

EXECUTIVE SESSION

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, the Council went into Executive Session to discuss three matters not on tonight's agenda which included receiving background information and a discussion of negotiations incident to a potential amendment of an existing intergovernmental agreement related to property in the Downtown area, discussed negotiations incident to proposed contractual arrangements related to a City Utilities matter, and discussed negotiations incident to proposed contractual arrangements related to an Economic Development matter.

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, City Attorney Paul Dillingham, and Municipal Clerk Anne P. Harty. Deputy City Manager Steven Gibson was not in attendance and Lisa Brown, Director of Strategy Management, served in his absence. No members of the media were in attendance.

HELD A PUBLIC HEARING ON THE PETITION FOR ANNEXATION OF CELANESE ROAD/ROSEWOOD DRIVE AREA I

The City Council held a Public Hearing on the Petition for Annexation of Celanese Road/Rosewood Drive Area I in accordance with State Law. There was no one present wishing to speak in favor of or in opposition to the item. Seeing no one present wishing to speak and without objection, the Public Hearing was closed.

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

RECOGNIZED KEVIN O'NEILL FOR BEING NAMED APWA SC EMPLOYEE OF THE YEAR

Kevin O'Neill is an Engineering Technician III in the City's Project Management team and received the 2020 American Public Works Association's (APWA) South Carolina Outstanding Employee of the Year. This award is given to an employee who has demonstrated great customer service, innovation, and overall value to their employer.

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

Kevin O'Neill, Engineering Technician III, was present and was recognized by the City Council.

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

MINUTES OF SPECIAL SESSION OF JANUARY 4, 2021

MINUTES OF REGULAR SESSION OF JANUARY 11, 2021

MINUTES OF JOINT SESSION WITH RHEDC OF JANUARY 14, 2021

MINUTES OF SPECIAL SESSION OF JANUARY 15, 2021

ORDINANCE TO PROVIDE FOR THE DISPOSITION BY SALE OF PROPERTY ON SOUTH WILSON STREET AND WEST BLACK STREET, ROCK HILL, SOUTH CAROLINA BY THE CITY OF ROCK HILL TO KINGER HOMES, LLC – Adopted

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

ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF NOT EXCEEDING \$13,000,000 GENERAL OBLIGATION REFUNDING BONDS, IN ONE OR MORE SERIES, OF THE CITY OF ROCK HILL, SOUTH CAROLINA; FIXING THE FORM AND DETAILS OF THE BONDS; AUTHORIZING THE CITY MANAGER TO DETERMINE CERTAIN MATTERS RELATING TO THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS AND THE DISPOSITION OF THE PROCEEDS THEREOF; AND OTHER MATTERS RELATING THERETO - Adopted

There have been minor changes to the ordinance since first reading including an update to the legal debt limit.

Anne Harty, Chief Financial Officer/Municipal Clerk, 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 11.6 ACRES LOCATED ON MAIN STREET, FINCHER ROAD, AND CARDINAL POINTE DRIVE FROM PLANNED UNIT DEVELOPMENT (PUD) TO MULTI-FAMILY RESIDENTIAL (MFR) - Adopted

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 11.6 ACRES LOCATED ON MAIN STREET, FINCHER ROAD, AND CARDINAL POINTE DRIVE FROM PLANNED UNIT DEVELOPMENT (PUD) TO MULTI-FAMILY RESIDENTIAL (MFR) was given second reading and adopted upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved. There have been no changes to the ordinance since first reading.

At first reading, Council asked about the landscaping that will be required along W. Main Street. Per City Zoning requirements on arterial streets, this development would require a minimum of two canopy trees, four understory trees, and 25 shrubs per 100 feet of road frontage. Existing vegetation may be retained to be counted towards the landscaping requirement and supplemented as needed. In addition, Council asked about pedestrian concerns with the My Ride system. Future modifications to the bus system will be taken into account with this development. The proposed sketch with elevations was made available at the council meeting.

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

ORDINANCE TO AMEND CHAPTER 29, UTILITIES AND APPENDIX A, FEE SCHEDULE OF THE CODE OF THE CITY OF ROCK HILL CONCERNING REHABILITATION OF PRIVATELY-OWNED WATER SYSTEM CONNECTIONS – First Reading

An ordinance entitled AN ORDINANCE TO AMEND CHAPTER 29, UTILITIES AND APPENDIX A, FEE SCHEDULE OF THE CODE OF THE CITY OF ROCK HILL CONCERNING REHABILITATION OF PRIVATELY-OWNED WATER SYSTEM CONNECTIONS was given first reading upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved.

There are a number of private water and sewer systems throughout the City. In order to uphold the safety and integrity of our utility systems, this ordinance seeks to bring on-site water and sewer lines up to established standards through a cost recovery model. City attorney and staff recommended approval.

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

ORDINANCE TO AMEND CHAPTER 29, UTILITIES, OF THE CODE OF THE CITY OF ROCK HILL CONCERNING ELECTRIC RATES – First Reading

An ordinance entitled AN ORDINANCE TO AMEND CHAPTER 29, UTILITIES, OF THE CODE OF THE CITY OF ROCK HILL CONCERNING ELECTRIC RATES was given first reading upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved.

The City is committed to providing high quality electric service that is reliable and at a reasonable cost to serve level. This ordinance seeks to revise the electric commercial General Demand Rate (Schedule GD) and commercial Large General Service Rate (Schedule LG) to add an off-peak demand charge. This adjustment creates a demand option for industrial customers whose off-peak demand exceeds their on-peak demand above 750 KW. These revised GD and LG rates will only impact a few customers. This ordinance also includes two minor revisions. First, it removes the requirement for a load control switch to be installed on a customer's electric water heater to qualify for the residential Great Rate (Schedule GR). Second, it corrects a Scrivener's error on the requirement for a load management switch to be installed on a customer's heat pump to

qualify for the better rate which was inadvertently omitted. City attorney and staff recommended approval.

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

**APPROVED PLANNING COMMISSION RECOMMENDATION
REGARDING PETITION M-2021-01 BY ROBINSON FUNERAL HOME TO
REZONE APPROXIMATELY 0.34 ACRES AT 526 HAMPTON STREET AND
ADJACENT RIGHT-OF-WAY FROM MULTI-FAMILY-15 (MF-15) TO
NEIGHBORHOOD COMMERCIAL (NC). TAX PARCEL 598-25-01-027**

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, approved Planning Commission Recommendation regarding Petition M-2021-01 by Robinson Funeral Home to rezone approximately 0.34 acres at 526 Hampton Street and adjacent right-of-way from Multi-Family-15 (Mf-15) to Neighborhood Commercial (NC). Tax Parcel 598-25-01-027.

The applicant is requesting rezoning in order to combine all of their parcels together under Neighborhood Commercial (NC) zoning. NC zoning is recommended because it is intended for small-scale retail, service, and professional offices that serve the residents of the surrounding neighborhood. While no new development is currently being proposed for the subject property at this time, the funeral home has future plans to construct a garage. The Planning Commission recommended approval of the rezoning at their January meeting by a vote of 4-0 (Graham, Smith, and Mallard absent).

Dennis Fields, Planner II, 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 0.34 ACRES ON HAMPTON
STREET FROM MULTI-FAMILY-15 (MF-15) TO 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 0.34 ACRES ON HAMPTON STREET FROM MULTI-FAMILY-15 (MF-15) TO NEIGHBORHOOD COMMERCIAL (NC) was given first reading upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

This ordinance will enact the Neighborhood Commercial (NC) zoning for the property at 526 Hampton Street as recommended by the Planning Commission.

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

**APPROVED PLANNING COMMISSION RECOMMENDATION
REGARDING PETITION M-2021-02 BY PARK BAPTIST CHURCH (PASTOR
DAVID KIEHN) TO REZONE APPROXIMATELY 7.15 ACRES AT 703 & 717
EAST MAIN STREET AND 706 EAST WHITE STREET AND ADJACENT**

RIGHT-OF-WAY FROM INDUSTRY HEAVY (IH) TO OFFICE AND INSTITUTIONAL (OI). TAX PARCELS 626-02-01-001 (PORTION) AND 626-02-01-012

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved Planning Commission Recommendation regarding Petition M-2021-02 by Park Baptist Church (Pastor David Kiehn) to rezone approximately 7.15 acres at 703 & 717 East Main Street and 706 East White Street and adjacent right-of-way from Industry Heavy (IH) to Office and Institutional (OI). Tax Parcels 626-02-01-001 (portion) and 626-02-01-012.

The applicant is requesting rezoning in order to have consistent zoning for all of their parcels in the area under Office and Institutional (OI) zoning. OI zoning is recommended because it would provide for redevelopment at a scale compatible with existing and planned uses in the area. While no new development is currently being proposed for the subject properties at this time, this will allow for future expansion of the church or other non-industrial uses that are permitted in the OI zoning district. The Planning Commission recommended approval of the rezoning at their January meeting by a vote of 3-0 (Goodner recused; Graham, Smith, and Mallard absent).

Dennis Fields, Planner II, 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 7.15 ACRES LOCATED ON WHITE STREET AND JONES AVENUE FROM INDUSTRY HEAVY (IH) 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 7.15 ACRES LOCATED ON WHITE STREET AND JONES AVENUE FROM INDUSTRY HEAVY (IH) 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 Office Industrial (OI) zoning for the property at 703 & 717 East Main Street and 706 East White Street as recommended by the Planning Commission.

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

APPROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2021-04 BY PSBUILDERS (JOSEPH SPROUSE) TO REZONE APPROXIMATELY 1 ACRE AT 321 HAMPTON STREET AND ADJACENT RIGHT-OF-WAY FROM MULTI-FAMILY-15 (MF-15) TO SINGLE-FAMILY RESIDENTIAL-5 (SF-5). TAX PARCEL 600-04-01-010

Mayor Gettys recused himself from the item and the following ordinance due to a potential conflict of interest and turned the gavel over to Mayor Pro-Tem Pender. An official copy of his statement is made a part of these minutes.

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved Planning Commission Recommendation regarding Petition M-2021-04 by PSBuilders (Joseph Sprouse) to rezone approximately 1 acre at 321 Hampton Street and adjacent right-of-way from Multi-Family-15 (MF-15) to Single-Family Residential-5 (SF-5). Tax Parcel 600-04-01-010.

The applicant is requesting rezoning to Single-Family Residential-5 (SF-5) zoning. Although the development proposal is currently allowed by right, the applicant and owner would like to have a more conforming zoning district. The proposal is to rezone a roughly one-acre area from Multi Family-15 (MF-15) to SF-5 and then redraw the parcel lines to provide a larger lot for the owner's home site and create two other lots that will be developed into two single family homes. A 15-foot easement for an existing driveway will remain on one of the lots. With the historic status of the home, plans will be reviewed and approved by the Rock Hill Board of Historic Review. The Planning Commission recommended approval of the rezoning at their January meeting by a vote of 4-0 (Graham, Smith, and Mallard absent).

Dennis Fields, Planner II, 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 1.0 ACRE LOCATED ON HAMPTON STREET AND MARION STREET FROM MULTI-FAMILY-15 (MF-15) 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 1.0 ACRE LOCATED ON HAMPTON STREET AND MARION STREET FROM MULTI-FAMILY-15 (MF-15) TO SINGLE-FAMILY RESIDENTIAL-5 (SF-5) was given first reading upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved.

This ordinance will enact the SF-5 zoning for the property at 321 Hampton St. as recommended by the Planning Commission.

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

Upon completion of the item, Mayor Pro-Tem Pender returned the gavel to Mayor Gettys.

APPROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2021-05 BY AQUASOL ACQUISITION, LLC, TO REZONE APPROXIMATELY 5.56 ACRES AT 730 NORTH ANDERSON ROAD FROM URBAN DEVELOPMENT DISTRICT (UD) IN YORK COUNTY TO INDUSTRY GENERAL (IG). THE SUBJECT PROPERTY IS PROPOSED TO BE ANNEXED INTO THE CITY OF ROCK HILL. TAX PARCEL 664-00-00-004

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved Planning Commission Recommendation regarding Petition M-2021-05 by Aquasol Acquisition, LLC, to rezone

approximately 5.56 acres at 730 North Anderson Road from Urban Development District (UD) in York County to Industry General (IG). The subject property is proposed to be annexed into the City of Rock Hill. Tax Parcel 664-00-00-004.

This annexation was initiated by the City in accordance with an agreement between the City and the property owner from 2018. The City pursued annexation at that time and ultimately agreed to hold off on the annexation until this year. The general manufacturing use is a conditional use in the Industry General (IG) zoning district. No additional development is proposed. Annexation of properties contiguous to the City promotes greater efficiency in City services and reduces jurisdictional issues. The Planning Commission recommended approval of the proposed IG zoning at their January meeting by a vote of 3-1 (Martens opposed; Graham, Smith, and Mallard absent).

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

APPROVED A PETITION FOR ANNEXATION TO THE CITY OF ROCK HILL OF ROCK HILL INDUSTRIAL PARK AREA III LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. AS SHOWN ON MAP DATED AUGUST 19, 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 Rock Hill Industrial Park Area III lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated August 19, 2020.

This is the annexation petition for the property at 730 N. Anderson Rd. 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 ROCK HILL INDUSTRIAL PARK 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 ROCK HILL INDUSTRIAL PARK 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 Sutton, which was duly seconded and unanimously approved.

This ordinance will enact the annexation of the property at 730 N. Anderson Rd.

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 5.56 ACRES LOCATED ON ANDERSON ROAD AND MOUNT GALLANT FROM URBAN DEVELOPMENT DISTRICT (UD) TO INDUSTRY GENERAL (IG) – 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 5.56 ACRES LOCATED ON ANDERSON ROAD AND MOUNT GALLANT FROM URBAN DEVELOPMENT DISTRICT (UD) TO INDUSTRY GENERAL (IG) was given first reading upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved.

This ordinance will enact the IG zoning for the property at 730 N. Anderson Rd. as recommended by the Planning Commission.

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

**APPROVED PLANNING COMMISSION RECOMMENDATION
REGARDING PETITION M-2021-06 BY ROCK HILL CITY COUNCIL TO
REZONE APPROXIMATELY 13.37 ACRES INCLUDING EVEN-NUMBERED
ADDRESSES 2042-2316 CELANESE ROAD; 2215, 2221, 2229, & 2253
ROSEWOOD DRIVE AND ONE UNADDRESSED PARCEL ON ROSEWOOD
DRIVE; 1919 DUTCHMAN DRIVE AND TWO UNADDRESSED PARCELS ON
DUTCHMAN DRIVE; 1911 HILLTOP ROAD; AND ADJACENT RIGHT-OF-WAY
FROM BUSINESS DEVELOPMENT DISTRICT I (BD-I), RESIDENTIAL
CONSERVATION DISTRICT I (RC-I), AND RESIDENTIAL DEVELOPMENT
DISTRICT I (RD-I) IN YORK COUNTY TO NEIGHBORHOOD COMMERCIAL
(NC) AND SINGLE-FAMILY RESIDENTIAL-3 (SF-3). THE SUBJECT
PROPERTY IS PROPOSED TO BE ANNEXED INTO THE CITY OF ROCK
HILL. TAX PARCELS 634-11-05-001 to -003; 634-11-04-001 to -012 and -015
to -018; and 634-11-03-003 to -005, and -009 & -010**

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved Planning Commission Recommendation regarding Petition M-2021-06 by Rock Hill City Council to rezone approximately 13.37 acres including even-numbered addresses 2042-2316 Celanese Road; 2215, 2221, 2229, & 2253 Rosewood Drive and one unaddressed parcel on Rosewood Drive; 1919 Dutchman Drive and two unaddressed parcels on Dutchman Drive; 1911 Hilltop Road; and adjacent right-of-way from Business Development District I (BD-I), Residential Conservation District I (RC-I), and Residential Development District I (RD-I) in York County to Neighborhood Commercial (NC) and Single-Family Residential-3 (SF-3). The subject property is proposed to be annexed into the City of Rock Hill. Tax Parcels 634-11-05-001 To -003; 634-11-04-001 To -012 And -015 To -018; And 634-11-03-003 To -005, And -009 & -010.

This recommendation seeks to annex and rezone property sponsored by City Council at their December 14, 2020 meeting. The annexation is being undertaken pursuant to the 75 Percent Petition and Ordinance Method as outlined in South Carolina Code of Laws Section 5-3-150. This law provides a mechanism for municipalities to annex property when at least 75% of the freeholders in an area who also own at least 75% of the assessed valuation of real property in the area have signed annexation petitions. The City has received signed petitions from 88% of the freeholders who own 93% of the assessed

value. This annexation proposal involves a significant number of properties in an unincorporated enclave. Annexation of enclaves promotes greater efficiency in City services, ensures development and redevelopment is consistent with City zoning standards, and supports strategies identified in the Comprehensive Plan. The subject area is an especially important enclave because it is on one of the City's most heavily traveled corridors.

The Planning Commission recommended approval of the proposed Neighborhood Commercial (NC) and Single-Family Residential-3 (SF-3) zoning at their January meeting by a vote of 4-0 (Graham, Smith, and Mallard absent).

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

APPROVED A PETITION FOR ANNEXATION TO THE CITY OF ROCK HILL OF CELANESE ROAD/ROSEWOOD DRIVE AREA I LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. AS SHOWN ON MAP DATED JUNE 22, 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 Celanese Road/Rosewood Drive Area I lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated June 22, 2020.

This is the annexation petition for the property along Celanese Road, Rosewood Drive, Dutchman Drive, and Hilltop 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 CELANESE ROAD/ROSEWOOD DRIVE AREA I 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 CELANESE ROAD/ROSEWOOD DRIVE AREA I 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 Celanese Road, Rosewood Drive, Dutchman Drive, and Hilltop 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 13.37 ACRES LOCATED ON CELANESE ROAD FROM RESIDENTIAL DEVELOPMENT I (RD-I), RESIDENTIAL CONSERVATION I (RC-I) AND BUSINESS DEVELOPMENT I (BD-I), TO SINGLE-FAMILY RESIDENTIAL-3 (SF-3) 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 13.37 ACRES LOCATED ON CELANESE ROAD FROM RESIDENTIAL DEVELOPMENT I (RD-I), RESIDENTIAL CONSERVATION I (RC-I) AND BUSINESS DEVELOPMENT I (BD-I), TO SINGLE-FAMILY RESIDENTIAL-3 (SF-3) 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 NC and SF-3 zoning for the property along Celanese Road, Rosewood Drive, Dutchman Drive, and Hilltop 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-2021-07 BY COGUM GLOBAL (VINCENT JAMES) TO REZONE APPROXIMATELY 6.83 ACRES LOCATED AT 750 HECKLE BOULEVARD AND 1405 & 1439 SALUDA STREET FROM MASTER PLANNED COMMERCIAL (MP-C) TO LIMITED COMMERCIAL (LC). TAX PARCELS 623-01-01-010, -013, and -021

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2021-07 BY COGUM GLOBAL (VINCENT JAMES) TO REZONE APPROXIMATELY 6.83 ACRES LOCATED AT 750 HECKLE BOULEVARD AND 1405 & 1439 SALUDA STREET FROM MASTER PLANNED COMMERCIAL (MP-C) TO LIMITED COMMERCIAL (LC). TAX PARCELS 623-01-01-010, -013, And -021.

The applicant is requesting rezoning in order to move forward with new development plans. In June 2019, this property was rezoned from General Commercial (GC) to Master Planned Commercial (MP-C). No portion of the approved plan has been developed and the applicant now wishes to develop the property with only commercial uses and not mixed-uses. Since the new proposal is significantly different than the Master Plan, rezoning is required. The new proposed development would include retail, restaurant, and office uses as shown on the sketch plan. The proposed uses would be either permitted outright or conditional uses in the Limited Commercial (LC) zoning district. The proposed buildings would be one story and total approximately 46,200 square feet. The proposed buildings would front Saluda Street and Albright Road with access from Saluda Street, Albright Road, and Heckle Boulevard. The Planning Commission recommended approval of the rezoning at their January meeting by a vote of 4-0 (Graham, Smith, and Mallard absent).

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 6.83 ACRES LOCATED ON

HECKLE BOULEVARD AND SALUDA STREET FROM MASTER PLANNED COMMERCIAL (MP-C) TO LIMITED COMMERCIAL (LC) – 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 6.83 ACRES LOCATED ON HECKLE BOULEVARD AND SALUDA STREET FROM MASTER PLANNED COMMERCIAL (MP-C) TO LIMITED COMMERCIAL (LC) was given first reading upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved.

This ordinance will enact the LC zoning for the property at 750 Heckle Blvd and 1405 & 1439 Saluda St as recommended by the Planning Commission.

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

APPROVED A GROWTH MANAGEMENT INCENTIVE APPLICATION FOR THE WARREN NORMAN COMPANY

Mayor Gettys recused himself from the item due to a potential conflict of interest and turned the gavel over to Mayor Pro-Tem Pender. An official copy of his statement is made a part of these minutes.

Upon a motion by Councilmember Sutton, which was duly seconded and approved upon a vote of 5-1 with Councilmember Jackson dissenting, approved a Growth Management Incentive application for The Warren Norman Company.

The Warren Norman Company is seeking reimbursement of eligible fees to be paid for a new building and the redevelopment of the former Coke Building at the corner of Cherry Road at Oakland Avenue. The project investment is approximately \$15 million and will be a mix of retail, office, and restaurant uses with up to 100 jobs when the property is fully leased. The estimated fees shown below are based on calculations made by the City's Planning and Development Department. Growth Management Incentives (GMI) will not be reimbursed until a Certificate of Occupancy is issued. Reimbursement is sought for building permit fees \$ 16,830, impact fees \$ 78,430, water meter set fees \$ 5,410, for a total of \$100,670. The GMI Review Committee found that this application meets the requirements of the City's Growth Management Incentive Policy for being in a targeted location, Old Town; being for an approved use; and for meeting the City's design standards. The committee recommended reimbursement of building permit, water/sewer meter set fees and impact fees totaling \$100,670 as part of the City's Growth Management Incentive Policy.

Jennifer Wilford, Economic and Urban Development Director, presented the item to the City Council.

Upon completion of the item, Mayor Pro-Tem returned the gavel to Mayor Gettys.

APPROVED A GROWTH MANAGEMENT INCENTIVE APPLICATION FOR THE HOUSING DEVELOPMENT CORPORATION OF ROCK HILL

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, approved a Growth Management Incentive application for The Housing Development Corporation of Rock Hill.

The Housing Development Corporation of Rock Hill has applied for assistance under the Growth Management Incentive program to build affordable houses at 11 Church Street and 345 Laurens Street. As impact fees and building permit fees are not applicable, only water meter set fees are being sought for reimbursement. The water meter set fees requested for reimbursement on both houses totals \$340. Construction began in December and the total combined investment is estimated at \$280,000.

Jennifer Wilford, 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 Virginia Rolan. 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 Reno expressed that citizens were pleased with the work of contractor ABC Tree Trimming Company.

EXECUTIVE SESSION

Mayor Gettys reported that the City Council met in executive session earlier and that no action was taken.

There being no other further business the meeting was adjourned.

Minutes approved and adopted this _____ day of _____ 2021.

Anne P. Harty, Municipal Clerk