



City Council Agenda

Monday, September 24, 2018

Council Chambers

WORK SESSION 5:00 P.M.

Subject: Short Term Rentals Room 373

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. Consider Consent Agenda.
 - a. Minutes of Work Session of September 4, 2018.
 - b. Minutes of Regular Session of September 10, 2018.
 - c. An ordinance authorizing the issuance of University Center Facilities Corporation V Installment Purchase Revenue Bonds (City of Rock Hill Project), Series 2018A and University Center Facilities Corporation V Installment Purchase Revenue Bonds (City of Rock Hill Project), Taxable Series 2018B, in the aggregate principal amount of not exceeding \$30,000,000, by University Center Facilities Corporation V to provide funding to refinance certain outstanding obligations issued by the City of Rock Hill, South Carolina, to finance the costs of acquiring certain parking facilities and to finance the costs of acquisition and construction of certain other public projects; authorizing the execution and delivery of a base lease and conveyance agreement by and between the City and the corporation, and the conveyance of certain property of the City to the corporation thereunder; authorizing the execution and delivery of a Municipal Facilities Purchase and Occupancy Agreement by and between the City and the corporation; consenting to the form of a trust agreement to be

entered into by the corporation and the trustee for the bonds; and making provision for all other matters relating to the foregoing.

- d. An ordinance authorizing the issuance and sale of a not exceeding \$1,700,000 Tax Increment Refunding Bond (Junior Lien - Downtown Redevelopment Project Area), Series 2018, of the City of Rock Hill, South Carolina; prescribing the form and details of such bond; authorizing the Mayor or the City Manager of the City to determine certain matters relating to the bond; providing for the payment of the bond and the disposition of the proceeds thereof; and other matters relating thereto.

Attachments: [V4Downtown_TIF Redline](#)

4. Consider Ordinances for First Reading.

- a. An ordinance to add an uncodified ordinance to the Code of the City of Rock Hill to amend the original ordinance adopted on May 9, 2016, and amended on February 27, 2017 and January 8, 2018 and to re-certify the Bleachery site as a Textile Mill Site under the South Carolina Textiles Communities Revitalization Act.

Attachments: [Recertify Textile Mill Site](#)

- b. An ordinance to provide for an access easement agreement by the City of Rock Hill to Nation Ford Land Trust.

Attachments: [Nation Ford Land Trust Easement Agreement](#)

- c. An ordinance for abandonment of utility right of way and easement on property located in the vicinity of North Anderson Road and Eden Terrace in the City of Rock Hill.

Attachments: [North Anderson Eden Terrace Utility Easement](#)

5. Consider Planning Commission Items.

- a-1. Consider Planning Commission recommendation regarding petition M-2018-17 by the Tuttle Company to amend the Master Plan-Commercial (MP-C) zoning upon approximately 26 acres located at 396, 378, 397, 343, 354, 348, 300, and 326 Technology Center Way. The proposed amendments would update the regulations for the University Center project (formerly known as the Bleachery and Knowledge Park), regarding the allowed land uses and the required parking. Tax parcels 598-11-01-001 through -009, and adjacent right-of-way.

Attachments: [M-2018-17_CCReport.pdf](#)

- a-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 26 acres located on White Street from Master

Plan-Commercial (MP-C) to a revised Master Plan-Commercial (MP-C).
(Case #M-2018-17)

Attachments: [M-2018-17 Zon Ord](#)

- b-1. Consider Planning Commission recommendation regarding petition M-2018-19 by Amerco Real Estate Company to rezone approximately 10.75 acres at 2858 Heckle Boulevard and adjacent right-of-way from Business Development-III (BD-III) in York County to Commercial Industrial (CI). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcel 544-00-00-011.
- Attachments:** [M-2018-19_CCRReport.pdf](#)
- b-2. Consider a Petition for Annexation to the City of Rock Hill of Heckle Boulevard/Rawlinson Road Area III lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated Sept. 10, 2018. (Case #M-2018-19)
- Attachments:** [M-2018-19 Annex Petition](#)
- b-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/Rawlinson Road Area III lying adjacent to the city limits of the City of Rock Hill, S.C. (Case #M-2018-19)
- Attachments:** [M-2018-19 Annex Ord](#)
- b-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 10.75 acres located on Heckle Boulevard from Business Development-III (BD-III) to Commercial Industrial (CI). (Case #M-2018-19)
- Attachments:** [M-2018-19 Zon Ord](#)
- c-1. Consider Planning Commission recommendation regarding Petition T-2018-02 by Rock Hill City Council to amend the zoning ordinance of the City of Rock Hill Code, Article 1: General Provisions; Article 2: Administration; Chapter 3: Zoning Districts; Chapter 4: Land Use Primary Uses; Chapter 5: Land Use Accessory and Temporary Uses; Chapter 6: Community Design Standards; Chapter 7: Construction Standards For Subdivisions, Public Improvement, and Site Infrastructure; Chapter 8: Development Standards; Chapter 9: Site and Building Design Standards; Article 8: Nonconformities; Article 9: Enforcement; and Article 10: Definitions and Rules of Interpretation. (Case #T-2018-02)
- Attachments:** [CC Report - Final.pdf](#)
- c-2. Consider first reading of an ordinance to amend the Zoning Ordinance of the City of Rock Hill Code, Article 1: General Provisions; Article 2: Administration; Chapter 3: Zoning Districts; Chapter 4: Land Use Primary Uses; Chapter 5: Land Use Accessory and Temporary Uses; Chapter 6: Community Design

Standards; Chapter 7: Construction Standards for Subdivisions, Public Improvement, and Site Infrastructure; Chapter 8: Development Standards; Chapter 9: Site and Building Design Standards; Article 8: Nonconformities; Article 9: Enforcement, and Article 10: Definitions and Rules of Interpretation. (Case #T-2018-02)

Attachments: [T-2018-02 Zon Ord](#)

- c-3. Consider a Resolution in support and approval of the City of Rock Hill amendments to the Historic Design Review Guidelines. (Case #T-2018-02)

Attachments: [T-2018-02 Resolution](#)

6. Resolutions.

- a. Consider a Resolution of the City Council of the City of Rock Hill for the closing of Gainey Drive.

Attachments: [Gainey Dr Resolution](#)

- b. Consider a Resolution authorizing the provision of Special Source Revenue Credits against a portion of the fees-in-lieu of taxes otherwise payable to the City of Rock Hill, South Carolina, by or on behalf of Linde Hydraulics Corporation and EastGroup Properties, L.P. pursuant to Title 12, Chapter 44, and Title 4, Chapter 1 and Chapter 29, Code of Laws of South Carolina, 1976, as amended; and other matters relating to the foregoing.

Attachments: [Linde Hydraulics Resolution](#)

7. Other Items.

- a. Consider amendments to the Facade Rehabilitation Grant Program.

Attachments: [redline - proposed amendmens to facade rehab grant program](#)

- b. Consider an amendment to the Growth Management Incentive Policy.

Attachments: [redline Growth Mgt. Incentives policy proposed amendment for OppZones](#)

- c. Consider recommendation for approval of Knowledge Park Action Plan by Rock Hill Economic Development Corporation.

Attachments: [Action Plan Strategies](#)

- d. Consider a Federal FEMA SAFER (Staffing for Adequate Fire and Emergency Response) Grant awarded to the City of Rock Hill Fire Department.

- e. Consider employment agreement with Municipal Judge.

8. Announce SmartSwitch Winner.

9. City Council Committee Reports.
10. Miscellaneous Business.
11. Consider holding Executive Session for discussions covered by the attorney/client privilege.
12. Adjourn.