



## City Council Agenda

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Monday, August 26, 2019

Council Chambers

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**WORK SESSION 5:00 P.M. Room 373**

Subject: Recycling/County Tipping Fees

**EXECUTIVE SESSION**

Consider holding Executive Session for discussions covered by the attorney/client privilege.

**SPECIAL SESSION 6:00 P.M. COUNCIL CHAMBERS**

1. Call to Order.
2. Recite the Pledge of Allegiance.
3. Proclamations/Recognitions.
  - a. Proclamation to recognize volunteers for assisting with the cleanup of the abandoned Lincoln Memorial Cemetery.  
**Attachments:** [Lincoln Memorial Proclamation](#)
4. Public Hearing.
  - a. Hold Public Hearing regarding a pending ordinance to amend the Municipal Code of the City of Rock Hill to prohibit the use of electric scooters, electric-assist bicycles, and party bicycles in the streets, sidewalks, trails, and other rights-of-way.  
**Attachments:** [CC rpt public hearing](#)
5. Consider Consent Agenda.
  - a. Minutes of Regular Session of August 12, 2019.
  - b. Second reading and adoption of an ordinance authorizing and providing for the

issuance and sale of a not to exceed \$5,500,000 Riverwalk Municipal Improvement District Assessment Revenue Bond (Assessment Part A), Series 2019; limiting the payment of the bond solely to the revenues derived from certain assessments within the Riverwalk Municipal Improvement District; providing for the execution of a Third Supplemental Trust Indenture, and other documents relating thereto; making other covenants and agreements in connection with the foregoing; and other matters relating thereto.

- c. Second reading and adoption of a pending ordinance to amend the Municipal Code of the City of Rock Hill to prohibit the use of electric scooters, electric-assist bicycles, and party bicycles in the streets, sidewalks, trails, and other rights-of-way.

Attachments: [Pending Ordinance revised after 1st reading](#)

- d. Second reading and adoption of an ordinance to amend Chapter 7, Annexations, of the Code of the City of Rock Hill, so as to provide for the annexation, zoning and ward designation of East Main Street Area II lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2019-12)
- e. Second reading and adoption of an ordinance to amend the Zoning Ordinance of the City of Rock Hill Code by making certain changes in the official zoning map affecting approximately 3.5 acres located on East Main Street from Urban Development (UD) to Commercial Industrial (CI). (Case #M-2019-12)
- f. Second reading and adoption of an ordinance to amend the Zoning Ordinance of the City of Rock Hill Code by making certain changes in the official zoning map affecting approximately 0.22 acre located on Peachtree Street from Multi Family Residential-15 (MF-15) to Downtown (DTWN). (Case #M-2019-14)
- g. Second reading and adoption of an ordinance to amend the Zoning Ordinance of the City of Rock Hill Code by making certain changes in the official zoning map affecting approximately 1.8 acres located on Dave Lyle Boulevard from Industry General (IG) to Limited Commercial (LC). (Case #M-2019-15)

6. Consider Ordinances for Second Reading and Adoption.

- a. An ordinance to amend the Zoning Ordinance of the City of Rock Hill Code by making certain changes in the official zoning map affecting approximately 133.3 acres located in the vicinity of Hollis Lakes Road and Heckle Boulevard from Industry Heavy (IH), Planned Unit Development-General Commercial (PUD-GC) and Planned Unit Development-Manufacturing (PUD-M) to Industry General (IG). (Case #M-2019-10)
- b. An ordinance to amend the Zoning Ordinance of the City of Rock Hill Code by making certain changes in the official zoning map affecting approximately 2.17 acres located on Cel-River Road from Industry Heavy (IH) to Community

Commercial (CC). (Case #M-2019-13)

**Attachments:** [CONCEPTUALBUFFERPLAN 08-15-19.pdf](#)  
[StreetscapeLandscapingStds.pdf](#)

7. Consider Ordinances for First Reading.

- a. A Fifth Supplemental Ordinance approving the financing of the improvement, construction and equipping of certain stormwater facilities in the City of Rock Hill, South Carolina, through the borrowing by the City of not exceeding \$5,300,000 from the State Water Pollution Control Revolving Fund, by agreement with the South Carolina Water Quality Revolving Fund Authority, pursuant to Title 48, Chapter 5, Code of Laws of South Carolina, 1976, as amended; providing for an agreement to make and to accept a loan, the execution and delivery of a loan agreement between the City and the South Carolina Water Quality Revolving Fund Authority, the execution and delivery of a promissory note from the City to the South Carolina Water Quality Revolving Fund Authority; and other matters relating thereto.

**Attachments:** [Fifth Supplemental](#)

- b. An ordinance to provide for the disposition by sale of property located at the corner of Constitution Boulevard and Bynum Avenue by the City of Rock Hill to Mayfield Properties LLC of the Carolinas.

**Attachments:** [Constitution Bynum sale of prop](#)

8. Consider Planning Commission Items.

- a-1. Consider Planning Commission recommendation regarding petition M-2019-16 by Boyd Hill Baptist Church to rezone approximately 0.9 acres at 309 Branch Street; 304, 310, & 322 Glenn Street; and adjacent right-of-way from Multi-Family 15 (MF-15) to Office and Institutional (OI). Tax parcels 598-01-07-020 to -023.

*Strategic Goal:*

**Attachments:** [M-2019-16 CC Report.pdf](#)

- a-2. Consider first reading of an ordinance to amend the Zoning Ordinance of the City of Rock Hill Code by making certain changes in the official zoning map affecting approximately 0.9 acre located on Branch Street from Multi-Family 15 (MF-15) to Office and Institutional (OI). (Case #M-2019-16)

**Attachments:** [M-2019-16 Zon](#)

- b-1. Consider Planning Commission recommendation regarding petition M-2019-17 by David Hoe, Hoe Family Veterinary Holdings LLC, to rezone approximately 0.88 acres at 933 Cel-River Road from Business Development III (BD-III) to Community Commercial (CC). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcel 662-00-00-050.

**Attachments:** [M-2019-17 CCReport.pdf](#)

- b-2. Consider a Petition for Annexation to the City of Rock Hill of Cel-River Road Area I lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated August 8, 2019. (Case #M-2019-17)

**Attachments:** [M-2019-17 Annex Petition](#)

- b-3. Consider first reading of an ordinance to amend Chapter 7, Annexations, of the Code of the City of Rock Hill, so as to provide for the annexation, zoning and ward designation of Cel-River Road Area I lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2019-17)

**Attachments:** [M-2019-17 Annex Ordinance](#)

- b-4. Consider first reading of an ordinance to amend the Zoning Ordinance of the City of Rock Hill Code by making certain changes in the official zoning map affecting approximately 0.88 acre located on Cel-River Road from Business Development III (BD-III) to Community Commercial (CC). (Case #M-2019-17)

**Attachments:** [M-2019-17 Zon Ordinance](#)

- c-1. Consider Planning Commission recommendation regarding petition M-2019-18 by Strategic Capital Partners to rezone approximately 84 acres at 175 Cel-River Road; 2701, 2710, 2713, 2725, 2734, 2752, 2754, 2757, 2767, 2777, 2781, & 2785 Lynderboro Street; and adjacent right of way from Residential Conservation District I (RC-I), Residential Conservation District II (RC-II) and Industrial Development District (ID) in York County to Industry General (IG). The subject properties are proposed to be annexed into the City of Rock Hill. Tax parcels 665-00-00-014 to -024 and 665-00-00-094.

**Attachments:** [M-2019-18 CCReport.pdf](#)

- c-2. Consider a Petition for Annexation to the City of Rock Hill of Cel-River Road Area II lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated August 8, 2019. (Case #M-2019-18)

**Attachments:** [M-2019-18 Annex Petition](#)

- c-3. Consider first reading of an ordinance to amend Chapter 7, Annexations, of the Code of the City of Rock Hill, so as to provide for the annexation, zoning and ward designation of Cel-River Road Area II lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2019-18)

**Attachments:** [M-2019-18 Annex Ordinance](#)

- c-4. Consider first reading of an ordinance to amend the Zoning Ordinance of the City of Rock Hill Code by making certain changes in the official zoning map affecting approximately 84 acres located on Cel-River Road from Residential Conservation I (RC-I), Residential Conservation II (RC-II) and Industrial Development (ID) to Industry General (IG). (Case #M-2019-18)

**Attachments:** [M-2019-18 Zon Ordinance](#)

- c-5. Consider first reading of an ordinance to add an uncodified ordinance to the Code of the City of Rock Hill to certify Randolph Yarns Mill as a Textile Mill Site under the South Carolina Textiles Communities Revitalization Act.

**Attachments:** [M-2019-18 Textile Mill Certification](#)

- d-1. Consider Planning Commission recommendation regarding petition M-2019-19 by Wooden Eye LLC and Workman-Greene Co. Inc. to rezone approximately 2.85 acres at 2145, 2155, 2213 & 2225 Celanese Road and adjacent right-of-way from Business Development District I (BD-I) in York County to Neighborhood Commercial (NC). The subject properties are proposed to be annexed into the City of Rock Hill. Tax parcels 634-11-07-003 & -004, and 634-11-09-004.

**Attachments:** [M-2019-19 CCReport.pdf](#)

- d-2. Consider a Petition for Annexation to the City of Rock Hill of Celanese Road/Hilltop Road Area I lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated June 25, 2019. (Case #M-2019-19)

**Attachments:** [M-2019-19 Annex Petition](#)

- d-3. Consider first reading of an ordinance to amend Chapter 7, Annexations, of the Code of the City of Rock Hill, so as to provide for the annexation, zoning and ward designation of Celanese Road/Hilltop Road Area I lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2019-19)

**Attachments:** [M-2019-19 Annex Ordinance](#)

- d-4. Consider first reading of an ordinance to amend the Zoning Ordinance of the City of Rock Hill Code by making certain changes in the official zoning map affecting approximately 2.85 acres located on Celanese Road from Business Development District I (BD-I) to Neighborhood Commercial (NC). (Case #M-2019-19)

**Attachments:** [M-2019-19 Zon Ordinance](#)

- e-1. Consider Planning Commission recommendation regarding petition M-2019-20 by Augusta Place Patio Home Association and NewStyle Communities to amend the Augusta Place Planned Unit Development (PUD) zoning on approximately 39.46 acres located at Adelaide Way, Balfe Drive, Chalmers Row, Hallmark Crossing, Quinby Way, Wrenfield Mill, Laurel Creek Drive, and Twin Lakes Road. The proposed amendments would update regulations with respect to courtyard setbacks. Tax parcels 635-07-01-029 to -055; 635-07-01-057; 635-07-01-079 to -090; 635-07-01-092 to -121; 635-08-01-001 to -031; and 635-09-01-001 to -059.

**Attachments:** [M-2019-20 CCReport.pdf](#)

- e-2. Consider first reading of an ordinance to amend the Zoning Ordinance of the City of Rock Hill Code by making certain changes in the official zoning map affecting approximately 39.46 acres located on Twin Lakes Road from Planned Unit Development (PUD) to a Revised Planned Unit Development (PUD). (Case #M-2019-20)

**Attachments:** [M-2019-20 Zon Ordinance](#)

- f-1. Consider Planning Commission recommendation regarding petition M-2019-21 by Adam Fiorenza to rezone approximately 49.11 acres at 2114 Riverchase Boulevard and adjacent right-of-way from Planned Unit Development (PUD) to Master Planned Residential (MP-R). Tax parcel 662-05-01-003.

**Attachments:** [M-2019-21 CC Staff Report.pdf](#)

- f-2. Consider first reading of an ordinance to amend the Zoning Ordinance of the City of Rock Hill Code by making certain changes in the official zoning map affecting approximately 49.11 acres located on Riverchase Boulevard from Planned Unit Development (PUD) to Master Planned Residential (MP-R). (Case #M-2019-21)

**Attachments:** [M-2019-21 Zon Ordinance](#)

9. Other Items.

- a. Consider request for water & sewer utility service for property at 1011 Heckle Boulevard.

**Attachments:** [1011Heckle CCRreport.pdf](#)

- b. Consider Project Initiation Agreement related to Aspen Business Park.

**Attachments:** [Project Initiation Agreement](#)

10. Announce SmartSwitch Winner.

11. City Council Committee Reports.

12. Miscellaneous Business.

13. Consider holding Executive Session for discussions covered by the attorney/client privilege.

14. Adjourn.