



## Rezoning Analysis-Report to City Council

Meeting Date: October 24, 2011

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<b>Location:</b>	2532 Dave Lyle Boulevard, 1060 Red River Road (southeast corner of Dave Lyle Boulevard and Red River Road). Tax Map #'s 700-01-01-020, 700-00-00-008, & 700-00-00-074
<b>Site Area:</b>	Approximately 14.5 acres.
<b>Request:</b>	Annex a portion of the property into the City and rezone from Industry General (IG) in the City and Urban Development (UD) in York County to Community Commercial (CC).
<b>Proposed Development:</b>	Commercial
<b>Owner/Applicant:</b>	Red River LLC (David C. Watterworth) Charlotte, NC 704.287.7551

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### Site Description

The subject property is currently undeveloped and wooded. It is located on the east side of the City and fronts on Dave Lyle Boulevard (Limited Access Expressway) and Red River Road (Major Collector). Surrounding uses include single-family residential and undeveloped property in commercial and industrial zoning districts.

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### Development Proposal

The applicant is requesting the rezoning in order to facilitate future commercial development on the property. The applicant has no specific development proposal at this time. Prior to any development, sewer must be extended to serve the property at the developer's expense.

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### Existing Zoning District Summary

Portion in City: Industry General (IG)- The IG District is established and intended to provide lands for light industrial uses that can be operated in a relatively clean and quiet manner and that will not be obnoxious to adjacent residential or business districts. Allowable uses include limited manufacturing and functionally related uses such as distribution, storage, and processing. Some heavier industrial uses may be permitted with a Special Exception (see Section 2-300(D)). Commercial uses are allowed, but are considered incidental to the predominantly light industrial nature of the district. Residential uses, other than caretaker dwellings, and uses that generate hazardous wastes are not permitted.

Portion in County: 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.

**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 Red River Road was annexed into the City and zoned Community Commercial in June of this year. That property is now proposed for rezoning to Planned Development-Commercial (Rezoning Case #M-2011-19).

**INFRASTRUCTURE CONSIDERATIONS**

**Transportation**

The property has frontage on Dave Lyle Boulevard, a Limited Access Expressway and Red River Road, a Major Collector.

The site will be accessed from Red River Road when developed. Frontage sidewalks will be required along Red River Road and Dave Lyle Boulevard in conjunction with the development of the various sites. The proposed Springdale Trail corridor runs along the west side of the site, as shown on the Rock Hill Trails and Greenways Master Plan. This trail runs 3.5 miles along Springdale Road from the existing Waterford Trail to the proposed Taylor Creek Tributary Trail at Lesslie Road.

Historic traffic volumes in the area are shown below:

Street	Vehicles Per Day				Capacity*
	2009	2004	1999	1994	
Dave Lyle Boulevard <sup>†</sup>	20,100	25,600	19,300	15,200	33,600
Red River Road	7,300	7,400	4,900	3,700	8,600

<sup>†</sup>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**

A sewer extension will be required to serve the site. There is an existing water line along Dave Lyle Boulevard.

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## **RELATIONSHIP TO PUBLIC PLANS**

### **Vision 2020 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.

### **Other Plans**

#### Transportation

There is an unfunded transportation improvement project that directly affects these properties. The Dave Lyle Boulevard Extension from Waterford Park Drive 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.

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## **PUBLIC INVOLVEMENT**

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

- September 4 & 18: Planning Commission public hearing advertisements published in *The Herald*.
- September 16: Rezoning notification signs posted on subject property.
- September 16: Rezoning notification postcards sent to 10 property owners within 300' of the subject property.

### **Public Hearing**

The Rock Hill Planning Commission held a public hearing on this application on October 4, 2011. The applicant presented information about the proposal. There were no comments from the public.

Mr. Don Sanders, general manager of Rhinehart Real Estate, applicant's representative, stated that there were no plans for development at this time, that the request was in order for the property to be consistent with the zoning of the surrounding area.

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## **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 Recommendation**

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

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## **Attachments**

- Annexation Map
- Rezoning Map

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

- Annexation Application
  - Rezoning Application
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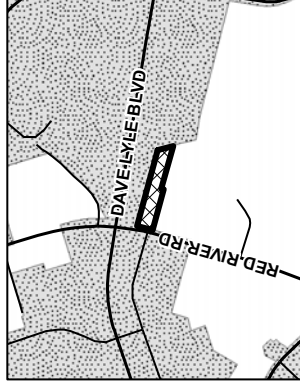
**Staff Contact:** Eric S. Hawkins, AICP, Planner III  
[ehawkins@cityofrockhill.com](mailto:ehawkins@cityofrockhill.com)  
803.329.8763



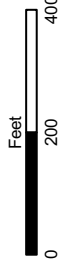
**ROCK HILL**  
SOUTH CAROLINA  
ANNEXATION MAP

Red River  
Road Area V

**ANNEXATION TO THE  
CITY OF ROCK HILL**



ZONING: CC  
WARD: WARD 3  
ACREAGE: 5.13



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

GIS ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_



**ADJACENT OWNERS**

- 7000000015  
First Land Company
- 7000000020  
First Land Company
- 7000000018  
First Land Company
- 7000101020  
Red River, LLC
- 7000000010  
Nancy Lee  
7000000046  
Margaret Rabon

**ANNEXATION OWNERS**




- 7000000008  
Red River, LLC
- 7000000074  
Red River, LLC



**ROCK HILL**  
SOUTH CAROLINA

**M-2011-20**

**Legend**

-  City Limit
-  Zoning District Boundaries
-  Area of Interest

**Zoning Data**

**Current: IG,  
UD (county)**

**Proposed:  
CC**



Planning & Development  
Services Department  
City of Rock Hill  
9/19/11

