



Rezoning Analysis-Report to City Council

Meeting Date: October 10, 2011

| | |
|------------------------------|---|
| Location: | 1405 Celanese Road & 1195 Riverview Road. Tax Map #662-00-00-005 & -019 |
| Site Area: | Approximately 3.4 acres |
| Request: | Annex property into the City and rezone from Urban Development (UD) to Limited Commercial (LC). |
| Proposed Development: | Gas station/convenience store |
| Applicant: | QuikTrip Corporation (J.D. Dudley) Charlotte, NC 817.894.5545 |
| Owners: | L.F. Harrelson, Inc Rock Hill, SC 803.366.8171 Robert S. Friedman Trust (Belinda Gergel) Charleston, SC 803.240.3145 |

Site Description

The subject property was formerly the location of an auto dealership. It is located on the northeast side of the City and fronts on a principal arterial (Celanese Road) and two local roadways (Automall Parkway and Riverview Road). Surrounding uses include indoor recreation, self-service storage, gas station/convenience stores, commercial building contractor, and undeveloped property in commercial zoning districts.

Development Proposal

The applicant is requesting the annexation and rezoning in order to facilitate the redevelopment of the site with a gas station/convenience store. Access would be provided from Riverview Road and Automall Parkway.

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.

Proposed Zoning District Summary

Limited Commercial (LC)- The LC district is established as a mid-level intensity commercial district that allows a wider range of non-residential uses at increasing intensities than the NC district. The uses allowed in this district include a wide range of general retail, business, and service uses, as well as professional and business offices along with integrated residential uses as allowed in the NC district. Uses in this district are intended to serve groups of neighborhoods instead of individual neighborhoods.

INFRASTRUCTURE CONSIDERATIONS

Transportation

The property has frontage on Celanese Road (principal arterial), Riverview Road (local), and Automall Parkway (local). The site will be accessed from Riverview Road and Automall Parkway. Sidewalks exist along Celanese Road. Frontage sidewalks will be required along Riverview Road and Automall Parkway when the site is developed.

Several transportation improvement projects are planned for this area and will need to be considered in the development of this site. The 2003 & 2011 York County Pennies for Progress program includes planned improvements for Riverview Road from Eden Terrace to Celanese Road (SC Hwy 161) (Project 03-016). Intersection improvements are also planned to help mitigate traffic congestion in this area. The applicant is aware of the proposed improvements and is designing the site to accommodate the planned improvements.

Historic traffic volumes in the area are shown below:

| Street | Vehicles Per Day | | | | Capacity* |
|--------------|------------------|--------|--------|--------|-----------|
| | 2009 | 2004 | 1999 | 1994 | |
| Celanese Rd | 37,200 | 30,700 | 24,900 | 17,600 | 50,400 |
| Riverview Rd | 6,000 | 7,100 | 6,400 | 6,700 | 8,600 |

*Capacity denotes Level of Service "C".

Public Utilities

All necessary utilities are available to the site.

RELATIONSHIP TO PUBLIC PLANS

Vision 2020 Comprehensive Plan

This property is reflected on the City's Vision 2020 Land Use Map as Existing Suburban Neighborhood. Properties within the Existing Suburban Neighborhood area are characterized by established suburban land use patterns, dominated by single family subdivisions and individual commercial developments. The vision for this area is to better connect neighborhoods as well as integrate and mix land uses in a more pedestrian and bicycle-friendly way. Planning principles for this area seek to expand and reinforce neighborhood cohesiveness and design. Compatible mixtures of uses are encouraged; however, new commercial and office uses generally are encouraged to locate in focused Suburban Mixed Use Centers. Efforts to enhance mobility and livability in these areas are important. Higher density and intensity uses should be focused in and immediately surrounding Suburban Centers and along major corridors, or in other locations where they

relate to unique institutions and amenities and can be designed with minimal land use impacts.

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:

- 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 17 property owners within 300' of the subject property.

Public Feedback

James Bailey, 1728 Hunters Trail, via phone call to staff on October 4, stated that he is opposed to the application to annex and rezone for the intended use. He stated that the area is too congested with traffic now with convenience stores on three out of four corners at this intersection. Mr. Bailey stated that he will be unable to attend the public hearing and asked staff to pass these comments along to the Commission.

Public Hearing

The Rock Hill Planning Commission held a public hearing on this application on October 4, 2011. Three members of the public spoke on this item and the applicant presented information about the proposal.

Golda McKinney, 1744 Hunters Trail, stated she was unable to find an address posted on the property and was unclear regarding the exact location prior to the meeting. Mr. Hawkins stated that the property is currently in the County and the address will have to be clearly visible when redeveloped in the City. Ms. McKenney asked if there will be a vote on whether to annex the property. Mr. Graham stated that the Planning Commission's role is to recommend the appropriate zoning for the property and that City Council will vote on the annexation.

Tim Bui, 1397 Celanese Road, stated that he owns the Shell station across the street and is opposed to the proposed QuikTrip because it could potentially put him out of business.

Vicki Pennington, 1615 Hunters Trail, stated concerns about the number of traffic accidents in the area and stated that the City needs to look at that prior to approving the proposal. She estimated that there have been 20-21 wrecks in the area over the last couple of years. She has asked for accident reports from the City and County police but has not received anything yet. She stated that there are gas stations on the other three corners and she is concerned about additional traffic.

RECOMMENDATIONS

Staff Assessment

The proposed zoning is consistent with the City's Land Use Plan and is compatible with surrounding uses.

Staff Recommendation

Staff recommends approval of the proposed Limited Commercial (LC) zoning.

Planning Commission Discussion

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

Mr. Smalls asked how much traffic would be generated by the proposed development and how it would compare to the previous use. Mr. Hawkins stated that he does not have that information at this time, but traffic will be studied as part of the site plan review.

Mr. Greene asked if there will be access to the site from Celanese Road. Mr. Hawkins stated that there will not be any access from Celanese into the property. All access will be from Automall Parkway and Riverview Road.

Mr. Graham stated that the property is zoned UD in the County and a convenience store/gas station could be developed under that zoning.

Mr. Christopher stated that the proposed LC zoning is appropriate for the property because it is a high-traffic area that will be developed commercially.

Mr. Smalls stated that the City has no ability to control the number of gas stations that are developed in an area.

Planning Commission Recommendation

Following the public hearing at their October meeting, the Planning Commission voted unanimously (6-0) to recommend approval of the proposed Limited Commercial (LC) zoning.

Attachments

- Annexation Map
- Rezoning Map

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

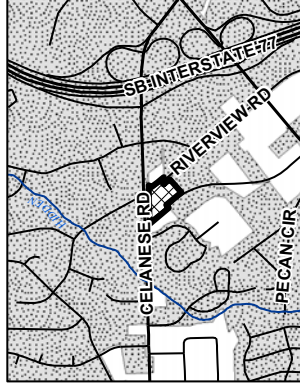
- Annexation Application
 - Rezoning Application
-

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

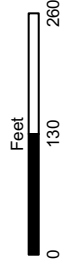


ROCK HILL
SOUTH CAROLINA
ANNEXATION MAP
Celanese/Riverview
Road Area

**ANNEXATION TO THE
CITY OF ROCK HILL**

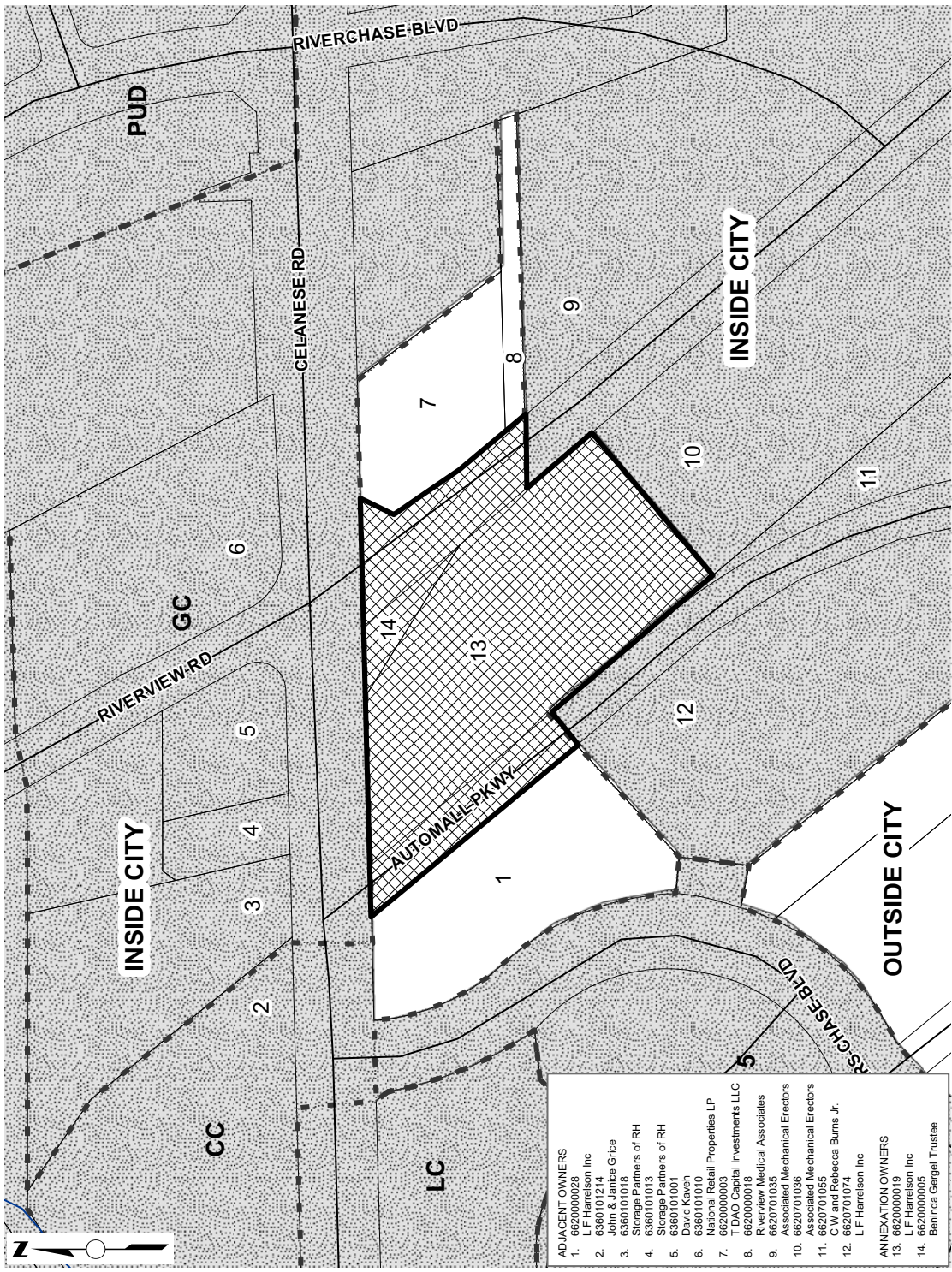


ZONING: LC
WARD: WARD 6
ACREAGE: 3.39



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

GIS ADMINISTRATOR _____ DATE _____



| ADJACENT OWNERS | |
|-------------------|--|
| 1. | 662000028 Hudson Inc |
| 2. | 636812120 John & Janice Grice |
| 3. | 63801018 Storage Partners of RH |
| 4. | 63601013 Storage Partners of RH |
| 5. | 63601001 David Kaveh |
| 6. | 63601010 Benjamin Retail Properties LP |
| 7. | 662000018 T DAO Capital Investments LLC |
| 8. | 662000018 Riverview Medical Associates |
| 9. | 6620701035 Associated Mechanical Erectors |
| 10. | 6620701036 Associated Mechanical Erectors |
| 11. | 6620701065 C.W. and Rebecca Burns Jr. |
| 12. | 6620701074 L F Harrison Inc |
| ANNEXATION OWNERS | |
| 13. | 662000019 L F Harrison Inc |
| 14. | 662000005 Beninda Gergel Trustee |



ROCK HILL
SOUTH CAROLINA

M-2011-15

Legend



City Limit



Zoning District Boundaries

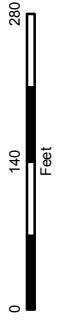


Area of Interest

Zoning Data

Current: UD
(County)

Proposed: LC



Planning & Development
Services Department
City of Rock Hill
9/16/11

