

**EXECUTIVE SESSION**

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, the Council went into Executive Session to discuss ten matters in executive session. None of these matters were scheduled to appear on tonight's agenda with the possible exception of the item near Red River Road. Council will be receiving background information, legal advice and discussing negotiations incident to proposed contractual arrangements concerning an existing utility intergovernmental agreement, receiving background information and discussing negotiations incident to proposed contractual arrangements concerning a potential amendment of an existing intergovernmental agreement related to properties in the downtown area, receiving background information and discussing negotiations incident to proposed contractual arrangements concerning potential economic development and utility related agreements related to properties near White Street, Hampton Street, Dave Lyle Boulevard, I-77, Red River Road, and the Knowledge Park area, and receiving background information and legal advice related to a potential economic development related policy and the Business License Ordinance.

**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 and Manning Kimmel from WRHI, Lee Stikeleather from WBTV, Genevieve Curtis and Joey Williams from WSOC-TV, and Reid Bennett from WCNC-TV were also in attendance.

**DEFERRED WITHOUT OBJECTION THE PUBLIC HEARING  
REGARDING PETITION M-2019-25 BY THE HUTCHISON FAMILY LTD.  
PARTNERSHIP TO ESTABLISH A LAND DEVELOPMENT AGREEMENT  
UPON APPROXIMATELY 281.87 ACRES INCLUDING A PORTION OF 2394  
EDEN TERRACE (TAX PARCEL NUMBER 664-00-00-022), TWO  
UNADDRESSED PARCELS (TAX MAP NUMBERS 664-01-02-003 AND 665-  
00-00-095), AND PORTIONS OF THREE UNADDRESSED PARCELS (TAX  
MAP NUMBERS 664-00-00-011, -020 AND -021)**

City Council deferred without objection to hold the public hearing on the land development agreement later in tonight's agenda to coincide with the discussion of the related agenda item.

### **RECOGNIZED INSIDE ROCK HILL GRADUATES TO CITY COUNCIL**

Twenty participants completed the 32<sup>nd</sup> session of Inside Rock Hill. This class makes a total of 720 graduates. Graduates are Pamela Bailey, Jean Bedford, John Bedford, Easter Benjamin, Pamela Brantley, Latasha Brown Baird, Dianna Chisolm, Natisha Grandjean, Dennis Hamel, Lonnie Harvey, Jr., Martha Hester, Doris Lawrence, Adam Moses, Tamika Poag, Hannah Pringle, Matthew Thomas, Larry Winch, and Honor Graduates Seberina Myles, Lawrence (Larry) Schindel, and Lorenzo Turicchia.

Dorene Boulter, Community Engagement Coordinator, presented the item to the City Council.

### **PRESENTATION OF INNOVATIONS IN CODE ADMINISTRATION AWARD**

The City of Rock Hill Planning and Development Department is the recipient of the 2019 Innovation in Code Administration Award which recognizes innovation in the delivery of code administration services. The City was recognized for its Open for Business Program which ensures that new business owners have a full understanding of and compliance with building and zoning codes. The award is jointly sponsored by the International Code Council, International Association of Fire Chiefs - Fire & Life Safety Section, and the National Association of Fire Marshals.

Stephen Jones, ICC Regional Manager, presented the item to the City Council.

Bill Meyer, Planning and Development Director and Mike Nugent, Building Official, were also present.

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

### **MINUTES OF REGULAR SESSION OF NOVEMBER 11, 2019**

**CONSIDER SECOND READING AND ADOPTION OF AN EIGHTH SUPPLEMENTAL ORDINANCE APPROVING THE FINANCING OF THE IMPROVEMENT, EXTENSION AND ENLARGEMENT OF THE COMBINED UTILITY SYSTEM OF THE CITY OF ROCK HILL, SOUTH CAROLINA, THROUGH THE BORROWING BY THE CITY OF NOT EXCEEDING \$55,300,000 FROM THE STATE DRINKING WATER REVOLVING LOAN 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 ACCEPTANCE OF A LOAN FROM, AND THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT WITH, 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**

There were minor changes to the ordinance since first reading to update the outstanding balances of existing State Revolving Fund loans, the year of this loan from 2019 to 2020, and to add Exhibit A - Form of Loan Agreement and Exhibit B - Form of Debt Service Reserve Fund Agreement.

**ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE, CHAPTER 4: LAND USE: PRIMARY USES AND CHAPTER 10: NONCONFORMITIES, IN RELATION TO ALTERNATIVE FINANCIAL SERVICES** – Adopted

An ordinance entitled AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE, CHAPTER 4: LAND USE: PRIMARY USES AND CHAPTER 10: NONCONFORMITIES, IN RELATION TO ALTERNATIVE FINANCIAL SERVICES was given second reading and adopted upon a motion by Councilmember Sutton to accept the red line version as presented, which was duly seconded and approved upon a vote of 6-1, with Councilmember Jackson dissenting.

Based on the discussion by City Council during first reading of the proposed Zoning Ordinance amendments regarding alternative financial services, staff recommended retaining the small loan companies and debt relief companies in the definition of alternative financial services. This would continue to regulate small loan and debt relief companies as they are today which makes it difficult for new locations to open and for existing ones to expand or relocate. Further, staff recommended allowing the one Downtown business that is interested in relocating to do so using a provision in the nonconformities section of the ordinance. This would support the City's overall economic development interests. Staff recommended approval.

**ORDINANCE AUTHORIZING AN AMENDMENT TO THE INFRASTRUCTURE REIMBURSEMENT AGREEMENT BY AND BETWEEN THE CITY OF ROCK HILL, SOUTH CAROLINA AND MSI-FORKS, LLC (FORMERLY KNOWN AS MSI-FORKS, INC.), TO PROVIDE FOR THE ADDITION OF A PARTY TO SUCH AGREEMENT** – First Reading

An ordinance entitled AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE INFRASTRUCTURE REIMBURSEMENT AGREEMENT BY AND BETWEEN THE CITY OF ROCK HILL, SOUTH CAROLINA AND MSI-FORKS, LLC (FORMERLY KNOWN AS MSI-FORKS, INC.), TO PROVIDE FOR THE ADDITION OF A PARTY TO SUCH AGREEMENT was given first reading upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

In November 2015, the City of Rock Hill entered into an Infrastructure Reimbursement Agreement with MSI Forks equal to 5 years of city property tax reimbursement for real and personal property. MSI agreed to invest \$3.5 Million in a new facility located at Antrim Business Park and create 33 new jobs. MSI

Forks has exceeded their investment and job creation requirements for this project. MSI recently completed an internal restructuring, and MS International Estates, LLC now owns the real estate and leases it to MSI-Forks, LLC. The terms of the original agreement have not changed.

Rick Norwood, Director of Industrial Recruitment, presented the item to the City Council.

**ORDINANCE TO PROVIDE FOR THE DISPOSITION BY SALE OF PROPERTY NEAR VERNSDALE ROAD, ROCK HILL, SOUTH CAROLINA BY THE CITY OF ROCK HILL TO KOPPERS PERFORMANCE CHEMICALS INC.**

– First Reading

An ordinance entitled AN ORDINANCE TO PROVIDE FOR THE DISPOSITION BY SALE OF PROPERTY NEAR VERNSDALE ROAD, ROCK HILL, SOUTH CAROLINA BY THE CITY OF ROCK HILL TO KOPPERS PERFORMANCE CHEMICALS INC. was given first reading upon a motion by Councilmember Reno, which was duly seconded and approved upon a vote of 5-0, with Councilmember Oborokumo not present and Mayor Gettys recusing due to potential conflicts of interest.

Koppers Performance Chemicals located at 103 Robertson Road (Southway Industrial Park) is interested in acquiring additional land for a plant expansion. Koppers has agreed to purchase +/- six acres adjacent to their current facility for \$17,500 per acre. Koppers has also agreed to work with the city attorney in good faith to provide additional access and right of way to the site from Robertson Road and this agreement shall be executed and recorded by the parties as a part of closing. An official copy of Mayor Gettys recusal statement is hereby made an official part of this record.

Rick Norwood, Director of Industrial Recruitment, presented the item to the City Council.

**ORDINANCE FOR ABANDONMENT OF UTILITY RIGHTS OF WAY AND EASEMENTS ON PROPERTY LOCATED ON CEL-RIVER ROAD IN THE CITY OF ROCK HILL** – First Reading

An ordinance entitled AN ORDINANCE FOR ABANDONMENT OF UTILITY RIGHTS OF WAY AND EASEMENTS ON PROPERTY LOCATED ON CEL-RIVER ROAD IN THE CITY OF ROCK HILL was given first reading upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

Randolph Yarns, Inc. plans to develop a site within the City limits along Red River Road/Cel-River Road. The development plans will require an abandonment of the existing City utility related easements/rights-of-way in exchange for new utility easements/rights-of-way. This Ordinance facilitates that process. The City attorney and City manager recommended adoption of this Ordinance.

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

**APPROVED PLANNING COMMISSION RECOMMENDATION  
REGARDING PETITION M-2019-24 BY THE HUTCHISON FAMILY LTD.  
PARTNERSHIP TO REZONE APPROXIMATELY 281.87 ACRES INCLUDING  
A PORTION OF 2394 EDEN TERRACE (TAX PARCEL NUMBER 664-00-00-  
022), TWO UNADDRESSED PARCELS (TAX MAP NUMBERS 664-01-02-003  
AND 665-00-00-095), AND PORTIONS OF THREE UNADDRESSED PARCELS  
(TAX MAP NUMBERS 664-00-00-011, -020 AND -021) FROM RESIDENTIAL  
CONSERVATION DISTRICT I (RC-1), RESIDENTIAL DEVELOPMENT  
DISTRICT I (RD-I) AND URBAN DEVELOPMENT DISTRICT (UD) IN YORK  
COUNTY TO MASTER PLANNED COMMERCIAL (MP-C). THE SUBJECT  
PROPERTY IS PROPOSED TO BE ANNEXED INTO THE CITY OF ROCK  
HILL**

Upon a motion by Councilmember Sutton to accept the Planning Commission recommendations with four staff recommended land use restrictions added, which was duly seconded and unanimously approved, approved Planning Commission recommendation regarding Petition M-2019-24 by The Hutchison Family Ltd. Partnership to rezone approximately 281.87 acres including a portion of 2394 Eden Terrace (Tax map number 664-00-00-022), two unaddressed parcels (Tax map numbers 664-01-02-003 and 665-00-00-095), and portions of three unaddressed parcels (Tax map numbers 664-00-00-011, -020 And -021) from Residential Conservation District I (RC-I), Residential Development District I (RD-I) and Urban Development District (UD) In York County to Master Planned Commercial (MP-C). The subject property is proposed to be annexed into the City of Rock Hill.

The applicant is requesting annexation and rezoning in order to develop a mix of unique land uses on the property. The proposed master plan envisions a mixed-use community anchored by a sports practice facility and sports team headquarters' offices. It is proposed to also include other land uses, such as entertainment, retail, hospitality, employment, research and development, residential, and indoor and outdoor recreation. The Planning Commission recommended approval of the proposed MP-C zoning at their November meeting by a vote of 5-2 (Christopher and Graham opposed). City staff recommended four additional land use restrictions be added to the Planning Commission recommendation, which are Personal Services Type B specifically body piercing and tattooing uses, Cigar Bar establishments, Sports entertainment gaming/betting venues and casinos and similar gaming establishments, and Bars and other drinking establishments with hours of operation beyond 2 a.m. The City Council approval added these restrictions to the approved land uses.

Leah Youngblood, Planning and Zoning Manager, presented the item to the City Council.

**HELD PUBLIC HEARING REGARDING PETITION M-2019-25 BY THE  
HUTCHISON FAMILY LTD. PARTNERSHIP TO ESTABLISH A LAND  
DEVELOPMENT AGREEMENT UPON APPROXIMATELY 281.87 ACRES  
INCLUDING A PORTION OF 2394 EDEN TERRACE (TAX PARCEL NUMBER  
664-00-00-022), TWO UNADDRESSED PARCELS (TAX MAP NUMBERS 664-**

**01-02-003 AND 665-00-00-095), AND PORTIONS OF THREE UNADDRESSED PARCELS (TAX MAP NUMBERS 664-00-00-011, -020 AND -021)**

City Council held a public hearing on the land development agreement prior to approval.

Leah Youngblood, Planning and Zoning Manager, presented the item to the City Council.

Jeff Brown, 1348 Biltmore Drive, Charlotte, NC, attorney with Moore and Van Allen, representing the applicant, spoke in favor of the item.

Mark Hart, 525 Church Street, Charlotte, NC, Chief Operating Officer of the Carolina Panthers, spoke in favor of the item.

James Holbert, 2012 Ebenezer Road, spoke in opposition to the item.

Seeing no others wishing to speak in favor of or in opposition to the item, Mayor Gettys closed the Public Hearing.

**APPROVED A PETITION FOR ANNEXATION TO THE CITY OF ROCK HILL OF EDEN TERRACE/I-77 AREA LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. AS SHOWN ON MAP DATED NOVEMBER 6, 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 Eden Terrace/I-77 Area lying adjacent to the City limits of the City of Rock Hill, S.C. as shown on map dated November 6, 2019.

This is the annexation petition for the property south of Eden Terrace and west of I-77.

Leah Youngblood, Planning and Zoning Manager, 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 EDEN TERRACE/I-77 AREA 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 EDEN TERRACE/I-77 AREA 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 unanimously approved.

This ordinance will enact the annexation of the property south of Eden Terrace and west of I-77.

Leah Youngblood, Planning and Zoning Manager, 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 281.87 ACRES LOCATED**

**SOUTH OF EDEN TERRACE AND WEST OF I-77 FROM RESIDENTIAL CONSERVATION DISTRICT I (RC-1), RESIDENTIAL DEVELOPMENT DISTRICT I (RD-I) AND URBAN DEVELOPMENT DISTRICT (UD) IN YORK COUNTY TO 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 281.87 ACRES LOCATED SOUTH OF EDEN TERRACE AND WEST OF I-77 FROM RESIDENTIAL CONSERVATION DISTRICT I (RC-1), RESIDENTIAL DEVELOPMENT DISTRICT I (RD-I) AND URBAN DEVELOPMENT DISTRICT (UD) IN YORK COUNTY TO MASTER PLANNED COMMERCIAL (MP-C) was given first reading upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved.

This ordinance will enact the MP-C zoning for the property south of Eden Terrace and west of I-77 as recommended by the Planning Commission.

Leah Youngblood, Planning and Zoning Manager, presented the item to the City Council.

**APPROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2019-25 BY THE HUTCHISON FAMILY LTD. PARTNERSHIP TO ESTABLISH A LAND DEVELOPMENT AGREEMENT UPON APPROXIMATELY 281.87 ACRES INCLUDING A PORTION OF 2394 EDEN TERRACE (TAX PARCEL NUMBER 664-00-00-022), TWO UNADDRESSED PARCELS (TAX MAP NUMBERS 664-01-02-003 AND 665-00-00-095), AND PORTIONS OF THREE UNADDRESSED PARCELS (TAX MAP NUMBERS 664-00-00-011, -020 AND -021)**

Upon a motion by Councilmember Sutton to accept the Planning Commission recommendations with four staff recommended land use restrictions added, which was duly seconded and unanimously approved, approved Planning Commission recommendation regarding Petition M-2019-25 by The Hutchison Family Ltd. Partnership to establish a Land Development Agreement upon approximately 281.87 acres including a portion of 2394 Eden Terrace (Tax map number 664-00-00-022), two unaddressed parcels (Tax map numbers 664-01-02-003 and 665-00-00-095), and portions of three unaddressed parcels (Tax map numbers 664-00-00-011, -020 and -021).

The proposed Land Development Agreement for The Hutchison Family Ltd. Partnership is a companion to the Master Plan zoning for the property. It sets forth the agreed-upon financial and regulatory relationships between the City and developer, project phasing, and responsibilities related to the construction and maintenance of public infrastructure. The Planning Commission recommended approval of the Land Development Agreement at their November meeting by a vote of 7-0. City staff recommended four additional land use restrictions be added to the Planning Commission recommendation, which are Personal Services Type B specifically body piercing and tattooing uses, Cigar Bar establishments, Sports entertainment gaming/betting venues and casinos and similar gaming establishments, and Bars and other drinking establishments with

hours of operation beyond 2 a.m. The City Council approval added these restrictions to the approved land uses.

Leah Youngblood, Planning and Zoning Manager, presented the item to the City Council.

**ORDINANCE TO APPROVE THE LAND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ROCK HILL AND T.W. HUTCHISON FAMILY LIMITED PARTNERSHIP, THE HUTCHISON FAMILY, LLC, T.W. HUTCHISON FAMILY LIMITED PARTNERSHIP NO. 2, HIRAM HUTCHISON AND LINDA D. HUTCHISON, AS CO-TRUSTEES OF THE HUTCHISON FAMILY TRUST, HIRAM HUTCHISON AND JAN P. ARNOLD AND AUTHORIZING CERTAIN CITY OFFICIALS TO EXECUTE AND DELIVER THE LAND DEVELOPMENT AGREEMENT** – First Reading

An ordinance entitled AN ORDINANCE TO APPROVE THE LAND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ROCK HILL AND T.W. HUTCHISON FAMILY LIMITED PARTNERSHIP, THE HUTCHISON FAMILY, LLC, T.W. HUTCHISON FAMILY LIMITED PARTNERSHIP NO. 2, HIRAM HUTCHISON AND LINDA D. HUTCHISON, AS CO-TRUSTEES OF THE HUTCHISON FAMILY TRUST, HIRAM HUTCHISON AND JAN P. ARNOLD AND AUTHORIZING CERTAIN CITY OFFICIALS TO EXECUTE AND DELIVER THE LAND DEVELOPMENT AGREEMENT was given first reading upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved.

This ordinance will enact the Land Development Agreement with The Hutchison Family Ltd. Partnership as recommended by the Planning Commission.

Leah Youngblood, Planning and Zoning Manager, presented the item to the City Council.

**APPROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2019-26 BY INCHEM ROCK HILL, LLC, TO REZONE APPROXIMATELY 7.4 ACRES OF PROPERTY LOCATED AT 787 DUNKINS FERRY ROAD AND 2750, 2754, 2758, & 2762 EDEN TERRACE EXTENSION FROM INDUSTRY GENERAL (IG) IN THE CITY OF ROCK HILL AND INDUSTRY DEVELOPMENT DISTRICT (ID) IN YORK COUNTY TO COMMERCIAL INDUSTRIAL (CI). A PORTION OF THE SUBJECT PROPERTY IS PROPOSED TO BE ANNEXED INTO THE CITY OF ROCK HILL. TAX PARCELS 662-07-01-315 (PORTION) & 663-00-00-042**

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved Planning Commission recommendation regarding Petition M-2019-26 by Inchem Rock Hill, LLC, to rezone approximately 7.4 acres of property located at 787 Dunkins Ferry Road and 2750, 2754, 2758, & 2762 Eden Terrace Extension from Industry General (IG) in the City of Rock Hill and Industry Development District (ID) in York County to Commercial Industrial (CI). A portion of the subject property is proposed to be annexed into the City of Rock Hill. Tax Parcels 662-07-01-315 (Portion) & 663-00-00-042.



The applicant is requesting annexation and rezoning to Commercial Industrial (CI) in order to facilitate the future development of the property for a pharmacy, offices, coffee shop, and other retail uses. The CI zoning district allows for a mix of uses that will act as a buffer between existing heavy industrial uses and residential uses. The proposed uses are either permitted outright or are conditional uses in the CI zoning district. The Planning Commission recommended approval of the proposed CI zoning at their November meeting by a vote of 7-0.

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

**APPROVED A PETITION FOR ANNEXATION TO THE CITY OF ROCK HILL OF CEL-RIVER ROAD/EDEN TERRACE AREA II LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. AS SHOWN ON MAP DATED NOVEMBER 6, 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/Eden Terrace Area II lying adjacent to the City limits of the City of Rock Hill, S.C. as shown on map dated November 6, 2019.

This is the annexation petition for the property at 2750 Eden Terrace Extension.

Dennis Fields, 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/EDEN TERRACE 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/EDEN TERRACE 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 Sutton, which was duly seconded and unanimously approved.

This ordinance will enact the annexation of the property at 2750 Eden Terrace Extension.

Dennis Fields, 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 7.5 ACRES OF PROPERTY LOCATED AT 787 DUNKINS FERRY ROAD AND 2750, 2754, 2758, & 2762 EDEN TERRACE EXTENSION FROM INDUSTRY GENERAL (IG) IN THE CITY OF ROCK HILL AND INDUSTRY DEVELOPMENT DISTRICT (ID) IN YORK COUNTY TO COMMERCIAL INDUSTRIAL (CI) – 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 7.5 ACRES OF PROPERTY LOCATED AT 787 DUNKINS FERRY ROAD AND 2750, 2754, 2758, & 2762 EDEN TERRACE EXTENSION FROM INDUSTRY GENERAL (IG) IN THE CITY OF ROCK HILL AND INDUSTRY DEVELOPMENT DISTRICT (ID) IN YORK COUNTY TO COMMERCIAL INDUSTRIAL (CI) was given first reading upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved.

This ordinance will enact the CI zoning for the property at Dunkins Ferry Rd and Eden Terrace Extension as recommended by the Planning Commission.

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

**APPROVED A RESOLUTION CONSENTING TO INCLUSION OF TAX MAP NUMBERS 662-07-01-136, 662-07-01-304, AND 669-04-01-128 IN YORK-CHESTER INDUSTRIAL PARK**

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved a resolution consenting to inclusion of Tax map numbers 662-07-01-136, 662-07-01-304, and 669-04-01-128 in York-Chester Industrial Park.

The Multi County Industrial Park (MCIP) Law provides that counties may jointly develop an industrial or business park with other counties. This allows the respective park owners to use additional incentives to attract prospects. From time to time York County will add properties to their existing MCIPs. This resolution acknowledges the City of Rock Hill's consent and support of the addition of Paragon 782 (Riverwalk), River Park at 77, and DIRT Environmental (Legacy East) to the York-Chester Industrial Park.

Rick Norwood, Director of Industrial Recruitment, presented the item to the City Council.

**APPROVED A RESOLUTION AUTHORIZING THE CITY OF ROCK HILL, SOUTH CAROLINA, TO PUBLISH A NOTICE OF PUBLIC HEARING RELATING TO THE ADOPTION OF A 2020 AMENDMENT TO THE DOWNTOWN REDEVELOPMENT PLAN (DOWNTOWN AND TEXTILE CORRIDOR REDEVELOPMENT PROJECT AREAS); AUTHORIZING THE CITY TO PROVIDE NOTICE OF THE 2020 AMENDMENT TO THE DOWNTOWN REDEVELOPMENT PLAN (DOWNTOWN AND TEXTILE CORRIDOR REDEVELOPMENT PROJECT AREAS) TO YORK COUNTY, SOUTH CAROLINA AND ROCK HILL SCHOOL DISTRICT NO. 3 OF YORK COUNTY, SOUTH CAROLINA; AND OTHER MATTERS RELATING THERETO**

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved City of Rock Hill, South Carolina, to publish a Notice of Public Hearing relating to the adoption of a 2020 Amendment to the Downtown Redevelopment Plan (Downtown and Textile Corridor Redevelopment Project Areas); authorizing the City to provide Notice of the 2020 Amendment to the Downtown Redevelopment Plan (Downtown and Textile Corridor

Redevelopment Project Areas) to York County, South Carolina and Rock Hill School District No. 3 of York County, South Carolina; and other matters relating thereto.

This resolution starts the legal notice process for formalizing the amendment to combine the Downtown and Textile TIF Districts. The resolution authorizes the legally required notices to the County and School District regarding the TIF Amendment and sets a Public Hearing Date of January 13, 2020. Following adoption of this resolution and notice to York County and Rock Hill School District, an Ordinance will come before the City Council to approve the 2020 Amendment to the Redevelopment Plan.

David Vehaun, City Manager, presented the item to the City Council.

#### **APPROVED RATIFICATION OF THE ROCK HILL POET LAUREATE**

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, approved ratification of the Rock Hill Poet Laureate.

The City Council ratified Angelo Geter as the Rock Hill Poet Laureate. Mr. Geter has demonstrated, through his experience and plans for the position, a passion for literacy and this community. Mr. Geter will begin his term as the Poet Laureate effective immediately for the unexpired term ending 2/25/21 with two potential one-year extensions.

Mayor Gettys presented the item to the City Council.

Angelo Geter was also present and was recognized by the City Council.

#### **APPROVED FACADE REHABILITATION GRANT PROGRAM APPLICATION FOR 312 PENDLETON STREET**

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, approved Facade Rehabilitation Grant Program application for 312 Pendleton Street.

Mr. R. Justin Smith has filed an application for the Facade Rehabilitation Grant Program for a building located at 312 Pendleton Street seeking \$20,525 which is 25% of the total estimated cost of \$82,100 of the exterior improvements planned. It is anticipated that the building will be renovated into three office suites for design professionals. The anticipated investment project is \$300,000. Staff recommended approval.

David Lawrence, Knowledge Park Development Manager, presented the item to the City Council.

#### **APPROVED RECOMMENDATION FROM RHEDC TO APPROVE 2019-20 GOALS FOR KNOWLEDGE PARK ACTION PLAN**

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, approved recommendation from RHEDC to approve 2019-20 Goals for Knowledge Park Action Plan.

City Council adopted the Knowledge Park Action Plan on September 24, 2018. The plan was created through a public process organized through RHEDC and provides a guide for investments and initiatives intended to achieve the Knowledge Park vision. Since the Knowledge Park Action Plan was first adopted

in September 2018, new priorities and opportunities for the success of Knowledge Park have emerged. The RHEDC Board has approved 2019-2020 goals for the Knowledge Park Action Plan and is recommending approval by the City Council of the Year 2 Goals.

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 Zelda Brown. 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**

Councilmember Sutton noted that he had received calls from citizens regarding the County road paving project on Cherry Road and requested that staff contact County personnel regarding the requests to complete the project and in particular the intersection improvements as soon as possible.

**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