



## City Council Agenda

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Monday, December 12, 2022

Council Chambers

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### **CITIZENS HEARING 5:30 P.M.**

Nathaniel Shell has requested to address the City Council.

Beth Black White, York County Farm Bureau, has requested to address the City Council regarding the importance of agriculture in York County.

### **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 Approving Minutes of the Special Session of November 28, 2022.
4. Consider Ordinances for Second Reading and Adoption.
  - a. Ordinance to amend the Zoning Ordinance of the City of Rock Hill Code, Chapter 4: Land Use: Primary Uses and Chapter 5: Land Use: Accessory and Temporary Uses concerning Short-Term Rentals.
  - b. Ordinance amending Chapter 11, Businesses, of the Code of the City of Rock Hill concerning Short-Term Rentals. (Case T-2022-04)  
**Attachments:** [STR Municode redlines.pdf](#)  
[STR Final maps.pdf](#)
5. Consider Ordinances for First Reading.
  - a. An ordinance authorizing the issuance of Public Facilities Corporation for the

City of Rock Hill installment purchase Revenue Bonds (City of Rock Hill Project), Series 2023, in one or more series, in the aggregate principal amount of not exceeding \$30,000,000, by Public Facilities Corporation for the City of Rock Hill to provide funding to finance the costs of acquisition of certain real property and improvements; authorizing the execution and delivery of a base lease and conveyance agreement by and between the City and the Corporation, and the conveyance of certain property of the City to the Corporation thereunder; authorizing the execution and delivery of a municipal facilities purchase and occupancy agreement by and between the City and the Corporation; consenting to the form of a trust agreement to be entered into by the Corporation and the Trustee for the Bonds; and making provision for all other matters relating to the foregoing.

6. Consider Planning Commission Items.

- a-1. Consider Planning Commission recommendation regarding petition M-2022-27 by Strategic Capital Partners to rezone approximately 0.6 acres at 221 and 239 Cel-River Road and adjacent right-of-way from Residential Single Family-40 (RSF-40) in York County to Industry General (IG) and Design Overlay District (DOD). The subject properties are proposed to be annexed into the City of Rock Hill. Tax Parcels 665-00-00-011 and 665-00-00-010.

**Attachments:** [M-2022-27 CC Staff report.pdf](#)

- a-2. Consider a Petition for Annexation to the City of Rock Hill of Cel-River Road Area V lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated December 6, 2022. (Case M-2022-27)

**Attachments:** [M-2022-27 annexation petition.pdf](#)

- 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 Cel-River Road Area V lying adjacent to the city limits of the City of Rock Hill, S.C. (Case M-2022-27)

**Attachments:** [M-2022-27 annexation ordinance.pdf](#)

- 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 0.6 acre located on Cel-River Road from Residential Single Family 40 (RSF-40) to Industry General (IG) and Design Overlay District (DOD). (Case M-2022-27)

**Attachments:** [M-2022-27 rezoning ordinance.pdf](#)

7. Other Items.

- a. Consider a Development Agreement between the City of Rock Hill, TKC - The Thread, LLC, and Welfare Lance, LLC related to the rehabilitation of The

Thread property located at 220 West White Street and possible construction of a parking deck on property owned by Welfare Lane, LLC located at 158 West White Street to be purchased by the City upon completion.

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. Adjourn.