

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF
ROCK HILL CODE, CHAPTER 6: COMMUNITY DESIGN STANDARDS CONCERNING
SETBACKS RELATED TO FUTURE ROAD CONSTRUCTION PROJECTS

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 Proposed Amendments concerning setbacks related to future road construction projects and things affected by this Ordinance are being acted upon following Planning Commission consideration thereof, after due notice and public hearing held on July 6, 2021.

SECTION 3. That the Zoning Ordinance of the City of Rock Hill, **CHAPTER 6: COMMUNITY DESIGN STANDARDS, Section 6.7 Street Design Standards (For All Use Types)**, be and the same is hereby amended by adding **subsection 6.7.22 Setbacks for Land Affected By Future Roadway Construction Projects** as follows:

See Exhibit "A" attached hereto.


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 That all ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.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

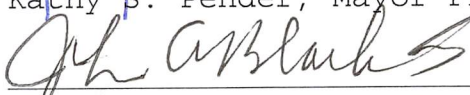
DONE AND RATIFIED in Council assembled on this the 13th day of September 2021.




John Pressly Gettys, Jr., Mayor




Kathy S. Pender, Mayor Pro Tempore




John A. Black, III, Councilmember



Nikita L. Jackson, Councilmember



Derrick L. Lindsay, Councilmember

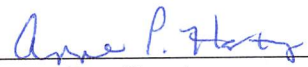


James C. Reno, Jr., Councilmember



Kevin H. Sutton, Councilmember

ATTEST:



Anne P. Harty
Municipal Clerk

Exhibit “A”

Proposed Zoning Ordinance Amendments, T-2021-02

Chapter 6: Community Design Standards

6.7 STREET DESIGN STANDARDS (FOR ALL USE TYPES)

6.7.22 SETBACKS FOR LAND AFFECTED BY FUTURE ROADWAY CONSTRUCTION PROJECTS

- A. Purpose:** The Rock Hill City Council finds that additional setbacks are necessary for property located adjacent to planned roadway construction projects in order to minimize the cost to the public and the impacts to private property owners associated with the public improvements project.
- B. Applicability:** All property that is located adjacent to a road construction project that is listed within one or more of the following plans is subject to an increased setback standard as is described below:
1. City of Rock Hill Capital Projects list
 2. City of Rock Hill Comprehensive Plan
 3. The Rock Hill – Fort Mill Area Transportation Study (RFATS) Long Range Transportation Plan
 4. The RFATS Congestion Management Plan
 5. York County Pennies for Progress Referendums
6. The applicable roadways are listed in the document titled “Roadways Subject to Planned Roadway Construction Projects,” which is adopted by reference, along with its subsequent amendments. The Planning Commission may amend this document from time to time, in order to assign the increased setbacks to new roads, roads with newly identified future roadway construction projects, or roads what were inadvertently left off the list.
- C. Establishment of Setbacks:**
1. No building, structure, sign or facility shall be erected, constructed, reconstructed, moved, added to, or structurally altered within the limits of the following:
 - a. When a future alignment of right-of-way for a road improvement has been established by the reviewing agency, the setback requirement will be the same as the approved alignment of right-of-way plus the regular setback of the applicable zoning district per Section 6.5.6.
 - b. When alignment for expanding an existing roadway has not been determined, the minimum setback is that which is listed in the chart below plus the regular setback of the applicable zoning district, unless the City determines, in coordination with the relevant agencies for the road construction project, that the proposed construction or development will not have a negative impact on the future construction project.