

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
FIRE TOWER ROAD AREA IV LYING
ADJACENT TO THE CITY LIMITS OF THE
CITY OF ROCK HILL, S. C.

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

Section 1. That Chapter 7, Annexations, of the Code of the City of Rock Hill, be and the same is hereby amended as follows:

(A) By adding a new section to said Chapter as a part of Chapter 7 - Annexations, as follows:

"Sec. 7-415 Fire Tower Road Area IV Annexation.

The area lying adjacent to the City Limits of the City of Rock Hill, identified and described in a Petition dated August 12, 2021, entitled "Petition For Annexation To The City Of Rock Hill Of Fire Tower Road Area IV Lying Adjacent To The City Limits Of The City of Rock Hill, S.C., as Shown On Map Dated August 11, 2021," and filed with the Municipal Clerk, has been duly annexed to and is a part of the City of Rock Hill, S.C."

Section 2. That the Fire Tower Road Area IV is being annexed responsive to a Petition signed by all persons owning real estate in the area requesting annexation, which Petition is duly approved by City Council under and pursuant to the authority of Section 5-3-150, Code of Laws of South Carolina for 1976.

Section 3. That all available City services shall be commenced in said area as soon as practicable, as and where needed and required, and the same shall become subject to all City property taxes effective from the 1st day of January next following the date of final passage of this annexation ordinance.

Section 4. That, in accordance with Chapter 1 of the Zoning Ordinance of the City of Rock Hill, and incident to and as a part of the annexation proceedings, said annexation area is hereby classified for zoning purposes as Industry General (IG) as shown on a map entitled, "Fire Tower Road Area IV Annexation To The City Of Rock Hill", dated August 11, 2021, and prepared by Shawn Carson; with the following additional condition for any City services to be imposed upon the property owner, lessor(s), lessee(s), and developer, as applicable: development of the site generally in accordance with the sketch plan prepared by JM Cope Inc for JM Cope Inc and dated October 26, 2021, with such sketch plan hereby incorporated herein by reference.

Section 5. That, in accordance with Section 14-9 of the Code of the City of Rock Hill, and incident to and as a part of these annexation proceedings, said annexation area is hereby added to the Ward System Map identified in said section and made a part of Ward No. 3 of the 2021 Ward Plan.

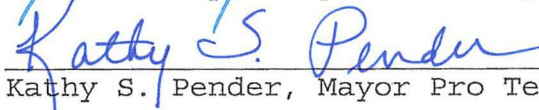
Section 6. That all ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 7. That this Ordinance shall be and become finally binding immediately after same shall have received first and second readings, given in the manner required by law.

DONE AND RATIFIED in Council assembled on this the 8th day of November, 2021.



John Pressly Gettys, Jr., Mayor

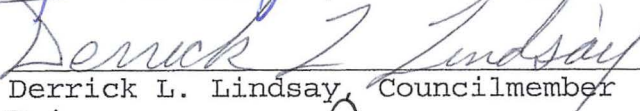


Kathy S. Pender, Mayor Pro Tempore

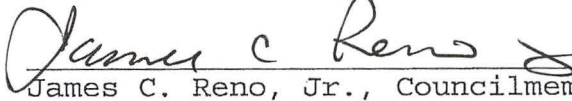
John A. Black, III, Councilmember



Nikita L. Jackson, Councilmember



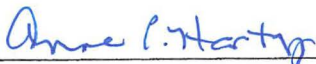
Derrick L. Lindsay, Councilmember



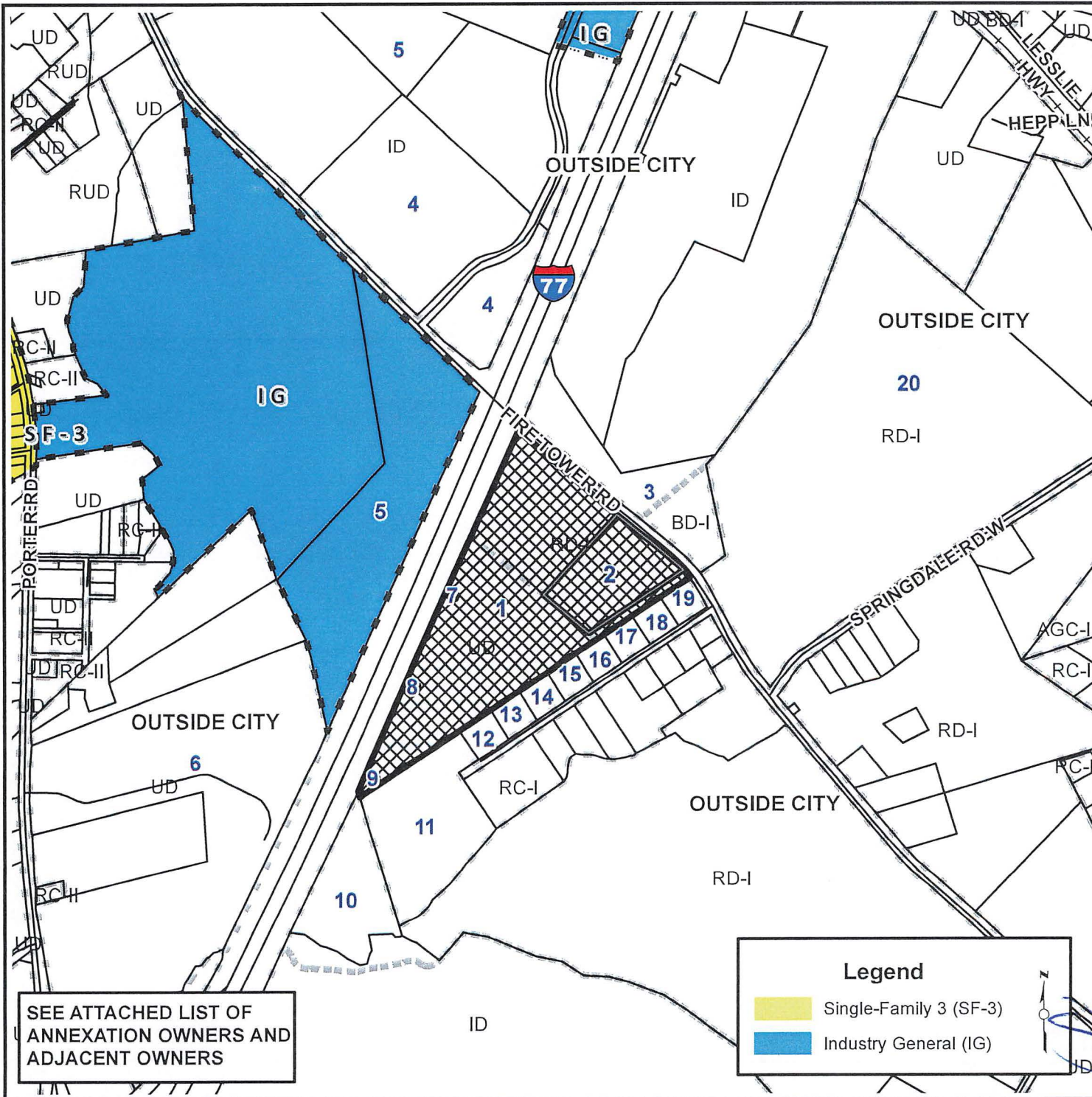
James C. Reno, Jr., Councilmember

Kevin H. Sutton, Councilmember

ATTEST:



Anne P. Harty
Municipal Clerk



ANNEXATION MAP
Fire Tower Road Area IV

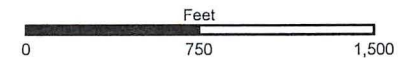
**ANNEXATION TO THE
 CITY OF ROCK HILL**



PROPOSED ZONING: IG
 WARD: 3
 ACREAGE: 29

City Limits

Subject Property



THIS MAP WAS COMPILED FROM PLATS AND
 OTHER AVAILABLE INFORMATION.
 NO ACTUAL FIELD SURVEY WAS PERFORMED.

GIS ADMINISTRATOR

DATE

[Signature] 8/11/2021

ANNEXATION PROPERTY OWNERS

Map #	Tax Parcel	Owner Name
1	6720000050	RHODES JULIE W & HUGH WILLIAM CLOSE
2	6720000049	SUTTON THOMAS D SR

ADJACENT PROPERTY OWNERS

Map #	Tax Parcel	Owner Name
3	6720000051	LINDSAY PRECAST INC
4	6720000061	DREAM INDUSTIAL ROCK HILL LLC
5	6700000080	COMMERCIAL DEVELOPMENT HOLDINGS LLC
6	6720000004	WOLFCREEK DEVELOPMENT LLC
7	6720000057	RHODES JOSHUA C RHODES SARAH ELLEN AUGUSTA
8	6720000056	RHODES JOSHUA C RHODES SARAH ELLEN AUGUSTA
9	6720000055	RHODES JOSHUA C RHODES SARAH ELLEN AUGUSTA
10	6720000002	AGNES SLACK LLLP OF GEORGIA
11	6720000025	FEEMSTER ANN G % FEEMSTER DOUG
12	6720000062	BLACK AMY KAY
13	6720000032	SNYDER SHARON A LIFE ESTATE
14	6720000031	HINSON MARY RUTH HINSON
15	6720000030	SMITH CHARLES A & DONNA
16	6720000029	SOVIE RICHARD
17	6720000028	STRICKLAND JOSEPH & DEENA
18	6720000027	POLITO JASON LUKE POLITO AMANDA KATHRYN
19	6720000026	WADE JUDY S
20	6730000137	ROCK HILL SCHOOL DISTRICT #3