

EXECUTIVE SESSION

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, the Council went into Executive Session to discuss six matters not on tonight's agenda which include potential agreements related to the extension of City services and legal matters related thereto for areas near I-77, Saluda Street, and the northeastern area of the City; a potential intergovernmental agreement and a potential City Council agreement and related legal advice; and a potential agreement regarding a neighborhood services/housing development corporation matter and related legal advice.

SPECIAL SESSION - 6:00 P.M.

Council met in special session with Mayor Gettys and Councilmembers Black, Jackson, Lindsay, Reno, and Sutton. Mayor Pro Tem Pender was not in attendance. Also present were City Manager David Vehaun, Deputy City Manager Jimmy Bagley, and Municipal Clerk Anne P. Harty. Deputy City Manager Steven Gibson and City Attorney Paul Dillingham were not in attendance. Brent Thompkins served as City Attorney. There were no members of the media present.

PROCLAIMED THE CITY OF ROCK HILL AS A PURPLE HEART CITY

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, proclaimed the City of Rock Hill as a Purple Heart City.

The Purple Heart Medal is awarded to members of the U.S. armed forces who are wounded or killed in action. In an effort to honor and recognize the service and sacrifice of Purple Heart Medal recipients, the City Council proclaimed the City of Rock Hill as a Purple Heart City. In honor of Purple Heart recipients, the City of Rock Hill, in collaboration with the Military Order of the Purple Heart, also dedicated the Charlotte Avenue Bridge as the Purple Heart Bridge.

Mayor Gettys presented the proclamation.

Kirk Clark, Rock Hill Purple Heart Commander, was present and recognized Purple Heart recipients in attendance.

RECOGNITION FOR THE COVID-19 REFLECTION PROJECT AND PRESENTATION OF KEYS TO THE CITY

Mayor Gettys and the City Council gave recognition for the COVID-19 Reflection Project and presented Keys to the City to Richard Vincent Lee, Jr., James G. Bagley, and Mark D. Nosacka.

Since the outbreak of COVID-19, the people of Rock Hill have come together to help support one another – through the Rock Hill/Piedmont Medical Center Vaccination Clinic, Rock Hill Unite program, and a number of community-

led efforts. Since that time, a group of invested Rock Hill stakeholders, in working with members throughout York County, are developing recommendations for a COVID-19 Reflection Project.

Mayor Gettys presented the item to the City Council and also presented Richard Vincent Lee, Jr., James G. Bagley, and Mark D. Nosacka with Keys to the City.

Rick Lee, SCDHEC Board Member, was present and addressed the City Council.

Jimmy Bagley, Deputy City Manager, was present and addressed the City Council.

Mark Nosacka, Chief Executive Officer, was present and addressed the City Council.

Susan McCarver, Melanie Jones, and Will King, members of the COVID-19 Reflection Committee also addressed the City Council.

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

MINUTES OF REGULAR SESSION OF SEPTEMBER 13, 2021

ORDINANCE TO PROVIDE FOR THE DISPOSITION BY SALE OF PROPERTY ON NORTHPARK DRIVE IN TECHPARK, ROCK HILL, SOUTH CAROLINA BY THE CITY OF ROCK HILL TO SILVER WATERFORD LLC. -

Adopted

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

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 AND CHAPTER 8: DEVELOPMENT STANDARDS CONCERNING STORMWATER MANAGEMENT -

Adopted
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 AND CHAPTER 8: DEVELOPMENT STANDARDS CONCERNING STORMWATER MANAGEMENT was given second reading and adopted upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved.

Following feedback from City Council at first reading, additional language was added to explain the conveyance of detention ponds between the developer and the homeowner associations.

ORDINANCE FOR PARTIAL ABANDONMENT OF UTILITY RIGHTS OF WAY AND EASEMENTS ON PROPERTY LOCATED ON AUTOMALL PARKWAY IN THE CITY OF ROCK HILL – First Reading

An ordinance entitled ORDINANCE FOR PARTIAL ABANDONMENT OF UTILITY RIGHTS OF WAY AND EASEMENTS ON PROPERTY LOCATED ON AUTOMALL PARKWAY IN THE CITY OF ROCK HILL was given first reading upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved.

This request seeks a partial easement abandonment located at 689 Automall Parkway on property owned by Claude W. Burns, III Limited Family Partnership. The partial easement to be abandoned was originally granted on June 6, 2012. Since then, the property owner has submitted plans to construct an oil change facility. No additional easements are needed at this time. Staff recommended approval.

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

WITHDREW PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M- 2021-26 BY MATTAMY HOMES (JERRY WHELAN) TO REZONE APPROXIMATELY 24.75 ACRES AT 1730 FIELDCREST CIRCLE (PORTION) AND ADJACENT RIGHT-OF-WAY FROM SINGLE-FAMILY RESIDENTIAL-5 (SF-5) TO SINGLE-FAMILY ATTACHED (SF-A). TAX PARCEL 636-01-01-006 (PORTION)

Planning Commission recommendation regarding Petition M- 2021-26 by Mattamy Homes (Jerry Whelan) to rezone approximately 24.75 acres at 1730 Fieldcrest Circle (portion) and adjacent right-of-way from Single-Family Residential-5 (SF-5) to Single-Family Attached (SF-A). Tax Parcel 636-01-01-006 (portion) originally failed for lack of a motion. Councilmember Sutton requested that the Mayor allow reconsideration of the item. Upon Mayor approval for reconsideration, Councilmember Sutton made a motion to accept the Planning Commission recommendation to reject the petition, which was duly seconded. Prior to a vote, the applicant requested to withdraw the item. Councilmember Sutton requested to withdraw his motion without objection.

The applicant, Mattamy Homes, requested rezoning to SF-A in order to facilitate the development of townhomes on most of the property (about 3.5 acres near the end of Arboretum Road is not proposed to be rezoned and would remain SF-5). The proposed townhome use is a conditional use in the SF-A zoning district. The project originally proposed 91 units, however after the Planning Commission meeting, the applicant removed two buildings (8 units), which reduced the proposed project to 83 units. The Planning Commission voted 1-4, to recommend denial of the rezoning request, with Vice-Chair Christopher voting in favor and Commissioners Smith, Goodner, Robinson, and Martens voting in opposition (Graham and Mallard absent). Staff recommended approval with 83 units.

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

Matt Mandle, ESP Associates, Inc., 3475 Lakemont Blvd, Fort Mill, addressed the City Council.

Ben Stevens, 810 Brooksmill Drive, Tega Cay, representing Mattamy Homes, 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 24.75 ACRES AT 1730 FIELDCREST CIRCLE (PORTION) AND ADJACENT RIGHT-OF-WAY FROM SINGLE-FAMILY RESIDENTIAL-5 (SF-5) TO SINGLE-FAMILY ATTACHED (SF-A) – Withdrawn

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 24.75 ACRES AT 1730 FIELDCREST CIRCLE (PORTION) AND ADJACENT RIGHT-OF-WAY FROM SINGLE-FAMILY RESIDENTIAL-5 (SF-5) TO SINGLE-FAMILY ATTACHED (SF-A) was withdrawn per request of the applicant.

APPROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION T-2021-04 BY THE ROCK HILL PLANNING COMMISSION TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL BY MAKING CERTAIN TEXT CHANGES AFFECTING CHAPTER 1: GENERAL PROVISIONS AND CHAPTER 3: ZONING DISTRICTS, TO ESTABLISH A DESIGN OVERLAY DISTRICT (DOD) AND TO APPLY IT TO THE PROPERTIES LISTED THEREIN

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved Planning Commission Recommendation regarding Petition T-2021-04 by the Rock Hill Planning Commission to amend the Zoning Ordinance of the City of Rock Hill by making certain text changes affecting Chapter 1: General Provisions and Chapter 3: Zoning Districts, to establish a Design Overlay District (DOD) and to apply it to the properties listed therein.

The proposed intent of the amendment is to raise development standards to encourage new development and redevelopment in the vicinity of I-77 to be of higher quality. These amendments would be in addition to the baseline standards of the Zoning Ordinance. The Planning Commission voted to recommend approval of the proposed design overlay district 3-2 (with Commissioners Christopher, Smith and Goodner voting in favor, Commissioners Robinson and Martens voting in opposition, and Commissioners Graham and Mallard absent). Staff recommended approval.

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 1: GENERAL PROVISIONS AND CHAPTER 3:

ZONING DISTRICTS, TO ESTABLISH A DESIGN OVERLAY DISTRICT (DOD) AND TO APPLY IT TO THE PROPERTIES LISTED THEREIN – First Reading

An ordinance entitled ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE, CHAPTER 1: GENERAL PROVISIONS AND CHAPTER 3: ZONING DISTRICTS, TO ESTABLISH A DESIGN OVERLAY DISTRICT (DOD) AND TO APPLY IT TO THE PROPERTIES LISTED THEREIN was given first reading upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved.

This ordinance will enact the amendments to Chapter 1: General Provisions and Chapter 3: Zoning Districts as recommended by the Planning Commission. The City Council requested the ordinance also apply restrictions to future annexations and areas outside of the City limits receiving City water and sewer service.

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

APPROVED FACADE REHABILITATION GRANT PROGRAM APPLICATION FOR 736 SALUDA STREET

Upon a motion by Councilmember Reno, which was duly seconded and approved upon a vote of 4-2 with Councilmembers Sutton and Black dissenting, approved a Façade Rehabilitation Grant for 736 Saluda Street.

The property seeking assistance through the Façade Rehabilitation Grant Program is a beauty salon located at 736 Saluda Street. The applicant seeks assistance with the installation of new windows and a door. The facade work proposal carries a cost of \$3,996. If approved, the City's share (25%) of the project would be \$999. The actual amount paid will be based on paid receipts. A review committee found that the proposed expenses meet the program policies and that this address has not received a façade grant in the past. Staff recommended approval.

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

APPROVED EMPLOYMENT AGREEMENT WITH MUNICIPAL JUDGE

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved an employment agreement with the Municipal Judge.

Section 19-3 of the City Code provides for the City Council to appoint a judge for a term of two years. The proposed agreement with Judge Jane Modla is through September 28, 2023.

Brent Thompkins, City Attorney, presented the item to the City Council.

ANNOUNCED SMARTSWITCH WINNER

This month's SmartSwitch winner, chosen at random by computer, is Jenae Massey. 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

There was no miscellaneous business.

RETURNED TO EXECUTIVE SESSION

RETURNED TO SPECIAL SESSION

The City Council returned to Special Session and Mayor Gettys reported 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