



## City Council Agenda

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Monday, January 10, 2022

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### CITIZENS HEARING 5:30 P.M.

### 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. Proclamations/Recognitions.
  - a. Recognition of the City of Rock Hill Sports and Event Center by South Carolina Recreation and Parks Association (SCRPA)
4. Consider Consent Agenda.
  - a. Minutes of Regular Session of December 13, 2021.
5. Consider Ordinances for Second Reading.
  - a. Consider second reading and adoption of an Ordinance establishing the Southside Redevelopment Project Area as a Redevelopment Project Area under Section 31-6-10 Et. Seq. of the South Carolina Code of Laws 1976, as amended (The "Act"); approving a Southside Redevelopment Plan for the Southside Redevelopment Project Area in accordance with The Act; and other matters relating thereto.

**Attachments:** [Southside TIF ordinance](#)  
[Southside TIF ordinance \(redline\)](#)  
[Southside Redevelopment Plan](#)  
[Southside Redevelopment Plan \(redline\)](#)

6. Inauguration of Re-elected Mayor John P. Gettys, Jr.
7. Consider Planning Commission Items.
  - a-1. Consider Planning Commission recommendation regarding Case T-2021-06 a proposed six month moratorium on single-family detached and attached development except in certain cases.

**Attachments:** [City Council report - Moratorium](#)
  - a-2. Consider first reading of an ordinance of the City of Rock Hill to provide for a six-month moratorium on single-family detached and attached development except in certain circumstances. (Case #T-2021-06)

**Attachments:** [Moratorium ordinance](#)
  - b-1. Consider Planning Commission recommendation regarding petition M-2021-50 by Dreamkey Partners (Sammy Jackson) to rezone approximately 12 acres of property located at 513 & 542 Rauch Street and adjacent right-of-way from Wilhurst Village Master Planned Residential (MP-R) to Wilhurst Master Planned Residential (MP-R). Tax parcels 598-19-01-023 & -025.

**Attachments:** [M-2021-50 City Council Report](#)
  - b-2. 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 12 acres of property located on Wilson Street and Rauch Street from Master Planned Residential (MP-R) to a Revised Master Planned Residential (MP-R). (Case #M-2021-50)

**Attachments:** [M-2021-50 Rezoning Ordinance](#)
  - c-1. Consider Planning Commission recommendation regarding petition M-2021-51 by Nelson Property Group to rezone approximately 1.56 acres at 1670 & 1678 W. Main Street, one unaddressed parcel, and adjacent right-of-way from Residential Development District II (RD-II) in York County and General Commercial (GC) to Neighborhood Commercial (NC). The unaddressed parcel is proposed to be annexed into the City of Rock Hill. Tax parcels 595-00-00-066, 595-02-02-015 & -016.

**Attachments:** [M-2021-51 City Council report](#)
  - c-2. Consider a Petition for Annexation to the City of Rock Hill of Heckle Boulevard/W. Main Street Area II Area lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated November 3, 2021. (Case #M-2021-51)

**Attachments:** [M-2021-51 Annexation Petition](#)

- c-3. 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 Heckle Boulevard/W. Main Street Area II lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2021-51)  
**Attachments:** [M-2021-51 Annexation Ordinance](#)
- c-4. 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 1.56 acres at 1670 & 1678 W. Main Street, one unaddressed parcel, and adjacent right-of-way from Residential Development District II (RD-II) in York County and General Commercial (GC) to Neighborhood Commercial (NC). (Case #M-2021-51)  
**Attachments:** [M-2021-51 Rezoning Ordinance](#)
- d-1. Consider Planning Commission recommendation regarding petition M-2021-57 by Sandeep Gupta to rezone approximately 2.5 acres at 1106 Ebinport Road and adjacent right-of-way from General Commercial (GC) to Single-Family Attached (SF-A). Tax parcel 632-01-01-001.  
**Attachments:** [M-2021-57 City Council report](#)
- d-2. 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 2.5 acres at 1106 Ebinport Road and adjacent right-of-way from General Commercial (GC) to Single-Family Attached (SF-A). Tax parcel 632-01-01-001. (Case #M-2021-57)  
**Attachments:** [M-2021-57 Rezoning Ordinance](#)
- d-3. Consider approval of a sketch plan for 1106 Ebinport Road, which is proposed to be zoned Single-Family Attached (SF-A).  
**Attachments:** [1106 Ebinport Townhomes Sketch Plan \(M-2021-57\)](#)

## 8. Resolutions.

- a. A Resolution of the City Council of the City of Rock Hill for the closing of Riverside Drive to vehicular and pedestrian traffic.  
**Attachments:** [Riverside Dr closing resolution](#)

## 9. Other Items.

- a. Consider approval of a sketch plan for 1663 Oakdale Road, which is zoned Single-Family 4 (SF-4).  
**Attachments:** [1663 Oakdale Road - Sketch Plan](#)

## 10. Announce SmartSwitch Winner.

11. City Council Committee Reports.
12. Miscellaneous Business.
13. 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.
14. Consider Council appointments to City Boards and Commissions.
15. Adjourn.