

CITIZENS HEARING – 5:30 P.M.

Mayor Gettys recognized Blue Collar Roofing and Merritt Roofing for providing roofing work at 542 Whitner Street, 417 Fewell Street, and 1262 Ogden Road as part of the Rebuild South Side project. Matt Tucker, Blue Collar Roofing, and Chris Merritt, Merritt Roofing, addressed the City Council.

The City Council recognized Dale Hoyles for his heroic efforts in saving the occupants of 315 Summit Street from a house fire.

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 agenda except for the last item. The Council discussed a potential intergovernmental agreement and received legal advice related thereto, discussed and received legal advice and background information related to potential contracts concerning the sale, lease, development and/or purchase of land within or near the City's airport area and also along I-77, discussed background information and received legal advice concerning public safety, code enforcement and utility regulatory matters, discussed background information and received legal advice concerning an existing and potential litigation matter(s), 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, Reno, K. Sutton, and P. Sutton. Councilmember Faulkenberry attended remotely. 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.

APPROVED MINUTES OF SPECIAL SESSION OF JUNE 24, 2024

Upon a motion by Councilmember K. Sutton, which was duly seconded and unanimously approved, approved minutes of Special Session of June 24, 2024.

PRESENTED A PROCLAMATION TO RECOGNIZE DALE HOYLES FOR HEROIC EFFORTS IN SAVING THE OCCUPANTS OF 315 SUMMIT STREET

Upon a motion by Councilmember P. Sutton, which was duly seconded and unanimously approved, presented a proclamation to recognize Dale Hoyles for heroic efforts in saving the occupants of 315 Summit Street from a house fire.

Mr. Hoyles addressed the City Council.

Barbara Patterson, family member of the occupants of 315 Summit Street, addressed the City Council.

ORDINANCE TO PROVIDE FOR THE LEASE OF SPACE AT THE AIRPORT FROM THE CITY OF ROCK HILL TO TAXIWAY J, INC. – First Reading

An ordinance entitled AN ORDINANCE TO PROVIDE FOR THE LEASE OF SPACE AT THE AIRPORT FROM THE CITY OF ROCK HILL TO TAXIWAY J, INC. was given first reading upon a motion by Councilmember K. Sutton, which was duly seconded and unanimously approved.

The Master Hangar Area Lease is for a twenty-five year term, with right to extend for an additional fifteen years, of approximately 5.74 acres at the Airport containing fifty-nine hangar units. The lease is modeled after existing lease agreements and will replace leases terminating on December 31, 2024. The initial rent is \$20,319 per year with annual CPI increases. The City will own the hangars at the end of the lease term. The current hangar tenants will sublease their respective hangars from Taxiway J. This lease will benefit the City through continued Airport use and real/personal property taxes. Staff recommended approval.

Steven Gould, Director, Airport, presented the item to the City Council.

Gardy Wilson, President of Taxiway J Hangar Owners Association, addressed the City Council.

ORDINANCE FOR ABANDONMENT OF UTILITY RIGHTS OF WAY AND EASEMENTS ON PROPERTY LOCATED ON CEL-RIVER ROAD IN THE CITY OF ROCK HILL – First Reading

An ordinance entitled AN ORDINANCE FOR ABANDONMENT OF UTILITY RIGHTS OF WAY AND EASEMENTS ON PROPERTY LOCATED ON CEL-RIVER ROAD IN THE CITY OF ROCK HILL was given first reading upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

The property at 211 Cel-River Road, owned by Randolph Yarns II Land Investor Holdings LLC, requires an all-inclusive easement abandonment for the South Carolina Department of Transportation (SCDOT) Cel-River Road widening project. The original easement was recorded before SCDOT made changes to the project; the new easement is needed to reflect these changes. No new easements are required at this time. Staff recommended approval.

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

ORDINANCE FOR PARTIAL ABANDONMENT OF UTILITY RIGHTS OF WAY AND EASEMENTS ON PROPERTY LOCATED ON LANDRY LANE IN THE CITY OF ROCK HILL

– First Reading

An ordinance entitled AN ORDINANCE FOR PARTIAL ABANDONMENT OF UTILITY RIGHTS OF WAY AND EASEMENTS ON PROPERTY LOCATED ON LANDRY LANE IN THE CITY OF ROCK HILL was given first reading upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

The property at 2076 Landry Lane, owned by Swyt-Huff LLC, has a partial electric easement originally intended to feed the Quiet Acres subdivision. As this feed was not needed, the owner would like to abandon the electric easement to develop the property. No new easements are required at this time. Staff recommended approval.

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

ORDINANCE TO PROVIDE FOR THE DISPOSITION BY SALE OF PROPERTY ON GREEN STREET, ROCK HILL, SOUTH CAROLINA, BY THE CITY OF ROCK HILL TO

LATIF TAHERI-AZAR – First Reading

An ordinance entitled AN ORDINANCE TO PROVIDE FOR THE DISPOSITION BY SALE OF PROPERTY ON GREEN STREET, ROCK HILL, SOUTH CAROLINA, BY THE CITY OF ROCK HILL TO LATIF TAHERI-AZAR was given first reading upon a motion by Councilmember K. Sutton, which was duly seconded and unanimously approved.

Latif Taheri-Azar would like to purchase the two City-owned properties at 711 and 721 Green Street for development. Staff recommended approval.

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

ORDINANCE FOR PARTIAL ABANDONMENT OF UTILITY RIGHTS OF WAY AND EASEMENTS ON PROPERTY LOCATED ON LEE STREET IN THE CITY OF ROCK HILL –

First Reading

An ordinance entitled AN ORDINANCE FOR PARTIAL ABANDONMENT OF UTILITY RIGHTS OF WAY AND EASEMENTS ON PROPERTY LOCATED ON LEE STREET IN THE CITY OF ROCK HILL was given first reading upon a motion by Councilmember K. Sutton, which was duly seconded and unanimously approved.

This ordinance provides for the full abandonment of the old Lee Street roadway, partial abandonment of North Lee Street, and abandonment of three partial easements for the first phase of the new 40,000 square foot sports facility located near 605 West White Street. The property will be owned by the City of Rock Hill and Southern Steet Development. Future phases include commercial, retail, and townhome development. Staff recommended approval.

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

APPROVED PLANNING COMMISSION RECOMMENDATION ON PETITION M-2024-10 BY FOUR CORNERS OF CHARLOTTE, LLC (TYSON HAEFELE) TO REZONE APPROXIMATELY 2.31 ACRES AT 875 ORR DRIVE FROM SINGLE-FAMILY RESIDENTIAL 3 (SF-3) TO SINGLE-FAMILY RESIDENTIAL-5 (SF-5). TAX PARCEL 600-21-05-002

Upon a motion by Councilmember K. Sutton, which was duly seconded and unanimously approved, approved Planning Commission recommendation on petition M-2024-10 by Four Corners of Charlotte, LLC (Tyson Haefele) to rezone approximately 2.31 acres at 875 Orr Drive from Single Family Residential-3 (SF-3) to Single Family Residential-5 (SF-5). Tax Parcel 600-21-05-002.

The applicant, Four Corners of Charlotte, LLC, is requesting rezoning from Single-Family Residential-3 (SF-3) to Single-Family Residential-5 (SF-5) for the development of the property into six single-family detached lots. Prior to construction, the developer will be required to complete Orr Drive. The Planning Commission recommended approval of SF-5 zoning at their July 9, 2024 meeting by a vote of 4-0 (Goodner recused; Christopher and Nazeer absent).

Shana Marshburn, 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 2.31 ACRES FROM SINGLE FAMILY RESIDENTIAL-3 (SF-3) 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 2.31 ACRES FROM SINGLE FAMILY RESIDENTIAL-3 (SF-3) 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 on the property as recommended by the Planning Commission.

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

APPROVED PLANNING COMMISSION RECOMMENDATION TO AMEND THE ZONING ORDINANCE STANDARDS RELATED TO PARKING IN CHAPTER 8: DEVELOPMENT STANDARDS

Upon a motion by Councilmember K. Sutton, which was duly seconded and unanimously approved, approved Planning Commission recommendation to amend the Zoning Ordinance standards related to parking in Chapter 8: Development Standards.

The proposed amendments would bring the City's requirements with regards to parking in the Downtown area in line with several peer jurisdictions. The amendments include an automatic 20% reduction for all non-residential land uses and allow developers to request additional reductions in the required number of parking spaces from specific non-residential uses and multi-family uses up to a specific threshold. The Planning Commission recommended approval of the amendments at their July 9, 2024 meeting by a vote of 5-0 (Christopher and Nazeer 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 8: DEVELOPMENT STANDARDS CONCERNING PARKING STANDARDS IN THE DOWNTOWN PARKING MANAGEMENT DISTRICT – First Reading

An ordinance entitled AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF ROCK HILL CODE, CHAPTER 8: DEVELOPMENT STANDARDS CONCERNING PARKING STANDARDS IN THE DOWNTOWN PARKING MANAGEMENT DISTRICT was given first reading upon a motion by Councilmember K. Sutton, which was duly seconded and unanimously approved.

This ordinance will amend Chapter 8: Development Standards of the Zoning Ordinance concerning Parking Standards in the Downtown Parking Management District as recommended by the Planning Commission.

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

ANNOUNCED SMARTSWITCH AND CUSTOMERCONNECT WINNERS

Mayor Gettys announced Glenn Ruch as the SmartSwitch winner and Kylie Hayes Johnson 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

Councilmember Black expressed condolences to the families of Marlie Dru Sullivan, Rock Hill High School student, and Jalen Benjamin, Legion Collegiate Academy baseball coach.

Mayor Gettys announced that Rock Hill had been named by Money magazine as one of 2024's 50 Best Places to Live in the U.S.

Mayor Gettys recognized the City's newest department directors, Mark Sexton, Parks Recreation & Tourism, and Heather Lawson, Water & Wastewater.

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

Andy Krouse, 620 Park Drive, to a term expiring March 1, 2025.

Joetta Talford, 1788 Northgate Lane, to a term expiring March 1, 2025.

Board of Historic Review

Ellen F. Johnson, 343 East White Street, to a term expiring July 1, 2027.

Citizen Review Board

Chris L. Estes, 1517 Granville Road, to a term expiring January 31, 2026.

Stormwater Advisory Board

James Redden, 916 Midvale Avenue, to a term expiring April 1, 2027.

There being no further business the meeting was adjourned.

Minutes approved and adopted this _____ day of _____ 2024.

Anne P. Harty, Municipal Clerk