

CITIZENS HEARING – 5:30 P.M.

Lisa Spangler, 1088 Eagle Drive, Rawlinson Acres II, addressed the City Council regarding the development of Rawlinson Corner along West Main Street.

Chad Gerrald, 984 Nightingale Road, Rawlinson Acres I, addressed the City Council regarding the development of Rawlinson Corner along West Main Street.

Fred Bishop, 2199 Purple Martin Drive, Creekside, addressed the City Council regarding the development of Rawlinson Corner along West Main Street.

Heather Brady, 5060 Post Oak Lane, addressed the City Council regarding the development of Rawlinson Corner along West Main Street.

EXECUTIVE SESSION

Upon a motion by Councilmember K. Sutton, which was duly seconded and unanimously approved, the Council went into Executive Session to discuss nine matters. None of the matters were scheduled to appear on the regular agenda other than the last two matters. The Council discussed background information and received legal advice as to existing and potential litigation matters, received legal advice concerning potential zoning ordinance changes under consideration for property near Main Street and Bynum Avenue, discussed and received legal advice related to an existing and a potential contract concerning the sale, lease or purchase of property in the downtown/urban core, the operations center, and I-77 areas of the City, Council appointments to City Boards and Commissions, and received legal advice as to proposed changes to City Council parliamentary and meeting procedures.

REGULAR 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, Deputy City Manager Steven Gibson, City Attorney Paul Dillingham, and Municipal Clerk Anne P. Harty. No media was in attendance.

Upon a motion by Councilmember Reno, the City Council approved the following five agenda items:

APPROVED MINUTES OF THE WORK SESSION OF NOVEMBER 27, 2023

APPROVED MINUTES OF THE SPECIAL SESSION OF NOVEMBER 27, 2023

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

- 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 0.22 ACRE LOCATED ON CONFEDERATE AVENUE FROM MIXED USE CORRIDOR (MUC) AND NEIGHBORHOOD OFFICE (NO) TO SINGLE FAMILY RESIDENTIAL-5 (SF-5) - 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 2.23 ACRES LOCATED ON EAST WHITE STREET AND HIGHLAND STREET FROM INDUSTRY HEAVY (IH) TO INDUSTRY GENERAL (IG) - 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) - 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 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 given second reading and adopted upon a motion by Councilmember Pender, which was duly seconded and unanimously approved.

Changes to the ordinance included stipulations regarding tax exemptions for current and future owners or developers. In addition, there were changes to the Terms & Conditions related to the above tax exemptions and amenities section. The developer agreed to a one-time \$20,000 payment to the City towards needed improvements to Southland Park, such as fencing around the basketball court. This is in addition to required improvements to the roadways, on-street parking, sidewalks, and signage. Further, the language allows the developer to go back to City Council for future amendments, agreeing to an additional \$20,000 per until towards park improvements.

Leah Youngblood, Director, Planning & Development, 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 CAM HANGER 1, LLC – First Reading

An ordinance entitled AN ORDINANCE TO PROVIDE FOR THE LEASE OF SPACE AT THE AIRPORT FROM THE CITY OF ROCK HILL TO CAM HANGER 1, LLC was given second reading and adopted upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

This Hangar Area Lease is for a 30-year lease of raw land at the Airport to allow CAM

Hanger 1, LLC to construct an aircraft hangar totaling 3,025 square feet. The initial rental amount is \$847 per year with annual CPI increases. The City will own the hangar at the end of the lease term. Staff recommended approval.

Steve Gould, Director, Rock Hill-York County Airport, presented the item to the City Council.

ORDINANCE OF A THIRTEENTH SUPPLEMENTAL ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF THE CITY OF ROCK HILL, SOUTH CAROLINA, COMBINED UTILITY SYSTEM REVENUE BONDS, IN ONE OR MORE SERIES, IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT EXCEEDING \$162,000,000; AUTHORIZING THE MAYOR OR CITY MANAGER TO DETERMINE CERTAIN MATTERS WITH RESPECT TO THE BONDS; PRESCRIBING THE FORM AND DETAILS OF THE BONDS; ESTABLISHING CERTAIN FUNDS AND ACCOUNTS IN CONNECTION WITH THE BONDS; AND OTHER MATTERS RELATING THERETO – First Reading

An ordinance entitled AN ORDINANCE OF A THIRTEENTH SUPPLEMENTAL ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF THE CITY OF ROCK HILL, SOUTH CAROLINA, COMBINED UTILITY SYSTEM REVENUE BONDS, IN ONE OR MORE SERIES, IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT EXCEEDING \$162,000,000; AUTHORIZING THE MAYOR OR CITY MANAGER TO DETERMINE CERTAIN MATTERS WITH RESPECT TO THE BONDS; PRESCRIBING THE FORM AND DETAILS OF THE BONDS; ESTABLISHING CERTAIN FUNDS AND ACCOUNTS IN CONNECTION WITH THE BONDS; AND OTHER MATTERS RELATING THERETO was given first reading upon a motion by Councilmember Pender, which was duly seconded and unanimously approved.

This ordinance authorizes the City to begin the next phase of the Wastewater Plan expansion from a capacity of 20 MGD to 30 MGD as discussed in budget work sessions and most recently in the City Council work session on November 27, 2023. Also included in the capital improvement plan and in this bond are funds for an electric substation and related transmission lines on the Southside of Rock Hill, as well as funding for various water line improvements and relocations related to road widenings. Staff recommended approval.

Anne Harty, CFO, Finance, presented the item to the City Council.

AMENDED AND RESTATED GENERAL BOND ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF COMBINED UTILITY SYSTEM REVENUE BONDS OF THE CITY OF ROCK HILL, SOUTH CAROLINA; PRESCRIBING THE FORM OF BONDS; LIMITING THE PAYMENT OF THE BONDS SOLELY TO THE NET REVENUES DERIVED FROM THE OPERATION OF THE SYSTEM AND PLEDGING THE NEXT REVENUES TO SUCH PAYMENT; CREATING CERTAIN FUNDS AND PROVIDING FOR PAYMENTS INTO SUCH FUNDS; AND MAKING OTHER COVENANTS AND AGREEMENTS IN CONNECTION WITH THE FOREGOING – First Reading

An ordinance entitled AN AMENDED AND RESTATED GENERAL BOND ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF COMBINED UTILITY SYSTEM REVENUE BONDS OF THE CITY OF ROCK HILL, SOUTH CAROLINA; PRESCRIBING THE FORM OF BONDS; LIMITING THE PAYMENT OF THE BONDS SOLELY TO THE NET REVENUES DERIVED FROM THE OPERATION OF THE SYSTEM AND PLEDGING THE NEXT REVENUES TO SUCH PAYMENT; CREATING CERTAIN FUNDS AND PROVIDING FOR PAYMENTS INTO SUCH FUNDS; AND MAKING OTHER COVENANTS AND

AGREEMENTS IN CONNECTION WITH THE FOREGOING was given first reading upon a motion by Councilmember K. Sutton, which was duly seconded and unanimously approved.

This ordinance will update various terms related to the City's Combined Utility System debt. The General Bond ordinance includes the rules on parity of debt and the order in which bond holders are paid from revenues of the system. The ordinance covers conditions for the issuance of new bonds, registration and transfer of bonds, the form of the bonds, the refunding/refinancing of bonds, and rules and regulations on junior lien bonds. Rate covenants are also included in the general bond ordinance, which require such things as annual reporting and annual audits. Once these updates are approved, these rules and regulations become the basis for all of the debt associated with the Combined Utility System.

Anne Harty, CFO, Finance, presented the item to the City Council.

FIFTH SUPPLEMENTAL ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF THE CITY OF ROCK HILL, SOUTH CAROLINA, LIMITED OBLIGATION BONDS (HOSPITALITY FEE PLEDGE), IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$20,000,000; AUTHORIZING THE MAYOR OR THE CITY MANAGER TO DETERMINE CERTAIN MATTERS WITH RESPECT TO THE BONDS; PRESCRIBING THE FORM AND DETAILS OF SUCH BONDS; AND OTHER MATTERS RELATING THERETO – First Reading

An ordinance entitled A FIFTH SUPPLEMENTAL ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF THE CITY OF ROCK HILL, SOUTH CAROLINA, LIMITED OBLIGATION BONDS (HOSPITALITY FEE PLEDGE), IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$20,000,000; AUTHORIZING THE MAYOR OR THE CITY MANAGER TO DETERMINE CERTAIN MATTERS WITH RESPECT TO THE BONDS; PRESCRIBING THE FORM AND DETAILS OF SUCH BONDS; AND OTHER MATTERS RELATING THERETO was given first reading upon a motion by Councilmember Pender, which was duly seconded and unanimously approved.

This ordinance will provide for the issuance of the next phase of tourism facilities in the City. This \$20 million bond will cover land, design, construction, improvements and equipping a supplemental 4-court indoor arena facility located near the Rock Hill Sports and Event Center, as well as the renovation of McGirt Auditorium. Additionally, the bond includes funding for the design of the City's next regional park and a grant match for improvements at Armory Park. Bonds will be issued in the Spring of 2024, but approval of the ordinance now will allow the City to reimburse itself for any costs incurred prior to issuance. Staff recommended approval.

Anne Harty, CFO, Finance, presented the item to the City Council.

APPROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION T-2023-05 BY THE ROCK HILL CITY MANAGER TO AMEND THE ZONING ORDINANCE AFFECTING CHAPTER 8: DEVELOPMENT STANDARDS, CHAPTER 9: SITE AND BUILDING DESIGN STANDARDS, AND CHAPTER 10: NONCONFORMITIES, IN RELATION TO NONCONFORMING SITE REQUIREMENTS FOR EXISTING BUSINESS LOCATIONS AND RESIDENTIAL CONVERSIONS, AND ARCHITECTURAL DESIGN STANDARDS RELATED TO GLAZING

Upon a motion by Councilmember K. Sutton with the condition that staff review buffer requirements prior to second reading of the ordinance, which was duly seconded and unanimously approved, approved Planning Commission recommendation regarding petition T-

2023-05 by the Rock Hill City Manager to amend the Zoning Ordinance affecting Chapter 8: Development Standards, Chapter 9: Site and Building Design Standards, and Chapter 10: Nonconformities, in relation to nonconforming site requirements for existing business locations and residential conversions, and architectural design standards related to glazing.

Staff proposed to amend the Zoning Ordinance related to nonconforming sites for existing businesses and residential conversions to lessen the financial burden for small businesses, and other design standards. The Planning Commission recommended approval of the amendments at their December 5, 2023 meeting by a vote of 5-0 (Graham and Goodner absent).

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

ORDINANCE TO AMEND CHAPTER 17, SOLID WASTE OF THE MUNICIPAL CODE OF THE CITY OF ROCK HILL AND TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE, CHAPTER 8: DEVELOPMENT STANDARDS, CHAPTER 9: SITE AND BUILDING DESIGN STANDARDS AND CHAPTER 10: NONCONFORMITIES, CONCERNING SITE REQUIREMENTS FOR EXISTING BUSINESS LOCATIONS AND RESIDENTIAL CONVERSION AND ARCHITECTURAL DESIGN STANDARDS RELATED TO GLAZING – First Reading

An ordinance entitled AN ORDINANCE TO AMEND CHAPTER 17, SOLID WASTE OF THE MUNICIPAL CODE OF THE CITY OF ROCK HILL AND TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE, CHAPTER 8: DEVELOPMENT STANDARDS, CHAPTER 9: SITE AND BUILDING DESIGN STANDARDS AND CHAPTER 10: NONCONFORMITIES, CONCERNING SITE REQUIREMENTS FOR EXISTING BUSINESS LOCATIONS AND RESIDENTIAL CONVERSION AND ARCHITECTURAL DESIGN STANDARDS RELATED TO GLAZING 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 Zoning Ordinance as recommended by the Planning Commission.

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

APPROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION T-2023-06 BY THE ROCK HILL CITY MANAGER TO AMEND THE ZONING ORDINANCE AFFECTING CHAPTER 2: ADMINISTRATION, CHAPTER 3: ZONING DISTRICTS, CHAPTER 4: LAND USE: PRIMARY USES, CHAPTER 5: LAND USE: ACCESSORY USES, CHAPTER 6: COMMUNITY DESIGN STANDARDS, AND CHAPTER 9: SITE AND BUILDING DESIGN STANDARDS, IN RELATION TO SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND DESIGN STANDARDS

Upon a motion by Councilmember K. Sutton with conditions that rental units be allowed at 25% instead of 20% and design standards regarding side facades of residential structures, which was duly seconded and unanimously approved, approved Planning Commission recommendation regarding petition T-2023-06 by the Rock Hill City Manager to amend the Zoning Ordinance affecting Chapter 2: Administration, Chapter 3: Zoning Districts, Chapter 4: Land Use: Primary Uses, Chapter 5: Land Use: Accessory Uses, Chapter 6: Community Design Standards, and Chapter 9: Site and Building Design Standards, in relation to single-

family residential development and design standards.

Staff proposed amending some of the single-family development and design standards in order to address specific issues brought up by constituents, and to bring the standards more in line with those of our peer jurisdictions. The Planning Commission recommended approval of the amendments at their December 5, 2023 meeting by a vote of 5-0 (Graham and Goodner absent).

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

ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE, CHAPTER 2: ADMINISTRATION, CHAPTER 3: ZONING DISTRICTS, CHAPTER 4: LAND USES: PRIMARY USES, CHAPTER 5: LAND USE: TEMPORARY AND ACCESSORY USES, CHAPTER 6: COMMUNITY DESIGN STANDARDS, AND CHAPTER 9: SITE AND BUILDING DESIGN STANDARDS CONCERNING SINGLE-FAMILY DEVELOPMENT AND DESIGN STANDARDS – First Reading

An ordinance entitled AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE, CHAPTER 2: ADMINISTRATION, CHAPTER 3: ZONING DISTRICTS, CHAPTER 4: LAND USES: PRIMARY USES, CHAPTER 5: LAND USE: TEMPORARY AND ACCESSORY USES, CHAPTER 6: COMMUNITY DESIGN STANDARDS, AND CHAPTER 9: SITE AND BUILDING DESIGN STANDARDS CONCERNING SINGLE-FAMILY DEVELOPMENT AND DESIGN STANDARDS 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 Zoning Ordinance as recommended by the Planning Commission.

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 FOR THE CLOSING OF AMERICA STREET TO VEHICULAR AND PEDESTRIAN TRAFFIC

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, approved a Resolution of the City Council of the City of Rock Hill for the closing of America Street to vehicular and pedestrian traffic.

The closing of America Street will allow for the development of Edgewood Place apartments. Staff and the City Attorney recommended approval.

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

APPROVED A RESOLUTION TO RECERTIFY THE GREENS OF ROCK HILL LLC TEXTILE MILL SITE UNDER THE SOUTH CAROLINA TEXTILES COMMUNITIES REVITALIZATION ACT

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, approved a Resolution to recertify the Greens of Rock Hill LLC Textile Mill Site under the South Carolina Textiles Communities Revitalization Act subject to final approval of map by the City Attorney.

This resolution recertifies certain tax credit options for The Greens of Rock Hill, LLC (Riverwalk) property which remains under a development agreement with the City of Rock Hill.

This resolution tracks similar approvals by City Council in the Textile Corridor and Riverwalk. The developer has requested the approval of an updated resolution taking into account recent changes to state law.

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

APPROVED REALLOCATION OF 2022-2023 SOUTH CAROLINA ACCOMMODATIONS TAX MARKETING AND PROMOTIONS FUND (65%) TO THE ADVERTISING AND PROMOTION SPECIAL FUND (30%)

Upon a motion by Councilmember K. Sutton, which was duly seconded and unanimously approved, approved reallocation of 2022-2023 South Carolina Accommodations Tax Marketing and Promotions Fund (65%) to the Advertising and Promotion Special Fund (30%).

Three 2022-2023 recipients of the Accommodations Tax Funding were unable to make their 70/30 match expenditures as approved by City Council in June 2022 as required by the City of Rock Hill's Accommodations Tax (ATAX) Program. The funds requested for reallocation were \$6,827.97 including the interest carryover of \$267.71. The recommendation for this reallocation is for marketing and operational support of sports tourism events including the upcoming UCI BMX Racing World Championships (May 12-18, 2024) and is consistent with the state statute. Staff and the Rock Hill Accommodations Tax/Tourism Commission recommended approval.

David Linder, Tourism Division Manager, presented the item to the City Council.

APPROVED SETTLEMENT AGREEMENT WITH PMPA

Upon a motion by Councilmember K. Sutton, which was duly seconded and unanimously approved, approved a Settlement Agreement with PMPA.

The intent of the settlement is to resolve the pending litigation regarding PMPA rates. The current rate structure for purchased power will continue until year-end 2028 when the City's termination of its supplemental agreement with PMPA terminates. The City Attorney recommended the City Council make the motion to approve the Settlement Agreement and Mutual Release and authorize the City Manager to execute along with any modifications to further the interests of the City.

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

ANNOUNCED SMARTSWITCH AND CUSTOMERCONNECT WINNERS

Mayor Gettys announced Jaden McCullough as this month's SmartSwitch winner and Lorelei Ross 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 noted there would be no second City Council meeting in December.

City Manager Vehaun noted that Eric Hawkins, Zoning Manager, Planning & Development, would be retiring at the end of the year. Mayor Gettys and the City Council recognized Mr. Hawkins for his many years of service to the City.

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.

Construction & Fire Prevention Board of Appeals

Phillip Hull, 2524 Meredith Court, to a term expiring January 28, 2027.

Mayor's Committee For People With Disabilities

Paul Shoda, 1211 Joanies Court, to a term expiring January 26, 2027.

Tree Commission

Timothy Gillette, 1937 Williford Woods Lane, to a term expiring January 30, 2027.

Robert Carter, 538 Ascot Ridge Road, to a term expiring January 30, 2027.

Jan McCoy, 104 Hallmark Crossing, to a term expiring January 30, 2027.

Tourism Commission

Sharad Patel, 1218 Sawgrass Drive, to a term expiring December 10, 2026.

Antonio Mickel, 1034 Flint Hill Street, to a term expiring December 10, 2026.

Betty Plumb, 858 Eden Terrace, to a term expiring December 10, 2026.

Emily Wade, 749 Rockwood Drive, to a term expiring December 10, 2026.

APPROVED PARLIAMENTARIAN AND RELATED RULES

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, approved Parliamentarian and Related Rules, and appointed Spencer & Spencer as Parliamentarian for the City Council.

From time to time, the City Council performs a full comprehensive review of its Rules and Procedures as imperative to protect the best interests of the City. The last time a comprehensive review was done was in 2020.

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

There being no further business the meeting was adjourned.

Minutes approved and adopted this ____ day of _____ 2023.

Anne P. Harty, Municipal Clerk