

Council Chambers  
Regular Session  
Monday, August 10, 2020

**CITIZENS' HEARING – 5:30 P.M.**

Jackie Robinson, 3333 Silver Pond Ct., Charlotte, NC, addressed the City Council regarding Housing and Neighborhood Services violations near 704 Blake Street.

Dawn Johnson and Dr. Lester McCorn, representing the Clinton Connexion, made a presentation before the City Council.

**EXECUTIVE SESSION**

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, the Mayor and Council went into Executive Session to discuss ten matters none of which are scheduled to appear on this agenda. The City Council received background information and discussed potential economic development contracts related to properties near University Center, South Way Industrial Park, Tech Park, East Main Street, and the Airport. They received background information and received legal advice related to a City physical plant contractual issue involving property near the downtown area, they received background information and received legal advice related to a City Parks, Recreation and Tourism project and contract, and they received background information and received legal advice related to a City Parks, Recreation and Tourism project involving property along Cherry Road.

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

Council met in regular 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.

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

**MINUTES OF THE WORK SESSION OF JUNE 22, 2020**

**MINUTES OF SPECIAL SESSION OF JUNE 22, 2020**

**MINUTES OF SPECIAL SESSION OF JULY 6, 2020**

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

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

**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 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 2.2 LOCATED ON HILLTOP ROAD AND CELANESE ROAD FROM RESIDENTIAL CONSERVATION DISTRICT I (RC-I) AND BUSINESS DEVELOPMENT DISTRICT I (BD-I) TO NEIGHBORHOOD COMMERCIAL (NC)** - 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 0.9 ACRES LOCATED ON MAIN STREET FROM SINGLE-FAMILY RESIDENTIAL-3 (SF-3) TO NEIGHBORHOOD OFFICE (NO)** - Adopted

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

**ORDINANCE FOR PARTIAL ABANDONMENT OF UTILITY RIGHTS OF WAY AND EASEMENTS ON PROPERTY LOCATED NEAR WEST BLACK STREET AND JOHNSTON STREET IN THE CITY OF ROCK HILL** – First Reading

An ordinance entitled ORDINANCE FOR PARTIAL ABANDONMENT OF UTILITY RIGHTS OF WAY AND EASEMENTS ON PROPERTY LOCATED NEAR WEST BLACK STREET AND JOHNSTON STREET IN THE CITY OF ROCK HILL was given first reading upon a motion by Councilmember Pender, which was duly seconded and unanimously approved.

In the course of constructing the Old Town Sanitary Sewer Outfall project it was determined that an existing sewer easement scheduled for abandonment was overlapped by an existing storm water utility easement. In order to reconcile this, staff proposes to abandon both existing easements and record, immediately following, new separate storm water and sanitary sewer easements with the correct easement widths and horizontal alignments. This will minimize unnecessary easement width on York County's property and give the City rights

to access the newly aligned sanitary sewer and existing storm water infrastructure. York County Council has approved conveyance of the new easements to the City. Staff recommended approval.

Jimmy Bagley, Deputy City Manager, presented the item to the City Council.

**ORDINANCE APPROVING AN AGREEMENT AND TRANSFER OF APPROXIMATELY 1.46 ACRES TO PROPERTY OWNERS FOR ACCESS AS SET FORTH IN THE AGREEMENT** – First Reading

An ordinance entitled ORDINANCE APPROVING AN AGREEMENT AND TRANSFER OF APPROXIMATELY 1.46 ACRES TO PROPERTY OWNERS FOR ACCESS AS SET FORTH IN THE AGREEMENT was given first reading upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved.

In July 2014, the SCDOT transferred approximately 1.46 acres of property between Cherry Road, Cel-river Road and Corporate Boulevard to the City. While this was the old road bed of Cel-river Road decades ago, it was transferred as real estate, not right-of-way. In order to facilitate new and existing business redevelopments, this agreement will provide for enhanced access for these businesses as additional road improvements are made to the adjacent major roads and interchange in the coming years.

Bill Meyer, Planning and Development Director, presented the item to the City Council.

**APPROVED A RESOLUTION IN SUPPORT OF WALK2CAMPUS' APPLICATION FOR CERTIFICATION AS AN ABANDONED BUILDING SITE**

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, approved a Resolution in support of Walk2Campus' application for certification as an abandoned building site.

Walk2Campus is relocating its corporate headquarters to 113 Hampton Street, Rock Hill. The plan is to rehabilitate this one story, 3,362 square foot abandoned building and add approximately 2,554 square feet. Rehabilitation and improvement expenses are estimated at \$1.6 million. Walk2Campus is applying for certification that the property qualifies as an Abandoned Building Site pursuant to Section 12-67-160(A) of the Code of Laws of South Carolina, 1976, as amended Act. The City Attorney recommended approval.

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

**APPROVED GROWTH MANAGEMENT INCENTIVE APPLICATION FOR HOUSING DEVELOPMENT CORPORATION**

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, approved a 100% Growth Management Incentive application for the Housing Development Corporation.

The project seeking assistance under the Growth Management Incentive program involves the construction of three (3) affordable houses to be located on Friedheim Road. There are impact fees on two of the homes, but not on the third

because it replaces a prior housing unit. The City already waives building permit fees as the Housing Development Corporation, the applicant, is making these investments under the REDI (Resource & Education Development Initiative) effort. Water meter set fees are sought for reimbursement also. The total amount sought for reimbursement is \$8,358. The total investment is estimated at \$360,000.

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

### **APPROVED WATER & SEWER UTILITY SERVICE FOR JOHNSTONE SUPPLY AT 2060 BURKETTE ROAD**

Upon a motion by Councilmember Sutton to approve with a requirement that the property maintain a buffer long term, which was duly seconded and unanimously approved, approved Water & Sewer utility service for Johnstone Supply at 2060 Burkette Road.

The applicant is requesting utility service for a new building in Rock Hill Industrial Park for Johnstone Supply. The property is undeveloped and is contiguous to the City limits. The Utility Extension Policy requires City Council approval of the service request.

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

### **ADOPTED THE ROCK HILL AFFORDABLE HOUSING POLICY**

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, approved the Rock Hill Affordable Housing Policy.

The components of the policy were reviewed and discussed with City Council at a City Council Workshop on June 8, 2020. The policy utilizes the existing growth management incentive program to incentivize the inclusion of workforce and affordable housing units into market rate housing developments. The policy will be reviewed and updated bi-annually with City Council, along with a report including the number of units constructed in accordance with the policy. The policy includes two tiers of incentives and associated requirements for affordability. 1) Less than \$100,000 in GMI would require (10%) of the total number of new dwelling units as affordable to low income households (80% AMI), or at least (5%) of the total number of new dwelling units as affordable to very low income households (60% AMI), 2) Greater than \$100,000 in GMI would require (20%) of the total number of new dwelling units as affordable to low income households or at least (10%) of the total number of new dwelling units as affordable to very low income households.

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

### **RECEIVED AN UPDATE ON COUNCIL REQUEST REGARDING THE DEVELOPMENT OF A CITIZEN REVIEW BOARD**

The City Council received an update on Council's request regarding the development of a Citizen Review Board.

At the City Council meeting in June, the Council directed staff to come back at the first meeting in August with information on the development of a Citizen Review Board. The City of Rock Hill has a long history of both transparency and customer service – particularly as it relates to Police Services. One opportunity to continue to enhance this public trust is through the creation of a Citizen Review Board (CRB). CRBs generally serve at the direction of the City Council and act as a liaison to the Police Department. The information presented was to update the Council on staff research related to CRBs in other communities, review the processes currently in place, and provide City Council the opportunity to provide feedback and direction for next steps in the process.

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

Dr. Norma Gray, representing the Rock Hill NAACP, addressed the City Council.

Essie Fielder, 1835 Timberlake Drive, addressed the City Council.

Rev. C.T. Kirk, addressed the City Council.

Antonio Mickel, 1034 Flint Hill Street, addressed the City Council.

Aaron Barnes, 1424 Beckworth Avenue, addressed the City Council.

Amy Hayes, 777 Milton Ave., addressed the City Council.

#### **ANNOUNCED SMARTSWITCH WINNER**

This month's SmartSwitch winner, chosen at random by computer, is Jay Blumenthal. 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 Pender made a motion, which was duly seconded, to amend the agenda in order to discuss the Unite program. The motion was withdrawn without a vote.

#### **RETURNED TO EXECUTIVE SESSION**

#### **RETURNED TO REGULAR SESSION**

The City Council returned to Regular 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