



Rezoning Analysis-Report to City Council

Meeting Date: May 23, 2011

Location:	2541, 2564, and 2536 Cherry Road, Tax Map #'s 662-00-00-023, 662-00-00-048, & 662-00-00-062.
Site Area:	Approx. 4.23 acres.
Request:	Annex property into the City and rezone property from Urban Development District (UD) and Business Development District III (BD-III) in York County to Community Commercial District (CC).
Proposed Development:	None- existing development.
Applicant:	City of Rock Hill on behalf of owner.
Owners:	National Retail Properties LP, NSP Cherry Road LLC, and Taco Bell of America INC. Contact list attached.

Site Description

The following three parcels are proposed for annexation: the Marathon/Kangaroo Express filling station/convenience store at 2541 Cherry Rd, the Mattress Firm at 2564 Cherry Rd, and the Taco Bell at 2536 Cherry Rd. The properties are located on the northeast side of the City and front on Cherry Road (principal arterial). Surrounding uses include restaurant, auto sales, retail sales, and undeveloped property in planned unit development and commercial zoning districts. No new development is planned.

Proposal

This annexation was initiated by the City pursuant to the goal of annexing enclave areas that are completely surrounded by the City Limits. Annexation agreements have been in place for the properties since they were developed. Staff presented the owners with annexation petitions in February, 2011, and they were all signed by early April. The properties are served by City water and sewer and are subject to annexation at the City's discretion. Annexation of enclaves promotes greater efficiency in City services and supports compact infill development and redevelopment that is consistent with strategies identified in the Comprehensive Plan.

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.

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.

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.

INFRASTRUCTURE CONSIDERATIONS

The property is fully developed and there will be no additional impacts on the transportation or utility systems.

RELATIONSHIP TO PUBLIC PLANS

Vision 2020 Comprehensive Plan

The City's Vision 2020 Land Use Map shows three land use designations converging in the area of the subject properties: Existing Suburban Neighborhood, Existing Retail/Employment sub-area of the Interstate Corridor Character Area, and Regional Center sub-area of the Suburban Mixed Use Center Character Area. The area that best characterizes these properties is the Existing Retail/Employment sub-area of the Interstate Corridor Character Area.

The Existing Retail/Employment sub-area of the Interstate Corridor Character 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.

Conclusion

The requested annexation and rezoning from County Business District -II (BD-II) and Urban Development District (UD) to Community Commercial (CC) 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:

- April 3 & 17: Planning Commission public hearing advertisements published in *The Herald*.
- April 15: Rezoning notification signs posted on subject property.
- April 15: Rezoning notification postcards sent to property owners within 300' of the subject property. A total of 23 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 May 3, 2011. One member of the public asked a question about the proposed zoning.

Mr. Claude Burns, 3256 Bridgewater, owner of several properties near the subject properties, asked about the CC zoning recommendation. Mr. Hawkins stated that CC zoning was most similar to the GC zoning that was along Cherry Road. No new GC zoning districts are being created and CC is the most intense commercial district under the current zoning ordinance.

RECOMMENDATION

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 Community Commercial (CC) zoning.

Planning Commission Recommendation

Following the public hearing at their May 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

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

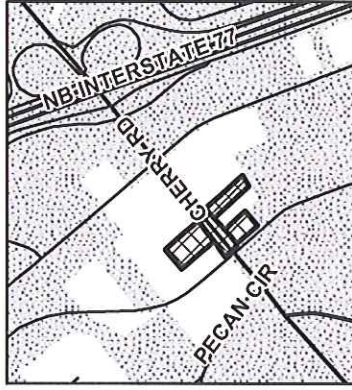


ROCK HILL
SOUTH CAROLINA

ANNEXATION MAP

*Automall Parkway
Area II*

ANNEXATION TO THE
CITY OF ROCK HILL



ZONING: CC
WARD: WARD 6
ACREAGE: 4.23 [3.18 + 1.05 (R-O-W)]

- Subject Properties
- Zoning District
- Boundaries
- City Limits

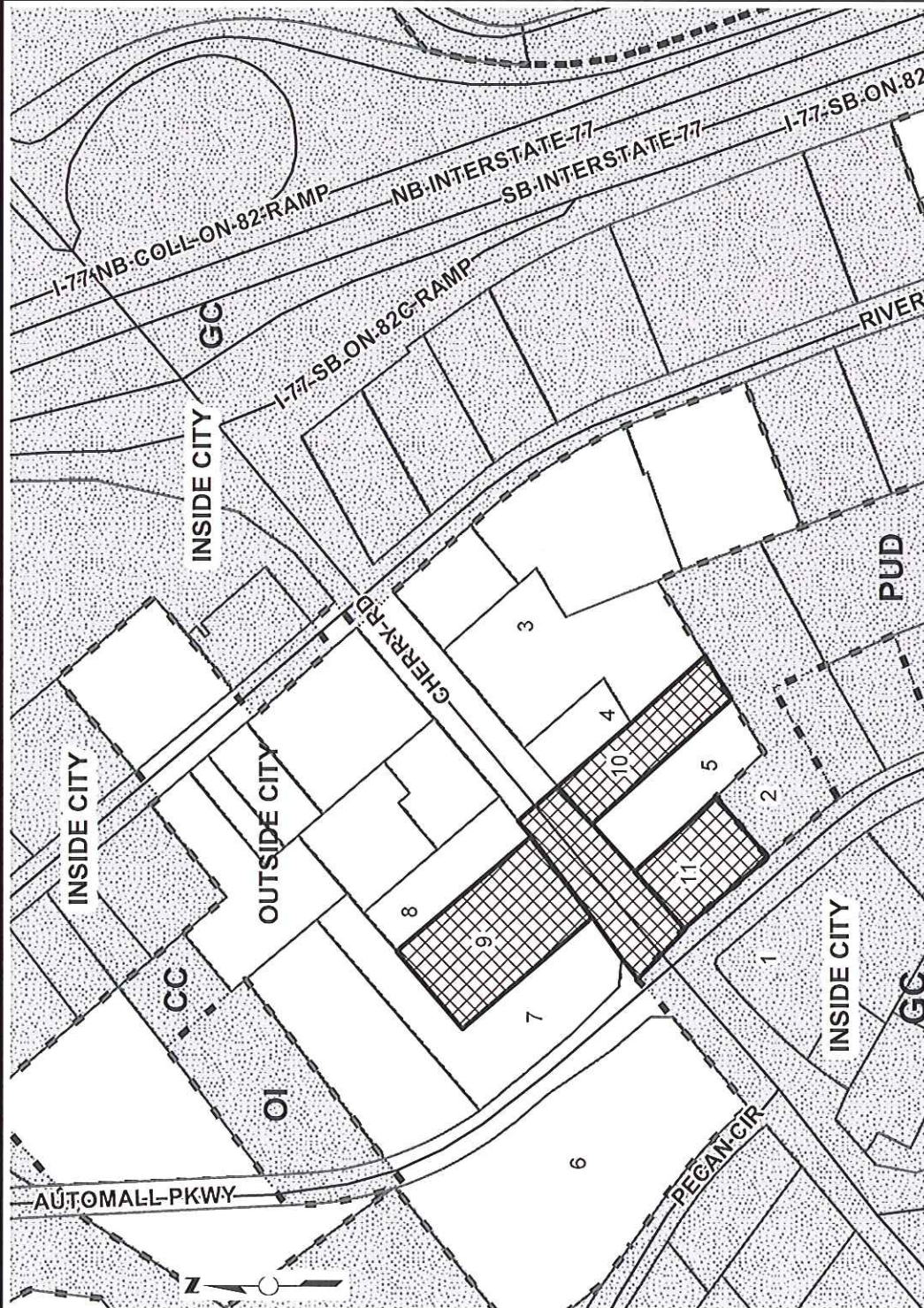


THIS MAP WAS COMPILED FROM PLATS AND
OTHER AVAILABLE INFORMATION.
NO ACTUAL FIELD SURVEY WAS PERFORMED.

GIS ADMINISTRATOR

DATE

1/10/2011
mmr 2/2/2011



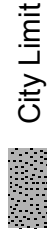
- INSIDE CITY OWNERS**
1. HERSHMAN
 2. PER BOYS, MANNY, MOE & JACK THE
 3. 6620701086
 4. HIERS INVESTORS LLC
- OUTSIDE CITY OWNERS**
1. 6620000059
 2. JORDAN ENTREPRISES LIMITED PARTNERSHIP
 3. 6620000060
 4. SAPLOUGH ROY S
 5. 6620000061
 6. MCCARTHY VIRGINIA PLAYER & NOELLE PLAYER
 7. CLAUDE W BURNS III FAMILY LIMITED PARTNERSHIP
 8. 6620000034
 9. ONP CORPORATION
 10. 6620000022
 11. MOORE WILLIAM H c/o HILLCREST FOOD INC
- ANNEXATION OWNER**
1. 6620000023
 2. TACO BELL RETAIL PROPERTIES LP
 3. NSP CHERRY ROAD LLC
 4. 6620000062
 5. TACO BELL OF AMERICA INC % TBC TAX UNIT #002882



ROCK HILL
SOUTH CAROLINA

M-2011-10

Legend



City Limit



Zoning District Boundaries

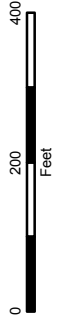


Area of Interest

Zoning Data

Current: BD-III

Proposed: CC



Planning & Development
Services Department
City of Rock Hill
4/27/11

