



City Council

Agenda

Monday, November 8, 2021

COUNCIL CHAMBERS

CITIZENS HEARING 5:30 P.M.

Mallory Coffey with Keep SC Beautiful has requested to address the City Council.

Clean & Green wishes to present to City Council their Year in Review.

Vicki Helms has requested to address the City Council.

EXECUTIVE SESSION

Consider holding Executive Session 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 Special Session of October 25, 2021.
 - b. Second reading and adoption of an ordinance to approve a pole attachment agreement between the City of Rock Hill and Bellsouth Telecommunications, LLC, DBA AT&T South Carolina.
 - c. Second reading and adoption of an ordinance to amend the Zoning Ordinance of the City of Rock Hill Code, Chapter 8: Development Standards concerning roof and neon signs in the Downtown (DTWN) zoning district (Case #T-2021-05).
4. Consider Ordinances for Second Reading and Adoption.
 - a. An ordinance to adopt a new "City of Rock Hill Ward System Map" based upon

the 2020 Decennial Census.

Attachments: [new ward ordinance](#)
[DraftPlan2B Final Ward3](#)
[DraftPlan2B Hatch Final Annotated Ward3](#)

- b. 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 Heckle Boulevard/W. Main Street Area I lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2021-27)

Attachments: [M-2021-27 Annex Ord](#)
[M-2021-27 - updated site plan 10-29-2021 11x17](#)

- c. 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 23.2 acres located on Heckle Boulevard and West Main Street from Residential Development District I (RD-I), Residential Development II (RD-II) and General Commercial (GC) to Single-Family Attached (SF-A). (Case #M-2021-27)

- d. 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 IV lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2021-29)

Attachments: [M-2021-29 annex ord](#)

- e. 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 Hawkfield Road Area I lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2021-30)

Attachments: [M-2021-30 Annex ord](#)
[M-2021-30 future concept plan](#)
[RockHillMineReclamationMap-Photo](#)

- f. 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 824.76 acres located on Porter Road and Hawkfield Road from Urban Development (UD) to Industry Heavy (IH). (Case #M-2021-30)

- g. 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 I-77/Porter Road Area II lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2021-31)

Attachments: [M2021-31 annex ord](#)

- h. 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 13.75

acres located on Porter Road from Urban Development (UD) to Industry Heavy (IH). (Case #M-2021-31)

- i. 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 I-77/Porter Road Area I lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2021-32)

Attachments: [M-2021-32 annex ord](#)

- j. 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 130 acres on Porter Road and I-77 from Urban Development (UD) to Industry Heavy (IH). (Case #M-2021-32)

- k. 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 I-77/Long Meadow Road Area II lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2021-33)

Attachments: [M-2021-33 annex ord](#)

- l. 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 495 acres located on Long Meadow Road from Industrial Development (ID) to Industry Heavy (IH) and Industry General (IG). (Case #M-2021-33)

- m. 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 Porter Road/Long Meadow Road Area I lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2021-34)

Attachments: [M-2021-34 annex ord](#)

- n. 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 49.9 acres located on Porter Road and Long Meadow Road from Industrial Development (ID) to Industry General (IG). (Case #M-2021-34)

- o. 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 Porter Road/Barringer Road Area I lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2021-35)

Attachments: [M-2021-35 & 36 annex ord](#)

- p. 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 Porter Road/Barringer Road Area I lying adjacent to the city limits of the City of Rock

Hill, S.C. (Case #M-2021-36)

Attachments: [M-2021-35 & 36 annex ord](#)

- q. 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 130.37 acres located on Porter Road and Barringer Road from Rural Development (RUD) to Industry General (IG). (Case #M-2021-36)
- r. 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 Porter Road/Williford Road Area I lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2021-37)
Attachments: [M-2021-37 annex ord](#)
- s. 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 38.8 acres located on Porter Road and Williford Road from Industrial Development (ID) to Industry Business (IB). (Case #M-2021-37)
- t. 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 Porter Road/Oak Pond Road Area I lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2021-38)
Attachments: [M-2021-38 annex ord](#)
- u. 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 186.75 acres located on Porter Road and Oak Pond Road from Urban Development (UD) and Industrial Development (ID) to Industry General (IG). (Case #M-2021-38)
- v. 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 Porter Road/Interconnect Drive Area I lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2021-39)
Attachments: [M-2021-39 annex ord](#)
- w. 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 27.22 acres located on Porter Road and Interconnect Drive from Urban Development (UD) to Industry General (IG). (Case #M-2021-39)
- x. 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 Oak Pond Road Area I lying adjacent to the city limits of the City of Rock Hill, S.C.

(Case #M-2021-40)

Attachments: [M-2021-40 annex ord](#)

- y. 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 19.42 acres located on Oak Pond Road from Light Industrial (LI) to Industry General (IG). (Case #M-2021-40)

- z. 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 Interconnect Drive Area II lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2021-41)
Attachments: [M-2021-41 annex ord](#)

- aa. 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 21.93 acres located on Interconnect Drive from Urban Development (UD) to Industry General (IG). (Case #M-2021-41)

- bb. 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 Interconnect Drive Area I lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2021-42)
Attachments: [M-2021-42 annex ord](#)

- cc. 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 108 acres located near Interconnect Drive and Taylors Creek Road from Urban Development (UD) to Industry General (IG). (Case #M-2021-42)

- dd. 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 Oak Pond Road Area II lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2021-43)
Attachments: [M-2021-43 annex ord](#)

- ee. 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 88.36 acres located on Oak Pond Road from Urban Development (UD) to Industry General (IG). (Case #M-2021-43)

- ff. 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 Oak Pond Road Area III lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2021-44)

Attachments: [M-2021-44 annex ord](#)

- 99. 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 14.5 acres located on Oak Pond Rd from Rural Development (RUD) to Industry General (IG). (Case #M-2021-44)
- hh. 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 S. Anderson Road/Fire Tower Road Area I lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2021-45)
- ii. 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 47.07 acres located on Anderson Road and Fire Tower Road from Urban Development (UD) and Industrial Development (ID) to Community Commercial (CC) and Industry General (IG). (Case #M-2021-45)
- jj. 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/Marine Drive Area I lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2021-46)
- kk. 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 South Anderson Road/Marine Drive Area I lying adjacent to the City limits of the City of Rock Hill, S.C. (Case #M-2021-46).
- ll. 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 47.43 acres located on Marine Drive from Industrial Development (ID) to Industry General (IG). (Case #M-2021-46)
- mm. 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 IV lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2021-47)
- nn. 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 35.44 acres located on Fire Tower Road from Urban Development (UD) and Residential Development I (RD-I) to Industry General (IG). (Case #M-2021-47)
- oo. 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 Sturgis Road Area III lying adjacent to the city limits of the City of Rock Hill, S.C. (Case

#M-2021-08)

Attachments: [2nd reading memo - Sturgis MP](#)

- pp. 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 64 acres located on Sturgis Road from Single Family Residential-3 (SF-3), Industry General (IG) and Rural Development District (RUD) to Master Planned Residential (MP-R). (Case #M-2021-08)

5. Consider Ordinances for First Reading.

- a. Consider adopting a pending ordinance of the City of Rock Hill to provide for a six-month moratorium on single-family detached and attached development except in certain circumstances.

Attachments: [pending ordinance](#)

6. Announce SmartSwitch Winner.

7. City Council Committee Reports.

8. Miscellaneous Business.

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

10. Adjourn.