

EXECUTIVE SESSION

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, the Council went into Executive Session to discuss three items. City Council received background information and discussed potential economic development contracts related to a property in the Tech Park area and in the University Center area. City Council also received receive background information and discussed potential economic development contracts involving the City utility system for a property near Dave Lyle Boulevard in the Red River area.

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, and City Attorney Paul Dillingham. Municipal Clerk Anne P. Harty was not in attendance and Teresa Starnes served as Clerk for the meeting. There were no members of the media in attendance.

RECOGNIZED FLEET MAINTENANCE DIVISION FOR RECEIVING THE AUTOMOTIVE SERVICE EXCELLENCE (ASE) CERTIFICATION FOR 2020

The City Council recognized the Fleet Maintenance Division for receiving the Automotive Service Excellence (ASE) Certification for 2020.

The National Institute for Automotive Service Excellence (ASE) is an independent, non-profit organization that evaluates the expertise of automotive professionals for service managers and customers. This is the sixth year the City has been recognized as an ASE Blue Seal repair facility and only one of a few municipal fleet divisions with this designation in SC.

Cindi Howard, General Services Director, and Fleet Maintenance staff were in attendance for the recognition.

RECOGNIZED FOR RECEIVING THE GOVERNMENT FINANCE OFFICERS ASSOCIATION CERTIFICATION OF ACHIEVEMENT FOR EXCELLENCE IN FINANCIAL REPORTING

The City Council recognized receipt of the Government Finance Officers Association Certification for Excellence in Financial Reporting.

The Finance Department has received the Certificate of Achievement for Excellence in Financial Reporting for fiscal year ended June 30, 2019 from the Government Finance Officers Association of the United States and Canada (GFOA). The award is the highest form of recognition in governmental accounting and financial reporting and represents a significant achievement by the City of Rock Hill.

Drew Cooper, Financial Compliance Manager, presented the award to the City Council.

RECOGNIZED RECEIPT OF THE INTERNATIONAL CITY/COUNTY MANAGEMENT ASSOCIATION CERTIFICATE OF EXCELLENCE AWARD IN PERFORMANCE MANAGEMENT

The City Council recognized receipt of the International City/County Management Association (ICMA) Certificate of Excellence in Performance Management.

This recognition is awarded by ICMA for the City's efforts in the incorporation of data gathering and verification, public reporting, benchmarking, networking, strategic planning, community surveying, staff development, and continuous improvement. The Certificate of Excellence is the highest form of recognition in performance management and represents a significant achievement by the City of Rock Hill. Only 25 governmental organizations nationwide have received this highest designation.

Lisa Brown, Strategy and Performance Manager, presented the award to the City Council.

APPROVED MINUTES OF REGULAR SESSION OF OCTOBER 12, 2020

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, the City Council approved the minutes of Regular Session of October 12, 2020.

The City Council deferred without objection action on the following three consent agenda items:

DEFERRED WITHOUT OBJECTION SECOND READING AND ADOPTION OF 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.

The City Attorney is continuing to work to finalize these documents.

DEFERRED WITHOUT OBJECTION SECOND READING AND ADOPTION OF 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 281.63 ACRES LOCATED ON EDEN TERRACE FROM RESIDENTIAL CONSERVATION I (RC-1), RESIDENTIAL DEVELOPMENT I (RD-I) AND URBAN DEVELOPMENT (UD) TO MASTER PLANNED COMMERCIAL (MP-C)

The City Attorney is continuing to work to finalize these documents.

DEFERRED WITHOUT OBJECTION SECOND READING AND ADOPTION OF AN ORDINANCE TO APPROVE THE LAND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ROCK HILL AND GT REAL ESTATE HOLDINGS, LLC AS SUCCESSOR IN INTEREST TO 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 ALONG WITH ANY OTHER APPROVALS, EXHIBITS, AGREEMENTS, CONTRACTS AND OTHER MATTERS RELATED THERETO

The City Attorney is continuing to work to finalize these documents.

ORDINANCE TO PROVIDE FOR THE LEASE OF SPACE AT THE AIRPORT FROM THE CITY OF ROCK HILL TO L3HARRIS TECHNOLOGIES, INC. – First Reading

An ordinance entitled ORDINANCE TO PROVIDE FOR THE LEASE OF SPACE AT THE AIRPORT FROM THE CITY OF ROCK HILL TO L3HARRIS TECHNOLOGIES, INC. was given first reading upon a motion by Councilmember Reno, which was duly seconded and approved.

L3Harris Technologies, Inc. would like to continue to lease the 25' x 25' tower parcel for radar equipment at our airport. The term is for an additional five years with an early termination option in the event its contract with FAA expires and automatic one-year extensions unless terminated by either party. There are no fees associated with the lease. Staff and City Attorney recommended approval.

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

APPROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2020-25 BY TRUSTEE OF VFW POST 3746 (CHARLIE ROBINSON) TO REZONE APPROXIMATELY 1.5 ACRES AT 1404 CRAWFORD ROAD AND ADJOINING RIGHT-OF-WAY FROM NEIGHBORHOOD OFFICE (NO) TO OFFICE AND INSTITUTIONAL (OI). TAX PARCEL 599-02-01-002

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved Planning Commission recommendation regarding Petition M-2020-25 by Trustee of VFW Post 3746 (Charlie Robinson) to rezone approximately 1.5 acres at 1404 Crawford Road and adjoining right-of-way from Neighborhood Office (NO) to Office and Institutional (OI). Tax Parcel 599-02-01-002.

The applicant requested rezoning to permit the use of its new building as an event center. The organization plans to rent the building for events such as wedding receptions, family reunions, etc. An event center is not permitted in the Neighborhood Office (NO) district and is a special exception in the Office and Institutional (OI) zoning district. The organization has a history of using the property in this manner, however, it is no longer “grandfathered” due to a lapse in activity. In order to undertake the activity again, the lodge is requesting to rezone the property to a district that allows the event center use. The lodge also plans to request a special exception from the Zoning Board of Appeals for the use at the November meeting. The Planning Commission recommended approval of the rezoning at their October meeting by a vote of 6-0 (Robinson recused).

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 1.5 ACRES LOCATED ON CRAWFORD ROAD FROM NEIGHBORHOOD OFFICE (NO) TO OFFICE AND INSTITUTIONAL (OI) – First Reading

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 1.5 ACRES LOCATED ON CRAWFORD ROAD FROM NEIGHBORHOOD OFFICE (NO) 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 1404 Crawford 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-2020-26 BY PRAIRIELAND COUNCIL, INC. TO REZONE APPROXIMATELY 4.69 ACRES AT 900 SOUTH YORK AVENUE FROM MULTI-FAMILY-15 TO MFR

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved Planning Commission recommendation regarding Petition M-2020-26 by Prairieland Council, Inc. to rezone approximately 4.69 acres at 900 South York Avenue from Multi-Family-15 to MFR.

The applicant requested the rezoning in order to facilitate the development of an apartment complex on the property. The proposed use is a conditional use in the Multi-Family Residential (MFR) zoning district. The proposed buildings would be two or three stories with a total of approximately 80 units/17 units per acre. Access would be provided from South York Avenue. The applicant intends for these to be affordable units geared towards 60% or less of the area median income. The City Council received a sketch plan and building renderings.

The Planning Commission recommended approval of the rezoning at their October meeting by a vote of 7-0.

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 4.69 ACRES ON SOUTH YORK AVENUE FROM MULTI-FAMILY-15 (MF-15) TO MULTI-FAMILY RESIDENTIAL (MFR) –

First Reading

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 4.69 ACRES ON SOUTH YORK AVENUE FROM MULTI-FAMILY-15 (MF-15) TO MULTI-FAMILY RESIDENTIAL (MFR) was given first reading upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved.

This ordinance will enact the MFR zoning for the property at 900 S. York Ave.

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

APPROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2020-27 BY HOME PARAMOUNT PEST CONTROL (DAVID BUTZ) TO REZONE APPROXIMATELY 0.60 ACRES AT 1168 CHERRY ROAD AND 1165 EISENHOWER ROAD AND ADJOINING RIGHT-OF-WAY FROM GENERAL COMMERCIAL (GC) AND SINGLE-FAMILY RESIDENTIAL-5 (SF-5) TO OFFICE AND INSTITUTIONAL (OI). TAX PARCEL 631-14-06-001 & -006

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, approved Planning Commission recommendation regarding Petition M-2020-27 by Home Paramount Pest Control (David Butz) to rezone approximately 0.60 acres at 1168 Cherry Road and 1165 Eisenhower Road and adjoining right-of-way from General Commercial (GC) and Single-Family Residential-5 (SF-5) to Office and Institutional (OI). Tax Parcel 631-14-06-001 & -006.

The applicant requested the rezoning in order to change the use of the property from a religious institution to a business office. Offices are not permitted in the SF-5 zoning district, and rezoning requests to General Commercial (GC) are not allowed, so both parcels need to be rezoned to a district that would permit the use. Business offices are permitted by right in the Office and Institutional (OI) zoning district. The company will not store any materials outside.

The Planning Commission recommended approval of the rezoning at their October meeting by a vote of 7-0.

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 0.60 ACRE LOCATED ON CHERRY ROAD FROM GENERAL COMMERCIAL (GC) AND SINGLE-FAMILY RESIDENTIAL-5 (SF-5) TO OFFICE AND INSTITUTIONAL (OI) – First Reading

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 0.60 ACRE LOCATED ON CHERRY ROAD FROM GENERAL COMMERCIAL (GC) AND SINGLE-FAMILY RESIDENTIAL-5 (SF-5) TO OFFICE AND INSTITUTIONAL (OI) was given first reading upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

This ordinance will enact the OI zoning for the property at 1168 Cherry Rd and 1165 Eisenhower Rd as recommended by the Planning Commission.

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

APPROVED EMPLOYMENT AGREEMENT WITH CITY MANAGER

Upon a motion by Councilmember Sutton, which was duly seconded and approved upon a vote of 6-1, with Councilmember Jackson dissenting, approved employment agreement with the City Manager.

Mayor Gettys presented the item to the City Council.

FAILED TO APPROVE ENDING THE CITY OF ROCK HILL ORDINANCE REQUIREMENT FOR INDIVIDUALS TO WEAR FACE COVERINGS RELATED TO COVID-19 PANDEMIC CONDITIONS

Upon a motion by Councilmember Sutton, which was duly seconded and failed upon a vote of 2-5, with Councilmembers Gettys, Jackson, Lindsay, Pender and Reno dissenting, failed to approve ending the City of Rock Hill ordinance requirement for individuals to wear face coverings related to Covid-19 pandemic conditions.

Council adopted a COVID-19 related face covering ordinance on September 14, 2020. The Ordinance provides that face covering requirements would end upon a majority vote of Council in open session.

Ellen White, 2083 Ridgecrest Road/outside of City limits, addressed the City Council.

Candace Wallat, 650 Mallory Drive, addressed the City Council.

Christine Lekich, Tega Cay, addressed the City Council.

Rebecca Lugthart, Ward 4, addressed the City Council.

Amy Jopson, Rock Hill, addressed the City Council.

Dr. Alan Nichols, 2518 Meredith Court, addressed the City Council.

ANNOUNCED SMARTSWITCH WINNER

This month's SmartSwitch winner, chosen at random by computer, is Gloria Craig-Robinson. 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 Lindsay expressed his appreciation to Mr. Lumpkin for holding the Fight Night Boxing Program at the Emmett Scott Center.

EXECUTIVE SESSION

The City Council met previously in executive session and no action was taken.

There being no other further business the meeting was adjourned.

Minutes approved and adopted this _____ day of _____ 2020.

Anne P. Harty, Municipal Clerk