

**EXECUTIVE SESSION – 5:00 P.M.**

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, the Council went into Executive Session to discuss two matters not on tonight's agenda which included discussing negotiations concerning a potential contract involving the City's Information Technology systems and receiving legal advice and discussing a potential intergovernmental agreement.

**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, City Attorney Paul Dillingham, and Municipal Clerk Anne P. Harty. No members of the media were present.

**RECOGNIZED TERRENCE NEALY FOR BEING NAMED A TOP 10 PUBLIC WORKS DIRECTOR**

Ken Nagel, Immediate Past President for the SC American Public Works Association (APWA) and Jim Neal, Technical Director of Engineering & Technology were present and recognized Terrence Nealy as a Top 10 Public Works Director in the nation.

Terrence Nealy, Public Works Director, addressed 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 REGULAR SESSION OF AUGUST 9, 2021**

**ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN INFRASTRUCTURE REIMBURSEMENT AGREEMENT BY AND BETWEEN THE CITY OF ROCK HILL, SOUTH CAROLINA, TKC CCLXXXV, LLC AND SOUTHWOOD CORP., PURSUANT TO TITLE 4, CHAPTER 1 AND CHAPTER 29, CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED; AND OTHER MATTERS RELATING TO THE FOREGOING - Adopted**

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

**ORDINANCE FOR ABANDONMENT OF UTILITY RIGHTS OF WAY AND EASEMENTS ON PROPERTY LOCATED IN THE VICINITY OF CHERRY ROAD AND CELANESE ROAD IN THE CITY OF ROCK HILL – Adopted**

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

**CONSIDER SECOND READING AND ADOPTION OF AN ORDINANCE FOR ABANDONMENT OF UTILITY RIGHT OF WAY AND EASEMENT ON PROPERTY LOCATED IN THE VICINITY OF FUDGE STREET 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 FIRE TOWER ROAD AREA III LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C.** -

Adopted

An ordinance entitled 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 FIRE TOWER ROAD AREA III LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. was given second reading and adopted upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

At their August 9th meeting, City Council directed staff to add additional language to the annexation ordinance that will increase landscaping/buffers on Fire Tower Road and I-77, add signage to prevent trucks from entering onto Fire Tower Road, and add truck parking/dock restrictions. This ordinance enacts the annexation of the property at 1798 Fire Tower Road and an unaddressed parcel.

Dennis Fields, 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 FIRE TOWER ROAD AREA III LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C.** -

Adopted

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At their August 9th meeting, City Council directed staff to add additional language to the annexation ordinance that will increase landscaping/buffers on Fire Tower Road and I-77, add signage to prevent trucks from entering onto Fire Tower Road, and add truck parking/dock restrictions. This ordinance enacts the annexation of the property at 1798 Fire Tower Road and an unaddressed parcel.

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 98.27 ACRES LOCATED ON FIRE TOWER ROAD FROM INDUSTRIAL DEVELOPMENT (ID) AND URBAN DEVELOPMENT (UD) TO INDUSTRY GENERAL (IG) – Adopted**

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 98.27 ACRES LOCATED ON FIRE TOWER ROAD FROM INDUSTRIAL DEVELOPMENT (ID) AND URBAN DEVELOPMENT (UD) TO INDUSTRY GENERAL (IG) was given second reading and adopted upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

There have been no changes to the ordinance since first reading.  
Dennis Fields, Planner III, presented the item to the City Council.

**ORDINANCE TO AMEND CHAPTER 14, ELECTIONS, OF THE CODE OF THE CITY OF ROCK HILL, BY POSTPONING THE 2021 CITY WARD ELECTIONS UNTIL FEBRUARY 8, 2022 – Adopted**

An ordinance entitled ORDINANCE TO AMEND CHAPTER 14, ELECTIONS, OF THE CODE OF THE CITY OF ROCK HILL, BY POSTPONING THE 2021 CITY WARD ELECTIONS UNTIL FEBRUARY 8, 2022 was given second reading and adopted upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved with Councilmembers Black, Jackson, and Reno recusing themselves from this item. An official copy of their statements has been made a part of these minutes.

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

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

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

This lease agreement is for Skytech, Inc. to lease approximately 320 square feet in the Terminal Building at the Rock Hill - York County Airport. The space will be leased “as-is” with Skytech responsible for any upgrades for \$512 per month starting September 15, 2021 and ending the earlier of December 31, 2029 or termination of the separate fixed base operation lease. Staff recommended approval.

Steven Gould, Airport Director, presented the item to the City Council.

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

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

This hanger area lease is for 30-years with a ten-year extension possible. The terms of this lease include the tenant demolishing the Old Terminal Complex, constructing two new hangars, and leasing the hangars for \$5,996 annually. The City will own the hangars at the end of the lease term. Staff recommended approval.

Steven Gould, Airport Director, presented the item to the City Council.

**AN UNCODIFIED ORDINANCE TO PROVIDE FOR THE MANAGEMENT AND LEASE OF REAL PROPERTY LOCATED ON HOMESTEAD ROAD BY THE CITY OF ROCK HILL TO THE HOUSING DEVELOPMENT CORPORATION OF ROCK HILL – First Reading**

An ordinance entitled AN UNCODIFIED ORDINANCE TO PROVIDE FOR THE MANAGEMENT AND LEASE OF REAL PROPERTY LOCATED ON HOMESTEAD ROAD 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 Housing Development Corporation provides day-to-day oversight and management of these properties (since 2015). HDC keeps tenant records, rent ledgers, coordinates repairs, etc. in an unofficial basis, with rents returned to the City. This agreement is a formalization of management duties and will allow a portion of the rental income to support the HDC's mission. Staff recommended approval.

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

**REJECTED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2021-22 BY WODA COOPER COMPANIES (DENIS BLACKBURNE) TO REZONE APPROXIMATELY 18.39 ACRES AT 1055 FINLEY ROAD FROM NEIGHBORHOOD COMMERCIAL (NC) TO MULTI-FAMILY RESIDENTIAL (MFR) AND OFFICE AND INSTITUTIONAL (OI). TAX PARCEL 597-04-01-166**

Upon a motion by Councilmember Lindsay, which was duly seconded and unanimously approved, rejected Planning Commission recommendation regarding Petition M-2021-22 by Woda Cooper Companies (Denis Blackburne) to rezone approximately 18.39 acres at 1055 Finley Road from Neighborhood Commercial (NC) to Multi-Family Residential (MFR) and Office and Institutional (OI), Tax Parcel 597-04-01-166.

The applicant is requested rezoning to develop income-restricted, affordable multi-family apartments on the property. The conceptual site plan shows nine buildings with 216 total units (15.66 units per acre). The Planning Commission recommended approval of the rezoning as requested at their August

3, 2021 meeting by a vote of 5-1 (Smith absent; Graham opposed). City staff did not recommend approval as this project does not support existing goals for new multi-family developments.

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

Clay Cooper, Woda Cooper Corporation, 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 18.39 ACRES AT 1055 FINLEY ROAD FROM NEIGHBORHOOD COMMERCIAL (NC) TO MULTI-FAMILY RESIDENTIAL (MFR) AND OFFICE AND INSTITUTIONAL (OI)**

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 18.39 ACRES AT 1055 FINLEY ROAD FROM NEIGHBORHOOD COMMERCIAL (NC) TO MULTI-FAMILY RESIDENTIAL (MFR) AND OFFICE AND INSTITUTIONAL (OI) failed for lack of a motion.

This ordinance will enact the Multi-Family Residential (MFR) and Office and Institutional (OI) zoning for the property at 1055 Finley Avenue as recommended by the Planning Commission. City staff did not recommend approval as this project does not support existing goals for new multi-family developments.

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

**APPROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2021-24 BY JUNE ENGINEERING CONSULTANTS, INC. (JIMMY DUNN) TO REZONE APPROXIMATELY 0.42 ACRES AT 1110 BURTON STREET FROM RESIDENTIAL CONSERVATION DISTRICT II (RC-II) IN YORK COUNTY TO OFFICE AND INSTITUTIONAL (OI). THE SUBJECT PROPERTY IS PROPOSED TO BE ANNEXED INTO THE CITY OF ROCK HILL. TAX PARCEL 634-00-00-110**

Upon a motion by Councilmember Reno, which was duly seconded and approved upon a vote of 6-1 with Councilmember Black dissenting, approved Planning Commission recommendation regarding Petition M-2021-24 by June Engineering Consultants, Inc. (Jimmy Dunn) to rezone approximately 0.42 acres at 1110 Burton Street from Residential Conservation District II (RC-II) in York County to Office and Institutional (OI). The subject property is proposed to be annexed into the City of Rock Hill, tax parcel 634-00-00-110.

The subject property would be combined with the other recently rezoned properties to develop the site for self-storage and commercial outparcels. The Planning Commission recommended approval of the rezoning as requested at their August 3, 2021 meeting by a vote of 6-0 (Smith absent). See attached staff report for more information.

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

**APPROVED A PETITION FOR ANNEXATION TO THE CITY OF ROCK HILL OF CHERRY ROAD/BURTON STREET AREA II LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. AS SHOWN ON MAP DATED AUGUST 10, 2021**

Upon a motion by Councilmember Reno, which was duly seconded and approved upon a vote of 6-1 with Councilmember Black dissenting, approved a Petition for Annexation to the City of Rock Hill of Cherry Road/Burton Street Area II lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated August 10, 2021.

This is the annexation petition for the property at 1110 Burton Street. Dennis Fields, 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 CHERRY ROAD/BURTON STREET AREA II LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. – First Reading**

An ordinance entitled 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 CHERRY ROAD/BURTON STREET AREA II 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 6-1, with Councilmember Black dissenting.

This ordinance will enact the annexation of the property at 1110 Burton Street.

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 0.42 ACRES AT 1110 BURTON STREET FROM RESIDENTIAL CONSERVATIONDISTRICT II (RC-II) IN YORK COUNTY 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 0.42 ACRES AT 1110 BURTON STREET FROM RESIDENTIAL CONSERVATIONDISTRICT II (RC-II) IN YORK COUNTY 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 6-1, with Councilmember Black dissenting.

This ordinance will enact the Office and Institutional (OI) zoning for the property at 1110 Burton Street as recommended by the Planning Commission.

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

**APPROVED PETITION T-2021-01 BY THE CITY OF ROCK HILL  
PLANNING COMMISSION TO AMEND THE ZONING ORDINANCE OF THE  
CITY OF ROCK HILL BY MAKING TEXT CHANGES AFFECTING CHAPTER  
2: ADMINISTRATION AND CHAPTER 7: CONSTRUCTION STANDARDS FOR  
SUBDIVISIONS, PUBLIC IMPROVEMENTS, AND SITE INFRASTRUCTURE,  
IN RELATION TO FLOOD HAZARD AND STORMWATER POND  
STANDARDS**

Upon a motion by Councilmember Sutton to approve with language to trigger homeowner association involvement, which was duly seconded and unanimously approved, approved Petition T-2021-01 by the City of Rock Hill Planning Commission to amend the Zoning Ordinance of the City of Rock Hill by making text changes affecting Chapter 2: Administration and Chapter 7: Construction Standards for Subdivisions, Public Improvements, and Site Infrastructure, in relation to Flood Hazard and Stormwater Pond Standards.

Last year, City Council adopted some amendments to the Zoning Ordinance in response to the release of SCDHEC's State of the Dams. The amendment applied the City's existing flood protection regulations to properties that the State identified as being within a dam breach inundation zone. Since that time, staff has identified a couple of additional areas in the existing regulations where clarification is needed to carry out the intent of the provisions. Additionally, staff has identified three issues related to detention that need text amendments: a mechanism to convert temporary sediment basins to permanent detention ponds, requiring developers to submit a letter of credit ensure detention ponds are completed, and to prohibit developers from using a quit-claim deed to turn over detention ponds to HOAs. The Planning Commission recommended approval of the amendments at their July meeting by a vote of 6-0 (Commissioner Robinson absent).

Leah Youngblood, Planning and Development Director, presented the item to the City Council.

**ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF  
ROCK HILL CODE, CHAPTER 2: ADMINISTRATION AND CHAPTER 7:  
CONSTRUCTION STANDARDS FOR SUBDIVISIONS, PUBLIC  
IMPROVEMENTS AND SITE INFRASTRUCTURE CONCERNING  
STORMWATER MANAGEMENT – First Reading**

An ordinance entitled ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE, CHAPTER 2: ADMINISTRATION AND CHAPTER 7: CONSTRUCTION STANDARDS FOR SUBDIVISIONS, PUBLIC IMPROVEMENTS AND SITE INFRASTRUCTURE CONCERNING STORMWATER MANAGEMENT was given first reading upon a motion by Councilmember Sutton to add language to trigger homeowner association involvement before second reading, which was duly seconded and unanimously approved.

This ordinance will enact the amendments to the zoning ordinance as recommended by the Planning Commission.

Leah Youngblood, Planning and Development Director, presented the item to the City Council.

**REJECTED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION T-2021-02 BY THE ROCK HILL CITY MANAGER TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL BY MAKING CERTAIN TEXT CHANGES AFFECTING CHAPTER 6: COMMUNITY DESIGN STANDARDS CONCERNING SETBACKS RELATED TO FUTURE ROAD CONSTRUCTION PROJECTS**

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, rejected Planning Commission recommendation to reject Petition T-2021-02 by the Rock Hill City Manager to amend the Zoning Ordinance of the City of Rock Hill by making certain text changes affecting Chapter 6: Community Design Standards concerning setbacks related to future road construction projects.

As an outgrowth of discussions about known road projects with RFATS and SCDOT, City Council is asked to consider a proactive mechanism to protect future right-of-way needs from encroachment by buildings, signs, and other structures. The proposed amendments would apply additional setbacks to structures on property located adjacent to funded roadway construction projects on regional or City of Rock Hill transportation plans, or on York County Pennies for Progress referendums. The Planning Commission considered this item at their July meeting and voted 6-0 (Robinson absent) to recommend that City Council not approve the amendments.

Chris Herrmann, Transportation Planner, presented the item to the City Council.

**ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE, CHAPTER 6: COMMUNITY DESIGN STANDARDS CONCERNING SETBACKS RELATED TO FUTURE ROAD CONSTRUCTION PROJECTS** – First Reading

An ordinance entitled ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE, CHAPTER 6: COMMUNITY DESIGN STANDARDS CONCERNING SETBACKS RELATED TO FUTURE ROAD CONSTRUCTION PROJECTS was given first reading upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved.

This ordinance will enact the amendments to the zoning ordinance.

Chris Herrmann, Transportation Planner, presented the item to the City Council.

**APPROVED PETITION T-2021-03 BY THE ROCK HILL CITY MANAGER TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL BY MAKING CERTAIN TEXT CHANGES AFFECTING CHAPTER 9: SITE AND BUILDING DESIGN STANDARDS, IN RELATION TO RESIDENTIAL DESIGN STANDARDS FOR SINGLE-FAMILY DEVELOPMENT**



Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved Petition T-2021-03 by the Rock Hill City Manager to amend the Zoning Ordinance of the City of Rock Hill by making certain text changes affecting Chapter 9: Site and Building Design Standards, in relation to residential design standards for Single-Family development.

Staff recently received house plans including garages that are set on one side of a recessed entryway, with a room on the other. While this meets the current standards of the Zoning Ordinance from a technical standpoint, it fails to meet the intent of the subject provision, which is to have the front door of the home be more prominent than the garage. The proposed amendments will clarify that these types of garages are not allowed. Additionally, the proposed changes would prohibit side-facing garages from being out-of-scale with the overall structure. These changes would apply to new construction outside of established residential subdivisions, as well as to homes within neighborhoods that are currently under development if the master home design has not already been approved. The Planning Commission recommended approval of the amendments at their July meeting by a vote of 5-1 (Mallard opposed, Robinson absent).

Leah Youngblood, Planning and Development Director, presented the item to the City Council.

**ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE, CHAPTER 9: SITE AND BUILDING DESIGN STANDARDS CONCERNING DESIGN STANDARDS FOR GARAGES** – First Reading

An ordinance entitled ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE, CHAPTER 9: SITE AND BUILDING DESIGN STANDARDS CONCERNING DESIGN STANDARDS FOR GARAGES was given first reading upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved.

This ordinance will enact the amendments to the zoning ordinance as recommended by the Planning Commission.

Leah Youngblood, Planning and Development Director, presented the item to the City Council.

**APPROVED A RESOLUTION AUTHORIZING THE CITY OF ROCK HILL, SOUTH CAROLINA, TO PUBLISH A NOTICE OF PUBLIC HEARING RELATING TO THE ADOPTION OF THE SOUTHSIDE REDEVELOPMENT PLAN; AUTHORIZING THE CITY TO PROVIDE NOTICE THEREOF TO YORK COUNTY, SOUTH CAROLINA AND ROCK HILL SCHOOL DISTRICT NO. 3 OF YORK COUNTY, SOUTH CAROLINA; AND OTHER MATTERS RELATING THERETO**

Upon a motion by Councilmember Jackson, which was duly seconded and unanimously approved, approved a resolution authorizing the City of Rock Hill, South Carolina, to publish a Notice of Public Hearing relating to the adoption of the Southside Redevelopment Plan; authorizing the City to provide notice thereof

to York County, South Carolina and Rock Hill School District No. 3 of York County, South Carolina; and other matters relating thereto.

This resolution authorized the City to notify both York County and the Rock Hill School District of its intent to create a new TIF District for Rock Hill's Southside. This resolution also established a public hearing to be held on October 11th at 6pm. City staff recommended approval.

Lisa Brown, Director of Strategy Management, presented the item to the City Council.

### **APPROVED REQUEST FOR WATER AND SEWER UTILITY SERVICE FOR PROPERTY AT 129 BACKWATER TRAIL**

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, approved request for water and sewer utility service for property at 129 Backwater Trail.

At their August 9th meeting, City Council requested additional information regarding the landscaping/buffer requirements between the County and City codes. Included in the packet is a table showing these requirement differences. The applicant is requesting utility service for a 15,138 square foot office building and a 10,000 square foot truck/machinery maintenance facility. The property is currently undeveloped and is not currently contiguous to the City Limits (although on August 9th City Council approved 1st reading for annexation of an adjoining property to the north). The Utility Service Policy requires City Council approval and the development to comply with the City's design standards.

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

### **APPROVED SUBAWARD AGREEMENT WITH CLINTON COLLEGE FOR THE CLINTON HEALTH CONNEXTION**

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, approved Subaward agreement with Clinton College for the Clinton Health Connexion.

The City of Rock Hill received an award for \$3,875,000 from the Department of Health and Human Service for a period from 7/1/2021-6/30/2023. The City will subaward \$3,482,953 to Clinton College to implement the Clinton Health ConNEXTion, which is a collaborative project to improve health literacy & reduce health disparities including COVID-19 response, in Rock Hill's 6 most vulnerable census tracts with various community health partners including Impact York County, North Central Family Medical Center and Affinity Health. Staff recommended approval.

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

### **APPROVED AN ELECTRIC CUSTOMER CREDIT**

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, approved an electric customer credit.

City Council will consider a utility bill credit for all electric customers of \$200 on September 6, 2021. Following the City's implementation of a 4%

decrease in electrical residential rates in July 2020, the City has received an additional credit on its purchase power expense. City Council's approval of this item would allocate these funds in the form of a credit back to its electric customers.

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

**ANNOUNCED SMARTSWITCH WINNER**

This month's SmartSwitch winner, chosen at random by computer, is Shang Chen. 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 Black requested a long-range road infrastructure plan.

Councilmember Jackson reminded everyone to wear masks and wash their hands given the increase in the number of COVID-19 cases due to the Delta variant.

Mayor Gettys and the City Council extended condolences to the family of Anne Springs Close and recognized Mrs. Closes' leadership and guidance to the betterment of our community.

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

There being no other further business the meeting was adjourned.

Minutes approved and adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

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Anne P. Harty, Municipal Clerk