

DATE 8-5, 09

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REVIEWED BY

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PREPARED BY

CITY ATTORNEYS OFFICE

[ ]  
RBT

A RESOLUTION OF THE CITY OF ROCK HILL  
CONFIRMING ASSESSMENTS UTILIZED FOR THE OPERATION AND MAINTENANCE  
OF THE LANDSCAPE MAINTENANCE DISTRICT FOR THE  
GALLERIA/MANCHESTER BUSINESS DISTRICT

BE IT RESOLVED BY the Governing Body of the City of Rock Hill,  
in Council assembled, as follows:

WHEREAS, on December 15, 2008, the City of Rock Hill passed an  
Ordinance creating the Landscape Maintenance District in the  
Galleria/Manchester Business District;

WHEREAS, the purpose of the District is to provide for the  
perpetual maintenance of the public improvements constructed within  
the boundaries of the District;

WHEREAS, in order to finance the improvements within the  
District, property owners within the District shall be subject to  
an assessment;

WHEREAS, the City prepared an assessment roll as detailed on  
Exhibit A attached hereto and complied with the applicable notice  
requirements under South Carolina law; and

WHEREAS, no property owners appealed their assessment which  
are hereby subject to confirmation.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the  
City of Rock Hill that:

City Council hereby confirms all assessments as set forth on  
attached Exhibit A. A copy of this Resolution confirming the  
assessments shall be filed in the office of the Clerk of Court  
for York County and shall constitute and be a lien on the real  
property against which it is assessed superior to all other  
liens and encumbrances, except the lien on property taxes, and  
shall be annually assessed and collected with the property  
taxes thereon.

DONE AND RATIFIED in Council assembled on this the \_\_\_\_ day of  
\_\_\_\_\_ 2009.

\_\_\_\_\_  
A. Douglas Echols, Jr., Mayor

\_\_\_\_\_  
Kevin H. Sutton, Mayor Pro Tempore

\_\_\_\_\_  
Kathy S. Pender, Councilmember

\_\_\_\_\_  
James C. Reno, Jr., Councilmember

\_\_\_\_\_  
Osbey Roddey, Councilmember

\_\_\_\_\_  
Susie B. Hinton, Councilmember

\_\_\_\_\_  
John P. Gettys, Jr., Councilmember

ATTEST:

\_\_\_\_\_  
David B. Vehaun  
Municipal Clerk

Exhibit "A"

Landscape Maintenance District  
Ownership Record 6-12-2009

Name of Company/Owner	Address 1	Address 2	Address 3	Zipcode	Property Description	Tax Parcel Number	Estimated Assessment
AMTRAN INC		P O BOX 4619	ROCK HILL S C	29732	DAVE LYLE & I-77 WINGATE INN	6670101001	\$ 681
PIEDMONT HILLS	% RALPH NORMAN	PO BOX 36518	ROCK HILL S C	29732	(22.69 AC) LYLES LUMBER ROAD	6670101002	\$ 0
CLINTON FAMILY FORD LINCOLN	MERCURY PROPERTY HOLDINGS LLC	1884 CANTERBURY GLEN LANE	ROCK HILL SC	29730	I-77 5.71 AC	6670101003	\$ 747
GALLERIA LAND LLC		P O BOX 36518	ROCK HILL SC	29732	180.21 AC / GALLERIA BLVD	6670101005	\$ 608
ROCK HILL CITY OF		P O BOX 11706	ROCK HILL S C	29730	DAVE LYLE (30.92 AC)	6670101006	\$ -
NORMAN DEV CO INC	% RALPH NORMAN	PO BOX 36518	ROCK HILL S C	29732	GALLERIA BLVD/STANTON DRIVE	6670101008	\$ 67
NORMAN DEV CO INC	% RALPH NORMAN	PO BOX 36518	ROCK HILL S C	29732	CROSS POINTE DRIVE	6670101010	\$ 174
FIRST LAND CO INC	% RALPH NORMAN	PO BOX 36518	ROCK HILL S C	29732	9.25 AC / PART TRACT 2 AT I-77	6670101011	\$ 0
JTL ROCK HILL LLC		15601 DALLAS PARKWAY STE 400	ADDISON TX	75001	R H GALLERIA TR#(55.60 AC)	6670101018	\$ 3,986
ROCK HILL ZAMIAS LIMITED	PARTNERSHIP	15601 DALLAS PARKWAY STE 400	ADDISTON TX	75001	GOODYS	6670101018	\$ 281
NORMAN DEV CO INC	PROPERTY TAX DEPT.	PO BOX 167	WINSTON SALEM NC	27102	(3 AC) DAVE LYLE SPRINGDALE RD	6670101019	\$ 214
BRANCH BANKING & TRUST CO SC	% PROPERTY TAX DEPT	PO BOX 167	WINSTON SALEM NC	27102	2286 DAVE LYLE BLVD	6670101019	\$ 150
LITTLE GIANT FOOD STORES INC	% NORMAN DEVELOPMENT CO., INC.	PO BOX 36518 CRS	ROCK HILL S C	29732	CORNER OF DAVE LYLE &	6670101019	\$ 68
LITTLE GIANT FOOD STORES INC	% KLAFF REALTY LP	122 S MICHIGAN AVE STE 1000	CHICAGO IL	60608	DAVE LYLE/MEETING BLVD(.964 AC)	6670101020	\$ 186
KLAC REX LLC	STORE INC	P O BOX 787	LEBANON TN	37088	0787 LOT 3 MANNA CT (2.75 ACRES)	6670101022	\$ 350
CRACKER BARRELL OLD COUNTRY	C/O RHI, INC.	PO BOX 593330	ORLANDO FL	32859	3330 1.562 AC (LONG HORN STEAKHOUSE	6670101023	\$ 838
NORMAN DEV CO INC		2685 CELANESE RD STE 123	ROCK HILL S C	29731	PARCEL A 6.228 AC CROSSPOINTE	6670101024	\$ 236
LO1 CPSQ LLC	% BILL KLEPPER	330 EAST BLACK ST	ROCK HILL S C	29730	DAVE LYLE/GALLERIA BLVD(1.6 AC)	6670101025	\$ -
APPLE J LP		607 MAIN ST	LANCASTER S C	29720	OLD SPRINGDALE RD (.048 AC)	6670101026	\$ 293
ROCK HILL TELEPHONE CO		P O BOX 36518	ROCK HILL S C	29732	OUTPARCEL 4(1.839 AC) OLD SPRIN	6670101027	\$ 0
FOUNDERS FEDERAL CREDIT UNION		P O BOX 8050 MS 0555	BENTONVILLE AR	72712	PART OF TRACT E	6670101028	\$ 1,922
FIRST LAND CO INC	% WAL-MART PROPERTY TAX DEPT.	7261 ENGLE RD STE 306	MIDDLEBURG HEIGHTS OH	44130	10.71 ACRES AT THE GALLERIA	6670101029	\$ 1,900
RETAIL TRUST III	% EMERALD HOSPITALITY	PO BOX 17971107 48TH AVE	NORTH MYRTLE BEACH SC	29578	GALLERIA AREA(2.807) TABOR DR	6670101030	\$ 164
ROCK SOUTH LLC		P O BOX 36518	ROCK HILL S C	29731	2.238 AC / TABOR DRIVE	6670101031	\$ -
CATAWBA HOTEL ASSOC II LLC	% RALPH NORMAN	P O BOX 1000	MOORESVILLE NC	28115	DAVE LYLE BLVD	6670101033	\$ 0
NORMAN/MOJ LLC	% RALPH NORMAN	2685 CELANESE RD STE 123	ROCK HILL S C	29732	PORT OF PARCEL B	6670101034	\$ 1,448
FIRST LAND CO INC	ATTN: TAX DEPARTMENT 1ETA	PO BOX 4349	ANAHEIM CA	92803	4349 LOT 1 HARDEE'S REST. LOT	6670101037	\$ 243
LOWES HOME'S CENTERS INC (416)	% HARDEES FOOD SYS INC	PO BOX 4619	ANAHEIM CA	92803	2165 MANNA CT (BLDG ONLY)	6670101037	\$ 111
LO1 CPSQ LLC	% CKE REST INC ATTN: TAX DEPT	6000 MONROE RD SUITE 100	ROCK HILL S C	29732	LOT 2 (1.5 AC) MANNA CT	6670101038	\$ 82
AMTRAN INC		PO BOX 36518	CHARLOTTE N.C.	28212	5.066 AC LESS LOTS FOR SIGNS	6670101039	\$ 152
SPARDEES		18 PARKINS MILL COURT	ROCK HILL S C	29732	CROSSPOINTE DR/OLD SPRING-	6670101040	\$ 7
AMTRAN INC		PO BOX 4900	GREENVILLE S.C.	29607	DAVE LYLE BLVD (.574 AC)	6670101041	\$ 96
HENDRICK AUTOMOTIVE GROUP	VILLAGE LLC % EPROPERTY TAX	LITTLE NECK RD	SCOTTSDALE AZ	85261	(1.041 AC) LOT 1 (616 CROWN PT)	6670101042	\$ 187
LANDOVER-ONE LLC	3400 BUILDING SUITE 200	P O BOX 36968	VIRGINIA BEACH VA	23542	GALLERIA POINTE APTS	6670101043	\$ 2,432
STOKES DOUGLAS W LIFE ESTATE	% DR THOMAS L DULIN	3434 SEWARD PLACE	CHARLOTTE N C	28211	( 11.853 AC )	6670101044	\$ 1,362
CROWN POINTE AT MANCHESTER		306 GAY STREET STE 210	NASHVILLE TN	37201	DAVE LYLE BLVD 1.70 ACRES	6670101046	\$ 309
GALLERIA POINTE ASSOCIATION	% MARK MAYFIELD	2985 SANCREEK DRIVE	ROCK HILL SC	29732	(1.994 AC) DAVE LYLE AT MALL	6670101047	\$ 403
PEPPER RIDGE APARTMENTS L P		P O BOX 36799	CHARLOTTE N C	28226	OPEN SPACE & DETENTION POND	6670101048	\$ 0
GALLERIA ENTRANCEWAY PROP LLC	ATTN: TAX DEPARTMENT 1ETA	411 CHARLOTTE AVE	MOORESVILLE NC	28115	3.74 AC CROSS POINTE DR	6670101049	\$ 189
O'CHARLEYS INC			ROCK HILL S.C.	29730	MANCHESTER VILLAGE OPEN SPACE	6670101050	\$ 0
493 SOUTH HERLONG L L C							
MANCHESTER ASSOCIATES LLC							
LOWE'S HOME CENTERS INC (416)							
MILLER J RODDEY III							



NORMAN DEV CO INC	PO BOX 36518	ROCK HILL SC	29732 3.531AC ON DAVE LYLE BLVD	6670101107	125
HIGH NOB LLC	PO BOX 36799	CHARLOTTE NC	282366799 DAVE LYLE BLVD & MEETING BLVD	6670101108	280
POLK DEMPSEY FRANK III & LEE B	1350 LOWRYS ROAD	MCCONNELLS SC	29726 MANNA CT & GALLERIA BLV(1.041)	6670101110	209
LYLE CINEMAS LLC	8007 HAWK CREST COURT	CHARLOTTE NC	28270 JOHN ROSS PKWY(13.76AC) AND	6670101111	1,634
ROCK HILL CITY OF	P O BOX 11706	ROCK HILL SC	29731 1252 OAKDALE RD/INDUSTRIAL PK	6670101112	-
CROWN POINTE AT MANCHESTER	PO BOX 36968	ROCK HILL SC	29732 SIGN LOT(0.15AC)CROWN POINTE	6670101115	1
NORMAN DEV CO INC	PO BOX 36518	ROCK HILL SC	29732 OUTPARCEL# 1(1.70AC)MEETING	6670101116	134
NORMAN DEV CO INC	PO BOX 36518	ROCK HILL SC	29732 OUTPARCEL# 2(1.093AC)MEETING	6670101117	86
NDEV KHL LLC	2885 CELANESE RD STE 120	ROCK HILL SC	29732 OUTPARCEL# 4(7.03AC)MEETING ST	6670101118	1,009
NORMAN DEV CO INC	PO BOX 36518	ROCK HILL SC	29732 OUTPARCEL 3(1.195AC)MEETING &	6670101119	53
NDEV KHL LLC	2685 CELANESE RD STE 120	ROCK HILL SC	29732 OUTPARCEL# 5(7.05AC)MEETING ST	6670101120	1,095
DNB ROCK HILL LLC &	5926 SAMIET DR., STE. 105	HIGH POINT NC	27265 JOHN ROSS PKWY(17.89AC)	6670101121	4,761
CROWN POINTE AT MANCHESTER	PO BOX 36968	ROCK HILL SC	29732 LT 3A(.705AC)SPRINGSTEEN ROAD	6670101122	243
KISMET ROCK HILL LLC	25023 S TONEKIRK LN	FORT MILL SC	297076326 2.658 AC / OFF GALLERIA BLVD	6670101126	284
ASSOCIATION INC	448 LAKESHORE PKWY STE 110	ROCK HILL S C	28730 COMMON ELEMENTS ASHTON 100	6670401006	-
ASHTON 100 CONDOMINIUM	1801 TOWER INDUSTRIAL RD	MONROE NC	28110 7.75 AC COSIOLD SPRINGDALE RD	6690401003	1
UNION DEV GROUP INC	1801 TOWER INDUSTRIAL RD	MONROE NC	28110 OFF IVY HILL (4.08AC)	6690401004	0
UNION DEVELOPMENT GROUP INC	955 PARK STREET	COLUMBIA SC	292011003 OLD SPRINGDALE RD BED	6690401005	-
SCDOT	P O BOX 4619	ROCK HILL S.C.	29732 (14.59AC) OFF HWY I-77	6690401010	115
AMTRAN INC	303 STONO DR	CHARLESTON S C	28412 (1.3AC) OLD SPRINGDALE RD	6690401020	158
CONCRETE PRODUCTS CO	P O BOX 4619	ROCK HILL S C	29731 (2.729AC) SRINGDALE & GALLERIA	6690401021	478
PARKWAY PLAZA OF ROCK HILL LLC	PO BOX 450233	ATLANTA GA	31145 CATAWBA POINTE APTS (12.947 AC	6690401022	520
CATAWBA POINTE LTD PARTNERSHIP % FELLERS,SCHEWE,SCOTT&ROBER	5605 GLENBRIDGE DR STE 1010	ATLANTA GA	30342 CUSHENDALL COMMONS APARTMENT	6690401041	1,992
CUSHENDALL INVESTORS LLC	P O BOX 11706	ROCK HILL S C	29731 PARCEL A 1.642 AC SPRINGDALE	6690401042	-
CITY OF ROCK HILL	1510-A S THIRD ST	WILMINGTON N C	28401 TR# A(18.78AC)BLARNEY DRIVE	6690401066	3,084
BRADFORD PARK APARTMENTS LLC	1599 KALLARAMO RD	ROCK HILL SC	29730 1.394 AC OFF OLD SPRINGDALE RD	6690401068	794
OM SHREE LLC	1801 TOWER INDUSTRIAL RD	MONROE NC	28110 .06 AC OFF OLD SPRINGDALE RD	6690401069	0
UNION DEVELOPMENT GROUP INC	PO BOX 12082	ROCK HILL SC	29731 .55 AC / TRACT B /SPRINGDALE	6690401072	1
GUNN NANCY J & DAVID H	1608 CURETON DR	ROCK HILL SC	29732 1 AC / TRACT A / SPRINGDALE	6690401073	18
SETZER J ERIC & LORI	1801 TOWER INDUSTRIAL ROAD	MONROE NC	28110 CUSHENDALL PH 1 PARCEL A(1.30)	6690401075	102
UNION DEVELOPMENT GROUP INC	1801 TOWER INDUSTRIAL ROAD	MONROE NC	28110 CUSHENDALL PH 1 PARCEL B(1.02)	6690401076	80
UNION DEVELOPMENT GROUP INC	1801 TOWER INDUSTRIES DRIVE	MONROE NC	28110 CUSHENDALL PH 1 PARCEL C(1.31)	6690401077	103
FAIRVIEW DEVELOPERS INC	1801 TOWER INDUSTRIES DRIVE	MONROE NC	28110 CUSHENDALL PH 1 PARCEL D(1.79)	6690401078	141
FAIRVIEW DEVELOPERS INC	1801 TOWER INDUSTRIES DRIVE	MONROE NC	28110 CUSHENDALL PH 1 PARCEL E(.92)	6690401079	72
UNION DEVELOPMENT GROUP INC	1801 TOWER INDUSTRIAL ROAD	MONROE NC	28110 CUSHENDALL PH 1 PARCEL F(2.33)	6690401080	157
UNION DEVELOPMENT GROUP INC	1801 TOWER INDUSTRIAL ROAD	MONROE NC	28110 CUSHENDALL PH 1 PARCEL G(2.33)	6690401081	157
UNION DEVELOPMENT GROUP INC	1801 TOWER INDUSTRIAL ROAD	MONROE NC	28110 CUSHENDALL PH 1 PARCEL H(6.06)	6690401082	136
UNION DEVELOPMENT GROUP INC	1801 TOWER INDUSTRIAL ROAD	MONROE NC	28110 CUSHENDALL PH 1 PARCEL (5.99)	6690401083	135
UNION DEVELOPMENT GROUP INC	1801 TOWER INDUSTRIAL ROAD	MONROE NC	28110 CUSHENDALL PH 1 COS(.52AC)	6690401084	0
UNION DEVELOPMENT GROUP INC	1801 TOWER INDUSTRIAL ROAD	MONROE NC	28110 CUSHENDALL PH 1 COS(.09AC)	6690401085	0
UNION DEVELOPMENT GROUP INC	1801 TOWER INDUSTRIAL RD	MONROE NC	28110 2.43 AC / FUTURE PHS II	6690401087	22
SCDOT	955 PARK STREET	COLUMBIA SC	282011003 OLD SPRINGDALE RD/OLD ROAD BED	6690401088	-
QUILL DAVID M	1121 COUNTY ROUTE 57	FULTON NY	13069 HWY 50	6690401089	27
MSC DAVE LYLE LLC	P O BOX 25025	GLENDALE CA	912015025 MORNINGSTAR MINI WAREHOUSES	7000101035	495
% SHURGARD STORAGE CTRS INC				7000101037	

Total to be Assessed \$ 53,740  
City Supplement \$ 7,070  
Millage Required 3.7