



City Council Agenda

Monday, August 23, 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. Proclamations/Recognitions.
 - a. Recognize Terrence Nealy for being named a Top 10 Public Works Director.
4. Consider Consent Agenda.
 - a. Minutes of Regular Session of August 9, 2021.
 - b. Second reading and adoption of an ordinance authorizing the execution and delivery of an Infrastructure Reimbursement Agreement by and between the City of Rock Hill, South Carolina, TKC CCLXXXV, LLC and Southwood Corp., pursuant to Title 4, Chapter 1 and Chapter 29, Code of Laws of South Carolina, 1976, as amended; and other matters relating to the foregoing.
 - c. Second reading and adoption of an ordinance for abandonment of utility rights of way and easements on property located in the vicinity of Cherry Road and Celanese Road in the City of Rock Hill.
 - d. Second reading and adoption of an ordinance for abandonment of utility right of way and easement on property located in the vicinity of Fudge Street in the City of Rock Hill.
5. Consider Ordinances for Second Reading and Adoption.

- a. 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 Fire Tower Road Area III lying adjacent to the city limits of the City of Rock Hill, S.C. (Case # M-2021-18)
Attachments: [M-2021-18 Annex Ord](#)
[M-2021-18 Annex Ord Redline](#)
 - b. 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 98.27 acres located on Fire Tower Road from Industrial Development (ID) and Urban Development (UD) to Industry General (IG). (Case # M-2021-18)
Attachments: [M-2021-18 Zon Ord](#)
[M-2021-18 Zon Ord Redline](#)
 - c. Second reading and adoption of an ordinance to amend Chapter 14, Elections, of the Code of the City of Rock Hill, by postponing the 2021 City Ward Elections until February 8, 2022.
6. Consider Ordinances for First Reading.
- a. An ordinance to provide for the lease of space at the Airport terminal from the City of Rock Hill to Skytech, Inc.
Attachments: [Skytech lease](#)
 - b. An ordinance to provide for the lease of space at the Airport from the City of Rock Hill to ETA Aviation, Inc.
Attachments: [ETA Aviation lease](#)
 - c. An uncodified ordinance to provide for the management and lease of real property located on Homestead Road by the City of Rock Hill to the Housing Development Corporation of Rock Hill.
Attachments: [Homestead Road lease of property](#)
7. Consider Planning Commission Items.
- a-1. Consider Planning Commission recommendation regarding petition M-2021-22 by Woda Cooper Companies (Denis Blackburne) to rezone approximately 18.39 acres at 1055 Finley Road from Neighborhood Commercial (NC) to Multi-Family Residential (MFR) and Office and Institutional (OI). Tax parcel 597-04-01-166.
Attachments: [M-2021-22_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 18.39 acres located near Finley Road and York Avenue from Neighborhood Commercial (NC) to Office and Institutional (OI) and Multi-Family Residential (MFR). (Case #M-2021-22)

Attachments: [M-2021-22 Rezon](#)

- b-1. Consider Planning Commission recommendation regarding petition M-2021-24 by June Engineering Consultants, Inc. (Jimmy Dunn) to rezone approximately 0.42 acres at 1110 Burton Street from Residential Conservation District II (RC-II) in York County to Office and Institutional (OI). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcel 634-00-00-110.
- Attachments:** [M-2021-24 CC Staff Report](#)
- b-2. Consider a Petition for Annexation to the City of Rock Hill of Cherry Road/Burton Street Area II lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated August 10, 2021. (Case #M-2021-24)
- Attachments:** [M-2021-24 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 Cherry Road/Burton Street Area II lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2021-24)
- Attachments:** [M-2021-24 Rezon](#)
- 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 .42 acre located on Burton Street from Residential Conservation II (RC-II) to Office and Institutional (OI). (Case #M-2021-24)
- Attachments:** [M-2021-24 Rezon](#)
- c-1. Consider Planning Commission recommendation regarding Petition T-2021-01 by City of Rock Hill Planning Commission to amend the Zoning Ordinance of the City of Rock Hill by making text changes affecting Chapter 2: Administration and Chapter 7: Construction Standards for Subdivisions, Public Improvements, and Site Infrastructure, in relation to flood hazard and stormwater pond standards.
- Attachments:** [T-2021-01 CCReport](#)
- c-2. Consider first reading of an ordinance to amend the Zoning Ordinance of the City of Rock Hill Code, Chapter 2: Administration and Chapter 7: Construction Standards for Subdivisions, Public Improvements and Site Infrastructure concerning stormwater management. (Case #T-2021-01)
- Attachments:** [T-2021-01 Zon Ord](#)

- d-1. Consider Planning Commission recommendation regarding Petition T-2021-02 by the Rock Hill City Manager to amend the Zoning Ordinance of the City of Rock Hill by making certain text changes affecting Chapter 6: Community Design Standards concerning setbacks related to future road construction projects..

Attachments: [T-2021-02CCReport](#)

- d-2. Consider first reading of an ordinance to amend the Zoning Ordinance of the City of Rock Hill Code, Chapter 6: Community Design Standards concerning setbacks related to future road construction projects. (Case #T-2021-02)

Attachments: [T-2021-02 Zon Ord](#)

- e-1. Consider Planning Commission recommendation regarding Petition T-2021-03 by the Rock Hill City Manager to amend the Zoning Ordinance of the City of Rock Hill by making certain text changes affecting Chapter 9: Site and Building Design Standards, in relation to residential design standards for single-family development.

Attachments: [T-2021-03 CCReport](#)

- e-2. Consider first reading of an ordinance to amend the Zoning Ordinance of the City of Rock Hill Code, Chapter 9: Site and Building Design Standards concerning design standards for garages. (Case #T-2021-03)

Attachments: [T-2021-03 Zon Ord](#)

8. Resolutions.

- a. Consider a Resolution authorizing the City of Rock Hill, South Carolina, to publish a Notice of Public Hearing relating to the adoption of the Southside Redevelopment Plan; authorizing the City to provide notice thereof 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](#)
[SouthsideRedevelopmentPlan](#)

9. Other Items.

- a. Consider request for water and sewer utility service for property at 129 Backwater Trail.

Attachments: [PorterRdIndustrialUSR_CCReport](#)
[Landscape Area Comparison Chart](#)

- b. Consider approval of Subaward Agreement with Clinton College for the Clinton Health Connexion.

Attachments: [Clinton College Subrecipient Agreement](#)

- c. Consider an electric customer credit.
- 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.