



City Council Agenda

Monday, February 24, 2020

Council Chambers

WORK SESSION 5:00 P.M. ROOM 373

Subject: Old Town Association

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 a Public Hearing regarding Burgis Creek sewer basin fees.
4. Proclamations/Recognitions.
 - a. Recognition for receiving 2019 Silver Palmetto Award.
 - b. Recognize Public Works Department for receiving 2019 SCAPWA Awards.
5. Consider approving Minutes of Regular Session of February 10, 2020.
6. Consider Ordinances for First Reading.
 - a. An Ordinance to provide for public right of way use by agreement between the City of Rock Hill and New Cingular Wireless PCS, LLC for telecommunications services.

Attachments: [ROW Agreement](#)

- b. An Ordinance to approve a pole attachment agreement between the City of Rock Hill and New Cingular Wireless PCS, LLC.
Attachments: [Pole Attachment Agreement](#)
- c. An Ordinance to add an uncodified ordinance to the Code of the City of Rock Hill to certify a portion of the Celanese Acetate Plant as a Textile Mill Site under the South Carolina Textiles Communities Revitalization Act.

Attachments: [Textile Mill Ord](#)

7. Consider Planning Commission Items.

- a-1. Consider Planning Commission recommendation regarding petition M-2020-03 by J.D. Rinehart, Jr. to rezone approximately 14.76 acres of unaddressed property located between Farrow Drive and McConnells Highway from Residential Development I (RD-I) in York County to Single-Family Residential-3 (SF-3). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcel 535-00-00-013.

Attachments: [M-2020-03_CCRreport.pdf](#)

- a-2. Consider a Petition for Annexation to the City of Rock Hill of McConnells Highway Area II lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated February 5, 2020. (Case #M-2020-03)

Attachments: [M-2020-03 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 McConnells Highway Area II lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2020-03)

Attachments: [M-2020-03 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 14.76 acres of unaddressed property located between Farrow Drive and McConnells Highway from Residential Development I (RD-I) in York County to Single-Family Residential-3 (SF-3). (Case #M-2020-03)

Attachments: [M-2020-03 Zon Ord](#)

- b-1. Consider Planning Commission recommendation regarding petition M-2020-04 by Bill Berry to rezone approximately 10.75 acres at 891 Albright Road, adjacent unaddressed property, and adjacent right-of-way from Urban Development District (UD) in York County and General Commercial (GC) to Commercial Industrial (CI). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcels 623-03-01-002 & 623-00-00-005.

Attachments: [M-2020-04 CCReport.pdf](#)
[M-2020-04 site plan](#)

- b-2. Consider a Petition for Annexation to the City of Rock Hill of Albright Road Area III lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated February 5, 2020. (Case #M-2020-04)

Attachments: [M-2020-04 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 Albright Road Area III lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2020-04)

Attachments: [M-2020-04 Annex Ord](#)

- 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 10.75 acres at 891 Albright Road and adjacent unaddressed property from Urban Development District (UD) in York County and General Commercial (GC) to Commercial Industrial (CI). (Case #M-2020-04)

Attachments: [M-2020-04 Zon Ord](#)

- c-1. Consider Planning Commission recommendation regarding Petition T-2020-01 by Rock Hill City Council to amend the Zoning Ordinance affecting Chapter 4: Land Use: Primary Uses and Chapter 5: Land Use: Accessory and Temporary Uses, in relation to regulations for short-term rentals.

Attachments: [T-2020-01 CCReport](#)

- c-2. Consider first reading of an ordinance to amend the Zoning Ordinance of the City of Rock Hill Code, Chapter 4: Land Use: Primary Uses and Chapter 5: Land Use: Accessory and Temporary Uses, in relation to regulations for short-term rentals. (Case #T-2020-01)

Attachments: [T-2020-01 Zon Ord](#)

- d-1. Consider Planning Commission recommendation regarding Petition T-2020-02 by Rock Hill City Council to amend the Zoning Ordinance affecting Chapter 4: Land Use: Primary Uses; Chapter 6: Community Design Standards; Chapter 8: Development Standards; and Chapter 9: Site and Building Design Standards, in relation to regulations for residential infill uses.

Attachments: [T-2020-02 CCReport](#)

[T-2020-02 Infill examples](#)

[T-2020-02 ZBA cases](#)

- d-2. Consider first reading of an ordinance to amend the Zoning Ordinance of the City of Rock Hill Code, Chapter 4: Land Use: Primary Uses; Chapter 6:

Community Design Standards; Chapter 8: Development Standards; and Chapter 9: Site and Building Design Standards, in relation to regulations for residential infill uses. (Case #T-2020-02)

Attachments: [T-2020-02 Zon Ord](#)

8. Resolutions.

- a. Consider a Resolution authorizing York County to acquire permanent utility easements for Pennies Project 11149-014, SC 72.

Attachments: [Resolution for York County Pennies Project Hwy72](#)

- b. Consider a Resolution authorizing York County to acquire permanent utility easements for Pennies Project 11149-012, Riverview Rd.

Attachments: [Resolution for York County Pennies Project Riverview Road](#)

9. Other Items.

- a. Consider approving Burgis Creek sewer basin fees.

Attachments: [Burgis Creek Fees](#)

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. Consider Ordinance for Second Reading and Adoption.

- a. An Ordinance authorizing the execution and delivery of a Third Amendment to the Intergovernmental Agreement by and between the City of Rock Hill, South Carolina and York County, South Carolina; and other matters relating thereto.

Attachments: [Third Amendment to Intergovernmental Agreement](#)

15. Adjourn.