

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 22.98 ACRES LOCATED ON CELANESE ROAD AND
EBENEZER ROAD FROM URBAN DEVELOPMENT (UD) AND RESIDENTIAL
SINGLE-FAMILY 30 (RSF-30) TO LIMITED COMMERCIAL (LC)
AND INDUSTRY GENERAL (IG)

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 March 7, 2023.

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 22.98 acres
located on Celanese Road and Ebenezer Road from Urban
Development (UD) and Residential Single-Family 30 (RSF-30) to

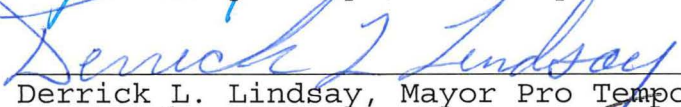
Limited Commercial (LC) and Industry General (IG), and as per Exhibit "A" attached hereto.

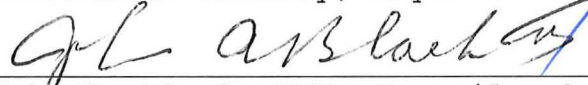
SECTION 4 That all ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

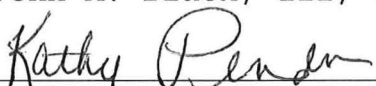
SECTION 5 That this Ordinance shall be and become finally binding immediately after receiving first and second readings given in the manner required by law.

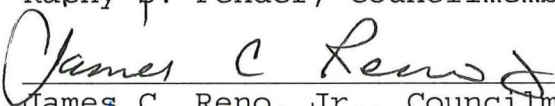
DONE AND RATIFIED in Council assembled on this the 11TH day of APRIL, 2023.



John Pressly Gettys, Jr., Mayor

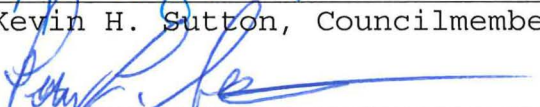

Derrick L. Lindsay, Mayor Pro Tempore


John A. Black, III, Councilmember

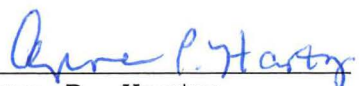

Kathy S. Pender, Councilmember


James C. Reno, Jr., Councilmember


Kevin H. Sutton, Councilmember


Perry L. Sutton, Councilmember

ATTEST:


Anne P. Harty
Municipal Clerk



M-2023-04

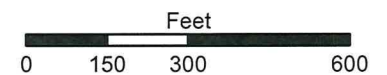
Legend

-  Proposed IG
-  Proposed LC
-  Industry Business District (IB)
-  Industry General (IG)
-  Industry Heavy (IH)
-  Limited Commercial (LC)
-  Multi-Family 15 (MF-15)
-  Planned Unit Development (PUD)

Zoning Data

Current: UD & RSF-30
(York County)

Proposed: LC & IG



Planning & Development
Department
City of Rock Hill

03-07-2023

