

Council Chambers  
Regular Session  
Monday, May 13, 2019

**CITIZENS' HEARING – 5:30 P.M.**

Jonathan Nichols, 2285 Leslie Hwy, regarding a zoning issue.

**EXECUTIVE SESSION**

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, the Mayor and Council went into Executive Session to discuss twelve matters including receiving background information and legal advice concerning a potential code enforcement litigation matter, potential housing related contracts and a related ordinance revision concerning properties near the City's urban core area, receiving background information and legal advice concerning a potential intergovernmental agreement related to the City's textile corridor area, receiving background information and legal advice concerning a potential litigation issue with an existing agreement related to the City's utility department, receiving background information and discussing potential economic development and related agreements along with the possible extension of City utilities/services for properties near Red River Road, Museum Road, India Hook Road, and the Airport, receiving background information and discussing a potential parks recreation and tourism related agreement for the City's cycling centers, receiving background information and legal advice concerning potential Utility Department agreements or potential litigation for certain properties along Cherry Road, receiving background information and legal advice concerning a litigation issue related to the City's police department, receiving background information and discussing a potential tourism related agreement for the City's textile corridor, and receiving background information and legal advice concerning a potential intergovernmental agreement related to property near I-77.

**REGULAR SESSION - 6:00 P.M.**

Council met in regular session with Mayor Gettys, and Councilmembers Black, Jackson, Oborokumo, Pender, Reno, and 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. Matthew Kreh from WRHI was also in attendance.

**APPROVED PROCLAMATIONS TO RECOGNIZE JOSHUA MYERS  
AND SCOTT ROHRER FOR THEIR OUTSTANDING ATHLETIC  
ACCOMPLISHMENTS**

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, the City Council approved proclamations to recognize Joshua Myers and Scott Rohrer for their outstanding athletic accomplishments.

Joshua Myers and Scott Rohrer were the only two athletes from South Carolina to compete in the 2019 Special Olympics World Games in Abu Dhabi as

part of the USA delegation. Joshua participated in Powerlifting and Scott participated in golf. Both athletes received medals in their sport.

Joshua Myers and Scott Rohrer were both present to accept the proclamations.

### **RECOGNIZED INSIDE ROCK HILL GRADUATES**

The City Council recognized Inside Rock Hill graduates.

This class of 25 participants completes the 31st session of Inside Rock Hill. This class makes a total of 700 graduates. Graduates Cassandra Almond, Elzanah Conradie, Joyce Cooper, Ayana Crawford, Athena Dickey, Marion Harrison, Amy Hayes, Donald Hayes, Joselyn Hicks, Grace Lewis, Elaine McClellion, Love Mills-Byrd, Carol Neal, Johnny Neal, Asenath Sapp, Trekeelia Simon, Mark Stevens, and Honor Graduates Dianna Bowers, Kimberly Byrd, and Carolyn Kelley. Graduates Margaret Jenkins, Patricia Klint, Sheila McKenney, Polly Ware, and Jordan Wheeler were not present.

### **PROCLAIMED MAY 15 AS PEACE OFFICERS' MEMORIAL DAY**

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, proclaimed May 15 as Peace Officers' Memorial Day.

May 15 has been designated as Peace Officers' Memorial Day by the President and Congress. This proclamation recognizes those law enforcement officers who have made the ultimate sacrifice in service to their community or have become disabled in the performance of duty, and to honor those law enforcement officers presently serving our community.

Chris Watts, Police Chief, was present to accept the proclamation.

### **PROCLAIMED THE WEEK OF MAY 19-25, 2019 AS NATIONAL PUBLIC WORKS WEEK**

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, proclaimed the week of May 19-25 as National Public Works Week.

This proclamation recognizes the vital role an efficient public infrastructure system plays on the health, safety and comfort of our community.

Terrence Nealy, Public Works Director, was present to accept the proclamation.

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, the City Council approved the following three consent agenda items:

### **MINUTES OF WORK SESSION OF APRIL 23, 2019**

### **MINUTES OF SPECIAL SESSION OF APRIL 23, 2019**

### **MINUTES OF WORK SESSION OF APRIL 25, 2019**

**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 NEELY ROAD AREA II LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. -**

Adopted

An ordinance entitled 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 NEELY 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 Oborokumo, which was duly seconded and approved upon a vote of 6-1 with Councilmember Sutton dissenting.

In response to Council's feedback at first reading, the applicant has revised the proposal to commit to a minimum house size of 1,600 square feet heated and cooled and to include additional parking information to clarify the amount and location of parking spaces throughout the neighborhood. The revised terms prohibit parking in the alleys but do allow on-street overnight parking.

Leah Youngblood, Planning and Zoning Manager, 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 62.5 ACRES LOCATED ON NEELY ROAD FROM RESIDENTIAL DEVELOPMENT DISTRICT I (RD-I) TO MASTER PLANNED RESIDENTIAL (MP-R) -** 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 62.5 ACRES LOCATED ON NEELY ROAD FROM RESIDENTIAL DEVELOPMENT DISTRICT I (RD-I) TO MASTER PLANNED RESIDENTIAL (MP-R) was given second reading and adopted upon a motion by Councilmember Oborokumo, which was duly seconded and approved upon a vote of 6-1 with Councilmember Sutton dissenting.

There have been no changes to the ordinance since first reading.

Leah Youngblood, Planning and Zoning Manager, presented the item to the City Council.

**ORDINANCE TO PROVIDE FOR THE QUIT CLAIM OF THE RIGHT OF WAY OF A ROAD RUNNING PERPENDICULAR, PARALLEL AND AS A SEMI-CIRCLE TO HERLONG AVENUE BY THE CITY OF ROCK HILL –** First Reading

An ordinance entitled AN ORDINANCE TO PROVIDE FOR THE QUIT CLAIM OF THE RIGHT OF WAY OF A ROAD RUNNING PERPENDICULAR,

PARALLEL AND AS A SEMI-CIRCLE TO HERLONG AVENUE BY THE CITY OF ROCK HILL was given first reading upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

Byfiorenza Sai Croft, LLC owns a tract of land along Herlong Avenue which is under development. It appears that many decades ago a subdivision roadway was planned for this property which was never built. The property owner has requested a quit-claim deed so that it might begin a title claim to this old right-of-way in the future as it seeks to develop the property. The City attorney and City staff recommend adoption of this Ordinance which will preserve any easements related to this new subdivision.

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

**ORDINANCE TO PROVIDE FOR THE DISPOSITION BY CONVEYANCE OF PROPERTY LOCATED ALONG CHURCH ROAD, ROCK HILL, SOUTH CAROLINA, BY THE CITY OF ROCK HILL TO THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION – First Reading**

An ordinance entitled ORDINANCE TO PROVIDE FOR THE DISPOSITION BY CONVEYANCE OF PROPERTY LOCATED ALONG CHURCH ROAD, ROCK HILL, SOUTH CAROLINA, BY THE CITY OF ROCK HILL TO THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION was given first reading upon a motion by Councilmember Pender, which was duly seconded and unanimously approved.

The SC Department of Transportation is undertaking the Church Road S-654 Bridge Replacement over Burgis Creek Project. As part of this project, SCDOT needs to acquire 11,439.95 square feet of Right-of-Way from the City of Rock Hill on the property located at 1068 Church Road, Tax parcel 700-01-01-110. The acquisition area is needed for sloping the banks along Church Road in order to raise the bridge approach elevations over Burgis Creek. Staff recommended conveying Fee Simple Right-of-Way to SC Department of Transportation for the purposes of accommodating the bridge replacement project.

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

**APPROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2019-07 BY VINCENT JAMES, COGUM GLOBAL, TO REZONE APPROXIMATELY 6.83 ACRES AT 750, 754, 758, 762, 766, 770, 782, & 784 S HECKLE BOULEVARD, 1405 & 1439 SALUDA STREET, AND ADJACENT RIGHT-OF-WAY FROM GENERAL COMMERCIAL (GC) TO MASTER PLANNED COMMERCIAL (MP-C). TAX PARCELS 623-01-01-013, -010, & -021**

Upon a motion by Councilmember Oborokumo, which was duly seconded and unanimously approved, approved Planning Commission Recommendation regarding Petition M-2019-07 by Vincent James, Cogum Global, to rezone approximately 6.83 acres at 750, 754, 758, 762, 766, 770, 782, & 784 S Heckle Boulevard, 1405 & 1439 Saluda Street, and adjacent Right-Of-Way from General

Commercial (GC) to Master Planned Commercial (MP-C). Tax Parcels 623-01-01-013, -010, & -021.

The applicant is requesting the rezoning of this property in order to build 72 apartments and three commercial buildings that would be designed for uses such as retail and restaurants. The development would be called Three Points on Saluda. The Planning Commission recommended approval of the rezoning at their April meeting by a vote of 5-0 (Smith and Goodner absent).

Leah Youngblood, Planning and Zoning Manager, 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 6.83 ACRES LOCATED ON SALUDA STREET AND HECKLE BOULEVARD FROM GENERAL COMMERCIAL (GC) TO MASTER PLANNED COMMERCIAL (MP-C)** – First Reading

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 6.83 ACRES LOCATED ON SALUDA STREET AND HECKLE BOULEVARD FROM GENERAL COMMERCIAL (GC) TO MASTER PLANNED COMMERCIAL (MP-C) was given first reading upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved.

This ordinance will enact the MP-C zoning for the property at 750, 754, 758, 762, 766, 770, 782, & 784 S Heckle Boulevard, 1405 & 1439 Saluda Street as recommended by the Planning Commission.

Leah Youngblood, Planning and Zoning Manager, presented the item to the City Council.

Matt Crawford, representing Keck and Wood Engineering firm, 300 Technology Center Way, addressed the City Council.

Vincent James, the developer, addressed the City Council.

Russ Angelo, Architect, 2526 Plantation Center Dr., Matthews, NC addressed the City Council.

**ACCEPTED THE ANNEXATION PETITION FOR ROCK HILL INDUSTRIAL PARK AREA II, VERIFICATION OF ITS STATUTORY SUFFICIENCY, AND SPONSORING THE ANNEXATION AND REZONING OF THAT AREA**

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, the Council accepted the Annexation Petition for Rock Hill Industrial Park Area II, verification of its statutory sufficiency, and sponsoring the annexation and rezoning of that area.

Acceptance, verification, and sponsorship of this area allows staff to proceed with the 75% annexation process that will annex approximately 79.35 acres including 21 Plaza on Anderson Road and a portion of the Rock Hill Industrial Park. The petitions received are signed by 78% of the freeholders in

the area. These freeholders own 83% of the total assessed value in the area. The proposed zoning is Industry General (IG) and Commercial Industrial (CI), which generally parallels the existing zoning in the unincorporated area. Land uses include industrial and commercial and all of the uses are permitted by the proposed zoning. The amendment will be advertised for public hearing at the June Planning Commission meeting, and would likely return to Council for a public hearing in late June and a second reading in early August.

Bill Meyer, Planning and Development Director, presented the item to the City Council.

### **RECEIVED A REPORT ON MAJOR ROAD CONSTRUCTION PROJECTS**

The City Council received a report on major road construction projects.

As requested by Council, staff provided a brief report regarding major road construction projects that will affect Rock Hill citizens during the rest of 2019. The projects discussed were the Cherry Road Resurfacing, Riverview/Riverchase, E. Main/White/Firetower, Anderson/E. Main/Cowan Farm, and Oakland Avenue Streetscape.

Bill Meyer, Planning and Development Director, presented the item to the City Council.

### **APPROVED AMENDMENT TO THE GROWTH MANAGEMENT INCENTIVE POLICY**

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, the Council approved amendment to the Growth Management Incentive Policy.

The proposed amendment makes workforce/affordable housing projects located anywhere in the City of Rock Hill eligible for assistance under the Growth Management Incentive (GMI) program. The development of workforce/affordable housing is a key goal in both the Knowledge Park Action Plan and the City's Strategic Plan. As the City's workforce/affordable housing goals and programming are fashioned, this amendment allows such projects to be considered by City Council for GMI assistance. City Council can use its discretion as to how such projects are assisted. All other program policies remain in place.

David Lawrence, Knowledge Park Development Manager, presented the item to the City Manager.

### **APPROVED THE FINAL APPROVAL OF THE 2019-2020 PROPOSED ALLOCATIONS FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, approved the final approval of The 2019-2020 Proposed Allocations for the Community Development Block Grant (CDBG).

The City of Rock Hill will receive an allocation of \$509,284 for the 2019-2020 Community Development Block Grant (CDBG) Program Year. The CDBG

budget allocations were approved as outlined in the CDBG Funding History document.

Amanda Werts, Grants Supervisor, presented the item to the City Council.

**APPROVED THE FINAL APPROVAL OF CHANGES TO THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CITIZEN PARTICIPATION PLAN**

Upon a motion by Councilmember Sutton, was duly seconded and unanimously approved, the Council approved the final approval of changes to The Community Development Block Grant (CDBG) Citizen Participation Plan.

The Citizen Participation Plan is Rock Hill's policy for incorporating citizen input into the Community Development Block Grant (CDBG) Program. The proposed policy changes are based on HUD guidance, with input from Council, to improve participation by the citizens of Rock Hill. The proposed revised document changes include simplifying the notification process by making the notice period consistently fifteen (15) days for both local media and posting notice in City Hall, deletion of redundant and not applicable content, and redistribution of content to make the document easier to read and understand.

Amanda Werts, Grants Supervisor, presented the item to the City Council.

**APPROVED UPDATE OF STRATEGIC PLANNING FOCUS AREAS, GOALS, OBJECTIVES AND PERFORMANCE MEASURES FOR THE REMAINING TWO YEARS IN THIS STRATEGIC PLANNING PERIOD**

Upon a motion by Councilmember Black, which was duly seconded and unanimously approved, the Council approved an update of strategic planning focus areas, goals, objectives and performance measures for the remaining two years in this strategic planning period.

The City has utilized strategic planning as the primary method to align resources with predetermined initiatives since 2003. Although a full update of the plan is completed every three years, minor edits are made annually to accurately reflect the work programs and goals of the organization. Most of the proposed edits this year tie directly to community feedback received during the 2018 Knowledge Park Action Plan process. City Council reviewed the goals, objectives, and performance measures associated with the focus areas during its Council Retreat in January and the first budget workshop in April. Staff recommended approval of the update to the FY2019 through FY2021 Strategic Plan.

Lisa Brown, Strategy and Performance Manager, presented the item to the City Council.

**ANNOUNCED SMARTSWITCH WINNER**

This month's SmartSwitch winner, chosen at random by computer, is Lewis Dickert. 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**

**RETURNED TO REGULAR SESSION**

The City Council returned to Regular Session and Mayor Gettys reported that no action was taken.

There being no other further business the meeting was adjourned.

Minutes approved and adopted this \_\_\_\_ day of \_\_\_\_\_ 2019.

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Anne P. Harty, Municipal Clerk