

EXECUTIVE SESSION

Upon a motion by Councilmember Black, which was duly seconded and unanimously approved, the Council went into Executive Session to discuss six 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 related to an existing contract concerning the sale, lease or purchase of property in the downtown/urban core of the city, and received legal advice concerning a potential City housing related policy and a zoning ordinance under consideration for property near Albright Road.

SPECIAL SESSION – 6:00 P.M.

Council met in Special 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, City Attorney Paul Dillingham, and Municipal Clerk Anne P. Harty. Deputy City Manager Steven Gibson was not in attendance. Media in attendance was Lamaur Stancil of the *Post & Courier* and Scott Morgan of South Carolina Public Radio.

RECOGNIZED INSIDE ROCK HILL GRADUATES

The Fall 2023 session of Inside Rock Hill (IRH) was the 39th session held. Inside Rock Hill is the City's 10-week civics course that covers all aspects of the City's operations and provide citizens with an inside look at how the City of Rock Hill operates. Twenty-two citizens completed the course for a total of 880 graduates.

Graduates this session were Linda Bailey, Jim Beaver, Jashira Borges-Carrasquillo, David Dobrowski, Jonnetta Erby, Kesha Fee, Jerry Fowler, Diego Lafuente, Jarvis Miller, Nedra Orr-Gordon, Roxan Rawlinson-Ray, Standrick Rhodes, Bruce Roberts, Louise Ruppert, Linder Tucker, and Elizabeth Vann. Honor graduates were Nancy Dixon-McMullen, Vernecia Hartsfield, Tamisala McCrorey, Richard Quandt, Theresa Quandt, and Deborah Thompson.

Dorene Boular, Community Engagement Coordinator, Neighborhood Services, presented the graduates to the City Council.

The Mayor and Council presented a proclamation recognizing Dorene Boular for her contributions to the City of Rock Hill.

Without objection, item 4 e on the consent agenda was moved to item 5 b on the regular agenda.

Upon a motion by Councilmember Black, the City Council approved the following four agenda items:

APPROVED MINUTES OF THE REGULAR SESSION OF NOVEMBER 13, 2023

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 - 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 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) - 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 11.2 ACRES LOCATED ON CRAWFORD ROAD FROM SINGLE-FAMILY RESIDENTIAL-4 (SF-4) TO OFFICE AND INSTITUTIONAL (OI) - 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 126.82 ACRES LOCATED ON MOUNT HOLLY ROAD AND ALBRIGHT ROAD FROM LIMITED COMMERCIAL (LC), SINGLE FAMILY ATTACHED (SF-A) AND SINGLE FAMILY RESIDENTIAL-5 (SF-5) TO MASTER PLANNED COMMERCIAL (MP-C) AND MASTER PLANNED RESIDENTIAL (MP-R) - Deferred

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 126.82 ACRES LOCATED ON MOUNT HOLLY ROAD AND ALBRIGHT ROAD FROM LIMITED COMMERCIAL (LC), SINGLE FAMILY ATTACHED (SF-A) AND SINGLE FAMILY RESIDENTIAL-5 (SF-5) TO MASTER PLANNED COMMERCIAL (MP-C) AND MASTER PLANNED RESIDENTIAL (MP-R) was deferred without objection upon request of the applicant.

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 – Adopted

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 second reading and

adopted upon a motion by Councilmember K. Sutton, which was duly seconded and unanimously approved.

There were two minor changes to the ordinance proposed after first reading, including the extension of the amortization of permits from November 27, 2028 until April 30, 2029 and changing the permit renewal deadline to April 30. These changes make permits run with business licenses for administrative purposes.

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

ORDINANCE TO AMEND APPENDIX A, FEE SCHEDULE, OF THE CODE OF THE CITY OF ROCK HILL CONCERNING BUSINESS LICENSE CLASSIFICATION AND RATES

– First Reading

An ordinance entitled AN ORDINANCE TO AMEND APPENDIX A, FEE SCHEDULED, OF THE CODE OF THE CITY OF ROCK HILL CONCERNING BUSINESS LICENSE CLASSIFICATION AND RATES was given first reading upon a motion by Councilmember K. Sutton, which was duly seconded and unanimously approved.

The South Carolina Business License Standardization Act requires local governments with a business license tax to update their business licensing class schedules every odd-numbered year to go into effect the following year. Accordingly, the Municipal Association of South Carolina (MASC) has recommended that municipalities adopt changes to remain in compliance with the state law. The City Attorney reviewed and recommended approval of the proposed changes.

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

APPROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2023-31 BY LEV DEVELOPMENT LLC (BENJAMIN LEVITE) TO REZONE APPROXIMATELY 0.22 ACRES AT 816 CONFEDERATE AVENUE, 416 LOCUST STREET, AND ADJACENT RIGHT-OF-WAY FROM NEIGHBORHOOD OFFICE (NO) AND MIXED USE CORRIDOR (MUC) TO SINGLE-FAMILY RESIDENTIAL 5 (SF-5). TAX PARCELS 625-01-05-029 & 625-01-05-004 (PORTION)

Upon a motion by Councilmember K. Sutton, which was duly seconded and unanimously approved, approved Planning Commission recommendation regarding petition M-2023-31 by Lev Development LLC (Benjamin Levite) to rezone approximately 0.22 acres at 816 Confederate Avenue, 416 Locust Street, and adjacent right-of-way from Neighborhood Office (NO) and Mixed Use Corridor (MUC) to Single-Family Residential 5 (SF-5). Tax Parcels 625-01-05-029 & 625-01-05-004 (Portion).

The applicant is requesting the rezoning to construct a single-family home on the property. The Planning Commission recommended approval of the rezoning at their November 7, 2023 meeting by a vote of 6-0 (Dicks 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 0.22 ACRE LOCATED ON CONFEDERATE AVENUE FROM MIXED USE

CORRIDOR (MUC) AND NEIGHBORHOOD OFFICE (NO) TO SINGLE FAMILY RESIDENTIAL-5 (SF-5) – 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 0.22 ACRE LOCATED ON CONFEDERATE AVENUE FROM MIXED USE CORRIDOR (MUC) AND NEIGHBORHOOD OFFICE (NO) TO SINGLE FAMILY RESIDENTIAL-5 (SF-5) was given first reading upon a motion by Councilmember K. Sutton, which was duly seconded and unanimously approved.

This ordinance will enact the SF-5 zoning for the property at 816 Confederate Avenue 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-2023-32 BY MARK MAYFIELD TRUSTEE TO REZONE APPROXIMATELY 4.33 ACRES AT 5025 OLD YORK ROAD FROM INDUSTRY BUSINESS (IB) TO LIMITED COMMERCIAL (LC). TAX PARCEL 542-07-01-022

Upon a motion by Councilmember K. Sutton, which was duly seconded and unanimously approved, approved Planning Commission recommendation regarding petition M-2023-32 by Mark Mayfield Trustee to rezone approximately 4.33 acres at 5025 Old York Road from Industry Business (IB) to Limited Commercial (LC). Tax Parcel 542-07-01-022.

Although there is no proposed use at this time, the applicant would like to market the property for redevelopment with Commercial/service uses. The Planning Commission recommended approval of the proposed LC zoning at their November 7, 2023 meeting by a vote of 6-0 (Dicks absent).

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

Jim Hardin, 113 East Main Street, 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 4.33 ACRES LOCATED ON OLD YORK ROAD FROM INDUSTRY BUSINESS (IB) TO LIMITED COMMERCIAL (LC) – 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 4.33 ACRES LOCATED ON OLD YORK ROAD FROM INDUSTRY BUSINESS (IB) TO LIMITED COMMERCIAL (LC) was given first reading upon a motion by Councilmember K. Sutton, which was duly seconded and unanimously approved.

This ordinance will enact the LC zoning for the property at 5025 Old York Road 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-2023-33 BY PALLET PLACE HOLDINGS LLC (CHET LABROZZI) TO

REZONE APPROXIMATELY 2.23 ACRES AT 901, 907, 911 EAST WHITE STREET, 152 & 153 HIGHLAND STREET, AND ADJACENT RIGHT-OF-WAY FROM INDUSTRY HEAVY (IH) TO INDUSTRY GENERAL (IG). TAX PARCELS 628-11-01-007 AND 628-12-01-006 TO -009

Upon a motion by Councilmember K. Sutton, which was duly seconded and unanimously approved, approved Planning Commission recommendation regarding petition M-2023-33 by Pallet Place Holdings LLC (Chet Labrozzi) to rezone approximately 2.23 acres at 901, 907, 911 East White Street, 152 & 153 Highland Street, and adjacent right-of-way from Industry Heavy (IH) to Industry General (IG). Tax Parcels 628-11-01-007 and 628-12-01-006 to -009.

The applicant is requesting rezoning to have future service-related uses in the building. The rezoning also reduces the ability to have more intensive industrial uses which may negatively impact the surrounding area. The Planning Commission recommended approval of the rezoning at their November 7, 2023 meeting by a vote of 6-0 (Dicks 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 2.23 ACRES LOCATED ON EAST WHITE STREET AND HIGHLAND STREET FROM INDUSTRY HEAVY (IH) TO INDUSTRY GENERAL (IG) – 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 2.23 ACRES LOCATED ON EAST WHITE STREET AND HIGHLAND STREET FROM INDUSTRY HEAVY (IH) TO INDUSTRY GENERAL (IG) was given first reading upon a motion by Councilmember K. Sutton, which was duly seconded and unanimously approved.

This ordinance will enact the IG zoning for the property at 901, 907, & 911 East White Street and 152 & 153 Highland Street as recommended by the Planning Commission.

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

ADOPTED THE URBAN FOREST MASTER PLAN

Upon a motion by Councilmember Pender, which was duly seconded and approved upon a vote of 5-2 with Councilmembers Black and Reno dissenting, adopted the Urban Forest Master Plan.

The Urban Forest Master Plan meets the Comprehensive Plan goal of adopting a focused strategy minimizing tree loss impacted by new development. Approval by the City Council adopted the plan as recommended by the Planning Commission and the Tree Commission.

Alex Boyce, Planner II, Planning & Development, presented the item to the City Council.

APPROVED REQUEST TO SPONSOR TO AMEND THE CROFT WEST (ALLSTON) NEIGHBORHOOD MASTER PLAN REGARDING THE OWNER OCCUPATION OF UNITS

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, approved request to sponsor an amendment to the Croft West (Allston)

neighborhood Master Plan regarding the owner occupation of units.

Staff requested City Council sponsor an amendment to the Croft West-Allston Master Plan regarding the percentage of owner-occupied units.

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

ANNOUNCED SMARTSWITCH AND CUSTOMERCONNECT WINNERS

Mayor Gettys announced Steve Sharpe as this month's SmartSwitch winner and Johnathan E. Jones 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

Mayor Gettys recognized City Manager David Vehaun as recipient of the Winthrop University Alumni 2023 Algernon Sydney Sullivan Award.

RETURNED TO EXECUTIVE SESSION

RETURNED TO SPECIAL SESSION

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

There being no further business the meeting was adjourned.

Minutes approved and adopted this _____ day of _____ 2023.

Anne P. Harty, Municipal Clerk