

Council Chambers  
Special Session  
Monday, January 28, 2019

**SPECIAL SESSION - 6:00 P.M.**

Council met in special session with Mayor Gettys, Mayor Pro Tem Pender and Councilmembers Black, Jackson, Oborokumo, and Reno. Councilmember Sutton was not in attendance. Also present were City Manager David Vehaun, Deputy City Manager Jimmy Bagley, Deputy City Manager Steven Gibson, City Attorney Paul Dillingham, and Municipal Clerk Anne P. Harty. Matthew Kreh from WRHI was also in attendance.

**RECOGNIZED PUBLIC WORKS DEPARTMENT FOR RECEIVING AMERICAN PUBLIC WATER WORKS (APWA) AWARDS**

The City Council recognized the Public Works Department for receiving American Public Water Works (APWA) Awards.

During the APWA Branch meeting held in December 2018, the award committee selected the Ebinport/Northgate Stormwater Improvement Project as APWA Project of the Year. The award committee also recognized David Dickson for receiving the 2018 SC APWA Upstate Public Works Manager of the Year Award.

Terrence Nealy, Public Works Director, David Dickson, Stormwater Engineer, and other members of the Stormwater Department were present and recognized by the City Council.

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, the City Council approved the following five consent agenda items:

**MINUTES OF WORK SESSION OF JANUARY 10, 2019 JOINT CITY COUNCIL/ROCK HILL ECONOMIC DEVELOPMENT CORPORATION MEETING**

**MINUTES OF REGULAR SESSION OF JANUARY 14, 2019**

**ORDINANCE FOR PARTIAL ABANDONMENT OF UTILITY RIGHTS OF WAY AND EASEMENTS ON PROPERTY LOCATED NEAR HEATHER HILL ROAD IN THE CITY OF ROCK HILL - Adopted**

There have been no changes to the ordinance since first reading.

**ORDINANCE TO PROVIDE FOR THE LEASE OF SPACE AT THE AIRPORT FROM THE CITY OF ROCK HILL TO JAAM AVIATION, LLC -**

Adopted

There have been no changes to the ordinance since first reading other than a revised Attachment A Site Map.

**ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE BY MAKING CERTAIN CHANGES IN THE OFFICIAL ZONING MAP AFFECTING APPROXIMATELY 0.4 ACRES LOCATED ON MYRTLE DRIVE FROM SINGLE-FAMILY RESIDENTIAL-4 (SF-4) TO SINGLE-FAMILY RESIDENTIAL-5 (SF-5) - Adopted**

At their January 15 meeting, the Zoning Board of Appeals approved the Special Exception for church use at 986 Myrtle Drive, subject to the property only being used for visiting pastors' quarters and as a playground area for the church's children during church services and events, the parking on the site being limited to the vehicles of the visiting pastor only and only up to two vehicles, the applicant working with City staff to alleviate stormwater runoff issues onto adjacent property, and the approval of second reading of the rezoning by City Council.

**ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE BY MAKING CERTAIN CHANGES IN THE OFFICIAL ZONING MAP AFFECTING APPROXIMATELY 8.6 ACRES LOCATED ON HOLLIS LAKES ROAD FROM NEIGHBORHOOD OFFICE (NO) TO OFFICE AND INSTITUTIONAL (OI). TAX PARCEL 589-01-01-055 - Adopted**

An ordinance entitled 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 8.6 ACRES LOCATED ON HOLLIS LAKES ROAD FROM NEIGHBORHOOD OFFICE (NO) TO OFFICE AND INSTITUTIONAL (OI). TAX PARCEL 589-01-01-055 was given second reading and adopted upon a motion by Councilmember Pender, which was duly seconded and unanimously approved.

At their January 15 meeting, the Zoning Board of Appeals approved the Special Exceptions for a Fraternal Lodge use, an Event Center use, and a reduction in the required separation for the event center use from residential uses as requested by the Elks Lodge for the property at 535 Hollis Lakes Road. The Special Exceptions were approved subject to the Elks lodge being required to contact the Rock Hill Police Department to advise them before every facility rental and to receive recommendations about security issues, the events center use would only being allowed on the site provided that the primary use of the site is for a nationally-recognized fraternal organization, that no parties would take place outdoors - youth sports would be allowed, that the approval is for this application only, that the City Council approves second reading of the rezoning, and that the hours of operation for the event center use be limited to an event end-time of 11 p.m. and vacancy of building by no later than midnight.

**APPROVED ENDORSEMENT OF RHEDC 2019 ECONOMIC DEVELOPMENT GOALS**

Upon a motion by Councilmember Oborokumo, which was duly seconded and unanimously approved, approved endorsement of RHEDC 2019 Economic Development Goals.

On January 10, the Rock Hill Economic Development Corporation (RHEDC) Board shared its proposed goals for 2019 with City Council. Following discussion and input from City Council members, two new goals were added to the list. RHEDC requested City Council's endorsement of these goals as a way of ensuring alignment between the City's economic development goals and RHEDC's activities.

Luanne Kokolis, RHEDC Chair, presented the item to the City Council.

**APPROVED DEVELOPMENT AGREEMENT BETWEEN THE CITY AND OAKLAND AVENUE HOLDINGS, LLC, RELATED TO THE OAKLAND AUTO PROJECT AT 119 OAKLAND AVENUE AND 108 CHARLOTTE AVENUE IN THE CITY OF ROCK HILL**

Upon a motion by Councilmember Black, which was duly seconded and unanimously approved, approved Development Agreement between the City and Oakland Avenue Holdings, LLC, related to the Oakland Auto Project at 119 Oakland Avenue and 108 Charlotte Avenue in the City of Rock Hill.

Lat Purser and Associates, a Charlotte-based real estate developer responsible for the 139 Main and Anderson Apartments projects, is proposing to redevelop a former auto dealership and garage at 119 Oakland Avenue into a multi-tenant commercial space to house retail, restaurant and office tenants to be known as Oakland Auto. At the same time, the City is engaged in a planning process to promote redevelopment of the Oakland Avenue corridor between Wilson and White Streets, including the Oakland Auto site. The Oakland Auto project faces many challenges: high costs of construction, insufficient parking, deteriorated sidewalks and other public infrastructure, a poor street design, lack of supporting businesses and customers in the surrounding area, etc. All of these issues create challenges for the developer to attract tenants to the proposed project. It is in the City's interest for the Oakland Auto project to be constructed and to be successful, as it will create jobs and tax base in a vacant, deteriorated property and will be a catalyst for redevelopment of other properties on Oakland Avenue. For this reason, the City and Oakland Avenue Holdings, LLC have created a Development Agreement to describe the ways that the two parties will collaborate to help make this project feasible and successful. Staff recommended approval of this Development Agreement by City Council.

Paul Dillingham, City Attorney, presented the item to the City Council.

Mark Miller, representing Lat Purser and Associates, 4530 Park Road, Charlotte, NC, addressed the City Council regarding the item.

**APPROVED REQUEST FOR EXTENSION OF WATER AND SEWER SERVICE FOR PROPERTY AT 2436 MT. HOLLY ROAD**

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, approved a request for extension of water and sewer service for property at 2436 Mt. Holly Road.

The applicant is requesting water and sewer utility service for a new gas station/ convenience store that will replace the existing gas station/convenience store at 2436 Mt. Holly Road.

Eric Hawkins, Planner III, presented the item to the City Council.

Lane Norman, 2700 Celanese Road, also addressed the City Council.

**APPROVED A RECOMMENDATION FOR A SPONSORSHIP PROPOSAL FROM PIEDMONT MEDICAL CENTER FOR THE ROCK HILL SPORTS & EVENT CENTER**

Upon a motion by Councilmember Reno, which was duly seconded and approved upon a vote of 5-2 with Councilmembers Jackson and Sutton dissenting, approved a recommendation for a sponsorship proposal from Piedmont Medical Center for the Rock Hill Sports & Event Center.

This is a sponsorship proposal from Piedmont Medical Center (PMC) to be the presenting sponsor of the Rock Hill Sports & Event Center. The proposed agreement is for 5 years valued at \$400,000 (\$80,000 per year). Piedmont Medical Center in return would also provide medical services at no charge to the City for all 5 years at the BMX Supercross track which includes Carolina Nationals and World events through the end of calendar year 2023.

John Taylor, PRT Director, presented the item to the City Council.

**APPROVED ENDORSEMENT OF THE HOUSING DEVELOPMENT CORPORATION OF ROCK HILL'S THREE-YEAR STRATEGIC PLAN**

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, approved endorsement of the Housing Development Corporation of Rock Hill's three-year strategic plan.

The Housing Development Corporation(HDC) of Rock Hill has adopted the three-year strategic plan to guide the work of their organization. The three primary areas of focus contained within the plan are Rebrand, Advocate, and Development.

The Housing Development Corporation is requested Council endorse the HDC strategic plan.

Will Jordan, HDC Chairman, presented the item to the City Council.

Jennifer Wilford, Housing and Neighborhood Services Director, addressed the City Council.

Vernon Sanderson, 204 Sidney Street, also addressed the City Council.

**ANNOUNCED SMARTSWITCH WINNER**

This month's SmartSwitch winner, chosen at random by computer, is Sierra Robinson. This customer will receive a \$100 credit on their next utility bill.

**CITY COUNCIL COMMITTEE REPORTS**

There were no City Council committee reports.

**MISCELLANEOUS BUSINESS**

There was no miscellaneous business.

**EXECUTIVE SESSION**

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, the City Council went into Executive Session to discuss five matters including receiving legal advice concerning an existing intergovernmental utility agreement, receiving background information and legal advice on a zoning matter related to properties near the downtown area, receiving background information and legal advice on potential contracts related to a property located in the textile corridor, receiving background information and legal advice on a zoning matter related to properties located near I-77, and receiving background information and legal advice concerning an annexation matter related to properties near Celanese Road.

**RETURNED TO SPECIAL SESSION**

The City Council returned to Special Session and Mayor Gettys reported that no action was taken.

There being no other further business the meeting was adjourned.

Minutes approved and adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

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Anne P. Harty, Municipal Clerk