



City Council - Regular Session Agenda

Monday, December 11, 2023

Council Chambers

CITIZENS HEARING 5:30 P.M.

Robert Allen has requested to address the City Council regarding truck traffic along West Main Street.

Chris Mustian, HOA President, Rawlinson Acres II, has requested to address the City Council regarding the development of Rawlinson Corner along West Main Street.

Chad Gerrald, Neighborhood Representative, Rawlinson Acres I, has requested to address the City Council regarding the development of Rawlinson Corner along West Main Street.

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 the Consent Agenda.
 - a. Minutes of the Work Session of November 27, 2023.
 - b. Minutes of the Special Session of November 27, 2023.
 - c. Second reading and adoption of an Ordinance to amend Appendix A, Fee Schedule, of the Code of the City of Rock Hill concerning Business License Classification and Rates.
 - 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 0.22 acre located on Confederate Avenue from Mixed Use Corridor

(MUC) and Neighborhood Office (NO) to Single Family Residential-5 (SF-5).

- e. 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 2.23 acres located on East White Street and Highland Street from Industry Heavy (IH) to Industry General (IG).

4. Consider Ordinance 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: [M-2023-22 Annexation Ordinance redlines 12-11-2023.pdf](#)
[M-2023-22 Albright Commons-MP Terms Conditions - CC 2nd reading Clean Version 12-11-2023.pdf](#)

5. Consider Ordinances for First Reading.

- a. An Ordinance to provide for the lease of space at the Airport from the City of Rock Hill to CAM Hanger 1, LLC.

Attachments: [CAM Hanger 1 lease ordinance.pdf](#)

- b. First reading of a Thirteenth Supplemental Ordinance authorizing the Issuance and Sale of the City of Rock Hill, South Carolina, Combined Utility System Revenue Bonds, in one or more series, in the aggregate principal amount of not exceeding \$162,000,000; authorizing the Mayor or City Manager to determine certain matters with respect to the Bonds; prescribing the form and details of the Bonds; establishing certain funds and accounts in connection with the Bonds; and other matters relating thereto.

Attachments: [Thirteenth Supplemental Ordinance - 2024 - City of Rock Hill - Combined Utility System Revenue Bonds.pdf](#)

- c. First reading of an Amended and Restated General Bond Ordinance authorizing and providing for the Issuance of Combined Utility System Revenue Bonds of the City of Rock Hill, South Carolina; prescribing the form of Bonds; limiting the payment of the Bonds solely to the net revenues derived from the operation of the system and pledging the next revenues to such payment; creating certain funds and providing for payments into such funds; and making other covenants and agreements in connection with the foregoing.

Attachments: [Amended and Restated General Bond Ordinance - 2024 - City of Rock Hill - Combined Utility System Revenue Bonds.pdf](#)

- d. First reading of a Fifth Supplemental Ordinance providing for the Issuance and Sale of the City of Rock Hill, South Carolina, Limited Obligation Bonds (Hospitality Fee Pledge), in the principal amount of not exceeding \$20,000,000; authorizing the Mayor

or 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.

Attachments: [Fifth Supplemental Ordinance - 2024 - Hospitality Fee Pledge.pdf](#)

6. Consider Planning Commission recommendations.

- a. Consider Planning Commission recommendation regarding petition T-2023-05 by the Rock Hill City Manager to amend the Zoning Ordinance affecting Chapter 8: Development Standards, Chapter 9: Site and Building Design Standards, and Chapter 10: Nonconformities, in relation to nonconforming site requirements for existing business locations and residential conversions, and architectural design standards related to glazing.

Attachments: [6 a T-2023-05_CC_Staff_Report.pdf](#)

- b. Consider first reading of an Ordinance to amend Chapter 17, Solid Waste of the Municipal Code of the City of Rock Hill and to amend the Zoning Ordinance of the City of Rock Hill Code, Chapter 8: Development Standards, Chapter 9: Site and Building Design Standards and Chapter 10: Nonconformities, concerning site requirements for Existing Business Locations and Residential Conversions and Architectural Design Standards related to Glazing.

Attachments: [T-2023-05 Site Reqmts ordinance.pdf](#)

- c. Consider Planning Commission recommendation regarding petition T-2023-06 by the Rock Hill City Manager to amend the Zoning Ordinance affecting Chapter 2: Administration, Chapter 3: Zoning Districts, Chapter 4: Land Use Primary Uses, Chapter 5: Land Use: Accessory and Temporary Uses, Chapter 6: Community Design Standards, and Chapter 9 Site and Building Design Standards, in relation to single-family residential development and design standards.

Attachments: [T-2023-06 CC Staff Report.pdf](#)

- d. Consider first reading of an Ordinance to amend the Zoning Ordinance of the City of Rock Hill Code, Chapter 2: Administration, Chapter 3: Zoning Districts, Chapter 4: Land Use: Primary Uses, Chapter 5: Land Use: Temporary and Accessory Uses, Chapter 6: Community Design Standards and Chapter 9: Site and Building Design Standards concerning Single-Family Development and Design Standards.

Attachments: [T-2023-06 SF amendments ordinance.pdf](#)

7. Resolutions.

- a. Consider a Resolution of the City Council of the City of Rock Hill for the closing of America Street to vehicular and pedestrian traffic.

Attachments: [America Street closing resolution.pdf](#)

- b. Consider a Resolution to recertify the Greens of Rock Hill LLC textile mill site under the South Carolina Textiles Communities Revitalization Act.

Attachments: [Resolution Greens of Rock Hill LLC.pdf](#)

8. Other Items.
 - a. Consider reallocation of 2022-2023 South Carolina Accommodations Tax Marketing and Promotions Fund (65%) to the Advertising and Promotion Special Fund (30%).
 - b. Consider approval of settlement agreement with PMPA.
9. Announce SmartSwitch and CustomerConnect Winners.
10. City Council Committee Reports.
11. Miscellaneous Business.
12. 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.
13. Consider Council Appointments to City Boards and Commissions.
14. Consider Approval of Parliamentarian and Related Rules.
15. Adjourn.