

CITIZENS HEARING – 5:30 P.M.

Cynthia Ware, Community Relations Council Chair, presented the MLK Student Essay Contest Winners, Jada Timya Jones and Gabriela Roman-Martinez, and the Dream Keeper Award recipient, James Thompson, to the Council.

Nathaniel Shell, 1843 Ebenezer Road, addressed Council regarding bank fees.

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 seven matters. The seventh matter is scheduled to appear on the agenda. The Council received background information and legal advice concerning potential agreements involving the extension of City services for properties near I-77, the downtown area, and the southern areas of the City limits, a legal issue concerning the City municipal court system, legal advice concerning City Boards and Commissions, and discussed appointments to City Boards and Commissions.

REGULAR SESSION - 6:00 P.M.

Council met in regular session with Mayor Gettys, Mayor Pro Tem Pender and Councilmembers Black, Jackson, Lindsay, 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. No members of the media were in attendance.

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

MINUTES OF RHEDC JOINT MEETING/WORK SESSION OF JANUARY 24, 2022

MINUTES OF SPECIAL SESSION OF JANUARY 24, 2022

APPROVED CERTIFICATE OF ELECTION OF FEBRUARY 8, 2022.

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, approved Certificate of Election of February 8, 2022.

The City Council accepted the results of the municipal election from the York County Board of Registration and Elections. Councilmembers Black and Reno were re-elected and Councilmember Jackson will be in a runoff election.

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

INAUGURATION OF RE-ELECTED COUNCILMEMBERS JAMES C. RENO JR. AND JOHN A. BLACK

Paul Dillingham, City Attorney, administered the Oath of Office to re-elected Councilmember James C. Reno, Jr.

Mrs. Melissa Reno, Miss Morgan Reno Scrip, and Mr. James Reno were also in attendance.

Paul Dillingham, City Attorney, administered the Oath of Office to re-elected Councilmember John A. Black.

Mrs. Dotsy McElveen, Mrs. Laura Black, Miss Anna Black, and Miss Charley Black were also in attendance.

ORDINANCE TO PROVIDE FOR THE PERPETUAL EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT BY THE CITY OF ROCK HILL TO SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION – First Reading

An ordinance entitled ORDINANCE TO PROVIDE FOR THE PERPETUAL EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT BY THE CITY OF ROCK HILL TO SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION was given first reading upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved.

This ordinance will allow the SCDOT to construct and maintain a roundabout in connection with the new interchange on I-77 and related storm drainage infrastructure located within Paragon Way, which is owned by the City.

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

ORDINANCE TO PROVIDE FOR THE LEASE OF SPACE AT THE AIRPORT FROM THE CITY OF ROCK HILL TO KYZER AVIATION HOLDINGS, LLC – First Reading

An ordinance entitled ORDINANCE TO PROVIDE FOR THE LEASE OF SPACE AT THE AIRPORT FROM THE CITY OF ROCK HILL TO KYZER AVIATION HOLDINGS, LLC was given first reading and adopted upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

The Hangar Area Lease is for a 25-year lease of raw land at the Airport to allow Kyzer Aviation Holdings, LLC to construct an aircraft hangar totaling 8,000 square feet. The initial rental amount is \$2,000 per year with annual CPI increases. The City will own the hangar at the end of the lease term.

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

PENDING ORDINANCE OF THE CITY OF ROCK HILL TO PROVIDE FOR A SIX-MONTH MORATORIUM ON PERMITS FOR SHORT TERM RENTAL AS AN ACCESSORY USE - Adopted

An ordinance entitled PENDING ORDINANCE OF THE CITY OF ROCK HILL TO PROVIDE FOR A SIX-MONTH MORATORIUM ON PERMITS FOR SHORT TERM RENTAL AS AN ACCESSORY USE was adopted upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved.

The City Attorney recommends a temporary permit moratorium to allow for City staff to study the various issues and make recommendations to Council.

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

Chris Wright, 764 Sumter Avenue, addressed the City Council.

APPROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2021-56 BY RISE PARTNERS (GREG WILSON) TO REZONE APPROXIMATELY 39.1 ACRES AT 4939 AND 5005 OLD YORK ROAD AND ADJACENT RIGHT-OF-WAY FROM LIMITED COMMERCIAL (LC) TO MASTER

PLANNED RESIDENTIAL (MP-R). TAX PARCELS 542-07-01-003 & -021

Upon a motion to include certain conditions before second reading by Councilmember Pender, which was duly seconded and unanimously approved, approved Planning Commission recommendation regarding Petition M-2021-56 by Rise Partners to rezone approximately 39.1 acres at 4939 and 5005 Old York Road and adjacent right-of-way from Limited Commercial (LC) to Master Planned Residential (MP-R). Tax parcels 542-07-01-003 & -021.

The applicant is requesting rezoning in order to develop a mix of commercial and residential uses on the property. The proposed plan shows 72 single-family attached townhome units, 38 single-family detached home lots and 6 commercial buildings, none of which would exceed 8,000 square feet. The project includes the construction of several new public streets and private alleys to serve the development. The Planning Commission recommended approval of the rezoning at their December 7, 2021 meeting by a vote of 4-0 (Graham, Smith, and Robinson absent).

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

Greg Wilson, Rise Partners, 1200 East Morehead, Suite 106, Charlotte, addressed the City Council.

Eddie Moore, McAdams, 3430 Torington Way, Suite 110, Charlotte, addressed the City Council.

Nick Burns, Impact Designs, 172 Williamson Road, Mooresville, addressed the City Council.

Rhonda Preston, 316 Nantucket Way, addressed the City Council.

Amanda Miller, 250 Mallard Head Drive, addressed the City Council.

Brian Bendt, 1100 Hearthstone Court, 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 39.1 ACRES AT 4939 AND 5005 OLD YORK ROAD AND ADJACENT RIGHT OF WAY FROM LIMITED COMMERCIAL (LC) TO MASTER PLANNED RESIDENTIAL (MP-R) – 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 39.1 ACRES AT 4939 AND 5005 OLD YORK ROAD AND ADJACENT RIGHT OF WAY FROM LIMITED COMMERCIAL (LC) TO MASTER PLANNED RESIDENTIAL (MP-R) was given first reading upon a motion to add certain conditions including updated renderings and additional neighborhood engagement efforts before second reading by Councilmember Pender, which was duly seconded and unanimously approved.

This ordinance will enact the MP-R zoning for the property located on Miller Pond Road as recommended by the Planning Commission.

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

APPROVED A RESOLUTION TO ACCEPT THE DEDICATION OF STREETS AS SET FORTH IN THE OFFICIAL ROAD MAP UPDATED JANUARY 1, 2022 PURSUANT TO CHAPTER 26 OF THE MUNICIPAL CODE

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, approved a Resolution to accept the dedication of streets as set forth in the Official Road Map dated January 1, 2022 pursuant to Chapter 26 of the Municipal Code.

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

DEFERRED A RECOMMENDATION FROM PARKS RECREATION AND TOURISM TO ACCEPT A PROPOSAL FROM CHARLOTTE FOOTBALL CLUB FOR EXCLUSIVE USES OF CERTAIN MANCHESTER MEADOW FIELDS FOR A SPECIFIED PERIOD OF TIME

At the request of the applicant, this item was deferred.

APPROVED ENDORSEMENT OF 2022 GOALS FOR ROCK HILL ECONOMIC DEVELOPMENT CORPORATION

Upon a motion by Councilmember Pender, which was duly seconded and unanimously approved, the City Council endorsed the 2022 RHEDC goals, which were presented at a joint work session with Council on January 24, 2022.

Jennifer Wilford, Director, Economic & Urban Development, presented the item to the City Council.

ANNOUNCE SMARTSWITCH WINNER

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

CITY COUNCIL COMMITTEE REPORTS

Councilmember Sutton provided information from the City's Boards and Commissions Appointments Committee.

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, the Council approved the following appointments to City Boards and Commissions.

A.W. Huckle Beautification Commission

Heather Conley, 845 Cedar Street, to a term expiring March 1, 2025.

Charles C. Williams, 1330 India Hook Road, to a term expiring March 1, 2025.

Cynthia Bottomley, 1717 Trellis Drive, to a term expiring March 1, 2025.

Construction and Fire Prevention Board of Appeals

Thomas Batson, 1642 Essex Hall Drive, to a term expiring January 28, 2025.

Tree Commission

Robert Carter, 538 Ascot Ridge, to a term expiring January 30, 2024.

York County Natural Gas Authority Board

Steve Moore, 313 Bailey Avenue, to a term expiring March 1, 2025.

MISCELLANEOUS BUSINESS

No Miscellaneous Business was discussed.

RETURNED TO EXECUTIVE SESSION

RETURNED TO REGULAR SESSION

Mayor Gettys reported that City Council met in executive session and that no action was taken.

There being no other further business the meeting was adjourned.

Minutes approved and adopted this _____ day of _____ 2022.

Anne P. Harty, Municipal Clerk