



City Council Agenda

Tuesday, April 11, 2023

Council Chambers

CITIZENS HEARING 5:30 P.M.

William Cureton, has requested to address the City Council.

Proclaim April 2023 as Fair Housing Month Proclamation.

Attachments: [Fair Housing Month Proclamation](#)

EXECUTIVE SESSION

Consider holding Executive Session for discussions of appointments to Boards and Commissions of the City of Rock Hill covered by the attorney/client privilege.

REGULAR SESSION 6:00 P.M.

1. Call to Order.
2. Recite the Pledge of Allegiance.
3. Consider Consent Agenda.
 - a. Minutes of the Special Session of March 27, 2023.
 - b. Second reading and adoption of an ordinance to add an uncodified ordinance to the Code of the City of Rock Hill to re-certify a portion of Randolph Yarns Mill 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 175 Cel-River Road, Rock Hill, South Carolina.
 - 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 Celanese Road/Ebenezer Road Area IV lying adjacent to the city limits of the City of Rock Hill, S.C. (Case M-2023-04)

- 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 22.98 acres located on Celanese Road and Ebenezer Road from Urban Development (UD) and Residential Single-Family 30 (RSF-30) to Limited Commercial (LC) and Industry General (IG). (Case M-2023-04)
 - 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 Rock Hill Industrial Park Area XI lying adjacent to the city limits of the City of Rock Hill, S.C. (Case M-2023-06)
 - 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 6.92 acres located on Mount Gallant Road from Industrial Development (ID), Residential Mixed 20 (RMX-20) and Urban Development (UD) to Industry General (IG). (Case M-2023-06)
 - g. Second reading and adoption of an ordinance to amend the Zoning Ordinance of the City of Rock Hill Code, Chapter 4: Land Use: Primary Uses and Chapter 5: Land Use: Accessory and Temporary Uses concerning Urban Agriculture. (T-2023-02).
 - h. Second reading and adoption of an ordinance amending Chapter 6, Animals, of the Code of the City of Rock Hill concerning Fowl and Swine. (T-2023-02).
 - i. 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 93.36 acres located on Mount Gallant Road and Museum Road from Single Family Residential-2 (SF-2) to Rural (RU). (Case M-2023-08)
4. Consider Ordinances for First Reading.
- a-1. Consider a Petition for Annexation to the City of Rock Hill of I-77 & Ablewood Road Area I lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated March 9, 2023. (Case M-2023-11)
Attachments: [M-2023-11 CC Staff Report](#)
[I-77 Ablewood Area I Signed Annex Petition Wests](#)
 - a-2. 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 I-77/Ablewood Road Area I lying adjacent to the city limits of the City of Rock Hill, S.C. (Case M-2023-11)
Attachments: [I-77 Ablewood Road Ordinance](#)

- b-1. Consider a Petition for Annexation to the City of Rock Hill of I-77 & Mount Holly Road Area I lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated March 9, 2023. (Case M-2023-12)
- Attachments:** [M-2023-12 CC Staff Report](#)
[I-77 Mt. Holly Road Area I Signed Annex Petition](#)
- b-2. 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 I-77 & Mount Holly Road Area I lying adjacent to the city limits of the City of Rock Hill, S.C. (Case M-2023-12)
- Attachments:** [I-77 Mt. Holly Road Ordinance](#)
- c-1. Consider a Petition for Annexation to the City of Rock Hill of I-77 & Lazy Hawk Road Area I lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated March 9, 2023. (Case M-2023-13)
- Attachments:** [M-2023-13 CC staff report.pdf](#)
[I-77 Lazy Hawk Road Petition](#)
- c-2. 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 I-77 & Lazy Hawk Road Area I lying adjacent to the city limits of the City of Rock Hill, S.C. (Case M-2023-13)
- Attachments:** [I-77 Lazy Hawk Road Ordinance](#)
- d. 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 Street Ord.](#)
- e. An Ordinance Authorizing the Execution and Delivery of an Amendment to Base Lease and Conveyance Agreement and Amendment to Municipal Facilities Purchase and Occupancy Agreement for the Purpose of Amending a Base Lease and Conveyance Agreement and a Municipal Facilities Purchase and Occupancy Agreement, each dated as of December 17, 2020 and entered into by University Center Facilities Corporation V (the "Corporation") and the City of Rock Hill, South Carolina in connection with the University Center Facilities Corporation V (City of Rock Hill Project) Installment Purchase Revenue Bond, Taxable Series 2020, issued by the Corporation; and making provision for all other matters relating to the foregoing.
- Attachments:** [Base Lease UC Facilities Ord.](#)
5. Resolutions.
- a. A Resolution of the City Council of the City of Rock Hill for the closing of a portion of Lee Street to vehicular and pedestrian traffic.

Attachments: [Lee Street Resolution](#)

6. Other Items.

- a. Consider proceeding with condemnation of property owned by Eula Mae McGuire located at 201 Rhea Street and property owned by I B Poe Sterling Lodge located at 208 W. Black Street in the City of Rock Hill.

Attachments: [201 Rhea Street](#)
[208 West Black Street](#)

- b. Consider proceeding with condemnation of a permanent utility easement on properties owned by Frances Powers Wolfe located at 2533 & 2545 Saluda Street and property owned by Donald A. and Carolyn S. Burris located at 1726 Saluda Road in York County.

Attachments: [2533 Saluda St](#)
[1726 Saluda Street](#)
[2545 Saluda St](#)

7. Announce SmartSwitch Winner.

8. City Council Committee Reports.

9. Miscellaneous Business.

10. 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.

11. Consider Council appointments to City Boards and Commissions.

12. Adjourn.