

Council Chambers
Regular Session
Monday, June 14, 2021

CITIZENS' HEARING – 5:30 P.M.

Shekinah Miller, 1090 Constitution Park Blvd., addressed the City Council regarding food boxes.

Toni Hendrix, 222 Sherwood Circle, addressed the City Council regarding stormwater.

Amanda Witherspoon, 330 Frank Street, addressed the City Council regarding stormwater.

Mary Brice, 341 Frank Street, addressed the City Council regarding stormwater.

Betsy O'Brien, NAMI Piedmont Tri-County, addressed the City Council regarding the National Association of Mental Illness services.

Ben Johnson, 310 College Avenue, addressed the City Council regarding the Mattamy Homes development proposal.

Doris Barber, 929 Pebble Road, addressed the City Council regarding stormwater.

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 Steven Gibson, City Attorney Paul Dillingham, and Municipal Clerk Anne P. Harty. Deputy City Manager Jimmy Bagley was not in attendance. Cailyn Derickson from The Herald was also in attendance.

PRESENTATION OF THE POWERFUL MINDS SCHOLARSHIP AND THE BROTHER DAVID MEMORIAL SCHOLARSHIP

City of Rock Hill Key Accounts Manager Laura Cox presented the recipients of the Powerful Minds Scholarship and the Brother David Memorial Scholarship.

Chelsie Duncan, a graduate of Northwestern High School, was presented as the recipient of the Powerful Minds Scholarship. Chelsie articulated the benefits of a local, public utility system in her application essay, emphasizing its role in economic development. Chelsie plans to attend Anderson University this Fall.

Mo'Nay Lockett, a graduate of Northwestern High School, was presented as the recipient of the Brother David Memorial Scholarship. She has volunteered with food banks and the homeless population. Mo'Nay plans to attend Coastal Carolina this Fall.

Chelsie Duncan and Mo'Nay Lockett were present for the recognitions.

Laura Cox, Key Accounts Coordinator, presented the item to the City Council.

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

MINUTES OF SPECIAL SESSION OF MAY 24, 2021

ORDINANCE TO AMEND CHAPTER 14, ELECTIONS, OF THE CODE OF THE CITY OF ROCK HILL, ONLY BY POSTPONING THE 2021 CITY WARD ELECTIONS UNTIL AFTER ADOPTION OF A NEW WARD PLAN -

Adopted

There have been no substantive 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 3.47 ACRES LOCATED ON CRAWFORD ROAD AND WHITNER STREET FROM SINGLE FAMILY RESIDENTIAL- 4 (SF-4) TO OFFICE AND INSTITUTIONAL (OI) – Adopted

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

ORDINANCE AMENDING CHAPTER 10, BUILDINGS AND BUILDING REGULATIONS, OF THE CODE OF THE CITY OF ROCK HILL CONCERNING THE INTERNATIONAL EXISTING BUILDING CODE AND THE INTERNATIONAL PROPERTY MAINTENANCE CODE – Adopted

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

ORDINANCE AMENDING CHAPTER 11, BUSINESSES AND APPENDIX A FEE SCHEDULE OF THE CODE OF THE CITY OF ROCK HILL CONCERNING BUSINESS LICENSES AND BUSINESS LICENSE FEES – First Reading

An ordinance entitled ORDINANCE AMENDING CHAPTER 11, BUSINESSES AND APPENDIX A FEE SCHEDULE OF THE CODE OF THE CITY OF ROCK HILL CONCERNING BUSINESS LICENSES AND BUSINESS LICENSE FEES was given first reading upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved.

After staff review, first reading of this ordinance was unanimously approved without a formal motion at the May 24, 2021 City Council meeting. City Attorney recommended reconsideration of first reading of this ordinance. There have been no changes to the ordinance.

ORDINANCE FOR ABANDONMENT OF UTILITY RIGHTS OF WAY AND EASEMENTS ON PROPERTY LOCATED IN THE VICINITY OF HERLONG AVENUE AND PLATH TOP ROAD IN THE CITY OF ROCK HILL –

First Reading

An ordinance entitled ORDINANCE FOR ABANDONMENT OF UTILITY RIGHTS OF WAY AND EASEMENTS ON PROPERTY LOCATED IN THE VICINITY OF HERLONG AVENUE AND PLATH TOP ROAD IN THE CITY OF ROCK HILL was given first reading upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

The owner is selling this property for the future development of townhomes. The original easements to be abandoned were granted in 1988 and any future needed easements will be reserved. City staff recommended approval.

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

ORDINANCE TO PROVIDE FOR THE DISPOSITION BY TRANSFER OF PROPERTY BY THE CITY OF ROCK HILL TO THE HOUSING DEVELOPMENT CORPORATION OF ROCK HILL – First Reading

An ordinance entitled ORDINANCE TO PROVIDE FOR THE DISPOSITION BY TRANSFER OF PROPERTY 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.

The City wishes to convey the subject properties to the Housing Development Corporation (HDC) for affordable housing purposes. The City Attorney recommended approval.

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

APPROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2021-16 BY GREENWAY RESIDENTIAL DEVELOPMENT LLC (MARK RICHARDSON) TO REZONE APPROXIMATELY 12.4 ACRES AT 805 HECKLE BOULEVARD AND ADJACENT RIGHT-OF-WAY FROM NEIGHBORHOOD COMMERCIAL (NC) AND SINGLE-FAMILY RESIDENTIAL-5 (SF-5) TO MULTI-FAMILY RESIDENTIAL (MFR). TAX PARCEL 597-04-01-051

Upon a motion by Councilmember Pender, which was duly seconded and approved upon a vote of 6-1, with Councilmember Sutton dissenting, approved Planning Commission recommendation regarding Petition M-2021-16 by Greenway Residential Development LLC (Mark Richardson) to rezone approximately 12.4 acres at 805 Heckle Boulevard and adjacent right-of-way from Neighborhood Commercial (NC) and Single-Family Residential-5 (SF-5) to Multi-Family Residential (MFR). Tax Parcel 597-04-01-051.

The applicant requested rezoning in order to facilitate the development of affordable, multi-family apartments on the property. The development is being submitted for tax credit funding as a family development. The conceptual site plan shows eight buildings with 156 total units. The rents and tenant incomes will be restricted at 60% of the Area Median Income (AMI) for all units. The Planning Commission recommended approval of the rezoning at their April meeting by a vote of 6-0 (Christopher absent). This item was first considered by the City Council at the April 26, 2021 meeting and there have been no changes since then.

Dennis Fields, 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 12.4 ACRES AT 805 HECKLE BOULEVARD AND ADJACENT RIGHT-OF-WAY FROM NEIGHBORHOOD COMMERCIAL (NC) AND SINGLE-FAMILY RESIDENTIAL-5 (SF-5) 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 12.4 ACRES AT 805 HECKLE BOULEVARD AND ADJACENT RIGHT-OF-WAY FROM NEIGHBORHOOD COMMERCIAL (NC) AND SINGLE-FAMILY RESIDENTIAL-5 (SF-5) TO MULTI-FAMILY RESIDENTIAL (MFR) was given first reading upon a motion by Councilmember Pender, which was duly seconded and approved upon a vote of 6-1 with Councilmember Sutton dissenting.

This ordinance will enact the MFR zoning for the property at 805 Heckle Boulevard as recommended by the Planning Commission. This item was first considered by the City Council at the April 26, 2021 meeting and there have been no changes since then.

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

Marie Smith, 726 Kings Court, Fort Mill, addressed the City Council.

APPROVED A RESOLUTION FOR THE EXCHANGE AT ROCK HILL TEXTILE MILL SITE UNDER THE SOUTH CAROLINA TEXTILES COMMUNITIES REVITALIZATION ACT

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved a resolution for The Exchange at Rock Hill Textile Mill Site under the South Carolina Textiles Communities Revitalization Act.

This resolution enables certain tax credit options for property located near the Cotton Factory. The Developer has requested this approval to comply with certification requirements set forth in the Textile Mill Statute. This resolution tracks similar approvals by City Council. The City Attorney recommended approval.

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

APPROVED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ROCK HILL AND 302 DAVE LYLE, LLC

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, approved a development agreement between the City of Rock Hill and 302 Dave Lyle, LLC.

The Developer will be investing at least \$1M into the Cotton Warehouse redevelopment for 5,000 square feet of commercial space. Proposed City support includes the extension of a pedestrian walkway and the closure of an alleyway for future shared parking. The City Attorney recommended approval.

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

**APPROVED PUBLIC PARKS AND RECREATION COMMISSION
RECOMMENDATION REGARDING MEMBERSHIP FEE INCREASES FOR
THE TENNIS CENTER**

Upon a motion by Councilmember Reno to approve the Recreation Commission's recommendation presented at the May 10, 2021 budget work session plus a \$25 annual upcharge to out of County members, which was duly seconded and approved upon a vote of 5-2, with Councilmembers Black and Sutton dissenting, approved Public Parks and Recreation Commission recommendation regarding membership fee increases for the Tennis Center.

The Rock Hill Tennis Center member fees are no longer in line with current market pricing. The Parks and Recreation Commission's recommendation to the following membership rates will be effective July 1, 2021: Adult \$250; Family \$375; Senior Family \$225; Senior \$125; Youth \$100. An additional \$25 upcharge will be added to membership rates for those living outside of York County.

John Taylor, Parks Recreation and Tourism Director, presented the item to the City Council.

ANNOUNCED SMARTSWITCH WINNER

This month's SmartSwitch winner, chosen at random by computer, is Anita Glover. 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 Jackson expressed her condolences to the family of Addelene Austin, an individual that was instrumental during the Civil Rights movement in the history of Rock Hill.

Councilmember Sutton made a motion to reconsider Tennis Fees, which received no second. Councilmember Sutton then requested that the Tennis Center maintain records on the number of times a member plays at the Tennis Center, as well as where they reside. Councilmember Pender expressed that if this is required for the Tennis Center, it should be done for all of the City's recreation centers.

Mayor Gettys reminded the public that a Food Truck Friday event will be held June 18, 2021 as part of the Juneteenth celebration.

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 six matters not scheduled to appear on the agenda except for the last item. The matters were to receive background information and legal advice concerning a potential intergovernmental agreement, to receive attorney client

privileged legal advice involving potential agreements to extend City services and utilities for properties near the local airport, Heckle Boulevard, and I-77; to receive legal advice related to a litigation matter involving the City, and to consider Council appointments to City Boards and Commissions.

RETURNED TO REGULAR SESSION

The City Council returned to Regular Session and Mayor Gettys reported that no action was taken.

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, the Council approved the following appointments to City Boards and Commission.

Airport Commission

David Lloyd, 1826 Landry Lane, to a term expiring August 1, 2024.

Stormwater Advisory Board

Terrence Nealy, City staff, to a term expiring July 22, 2024.

William Taylor, 2015 Capstone Court, to a term expiring July 22, 2024.

There being no other further business the meeting was adjourned.

Minutes approved and adopted this _____ day of _____ 2021.

Anne P. Harty, Municipal Clerk