



City Council - Special Session Agenda

Monday, November 27, 2023

Council Chambers, City Hall

WORK SESSION-COUNCIL CHAMBERS 5:00 P.M.

Utility Capital Improvement Program Work Session.

EXECUTIVE SESSION

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. Proclamations/Recognitions.
 - a. Recognize Inside Rock Hill Graduates.
4. Consider Approving the Consent Agenda.
 - a. Minutes of the Regular Session of November 13, 2023.
 - b. Second reading and adoption of an Ordinance to add an uncodified ordinance to the Code of the City of Rock Hill to certify property as a Textile Mill Site as provided by Section 12-65-60 of the South Carolina Textiles Communities Revitalization Act (S.C. Code Section 12-65-10 ET SEQ.) for that certain property located at 542 and 547 Rauch Street, Rock Hill, South Carolina.
Attachments: [Rauch St corrected ordinance.pdf](#)
 - c. 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 40.1 acres located on West Main Street, Constitution Boulevard, Stewart Avenue, West White and Street, Laurel Street from Single Family Residential -5 (SF-5), General Commercial (GC) and Industry Business (IB) to Office and Institutional (OI).
 - d. 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 11.2 acres located on Crawford Road from Single-Family Residential-4 (SF-4) to Office and Institutional (OI).

- e. Second reading and adoption of an Ordinance to amend Chapter 11, Businesses of the Municipal Code of the City of Rock Hill and the Zoning Ordinance of the City of Rock Hill, Chapter 4: Land Use: Primary Uses, Chapter 8: Development Standards, Chapter 10: Nonconformities, and Appendix A, Fee Schedule concerning Short-Term Rentals.
5. Consider Ordinances for Second Reading and Adoption.
 - a. 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).
Attachments: [Albright Commons redline.pdf](#)
 6. Consider Ordinances for First Reading.
 - a. An Ordinance to amend Appendix A, Fee Schedule, of the Code of the City of Rock Hill concerning Business License Classification and Rates.
Attachments: [Business License ordinance.pdf](#)
 7. Consider Planning Commission recommendations.
 - a. Consider Planning Commission recommendation regarding petition M-2023-31 by Lev Development LLC (Benjamin Levite) to rezone approximately 0.22 acres at 816 Confederate Avenue, 416 Locust Street, and adjacent right-of-way from Neighborhood Office (NO) and Mixed Use Corridor (MUC) to Single-Family Residential 5 (SF-5). Tax Parcels 625-01-05-029 & 625-01-05-004 (Portion).
Attachments: [M-2023-31 CC Staff Report.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 0.22 acre located on Confederate Avenue from Mixed Use Corridor (MUC) and Neighborhood Office (NO) to Single Family Residential-5 (SF-5). (Case M-2023-31)
Attachments: [N Confederate Avenue rezoning.pdf](#)
 - c. Consider Planning Commission recommendation regarding petition M-2023-32 by Mark Mayfield Trustee to rezone approximately 4.33 acres at 5025 Old York Road from Industry Business (IB) to Limited Commercial (LC). Tax Parcel 542-07-01-022.
Attachments: [M-2023-32_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 4.33 acres located on Old York Road from Industry Business (IB) to Limited Commercial (LC). (Case M-2023-32)

Attachments: [Old York Road rezoning.pdf](#)

- e. Consider Planning Commission recommendation regarding petition M-2023-33 by Pallet Place Holdings LLC (Chet Labrozzi) to rezone approximately 2.23 acres at 901, 907, 911 E. White Street, 152 & 153 Highland Street, and adjacent right-of-way, from Industry Heavy (IH) to Industry General (IG). Tax Parcels 628-11-01-007 and 628-12-01-006 to -009.

Attachments: [M-2023-33 CC Staff Report.pdf](#)

- f. 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 2.23 acres located on East White Street and Highland Street from Industry Heavy (IH) to Industry General (IG). (Case M-2023-33)

Attachments: [East White Street rezoning.pdf](#)

- g. Consider adoption of the Urban Forest Master Plan.

Attachments: [Urban Forest Master Plan CC Staff Report.pdf](#)

8. Other Items.

- a. Consider request to sponsor to amend the Croft West (Allston) neighborhood Master Plan regarding the owner occupation of units.

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.