

EXECUTIVE SESSION – 5:30 P.M.

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, the Council went into Executive Session to discuss five matters including receiving background information and legal advice concerning a potential intergovernmental agreement related to the City's downtown area, receiving background information and legal advice concerning potential economic development and utility related agreements concerning properties near I-77 and the downtown area, receiving legal advice concerning a utility related litigation matter, and receiving background information and legal advice concerning a potential violation of a fire code matter.

SPECIAL SESSION - 6:00 P.M.

Council met in special session with Mayor Gettys, Mayor Pro Tem Pender and Councilmembers Black, Jackson, Oborokumo, Reno, and Sutton. 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.

PROCLAMATION TO RECOGNIZE VOLUNTEERS FOR ASSISTING WITH THE CLEANUP OF THE ABANDONED LINCOLN MEMORIAL CEMETERY

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, the City Council approved a proclamation to recognize volunteers for assisting with the cleanup of the abandoned Lincoln Memorial Cemetery.

Volunteers who participated in the cleanup of the abandoned Lincoln Memorial Cemetery located at the corner of Flint and Workman Streets were present and recognized.

Aubrey Smith, Rock Hill Council of Neighborhoods President, addressed the City Council.

Mayor Gettys presented the Proclamation.

HELD A PUBLIC HEARING REGARDING A PENDING ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF ROCK HILL TO PROHIBIT THE USE OF ELECTRIC SCOOTERS, ELECTRIC-ASSIST BICYCLES, AND PARTY BICYCLES IN THE STREETS, SIDEWALKS, TRAILS, AND OTHER RIGHTS-OF-WAY

The City Council held a public hearing regarding a pending ordinance to amend the Municipal Code of the City of Rock Hill to prohibit the use of electric scooters, electric-assist bicycles, and party bicycles in the streets, sidewalks,

trails, and other rights-of-way to allow staff time to study the issue and report back to the City Council.

Electric scooters, electric-assist bicycles, and party bicycles are all becoming more prolific in use in urban areas around the country. City Council gave first reading to the pending ordinance on August 12th. The pending ordinance was clarified after first reading to state that regulations do not apply to privately owned electric scooters and electric-assist bicycles, but rather those that are rented by companies for short-term individual use.

There was no one present to speak in favor of or in opposition to the pending ordinance.

Leah Youngblood, Planning and Zoning Manager, presented information.

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

MINUTES OF REGULAR SESSION OF AUGUST 12, 2019

Councilmember Reno requested a minor change to the minutes regarding the Riverwalk MID assessment bond to note the developer's objection to the proposed location of the parking area by the canoe and kayak launch.

ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND SALE OF A NOT TO EXCEED \$5,500,000 RIVERWALK MUNICIPAL IMPROVEMENT DISTRICT ASSESSMENT REVENUE BOND (ASSESSMENT PART A), SERIES 2019; LIMITING THE PAYMENT OF THE BOND SOLELY TO THE REVENUES DERIVED FROM CERTAIN ASSESSMENTS WITHIN THE RIVERWALK MUNICIPAL IMPROVEMENT DISTRICT; PROVIDING FOR THE EXECUTION OF A THIRD SUPPLEMENTAL TRUST INDENTURE, AND OTHER DOCUMENTS RELATING THERETO; MAKING OTHER COVENANTS AND AGREEMENTS IN CONNECTION WITH THE FOREGOING; AND OTHER MATTERS RELATING THERETO - Adopted

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

PENDING ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF ROCK HILL TO PROHIBIT THE USE OF ELECTRIC SCOOTERS, ELECTRIC-ASSIST BICYCLES, AND PARTY BICYCLES IN THE STREETS, SIDEWALKS, TRAILS, AND OTHER RIGHTS-OF-WAY - Adopted

The ordinance was updated after first reading to clarify that it is not intended to apply to electric scooters and electric-assist bicycles that are privately owned by individuals.

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 EAST MAIN STREET AREA II LYING

ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. -

Adopted

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

ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE BY MAKING CERTAIN CHANGES IN THE OFFICIAL ZONING MAP AFFECTING APPROXIMATELY 3.5 ACRES LOCATED ON EAST MAIN STREET FROM URBAN DEVELOPMENT (UD) TO COMMERCIAL INDUSTRIAL (CI) - Adopted

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

ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE BY MAKING CERTAIN CHANGES IN THE OFFICIAL ZONING MAP AFFECTING APPROXIMATELY 0.22 ACRE LOCATED ON PEACHTREE STREET FROM MULTI FAMILY RESIDENTIAL-15 (MF-15) TO DOWNTOWN (DTWN) - Adopted

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

ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE BY MAKING CERTAIN CHANGES IN THE OFFICIAL ZONING MAP AFFECTING APPROXIMATELY 1.8 ACRES LOCATED ON DAVE LYLE BOULEVARD FROM INDUSTRY GENERAL (IG) TO LIMITED COMMERCIAL (LC) - Adopted

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

ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE BY MAKING CERTAIN CHANGES IN THE OFFICIAL ZONING MAP AFFECTING APPROXIMATELY 133.3 ACRES LOCATED IN THE VICINITY OF HOLLIS LAKES ROAD AND HECKLE BOULEVARD FROM INDUSTRY HEAVY (IH), PLANNED UNIT DEVELOPMENT-GENERAL COMMERCIAL (PUD-GC) AND PLANNED UNIT DEVELOPMENT-MANUFACTURING (PUD-M) TO INDUSTRY GENERAL (IG) - 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 133.3 ACRES LOCATED IN THE VICINITY OF HOLLIS LAKES ROAD AND HECKLE BOULEVARD FROM INDUSTRY HEAVY (IH), PLANNED UNIT DEVELOPMENT-GENERAL COMMERCIAL (PUD-GC) AND PLANNED UNIT DEVELOPMENT-MANUFACTURING (PUD-M) TO INDUSTRY GENERAL (IG) was given second reading and adopted upon a motion by Councilmember Reno, which was amended without exception to accept the conditions outlined in the August 12, 2019 minutes that (i) the owner work with the City to address truck traffic from the development's impact on Hollis Lakes Road along with proposed roadway and site plan provisions; and (ii) the owner work with the City to address neighborhood concerns related to adjacent open space conservation, with City

management reporting back to City Council with action plans on these items, which was duly seconded and unanimously approved.

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

ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE BY MAKING CERTAIN CHANGES IN THE OFFICIAL ZONING MAP AFFECTING APPROXIMATELY 2.17 ACRES LOCATED ON CEL-RIVER ROAD FROM INDUSTRY HEAVY (IH) TO COMMUNITY COMMERCIAL (CC) - 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 2.17 ACRES LOCATED ON CEL-RIVER ROAD FROM INDUSTRY HEAVY (IH) TO COMMUNITY COMMERCIAL (CC) was given second reading and adopted upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

In response to the City Council discussion during first reading, the applicant submitted a revised landscaping and screening plan to include landscaping along the entrance drive from Cel-River Road. This revised plan was also included as part of the variance request to the Zoning Board of Appeals.

FIFTH SUPPLEMENTAL ORDINANCE APPROVING THE FINANCING OF THE IMPROVEMENT, CONSTRUCTION AND EQUIPPING OF CERTAIN STORMWATER FACILITIES IN THE CITY OF ROCK HILL, SOUTH CAROLINA, THROUGH THE BORROWING BY THE CITY OF NOT EXCEEDING \$5,300,000 FROM THE STATE WATER POLLUTION CONTROL REVOLVING FUND, BY AGREEMENT WITH THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY, PURSUANT TO TITLE 48, CHAPTER 5, CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED; PROVIDING FOR AN AGREEMENT TO MAKE AND TO ACCEPT A LOAN, THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT BETWEEN THE CITY AND THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY, THE EXECUTION AND DELIVERY OF A PROMISSORY NOTE FROM THE CITY TO THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY; AND OTHER MATTERS RELATING THERETO – First Reading

An ordinance entitled A FIFTH SUPPLEMENTAL ORDINANCE APPROVING THE FINANCING OF THE IMPROVEMENT, CONSTRUCTION AND EQUIPPING OF CERTAIN STORMWATER FACILITIES IN THE CITY OF ROCK HILL, SOUTH CAROLINA, THROUGH THE BORROWING BY THE CITY OF NOT EXCEEDING \$5,300,000 FROM THE STATE WATER POLLUTION CONTROL REVOLVING FUND, BY AGREEMENT WITH THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY, PURSUANT TO TITLE 48, CHAPTER 5, CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED; PROVIDING FOR AN AGREEMENT TO MAKE AND TO ACCEPT A LOAN, THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT

BETWEEN THE CITY AND THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY, THE EXECUTION AND DELIVERY OF A PROMISSORY NOTE FROM THE CITY TO THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY; AND OTHER MATTERS RELATING THERETO was given first reading upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

On August 8, 2019, the SC Rural Infrastructure Authority approved low interest State Revolving Loan Funds for the Cavendale Drive and College Downs Stormwater projects. Loan approval is for a combination of 20 year and 30 year financing terms at 2.6% and 2.8%. Current stormwater revenues support the anticipated \$177,000 annual debt service payment.

Anne Harty, Chief Financial Officer and Municipal Clerk, presented the item to the City Council.

ORDINANCE TO PROVIDE FOR THE DISPOSITION BY SALE OF PROPERTY LOCATED AT THE CORNER OF CONSTITUTION BOULEVARD AND BYNUM AVENUE BY THE CITY OF ROCK HILL TO MAYFIELD PROPERTIES LLC OF THE CAROLINAS – First Reading

An ordinance entitled AN ORDINANCE TO PROVIDE FOR THE DISPOSITION BY SALE OF PROPERTY LOCATED AT THE CORNER OF CONSTITUTION BOULEVARD AND BYNUM AVENUE BY THE CITY OF ROCK HILL TO MAYFIELD PROPERTIES LLC OF THE CAROLINAS was given first reading upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

Mayfield Properties, LLC of the Carolinas owns a tract of land along Bynum Avenue and Constitution Boulevard which is under development. It appears that many decades ago Kershaw Avenue was abandoned in favor of the new roadway. The adjoining property owner has requested a quit-claim deed for this tract so that it might build a title claim related to this old right-of-way in the future as it seeks to develop the property. The City attorney and City staff recommended adoption of this ordinance which will preserve any easements to the extent necessary as part of the conveyance documents.

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

APPROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2019-16 BY BOYD HILL BAPTIST CHURCH TO REZONE APPROXIMATELY 0.9 ACRES AT 309 BRANCH STREET; 304, 310, & 322 GLENN STREET; AND ADJACENT RIGHT-OF-WAY FROM MULTI-FAMILY 15 (MF-15) TO OFFICE AND INSTITUTIONAL (OI). TAX PARCELS 598-01-07-020 TO -023

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved Planning Commission recommendation regarding Petition M-2019-16 by Boyd Hill Baptist Church to rezone approximately 0.9 acres at 309 Branch Street; 304, 310, & 322 Glenn Street; and adjacent right-of-way from Multi-Family 15 (MF-15) to Office and Institutional (OI). Tax Parcels 598-1-07-020 to -023.

Boyd Hill Baptist Church is requesting the rezoning in order for part of its Family Life Center building to be used as a daycare. The daycare would not be an accessory use to the church. The operator of the daycare would be a separate entity. Child daycare facilities are allowed by conditional use in the OI zoning district, but are prohibited in the MF-15 zoning district. The Planning Commission recommended approval of the rezoning at their August meeting by a vote of 6-0 (Martens absent).

Shana Marshburn, Planner I, presented the item to the 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 0.9 ACRE LOCATED ON BRANCH STREET FROM MULTI-FAMILY 15 (MF-15) TO OFFICE AND INSTITUTIONAL (OI) – First Reading

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 0.9 ACRE LOCATED ON BRANCH STREET FROM MULTI-FAMILY 15 (MF-15) TO OFFICE AND INSTITUTIONAL (OI) was given first reading upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved.

This ordinance will enact the OI zoning for the property at 309 Branch Street; 304, 310, & 322 Glenn Street as recommended by the Planning Commission.

Shana Marshburn, Planner I, presented the item to the City Council.

DEFERRED CONSIDERATION OF PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2019-17 BY DAVID HOE, HOE FAMILY VETERINARY HOLDINGS LLC, TO REZONE APPROXIMATELY 0.88 ACRES AT 933 CEL-RIVER ROAD FROM BUSINESS DEVELOPMENT III (BD-III) TO COMMUNITY COMMERCIAL (CC). THE SUBJECT PROPERTY IS PROPOSED TO BE ANNEXED INTO THE CITY OF ROCK HILL. TAX PARCEL 662-00-00-050

The City Council deferred without exception the Planning Commission recommendation regarding Petition M-2019-17 by David Hoe, Hoe Family Veterinary Holdings LLC, to rezone approximately 0.88 acres at 933 Cel-River Road from Business Development III (BD-III) to Community Commercial (CC). The subject property is proposed to be annexed into the City of Rock Hill. Tax Parcel 662-00-00-050.

The applicant is requesting the annexation and rezoning in order to facilitate the development of a veterinary clinic on the property. The proposed use is a conditional use in the Community Commercial zoning district. The proposed building would be approximately 4,200 square feet in size. The proposed building would front Cel-River Road with access from a private drive to the rear of the property. The Planning Commission recommended approval of the proposed CC zoning at their August meeting by a vote of 6-0 (Martens

absent). The City Council deferred without objection, upon request of the applicant.

DEFERRED A PETITION FOR ANNEXATION TO THE CITY OF ROCK HILL OF CEL-RIVER ROAD AREA I LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. AS SHOWN ON MAP DATED AUGUST 8, 2019

The City Council deferred without objection a Petition for Annexation to the City of Rock Hill of Cel-River Road Area I lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated August 8, 2019.

This is the annexation petition for the property at 933 Cel-River Road.

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 CEL-RIVER ROAD AREA I LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. – First Reading

An ordinance entitled 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 CEL-RIVER ROAD AREA I LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. was deferred without objection.

This ordinance will enact the annexation of the property at 933 Cel-River Road.

ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE BY MAKING CERTAIN CHANGES IN THE OFFICIAL ZONING MAP AFFECTING APPROXIMATELY 0.88 ACRE LOCATED ON CEL-RIVER ROAD FROM BUSINESS DEVELOPMENT III (BD-III) TO COMMUNITY COMMERCIAL (CC) – First Reading

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 0.88 ACRE LOCATED ON CEL-RIVER ROAD FROM BUSINESS DEVELOPMENT III (BD-III) TO COMMUNITY COMMERCIAL (CC) was deferred without objection.

This ordinance will enact the CC zoning for the property at 933 Cel-River Road as recommended by the Planning Commission.

APPROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2019-18 BY STRATEGIC CAPITAL PARTNERS TO REZONE APPROXIMATELY 84 ACRES AT 175 CEL-RIVER ROAD; 2701, 2710, 2713, 2725, 2734, 2752, 2754, 2757, 2767, 2777, 2781, & 2785 LYNDERBORO STREET; AND ADJACENT RIGHT OF WAY FROM RESIDENTIAL CONSERVATION DISTRICT I (RC-I), RESIDENTIAL CONSERVATION DISTRICT II (RC-II) AND INDUSTRIAL DEVELOPMENT

DISTRICT (ID) IN YORK COUNTY TO INDUSTRY GENERAL (IG). THE SUBJECT PROPERTIES ARE PROPOSED TO BE ANNEXED INTO THE CITY OF ROCK HILL. TAX PARCELS 665-00-00-014 TO -024 AND 665-00-00-094

Upon a motion by Councilmember Reno, which was duly seconded and approved upon a vote of 4-3 with Councilmembers Black, Jackson, and Sutton dissenting, approved Planning Commission recommendation regarding Petition M-2019-18 by Strategic Capital Partners to rezone approximately 84 acres at 175 Cel-River Road; 2701, 2710, 2713, 2725, 2734, 2752, 2754, 2757, 2767, 2777, 2781, & 2785 Lynderboro Street; and adjacent right of way from Residential Conservation District I (RC-I), Residential Conservation District II (RC-II) and Industrial Development District (ID) in York County to Industry General (IG). The subject properties are proposed to be annexed into the City of Rock Hill. Tax parcels 665-00-00-014 to -024 and 665-00-00-094.

The applicant is requesting the annexation and rezoning in order to facilitate the development of an industrial park on the property. The park could potentially include a mix of warehouse, distribution, and manufacturing uses totaling approximately one million square feet. The Planning Commission recommended approval of the proposed IG zoning at their August meeting by a vote of 6-0 (Martens absent).

John Sweet, Strategic Capital Partners, addressed the City Council.
Eric Hawkins, Planner III, presented the item to the City Council.

APPROVED A PETITION FOR ANNEXATION TO THE CITY OF ROCK HILL OF CEL-RIVER ROAD AREA II LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. AS SHOWN ON MAP DATED AUGUST 8, 2019

Upon a motion by Councilmember Reno, which was duly seconded and approved upon a vote of 4-3 with Councilmembers Black, Jackson, and Sutton dissenting, approved a Petition for Annexation to the City of Rock Hill of Cel-River Road Area II lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated August 8, 2019.

This is the annexation petition for the property on Cel-River Road at Lynderboro Street.

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

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 CEL-RIVER ROAD AREA II LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. – First Reading

An ordinance entitled 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 CEL-RIVER ROAD AREA II LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. was given first reading upon a motion by

Councilmember Reno, which was duly seconded and approved upon a vote of 4-3 with Councilmembers Back, Jackson, and Sutton dissenting.

This ordinance will enact the annexation of the property on Cel-River Road at Lynderboro Street.

Eric Hawkins, Planner III, presented the item to the 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 84 ACRES LOCATED ON CEL-RIVER ROAD FROM RESIDENTIAL CONSERVATION I (RC-I), RESIDENTIAL CONSERVATION II (RC-II) AND INDUSTRIAL DEVELOPMENT (ID) TO INDUSTRY GENERAL (IG) – First Reading

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 84 ACRES LOCATED ON CEL-RIVER ROAD FROM RESIDENTIAL CONSERVATION I (RC-I), RESIDENTIAL CONSERVATION II (RC-II) AND INDUSTRIAL DEVELOPMENT (ID) TO INDUSTRY GENERAL (IG) was given first reading upon a motion by Councilmember Reno, which was duly seconded and approved upon a vote of 4-3 with Councilmembers Black, Jackson, and Sutton dissenting.

This ordinance will enact the IG zoning for the property on Cel-River Road at Lynderboro Street as recommended by the Planning Commission.

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

ORDINANCE TO ADD AN UNCODIFIED ORDINANCE TO THE CODE OF THE CITY OF ROCK HILL TO CERTIFY RANDOLPH YARNS MILL AS A TEXTILE MILL SITE UNDER THE SOUTH CAROLINA TEXTILES COMMUNITIES REVITALIZATION ACT – First Reading

An ordinance entitled AN ORDINANCE TO ADD AN UNCODIFIED ORDINANCE TO THE CODE OF THE CITY OF ROCK HILL TO CERTIFY RANDOLPH YARNS MILL AS A TEXTILE MILL SITE UNDER THE SOUTH CAROLINA TEXTILES COMMUNITIES REVITALIZATION ACT was given first reading upon a motion by Councilmember Reno, which was duly seconded and approved upon a vote of 6-1 with Councilmember Sutton dissenting.

This ordinance enables certain tax credit options for property formerly known as the Randolph Yarns Mill. This approval tracks similar actions by City Council in the textile corridor and also at Riverwalk. The developer has requested the approval of the ordinance to comply with the certification requirements set forth in the Textile Mill statute. The developer has further requested this matter run in tandem with the related approvals of the annexation and zoning for the site. The City Attorney and City Manager recommended approval of this ordinance.

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

**APPROVED PLANNING COMMISSION RECOMMENDATION
REGARDING PETITION M-2019-19 BY WOODEN EYE LLC AND WORKMAN-
GREENE CO. INC. TO REZONE APPROXIMATELY 2.85 ACRES AT 2145,
2155, 2213 & 2225 CELANESE ROAD AND ADJACENT RIGHT-OF-WAY
FROM BUSINESS DEVELOPMENT DISTRICT I (BD-I) IN YORK COUNTY TO
NEIGHBORHOOD COMMERCIAL (NC). THE SUBJECT PROPERTIES ARE
PROPOSED TO BE ANNEXED INTO THE CITY OF ROCK HILL. TAX
PARCELS 634-11-07-003 & -004, AND 634-11-09-004**

Upon a motion by Councilmember Sutton, which was duly seconded and approved upon a vote of 5-2 with Councilmembers Jackson and Pender dissenting, approved Planning Commission recommendation regarding Petition M-2019-19 by Wooden Eye LLC and Workman-Greene Co. Inc. to rezone approximately 2.85 acres at 2145, 2155, 2213 & 2225 Celanese Road and adjacent right-of-way from Business Development District I (BD-I) in York County to Neighborhood Commercial (NC). The subject properties are proposed to be annexed into the City of Rock Hill. Tax parcels 634-11-07-003 & -004, And 634-11-09-004.

This annexation and rezoning was initiated by the City in response to a proposal to develop an office building at 2213 Celanese. The City has utility service agreements with the owner of 2145 and 2155 Celanese Road. These two parcels were included in the annexation area to achieve contiguity with the city limits. Office uses are permitted and a barber shop is a conditional use in the Neighborhood Commercial District. The proposed office building would be approximately 10,000 square feet in size and would front Celanese Road. Access would be provided from Hilltop Road. The Planning Commission recommended approval of the proposed NC zoning at their August meeting by a vote of 6-0 (Martens absent).

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

**APPROVED A PETITION FOR ANNEXATION TO THE CITY OF ROCK
HILL OF CELANESE ROAD/HILLTOP ROAD AREA I LYING ADJACENT TO
THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. AS SHOWN ON MAP
DATED JUNE 25, 2019**

Upon a motion by Councilmember Sutton, which was duly seconded and approved upon a vote of 5-2 with Councilmembers Jackson and Pender dissenting, approved a Petition for Annexation to the City of Rock Hill of Celanese Road/Hilltop Road Area I lying adjacent to the City Limits of the City of Rock Hill, S.C. as shown on map dated June 25, 2019.

This is the annexation petition for the property on Celanese Road at Hilltop Road.

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

**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 CELANESE ROAD/HILLTOP ROAD**

AREA I LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. – First Reading

An ordinance entitled 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 CELANESE ROAD/HILLTOP ROAD AREA I LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. was given first reading upon a motion by Councilmember Sutton, which was duly seconded and approved upon a vote of 5-2 with Councilmembers Jackson and Pender dissenting.

This ordinance will enact the annexation of the property on Celanese Road at Hilltop Road.

Eric Hawkins, Planner III, presented the item to the 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 2.85 ACRES LOCATED ON CELANESE ROAD FROM BUSINESS DEVELOPMENT DISTRICT I (BD-I) TO NEIGHBORHOOD COMMERCIAL (NC) – First Reading

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 2.85 ACRES LOCATED ON CELANESE ROAD FROM BUSINESS DEVELOPMENT DISTRICT I (BD-I) TO NEIGHBORHOOD COMMERCIAL (NC) was given first reading upon a motion by Councilmember Sutton, which was duly seconded and approved upon a vote of 5-2 with Councilmembers Jackson and Pender dissenting.

This ordinance will enact the NC zoning for the property on Celanese Road at Hilltop Road as recommended by the Planning Commission.

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

APPROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2019-20 BY AUGUSTA PLACE PATIO HOME ASSOCIATION AND NEWSTYLE COMMUNITIES TO AMEND THE AUGUSTA PLACE PLANNED UNIT DEVELOPMENT (PUD) ZONING ON APPROXIMATELY 39.46 ACRES LOCATED AT ADELAIDE WAY, BALFE DRIVE, CHALMERS ROW, HALLMARK CROSSING, QUINBY WAY, WRENFIELD MILL, LAUREL CREEK DRIVE, AND TWIN LAKES ROAD. THE PROPOSED AMENDMENTS WOULD UPDATE REGULATIONS WITH RESPECT TO COURTYARD SETBACKS. TAX PARCELS 635-07-01-029 TO -055; 635-07-01-057; 635-07-01-079 TO -090; 635-07-01-092 TO -121; 635-08-01-001 TO -031; AND 635-09-01-001 TO -059

Upon a motion by Councilmember Black, which was duly seconded and unanimously approved, approved Planning Commission recommendation regarding Petition M-2019-20 by Augusta Place Patio Home Association and Newstyle Communities to amend the Augusta Place Planned Unit Development (PUD) zoning on approximately 39.46 acres located at Adelaide Way, Balfe

Drive, Chalmers Row, Hallmark Crossing, Quinby Way, Wrenfield Mill, Laurel Creek Drive, and Twin Lakes Road. The proposed amendments would update regulations with respect to courtyard setbacks. Tax Parcels 635-07-01-029 to -055; 635-07-01-057; 635-07-01-079 to -090; 635-07-01-092 to -121; 635-08-01-001 to -031; and 635-09-01-001 to -059.

The proposed amendments would eliminate the five-foot setback requirement in order to allow construction of structures up to the property line between units. The amendments would also clarify what can be placed in the courtyard areas that are subject to the easements between homes. The Planning Commission recommended approval of the proposed amendments at their August meeting by a vote of 5-0 (Christopher recused; Martens absent).

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

Ronnie Abernathy, HOA President, addressed the City Council regarding the item.

Brenda Martin, 116 Hallmark Crossing, addressed the City Council regarding the item.

Brock Fankhauser, New Style Developers, 2125 Southend Dr., Charlotte, NC, addressed the City Council regarding the item.

ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE BY MAKING CERTAIN CHANGES IN THE OFFICIAL ZONING MAP AFFECTING APPROXIMATELY 39.46 ACRES LOCATED ON TWIN LAKES ROAD FROM PLANNED UNIT DEVELOPMENT (PUD) TO A REVISED PLANNED UNIT DEVELOPMENT (PUD) – First Reading

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 39.46 ACRES LOCATED ON TWIN LAKES ROAD FROM PLANNED UNIT DEVELOPMENT (PUD) TO A REVISED PLANNED UNIT DEVELOPMENT (PUD) was given first reading upon a motion by Councilmember Black, which was duly seconded and unanimously approved.

This ordinance will enact the proposed amendments to the Augusta Place PUD as recommended by the Planning Commission.

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

REJECTED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2019-21 BY ADAM FIORENZA TO REZONE APPROXIMATELY 49.11 ACRES AT 2114 RIVERCHASE BOULEVARD AND ADJACENT RIGHT-OF-WAY FROM PLANNED UNIT DEVELOPMENT (PUD) TO MASTER PLANNED RESIDENTIAL (MP-R). TAX PARCEL 662-05-01-003

Upon a motion by Councilmember Sutton, which was duly seconded and approved and upon a vote of 4-3 with Mayor Gettys and Councilmembers Jackson and Oborokumo dissenting, the City Council rejected Planning Commission recommendation regarding Petition M-2019-21 by Adam Fiorenza to rezone approximately 49.11 acres at 2114 Riverchase Boulevard and adjacent

right-of-way from Planned Unit Development (PUD) to Master Planned Residential (MP-R). Tax Parcel 662-05-01-003.

The applicant is requesting the rezoning in order to develop a mix of unique residential uses on the property. The proposed master plan envisions multi-family boutique apartments, single-family detached lots, and a detached patio home style, which is currently not available in the region. There is also a second option to allow for alley loaded single-family residential lots if the patio concept does not have a lot of interest. The plan proposes up to 200 multi-family units, up to 40 single-family detached units, and up to 70 single-family patio style units. Option 2 would replace the 70 patio style units with 24 alley loaded single-family detached homes. The proposed multi-family buildings would be four stories. The applicant is requesting relief from some of the City's development and design standards as outlined in the staff report and Terms & Conditions document. The Planning Commission recommended approval of the rezoning at their August meeting by a vote of 5-0 (Graham recused; Martens absent).

Dennis Fields, Planner II, presented the item to the City Council.

Adam Fiorenza, 301 Fieldbrook Place, Charlotte, NC, addressed the City Council regarding the item.

ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE BY MAKING CERTAIN CHANGES IN THE OFFICIAL ZONING MAP AFFECTING APPROXIMATELY 49.11 ACRES LOCATED ON RIVERCHASE BOULEVARD FROM PLANNED UNIT DEVELOPMENT (PUD) TO MASTER PLANNED RESIDENTIAL (MP-R) – First Reading

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 49.11 ACRES LOCATED ON RIVERCHASE BOULEVARD FROM PLANNED UNIT DEVELOPMENT (PUD) TO MASTER PLANNED RESIDENTIAL (MP-R) failed for lack of a motion.

This ordinance was to enact the MP-R zoning for the property at 2114 Riverchase Boulevard as recommended by the Planning Commission.

Dennis Fields, Planner II, presented the item to the City Council.

APPROVED REQUEST FOR WATER & SEWER UTILITY SERVICE FOR PROPERTY AT 1011 HECKLE BOULEVARD

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved request for water & sewer utility service for property at 1011 Heckle Boulevard.

The applicant is requesting utility service for a new auto parts store. The property is undeveloped and is not contiguous to the City Limits. The Utility Service Policy requires City Council approval and the development will comply with the City's design standards.

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

APPROVED PROJECT INITIATION AGREEMENT RELATED TO ASPEN BUSINESS PARK

Upon a motion by Councilmember Oborokumo, which was duly seconded and unanimously approved, approved Project Initiation Agreement related to Aspen Business Park.

RHEDC, the City of Rock Hill and private parties have been working cooperatively over the past two years to plan the development of Aspen Business Park. The project is now at the stage where the parties may enter into agreements that define roles and provide funding for design of infrastructure. Through this Project Initiation Agreement, RHEDC and Childress Klein will make contributions of approximately \$130,000 to the City to enable the City to hire a consultant to design the necessary infrastructure improvements. This agreement is nonbinding on the City. A second agreement more fully describing the cooperation of the parties over the life of the Aspen Business Park will follow in a few months. City Council was asked to approve the Project Initiation Agreement and to authorize the City Manager to approve final edits to the document as may be required.

Stephen Turner, Economic and Urban Development Director, presented the item to the City Council.

ANNOUNCED SMARTSWITCH WINNER

This month's SmartSwitch winner, chosen at random by computer, is Ricardo Garbanzo. 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.

RETURNED TO EXECUTIVE SESSION

RETURNED TO SPECIAL SESSION

Mayor Gettys reported that the City Council met earlier in Executive Session and that no action was taken.

There being no other further business the meeting was adjourned.

Minutes approved and adopted this _____ day of _____ 2019.

Anne P. Harty, Municipal Clerk