

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 281.63 ACRES LOCATED ON EDEN TERRACE
FROM RESIDENTIAL CONSERVATION I (RC-1), RESIDENTIAL DEVELOPMENT I
(RD-I) AND URBAN DEVELOPMENT (UD)
TO MASTER PLANNED COMMERCIAL (MP-C)

BE IT ORDAINED by the Governing Body of the City of Rock Hill
in Council assembled:

SECTION 1. That this ordinance is being adopted in order to effect
proper compliance with the provisions of the Home Rule Act of 1975,
now South Carolina Code of Laws for 1976, Section 5-7-30, Section
5-7-260 and Sections 6-29-710, *et seq.* and Section 2-48 and Section
2-96 of the Code of the City of Rock Hill.

SECTION 2. That the Zoning Ordinance matters and things affected
by this Ordinance are being acted upon following Planning
Commission consideration thereof after due notice and public
hearing held November 5, 2019.

SECTION 3. That the official Zoning Map of the City of Rock Hill,
constituting a part of the Zoning Ordinance of the City of Rock
Hill Code, be and the same are hereby amended as follows:

By changing property containing approximately 281.63 acres
located on Eden Terrace Road from Residential Conservation I (RC-
I), Residential Development I (RD-I) and Urban Development (UD) to
Master Planned Commercial (MP-C) and as per Exhibit "A" with minor

adjustments to acreage per the Land Development Agreement approved contemporaneously herewith.

Section 4. For the avoidance of doubt and for clarification purposes as to the property zoned by this Ordinance, also see plat recorded in Plat Book 164 at Page 253, in the York County records, such property now owned by GT Real Estate Holdings, LLC and known as tax parcel number 664-00-00-021, plus the additional acreage covered by road rights of way.

SECTION 5 That all ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

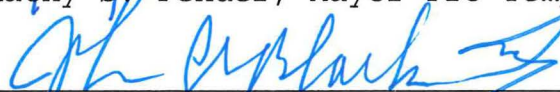
SECTION 6 That this Ordinance shall be and become finally binding immediately after receiving first and second readings given in the manner required by law.

DONE AND RATIFIED in Council assembled on this the ____ day of

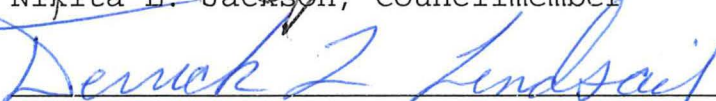
_____, 2020.



John Pressly Gettys, Jr., Mayor

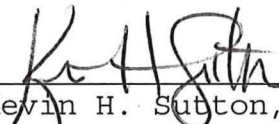

Kathy S. Pender, Mayor Pro Tempore


John A. Black, III, Councilmember

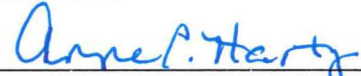

Nikita L. Jackson, Councilmember

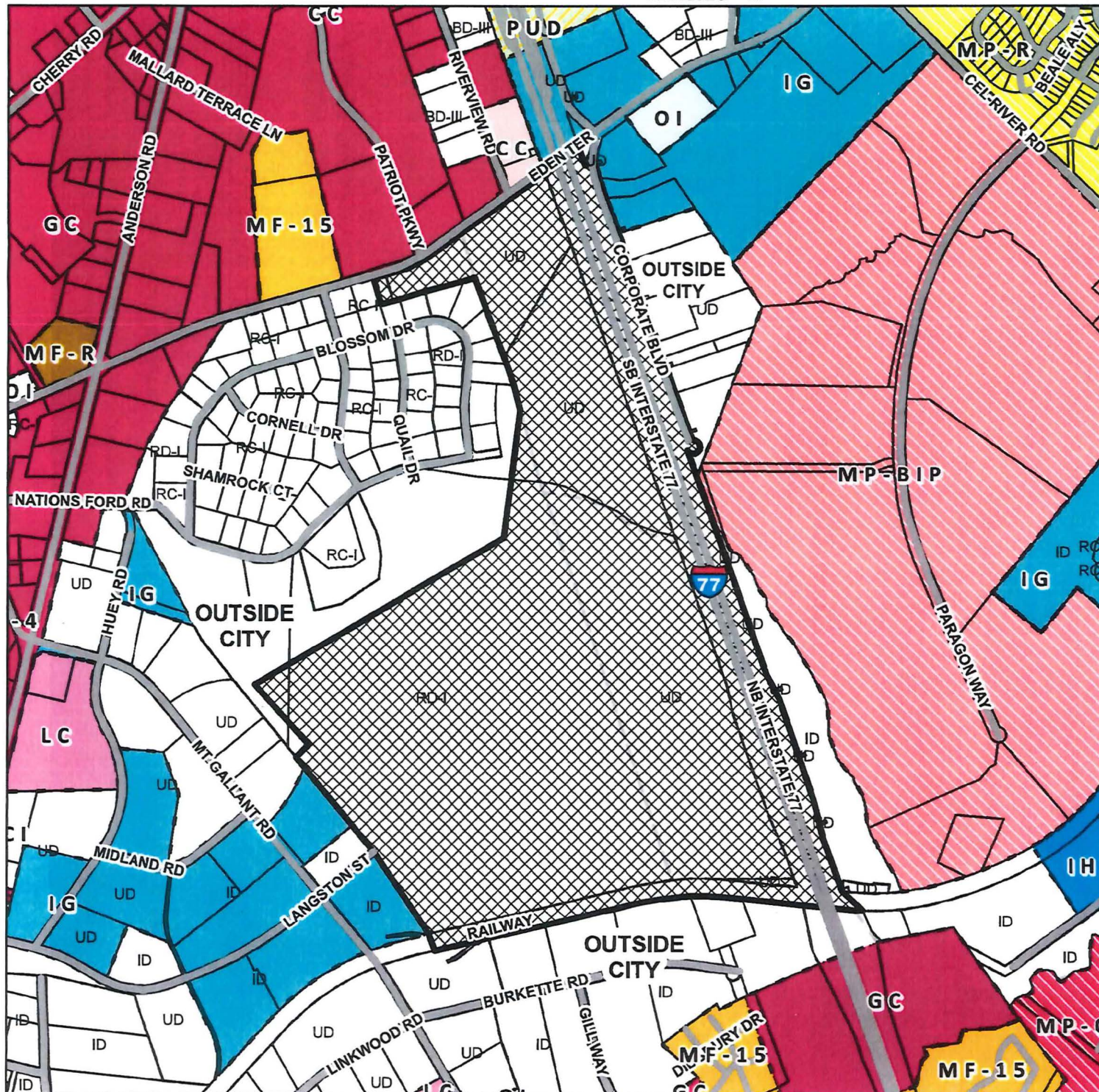

Derrick L. Lindsey, Councilmember


James C. Reno, Jr., Councilmember


Kevin H. Sutton, Councilmember

ATTEST:


Anne P. Harty
Municipal Clerk



M-2019-24

Legend

- Subject Property
- Community Commercial (CC)
- General Commercial (GC)
- Industry General (IG)
- Industry Heavy (IH)
- Limited Commercial (LC)
- Multi-Family Residential (MF-R)
- Multi-Family 15 (MF-15)
- Office and Institutional (OI)
- Master Planned Commercial (MP-C)
- Master Planned Business/Industrial Park (MP-BIP)
- Master Planned Residential (MP-R)
- Planned Unit Development (PUD)
- Single-Family 4 (SF-4)

Zoning Data

Current:
RC-I, RD-I,
& UD (York County)

Proposed:
MP-C



0 500 1,000 2,000 Feet

Planning & Development
Department
City of Rock Hill

10/29/19