

EXECUTIVE SESSION – 5:00 P.M.

Upon a motion by Councilmember Black, 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 agenda. The Council received background information and legal advice concerning potential and existing agreements related to the expansion of City and related services near Herlong Avenue and the City of Rock Hill airport, received legal advice concerning zoning related matters concerning properties near Main Street and I-77, discussed background information and received legal advice concerning potential and existing litigation matters involving the City's Utility Department, discussed background information and received legal advice concerning development agreements involving the University Center area, and received legal advice concerning a City of Rock Hill property tax issue.

SPECIAL SESSION – 6:00 P.M.

Council met in Special 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 Steven Gibson, Deputy City Manager Jimmy Bagley, City Attorney Paul Dillingham, and Municipal Clerk Anne P. Harty. No members of the media were in attendance.

Mayor Gettys announced that items 6 a and b, Consider Planning Commission Items regarding petition M-2024-07, had been withdrawn by the applicant.

RECOGNIZED LOCAL RIDERS WHO HAVE QUALIFIED FOR 2024 UCI BMX RACING WORLD CHAMPIONSHIPS

The City of Rock Hill recognized and congratulated the following twelve local riders who have qualified for the 2024 UCI BMX Racing World Championships, to be held at the Rock Hill BMX Supercross Track May 12-18. The riders, aged 9 to 55 years, claim the Rock Hill BMX Supercross Track as their home track. They are Chris Felker, KJ Romero, Mary Hollis Watson, Chelsea Wilson, Gage Yonce, Zach Yonce, Jody Adams, Tristen Gormley, Hutch Griffith, Will Murry, Evelyn Nearpase, and Andrew Savino. All riders were in attendance to be recognized.

John Taylor, Director, Parks Recreation & Tourism, presented the item to the City Council.

RECOGNIZED CATHERINE FAIRCLOTH AND AMELIA ANDERSON FOR THEIR COMMITMENT TO RAISING LOCAL SPONSORSHIP FUNDS AND GENERATING COMMUNITY SUPPORT FOR THE 2024 UCI BMX RACING WORLD CHAMPIONSHIPS

Catherine Faircloth and Amelia Anderson presented the item to the City Council.

RECOGNIZED CHIP HUTCHISON AND SHERRY HUTCHISON FOR THEIR COMMITMENT TO SECURING VOLUNTEERS FOR THE 2024 UCI BMX RACING WORLD

CHAMPIONSHIPS

Chip and Sherry Hutchison presented the item to the City Council.

PROCLAIMED APRIL 2024 AS FAIR HOUSING MONTH

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, approved a proclamation naming April 2024 as Fair Housing Month.

This year marks the 56th anniversary of the Fair Housing Act passage, which protects people from discrimination in housing.

Jason Weil, J.D., Community Engagement Manager, Neighborhood Services, presented the item to the City Council.

Upon a motion by Councilmember Reno, the City Council approved the following three agenda items.

APPROVED MINUTES OF REGULAR SESSION OF APRIL 8, 2024

FIRST SUPPLEMENTAL ORDINANCE APPROVING THE FINANCING OF THE IMPROVEMENT, EXTENSION AND ENLARGEMENT OF THE COMBINED UTILITY SYSTEM OF THE CITY OF ROCK HILL, SOUTH CAROLINA, THROUGH THE BORROWING BY THE CITY OF NOT EXCEEDING \$8,500,000, PLUS CAPITALIZED INTEREST, IF ANY, FROM THE WATER POLLUTION CONTROL REVOLVING FUND BY AGREEMENT WITH THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY, PURSUANT TO TITLE 48, CHAPTER 5, CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED; PROVIDING FOR THE ACCEPTANCE OF A LOAN FROM, AND THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT WITH, THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY, THE EXECUTION AND DELIVERY OF A PROMISSORY NOTE FROM THE CITY TO THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY; AND OTHER MATTERS RELATING THERETO – Adopted

The loan agreement had been received since first reading and was attached to the ordinance as Exhibit A. There were no other changes to the ordinance since first reading.

SECOND SUPPLEMENTAL ORDINANCE APPROVING THE FINANCING OF THE IMPROVEMENT, EXTENSION AND ENLARGEMENT OF THE COMBINED UTILITY SYSTEM OF THE CITY OF ROCK HILL, SOUTH CAROLINA, THROUGH THE BORROWING BY THE CITY OF NOT EXCEEDING \$10,600,000, PLUS CAPITALIZED INTEREST, IF ANY, FROM THE DRINKING WATER REVOLVING FUND BY AGREEMENT WITH THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY, PURSUANT TO TITLE 48, CHAPTER 5, CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED; PROVIDING FOR ACCEPTANCE OF A LOAN FROM, AND THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT WITH, THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY, THE EXECUTION AND DELIVERY OF A PROMISSORY NOTE FROM THE CITY TO THE SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY; AND OTHER MATTERS RELATING THERETO – Adopted

The loan agreement had been received since first reading and was attached to the

ordinance as Exhibit A. There were no other changes to the ordinance since first reading.

ORDINANCE GRANTING PUBLIC RIGHT OF WAY USE AND FRANCHISE BY AGREEMENT BETWEEN THE CITY OF ROCK HILL AND SOUTH CAROLINA TELECOMMUNICATIONS GROUP HOLDINGS, LLC D/B/A SEGRA FOR TELECOMMUNICATIONS SERVICES – First Reading

An Ordinance entitled AN ORDINANCE GRANTING PUBLIC RIGHT OF WAY USE AND FRANCHISE BY AGREEMENT BETWEEN THE CITY OF ROCK HILL AND SOUTH CAROLINA TELECOMMUNICATIONS GROUP HOLDINGS, LLC D/B/A SEGRA FOR TELECOMMUNICATIONS SERVICES was given first reading upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

The proposed agreement with South Carolina Telecommunications Group Holdings, LLC d/b/a Segra, follows similar agreements between the City and other telecommunications providers. The agreement allows use of the City right of way subject to the terms of the agreement and Article 20 of Chapter 9 of Title 58 of the 1976 Code of Laws of South Carolina (“Telecommunications Act”). Charges and fees are set forth and governed by the Telecommunications Act which further requires the City to manage its public rights-of-way on a competitively neutral and nondiscriminatory basis. Staff recommended approval. As requested by Council, revisions were made to the insurance provisions to make them more consistent.

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

PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2024-07 BY MADE FREE REALTY, LLC TO REZONE APPROXIMATELY 2.54 ACRES AT 932 CEDAR STREET AND ADJACENT RIGHT-OF-WAY FROM SINGLE FAMILY RESIDENTIAL-5 (SF-5) TO NEIGHBORHOOD OFFICE (NO). TAX PARCEL 629-22-01-033 - Withdrawn

The applicant, Made Free Realty, LLC, requested that petition M-2024-07 to rezone approximately 2.54 acres at 932 Cedar Street and adjacent right-of-way from Single Family Residential-5 (SF-5) to Neighborhood Office (NO) be withdrawn. Tax Parcel 629-22-01-033.

Leah Youngblood, Director, Planning & Development, addressed the City Council, stating the applicant officially withdrew the application and was planning to develop the property under the current zoning.

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 2.54 ACRES LOCATED ON CEDAR STREET FROM SINGLE FAMILY RESIDENTIAL-5 (SF-5) TO NEIGHBORHOOD OFFICE (NO) - Withdrawn

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 2.54 ACRES LOCATED ON CEDAR STREET FROM SINGLE FAMILY RESIDENTIAL-5 (SF-5) TO NEIGHBORHOOD OFFICE (NO) was withdrawn by the applicant.

APPROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2024-08 BY CELANESE NORTH, LLC (LANE NORMAN) TO REZONE

APPROXIMATELY 26.75 ACRES AT 2990 CELANESE ROAD FROM OFFICE AND INSTITUTIONAL (OI) IN YORK COUNTY TO COMMUNITY COMMERCIAL (CC). THIS PARCEL IS PROPOSED TO BE ANNEXED INTO THE CITY OF ROCK HILL. TAX PARCEL 592-00-00-005

Upon a motion by Councilmember Black, which was duly seconded and unanimously approved, approved Planning Commission recommendation regarding petition M-2024-08 by Celanese North, LLC (Lane Norman) to rezone approximately 26.75 acres at 2990 Celanese Road from Office and Institutional (OI) in York County to Community Commercial (CC). This parcel is proposed to be annexed into the City of Rock Hill. Tax Parcel 592-00-00-005.

The applicant is requesting rezoning to develop office, retail, and commercial buildings on the property. The Planning Commission recommended approval of the rezoning at their April 9, 2024 meeting by a vote of 6-0 (Christopher absent).

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

Richard Hodapp, 102 Warrington Place, addressed the City Council.

Warren Norman, 2700 Celanese Road, addressed the City Council.

Richard Jones, 606 Warrington Place, addressed the City Council.

APPROVED A PETITION FOR ANNEXATION TO THE CITY OF ROCK HILL OF CELANESE ROAD/EBINPORT ROAD AREA II LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. AS SHOWN ON MAP DATED APRIL 5, 2024

Upon a motion by Councilmember K. Sutton, which was duly seconded and unanimously approved, approved a Petition for Annexation to the City of Rock Hill of Celanese Road/Ebinport Road Area II lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated April 5, 2024.

This is the annexation petition for the property located at 2990 Celanese Road.

Shana Marshburn, Planner II, 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 CELANESE ROAD/EBINPORT ROAD AREA II 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 CELANESE ROAD/EBINPORT ROAD AREA II LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. was given first reading upon a motion by Councilmember K. Sutton, which was duly seconded and unanimously approved.

This ordinance will enact the annexation of the property located at 2990 Celanese Road.

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 26.75 ACRES LOCATED ON CELANESE ROAD FROM OFFICE AND INSTITUTIONAL (OI) TO COMMUNITY COMMERCIAL (CC) – 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 26.75 ACRES LOCATED ON CELANESE ROAD FROM OFFICE AND INSTITUTIONAL (OI) TO COMMUNITY COMMERCIAL (CC) was given first reading upon a motion by Councilmember K. Sutton, which was duly seconded and unanimously approved.

This ordinance will enact the CC zoning on the property at 2990 Celanese Road as recommended by the Planning Commission.

Shana Marshburn, Planner II, 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 K. Sutton, 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 must 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 January 22, 2024.

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

ANNOUNCED SMARTSWITCH AND CUSTOMERCONNECT WINNERS

Mayor Gettys announced Mary Sydney Stallworth as the SmartSwitch winner and Danel Andrew Wilson as the 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

Jimmy Bagley, Deputy City Manager, provided an update to the City Council on power outages and utility repairs performed since Saturday's storm.

Mayor Pro Tem Lindsay and Councilmember P. Sutton commented on the community support shown following the storm.

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 _____ 2024.

Anne P. Harty, Municipal Clerk