



City Council Agenda

Monday, May 22, 2023

Council Chambers

EXECUTIVE SESSION 5:00 P.M

SPECIAL SESSION 6:00 P.M.

1. Call to Order.
2. Recite the Pledge of Allegiance.
3. Public Hearing.

Hold public hearing on the municipal budget for the 2023/24 Fiscal Year and related items as pursuant to S.C. Code of Laws, Section 6-1-80.

4. Proclamations/Recognitions.

Recognize the Youth Service League.

5. Consider Consent Agenda.

- a. Minutes of the Budget Work Session of May 8, 2023.
- b. Minutes of the Regular Session of May 8, 2023.
- c. Second reading and adoption of an Ordinance authorizing and directing the City of Rock Hill to enter into an Intergovernmental Agreement relating to South Carolina Local Revenue Services; to participate in one or more Local Revenue Service Programs; to execute and deliver one or more Participant Program Supplements; and other matters relating thereto.

6. Resolutions.

Resolution of the City Council of the City of Rock Hill, South Carolina to authorize the duties of the City of Rock Hill Citizen Review Board.

Attachments: [Citizen Review Board Resolution.pdf](#)

7. Consider Ordinances for First Reading.

An Ordinance to add an Uncodified Ordinance to the Code of the City of Rock Hill to certify a portion of property as a Textile Mill Site as provided by Section 12-65-60 of the South Carolina Textiles Communities Revitalization Act (S.C. Section 12-65-10 ET SEQ.) for that certain property located on Faith Boulevard, Rock Hill, South Carolina.

Attachments: [Faith Boulevard Textile Mill ordinance.pdf](#)

8. Consider Planning Commission Items.

- a-1. Consider Planning Commission recommendation regarding Petition M-2023-14 by Lazy Hawk Property Owners Association to rezone approximately 43.52 acres at two unaddressed parcels west of 3623 Lazy Hawk Road from Planned Development (PD) 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 617-00-00-026 and -085.

Attachments: [M-2023-14 CC Staff report.pdf](#)

- a-2. Consider a Petition for Annexation to the City of Rock Hill of Lazy Hawk Road & Caterpillar Drive Area II lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated March 9, 2023. (Case M-2023-14)

Attachments: [M-2023-14 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 Lazy Hawk Road & Caterpillar Drive Area II lying adjacent to the city limits of the City of Rock Hill, S.C. (Case M-2023-14)

Attachments: [M-2023-14 Annexation Ordinance](#)

- 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 43.52 acres located on Lazy Hawk Road from Planned Development (PD) in York County to Industry General (IG) and Design Overlay District (DOD). (Case M-2023-14)

Attachments: [M-2023-14 Rezoning Ordinance](#)

- b-1. Consider Planning Commission recommendation regarding Petition M-2023-15 by Tom Cat Too LLC and Cat Real Estate Holdings LLC to rezone approximately 92.66 acres at 3777 Lazy Hawk Road and 907, 930, & 947 Caterpillar Drive from Planned Development (PD) 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 617-00-00-001 & -077.

Attachments: [M-2023-15 CC staff report.pdf](#)

- b-2 Consider a Petition for Annexation to the City of Rock Hill of Lazy Hawk Road & Caterpillar Drive Area I lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated March 9, 2023. (Case M-2023-15)

Attachments: [M-2023-15 Annexation petition.pdf](#)

- 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 Lazy Hawk Road & Caterpillar Drive Area I lying adjacent to the city limits of the City of Rock Hill, S.C. (Case M-2023-15)

Attachments: [M-2023-15 Annexation Ordinance](#)

- 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 92.66 acres located on Lazy Hawk Road and Caterpillar Drive from Planned Development (PD) to Industry General (IG) and Design Overlay District (DOD). (Case M-2023-15)

Attachments: [M-2023-15 Rezoning Ordinance](#)

- c-1. Consider Planning Commission recommendation regarding Petition M-2023-17 by Children's Attention Home Inc. to rezone approximately 1.81 acres at 304, 308, 316, 322, & 328 Kuykendal Street and adjacent right-of-way from Single-Family 5 (SF-5) to Office and Institutional (OI). Tax Parcels 629-22-07-003 to -007.

Attachments: [M-2023-17 CC staff report.pdf](#)

- c-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 1.81 acres located on Kuykendal Street from Single Family Residential-5 (SF-5) to Office and Institutional (OI). (Case M-2023-17)

Attachments: [M-2023-17 Rezoning Ordinance](#)

- d-1. Consider Planning Commission recommendation regarding Petition M-2023-19 by City of Rock Hill Planning Commission to rezone approximately 53.8 acres at 214 Quantz Street, 1493 & 1507 Dave Lyle Boulevard, 200, 225, 226, 236, 240, 267, 300, & 309 Northpark Drive, and adjacent right-of-way from Industry Heavy (IH) to Industry General (IG). Tax Parcels 628-04-01-001 (portion), -004, -014, & -021, 628-20-01-001 to -005, 630-10-02-001, 630-10-03-002 to -005 & -007.

Attachments: [M-2023-19 CC staff report.pdf](#)

- d-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 53.8 acres located on Quantz Street, Dave Lyle

Boulevard and Northpark Drive from Industry Heavy (IH) to Industry General (IG).
(Case M-2023-19)

Attachments: [M-2023-19 Rezoning Ordinance](#)

- e-1. Consider Planning Commission recommendation regarding Petition M-2023-20 by Wade McCauley and Roscoe Shipllett to rezone approximately 2.28 acres at 1105 Hearn Street and adjacent right-of-way from Single-Family Residential-3 (SF-3) to Multi-Family Residential (MFR). Tax Parcel 632-03-11-003.

Attachments: [M-2023-20 CC staff report.pdf](#)

- e-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 2.28 acres located on Hearn Street from Single Family Residential-3 (SF-3) to Multi-Family Residential (MFR). (Case M-2023-20)

Attachments: [M-2023-20 Rezoning Ordinance](#)

9. Consider Budget Related Items.

- a. Consider adoption of a Personnel Resolution.

Attachments: [Personnel Resolution - 2023.pdf](#)

- b. Consider first reading of an Ordinance amending Chapter 11, Businesses of the Code of the City of Rock Hill concerning Business Licenses and Business License Fees.

Attachments: [Business License ordinance .pdf](#)

- c. Consider first reading of an Ordinance to amend Appendix A, Fee Schedule, of the Code of the City of Rock Hill concerning Water Rates.

Attachments: [Water Rates ordinance.pdf](#)

- d. Consider first reading of an Ordinance to amend Appendix A, Fee Schedule, of the Code of the City of Rock Hill concerning Sewer Rates.

Attachments: [Sewer Rates ordinance.pdf](#)

- e. Consider first reading of an Ordinance amending Chapter 13, Cemeteries, and Appendix A, Fee Schedule of the Code of the City of Rock Hill concerning Cemetery Fees.

Attachments: [Cemetery Fees ordinance.pdf](#)

[Cemetery Fees - Proposed 5-22-23.pdf](#)

- f. Consider first reading of an Ordinance amending Chapter 18, Motor Vehicles and Traffic, of the Code of the City of Rock Hill concerning Traffic Commission Pilot Program.

Attachments: [Traffic Commission ordinance.pdf](#)

- g. Consider first reading of an Ordinance authorizing the City of Rock Hill, South Carolina, to execute and deliver an Equipment Lease Purchase Agreement in the amount of not exceeding \$6,617,000 between the City and the Lessor thereof to defray the cost of acquiring certain equipment; and other matters relating thereto.

Attachments: [Equipment Lease Purchase Ordinance.pdf](#)

- h. Consider a Resolution of the City Council of the City of Rock Hill, South Carolina to submit an Application to South Carolina Water Quality Revolving Fund Authority for Drinking Water Revolving Loan Fund - 2023B.

Attachments: [SRF Resolution.pdf](#)

- i. Consider Accommodations Tax Funding.

- j. Consider adoption of a Safety Resolution.

Attachments: [2023 Safety Resolution.pdf](#)

- k. Consider extension of the Local Preference Provision.

- l. Consider extension of Utility Upsizing Reimbursement Policy.

- m. Consider appointment of Spencer & Spencer, P.A. as City Attorney.

- n. Consider first reading of an Ordinance to raise revenue, adopt a budget and work program for the City of Rock Hill, S.C. for the fiscal year ending June 30, 2024, and to authorize the issuance of tax anticipation notes from time to time during the Fiscal Year 2023/2024.

Attachments: [Budget ordinance.pdf](#)

10. Announce SmartSwitch and Customer Connect Winners.

11. City Council Committee Reports.

12. Miscellaneous Business.

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

14. Adjourn.