

EXECUTIVE SESSION

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, the Council went into Executive Session to discuss eight matters including receiving background information, legal advice and there will be discussion of negotiations incident to proposed contractual arrangements concerning an existing utility intergovernmental agreement, receiving background information and there will be discussion of negotiations incident to proposed contractual arrangements concerning amendment of an existing intergovernmental agreement related to properties in the downtown area, receiving background information and there will be discussion of negotiations incident to proposed contractual arrangements concerning potential economic development and utility related agreements related to properties near Anderson Road and Cherry Road, receiving background information and there will be discussion of a potential litigation issue involving downtown area properties, discussing the employment of a City employee, and receiving background information and there will be discussion of negotiations and potential legal issues incident to proposed contractual arrangements concerning potential utility, annexation and zoning related agreements and matters related to properties near Mt. Gallant Road and Red River Road.

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 and Sarah Obeid from CN2 were also in attendance.

PROCLAMATION TO RECOGNIZE THE LADIES TENNIS TEAM FOR THEIR OUTSTANDING ATHLETIC ACCOMPLISHMENTS

Mayor Gettys and the City Council presented a proclamation to recognize the ladies tennis team for their outstanding athletic accomplishments.

This 10 player tennis team has earned local, state and sectional titles since their formation in February, 2019. They most recently captured the National Championship title in Orlando, Florida on October 20, 2019. Team members were present at the City Council meeting and were recognized for their accomplishments.

Mayor Gettys presented the Proclamation to the team members.

APPROVED MINUTES OF REGULAR SESSION OF OCTOBER 14, 2019

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, approved the minutes of the Regular Session of October 14, 2019.

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 ROCK HILL INDUSTRIAL PARK AREA II LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. – Adopted

An ordinance entitled 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 ROCK HILL INDUSTRIAL PARK AREA II LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. was given second reading and adopted upon a motion by Councilmember Pender which was duly seconded and approved upon a vote of 4-3, with Councilmembers Black, Jackson, and Sutton dissenting.

This is a second reading of Rock Hill Industrial Park Area II Annexation. Paul Dillingham, City Attorney, 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 79.35 ACRES LOCATED ON MOUNT GALLANT ROAD FROM INDUSTRIAL DEVELOPMENT (ID) AND URBAN DEVELOPMENT (UD) TO COMMERCIAL INDUSTRIAL (CI) AND INDUSTRY GENERAL (IG) - Adopted

An ordinance entitled ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE BY MAKING CERTAIN CHANGES IN THE OFFICIAL ZONING MAP AFFECTING APPROXIMATELY 79.35 ACRES LOCATED ON MOUNT GALLANT ROAD FROM INDUSTRIAL DEVELOPMENT (ID) AND URBAN DEVELOPMENT (UD) TO COMMERCIAL INDUSTRIAL (CI) AND INDUSTRY GENERAL (IG) was given second reading and adopted upon a motion by Councilmember Pender which was duly seconded and approved upon a vote of 4-3, with Councilmembers Black, Jackson, and Sutton dissenting.

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

Paul Dillingham, City Attorney, 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. -

Adopted

An ordinance entitled 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 second reading and adopted upon a motion by Councilmember Reno which was duly seconded and unanimously approved.

There have been no changes to the ordinance related to this Cel-River Road Area II (Lynderboro St/Randolph Yarns) since first reading. In response to Council's questions at first reading, a map was provided to show other potential development sites along Cel-River/Red River Road. The design standards from the zoning ordinance for non-residential development were also provided.

Paul Dillingham, City Attorney, 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) – Adopted

An ordinance entitled 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 second reading and adopted upon a motion by Councilmember Reno which was duly seconded and unanimously approved.

Additional conditions were detailed since first reading and are part of the ordinance.

Paul Dillingham, City Attorney, 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 - Adopted

An ordinance entitled 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 second reading and adopted upon a motion by Councilmember Reno which was duly seconded and unanimously approved.

These Ordinances enable certain tax credit options for property formerly known as the Randolph Yarns Mill and provide for the annexation/zoning approvals. The approvals track similar actions by City Council in the Textile Corridor and also at Riverwalk. The Developer requested the tax credit approval of the Ordinance to comply with the certification requirements set forth in the Textile Mill Statute. The Developer further requested this matter run in tandem with the related approvals of the annexation and zoning for the site. Changes to

the ordinances were made for second reading to better track the statutory requirements related to the tax credits and also to add some special provisions to the zoning approval to include rights of way dedications for roadways and a water line. The City Attorney and City Manager recommended approval of the Ordinances as revised.

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

APPROVED 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

Upon a motion by Councilmember Black, which was duly seconded and unanimously approved, approved 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).

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 I 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 Sutton, which was duly seconded and unanimously approved, approved 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.

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 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 LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. was given first reading upon a motion by Councilmember Black, which was duly seconded and unanimously approved.

This ordinance will enact the annexation of the property at 933 Cel-River 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 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 given first reading upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved.

This ordinance will enact the CC zoning for the property at 933 Cel-River 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-2019-22 BY WWP ACQUISITION LLC TO REZONE APPROXIMATELY 32.19 ACRES AT 3040, 3045, 3049, & 3057 CHERRY ROAD; 1080, 1082, & 1084 RIVERSIDE DRIVE; AND ADJACENT RIGHT OF WAY FROM RIVERSIDE ON THE CATAWBA MASTER PLANNED COMMERCIAL (MP-C) TO PORTER'S LANDING MASTER PLANNED COMMERCIAL (MP-C), TAX PARCELS 662-07-01-188 TO -193

Upon a motion by Councilmember Pender to extend the time frame for the conversion process to 2 years from CO and to require that any site plan modification come before full Council for consideration, which was duly seconded and approved upon a vote of 5-2 with Councilmembers Jackson and Sutton dissenting, approved Planning Commission recommendation regarding Petition M-2019-22 by WWP Acquisition LLC to rezone approximately 32.19 acres at 3040, 3045, 3049, & 3057 Cherry Road; 1080, 1082, & 1084 Riverside Drive; and adjacent right of way from Riverside on the Catawba Master Planned Commercial (MP-C) to Porter's Landing Master Planned Commercial (MP-C), Tax Parcels 662-07-01-188 To -193.

The applicant is requesting the rezoning in order to facilitate a mixed-use development on the property. The proposed development includes 370 apartments, a 130 room hotel, and 50,000 square feet of commercial space,

indoor and outdoor amenity areas for the residents, and an extension of the trail along the Catawba River. The Planning Commission recommended approval of the rezoning at their September meeting by a vote of 6-0 (Robinson absent).

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

Dan Ballou, 417 Windsor Terrace, attorney for the applicant, addressed the City Council.

Lee Freeman, 660 W. Conway, Atlanta, GA, representing WWP Acquisition LLC, addressed the City Council.

Bill Meyer, Planning and Development Director, addressed 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 32.19 ACRES LOCATED ON CHERRY ROAD FROM MASTER PLANNED COMMERCIAL (MP-C) TO A NEW MASTER PLANNED COMMERCIAL (MP-C) – 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 32.19 ACRES LOCATED ON CHERRY ROAD FROM MASTER PLANNED COMMERCIAL (MP-C) TO A NEW MASTER PLANNED COMMERCIAL (MP-C) was given first reading upon a motion by Councilmember Reno, which was duly seconded and approved upon a vote of 5-2 with Councilmembers Jackson and Sutton dissenting.

This ordinance will enact the Porter's Landing MP-C zoning for the property on Cherry Road at the Catawba River as recommended by the Planning Commission.

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

APPROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2019-23 BY JASON & BRITTANEY RAWDON TO REZONE APPROXIMATELY 2.70 ACRES AT 2175 MT GALLANT ROAD AND TWO UNADDRESSED PARCELS FROM URBAN DEVELOPMENT DISTRICT (UD) TO NEIGHBORHOOD OFFICE (NO). THE SUBJECT PROPERTIES ARE PROPOSED TO BE ANNEXED INTO THE CITY OF ROCK HILL. TAX PARCELS 636-00-00-005 TO -007

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, approved Planning Commission Recommendation regarding Petition M-2019-23 by Jason & Brittaney Rawdon to rezone approximately 2.70 acres at 2175 Mt Gallant Road and two unaddressed parcels from Urban Development District (UD) to Neighborhood Office (NO). The subject properties are proposed to be annexed into the City of Rock Hill, Tax Parcels 636-00-00-005 To -007.

This annexation and rezoning was initiated by the City in response to the sale and conversion of the property from residential to commercial use. The owners signed an annexation agreement when they purchased the property in

October of 2018, and an annexation petition this August at the City's request. The use of the property (office) is permitted in the proposed Neighborhood Office (NO) zoning district. Annexation of properties to fill in gaps in the City Limits promotes greater efficiency in City services and reduces jurisdictional issues. The Planning Commission recommended approval of the proposed NO zoning at their October meeting by a vote of 5-0 (Robinson and Smith absent).

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

APPROVED A PETITION FOR ANNEXATION TO THE CITY OF ROCK HILL OF MT. GALLANT ROAD AREA III LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. AS SHOWN ON MAP DATED JULY 9, 2019

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, approved a Petition for Annexation to the City of Rock Hill of Mt. Gallant Road Area III lying adjacent to the City Limits of the City of Rock Hill, S.C. as shown on map dated July 9, 2019.

This is the annexation petition for the property at 2175 Mt. Gallant Rd. 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 MT. GALLANT ROAD AREA III 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 MT. GALLANT ROAD AREA III LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. was given first reading upon a motion by Councilmember Oborokumo, which was duly seconded and unanimously approved.

This ordinance will enact the annexation of the property at 2175 Mt. Gallant 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 2.70 ACRES LOCATED ON MOUNT GALLANT ROAD FROM URBAN DEVELOPMENT DISTRICT (UD) TO NEIGHBORHOOD OFFICE (NO) – 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 2.70 ACRES LOCATED ON MOUNT GALLANT ROAD FROM URBAN DEVELOPMENT DISTRICT (UD) TO NEIGHBORHOOD OFFICE (NO) was

given first reading upon a motion by Councilmember Pender, which was duly seconded and unanimously approved.

This ordinance will enact the NO zoning for the property at 2175 Mt. Gallant Road as recommended by the Planning Commission.

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

ACCEPTED THE CERTIFICATION OF ELECTION OF OCTOBER 15, 2019

Upon a motion by Councilmember Black, which was duly seconded and unanimously approved, accepted the Certification of Election of October 15, 2019.

The York County Board of Canvassers has confirmed the results of the Rock Hill Municipal General Election of October 15, 2019. The "Statements and Returns of Votes" from the Board of Canvassers details the results of all votes given in each precinct in this year's election. This action records that the City Council formally received and accepted this information and it is a part of the official record of the City.

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

ANNOUNCED SMARTSWITCH WINNER

This month's SmartSwitch winner, chosen at random by computer, is Alexander Hill. 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

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.

Anne P. Harty, Municipal Clerk