



City Council Agenda

Monday, February 22, 2021

COUNCIL CHAMBERS

EXECUTIVE SESSION 5:00 P.M.

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

SPECIAL SESSION 6:00 P.M.

1. Call to Order.
2. Recite the Pledge of Allegiance.
3. Public Hearing.
 - a. Hold a Public Hearing regarding on-site water and sewer systems.
4. Consider approving Minutes of Regular Session of February 8, 2021.
5. Consider Ordinances for Second Reading and Adoption.
 - a. An Ordinance to amend Chapter 29, Utilities and Appendix A, fee schedule of the Code of the City of Rock Hill concerning Rehabilitation of Privately owned Water System Connections.
6. Consider Ordinances for First Reading.
 - a. An Ordinance for partial abandonment of utility rights of way and easements on property located on Eden Terrace and Anderson Road in the City of Rock Hill.

Attachments: [Eden Terrace ROW](#)
 - b. An Ordinance authorizing Amendments to General Bond Ordinance No. 2020-19 and First Supplemental Ordinance No. 2020-20 of the City of Rock Hill, South Carolina; and other matters relating thereto.

Attachments: [Amendment to General Bond Ordinance and First Supplemental Ordinance - Cc](#)

7. Consider Planning Commission Items.
- a-1. Consider Planning Commission recommendation regarding petition M-2021-03 by Marvin & Irma Frockt to rezone approximately 0.52 acres at 313 North Wilson Street and adjacent right-of-way from General Commercial (GC) to Historic Overlay District (HOD) and Neighborhood Office (NO). Tax parcel 627-22-02-030.
Attachments: [M-2021-03_CCRReport](#)
- 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 0.52 acres located on Wilson Street from General Commercial (GC) to Neighborhood Office (NO) and Historic Overlay District (HOD). (Case #M-2021-03)
Attachments: [M-2021-03 Zon Ord](#)
- b-1. Consider Planning Commission recommendation regarding petition M-2021-09 by Baskins Road Properties to rezone approximately 5.46 acres at 1856 Baskins Road, 1643 Trimnal Lane, and adjacent right-of-way from Urban Development District (UD) in York County to Multi-Family Residential (MFR). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcels 666-01-01-022 & -023.
Attachments: [M-2021-09_CCRReport](#)
- b-2. Consider a Petition for Annexation to the City of Rock Hill of Baskins Road Area I lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated February 8, 2021. (Case #M-2021-09)
Attachments: [M-2021-09 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 Baskins Road Area I lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2021-09)
Attachments: [M-2021-09 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 5.46 acres on Baskins Road from Urban Development (UD) to Multi-Family Residential (MFR). (Case #M-2021-09)
Attachments: [M-2021-09 Rezon Ord](#)
- c-1. Consider Planning Commission recommendation regarding petition M-2021-10 by Keith Bauer to rezone approximately 4.62 acres at 751, 757, 801, 823, 826, and 833 Cel-River Road, two unaddressed parcels on Cel-River Road, 822 Wilkerson Road, and adjacent right-of-way from Single-Family

Residential-3 (SF-3) in the City of Rock Hill and Business Development District III (BD-III) and Residential Conservation District I (RC-I) in York County to Limited Commercial (LC). A portion of the subject property is proposed to be annexed into the City of Rock Hill. Tax parcels 662-01-01-002, -017, & -018; 662-07-01-311 to -313; and 662-00-00-044 & -047.

Attachments: [M-2021-10_CCRReport](#)

- c-2. Consider a Petition for Annexation to the City of Rock Hill of Cel-River Road Area III lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated February 8, 2021. (Case #M-2021-10)

Attachments: [M-2021-10_AnnxPetition](#)

- 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 III lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2021-10)

Attachments: [M-2021-10 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 4.62 acres located between Cel-River Road and Wilkerson Road from Single-Family Residential-3 (SF-3) in the City of Rock Hill and Business Development District III (BD-III) and Residential Conservation District I (RC-I) in York County to Limited Commercial (LC). (Case #M-2021-10)

Attachments: [M-2021-10 Zon Ord](#)

- d-1. Consider Planning Commission recommendation regarding petition M-2021-11 by Clutch Coffee Bar to rezone approximately 0.38 acres at 2027 Celanese Road from Business Development District I (BD-I) in York County to Limited Commercial (LC). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcel 634-11-06-003.

Attachments: [M-2021-11_CCRReport](#)

- d-2. Consider a Petition for Annexation to the City of Rock Hill of Celanese Road/Aldersgate Road Area II lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated February 8, 2021. (Case #M-2021-11)

Attachments: [M-2021-11 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/Aldersgate Road Area II lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2021-11)

Attachments: [M-2021-11 Annex Ord](#)

- 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 0.38 acres located on Celanese Road from Business Development District I (BD-I) in York County to Limited Commercial (LC). (Case #M-2021-11)

Attachments: [M-2021-11 Rezon Ord](#)

- e-1. Consider Planning Commission recommendation regarding petition M-2021-12 by Bridwell Homes (Rich Bridwell) to rezone approximately 0.087 acres at 642 Morris Street from Single-Family Residential-5 (SF-5) to Single-Family Attached (SF-A). Tax parcel 628-02-02-001 (portion).

Attachments: [M-2021-12_CCRReport](#)

- 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 0.087 acres located on Morris Street from Single-Family Residential-5 (SF-5) to Single-Family Attached (SF-A). (Case #M-2021-12)

Attachments: [M-2021-12 Rezon Ord](#)

8. Other Items.

- a. Consideration of an Amended and Restated Finance and Construction Administration Agreement between the City of Rock Hill and GT Real Estate Holdings, LLC.

Attachments: [Panthers - Amended FCAA](#)
[Redline - FCAA](#)

- b. Consider Growth Management Incentive application for 199 S. Cherry Road.

Attachments: [199 S Cherry Road GMI application](#)
[GMI Policy](#)

9. Announce SmartSwitch Winner.

10. City Council Committee Reports.

11. Miscellaneous Business.

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

13. Adjourn.