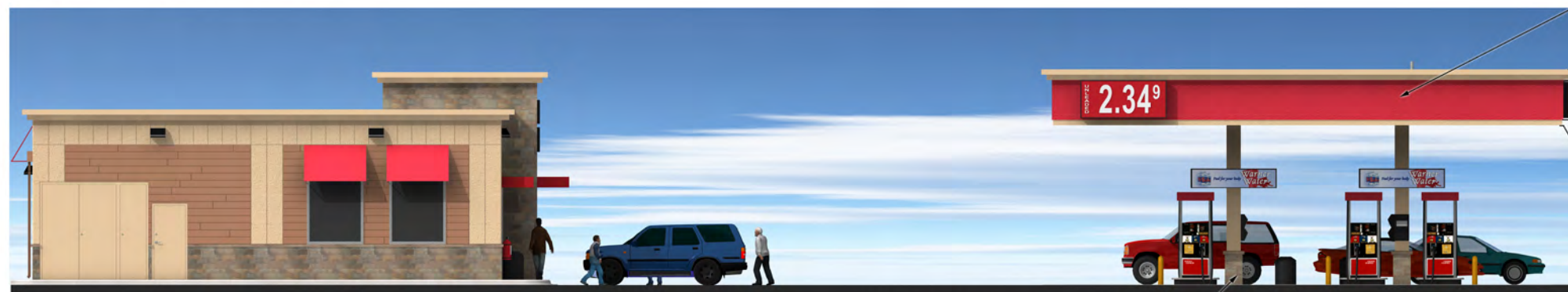
FRONT ELEVATION NOTE: RECESSED CANOPY LIGHTING REQUIRED



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

CANOPY COLUMN WITH TEXTURED ACRYLIC FINISH PAINTED "ROW HOUSE TAN" SW #7689 AND 3'-1" H. OLD WORLD LEDGSTONE "CHABLIS" #22044 WAINSCOT WITH "BROWNSTONE" CAP BY CORONADO STONE

QTY.	SIGNAGE	SIZE	AREA	TOTAL AREA
2	MURPHY EXPRESS LOGO SIGN (CANOPY)	GRAPHIC AREA	40.44 S.F.	80.88 S.F.
1	MURPHY EXPRESS LOGO SIGN (BUILDING)	GRAPHIC AREA	40.80 S.F.	40.80 S.F.
4	ISLAND SPANNER	25.19'H. X 97.19'L.	17.00 S.F.	68.00 S.F.
2	SMALL PRICE SIGN (CANOPY)	43.13'H X 97.00'L	29.05 S.F.	58.10 S.F.
1	MONUMENT SIGN	6'-4"H. X 9'-0" L.	57.00 S.F.	57.00 S.F.
TOTAL PERMANENT SIGNAGE				304.78 S.F.

SMALL PRICE SIGN (CANOPY): 43.13'H X 97.00'L

MURPHY EXPRESS LOGO SIGN (CANOPY): 9'-4" x 9'-4"

MURPHY EXPRESS LOGO SIGN (BUILDING): 9'-5" x 9'-5"

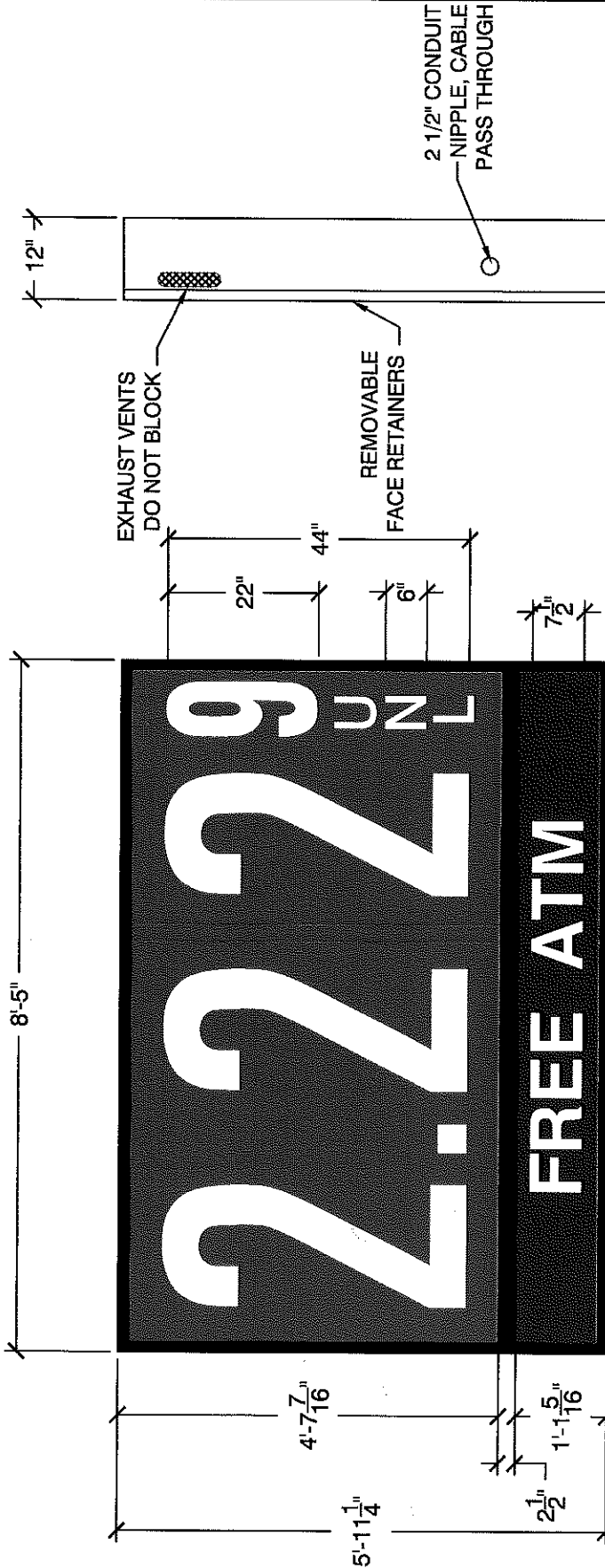
ISLAND SPANNER: 25.19'H. X 97.19'L

MONUMENT SIGN: 6'-4" x 9'-0" (NOT TO SCALE)

TRASH ENCLOSURE PERSPECTIVE: 6'-0" H. TEXTURED ACRYLIC FINISH "ROW HOUSE TAN" SW #7689

TRASH ENCLOSURE FRONT: METAL PANEL GATE PAINTED "ROW HOUSE TAN" SW #7689

"SIGN SPECIFICATION & CUT-SHEET"



CUSTOMER:	MURPHY OIL COMPANY
ADDRESS:	STORE #:
SALES ORDER#:	M Morris
DATE:	DRAWN BY: JMG
SIGN AREA:	49.97 sq ft

2803 DELTA DRIVE
 COLORADO SPRINGS,
 CO 80910-1012
 392-392-9046
 800-758-9046

MODEL NO.:	MURPHY-44SPSFBC
REV.:	00
MODEL 44" SINGLE PRODUCT	SINGLE FACE, 12" DEEP
FUEL PRICE DISPLAY	

All Signs must be installed in accordance with NATIONAL STATE ELECTRICAL AND BUILDING CODES. Unless specifically contracted for Skyline Products, Inc. shall have no responsibility for wind loads, installers, or electrical of the buyer/user.

PROPOSAL DRAWING SPECIFICATIONS	SIGN SPECIFICATIONS	COMMODITY DETAILS
DRAWING NUMBER: MURP0091-120108-10 REV. A REVISION DATE: 12/1/08 TOTAL SIGN AREA: 49.97 sq ft PLEASE SIGN OR INITIAL IF DRAWING IS APPROVED APPROVED: _____ DATE: _____	NUMERAL DETAILS: RED BACKGROUND: RED WHITE COPY: WHITE MOUNTING DETAILS: CANOPY/BILLBOARD: YES CABINET DETAILS: HEIGHT: 5'-11 1/4" WIDTH: 8'-5" DEPTH: 12" COLOR: BLACK *SIGN TOLERANCES: +1/8 -1/2" LIGHTING: T-12-800 H.O. FLUOR LAMPS *PLEASE SPECIFY ANY ADDITIONAL MOUNTING REQUIREMENTS*	LETTERING: UPPERCASE: <input checked="" type="checkbox"/> UPPER & LOWER: <input type="checkbox"/> BOTH SIDES APPEAR AS SHOWN: YES <input checked="" type="checkbox"/> NO *IF NO, PLEASE SPECIFY* FONT: HELVETICA BOTTOM: BKGRD COLOR: DARK BLUE (VINYL NESCHEN 6627) COPY COLOR: WHITE

REED 12/1/09 - AT FC MTC

Plan Review Comments
Plan #20090219
Nov. 25, 2009

Zoning Division

Staff will recommend approval of the PD-C zoning subject to the following conditions.

PD MASTER PLAN

-As an FYI, the grassed strip for Miller Pond Road Ext. will require street trees on both sides of road.

BUILDING DESIGN AND FUEL CANOPY DESIGN

- Area of spandrel glass on side of building facing Old York Rd must be detailed in construction drawings to verify that adequate area is provided.

LIGHTING PLAN

-As previously discussed, City staff is not comfortable with the proposed illumination reported in the lighting plan. The fuel canopy lights, which reach upwards of 47 Foot Candles, will be unnecessarily bright, creating a significant distraction for drivers. The illumination will also be brighter than other recently constructed gas stations in the City. We are also concerned about the balancing of light between the higher canopy values (even under the City's recommendation) and the relatively dim parking lot lights. This lighting imbalance will further draw attention to the bright fuel canopy lights and will otherwise create an awkward appearance.

City staff will be recommending to the PC that a revised lighting plan be prepared that reflects maximum illumination values under the fuel canopy at or very near 35 Foot Candles with illumination values dropping at or very near 20 Foot Candles at the canopy edge. We will also recommend that additional parking lot lighting be incorporated into the plan to bring up some of the relatively dim areas such as in front of the store and in the side parking area.

-As previously mentioned, wall pack lights, such as the Green Briar fixture, are only permitted at doorway areas. These fixtures are also limited to 100 watts. The proposed use of these fixtures and at 175 watts throughout the building is not permitted. Architectural lighting is permitted in areas where wall packs are prohibited (see Walmart outparcel buildings on south side of SC 161). Also, it appears that any illumination from wall lights mounted to the front of the building (with exception of far sides) will be blocked by the metal awning structure. You should consider using "can lights" mounted inside the metal awning to light the front of the building. This should provide the desired even illumination and shielding.

Staff will recommend to the PC that the proposed wall pack lights not mounted at building entrances be replaced with architectural fixtures (as shown on building elevation or similar). Any remaining wall packs must be limited to 100 watts.

SIGNAGE

-The RHZO limits the message area for your proposed freestanding sign to 48 sq. ft. The proposed 57 sq. ft. sign does not meet this requirement.

Staff will recommend to the PC reducing the sign message area to 48 sq. ft. to comply with the sign ordinance.

Infrastructure-Roadway Division

-The road x-sections need to meet the requirements of Article 7 of the Zoning Code.

Observed parts of the x-sections needing to be revised:

-Need to continue same shoulder grade min. 10' outside r/w for utility easement before beginning slope

-The planter strip cross slope should match the sidewalk (2% max.)

-Need to install crown in the road (can work out any super elevation with the civil plans)

-The lane widths do not include the gutters (the 12' lanes need to be pavement only)

-Replace the 2" binder with 2" surface course and replace SCDOT with SCDOT Type C Surface

Inspections Division

-Handicapped curb ramp will be needed for persons crossing 161 to Walmart site.