

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 not on tonight's agenda including receiving background information and discussing potential economic development contracts and the extension of City utilities related to properties near Tech Park, Main Street, University Center, Dave Lyle Boulevard, and Firetower Road; receiving background information and receiving legal advice related to two City zoning issues; and discussing a legal issue involving City Business licenses.

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 for City Manager Steven Gibson, City Attorney Paul Dillingham, and Municipal Clerk Anne P. Harty. No members of the media were in attendance.

APPROVED CONSIDERATION OF THE MASK ORDINANCE AGENDA ITEM AT THE BEGINNING OF THE MEETING

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved consideration of the mask ordinance agenda item at the beginning of the City Council meeting.

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

Following discussions by the Council and citizens, upon a motion to call for a vote by Councilmember Sutton, which was duly seconded and failed 2-5 with Councilmembers Gettys, Jackson, Lindsay, Pender, and Reno dissenting. The action failed to end 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. This item was requested for consideration at this meeting and the motion to end the ordinance requirement failed upon vote of the Council.

Dana Adams, Rock Hill resident, addressed the City Council.

Mark Nosacka, Piedmont Medical Center CEO, addressed the City Council.

Dr. Martha Edwards, Rock Hill physician, addressed the City Council.

Amy Jopson, Rock Hill resident, addressed the City Council.

Dr. Norma Gray, Rock Hill resident, addressed the City Council.

Billy Roam, 719 Cody Court, Fort Mill resident, addressed the City Council.

HELD PUBLIC HEARING ON THE COMPREHENSIVE PLAN UPDATE - ROCK HILL 2030

Mayor Gettys and the City Council held a Public Hearing on the Comprehensive Plan Update – Rock Hill 2030.

Pursuant to the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended, the City must update its comprehensive plan every ten years and review it every five years. Rock Hill's plan update must be completed by December 2020. Part of this process includes a public hearing.

Over the last year and a half, staff has been working closely with the community to develop one of the City's most important plans for the future - the Comprehensive Plan Update - Rock Hill 2030. Guided by a Steering Committee and a comprehensive community engagement plan, this 10-year plan provides a vision and policy framework to guide decisions that will affect Rock Hill for the next ten years. The Comprehensive Plan is also required to include a Future Land Use Map to guide future decisions regarding growth and development.

Amy Jo Denton, Senior Planner, presented the item to the City Council.

There was no one in attendance wishing to speak in opposition to the item.

David Keely, 1783 Sharonwood Lane, spoke in favor of the item.

RECOGNITION FOR RECEIVING GOVERNMENT FINANCE OFFICERS ASSOCIATION AWARD FOR OUTSTANDING ACHIEVEMENT IN POPULAR ANNUAL FINANCIAL REPORTING

Mayor Gettys and the City Council recognized the City's receipt of the Government Financial Officers Association for Outstanding Achievement in Popular Annual Financial Reporting (PAFR). The City received this award for its Popular Annual Financial Report (PAFR) for the Fiscal Year that ended June 30, 2019. The PAFR extracts information from the comprehensive annual financial report to be readily accessible and understandable to the general public and other interested parties without a background in public finance. The PAFR is a key component of our transparency strategy.

Emily Burns, Performance Analyst, presented the item to the City Council.

Lisa Brown, Office of Strategy Management Director, was recognized as a new Department Head of the City by the Mayor and City Council.

RECOGNIZED INSIDE ROCK HILL GRADUATES

Mayor Gettys and the City Council recognized the Inside Rock Hill graduates.

Due to COVID-19, the Fall 2020 session of Inside Rock Hill (IRH) was a virtual class. This was the 33rd session of IRH, the City's free 10-week civics course that covers all aspects of City operations. Thirty (30) citizens completed the requirement for graduation this session - totaling 730 graduates. The

graduates are Tanzella Barber, David Beaty, Sarah Bechtold, Martin Brotemarkle, Beverly Buchanan, Oscar Buchanan, Carlton Brown, Andre Carelock, Brian Davis, Essie Fielder, Shanda Gilmore, Norma Gray, Nnaemeka Hardy-Holmes Wilson, Daniel Hasegawa, Donn Hess, Stephanie McDuffie, Maria McKee, Kimberly Michel-Clark, Gracie Millender, Marian Proffitt, Mike Proffitt, Charles Respert, Bobbie Roberts, Steven Robison, Megan Roche, Gerry Smith, James Smith, Churise Turner, Valerie Watkins, and Mischelle Young.

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

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

MINUTES OF REGULAR SESSION OF NOVEMBER 9, 2020

ORDINANCE FOR PARTIAL ABANDONMENT OF UTILITY RIGHTS OF WAY AND EASEMENTS ON PROPERTY LOCATED ON FAITH BOULEVARD IN THE CITY OF ROCK HILL

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

ORDINANCE ADOPTING THE COMPREHENSIVE PLAN UPDATE - ROCK HILL 2030 – First Reading

An ordinance entitled AN ORDINANCE ADOPTING THE COMPREHENSIVE PLAN UPDATE - ROCK HILL 2030 was given first reading upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

The Planning Commission adopted a Resolution of the Comprehensive Plan Update - Rock Hill 2030 at their November 10th meeting by a vote of 7-0.

Amy Jo Denton, Senior Planner, presented the item to the City Council.

APROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2020-28 BY CATAWBA RIVER INVESTMENTS LLC (KEITH GLENN) TO ANNEX AND REZONE APPROXIMATELY 120 ACRES OF UNADDRESSED PROPERTIES LOCATED ALONG MT GALLANT ROAD, MUSEUM ROAD, FOXRIDGE ROAD, AND NAUTILUS ROAD FROM BUSINESS DEVELOPMENT DISTRICT I (BD-I), RESIDENTIAL CONSERVATION DISTRICT I (RC-I), AND RESIDENTIAL DEVELOPMENT DISTRICT I (RD-I) IN YORK COUNTY TO SINGLE-FAMILY RESIDENTIAL-2 (SF-2) AND NEIGHBORHOOD COMMERCIAL (NC). THESE PROPERTIES ARE PROPOSED TO BE ANNEXED INTO THE CITY OF ROCK HILL. TAX PARCELS 548-00-00-008, -101, & -104

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved Planning Commission recommendation regarding Petition M-2020-28 by Catawba River Investments LLC (Keith Glenn)

to annex and rezone approximately 120 acres of unaddressed properties located along Mt. Gallant Road, Museum Road, Foxridge Road, and Nautilus Road from Business Development district I (BD-I), Residential Conservation district I (RC-I), and Residential Development district I (RD-I) in York County to Single-Family Residential-2 (SF-2) and Neighborhood Commercial (NC). These properties are proposed to be annexed into the City of Rock Hill, tax parcels 548-00-00-008, -101, & -104.

The applicant is requesting annexation and rezoning in order to facilitate the development of a single-family subdivision and a commercial development on the property. The proposed residential subdivision would occupy 77 acres and would include approximately 80 lots with a minimum size of 20,000 square feet. The proposed commercial development would occupy eight acres and would be developed in accordance with the standards of the Neighborhood Commercial zoning district. The Planning Commission recommended approval of the proposed SF-2 and NC zoning at their November meeting by a vote of 7-0.

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

APPROVED A PETITION FOR ANNEXATION TO THE CITY OF ROCK HILL OF MUSEUM ROAD/MT. GALLANT ROAD AREA IV LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. AS SHOWN ON MAP DATED NOVEMBER 13, 2020

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 Museum Road/Mt. Gallant Road Area IV lying adjacent to the City limits of the City of Rock Hill, S.C. as shown on map dated November 13, 2020.

This is the annexation petition for the property along Mt. Gallant Road, Museum Road, Foxridge Road, and Nautilus 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 MUSEUM ROAD/MT. GALLANT ROAD AREA IV 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 MUSEUM ROAD/MT. GALLANT ROAD AREA IV 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 along Mt. Gallant Road, Museum Road, Foxridge Road, and Nautilus 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 120 ACRES LOCATED ON MT GALLANT ROAD AND MUSEUM ROAD FROM RESIDENTIAL CONSERVATION DISTRICT I (RC-I), RESIDENTIAL DEVELOPMENT DISTRICT I (RD-I) AND BUSINESS DEVELOPMENT DISTRICT I (BD-I) TO SINGLE-FAMILY RESIDENTIAL-2 (SF-2) AND NEIGHBORHOOD COMMERCIAL (NC) – 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 120 ACRES LOCATED ON MT GALLANT ROAD AND MUSEUM ROAD FROM RESIDENTIAL CONSERVATION DISTRICT I (RC-I), RESIDENTIAL DEVELOPMENT DISTRICT I (RD-I) AND BUSINESS DEVELOPMENT DISTRICT I (BD-I) TO SINGLE-FAMILY RESIDENTIAL-2 (SF-2) AND NEIGHBORHOOD COMMERCIAL (NC) was given first reading upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved.

This ordinance will enact the SF-2 and NC zoning for the property along Mt. Gallant Road, Museum Road, Foxridge Road, and Nautilus 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-2020-29 BY WEST END BAPTIST CHURCH TO ANNEX APPROXIMATELY 9.78 ACRES AND REZONE A TOTAL OF APPROXIMATELY 22.10 ACRES AT 1727, 1737, & 1739 MCCONNELLS HIGHWAY AND ADJOINING RIGHT-OF-WAY FROM SINGLE-FAMILY RESIDENTIAL-3 (SF-3) AND SINGLE-FAMILY RESIDENTIAL-5 (SF-5) IN THE CITY, AND RESIDENTIAL DEVELOPMENT DISTRICT I (RD-I) IN YORK COUNTY TO OFFICE AND INSTITUTIONAL (OI). THE PROPERTY LOCATED AT 1739 MCCONNELLS HIGHWAY IS PROPOSED TO BE ANNEXED INTO THE CITY OF ROCK HILL. TAX PARCELS 535-00-00-211 & 537-01-01-004

Upon a motion by Councilmember Reno, which as duly seconded and approved upon a vote of 5-2, with Mayor Gettys and Councilmember Black dissenting, approved Planning Commission recommendation regarding Petition M-2020-29 by West End Baptist Church to annex approximately 9.78 acres and rezone a total of approximately 22.10 acres at 1727, 1737, & 1739 McConnells Highway and adjoining Right-Of-Way from Single-Family Residential-3 (SF-3) and Single-Family Residential-5 (SF-5) in the City, and Residential Development district I (RD-I) in York County to Office and Institutional (OI). The property located at 1739 McConnells Highway is proposed to be annexed into the City of Rock Hill, tax parcels 535-00-00-211 & 537-01-01-004.

The applicant is requesting rezoning of 1727 McConnells Hwy. because the church is a non-conforming use in the SF-3 zoning district. It would be permitted as a conditional use in the OI district. The rezoning would also allow for the possibility of future expansion of the church. In addition to the rezoning

request, the applicant is also requesting the annexation of 1739 McConnells Hwy. in order to facilitate the development of an educational institution on the property. The church plans to lease the property to Providence Classical School which would develop the property initially with modular classrooms and eventually permanent buildings. The school would be a conditional use in the OI zoning district. The Planning Commission recommended approval of the proposed OI zoning at their November meeting by a vote of 7-0.

Eric Hawkins, Planner III, presented the item to the City Council.
Dr. Marcie Davis, 1613 Elgin Ct., addressed the City Council.

APPROVED A PETITION FOR ANNEXATION TO THE CITY OF ROCK HILL OF MCCONNELLS HIGHWAY AREA III LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. AS SHOWN ON MAP DATED NOVEMBER 13, 2020

Upon a motion by Councilmember Reno, which was duly seconded and approved upon a vote of 5-2 with Mayor Gettys and Councilmember Black dissenting, approved a Petition for Annexation to the City of Rock Hill of McConnells Highway Area III lying adjacent to the City limits of the City of Rock Hill, S.C. as shown on map dated November 13, 2020.

This is the annexation petition for the property at 1739 McConnells Hwy.
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 MCCONNELLS HIGHWAY 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 MCCONNELLS HIGHWAY 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 Reno, which was duly seconded and approved upon a vote of 5-2, with Mayor Gettys and Councilmember Black dissenting.

This ordinance will enact the annexation of the property at 1739 McConnells Hwy.

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 22.10 ACRES LOCATED ON MCCONNELLS HIGHWAY FROM RESIDENTIAL DEVELOPMENT DISTRICT I (RD-I), SINGLE FAMILY RESIDENTIAL-3 (SF-3) AND SINGLE FAMILY RESIDENTIAL-5 (SF-5) TO OFFICE AND INSTITUTIONAL (OI) – 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 22.10 ACRES LOCATED ON MCCONNELLS HIGHWAY FROM RESIDENTIAL DEVELOPMENT DISTRICT I (RD-I), SINGLE FAMILY RESIDENTIAL-3 (SF-3) 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 approved upon a vote of 5-2, with Mayor Gettys and Councilmember Black dissenting.

This ordinance will enact the OI zoning for the property at 1727 & 1739 McConnells Hwy as recommended by the Planning Commission.

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

APPROVED AN AMENDMENT TO THE 2020 - 2024 CONSOLIDATED PLAN AND 2020 - 2021 ANNUAL ACTION PLAN TO ALLOCATE CARES ACT FUNDING

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, approved an amendment to the 2020 - 2024 Consolidated Plan and 2020 - 2021 Annual Action Plan to allocate Cares Act Funding.

The City of Rock Hill received a second CDBG-CV allocation of \$558,976 for the 2020-2021 program year. These funds are specifically targeted for CDBG eligible activities that prevent, prepare for, and respond to coronavirus. The proposed activities include additional allocations for food assistance (\$50,000), childcare assistance (\$75,000), housing assistance (\$150,000), utility assistance (\$72,181), homeless shelter assistance (\$100,000), and program administration (\$111,795). The application process for most of these funds will be managed by the Catawba Area Coalition for the Homeless (CACH) who will allocate funds to nonprofit organizations in the community who provide these services to Rock Hill residents.

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

The Mayor and City Council also recognized Jennifer Wilford as the next Economic and Urban Development Director, upon the retirement of Stephen Turner.

APPROVED AN AMENDMENT TO THE 2020 - 2024 CONSOLIDATED PLAN AND 2020 - 2021 ANNUAL ACTION PLAN TO RE-ALLOCATE ANNUAL ENTITLEMENT FUNDS

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, approved an amendment to the 2020 - 2024 Consolidated Plan and 2020 - 2021 Annual Action Plan to re-allocate annual entitlement funds.

An amendment is proposed in order to accommodate a change in use of funds allocated to the Catawba Area Coalition for the Homeless (CACH). \$2,811 was originally allocated to update and implement the 10 Year Plan to Respond to Homelessness. Staff proposed re-allocating these funds to support the cost of

security for homeless shelters to operate on Sundays, which has been identified as an ongoing need in the community.

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

APPROVED AMENDMENTS TO THE 2015 - 2019 CDBG CONSOLIDATED PLAN AND 2019 - 2020 ANNUAL ACTION PLAN TO RE-ALLOCATE ANNUAL ENTITLEMENT FUNDS

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, approved amendments to the 2015 - 2019 CDBG Consolidated Plan and 2019 - 2020 Annual Action Plan to re-allocate annual entitlement funds.

An amendment is proposed in order to accommodate a change in use of funds allocated to the REDI Neighborhood Infrastructure Improvements in the Sunset Park neighborhood area from 2019-2020. \$253,750 was initially allocated for neighborhood improvements. Through a community engagement process, more time sensitive needs have been prioritized. The Clinton Connexion Action Plan request is for \$49,976 to fund an intentional and community driven engagement effort. In conjunction with PRT and the Parks Foundation, a reallocation of \$80,000 is proposed to make improvements at Friedheim Park and Carroll Park. The remaining \$123,774 will be used to address sidewalk needs in Sunset Park.

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

APPROVED FACADE REHABILITATION GRANT PROGRAM APPLICATION FOR 801 SALUDA STREET

Upon a motion by Councilmember Jackson, which was duly seconded and unanimously approved, approved Facade Rehabilitation Grant Program application for 801 Saluda Street.

The owner of The House of Beauty at 801 Saluda Street, has filed an application for the Facade Rehabilitation Grant Program. The improvements include deck replacement, painting, and window replacement. All sides of the building are visible from public roads. A staff committee has reviewed the application. Some items were deemed to be repairs related to deferred maintenance and, therefore, not eligible for assistance. The Facade Rehabilitation Grant Program offers a 25% reimbursement of eligible labor and material costs. The amount recommended and approved for reimbursement was \$1,042.50.

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

APPROVED THE PUBLIC TRANSPORTATION AGENCY SAFETY PLAN AS REQUIRED BY THE FEDERAL TRANSIT ADMINISTRATION RULE 49 U.S.C. CHAPTER 53 REQUIRING CERTAIN OPERATORS OF PUBLIC TRANSPORTATION SYSTEMS THAT RECEIVE FEDERAL FINANCIAL

ASSISTANCE TO DEVELOP PUBLIC TRANSPORTATION AGENCY SAFETY PLANS

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, approved the Public Transportation Agency Safety Plan as required by the Federal Transit Administration (FTA) Rule 49 U.S.C. Chapter 53 requiring certain operators of public transportation systems that receive Federal financial assistance to develop public Transportation Agency Safety Plans.

In accordance with FTA rulings, the City of Rock Hill's My Ride Transit system has developed an Agency Safety Plan to ensure a uniform system of public transit safety management. The safety of employees and the public is paramount in conducting City operations. The City of Rock Hill's Safety Resolution upholds this plan. Jimmy Bagley will serve in the role of Accountable Executive as specified under the new regulations.

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

ANNOUNCED SMARTSWITCH WINNER

This month's SmartSwitch winner, chosen at random by computer, is Willie Douglas. 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

Mayor Gettys and the City Council wished everyone a Happy Thanksgiving and reminded everyone that Thanksgiving Day sanitation routes would run on Friday.

There being no other further business the meeting was adjourned.

Minutes approved and adopted this _____ day of _____ 2020.

Anne P. Harty, Municipal Clerk