

EXECUTIVE SESSION – 5:00 P.M.

Upon a motion by Councilmember Hinton which was duly seconded and unanimously approved, the City Council moved into Executive Session for the purpose of considering possible contractual arrangements for the extension of City services and other economic development contracts for sites under consideration by the City in the downtown area and receive attorney client privileged legal advice related thereto, and to will discuss a potential contract involving the Parks, Recreation and Tourism Department for Cherry Park and receive attorney client privileged legal advice related to this item.

SPECIAL SESSION - 6:00 P.M.

Council met in special session with Mayor Echols, Mayor Pro Tem Hinton, and Councilmembers Black, Pender, Reno, Roddey, and Sutton. Also present were City Manager David Vehaun, Assistant City Manager Gerald E. Schapiro, Assistant City Manager Jimmy Bagley, Municipal Clerk Anne H. Poag, and City Attorney Paul Dillingham. Herald reporter Don Worthington was also in attendance.

Mayor Echols called the meeting into session and the entire assembly recited the Pledge of Allegiance.

PRESENTED THE AMERICAN PUBLIC POWER ASSOCIATION (APPA) RELIABLE PUBLIC POWER PROVIDER (RP3) AWARD

Mike Jolly, Electrical Engineer, Utilities, presented the award to the City Council.

PROCLAIMED THE MONTH OF APRIL 2011 AS FAIR HOUSING MONTH

Upon a motion by Councilmember Sutton which was duly seconded and unanimously approved, the City Council proclaimed the month of April 2011 as Fair Housing Month.

Jason Weil, Housing and Neighborhood Services, was present to accept the proclamation.

PROCLAIMED THE WEEK OF APRIL 25 – APRIL 30, 2011 AS ROCK HILL COMMUNITY DEVELOPMENT WEEK

Upon a motion by Councilmember Sutton which was duly seconded and unanimously approved, the City Council proclaimed the week of April 25 – April 30, 2011 as Community Development Week.

David LeGrande, Chair of the Housing Development Corporation of Rock Hill, was present to accept the proclamation.

APPROVED MINUTES OF REGULAR SESSION OF APRIL 11, 2011

Upon a motion by Councilmember Hinton which was duly seconded and unanimously approved, the City Council approved the minutes of the Regular Session of April 11, 2011.

ORDINANCE TO AMEND THE ROCK HILL-YORK COUNTY AIRPORT BRYANT FIELD REGULATIONS AND MINIMUM STANDARDS – Deferred

An ordinance entitled AN ORDINANCE TO AMEND THE ROCK HILL-YORK COUNTY AIRPORT BRYANT FIELD REGULATIONS AND MINIMUM STANDARDS was deferred upon a motion by Councilmember Black which was duly seconded and unanimously approved. The Council requested a written response to the questions raised prior to the item coming back for Council consideration.

Since first reading, there have been revisions to Exhibit “A” to clarify outside maintenance providers are allowed and impose a reasonableness standard on the designated maintenance area.

Joe Mitchell, 262 Grady Drive, spoke in opposition to the item.

Eric Ramsdell, Airport Administrator, addressed questions from Council concerning the item.

APPROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2011-05 BY TED WILLIAMS TO REZONE APPROXIMATELY 2.74 ACRES AT 1401 & 1409 ALBRIGHT RD FROM INDUSTRY GENERAL (IG) TO LIMITED COMMERCIAL (LC). TAX PARCELS 623-04-01-004 & 005.

Upon a motion by Councilmember Sutton which was duly seconded and unanimously approved, approved Planning Commission recommendation regarding petition M-2011-05 by Ted Williams to rezone approximately 2.74 acres at 1401 & 1409 Albright Rd from Industry General (IG) to Limited Commercial (LC). Tax Parcels 623-04-01-004 & 005.

The applicant is requesting the rezoning in order to allow retail uses in the building that is currently vacant. The building was originally built for use as a pharmacy and has most recently been used as an office. When the building was built, the property was zoned Light Manufacturing (M-L) under the old zoning ordinance. When the new zoning ordinance was adopted, the zoning changed to IG which does not permit retail uses. The Planning Commission recommended approval of the rezoning at their April meeting.

Eric Hawkins, 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 2.74 ACRES AT 1401 & 1409 ALBRIGHT RD FROM INDUSTRY GENERAL (IG) TO LIMITED COMMERCIAL (LC).45 ACRES LOCATED – 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 2.74 ACRES AT 1401 & 1409 ALBRIGHT RD FROM INDUSTRY GENERAL (IG) TO LIMITED COMMERCIAL (LC) was given first reading upon a motion by Councilmember Sutton which was duly seconded and unanimously approved.

This ordinance will enact the LC zoning for the property at 1401 & 1409 Albright Rd. as recommended by the Planning Commission.

Eric Hawkins, Planner III, Planning & Development, presented the item to the City Council.

APPROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2011-06 BY SIU CHEUNG AND YAN YAN CHEUNG TO REZONE APPROXIMATELY 2.14 ACRES AT 2360 CELANESE ROAD FROM NEIGHBORHOOD COMMERCIAL (NC) TO LIMITED COMMERCIAL (LC). TAX PARCELS 636-02-03-006.

Upon a motion by Councilmember Reno which was duly seconded and approved on a vote of 6-1 with Councilmember Pender dissenting, approved Planning Commission recommendation regarding petition M-2011-06 by Siu Cheung and Yan Yan Cheung to rezone approximately 2.14 acres at 2360 Celanese Road from Neighborhood Commercial (NC) to Limited Commercial (LC). Tax Parcels 636-02-03-006.

The applicant is requesting the rezoning in order to remove the limitations on the hours of operation that apply in the NC district (6 AM – 10 PM). There were no comments on the proposal at the public hearing. The Planning Commission recommended approval of the rezoning at their April meeting.

Eric Hawkins, 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 2.14 ACRES AT 2360 CELANESE ROAD FROM NEIGHBORHOOD COMMERCIAL (NC) 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 2.74 ACRES AT 1401 & 1409 ALBRIGHT RD FROM INDUSTRY GENERAL (IG) TO LIMITED COMMERCIAL (LC) was given first reading upon a motion by Councilmember Reno which was duly seconded and approved on a vote of 6-1 with Councilmember Pender dissenting.

This ordinance will enact the LC zoning for the property at 2360 Celanese Rd. as recommended by the Planning Commission.

Eric Hawkins, Planner III, Planning & Development, presented the item to the City Council.

**APPROVED PLANNING COMMISSION RECOMMENDATION
REGARDING PETITION M-2011-07 BY WARREN NORMAN COMPANY, INC.
TO REZONE APPROXIMATELY 18.99 ACRES LOCATED AT 1405, 1075,
AND 1083 RED RIVER ROAD FROM INDUSTRIAL DEVELOPMENT (ID) IN
YORK COUNTY TO COMMUNITY COMMERCIAL (CC). THE SUBJECT
PROPERTY IS PROPOSED TO BE ANNEXED INTO THE CITY OF ROCK
HILL. TAX PARCELS 700-00-00-018, -019, AND -020.**

Upon a motion by Councilmember Sutton which was duly seconded and unanimously approved, approved Planning Commission recommendation regarding petition M-2011-07 by Warren Norman Company, Inc. to rezone approximately 18.99 acres located at 1405, 1075, and 1083 Red River Road from Industrial Development (ID) in York County to Community Commercial (CC). The subject property is proposed to be annexed into the City of Rock Hill. Tax parcels 700-00-00-018, -019, and -020.

The applicant is requesting the rezoning in order to facilitate the development of a commercial center on the property. There are immediate plans for a retail tenant that plans to begin construction this summer and an additional building pad will be prepared for future development. A row of outparcels is also planned fronting Dave Lyle Blvd. The outparcels as well as the commercial center will be accessed by an extension of Cross Pointe Dr. that will connect to Red River Rd. The Planning Commission recommended approval of the rezoning at their April meeting.

Eric Hawkins, Planner III, Planning & Development, presented the item to the City Council.

**APPROVED A PETITION FOR ANNEXATION TO THE CITY OF ROCK
HILL OF RED RIVER ROAD AREA III LYING ADJACENT TO THE CITY
LIMITS OF THE CITY OF ROCK HILL, S.C. AS SHOWN ON MAP DATED
APRIL 18, 2011**

Upon a motion by Councilmember Sutton which was duly seconded and unanimously approved, approved a petition for annexation to the City of Rock Hill of Red River Road Area III lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated April 18, 2011.

This is the annexation petition for the Warren Norman Company's property at the corner of Dave Lyle Blvd. and Red River Road.

Eric Hawkins, Planner III, 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 RED RIVER ROAD AREA III 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

RED RIVER ROAD AREA III LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. was given first reading upon a motion by Councilmember Hinton which was duly seconded and unanimously approved.

This ordinance will enact the annexation of the property at the corner of Dave Lyle Blvd. and Red River Road.

Eric Hawkins, 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 18.99 ACRES LOCATED AT 1045, 1075, & 1083 RED RIVER RD, FROM INDUSTRIAL DEVELOPMENT (ID) IN YORK COUNTY 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 18.99 ACRES LOCATED AT 1045, 1075, & 1083 RED RIVER RD, FROM INDUSTRIAL DEVELOPMENT (ID) IN YORK COUNTY TO COMMUNITY COMMERCIAL (CC) was given first reading upon a motion by Councilmember Sutton which was duly seconded and unanimously approved.

This ordinance will enact the CC zoning for the property at 1045, 1075, & 1083 Red River Rd. as recommended by the Planning Commission.

Eric Hawkins, Planner III, Planning & Development, presented the item to the City Council.

ANNOUNCED SMARTSWITCH WINNER

This month's SmartSwitch winner, chosen at random by computer, is Cheri Matthews. This customer will receive a \$100 credit on their next utility bill.

CITY COUNCIL COMMITTEE REPORTS

There were no City Council committee reports.

MISCELLANEOUS BUSINESS

There was no miscellaneous business.

RETURNED TO EXECUTIVE SESSION

The City Council returned to Executive Session.

RETURNED TO SPECIAL SESSION

The City Council returned to Special Session and the Mayor reported that the Council also discussed and received legal advice related to potential litigation matters and received attorney client privileged legal advice related to these items. The Mayor reported that no action was taken during Executive Session.

There being no other further business the meeting was adjourned.

Minutes approved and adopted this _____ day of _____ 2011.

Anne H. Poag, Municipal Clerk