



Rezoning Analysis-Report to City Council

Meeting Date: September 26, 2011

Location:	620 Automall Parkway, (corner of Cherry Road and Automall Parkway), Tax Map #662-00-00-024
Site Area:	Approx. 2.74 acres (including road right-of-way)
Request:	Annex property into the City and rezone property from Urban Development (UD) in York County to Community Commercial (CC).
Proposed Development:	Restaurant
Owner/Applicant:	Cook Out Rock Hill, Inc. Archdale, NC 336.431.1094

Site Description

The subject property was formerly the location of used car lot and is being redeveloped as a restaurant. It is located on the northeast side of the City at the intersection of a principal arterial roadway (Cherry Road) and a local roadway (Automall Parkway). Surrounding uses include restaurant, auto sales, retail sales, and undeveloped property in commercial zoning districts.

Development Proposal

The redevelopment of the property has prompted the annexation and rezoning.

Cook Out agreed to annex the property when it became contiguous to the City's boundaries in exchange for the provision of utility service outside of the City limits by the City until that point. The adjoining property came into the City in June, making Cook Out's property contiguous to the City.

Permits for construction of the restaurant were issued by the County. City staff has reviewed the plans and found them to be generally in compliance with the City's design standards. The restaurant will occupy 4,744 square feet and will include a drive-through.

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

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.

Zoning History of the Property and Previous Rezoning Cases in the Area

The adjoining properties at 2526 and 2541 Cherry Road came into the City on June 13 of this year with a zoning district of Community Commercial.

INFRASTRUCTURE CONSIDERATIONS

The property has been zoned for intense commercial use in the County. No adverse impact to the transportation or utility systems should result from the proposed annexation and rezoning.

RELATIONSHIP TO PUBLIC PLANS

Vision 2020 Comprehensive Plan

This property is reflected on the City's Vision 2020 Land Use Map as a Regional Center sub-area of the Suburban Mixed Use Center Character Area. The Regional Center sub-area of the Suburban Mixed Use Center Character Area designation is targeted for higher density and intensity development including a mix of large scale commercial, employment, and multi-family uses integrated into a mutually supportive regional destination. Centers should be well integrated into the fabric of surrounding neighborhoods through sensitive building design. Centers should provide a compatible transition into the existing residential areas by stepping down building heights and using materials that fit within the context of the neighborhood. Other key planning principles that apply to the Regional Suburban Mixed Use Center include an emphasis on pedestrian orientation, connectivity between uses and to adjacent properties, and well designed circulation and access for all modes of transportation.

This property is part of a larger enclave area that is completely surrounded by Rock Hill city limits. Annexation of enclaves promotes greater efficiency in city services and supports financially sustainable growth patterns consistent with objectives of the Vision 2020 Comprehensive Plan.

Conclusion

The requested annexation and rezoning of parcel number 662-00-00-024 from County Urban Development District (UD) to City 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:

- August 7 & 21: Planning Commission public hearing advertisements published in *The Herald*.
- August 19: Rezoning notification signs posted on subject property.
- August 19: Rezoning notification postcards sent to all 16 property owners within 300' of the subject property.

Public Hearing

The Rock Hill Planning Commission held a public hearing on this application on September 6, 2011. There were no comments or questions from the audience on this item.

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 Community Commercial (CC) zoning.

Planning Commission Recommendation

Following the public hearing at their September meeting, the Planning Commission voted 5-0 to recommend approval of the proposed CC zoning.

Attachments

- Annexation Map
 - Rezoning Map
-

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803.329.8763

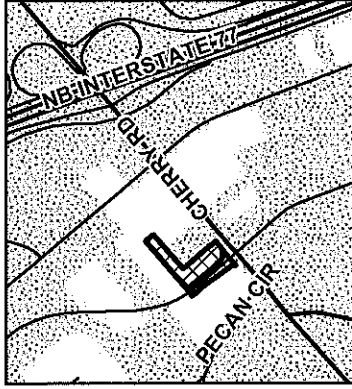


ROCK HILL
SOUTH CAROLINA

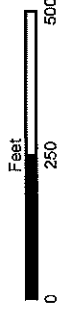
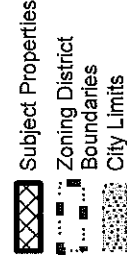
ANNEXATION MAP

**Automall Parkway
Area III**

**ANNEXATION TO THE
CITY OF ROCK HILL**

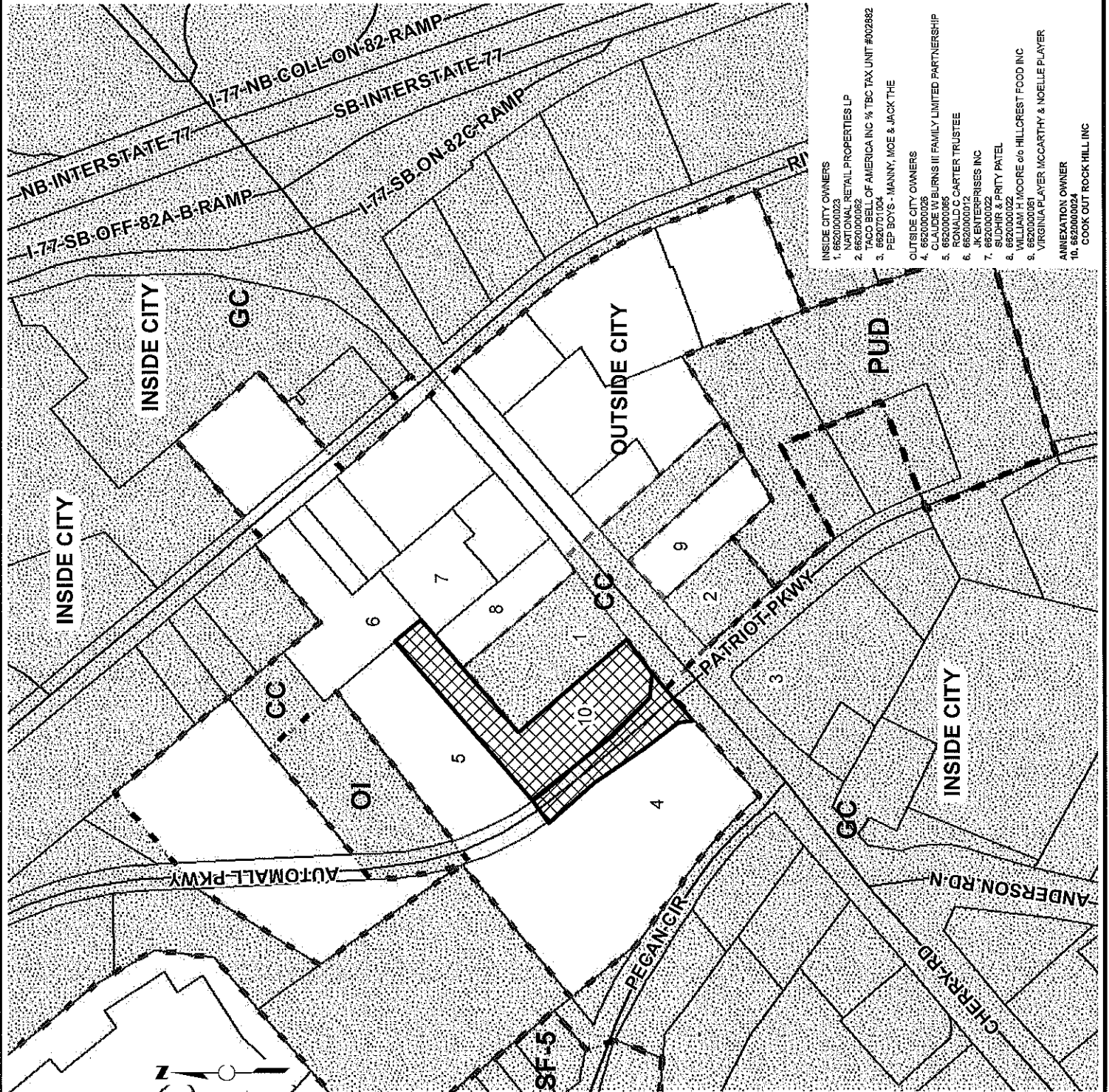


ZONING: CC
WARD: 6
ACREAGE: 2.74 [2.05 + 0.69 (R-O-W)]



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

DATE: 6-20-2011
GIS ADMINISTRATOR



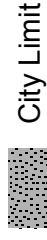
- INSIDE CITY OWNERS**
1. 662000023 NATIONAL RETAIL PROPERTIES LP
 2. 662000052 PACO BELL OF AMERICA INC % TBC TAX UNIT #002882
 3. 662000054 PEP BOYS - MANNY, MOE & JACK THE
- OUTSIDE CITY OWNERS**
4. 662000026 CLAUDE W BURNS III FAMILY LIMITED PARTNERSHIP
 5. 662000095 RONALD C CARTER TRUSTEE
 6. 662000012 JK ENTERPRISES INC
 7. 662000022 SUDHIR & PRITY PATEL
 8. WILLIAM H MOORE c/o HILLCREST FOOD INC
 9. 662000091 VIRGINIA PLAYER MCCARTHY & NOELLE PLAYER
 10. 662000024 ANNEXATION OWNER
 - COOK OUT ROCK HILL INC



ROCK HILL
SOUTH CAROLINA

M-2011-14

Legend



City Limit



Zoning District Boundaries

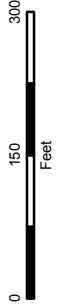


Area of Interest

Zoning Data

Current: UD
(County)

Proposed: CC



Planning & Development
Services Department
City of Rock Hill
8/8/11

