



## City Council - Special Session Agenda

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Monday, September 25, 2023

Council Chambers, City Hall

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### **EXECUTIVE SESSION 5:00 P.M.**

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

### **SPECIAL SESSION 6:00 P.M.**

1. Call to Order.
2. Recite the Pledge of Allegiance.
3. Consider Consent Agenda.
  - a. Minutes of the Regular Session of September 11, 2023.
  - b. Second reading and adoption of an Ordinance to amend Appendix A, Fee Schedule, of the code of the City of Rock Hill concerning Wrecker Charges.
  - c. Second reading and adoption of an Ordinance to provide for the disposition by sale of property on West Main Street, Rock Hill, South Carolina by the City of Rock Hill to the Housing Development Corporation of Rock Hill.  
**Attachments:** [405 W Main St Sale Of Property.pdf](#)
4. Consider Ordinances for Second Reading and Adoption.
  - a. 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 India Hook Road/Celanese Road Area IV lying adjacent to the city limits of the City of Rock Hill.  
**Attachments:** [Sharonwood Annexation Ordinance.pdf](#)
  - b. 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 7.9 acres located on India Hook Road and Celanese Road from General Commercial (GC) and Residential Single-Family 40 (RSF-40) to Community Commercial (CC).  
**Attachments:** [Sharonwood Rezoning Ordinance.pdf](#)
5. Consider Ordinances for First Reading.
  - a. First reading of an Ordinance to consider Amendment to Purchase and Sale Agreement for the sale of property on West White Street, Rock Hill, South Carolina by the City of Rock Hill to

WP Herald, LLC.

**Attachments:** [WP Herald LLC Ordinance First Amendment to PSA.pdf](#)  
[WP Herald LLC First Amendment to PSA.pdf](#)

6. Consider Planning Commission recommendations.

- a. Consider Planning Commission recommendation regarding petition M-2023-22 by York Capital LLC & Albright Corners LLC (Russell Sinacori) to rezone approximately 126.82 acres at 1237, 1381, 1433, 1503, and 1517 Albright Road, 1030 and 1088 Mount Holly Road, and adjacent right-of-way from Limited Commercial (LC), Single-Family Attached (SF-A), and Single-Family 5 (SF-5) to Master Planned Commercial (MP-C) and Master Planned Residential (MP-R). Tax Parcels 602-07-01-001 & -044, 623-04-01-001, -003, -009, & -010.  
**Attachments:** [M-2023-22 CC Staff Report2.pdf](#)
- b. 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 126.82 acres located on Mount Holly Road and Albright Road from Limited Commercial (LC), Single Family Attached (SF-A) and Single Family Residential-5 (SF-5) to Master Planned Commercial (MP-C) and Master Planned Residential (MP-R). (Case M-2023-22)  
**Attachments:** [Mount Holly-Albright Road Rezoning.pdf](#)
- c. Consider Planning Commission recommendation regarding petition M-2023-24 by Daniel Ptacek to rezone approximately 8.3 acres at an unaddressed parcel west of 2061 Oak Pond Road from Industry General (IG) and Design Overlay District (DOD) to Rural (RU). Tax Parcel 675-00-00-172.  
**Attachments:** [M-2023-24 CC Staff Report.pdf](#)
- d. 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 8.3 acres located on Oak Pond Road from Industry General (IG) and Design Overlay District (DOD) to Rural (RU). (Case M-2023-24)  
**Attachments:** [Oak Pond Road Rezoning.pdf](#)
- e. Consider Planning Commission recommendation regarding petition M-2023-26 by the City of Rock Hill to rezone approximately 1.22 acres at 215 East Robertson Road and adjacent right-of-way, from Residential Mixed 20 (RMX-20) in York County to Office and Institutional (OI). The subject property is proposed to be annexed into the City of Rock Hill. Tax Parcel 603-00-00-056.  
**Attachments:** [M-2023-26\\_CC\\_Staff\\_Report.pdf](#)
- f. Consider a Resolution providing for annexation of property belonging entirely to the City of Rock Hill. (Case M-2023-26)  
**Attachments:** [Robertson Road Annexation Resolution.pdf](#)
- g. 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 Robertson Road Area III lying adjacent to the city limits of the City of Rock Hill, S.C. (Case M-2023-26)  
**Attachments:** [Robertson Road Area III Annexation Ordinance.pdf](#)
- h. 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 1.22 acres located on Robertson Road from Residential Mixed 20 (RMX-20) to Office and Institutional (OI). (Case M-2023-26)

**Attachments:** [Robertson Road Annexation Zoning.pdf](#)

7. Resolutions.

- a. A Resolution authorizing the City of Rock Hill to execute an American Rescue Plan Act (ARPA) Stormwater Infrastructure Program Subrecipient Agreement between the City of Rock Hill and the South Carolina Office of Resilience to fund a Stormwater Infrastructure Improvement Project that will mitigate the impact of future disasters.

**Attachments:** [Resolution for ARPA Funded Stormwater Infrastructure Program Grant.pdf](#)  
[ARPA Funded Stormwater Infrastructure award letter.pdf](#)

8. Other Items.

- a. Consider employment agreement with Municipal Judge.
- b. Appointment of Ministerial Recorder, Sara Russell.
- c. Consider Growth Management Incentive application for Poettker Construction.  
**Attachments:** [Poettker Construction GMI application 9-5-2023.pdf](#)  
[Approved Amended Growth Mgt Incentive policy.pdf](#)
- d. Consider proceeding with condemnation of permanent electric easement on property at 2031 Sturgis Street.

**Attachments:** [2031 Sturgis Rd Condemnation Exhibit.pdf](#)

9. Announce SmartSwitch and CustomerConnect Winners.

10. City Council Committee Reports.

11. Miscellaneous Business.

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

13. Adjourn.