



City Council - Special Session

Agenda

Monday, March 25, 2024

Council Chambers, City Hall

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 Approving the Consent Agenda.
 - a. Minutes of the Regular Session of March 11, 2024.
 - b. Minutes of the Work Session with Airport Commission of March 13, 2024.
 - c. Second reading and adoption 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.
 - 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 3.9 acres located on Automall Parkway from Urban Development (UD) and General Commercial (GC) to Community Commercial (CC).
 - e. Second reading and adoption 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 Hopewell Road Area I lying adjacent to the city limits of the City of Rock Hill, S.C.
Attachments: [Hopewell Annexation Ordinance - Hopewell Road Area I.pdf](#)
[Hopewell Road Area I Annexation Ordinance redline.pdf](#)
 - f. 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 178 acres located on Hopewell Road from Residential Mixed 20

(RMX-20) to Industry General (IG) and Design Overlay District (DOD).

Attachments: [Hopewell Road Rezoning Ordinance.pdf](#)
[Hopewell Road Rezoning Ordinance - redline.pdf](#)

4. Consider Ordinances for First Reading.

- a. Ordinance to approve a Pole Attachment License Agreement between the City of Rock Hill and Gigapower, LLC.

Attachments: [Gigapower LLC Pole Attachment Agreement.pdf](#)

- b. Ordinance granting public Right of Way Use and Franchise by Agreement between the City of Rock Hill and Gigapower, LLC for Telecommunications Services.

Attachments: [Gigapower LLC Franchise Agreement.pdf](#)

5. Consider Planning Commission Recommendations.

- a. Consider Planning Commission recommendation regarding petition M-2024-02 by the Rock Hill City Manager to rezone approximately 76.1 acres at 757 S Anderson Road, 754, 776 and 804 Morningside Drive, and adjacent right-of-way from Single-Family Residential-4 (SF-4) and Multi-Family Residential (MFR) to Office and Institutional (OI). Tax Parcels 669-04-01-018, -043, -091 (portion), & -132.

Attachments: [M-2024-02 CC 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 76.1 acres located near Anderson Road and Morningside Drive from Multi-Family Residential (MFR) and Single Family Residential-4 (SF-4) to Office and Institutional (OI).

Attachments: [Anderson Road Zoning.pdf](#)

- c. Consider Planning Commission recommendation regarding petition M-2024-04 by WREG Rock Hill West, LLC (Lee Freeman) to amend the Porter's Landing Master Planned Commercial (MP-C) Development at 3040, 3045, & 3057 Cherry Road, 1080, 1082, & 1084 Riverside Drive, and adjacent right-of-way. Tax Parcels 662-07-01-188, -189 & -191.

Attachments: [M-2024-04 CC Staff Report.pdf](#)
[Porter's Landing T&C redline.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 32.19 acres located on Cherry Road and Riverside Drive from Master Planned Commercial (MP-C) to Amended Master Planned Commercial (MP-C).

Attachments: [Cherry Road Zoning.pdf](#)

- e. Consider Planning Commission recommendation regarding petition M-2024-06 by Nucycle, LLC (Mark Saleh) to amend the Planned Unit Development Manufacturing Heavy (PUD-MH) plan at 1360 & 1376 Flint Street Extension and 234, 236, 280, & 284 Porter Road. Tax Parcels 626-09-01-159, -213, -223, & -296.

Attachments: [M-2024-06 CC 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 54 acres located on Porter Road from Planned Unit Development-Manufacturing Heavy (PUD-MH) to Amended Planned Unit Development-Manufacturing Heavy (PUD-MH).

Attachments: [Porter Road rezoning ordinance.pdf](#)

6. Other Items.

- a. Consider approval of Involuntary Demolition.

Attachments: [1142 Evans involuntary demolition.pdf](#)

- b. Designate the 2024 UCI BMX World Championships as a City-wide Special Event for the period of May 1-31, 2024.

- c. Consider a Federal USDOT Neighborhood Access and Equity Grant awarded to SCDOT to support the City of Rock Hill's Dave Lyle Boulevard Pedestrian Bridge Project.

7. Announce SmartSwitch and CustomerConnect Winners.

8. City Council Committee Reports.

9. Miscellaneous Business.

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

11. Adjourn.