

CITIZENS HEARING – 5:30 P.M.

Dr. Jamie Cooper and Jim McNeil, York Technical College, addressed the City Council recognizing Jacob Anglin and Cody Russell for winning their respective competitions at the South Carolina States Skills USA Conference. Mr. Anglin addressed the City Council.

Tom Hutto, 901 Shell Avenue, Lake Murray, addressed the City Council regarding short-term rental regulations.

Jack Adams, 736 Jefferson Avenue, addressed the City Council regarding police a police report.

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 agenda except for the last item. The Council discussed background information and received legal advice as to potential and existing litigation matters, discussed and received legal advice related to existing and potential contracts concerning the sale, lease, annexation or purchase of properties near the downtown/urban core areas of the City, discussed background information and received legal advice concerning the City's Zoning Code, discussed background information and received legal advice concerning potential City contracts related to physical plan renovations and general services, 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, Faulkenberry, 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 members of the media were in attendance.

Upon a motion by Councilmember K. Sutton, the City Council approved the following three agenda items:

APPROVED MINUTES OF WORK SESSION OF JANUARY 22, 2024

APPROVED MINUTES OF SPECIAL SESSION OF JANUARY 22, 2024

APPROVED MINUTES OF WORK SESSION OF JANUARY 30, 2024

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 WEST MAIN STREET/RAWLINSON ROAD AREA II LYING ADJACENT

TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. – Adopted

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 WEST MAIN STREET/RAWLINSON ROAD AREA II LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. was given second reading and adopted upon a motion by Councilmember Black with condition that the demolition of the Burger King building and infrastructure construction run concurrently within the next six months, which was duly seconded and approved upon a vote of 6-1 with Councilmember Reno dissenting.

In consultation with the City Attorney, staff recommended the zoning designation be changed from RSF-40 in York County to MP-R for the unincorporated area where the townhomes are proposed to be located. The proposed commercial space that fronts Main Street is already in the City limits and therefore, not included in this annexation ordinance. The MP-R zoning proposed for the townhomes will provide better protections for the surrounding neighborhoods.

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

Steve West, Halpern Enterprises Inc., addressed the City Council.

Dale Sanders, 811 Nightingale Road, 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 40.5 ACRES LOCATED ON WEST MAIN STREET AND RAWLINSON ROAD FROM RESIDENTIAL SINGLE FAMILY 40 (RSF-40), GENERAL COMMERCIAL (GC), MASTER PLANNED COMMERCIAL (MP-C) AND SINGLE FAMILY RESIDENTIAL-3 (SF-3) TO MASTER PLANNED RESIDENTIAL (MP-R) AND LIMITED COMMERCIAL (LC) –

Adopted

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 40.5 ACRES LOCATED ON WEST MAIN STREET AND RAWLINSON ROAD FROM RESIDENTIAL SINGLE FAMILY 40 (RSF-40), GENERAL COMMERCIAL (GC), MASTER PLANNED COMMERCIAL (MP-C) AND SINGLE FAMILY RESIDENTIAL-3 (SF-3) TO MASTER PLANNED RESIDENTIAL (MP-R) AND LIMITED COMMERCIAL (LC) was given second reading and adopted upon a motion by Councilmember Black with condition that the demolition of the Burger King building and infrastructure construction run concurrently within the next six months, which was duly seconded and approved upon a vote of 6-1 with Councilmember Reno dissenting.

In consultation with the City Attorney, staff recommended the zoning designation be changed from RSF-40 in York County, GC, MP-C and SF-3 to MP-R for the proposed townhome location and LC for the proposed commercial area.

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

ORDINANCE TO AMEND CHAPTER 20, OFFENSES AND MISCELLANEOUS PROVISIONS OF THE CODE OF THE CITY OF ROCK HILL CONCERNING THE

TRANSPORT OF AT-RISK INDIVIDUALS – First Reading

An ordinance entitled AN ORDINANCE TO AMEND CHAPTER 20, OFFENSES AND MISCELLANEOUS PROVISIONS OF THE CODE OF THE CITY OF ROCK HILL CONCERNING THE TRANSPORT OF AT-RISK INDIVIDUALS was given first reading upon a motion by Councilmember Black, which was duly seconded and unanimously approved.

This ordinance requires reciprocal and proper arrangements for the transportation and drop-off of certain at-risk persons within the City limits. Community agencies and the RHPD assisted City staff with this proposal. The City Manager and City Attorney recommended approval.

Captain Rod Stinson, Police, presented the item to the City Council.

Alexandra Greenawalt, Executive Director, Pathways, addressed the City Council.

Melissa Carlyle, Operations Coordinator, CACH, addressed the City Council.

ENDORSED THE 2024 GOALS FOR THE ROCK HILL ECONOMIC DEVELOPMENT CORPORATION (RHEDC)

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, endorsed the 2024 goals for the Rock Hill Economic Development Corporation (RHEDC).

The 2024 RHEDC goals were presented at a joint work session with City Council and RHEDC on January 22, 2024. The goals were finalized and adopted by the RHEDC Board at their December 5, 2023 meeting. Staff recommended approval.

Matt Dosch, RHEDC Chair, presented the item to the City Council.

APPROVED FAÇADE REHABILITATION GRANT PROGRAM APPLICATION FOR 538 SOUTH DAVE LYLE BOULEVARD

Upon a motion by Councilmember K. Sutton, which was duly seconded and unanimously approved, approved a Façade Rehabilitation Grant Program application for 538 South Dave Lyle Boulevard.

The proposed façade application seeks to support exterior improvements at the former African American Insurance Building. The intended new use of the building is a co-productivity hub for new and growing entrepreneurs. A 25% reimbursement of \$10,121 was requested based on the total estimated cost of \$40,485. The grant will be reimbursed based on paid receipts. The property is located just outside the Southside TIF. Staff brought the application to City Council for consideration because of the property's location, future use and ability to positively affect Clinton Connexion and Southside TIF redevelopment.

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

RE-ELECTED COUNCILMEMBER LINDSAY AS MAYOR PRO TEM

Upon a motion by Councilmember P. Sutton, which was duly seconded and unanimously approved, the City Council re-elected Councilmember Lindsay as Mayor Pro Tem.

The Home Rule Act requires that Council elect from its membership a Mayor Pro Tem for a term of not more than two years. Mayor Pro Tem Lindsay has served two years and was approved for another two-year term.

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

ANNOUNCED SMARTSWITCH AND CUSTOMERCONNECT WINNERS

Mayor Gettys announced Tyler Davis Webb as this month's SmartSwitch winner and Dylan B. Graff 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.

A.W. Huckle Beautification Fund Committee

Clyde Rodgers, Jr., 2078 Winding Oak Road, to a term expiring March 1, 2027.
Bill Issel, 3025 Chesbrough Boulevard, Apartment 226, to a term expiring March 1, 2027.

Citizen Review Board

Wes Burton, 1553 Blanchard Bend, to a term expiring January 31, 2026.
Judy Honeycutt, 2958 Sancreek Drive, to a term expiring January 31, 2026.
Corey Riley, 295 Anvil Draw Place, to a term expiring January 31, 2026.
Tangela McKnight Brown, 976 Bunker Trace, to a term expiring January 31, 2026.
Royal Blake, 406 Eden Oaks Drive, to a term expiring January 31, 2026.
Will King, 1948 Cavendale Drive, to a term expiring January 31, 2026.
Marilyn Martin, 318 Hancock Union Lane, to a term expiring January 31, 2025.

Community Relations Council

Lindsay Machak, 668 Goldflower Drive, to a term expiring March 10, 2027.
Gemeta Anderson, 706 South Herlong Avenue, to a term expiring March 10, 2027.
Victor Street, 2161 Regency Court, to a term expiring March 10, 2027.

Tourism Commission

Treyton Ryder, 332 Voldemort Street, Unit 105, to a term expiring December 10, 2025.

York County Natural Gas Authority Board

Elizabeth Owen, 712 Land Fall Drive, to a term expiring March 1, 2027.

Upon a motion by Councilmember K. Sutton, which was duly seconded and unanimously approved, the Council approved the following Council appointments:

Appointments Committee

Councilmember John Black
Councilmember Kevin Sutton
Councilmember Perry Sutton

RFATS

Mayor John Gettys
Councilmember Derrick Lindsay
Councilmember Jim Reno
Councilmember Kevin Sutton

RHEDC

Mayor John Gettys
Councilmember John Black
Councilmember Jim Reno

COG

Councilmember Brent Faulkenberry

HDC

Councilmember Brent Faulkenberry
Councilmember Perry Sutton

Traffic Commission

Councilmember Derrick Lindsay

There being no further business the meeting was adjourned.

Minutes approved and adopted this _____ day of _____ 2024.

Anne P. Harty, Municipal Clerk