

**EXECUTIVE SESSION – 5:00 P.M.**

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, the Council went into Executive Session to discuss eight matters not on tonight's agenda which are: 1) to receive background information, legal advice and discuss negotiations to proposed contractual arrangements concerning a potential amendment or amendments of an existing intergovernmental agreement related to properties in the downtown area, 2) to receive background information, legal advice and discuss negotiations to proposed contractual arrangements concerning a potential amendment or amendments of an existing agreement related to property in the downtown area, 3) to receive background information and legal advice related to a potential annexation near Celanese Road, 4) and 5) to receive background information and discuss negotiations to proposed contractual arrangements concerning agreements related to properties in the I-77 corridor and Cherry Road areas, 6) to receive background information, legal advice and discuss negotiations to proposed contractual arrangements concerning tourism related governmental agreement, and 7) and 8) to receive legal advice concerning utility and annexation related litigation matters.

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

Council met in special session with Mayor Gettys, Mayor Pro Tem Pender and Councilmembers Black, Jackson, Lindsay, 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. No members of the media were in attendance.

**SWEARING IN OF REELECTED COUNCIL MEMBER SUTTON**

City Attorney Paul Dillingham administered the Oath of Office to reelected Council Member Kevin Sutton.

**RECOGNIZED KIM OZMON FOR RECEIVING UNITED STATES TENNIS ASSOCIATION SOUTH CAROLINA (USTA SC) AWARDS**

The City Council recognized Kim Ozmon for receiving United States Tennis Association South Carolina (USTA SC) awards.

Two awards were presented to Kim Ozmon, Rock Hill Tennis Center Supervisor, at the USTA SC Annual Awards on December 7, 2019. The USTA Southern State Volunteer Service Award is given to one volunteer in each of the section's nine states. The recipient is chosen by the respective state's USTA executive director. The Lucy Garvin Volunteer of the Year Award is given to a volunteer who best exemplifies Lucy Garvin's outstanding characteristics of

dedication, fair play and devotion to the betterment of the game. This award is nominated by the USTA SC President and approved by Lucy Garvin.

Kim Ozmon, Tennis Center Supervisor, was present for the recognition.

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

**MINUTES OF JOINT WORK SESSION OF WITH RHEDC OF JANUARY 9, 2020**

**MINUTES OF REGULAR SESSION OF JANUARY 13, 2020**

**ORDINANCE TO CONSIDER AMENDMENT TO PURCHASE AND SALE AGREEMENT FOR THE SALE OF PROPERTY LOCATED ON LAKESHORE PARKWAY IN TECHPARK, ROCK HILL, SOUTH CAROLINA BY THE CITY OF ROCK HILL TO HOOVER PROPERTIES #4 LLC** - Adopted

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

**ORDINANCE TO PROVIDE FOR THE DISPOSITION BY CONVEYANCE OF PROPERTY LOCATED ALONG POE STREET AND QUANTZ STREET, ROCK HILL, SOUTH CAROLINA, BY THE CITY OF ROCK HILL TO THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION** - Adopted

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

**ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A THIRD AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE CITY OF ROCK HILL, SOUTH CAROLINA AND YORK COUNTY, SOUTH CAROLINA; AND OTHER MATTERS RELATING THERETO**

– First Reading

An ordinance entitled AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A THIRD AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE CITY OF ROCK HILL, SOUTH CAROLINA AND YORK COUNTY, SOUTH CAROLINA; AND OTHER MATTERS RELATING THERETO was given first reading upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

This ordinance will authorize the execution and delivery of an Intergovernmental Agreement with York County related to the 2020 Amendment to the Downtown Redevelopment Plan (Downtown and Textile Corridor Redevelopment Project Areas) for the City of Rock Hill. The agreement supports the plan to combine the Downtown and Textile Corridor TIF areas and to raise the limits on the amount of TIF debt authorized. An Intergovernmental Agreement with the County has not been finally negotiated at this time but the City Manager, City's Bond Counsel and the City Attorney recommended approval of first reading of the ordinance so that the plan may remain on schedule. The

agreement will be completed prior to second reading of this ordinance. The City Council previously approved a similar Ordinance and Intergovernmental Agreement with Rock Hill School District #3.

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

**ORDINANCE TO PROVIDE FOR THE DISPOSITION BY SALE OF PROPERTY LOCATED ON WEST WHITE STREET, ROCK HILL, SOUTH CAROLINA BY THE CITY OF ROCK HILL TO ROCK HILL ECONOMIC DEVELOPMENT CORPORATION** – First Reading

An ordinance entitled AN ORDINANCE TO PROVIDE FOR THE DISPOSITION BY SALE OF PROPERTY LOCATED ON WEST WHITE STREET, ROCK HILL, SOUTH CAROLINA BY THE CITY OF ROCK HILL TO ROCK HILL ECONOMIC DEVELOPMENT CORPORATION was given first reading upon a motion by Councilmember Pender, which was duly seconded and unanimously approved.

To prepare this site for development, the contract provides for the City to sell three (3) parcels located at 101, 119 and 121 West White Street to RHEDC allowing RHEDC to perform investigations and enter into a Voluntary Cleanup Contract with South Carolina Department of Health and Environmental Control as a non-responsible party and prospective purchaser relative to any environmental concerns on the property. Under the terms of the agreement the City maintains all rights with regard to use of the site and the purchase price. City Attorney and City staff recommended approval.

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

**ORDINANCE TO PROVIDE FOR THE DISPOSITION BY SALE OF PROPERTY LOCATED ON WEST BLACK STREET, ROCK HILL, SOUTH CAROLINA BY THE CITY OF ROCK HILL TO THE HOUSING DEVELOPMENT CORPORATION OF ROCK HILL** – First Reading

An ordinance entitled AN ORDINANCE TO PROVIDE FOR THE DISPOSITION BY SALE OF PROPERTY LOCATED ON WEST WHITE STREET, ROCK HILL, SOUTH CAROLINA BY THE CITY OF ROCK HILL TO ROCK HILL ECONOMIC DEVELOPMENT CORPORATION was given first reading upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

These parcels have attracted interest from private developers for housing development activities. In order to prepare this property for development for housing purposes, the contract provides for the City to sell the property located at 175 West Black Street and 129 West Main Street to Housing Development Corporation of Rock Hill (HDC) to allow HDC to perform investigations and enter into a Voluntary Cleanup Contract with South Carolina Department of Health and Environmental Control as a non-responsible party and prospective purchaser relative to any environmental concerns on the property. HDC has agreed to purchase the property understanding that the proposed development of the

property will incorporate a percentage of units as workforce and affordable housing. City Attorney and City staff recommended approval.

Jennifer Wilford, Director of Housing and Neighborhood Services, presented the item to the City Council.

**ORDINANCE TO PROVIDE FOR THE DISPOSITION BY SALE OF PROPERTY LOCATED ON WEST MAIN STREET, ROCK HILL, SOUTH CAROLINA BY THE CITY OF ROCK HILL TO THE HOUSING DEVELOPMENT CORPORATION OF ROCK HILL – First Reading**

An ordinance entitled AN ORDINANCE TO PROVIDE FOR THE DISPOSITION BY SALE OF PROPERTY LOCATED ON WEST MAIN STREET, ROCK HILL, SOUTH CAROLINA BY THE CITY OF ROCK HILL TO THE HOUSING DEVELOPMENT CORPORATION OF ROCK HILL was given first reading upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

This parcel, along with other parcels in the Knowledge Park redevelopment area, have attracted interest from private developers for housing development activities. In order to prepare this property for development for housing purposes, the contract provides for the City to sell the property located at 115 West Main Street to Housing Development Corporation of Rock Hill (HDC) to allow HDC to perform investigations and enter into a Voluntary Cleanup Contract with South Carolina Department of Health and Environmental Control as a non-responsible party and prospective purchaser relative to any environmental concerns on the property. HDC has agreed to purchase the property understanding that the proposed development of the property will incorporate a percentage of units as workforce and affordable housing. City Attorney and City staff recommended approval.

Jennifer Wilford, Director of Housing and Neighborhood Services, presented the item to the City Council.

**APPROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2020-01 BY CLAUDE BURNS III FAMILY LIMITED PARTNERSHIP A AND C. W. BURNS JR & REBECCA S. BURNS FAMILY LIMITED PARTNERSHIP TO REZONE APPROXIMATELY 6.9 ACRES AT 2517 CHERRY ROAD, 689 AUTOMALL PARKWAY, AND A PORTION OF 696 AUTOMALL PARKWAY FROM URBAN DEVELOPMENT DISTRICT (UD) IN YORK COUNTY AND GENERAL COMMERCIAL (GC) TO COMMUNITY COMMERCIAL (CC). A PORTION OF THE SUBJECT PROPERTY IS PROPOSED TO BE ANNEXED INTO THE CITY OF ROCK HILL. TAX PARCELS 662-07-01-011 & 662-00-00-013 (PORTION)**

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved Planning Commission recommendation regarding Petition M-2020-01 by Claude Burns III Family Limited Partnership A and C. W. Burns Jr & Rebecca S. Burns Family Limited Partnership to rezone approximately 6.9 acres at 2517 Cherry Road, 689 Automall Parkway, and a portion of 696 Automall Parkway from Urban Development District (UD) in York

County and General Commercial (GC) to Community Commercial (CC). A portion of the subject property is proposed to be annexed into the City of Rock Hill. Tax Parcels 662-07-01-011 & 662-00-00-013 (Portion).

The applicant is requesting the annexation and rezoning in order to facilitate the development of two new buildings, one for an automobile repair use and the other for a car wash. The repair facility (approximately 3,000 square feet) would mainly provide oil change service, and the car wash facility (approximately 1,500 square feet) would only be used for vehicles being serviced by the dealership. Previous unpermitted parking improvements created stormwater issues that the applicant will be required to correct with this project. The Planning Commission recommended approval of the rezoning at their January meeting by a vote of 6-0 (Robinson absent).

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

**APPROVED A PETITION FOR ANNEXATION TO THE CITY OF ROCK HILL OF AUTOMALL PARKWAY AREA VI LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. AS SHOWN ON MAP DATED DECEMBER 4, 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 Automall Parkway Area VI lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated December 4, 2019.

This is the annexation petition for the property on Automall Parkway.

Shana Marshburn, Planner I, 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 AUTOMALL PARKWAY AREA VI 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 AUTOMALL PARKWAY AREA VI 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 on Automall Parkway.

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 6.9 ACRES AT 2517 CHERRY ROAD, 689 AUTOMALL PARKWAY, AND A PORTION OF 696 AUTOMALL PARKWAY FROM URBAN DEVELOPMENT DISTRICT (UD) IN YORK**

**COUNTY AND GENERAL COMMERCIAL (GC) 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 6.9 ACRES AT 2517 CHERRY ROAD, 689 AUTOMALL PARKWAY, AND A PORTION OF 696 AUTOMALL PARKWAY FROM URBAN DEVELOPMENT DISTRICT (UD) IN YORK COUNTY AND GENERAL COMMERCIAL (GC) 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 on Automall Parkway as recommended by the Planning Commission.

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

**APPROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2020-02 BY CITY OF ROCK HILL PLANNING COMMISSION TO REZONE APPROXIMATELY 6.48 ACRES ON MINT STREET FROM GENERAL COMMERCIAL (GC) TO SINGLE-FAMILY RESIDENTIAL-5 (SF-5). TAX PARCELS 626-09-01-131 TO -140, -143 TO -148, & -160 TO -165**

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, approved Planning Commission recommendation regarding Petition M-2020-02 by City of Rock Hill Planning Commission to rezone approximately 6.48 acres on Mint Street from General Commercial (GC) to Single-Family Residential-5 (SF-5). Tax Parcels 626-09-01-131 To -140, -143 To -148, & -160 To -165.

Mint Street, a narrow road just south of Albright Road, contains 27 approximately quarter-acre lots that are zoned General Commercial (GC). After seeing development interest on Mint Street for single-family detached residences instead of commercial uses, staff asked the Planning Commission to sponsor the rezoning to Single-Family 5 (SF-5). If rezoned, the owners will no longer have to apply for a Special Exception from the Zoning Board of Appeals in order to build a house. The rezoning was sponsored at the December Planning Commission meeting and subsequently considered for recommendation to City Council in January. Based on comments from a property owner in the area, the Commission recommended approval of the rezoning, with the exception of three lots, at their January meeting by a vote of 6-0 (Robinson absent). Parcels 626-09-01-166 through 168 were omitted by both the Planning Commission and the City Council approval.

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

Ruskin Belk, 513 N. Jones, 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 6.48 ACRES ON MINT**

**STREET FROM GENERAL COMMERCIAL (GC) TO SINGLE-FAMILY RESIDENTIAL-5 (SF-5) – 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 6.48 ACRES ON MINT STREET FROM GENERAL COMMERCIAL (GC) TO SINGLE-FAMILY RESIDENTIAL-5 (SF-5) was given first reading upon a motion by Councilmember Pender, which was duly seconded and unanimously approved.

This ordinance will enact the SF-5 zoning for the property on Mint Street as recommended by the Planning Commission.

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

**ENDORSED 2020 GOALS FOR ROCK HILL ECONOMIC DEVELOPMENT CORPORATION**

Upon a motion by Councilmember Black, which was duly seconded and unanimously approved, endorsed 2020 Goals for Rock Hill Economic Development Corporation.

On January 9, City Council and the RHEDC Board of Directors met to discuss RHEDC's goals for the current year. Draft goals were reviewed and discussion held about those goals and other actions that the City and/or RHEDC should consider. RHEDC requested City Council's endorsement of these goals.

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

Dawn Johnson, Vice-Chairman of RHEDC, also addressed the City Council.

**RECEIVED UPDATE ON THE LIFELONG LEARNING @ ROCK HILL PROGRAM**

The City Council received an update on the Lifelong Learning @ Rock Hill Program.

Lifelong Learning @ Rock Hill is a continuing education program for all adults to learn, develop new interests, and explore ideas within Rock Hill and the greater community. Members of Lifelong Learning @ Rock Hill may participate in a variety of two to eight-week, interactive courses and one-time workshops, lectures or events. Courses cover a wide range of topics, including history, science, cooking, literature, writing, pop culture, physical fitness, current events and more.

Katie Conley, Parks Recreation and Tourism Center Supervisor, presented the item to the City Council.

**APPROVED GROWTH MANAGEMENT INCENTIVE APPLICATION FOR SP ROCK HILL LEGACY EAST #1, LLC (DIRTT ENVIRONMENTAL SOLUTIONS, TENANT)**

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, approved Growth Management Incentive Application for SP Rock Hill Legacy East #1, LLC (DIRTT Environmental Solutions, tenant).

Scannell Properties, through SP Rock Hill Legacy East #1, LLC, will build a \$15 million manufacturing facility for DIRTT Environmental Solutions. The project will involve the hiring of 75 people initially with plans to increase employment to 150. The business uses advanced manufacturing technologies including robotics and 3D software systems. Scannell Properties has indicated that the incentive, if approved, will be passed through to DIRTT Environmental Solutions in full. Estimated building permit fees: \$ 26,028 Estimated impact fees: \$ 75,605 Estimated water meter set fees: \$ 1,594 Total: \$103,227 The GMI Review Committee found that the application meets the requirements of the City's GMI policy for having an approved use located within a designated business park. The Committee recommended reimbursement of building permit fees, impacts fees, and water/sewer meter set fees in whole or in part as determined by City Council. Given the manufacturing nature of the development, the City Council approved 100% reimbursement.

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

#### **ANNOUNCED SMARTSWITCH WINNER**

This month's SmartSwitch winner, chosen at random by computer, is Jose Lagos. 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 \_\_\_\_\_ 2020.

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Anne P. Harty, Municipal Clerk