

South Carolina



Planning Education Advisory Committee

Committee Members:

February 16, 2016

Stephen G. Riley, Chairman
Representing MASC
Term Expires: 2017

Leah Youngblood, Senior Planner
City of Rock Hill
155 Johnston Street
Rock Hill, SC 29732

Phillip L. Lindler
Representing SCAC
Term expires: 2019

Re: *City of Rock Hill Long Range Planning Efforts*

Cliff Ellis
Representing Clemson
University
Term expires: 2016

Dear Ms. Youngblood:

Dennis Lambries
Representing USC
Term expires: 2016

On February 1, 2016 I received the Program Materials you submitted for accreditation of the Continuing Education Course detailed above. . Upon receipt of your application, I sent an email to confirm receipt by all Committee members and set a deadline for comments.

Wayne Shuler
Representing SCAPA
Term expires: 2018

Your signed "Notice of Decision" is attached. Formal, after-the-fact approval will be handled as part of a Consent Agenda at the regular quarterly telephone conference meeting of the Committee, which will be scheduled for April 25, 2016 at 10:00 a.m.

Thank you for your efforts to help make this program a success.

Sincerely,

A handwritten signature in cursive script, appearing to read "Stephen G. Riley".

Stephen G. Riley, ICMA~CM
Chairman

cc: Phillip Lindler, Cliff Ellis, Dennis Lambries and Wayne Shuler

NOTICE OF DECISION

City of Rock Hill - *City of Rock Hill Long Range Planning Efforts*

12. The following action has been taken by the SCPEAC on this application:

ACCEPTED WITHOUT OBJECTION Date: February 16, 2016

REVIEWED BY FULL COMMITTEE Date:

a) X ACCREDITED for 1.5 CE credits

b) _____ DENIED ACCREDITATION

i. Reason: _____

c) _____ RETURNED for more information

13. If accredited:

a) Authorized Course No.: 2016-03

b) Date of accreditation: 02-16-2016

Signature of SCPEAC Representative:  _____

**For further information, contact Mr. Stephen Riley, Chairman,
843-341-4701 or stever@hiltonheadislandsc.gov**

APPLICATION FOR ACCREDITATION OF A CONTINUING EDUCATION PROGRAM

Note: This certification form, together with the required information referenced therein, shall be submitted to the Committee. If no objections are raised by a member of the SCPEAC within 10 working days of receipt, the continuing education program shall be considered accepted. If an objection is raised, a teleconference meeting shall be scheduled, with appropriate public notice, as soon as reasonably possible, to review the application.

Applications are due no later than 30 days prior to the first scheduled presentation of a program or class. The Committee will consider extenuating circumstances where the 30 day deadline cannot be met.

1. Name and address of organization providing or sponsoring the orientation program:

- a. Organization Name: City of Rock Hill
- b. Address: 155 Johnston Street
- c. City: Rock Hill
- d. State: SC
Zip Code: 29731
- e. Telephone: 803-329-5569
- f. Email: leah.youngblood@cityofrockhill.com

2. Contact Information:

- a. Name of Contact Person: Leah Youngblood
- b. Title: Senior Planner
- c. Telephone: 803-329-5569
- d. Email: leah.youngblood@cityofrockhill.com

3. Information on orientation program:

- a. Title of Program:
City of Rock Hill Long-Range Planning Efforts
- b. Date(s) and Location(s) of Program:
March 4, 2016, 2:00PM City Hall, 155 Johnston Street, Rock Hill SC
- c. Brief description of the program and its content:

The training will review long-range planning projects recently completed or underway in Rock Hill, including the Comprehensive Plan update, the Cherry Road Revitalization Strategy, and the Albright Road/Saluda Road Corridor Study. The training will include general information on each plan type, detail on plan content, and information on how each plan is relevant to the work of City boards and commissions.

4. Method of presentation (check all that apply. All sessions must have a Coordinator present):

- a. Presentor(s) in room with participants
- b. Live presentation via close circuit TV, video conferencing, or similar; Coordinator present
- c. Videotape or CD/DVD presentation; Facilitator present
- d. Webinar or similar; Coordinator present
- e. Other (describe) _____

5. Description of materials to be distributed (check/fill in all that apply):

a. Powerpoint handout:	<input checked="" type="checkbox"/>	number of slides: 45
b. Other handouts:	<input type="checkbox"/>	total pages: _____
c. CD/DVD:	<input type="checkbox"/>	
d. Other (describe)		_____
e. None:	<input type="checkbox"/>	

6. When are materials distributed?

- a. Sent before the program:
- b. Handed out at the program:
- c. Other (describe) _____

7. Required attachments (5 copies distributed as described below):

- a. Course description and outline including estimated time per section
- b. Brochure, if available
- c. Course Presenter(s) and credentials (include brief resumes and qualifications)
- d. Copies of all handouts and course materials
- e. Evaluation Form and method of evaluation (each program must be evaluated)

8. Instruction Time:

- a. Indicate the total minutes of instruction time: 90 minutes

Note: Breaks, meals and introductions should not be counted. A reasonable period of Q and A should be included and counted.

9. Method of Advertisement:

- a. Describe the ways in which you intend to let potential attendees know about this orientation program:
Postcards, email, reminders at meetings

10. Certification. By Submitting this application, the applicant agrees to:

- a. Allow in-person observation, without charge, of the Program by the SCPEAC Committee members. Any food, travel or lodging costs will be the responsibility of the Committee member(s).

b. The applicant acknowledges that its approval for this Program may be withdrawn for violations of the regulations or failure to comply with the agreements and representations contained herein and as may be required by the SCPEAC.

i. Name of Organization: City of Rock Hill

ii. Name of Representative: Leah Youngblood

iii. Title: Senior Planner

iv. Phone: 803-329-5569

v. Email: leah.youngblood@cityofrockhill.com

vi. Signature: 

vii. Date: 2/1/16

Application and all Materials may be submitted in one of the following means:

1. Electronic submission to each of the committee members listed below via email; or
2. Hardcopy via U. S. Mail, 1 copy each to each committee member; or
3. Electronic submission of the application via email to all committee members, and submit hardcopy supporting materials via U.S. Mail to each member, if materials not available electronically.
4. Please cc all applications to the Chairman's assistant, Vicki Pfannenschmidt at vickip@hiltonheadislandsc.gov

To access committee members email and postal addresses visit the link below:

<http://www.scstatehouse.gov/scpeac/members.htm>

City of Rock Hill, SC
Long Range Planning Efforts

- I. Focus 2020 Comprehensive Plan (45 minutes)
 - a. What is a comprehensive plan?
 - b. What does it include?
 - c. State law
 - d. Plan Elements
 - e. Focus 2020: Plan Goals
 - f. Plan Framework
 - g. Future Land Use Map
 - h. Relationship to other documents
 - i. How to apply the plan concepts in your role
 - j. Q&A

- II. Cherry Road Revitalization Study (30 minutes)
 - a. Background
 - b. Opportunities
 - c. Core Challenges
 - d. Recommendations
 - e. How to apply the plan concepts in your role
 - f. Q&A

- III. Albright Road/Saluda Road Corridor Study (30 minutes)
 - a. Background
 - b. Key Issues
 - c. Next Steps
 - d. How to apply the plan concepts in your role
 - e. Q&A



Erin Musiol, AICP

1st

Planner III at City of Rock Hill, SC

Charlotte, North Carolina Area | Program Development

Current	City of Rock Hill
Previous	American Planning Association, Urban Resource Group, a division of Kimley Horn and Associates, Benchmark CMR, Inc
Education	Georgia Institute of Technology

Planner

Urban Resource Group, a division of Kimley Horn and Associates

April 2008 – April 2011 (3 years 1 month)

Manage large public sector projects

Assist in the development of comprehensive plans, land use and transportation plans, corridor studies, small area plans, and impact fee studies

Co-author of the South Carolina Priority Investment Act Implementation Guide for Local Governments

Assist in marketing efforts including drafting proposals, fee estimates, and proposed schedules

Help conduct project advisory committee meetings, public meetings, and design charrettes

Community Planner

Benchmark CMR, Inc

July 2006 – April 2008 (1 year 10 months)

Completed special projects and performed continuing services for clients throughout North Carolina and South Carolina including writing land use plans and comprehensive plans

Conducted meetings with planning boards, advisory boards, and town boards

Ran public meetings and charrettes

Completed continuing services tasks including working with the Kannapolis Board of Adjustment, issuing permits, reviewing site plans, and serving as addressing coordinator for the City of Kannapolis

Fielded planning and zoning questions from residents and developers

Planner III

City of Rock Hill

March 2014 – Present (2 years) | Charlotte, North Carolina Area

- Serves as Project Manager for long-range plans, including the City's comprehensive plan, growth and impact fee studies, neighborhood and small area plans.
- Leads implementation activities for comprehensive and focal point plans and other studies.
- Serves as primary contact on City annexation process and makes recommendations on annexation policies and strategies; prepares annexation studies and plans.
- Prepares land use and zoning studies.

Senior Program Development & Research Associate

American Planning Association

December 2011 – March 2014 (2 years 4 months) | Washington D.C. Metro Area



Principle duties include:

- working on sponsored research activities for all three National Centers of Planning. Projects include the SunShot Solar Outreach Partnership, Planning for Drought Mitigation, Planning for Post Disaster Recovery, and Planning for Public Health.
- managing the two-day Planners Training Service workshop - advanced training for mid and senior professionals
- serving as lead reviewer for the AICP exam review process
- creating score reports for PAB accredited planning schools
- editing the PAS Publication QuickNotes

Long Range Planning Efforts

Continuing Education

March 4, 2016

Planning Efforts

- Focus 2020: Comprehensive Plan
- Cherry Road Revitalization Study
- Albright/Saluda Road Corridor Study

Comprehensive Plan

What is a Comprehensive Plan?

- Policy document that guides the long-term future of the City
- Covers a broad range of topics
- Covers a long-term time horizon
- Helps community leaders make future decisions that will affect the City

What does it include?

- Inventory of existing conditions
- A statement of needs and goals, created through public input
- Recommendations about how to achieve the goals the community wants

Comprehensive Planning in South Carolina

- State law (the Local Government Comprehensive Planning Enabling Act of 1994) requires SC communities to have a Comprehensive Plan.
- Must re-evaluate the plan at least every 5 years and update it at least every 10.
- When the Planning Commission reviews development projects they must determine if the proposed development is compatible with the Comprehensive Plan.

Required Plan Elements

- Population
 - Economic Development
 - Natural Resources
 - Cultural Resources
 - Community Facilities
 - Housing
 - Land Use
 - Transportation
 - Priority Investment
- A community can add any other elements it determines to be needed.
 - Rock Hill has added a Public Health Element.

Focus 2020: Plan Goals

- Make the plan easier to read and digest
- Develop reasonable and realistic recommendations
- Create a resource that is valuable to decision makers
- Clarify the role of the Comprehensive Plan

- Plan website:
www.cityofrockhill.com/focus2020
- Three components:
 - Existing Conditions Documents
 - Focus 2020 Plan Document
 - Brochure
- Plan Framework:
 - 4 Core Values
 - 15 Core Challenges

Core Values



Grow Inside First



Better Connections



**Reinforce Strong
Neighborhoods**



**Ensure Functionality with
Inspiring Design**

Core Challenges

- Core challenges are the biggest roadblocks to achieving the core values.
- Determined after considering the overlaps between challenges identified for each element by various focus groups.

Core Challenges

- Reducing congestion
- Supporting Alternative Transportation Modes
- Maintaining Facilities & Infrastructure
- Preserving & Reinvigorating Older & Declining Neighborhoods
- Creating New Neighborhoods of Lasting Value
- Ensuring Housing Affordability
- Fostering Land Conservation
- Managing Water Resources
- Preserving Historic & Cultural Resources
- Developing & Supporting High Quality, Inclusive, Sustainable Cultural Programs

Core Challenges

- Reducing Obesity & Chronic Disease
- Growing Jobs in Targeted Sectors
- Increasing Livability for Economic Prosperity
- Improving Land Use Form & Character
- Managing Growth

Plan Recommendations

- All plan recommendations address the core challenges and reinforce at least one of the core values.
- The symbol beside the recommendation in the Plan Summary chapter illustrates which core value(s) would be reinforced if the recommendation were implemented.
- Recommendations should be viewed as suggestions or ideas – not an exhaustive list.

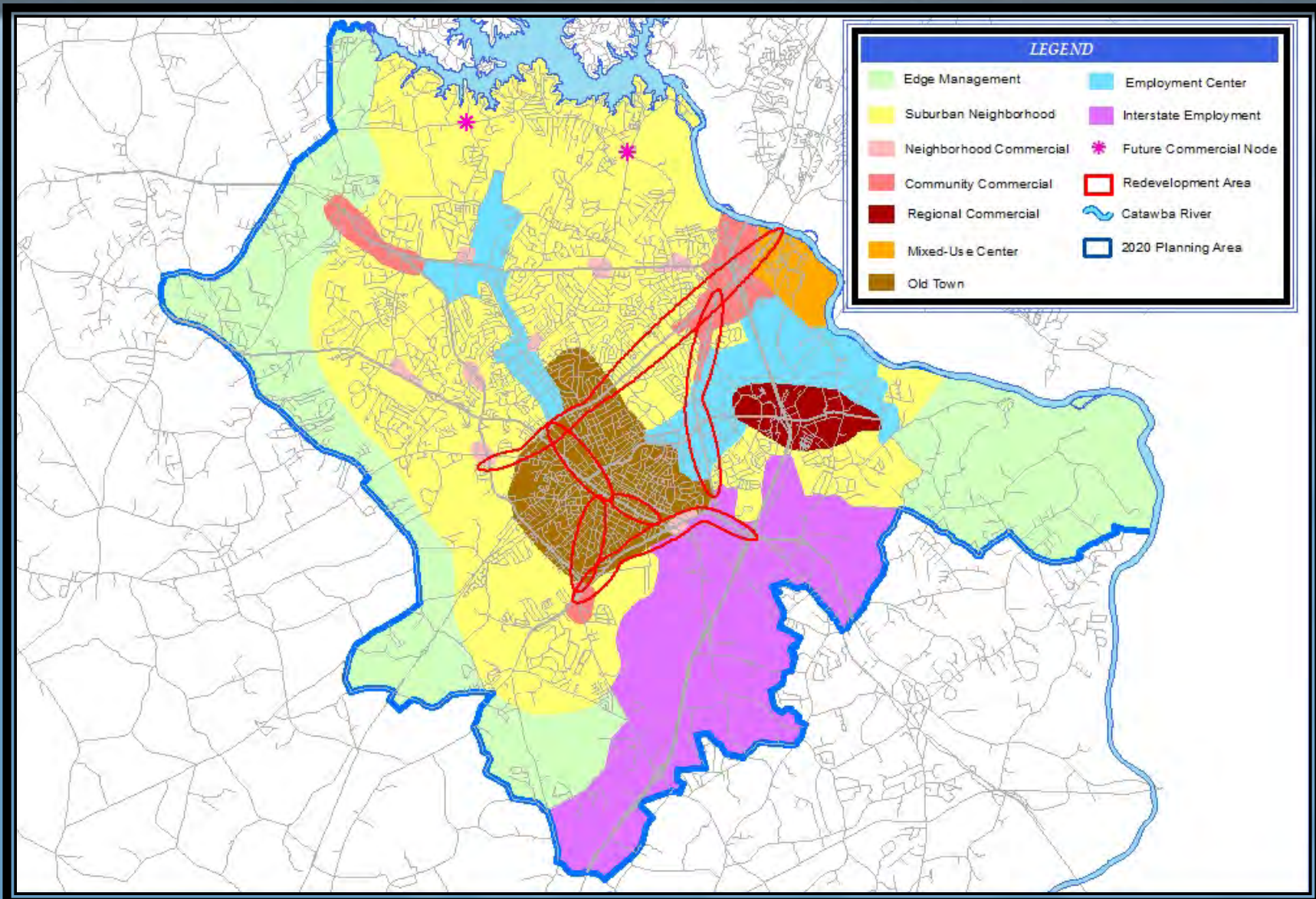
Supporting Alternative Transportation

Modes – Bicycle facilities are limited, pedestrian facilities are fragmented, and no fixed-route transit service is available in the City. Bicycle and pedestrian facilities are the most requested improvements in citizen surveys and are a key component in supporting healthy lifestyles, but little funding exists for the construction of facilities.

- Develop and implement a City-wide bicycle and pedestrian plan that builds upon the College Town Area Bicycle and Pedestrian Plan and Trails and Greenways Master Plan, and balances the needs of all user types.
- Identify and correct unsafe pedestrian conditions on existing City facilities, including facilities identified through Safe Routes to Schools (SRTS) assessments.
- Increase the viability of transit by mixing uses, increasing density, and improving walkability and bikeability along identified transit corridors.
- Improve bicycle and pedestrian connections between major City attractions including Winthrop, downtown, parks and recreation areas, and shopping centers in order to make it easier for people to walk and bike as a part of their daily routine.
- Advocate for sidewalk, bicycle lane, and trail construction in conjunction with Pennies for Progress roadway projects and SCDOT projects or as stand-alone Pennies projects on future Pennies referendums.



Future Land Use Map



Relationship to Strategic Plan

Comprehensive Plan

- Long-term
- Vision
- Reviewed every 5 years
- Updated every 10 years

Strategic Plan

- Short-term
- Implementation
- Reviewed annually
- Updated every 3 years

The Comprehensive Plan provides a foundation when developing Strategic Plan goals, many of which will address the core values, core challenges, and recommendations identified in the Comprehensive Plan.

Relationship to Zoning Ordinance

- The Comp Plan is an advisory or guidance document for growth and development over the long-term. The Zoning Ordinance regulates uses, along with the scale, intensity, and appearance of those uses today.
- When making rezoning decisions, decision makers should first determine whether the use is consistent with the vision and recommendations set forth in the Comp Plan.
- Ideally, the Comp Plan and zoning regulations should align.

Relationship to CIP

- The Capital Improvement Plan (CIP) is an important tool for implementing the Comp Plan.
- Carries the proposed candidate capital projects proposed through to implementation.
- Grounds the plan ideas in fiscal reality.

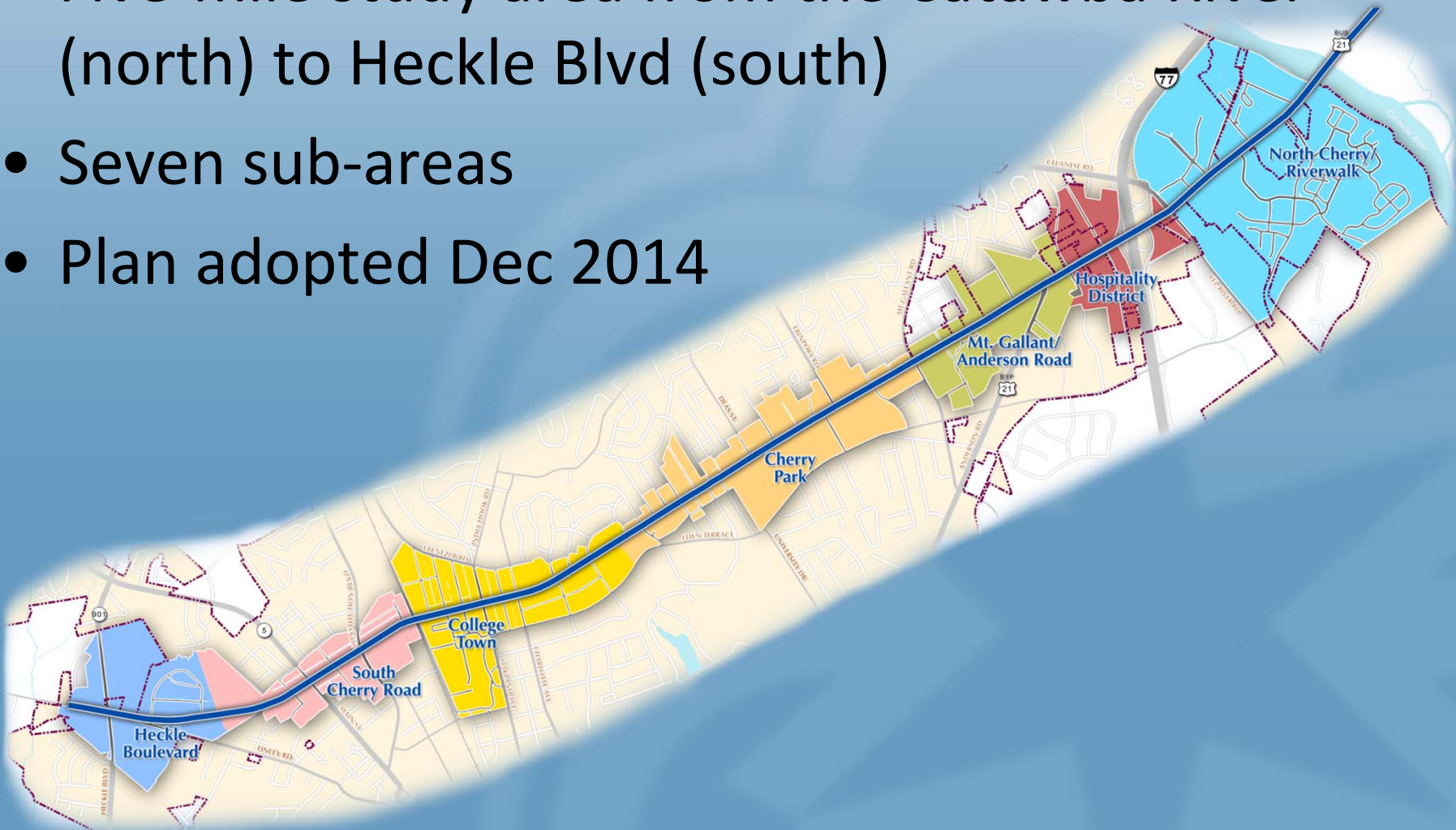
Applying Plan Concepts

- **Planning Commission**
 - Determine if proposed development projects are consistent with the Comp Plan
 - Prepare and recommend measures for carrying out ideas put forth in the Comp Plan
 - Serve as steering committee or participate in focus groups or on task forces
- **Zoning Board of Appeals**
 - Standards require members to consider compatibility and design and environmental impacts
 - Serve on focus groups or task forces
- **Board of Historic Review**
 - Recommend measures for addressing challenges and implementing recommendations related to historic resources
 - Consider relationship between historic resources and other plan elements
 - Serve on focus groups or task forces

Questions???

Cherry Road Revitalization Strategy

- Five-mile study area from the Catawba River (north) to Heckle Blvd (south)
- Seven sub-areas
- Plan adopted Dec 2014



- Dominant regional retail corridor from the 60's – 90's
- Shopping nexus shifted to I-77/Dave Lyle in the 90's
- Gradual disinvestment in Cherry Road
- City is dedicated to revitalization of corridor:
 - Streetscape improvements in late 90's/early 2000's
 - Revitalization emphasized in several policy documents (2020 Comp Plan, FY2013-15 Strategic Plan, College Town Action Plan)
 - 2012 Market Feasibility Study
 - Six small area plans completed between 2012 and 2014

Existing Conditions

- Nearly 4.8 million square feet of building space
- More than 900 buildings
- Tax value of approximately \$263 million
- Predominant land uses: commercial (30%), public and institutional (20%), undeveloped (17%)
- Predominant City zoning districts: General Commercial (GC) (29%), Planned Development – Commercial (PD-C) (10%), and Single Family-5 (SF-5) (9%)
- Approximately 20% of land is in County (predominant County zoning is Urban Development (UD) and Business Development III (BD-III))

Opportunities

- Excellent access, exposure, and visibility
- High traffic volumes
- Numerous sports tourism enterprises
- Many stable public uses
- Recent private investment
- Proximity to Riverwalk and the Catawba River
- Some subareas are thriving, with low turnover rates
- Planned and completed roadway projects

Three Core Challenges

- Beautification/Image
- Land Use/Zoning/Codes
- Connectivity/Access

Beautification/Image

- Many properties at end of life cycle
- High vacancy and turnover rates in some sub-areas
- Outdated building design and site configuration
- Lack of trees and landscaping
- Outdated signals/crosswalks at many intersections
- Dated water and sewer infrastructure
- Building code changes make some retrofits cost-prohibitive
- Lack of marketing/identity
- Above ground utilities
- High crime rates in Hospitality District

Land Use/Zoning/Codes

- Oversupply of retail
- Many nonconforming uses and sites
- Inconsistencies in City/County zoning
- Limited residential to support transit corridor designation
- Lack of sit-down restaurants and shopping in some subareas

Connectivity and Access

- Inconsistent and often unfriendly pedestrian environment
- Poor internal circulation and lack of cross access
- Multiple driveways affect both aesthetics and functionality
- Lack of pedestrian connections from sidewalk to front door
- Faded crosswalks/lack of crosswalks
- Sidewalk gaps and areas in need of repair
- Lack of trail connections

Recommendations

- Recommendations organized by priority and core challenge.
- Implementation program includes responsible party, planning level cost estimates, and potential funding sources.
- High priority projects include intersection and streetscape improvements.
- Two projects were approved in FY15 budget: landscape incentive program and lighting under the I-77 bridge.



Recommendations

Implementation Program

Recommendation	Core Challenge	Priority	Responsible Party	Planning Level Cost Estimates (in 2014 dollars)	Potential Funding Source
Develop and implement a Landscape Incentive Program to reduce excessive pavement and beautify the streetscape.	Beautification/Image	1	Planning & Development	\$10K-\$15K annually for City match	General Fund
Upgrade the Main Street/Cherry Road intersection to include improvements to traffic signal.	Beautification/Image	1	Public Works	upgraded crosswalks/ramps: \$22K-\$66K new mast arm/signals: \$200K-\$250K	General Fund; Utilities
Develop marketing materials for Cherry Road and encourage local realtors and economic development agencies to promote Cherry Road to potential business owners and residential developers.	Beautification/Image	1	EUD; Planning & Development; local realtors and econ. dev. agencies	\$3K-\$5K	General Fund
Explore additional landscaping improvements around the I-77 interchange and look for opportunities to add public art throughout the corridor.	Beautification/Image	1	Planning & Development, SCDOT	TBD	General Fund; Hospitality Tax
Offer incentives for property owners who demolish properties that reach the end of their life cycle.	Land Use/Zoning/ Codes	1	Planning & Development; City Council	n/a	n/a
Expand Old Town District overlay to allow greater flexibility in certain dev. standards in the South Cherry Road area.	Land Use/Zoning/ Codes	1	Planning & Development; City Council	n/a	n/a
Rezoned midblock properties to Industry Business (IB) in the South Cherry Road area.	Land Use/Zoning/ Codes	1	Planning & Development; City Council	n/a	n/a
Amend the zoning ordinance to allow certain non-retail businesses like warehouse and flex industrial in commercial zoning districts.	Land Use/Zoning/ Codes	1	Planning & Development; City Council	n/a	n/a
Assess the condition of existing water and sewer infrastructure in the Cherry Road corridor.	Land Use/Zoning/ Codes	1	Utilities	n/a	n/a
Restripe crosswalks and upgrade where appropriate.	Connectivity/Access	1	Public Works; Planning & Development; SCDOT	\$2K per crosswalk restriping (upgrades additional)	SCDOT (thermo \$); Hospitality Tax; General Fund
Assess the condition of the sidewalks along Cherry Road and work with SCDOT to conduct repairs where needed.	Connectivity/Access	1	Public Works; SCDOT	n/a	SCDOT
Upgrade the Heckle/Cherry/McConnells intersection to include marked crosswalks and traffic calming.	Connectivity/Access	1	Public Works	\$24K-\$70K	General Fund; SCDOT
Add lighting under the I-77 bridge.	Connectivity/Access	1	Property Maintenance; SCDOT	\$8K-\$12K	General Fund; Hospitality Tax
Upgrade the I-77 on and off ramps at Cherry Road with high visibility crosswalks.	Connectivity/Access	1	Public Works	\$10K-\$28K	General Fund; SCDOT
Fill the sidewalk gap between Cel-River Road and Hospitality Drive to ensure continuity of the sidewalk network.	Connectivity/Access	1	Public Works; SCDOT	\$15K-\$25K	General Fund
Construct the portion of the Catawba Riverfront Trail from Cherry Road to I-77 to support tourism and river-based recreation activities in the City.	Connectivity/Access	1	Public Works; PRT	\$330K-\$350K plus the cost of easements and ROW acquisition)	Developers, Hospitality Tax
Upgrade the Constitution Boulevard/Cherry Road intersection to include improvements to traffic signal.	Beautification/Image	2	Utilities; Public Works	upgraded crosswalks/ramps: \$22K-\$66K new mast arm/signals: \$200K-\$250K	General Fund; Utilities
Enhance streetscape improvements as part of Riverview Road Pennies project to beautify the roadway including street trees, benches, trash cans, and banners.	Beautification/Image	2	Public Works; Planning & Development; PRT	street trees: \$15K benches and trashcans: \$16K-\$26K banners: \$7.5K	Hospitality Tax; Palmetto Pride Grant; Community Pride Grant
Work with the community to develop and promote an identity for the corridor and sub-areas where appropriate.	Beautification/Image	2	Planning & Development; EUD	\$5K per area	General Fund
Construct the Eden Terrace Trail.	Connectivity/Access	2	Public Works; PRT	\$2 million (plus the cost of easements	Hospitality Tax; Pennies

Recommendations

Implementation Program

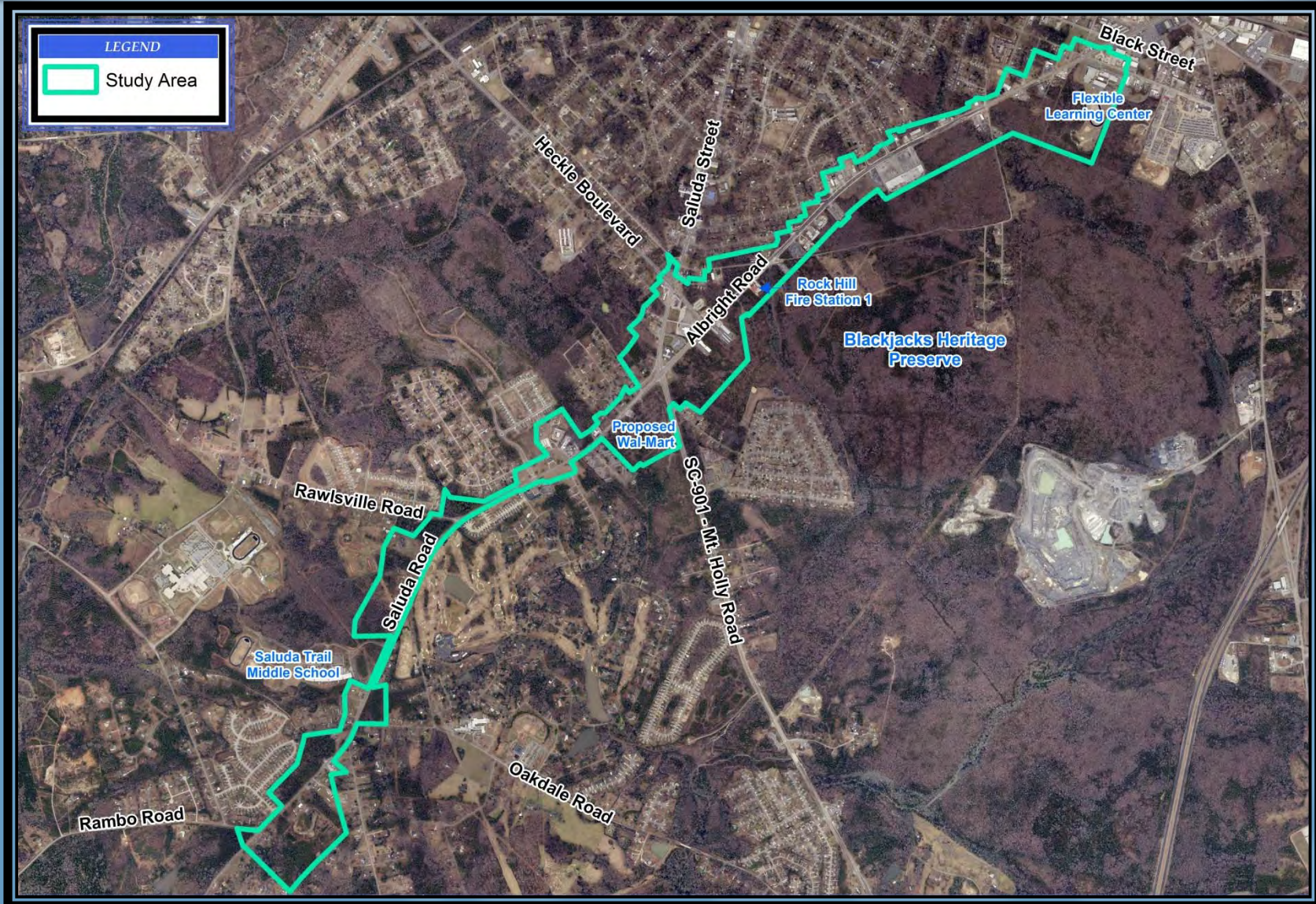
Recommendation	Core Challenge	Priority	Responsible Party	Planning Level Cost Estimates (in 2014 dollars)	Potential Funding Source
Enhance streetscape improvements planned for Riverview Road to improve the pedestrian experience including wayfinding signage, upgraded lighting, midblock crosswalks, and upgraded intersection improvements.	Connectivity/Access	2	Public Works; Utilities; Planning & Development; Parks, Recreation, & Tourism	wayfinding signage: \$15K-\$20K upgraded lighting: \$40K (burying of power lines will be covered by Pennies) midblock crosswalks: \$17K-\$18K upgraded intersection for Riverview Rd./Cherry Rd: \$31K-\$35K upgraded intersection for Riverview Rd./Riverchase Blvd.: \$12K-\$14K	Hospitality Tax; SCDOT
Consider development of a Commercial Façade and Aesthetic Improvement Grant Program.	Beautification/Image	3	Planning & Development	TBD	General Fund
Extend streetscape improvements south of Cherry Park (beautification, undergrounding utilities, street trees, wider sidewalks, grass strips).	Beautification/Image	3	Utilities; PRT	\$4 million - \$5 million (electric utilities) sidewalk modifications and other	General Fund; Palmetto Pride Grant
Conduct an inventory and assessment of brownfields along the Cherry Road corridor.	Land Use/Zoning/Codes	3	EUD	\$200K	EPA
Construct the portion of Heckle Trail from the Highland Creek neighborhood to Main Street (SC 5) to connect neighborhood residents to the major retail centers along Heckle Boulevard.	Connectivity/Access	3	Public Works; PRT	\$660K-\$675K (plus the cost of easements and ROW acquisition)	Hospitality Tax
Promote Riverwalk as a destination for tourism and river-based recreation.	Beautification/Image	ongoing	PRT; EUD; Planning & Development	n/a	n/a
Maintain an increased police focus in the Hospitality District.	Beautification/Image	ongoing	Police Department	n/a	n/a
Offer CPTED reviews and incorporate CPTED principles into the design review process.	Beautification/Image	ongoing	Police Department; Planning & Development	n/a	n/a
Seek consistency between City & County development standards and code enforcement.	Land Use/Zoning/Codes	ongoing	Planning & Development; York County	n/a	n/a
Promote the flexibility of new building and zoning code requirements to allow for property redevelopment.	Land Use/Zoning/Codes	ongoing	Planning & Development	n/a	n/a
Support owner-initiated rezonings to mixed-use and multi-family in the study area.	Land Use/Zoning/Codes	ongoing	Planning & Development; EUD	n/a	n/a
Attract more shopping in the Hospitality District and dining in the Hospitality, S. Cherry, and College Town districts.	Land Use/Zoning/Codes	ongoing	Planning & Development; EUD	n/a	n/a
Encourage realtors and landlords of vacant or underutilized commercial retail space to recruit non-retail uses.	Land Use/Zoning/Codes	ongoing	Planning & Development; EUD	n/a	n/a
Conduct proactive code enforcement, particularly in the Hospitality District, North Cherry/Riverwalk Area, and South Cherry Road areas.	Land Use/Zoning/Codes	ongoing	HNS; Planning & Development	n/a	n/a
Encourage property owners in areas with the potential for high bicycle and pedestrian traffic to provide safe bicycle and pedestrian connections for visitors and workers (i.e. Heckle/McConnells/Cherry intersection and the North Cherry/Riverwalk area).	Connectivity/Access	ongoing	Planning & Development; Property Owners	n/a	n/a
Encourage cross access between properties and reduce or close the number of driveways off Cherry Road as properties are improved or redeveloped.	Connectivity/Access	ongoing	Planning & Development; SCDOT	n/a	n/a
Encourage all property owners to construct pedestrian connections between the sidewalk and their front doors.	Connectivity/Access	ongoing	Planning & Development; Property Owners	n/a	n/a
Encourage property owners to install bicycle racks on existing properties.	Connectivity/Access	ongoing	Planning & Development; Property Owners	n/a	n/a

Applying Plan Concepts

- Planning Commission
 - Consider core challenges and plan recommendations when reviewing development requests in this area
 - Recommend measures for carrying out ideas set forth in the plan
- Zoning Board of Appeals
 - Consider core challenges and plan recommendations when reviewing appeals and requests for special exceptions or variances in this area
- Board of Historic Review
 - Inventory historic resources in the area
 - Think about ways to implement comp plan strategies in this area (and other redevelopment areas)

Questions???

Albright/Saluda Road Corridor Study



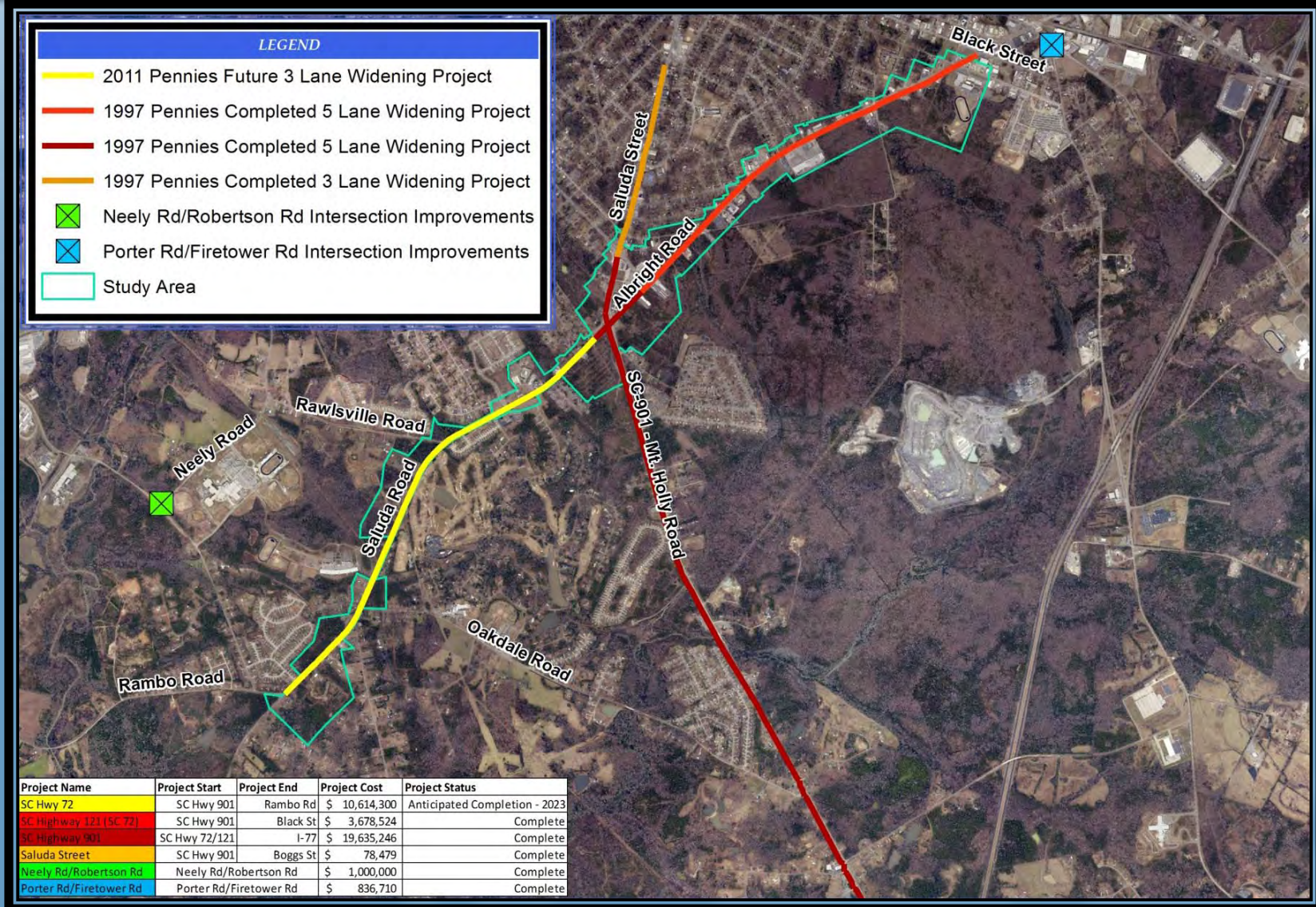
Why is this area being studied?

- Completed and planned road improvements
- Anticipation of a new Wal-Mart Supercenter
- Proposed transit routes
- Large amount of undeveloped land

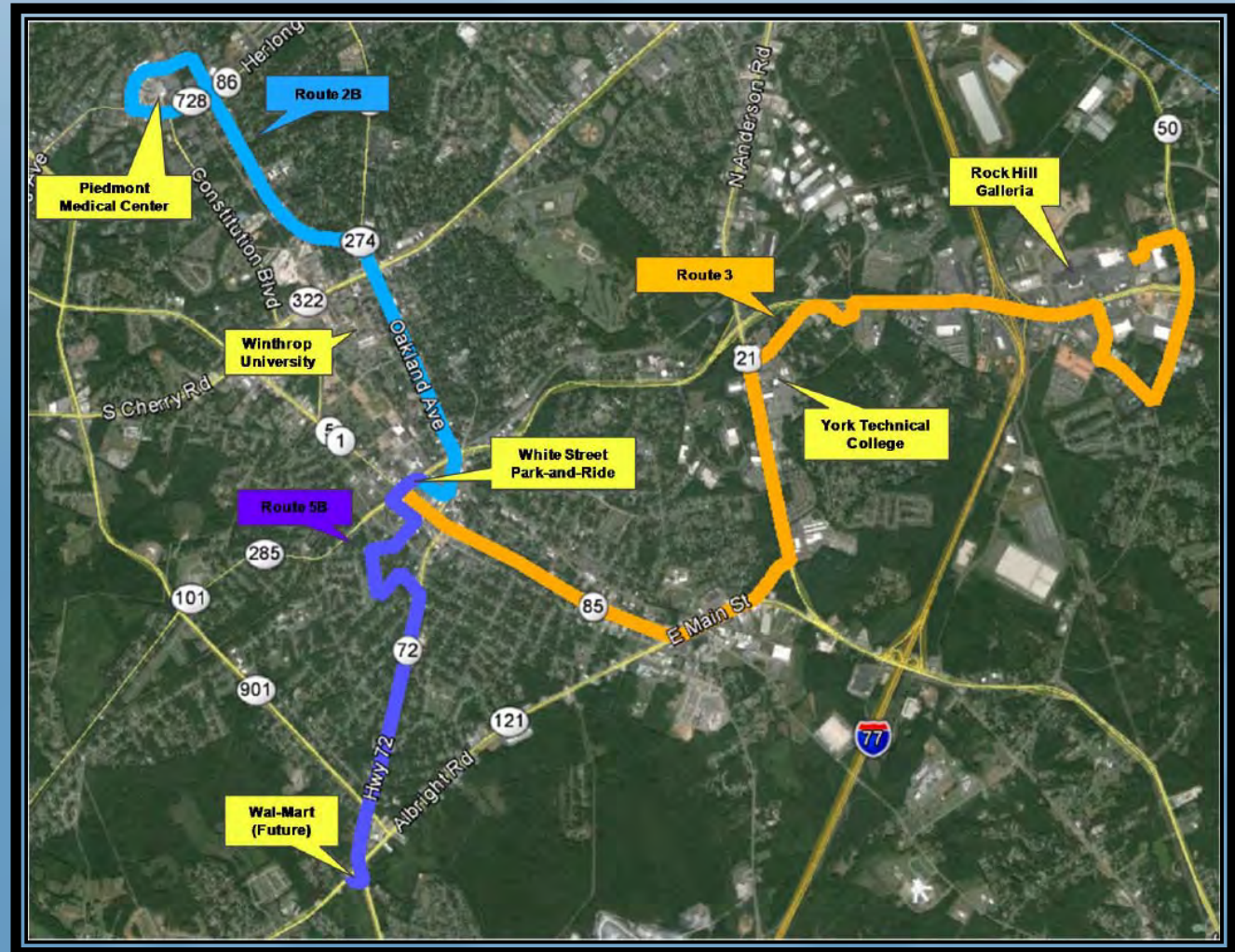
Strengths

- Road Improvements
 - 5 completed Pennies projects in area
 - 1 approved Pennies project
- Traffic volumes
 - Albright Road: 14,700 vpd (2014)
 - Saluda Road: 9,200 vpd (2014)
- Proposed Wal-Mart
- Development potential
- Connection to proposed transit routes

Pennies for Progress



- The Rock Hill – Fort Mill Area Transportation Study (RFATS) completed an Urbanized Area Transit Implementation Study in July 2015
- The plan recommended three routes, including one along Saluda St and one on Main St.



- No defined future vision for area
- Little development interest along corridor
 - Location
 - Aesthetics
 - Wal-Mart constructed delayed
- Lack of investment by existing businesses
- Challenges for new development
 - Location
 - Soils
 - Floodplain
 - Endangered species

Progress to Date

- Windshield surveys of corridor
- Existing conditions assessment/base maps
- Interviews (City staff, realtors)
- Stakeholder meetings
 - Business owners, property owners, realtors
 - Neighborhood representatives

Next Steps

- Refine strengths and challenges
- Hold public meetings
- Draft recommendations
- Report to Planning Commission and City Council

Applying Plan Concepts

- Planning Commission
 - Consider core challenges and plan recommendations when reviewing development requests in this area
 - Recommend measures for carrying out ideas set forth in the plan
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Questions???



CONTINUING EDUCATION EVALUATION FORM

Name of Program: Long Range Planning Efforts

Date: March 4, 2016

Facilitator(s): Erin Musiol, AICP

Please rate the following on a scale from 1 to 5 by circling the appropriate number:

1= strongly disagree (SD); 2= disagree (D); 3= neutral (N); 4= agree (A); 5 = strongly agree (SA)

	SD	D	N	A	SA
1. The topic of this continuing education session was interesting and/or relevant to my role with the City of Rock Hill.	1	2	3	4	5
2. The coordinator demonstrated comprehensive knowledge of the subject matter.	1	2	3	4	5
3. The coordinator conveyed the material effectively.	1	2	3	4	5
4. The coordinator was well-prepared and the session was well-organized.	1	2	3	4	5

What was the most valuable part of this session?

What could have been done to improve this session?

Ideas for future continuing education topics: