



City Council Agenda

Monday, August 9, 2021

COUNCIL CHAMBERS

CITIZENS HEARING 5:30 P.M.

No Citizens have requested to address City Council at this time.

EXECUTIVE SESSION

Consider holding Executive Session for the discussion of appointments to Boards and Commissions of the City of Rock Hill and for discussions covered by the attorney/client privilege.

REGULAR SESSION 6:00 P.M.

1. Call to Order.
2. Recite the Pledge of Allegiance.
3. Consider Consent Agenda.
 - a. Minutes of Work Session of June 28, 2021.
 - b. Minutes of Special Session of June 28, 2021.
 - c. 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 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)
 - d. 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 Cherry Road/Burton Street Area I lying adjacent to the city limits of the City of Rock Hill, S.C. (Case # M-2021-20)
 - e. 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 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)

4. Consider Ordinances for First Reading.
 - a. 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.

Attachments: [Infrastructure Reimb Ord](#)
 - b. 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.

Attachments: [ROW Ordinance](#)
[Grant of ROW](#)
 - c. 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.

Attachments: [Fudge St ord](#)
 - d. 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.

Attachments: [Elections ord](#)
[Elections ord redline](#)
[proposed dates exhibit](#)
5. Consider Planning Commission Items.
 - a-1. Consider Planning Commission recommendation regarding petition M-2021-18 by Firetower Logistics @ 77, LLC (Anthony A. Parker) to rezone approximately 98.27 acres at 1798 Fire Tower Road, an adjacent unaddressed parcel, and adjacent right-of-way from Industrial Development District (ID) and Urban Development District (UD) in York County, to Industry General (IG). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcels 670-00-00-199 & -080 (portion).

Attachments: [M-2021-18 CC Staff Report](#)
[Fire Tower Rd site plan](#)
 - a-2. Consider a Petition for Annexation to the City of Rock Hill of Fire Tower Road Area III lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated May 6, 2021. (Case # M-2021-18)

Attachments: [M-2021-18 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 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](#)

- 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 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](#)

6. Resolutions.

- a. A Resolution for the LRB Property, LLC textile mill site under the South Carolina Textiles Communities Revitalization Act.

Attachments: [LRB Resolution](#)

- b. A Resolution of the City Council of the City of Rock Hill requiring the closing of an alley adjacent to Workman Street to vehicular and pedestrian traffic.

Attachments: [Workman St alley](#)

- c. A Resolution of the City Council of the City of Rock Hill requiring the closing of an alley adjacent to Hemlock Avenue to vehicular and pedestrian traffic.

Attachments: [Hemlock Ave alley](#)

7. Other Items.

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

Attachments: [PorterRdIndustrialUSR_CCReport](#)

- b. Consider revisions to the Utility Service Policy.

Attachments: [Utility Service Policy CC report](#)
[Utility Service Policy_EXISTING_Updated 3-27-17](#)
[Utility Service Policy_PROPOSED_8-9-21](#)

- c. Consider Growth Management Incentive application for 3D Systems.

Attachments: [3D Systems GMI application](#)
[Growth Mgt Incentive policy](#)

- d. Consider Request for Sponsorship at Rock Hill Sports and Event Center.

Attachments: [2021-08-09-SponsorRequest-Primo](#)
[2021-08-09-SponsorExample-Primo](#)

8. Announce SmartSwitch Winner.
9. City Council Committee Reports.
10. Miscellaneous Business.
11. Consider holding Executive Session for the discussion of appointments to Boards and Commissions of the City of Rock Hill and for discussions covered by the attorney/client privilege.
12. Consider appointments to Boards and Commissions.
13. Adjourn.