



## City Council Agenda

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Monday, November 25, 2019

Council Chambers

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

Short-term Rental/Infill Residential Zoning.

**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. Public Hearing.
  - a. Hold Public Hearing regarding petition M-2019-25 by The Hutchison Family Ltd. Partnership to establish a Land Development Agreement upon approximately 281.87 acres including a portion of 2394 Eden Terrace (tax parcel number 664-00-00-022), two unaddressed parcels (tax map numbers 664-01-02-003 and 665-00-00-095), and portions of three unaddressed parcels (tax map numbers 664-00-00-011, -020 and -021).
4. Proclamations/Recognitions.
  - a. Present Inside Rock Hill Graduates to City Council.
  - b. Presentation of Innovations in Code Administration Award.
5. Consider Consent Agenda.
  - a. Minutes of Regular Session of November 11, 2019.

- b. Second reading and adoption of an Eighth Supplemental Ordinance approving the financing of the improvement, extension and enlargement of the combined utility system of the City of Rock Hill, South Carolina, through the borrowing by the City of not exceeding \$55,300,000 from the State Drinking Water Revolving Loan 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 acceptance of a loan from, and the execution and delivery of a loan agreement with, 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:** [Eighth Supplemental Redline](#)

6. Consider Ordinances for Second Reading and Adoption.

- a. An Ordinance to amend the Zoning Ordinance of the City of Rock Hill Code, Chapter 4: Land Use: Primary Uses and Chapter 10: Nonconformities, in relation to alternative financial services. (Case #T-2019-02)

**Attachments:** [T-2019-02\\_CCRReport2ndReading.pdf](#)

7. Consider Ordinances for First Reading.

- a. An Ordinance authorizing an amendment to the Infrastructure Reimbursement Agreement by and between the City of Rock Hill, South Carolina and MSI-Forks, LLC (formerly known as MSI-Forks, Inc.), to provide for the addition of a party to such agreement.

**Attachments:** [MSI Forks SSRC Ordinance](#)

[MSI Forks Infrastructure Reimbursement Agreement](#)

- b. An Ordinance to provide for the disposition by sale of property near Vernsdale Road, Rock Hill, South Carolina by the City of Rock Hill to Koppers Performance Chemicals Inc.

**Attachments:** [Koppers Ord](#)

- c. An Ordinance for abandonment of utility rights of way and easements on property located on Cel-River Road in the City of Rock Hill.

**Attachments:** [Cel-River Road Abandonment Ord](#)

8. Consider Planning Commission Items.

- a-1. Consider Planning Commission recommendation regarding petition M-2019-24 by The Hutchison Family Ltd. Partnership to rezone approximately 281.87 acres including a portion of 2394 Eden Terrace (tax parcel number 664-00-00-022), two unaddressed parcels (tax map numbers 664-01-02-003 and 665-00-00-095), and portions of three unaddressed parcels (tax map

numbers 664-00-00-011, -020 and -021) from Residential Conservation District I (RC-1), Residential Development District I (RD-I) and Urban Development District (UD) in York County to Master Planned Commercial (MP-C). The subject property is proposed to be annexed into the City of Rock Hill.

**Attachments:** [M-2019-24 and -25 CC Staff Report.pdf](#)

- a-2. Consider a Petition for Annexation to the City of Rock Hill of Eden Terrace/I-77 Area I lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated October 6, 2019. (Case #M-2019-24)

**Attachments:** [M-2019-24 Annex Petition](#)

- a-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 Eden Terrace/I-77 Area I lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2019-24)

**Attachments:** [M-2019-24 Annex Ord](#)

- a-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 281.87 acres located south of Eden Terrace and west of I-77 from Residential Conservation District I (RC-1), Residential Development District I (RD-I) and Urban Development District (UD) in York County to Master Planned Commercial (MP-C). (Case #M-2019-24)

**Attachments:** [M-2019-24 Rezon Ord](#)

- b-1. Consider Planning Commission recommendation regarding petition M-2019-25 by The Hutchison Family Ltd. Partnership to establish a Land Development Agreement upon approximately 281.87 acres including a portion of 2394 Eden Terrace (tax parcel number 664-00-00-022), two unaddressed parcels (tax map numbers 664-01-02-003 and 665-00-00-095), and portions of three unaddressed parcels (tax map numbers 664-00-00-011, -020 and -021).

**Attachments:** [M-2019-24 and -25 CC Staff Report](#)

- b-2. Consider first reading of an Ordinance to approve the Land Development Agreement between the City of Rock Hill and T.W. Hutchison Family Limited Partnership, The Hutchison Family, LLC, T.W. Hutchison Family Limited Partnership No. 2, Hiram Hutchison and Linda D. Hutchison, as Co-Trustees of The Hutchison Family Trust, Hiram Hutchison and Jan P. Arnold and authorizing certain City officials to execute and deliver the Land Development Agreement.

**Attachments:** [M-2019-25 Land Dev Agr Ord](#)

- c-1. Consider Planning Commission recommendation regarding petition M-2019-26 by InChem Rock Hill, LLC, to rezone approximately 7.4 acres of property located at 787 Dunkins Ferry Road and 2750, 2754, 2758, & 2762 Eden Terrace Extension from Industry General (IG) in the City of Rock Hill and

Industry Development District (ID) in York County to Commercial Industrial (CI). A portion of the subject property is proposed to be annexed into the City of Rock Hill. Tax parcels 662-07-01-315 (portion) & 663-00-00-042.

**Attachments:** [M-2019-26 CC Report.pdf](#)

- c-2. Consider a Petition for Annexation to the City of Rock Hill of Cel-River Road/Eden Terrace Area II lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated November 6, 2019. (Case #M-2019-26)

**Attachments:** [M-2019-26 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/Eden Terrace Area II lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2019-26)

**Attachments:** [M-2019-26 Annex Ord](#)

- 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 7.4 acres located on Eden Terrace Extension from Industry General (IG) and Industrial Development District (ID) to Commercial Industrial (CI). (Case #M-2019-26)

**Attachments:** [M-2019-26 Rezon Ord](#)

9. Consider Resolutions.

- a. Consider a Resolution consenting to inclusion of Tax Map Numbers 662-07-01-136, 662-07-01-304, and 669-04-01-128 in York-Chester Industrial Park.

**Attachments:** [Resolution Rock Hill\\_York-Chester MCIP 2019 Update](#)

- b. Consider a Resolution authorizing the City of Rock Hill, South Carolina, to publish a notice of public hearing relating to the adoption of a 2020 amendment to the Downtown Redevelopment Plan (Downtown and Textile Corridor Redevelopment Project Areas); authorizing the City to provide notice of the 2020 amendment to the Downtown Redevelopment Plan (Downtown and Textile Corridor Redevelopment Project Areas) to York County, South Carolina and Rock Hill School District No. 3 of York County, South Carolina; and other matters relating thereto.

**Attachments:** [Resolution Authorizing Notices to Taxing Districts and PH](#)

10. Consider Other Items.

- a. Consider ratification of the Rock Hill Poet Laureate.

- b. Consider Facade Rehabilitation Grant Program Application for 312 Pendleton Street.  
**Attachments:** [312 Pendleton Street Facade App](#)
  
  - c. Consider recommendation from RHEDC to approve 2019-20 Goals for Knowledge Park Action Plan.  
**Attachments:** [Year 1 Highlights](#)  
[Year 2 Plans](#)  
[2019-20 KPAP complete](#)
- 11. Announce SmartSwitch Winner.
  - 12. City Council Committee Reports.
  - 13. Miscellaneous Business.
  - 14. Consider holding Executive Session for discussions covered by the attorney/client privilege.
  - 15. Adjourn.