



## City Council - Special Session Agenda

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Monday, February 26, 2024

Council Chambers, City Hall

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### **WORK SESSION            4:30 P.M.**

Tour of The Thread.

### **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 the City of Rock Hill for achieving Silver What Works Cities Certification for 2023.
4. Consider Approving the Consent Agenda.
  - a. Minutes of the Regular Session of February 12, 2024.
  - b. Second Reading and Adoption of an Ordinance to Amend Chapter 20, Offenses and Miscellaneous Provisions of the Code of the City of Rock Hill Concerning the Transport of At-Risk Individuals.
5. Consider Ordinances for Second Reading and Adoption.
  - a. Consideration of Council rules of procedure in order to suspend such rules and reconsider second 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 9.8 acres located on White Street and Constitution Boulevard from Single Family Residential-5 (SF-5) and Industry Business (IB) to Master Planned

Residential (MP-R).

- b. Consideration of suspension of Council rules of procedure in order to suspend such rules and reconsider second reading of an Ordinance for the conveyance of City owned property located on Lee Street in exchange for other property located along Lee Street in the City of Rock Hill by making changes to the property descriptions and the party with whom the exchange will occur.
- c. Consider Second 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 12.8 acres located on White Street and Constitution Boulevard from Single Family Residential-5 (SF-5) and Industry Business (IB) to Master Planned Residential (MP-R).

**Attachments:** [Lee Street rezoning ordinance.pdf](#)  
[Lee Street MP redline.pdf](#)

- d. Consider Second Reading of an Ordinance for the conveyance of City owned property located on Lee Street in exchange for other property located along Lee Street in the City of Rock Hill.

**Attachments:** [Lee St conveyance ordinance.pdf](#)  
[Lee Street Conveyance Ordinance redline.pdf](#)

- e. Consider an Amended and Restated Development Agreement for Annex Site/Lee Street Development.

**Attachments:** [Lee Street Development Agreement.pdf](#)

6. Consider Planning Commission Recommendations.

- a. Consider Planning Commission recommendation regarding petition M-2024-01 by Robert Read (Showtime Theatre Company) to rezone approximately 3.9 acres at 696 & 713 Automall Parkway and adjacent right-of-way, from Urban Development District (UD) in York County and General Commercial (GC) to Community Commercial (CC). The parcel located in York County is proposed to be annexed into the City of Rock Hill. Tax Parcels 662-00-00-013 (portion) & 662-07-01-055 (portion).

**Attachments:** [M-2024-01\\_CC\\_Staff\\_Report.pdf](#)

- b. Consider a Petition for Annexation to the City of Rock Hill of Automall Parkway Area VII lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated January 30, 2024. (Case M-2024-01).

**Attachments:** [M-2024-01 Annexation Petition.pdf](#)

- c. 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 Automall Parkway Area VII lying adjacent to the city limits of the City of Rock Hill, S.C. (Case M-2024-01)

**Attachments:** [M-2024-01 Automall Annexation Ordinance.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 3.9 acres located on Automall Parkway from Urban Development (UD) and General Commercial (GC) to Community Commercial. (Case M-2024-01)  
**Attachments:** [M-2024-01 Automall Rezoning Ordinance.pdf](#)
  - e. Consider Planning Commission recommendation regarding petition M-2024-05 by Covenant Presbyterian Church to rezone approximately 5.2 acres at 1830 Celanese Road and adjacent right-of-way, from Single-Family 3 (SF-3) to Limited Commercial (LC) and Office and Institutional (OI). Tax Parcel 636-01-01-070.  
**Attachments:** [M-2024-05\\_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 5.2 acres located on Celanese Road and Mount Gallant Road from Single Family Residential-3 (SF-3) to Office and Institutional (OI) and Limited Commercial. (Case M-2024-05)  
**Attachments:** [M-2024-05 Celanese Rezoning Ordinance.pdf](#)
7. Other Items.
    - a. Consider reallocation of undesignated Hospitality Tax Funds.
  8. Announce SmartSwitch and CustomerConnect Winners.
  9. City Council Committee Reports.
  10. Miscellaneous Business.
  11. Consider holding Executive Session for discussions covered by the attorney/client privilege.
  12. Adjourn.