

**CITIZENS HEARING – 5:30 P.M.**

No citizens spoke at the Citizens Hearing.

**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. None of the matters were scheduled to appear on the agenda except for the last one. The Council received legal advice as to a litigation-related matter and legal agreement; background information and legal advice concerning potential agreements involving the extension of City services for properties near Saluda Street and Constitution Boulevard; legal advice concerning a municipal court matter; employment of City employees; and related legal advice and consider Council appointments to City Boards and Commissions.

**REGULAR SESSION - 6:00 P.M.**

Council met in regular session with Mayor Gettys, Mayor Pro Tem Lindsay and Councilmembers Black, Pender, Reno, and P. Sutton. Councilmember K. Sutton was not in attendance. 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 in attendance.

**RECEIVED PRESENTATION FROM COMPORIUM**

Comporium is authorized to apply for an infrastructure credit against its license tax liabilities to the State and use these credits to fund infrastructure. Comporium's Matt Dosch, Executive Vice President and COO, notified the City Council of \$405,000 in infrastructure credits from Comporium to the City to partially fund infrastructure costs for Aspen Business Park.

Upon a motion by Councilmember Pender, the City Council approved the following three agenda items:

**APPROVED MINUTES OF THE REGULAR SESSION OF DECEMBER 12, 2022**

**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 CEL-RIVER ROAD AREA V LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C.** – Adopted

There were no 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 0.6 ACRE LOCATED ON CEL-RIVER ROAD FROM RESIDENTIAL SINGLE FAMILY 40 (RSF-40) TO INDUSTRY GENERAL (IG) AND DESIGN OVERLAY DISTRICT (DOD)** – Adopted

There were no changes to the ordinance since first reading.

**APPROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2022-29 BY ANNE BLACKWELL TO AMEND THE EXISTING HECKLE BUSINESS PARK PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW PERSONAL SERVICE (TYPE A) USES AT 1626, 1658, & 1674 CRANIUM DRIVE. TAX PARCELS 595-08-01-006 TO -017**

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, approved the Planning Commission recommendation regarding Petition M-2022-29 by Anne Blackwell to amend the existing Heckle Business Park Planned Unit Development (PUD) to allow Personal Service (Type A) Uses at 1626, 1658, & 1674 Cranium Drive. Tax parcels 595-08-01-006 to -017.

The applicant is requesting amending the existing Heckle Business Park PUD to allow Personal Service (Type A) Uses in three office buildings along Cranium Drive. The Planning Commission recommended approval of the amendments to the PUD at their December 6, 2022 meeting by a vote of 3-0 (Graham, Christopher, and Nazeer absent, Smith recused).

Dennis Fields, Planner III, Planning & Development, 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 1626, 1658, AND 1674 CRANIUM DRIVE LOCATED IN THE HECKLE BUSINESS PARK FROM PLANNED UNIT DEVELOPMENT (PUD) TO AN AMENDED PLANNED UNIT DEVELOPMENT (PUD) – 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 1626, 1658, AND 1674 CRANIUM DRIVE LOCATED IN THE HECKLE BUSINESS PARK FROM PLANNED UNIT DEVELOPMENT (PUD) TO AN AMENDED PLANNED UNIT DEVELOPMENT (PUD) was given first reading upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

This ordinance will enact the amendments to the Heckle Boulevard PUD to allow Personal Services (Type A) Uses at 1626, 1658, & 1674 Cranium Drive as recommended by the Planning Commission.

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

**APPROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2022-30 BY HUNT CLUB VILLAS CONDOMINIUM HOMEOWNERS ASSOCIATION INC. (KEVIN CRANFORD) TO REZONE APPROXIMATELY 6.73 ACRES AT 1532 THROUGH 1590 HUNT CLUB COURT FROM URBAN DEVELOPMENT (UD) IN YORK COUNTY TO MULTI-FAMILY RESIDENTIAL (MFR). THE SUBJECT PROPERTIES ARE PROPOSED TO BE ANNEXED INTO THE CITY OF ROCK HILL. TAX PARCELS 662-00-00-016 & 662-06-01-001 TO -055**

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, approved Planning Commission recommendation regarding Petition M-2022-30 by Hunt Club Villas Condominium Homeowners Association Inc. (Kevin Cranford) to rezone approximately 6.73 acres at 1532 through 1590 Hunt Club Court from Urban Development (UD) in York County to Multi-Family Residential (MFR).

The subject properties are proposed to be annexed into the City of Rock Hill. Tax parcels 662-00-00-016 & 662-06-01-001 to -055.

The applicant is requesting annexation and rezoning as voted on by the Hunt Club Villas Homeowners Association. The site is fully developed with 55 individually owned condominium units. Condominiums are considered multi-family in the City and are permitted in the MFR zoning district. The Planning Commission recommended approval of the MFR zoning at their December 6, 2022 meeting by a vote of 4-0 (Graham, Christopher, and Nazeer absent).

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

**APPROVED A PETITION FOR ANNEXATION TO THE CITY OF ROCK HILL OF HUNT CLUB COURT AREA I LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. AS SHOWN ON MAP DATED NOVEMBER 8, 2022**

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, approved a Petition for Annexation to the City of Rock Hill of Hunt Club Court Area I lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated November 8, 2022.

This is the annexation petition for the properties at 1532 through 1590 Hunt Club Court.

Dennis Fields, Planner III, Planning & Development, 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 HUNT CLUB COURT 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 HUNT CLUB COURT 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 Pender, which was duly seconded and unanimously approved.

This ordinance will enact the annexation of the properties at 1532 through 1590 Hunt Club Court.

Dennis Fields, Planner III, Planning & Development, 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 6.73 ACRES LOCATED ON HUNT CLUB COURT FROM URBAN DEVELOPMENT (UD) TO MULTI FAMILY RESIDENTIAL (MFR) – 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 6.73 ACRES LOCATED ON HUNT CLUB COURT FROM URBAN DEVELOPMENT (UD) TO MULTI FAMILY RESIDENTIAL (MFR) was given first reading upon a motion by Councilmember Pender, which was duly seconded and unanimously approved.

This ordinance will enact the MFR zoning on the properties at 1532 through 1590 Hunt Club Court as recommended by the Planning Commission.

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

**APPROVED A RESOLUTION ADOPTING THE YORK COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN**

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, approved a Resolution adopting the York County Multi-Jurisdictional Hazard Mitigation Plan.

The York County Multi-Jurisdictional Hazard Mitigation Plan requires updates every five years, with the last update adopted in 2017. The plan is designed to meet the federal regulations set forth by the Disaster Mitigation Act of 2000 which requires all local, county, tribal, and state governments to develop a multi-hazard mitigation plan for their respective jurisdictions to be eligible to receive certain mitigation and public assistance funds. The City worked with York County, surrounding municipalities, the four school districts, and York County Natural Gas Authority to update the plan.

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

**ANNOUNCED SMARTSWITCH WINNER**

Mayor Gettys announced Linda Williams as this month's SmartSwitch winner, chosen at random by computer. This customer receives 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 Council wished Councilmember Pender a Happy Birthday.

**RETURNED TO EXECUTIVE SESSION**

Councilmember K. Sutton joined City Council in executive session.

**RETURNED TO REGULAR SESSION**

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

Upon a motion by Councilmember Black, which was approved without objection, the Council approved the following appointments to City Boards and Commissions.

**Citizen Review Board**

Alice Hardin Meeks, 828 Green Street, to a term expiring January 31, 2025.

Cleopatra Allen, 704 Pinebough Lane, to a term expiring January 31, 2025.

Marvin Brown, 1624 Beacon Hill Court, to a term expiring January 31, 2025.

**Clean and Green**

Brienne Mobley, 2337 Eden Terrace, Apt. 102, to a term expiring April 14, 2024.

**Mayor's Committee on People with Disabilities**

Judy Rauppis, 4608 Deer Run, to a term expiring January 26, 2026.

Trina Perry, 855 Finley View Drive, to a term expiring January 26, 2026.

Sarah Dunning, 2115 Crosstrail Ridge, to a term expiring January 26, 2026.

Tree Commission

Joshua Nypaver, 1559 Tuckers Glenn Drive, to a term expiring January 30, 2026.

Barry Chitwood, 2019 Landry Lane, to a term expiring January 30, 2026.

There being no further business the meeting was adjourned.

Minutes approved and adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

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Anne P. Harty, Municipal Clerk