



## City Council - Regular Session

### Agenda

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Monday, November 13, 2023

Council Chambers

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

Carter Threatt, Rock Hill High School student has requested to address the City Council.

#### **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. Public Hearing.
  - a. Hold public hearing on certain Utility Standards as required by the Infrastructure Investment and Jobs Act of 2021.
4. Consider Approving the Minutes of the Special Session of October 23, 2023.
5. Consider Ordinances 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 1.2 acres located on Herlong Avenue from Neighborhood Office (NO) to Neighborhood Commercial (NC).
  - b. An Ordinance of the City of Rock Hill Code by making certain changes in the official zoning map affecting approximately 1.25 acres located on Park Avenue from Multi-Family 15 (MF-15) to Office and Institutional (OI).
  - c. 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 1.1 acres located on McDow Drive from Multi-Family 15 (MF-15) to Office and Institutional

(OI).

6. Consider Ordinances for First Reading.

- a. An Ordinance to add an uncodified ordinance to the Code of the City of Rock Hill to certify property 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 542 and 547 Rauch Street, Rock Hill, South Carolina.

**Attachments:** [Rauch Street.pdf](#)

7. Consider Planning Commission recommendations.

- a. Consider Planning Commission recommendation regarding petition M-2023-29 by the City of Rock Hill to rezone approximately 40.1 acres at 300, 302, 304, 306, 308, 312, 320, 330, 332, 346, 358, 360, 362, 364, 405, 408, 412, 416, 426, 430, & 442 W. Main Street, 816 Constitution Boulevard, 108, 133, 140, & 161 Stewart Avenue, 503 White Street, 119 Laurel Street and adjacent right-of-way from General Commercial (GC), Industry Business (IB), and Single-Family 5 (SF-5) to Office and Institutional (OI). Tax Parcels 598-10-01-003, 598-12-01-001 to -003, 598-12-02-001 to -019, & 598-13-03-009.

**Attachments:** [M-2023-29\\_CC\\_Staff\\_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 40.1 acres located on West Main Street, Constitution Boulevard, Stewart Avenue, West White and Street, Laurel Street from Single Family Residential -5 (SF-5), General Commercial (GC) and Industry Business (IB) to Office and Institutional (OI).

**Attachments:** [West Main Constitution Stewart Ord.pdf](#)

- c. Consider Planning Commission recommendation regarding petition M-2023-30 by the City of Rock Hill to rezone approximately 11.2 acres at 801 Crawford Road, 758 Clarinda Street and adjacent right-of-way from Single-Family 4 (SF-4) to Office and Institutional (OI). Tax Parcel 600-06-08-015 & 600-12-02-004.

**Attachments:** [M-2023-30 CC Report.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 11.2 acres located on Crawford Road from Single-Family Residential-4 (SF-4) to Office and Institutional (OI). (Case M-2023-30)

**Attachments:** [Crawford Road Ord.pdf](#)

- e. Consider Planning Commission recommendation regarding Petition T-2023-04 by the Rock Hill City Manager to amend the Zoning Ordinance affecting Chapter 4: Land Use Primary Uses, Chapter 5: Land Use: Accessory and Temporary Uses,

Chapter 8: Parking Standards, Chapter 10: Nonconformities, and Municipal Code: Chapter 11, Article XI: Short-Term Rentals and Appendix A: Fee Schedule in relation to Short Term Rental Regulations.

**Attachments:** [T-2023-04\\_CCReport.pdf](#)  
[Written public input.pdf](#)

- f. Consider first reading of an ordinance to amend Chapter 11, Businesses of the Municipal Code of the City of Rock Hill and the Zoning Ordinance of the City of Rock Hill, Chapter 4: Land Use: Primary Uses, Chapter 8: Development Standards, Chapter 10: Nonconformities, and Appendix A, Fee Schedule concerning Short-Term Rentals.

**Attachments:** [STR Ord.pdf](#)

8. Resolutions.

- a. Consider a Resolution of the City Council of the City of Rock Hill to ratify and confirm acceptance of city streets.

**Attachments:** [Street Resolution.pdf](#)

9. Other Items.

- a. Consider adopting the Demand Response and Demand Flexibility Standard and the Electric Vehicle Charging Program Standard in accordance with the Public Utility Regulatory Policies Act (PURPA) of 1978, as amended by the Infrastructure Investment and Jobs Act of 2021.

**Attachments:** [2021 PURPA Act Consideration Report.pdf](#)

- b. Consider Growth Management Incentive application for Edgewood SC, LLC.

**Attachments:** [Edgewood SC GMI application Memo to CM10-12-2023.pdf](#)  
[Rock Hill Affordable Housing Policy Document adopted 8-10-2020.pdf](#)  
[Approved Amended Growth Mgt Incentive policy.pdf](#)

10. Announce SmartSwitch and CustomerConnect Winners.

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.