

CITIZENS HEARING – 5:30 P.M.

Mr. Carter Threatt, Ms. Allie Conradie, and Mr. Jackson Thomas, Rock Hill High School students, addressed the City Council regarding the DECA program.

EXECUTIVE SESSION

Upon a motion by Councilmember K. Sutton, which was duly seconded and unanimously approved, the Council went into Executive Session to discuss eleven matters. None of the matters were scheduled to appear on the regular agenda other than the last matter. The Council discussed background information and received legal advice as to existing and potential litigation matters, discussed potential contracts concerning the sale, lease or purchase of properties in the downtown/urban core, Heckle Boulevard, and the I-77 areas of the City, received legal advice regarding potential contracts concerning the sale, lease or purchase of properties in the downtown/urban core, Heckle Boulevard, and the I-77 areas of the City, and discussed 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, K. Sutton, and P. 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. Media in attendance was Ben Simon of the *Post & Courier*.

HELD A PUBLIC HEARING ON CERTAIN UTILITY STANDARDS AS REQUIRED BY THE INFRASTRUCTURE INVESTMENT AND JOBS ACT OF 2021

Mayor Gettys and the City Council held a Public Hearing on certain Utility Standards as required by the Infrastructure Investment and Jobs Act of 2021.

The Public Utility Regulatory Policies Act of 1978 (PURPA) was amended by the Infrastructure Investment and Jobs Act of 2021 requiring certain utilities to consider two new electric standards in order to further PURPA's energy goals: (1) demand response and demand flexibility practices to reduce electric consumption during high demand periods, and (2) policies promoting electric vehicle charging infrastructure. Citizens had the opportunity to provide input on the standards. There were no citizens present wishing to speak in favor of or in opposition to the item. The Public Hearing was closed without objection.

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

APPROVED THE MINUTES OF THE SPECIAL SESSION OF OCTOBER 23, 2023

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, approved the Minutes of the Special Session of October 23, 2023.

ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE BY MAKING CERTAIN CHANGES IN THE OFFICIAL ZONING MAP AFFECTING APPROXIMATELY 1.2 ACRES LOCATED ON HERLONG AVENUE FROM NEIGHBORHOOD OFFICE (NO) TO NEIGHBORHOOD COMMERCIAL (NC) – Adopted

Councilmember Reno recused himself from the item due to a potential conflict of interest. An official copy of his statement is made part of these minutes.

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 1.2 ACRES LOCATED ON HERLONG AVENUE FROM NEIGHBORHOOD OFFICE (NO) TO NEIGHBORHOOD COMMERCIAL (NC) was adopted upon a motion by Councilmember Pender, which was duly seconded and unanimously approved.

There were no changes to the ordinance since first reading.

ORDINANCE OF THE CITY OF ROCK HILL CODE BY MAKING CERTAIN CHANGES IN THE OFFICIAL ZONING MAP AFFECTING APPROXIMATELY 1.25 ACRES LOCATED ON PARK AVENUE FROM MULTI-FAMILY 15 (MF-15) TO OFFICE AND INSTITUTIONAL (OI) – Adopted

An ordinance entitled AN ORDINANCE OF THE CITY OF ROCK HILL CODE BY MAKING CERTAIN CHANGES IN THE OFFICIAL ZONING MAP AFFECTING APPROXIMATELY 1.25 ACRES LOCATED ON PARK AVENUE FROM MULTI-FAMILY 15 (MF-15) TO OFFICE AND INSTITUTIONAL (OI) was adopted upon a motion by Councilmember K. Sutton, which was duly seconded and unanimously approved.

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 1.1 ACRES LOCATED ON MCDOW DRIVE FROM MULTI-FAMILY 15 (MF-15) TO OFFICE AND INSTITUTIONAL (OI) – 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 1.1 ACRES LOCATED ON MCDOW DRIVE FROM MULTI-FAMILY 15 (MF-15) TO OFFICE AND INSTITUTIONAL (OI) was adopted upon a motion by Councilmember Pender, which was duly seconded and unanimously approved.

There were no changes to the ordinance since first reading.

ORDINANCE TO ADD AN UNCODIFIED ORDINANCE TO THE CODE OF THE CITY OF ROCK HILL TO CERTIFY PROPERTY AS A TEXTILE MILL SITE AS PROVIDED BY SECTION 12-65-60 OF THE SOUTH CAROLINA TEXTILES COMMUNITIES REVITALIZATION ACT (S.C. CODE SECTION 12-65-10 ET SEQ.) FOR THAT CERTAIN PROPERTY LOCATED AT 542 AND 547 RAUCH STREET, ROCK HILL, SOUTH CAROLINA

– First Reading

An ordinance entitled AN ORDINANCE TO ADD AN UNCODIFIED ORDINANCE TO THE CODE OF THE CITY OF ROCK HILL TO CERTIFY PROPERTY AS A TEXTILE MILL SITE AS PROVIDED BY SECTION 12-65-60 OF THE SOUTH CAROLINA TEXTILES

COMMUNITIES REVITALIZATION ACT (S.C. CODE SECTION 12-65-10 ET SEQ.) FOR THAT CERTAIN PROPERTY LOCATED AT 542 AND 547 RAUCH STREET, ROCK HILL, SOUTH CAROLINA was given first reading upon a motion by Councilmember Pender, which was duly seconded and unanimously approved.

This ordinance enables certain tax credit options for the property located on Rauch Street. The Developer has requested this approval to comply with certification requirements set forth in the Textile Mill Statute. The City Attorney recommended approval.

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

APPROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2023-29 BY THE CITY OF ROCK HILL TO REZONE APPROXIMATELY 40.1 ACRES AT 300, 302, 304, 306, 308, 312, 320, 330, 332, 346, 358, 360, 362, 364, 405, 408, 412, 416, 426, 430, & 442 W. MAIN STREET, 816 CONSTITUTION BOULEVARD, 108, 133, 140, & 161 STEWART AVENUE, 503 WHITE STREET, 119 LAUREL STREET, AND ADJACENT RIGHT-OF-WAY FROM GENERAL COMMERCIAL (GC), INDUSTRY BUSINESS (IB), AND SINGLE-FAMILY 5 (SF-5) TO OFFICE AND INSTITUTIONAL (OI). TAX PARCELS 598-10-01-003, 598-12-01-001 TO -003, 598-12-02-001 TO -019, & 598-13-03-009

Upon a motion by Councilmember K. Sutton, which was duly seconded and unanimously approved, approved Planning Commission recommendation regarding petition M-2023-29 by the City of Rock Hill to rezone approximately 40.1 acres at 300, 302, 304, 306, 308, 312, 320, 330, 332, 346, 358, 360, 362, 364, 405, 408, 412, 416, 426, 430, & 442 W. Main Street, 816 Constitution Boulevard, 108, 133, 140, & 161 Stewart Avenue, 503 White Street, 119 Laurel Street, and adjacent right-of-way from General Commercial (GC), Industry Business (IB), and Single-Family 5 (SF-5) to Office and Institutional (OI). Tax Parcels 598-10-01-003, 598-12-01-001 to -003, 598-12-02-001 to -019, & 598-13-03-009.

The rezoning request will allow the Housing Development Corporation to rehabilitate and reestablish an existing 4-unit residential building at 405 W. Main Street. It also applies a more appropriate zoning district for the cemetery, water tower and electrical substation uses on the east side of Main Street. The Planning Commission recommended approval of the rezoning at their October 3, 2023 meeting by a vote of 3-0 (Watts recused; Christopher, Dicks, and Nazeer absent).

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 40.1 ACRES LOCATED ON WEST MAIN STREET, CONSTITUTION BOULEVARD, STEWART AVENUE, WEST WHITE STREET, AND LAUREL STREET FROM SINGLE FAMILY RESIDENTIAL-5 (SF-5), GENERAL COMMERCIAL (GC) AND INDUSTRY BUSINESS (IB) 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 40.1 ACRES LOCATED ON WEST MAIN STREET, CONSTITUTION BOULEVARD, STEWART AVENUE, WEST WHITE STREET, AND LAUREL STREET FROM SINGLE FAMILY RESIDENTIAL-5 (SF-5), GENERAL

COMMERCIAL (GC) AND INDUSTRY BUSINESS (IB) TO OFFICE AND INSTITUTIONAL (OI) was given first reading upon a motion by Councilmember K. Sutton, which was duly seconded and unanimously approved.

This ordinance will enact the OI zoning for the properties at West Main Street, Constitution Boulevard, Stewart Avenue, West White Street and Laurel Street 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-2023-30 BY THE CITY OF ROCK HILL TO REZONE APPROXIMATELY 11.2 ACRES AT 801 CRAWFORD ROAD, 758 CLARINDA STREET AND ADJACENT RIGHT-OF-WAY FROM SINGLE-FAMILY 4 (SF-4) TO OFFICE AND INSTITUTIONAL (OI). TAX PARCELS 600-06-08-015 & 600-12-02-004

Upon a motion by Councilmember K. Sutton, which was duly seconded and unanimously approved, approved Planning Commission recommendation regarding petition M-2023-30 by the City of Rock Hill to rezone approximately 11.2 acres at 801 Crawford Road, 758 Clarinda Street and adjacent right-of-way from Single-Family 4 (SF-4) to Office and Institutional (OI). Tax Parcels 600-06-08-015 & 600-12-02-004.

The rezoning of the properties will reduce the required front setback and allow for the proposed building renovation plans for the Emmett Scott Center. It is also a more appropriate zoning district for the events held at the facility. The Planning Commission recommended approval of the rezoning at their October 3, 2023 meeting by a vote of 4-0 (Christopher, Dicks, and Nazeer absent).

Shana Marshburn, Planner II, 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 11.2 ACRES LOCATED ON CRAWFORD ROAD FROM SINGLE-FAMILY RESIDENTIAL-4 (SF-4) 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 11.2 ACRES LOCATED ON CRAWFORD ROAD FROM SINGLE-FAMILY RESIDENTIAL-4 (SF-4) TO OFFICE AND INSTITUTIONAL (OI) was given first reading upon a motion by Councilmember K. Sutton which was duly seconded and unanimously approved.

This ordinance will enact the OI zoning for the properties at 801 Crawford Road and 758 Clarinda Street as recommended by the Planning Commission.

Shana Marshburn, Planner II, Planning & Development, presented the item to the City Council.

REJECTED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION T-2023-04 BY THE ROCK HILL CITY MANAGER TO AMEND THE ZONING ORDINANCE AFFECTING CHAPTER 4: LAND USE: PRIMARY USES; CHAPTER 5: LAND USE: ACCESSORY AND TEMPORARY USES; CHAPTER 8: DEVELOPMENT STANDARDS;

CHAPTER 10: NONCONFORMITIES; AND MUNICIPAL CODE: CHAPTER 11, ARTICLE XI: SHORT-TERM RENTALS AND APPENDIX A: FEE SCHEDULE IN RELATION TO SHORT-TERM RENTAL REGULATIONS

Upon a motion by Councilmember K. Sutton, which was duly seconded and unanimously approved, rejected Planning Commission recommendation regarding petition T-2023-04 by the Rock Hill City Manager to amend the zoning ordinance affecting Chapter 4: Land Use: Primary Uses; Chapter 5: Land Use: Accessory and Temporary Uses; Chapter 8: Development Standards; Chapter 10: Nonconformities; and Municipal Code: Chapter 11, Article XI: Short-Term Rentals and Appendix A: Fee Schedule in relation to Short-Term Rental Regulations.

Staff proposed amending the regulations to create a more simplified review process for future units. The Planning Commission recommended denial of staff recommendation at their November 7, 2023 meeting by a vote of 6-0 (Dicks absent).

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

ORDINANCE TO AMEND CHAPTER 11, BUSINESSES OF THE MUNICIPAL CODE OF THE CITY OF ROCK HILL AND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL, CHAPTER 4: LAND USE: PRIMARY USES, CHAPTER 8: DEVELOPMENT STANDARDS, CHAPTER 10: NONCONFORMITIES, AND APPENDIX A, FEE SCHEDULE CONCERNING SHORT-TERM RENTALS – First Reading

An ordinance entitled AN ORDINANCE TO AMEND CHAPTER 11, BUSINESSES OF THE MUNICIPAL CODE OF THE CITY OF ROCK HILL AND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL, CHAPTER 4: LAND USE: PRIMARY USES, CHAPTER 8: DEVELOPMENT STANDARDS, CHAPTER 10: NONCONFORMITIES, AND APPENDIX A, FEE SCHEDULE CONCERNING SHORT-TERM RENTALS was given first reading upon a motion by Councilmember K. Sutton, which was duly seconded and unanimously approved.

This ordinance will enact the amendments to the Short-Term Rental regulations as recommended by staff.

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

APPROVED A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCK HILL TO RATIFY AND CONFIRM ACCEPTANCE OF CITY STREETS

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, approved a Resolution of the City Council of the City of Rock Hill to ratify and confirm acceptance of city streets.

In compliance with Chapter 26, Article VII regarding ownership of streets, Council much consider by resolution an updated Official Road Map by list or map. The updated map and list show all the changes since the most recent resolution, adopted August 14, 2023.

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

DENIED ADOPTING THE DEMAND RESPONSE AND DEMAND FLEXIBILITY STANDARD AND THE ELECTRIC VEHICLE CHARGING PROGRAM STANDARD IN

ACCORDANCE WITH THE PUBLIC UTILITY REGULATORY POLICIES ACT (PURPA) OF 1978, AS AMENDED BY THE INFRASTRUCTURE INVESTMENT AND JOBS ACT OF 2021

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, denied adopting the Demand Response and Demand Flexibility Standard and the Electric Vehicle Charging Program Standard in accordance with the Public Utility Regulatory Policies Act (PURPA) of 1978, as amended by the Infrastructure Investment and Jobs Act of 2021.

The Public Utility Regulatory Policies Act of 1978 (PURPA) was amended by the Infrastructure Investment and Jobs Act of 2021 requiring certain utilities to consider two new electric standards in order to further PURPA's energy goals: (1) demand response and demand flexibility practices to reduce electric consumption during high demand periods, and (2) policies promoting electric vehicle charging infrastructure. City staff prepared the 2021 PURPA Act Consideration Report to assist with City Council's consideration. Staff recommended a motion to not adopt either standard but to continue with the City's current practices and programs which comply with the spirit and intent of the two standards.

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

APPROVED A GROWTH MANAGEMENT INCENTIVE APPLICATION FOR EDGEWOOD SC, LLC

Upon a motion by Councilmember P. Sutton, which was duly seconded and approved upon a vote of 5-2 with Councilmembers Black and K. Sutton dissenting, approved a Growth Management Incentive Application for Edgewood SC, LLC.

Edgewood SC, LLC requests reimbursement of water meter set fees, impact fees and building permit fees paid to the City of Rock Hill in support of the development of 216 affordable housing units as per the Growth Management Incentive program. Light density quadplexes are planned to match the neighboring homes. The project carries a \$56.5 million development budget. The project will remove a closed and unused former elementary school building. The project will address affordable housing goals contained within the City of Rock Hill Strategic Plan. The fees requested for reimbursement are \$36,964 for water meter set fees, \$141,344 for impact fees, and \$138,008 for building permit fees, for a total of \$316,316.

Lisa Brown, Director, Economic & Urban Development, presented the item to the City Council.

ANNOUNCED SMARTSWITCH AND CUSTOMERCONNECT WINNERS

Mayor Gettys announced Teddi Robin Warner as this month's SmartSwitch winner and Inga Marie Carey as this month's CustomerConnect winner. Both were chosen at random by computer and each will receive a \$50 credit on their next utility bill.

CITY COUNCIL COMMITTEE REPORTS

There were no committee reports.

MISCELLANEOUS BUSINESS

There was no miscellaneous business.

RETURNED TO 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 K. Sutton, which was duly seconded and unanimously approved, the Council approved the following appointments to City Boards and Commissions.

Children and Youth

Queenie Hall, 1508 Billess Court, to a term expiring November 13, 2026.

Mary Robbins Evans, 1155 Glenarden Drive, to a term expiring December 31, 2026.

Cindy Taubenkimel, 1427 Autumn Creek Court, to a term expiring December 31, 2026.

John Sanders, 1025 Ogden Road, to a term expiring December 31, 2026.

Robin Owens, 734 Shadowbrook Drive, to a term expiring December 31, 2026.

Clair Roberts, 634 Guilford Road, to a term expiring November 13, 2026.

Clean and Green Board

Jacob Saylor, 1660 Sandpiper Drive, to a term expiring April 14, 2025.

Community Relations Council

Cynthia Ware, 1677 Mulberry Circle, to a term expiring October 8, 2026.

Public Parks and Recreation Commission

Rene Brannon, 946 Mallard Drive, to a term expiring January 1, 2027.

Larry Erwin, 601 Oakwood Lane, to a term expiring January 1, 2027.

James C. Rhea, III, 894 Sumter Avenue, to a term expiring January 1, 2027.

There being no further business the meeting was adjourned.

Minutes approved and adopted this _____ day of _____ 2023.

Anne P. Harty, Municipal Clerk