



City Council Agenda

Monday, June 28, 2021

COUNCIL CHAMBERS

WORK SESSION **5:00 P.M.** **COUNCIL CHAMBERS**

Subject: Clinton Connexion Master Plan

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. Recognize the York County Regional Chamber of Commerce for their assistance with the vaccine clinic.
 - b. Recognize Legion Collegiate Academy Baseball Champions.
 - c. Recognize Legion Collegiate Academy Softball Champions.
4. 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 12.4 acres located on Heckle Boulevard from Single Family Residential-5 (SF-5) and Neighborhood Commercial (NC) to Multi-Family Residential (MFR). (Case #M-2021-16)
 - b. An ordinance to amend Appendix A, Fee Schedule of the Code of the City of Rock Hill concerning sewer rates.

5. Consider Consent Agenda.
 - a. Consider approving Minutes of Regular Session of June 14, 2021.
 - b. Second reading and adoption of an ordinance to amend Chapter 29, Utilities, of the Code of the City of Rock Hill concerning the Economic Development Rate-3 (EDR-3) electric rate.
 - c. Second reading and adoption of an ordinance amending Chapter 11, Businesses and Appendix A Fee Schedule of the Code of the City of Rock Hill concerning business licenses and business license fees.

Attachments: [Business License Ord Redline](#)
 - d. Second reading and adoption of an ordinance authorizing the City of Rock Hill, South Carolina, to execute and deliver an equipment lease purchase agreement in the amount of not exceeding \$6,200,000 between the City and the lessor thereof to defray the cost of acquiring certain equipment; and other matters relating thereto.
 - e. Second reading and adoption of an ordinance to raise revenue, adopt a budget and work program for the City of Rock Hill, S.C. for the fiscal year ending June 30, 2022, and to authorize the issuance of tax anticipation notes from time to time during the fiscal year 2021/2022.
 - f. Second reading and adoption of an ordinance for abandonment of utility rights of way and easements on property located in the vicinity of Herlong Avenue and Plath Top Road in the City of Rock Hill.
 - g. Second reading and adoption of an ordinance to provide for the disposition by transfer of property by the City of Rock Hill to the Housing Development Corporation of Rock Hill.
6. Consider Planning Commission Items.
 - a-1. Consider Planning Commission recommendation regarding petition M2021-19 by LRB Property LLC (Mark Van Sickle) to rezone approximately 3.85 acres at 129 Oakland Ave, 136, 140 , and 144 Ebenezer Ave and adjacent right-of-way from General Commercial (GC) and Neighborhood Office (NO) to Limited Commercial (LC). Tax parcels 627-21-02-007, -018, -020 & -021.

Attachments: [M-2021-19_CC Staff Report](#)
 - 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 3.85 acres located on Oakland Ave and Ebenezer Ave from Neighborhood Office (NO) and General Commercial (GC) to Limited

Commercial (LC). (Case # M-2021-19)

Attachments: [M-2021-19 Zon Ord](#)

- b-1. Consider Planning Commission recommendation regarding petition M-2021-20 by June Engineering Consultants, Inc. (Jimmy Dunn) to rezone approximately 14.2 acres at 2253 Cherry Road, 2260 Farlow Street, 1102, 1106, 1204, 1216, 1220, 1236, 1302 Burton Street, two adjoining un-addressed parcels, and adjacent right-of-way from Residential Conservation District II (RC-II) and Business Development District III (BD-III) in York County to Limited Commercial (LC) and Office and Institutional (OI). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcels 634-00-00-003, -004, -031, -081 to -083, -107 to -109, & -111.

Attachments: [M-2021-20 CC Staff Report](#)

- b-2. Consider a Petition for Annexation to the City of Rock Hill of Cherry Road/Burton Street Area I lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated June 2, 2021. (Case #M-2021-20)

Attachments: [M-2021-20 Zon 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 Cherry Road/Burton Street Area I lying adjacent to the city limits of the City of Rock Hill, S.C. (Case # M-2021-20)

Attachments: [M-2021-20 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 14.85 acres located on Cherry Road from Residential Conservation II (RC-II) and Business Development III (BD-III) to Office and Institutional (OI) and Limited Commercial (LC). (Case # M-2021-20)

Attachments: [M-2021-20 Zon Ord](#)

7. Resolutions.

- a. Consider a Resolution for application to South Carolina Water Quality Revolving Fund Authority for Water Pollution Control Revolving Fund Loan-2021 (Tech Park Sewer Outfall).

Attachments: [SRF Resolution](#)

8. Other Items.

- a. Consider approval of Reimbursement Agreement and Right of Way Agreement and authorize the City Manager to approve minor modifications.

Attachments: [Reimbursement Agreement](#)
[ROW Agreement](#)
[Rock Hill Commerce Center Road Improvements](#)

- b. Consider a request for assistance under the Facade Rehabilitation Grant Program from North Central Family Medical Center Pharmacy (NCFMCP) located at 423 Saluda Street.

Attachments: [facade appl north central pharmacy](#)
[Approved Facade Rehab Grant Program Sheet](#)

- c. Consider appropriating retained earnings to fund year end expenses, if necessary, and to assign fund balance as appropriate.
- d. Consider cancelling City Council meetings for the month of July 2021.

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.