



City Council Agenda

Monday, December 13, 2021

COUNCIL CHAMBERS

EXECUTIVE SESSION - 4:30 P.M.

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.

CITIZENS HEARING 5:30 P.M.

William Cureton has requested to address the City Council at this time.

REGULAR SESSION 6:00 P.M.

1. Call to Order.
2. Recite the Pledge of Allegiance.
3. Proclamations/Recognitions.
 - a. Presentation of a Proclamation to recognize and congratulate the South Pointe High School Football Team and Coach DeVonte Holloman for their outstanding athletic accomplishments.
Attachments: [South Pointe Football Proclamation](#)
4. Public Hearing.
 - a. Hold public hearing with respect to Housing Authority of the City of Rock Hill multifamily housing revenue notes of not to exceed \$18,000,000 (Johnston Farms Apartment Homes).
Attachments: [Johnston Farms Apartment Homes public notice](#)
5. Consider Consent Agenda.
 - a. Minutes of Work Session of November 22, 2021.

- b. Minutes of Special Session of November 22, 2021.
 - c. Second reading and adoption of an ordinance adopting the Resiliency Element, a new element of the Comprehensive Plan Update - Rock Hill 2030 Rock Hill, South Carolina.
 - d. Second reading and adoption of an ordinance amending Chapter 4, Airport, of the City of Rock Hill Code by adopting new airport minimum standards.
 - e. Second reading and adoption of an ordinance for partial abandonment of utility rights of way and easements on property located near Cel-River Road in the City of Rock Hill.
 - f. 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 3.48 acres located on Brice Street and Crawford Road from Single-Family Residential-4 (SF-4) to Office and Institutional (OI). (Case #M-2021-53)
 - g. 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 Cel-River Road Area IV lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2021-54)
 - h. 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 0.9 acres located on Cel-River Road from Business Development District III (BD-III) in York County to Community Commercial (CC). (Case #M-2021-54)
6. Agreements to Consider.
- a. Consideration of an Amended and Restated Finance and Construction Administration Agreement between the City of Rock Hill and GT Real Estate Holdings, LLC.
7. Consider Ordinances for Second Reading.
- a. Consider 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 0.7 acres located on Wood Street and Main Street from Limited Commercial (LC) to Industry General (IG). (Case #M-2021-52)
 - b. Consider second reading and adoption of City of Rock Hill, South Carolina General Bond Ordinance authorizing and providing for the issuance of

Municipal Improvement District Revenue Bonds (Panthers Project) of the City of Rock Hill, South Carolina; prescribing the form of bonds; providing for the payment of the Bonds from the sources provided herein; creating certain funds and providing for payments into such funds; and making other covenants and agreements in connection with the foregoing.

- c. Consider second reading and adoption of City of Rock Hill, South Carolina First Supplemental Ordinance providing for the issuance and sale of City of Rock Hill, South Carolina, Municipal Improvement District Revenue Bonds (Panthers Project), in one or more series, in the principal amount of not exceeding \$290,000,000; authorizing the City Manager to determine certain matters with respect to the Bonds; prescribing the form and details of such Bonds; and other matters relating thereto.
- d. Consider second reading and adoption of City of Rock Hill, South Carolina Ordinance providing for the issuance and sale of Municipal Improvement District Revenue Bonds (Panthers Project - Second Lien) of the City of Rock Hill, South Carolina, in one or more series, in the aggregate principal amount of not exceeding \$290,000,000; authorizing the City Manager to determine certain matters with respect to the Bonds; prescribing the form and details of such bonds; and other matters relating thereto.

8. Resolutions.

- a. Consider a Resolution approving the issuance by the Housing Authority of the City of Rock Hill of its multifamily Housing Revenue Bonds or Notes (Johnston Farms Apartment Homes), as required by Section 147 (f) of the Internal Revenue Code, in the maximum principal amount of \$18,000,000.

Attachments: [Johnston Farms Apartment Homes Resolution](#)
[Johnston Farms Apartment Homes site plan](#)

9. Other Items.

- a. Consider Roof and Neon Sign Request.

Attachments: [The Thread sign City Council report](#)

10. Announce SmartSwitch Winner.

11. City Council Committee Reports.

12. Miscellaneous Business.

13. 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.

14. Consider Council appointments to City Boards and Commissions.
15. Adjourn.