

Council Chambers
Special Session
Monday, March 22, 2021

EXECUTIVE SESSION – 5:00 P.M.

Upon a motion by Councilmember Sutton, which was duly seconded and unanimously approved, the Council went into Executive Session to discuss one matter not on tonight's agenda, to receive attorney client privileged legal advice and discuss potential agreements to extend City services and utilities for a property near Dave Lyle Boulevard.

RETURNED TO SPECIAL SESSION

The City Council returned to Special Session. Mayor Gettys reported that one additional item was discussed related to a zoning matter and that no action was taken.

SPECIAL SESSION - 6:00 P.M.

Council met in special 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. Cailyn Derickson and Tracy Kimball from The Herald and Rachel Richardson from CN2 were also in attendance.

RECOGNITION FOR RECEIVING 2020 CROWN COMMUNITIES

AWARD

Mayor Gettys and councilmembers recognized the City of Rock Hill for being named by American City & County as a winner of their 2020 Crown Communities Award. This national award recognizes six projects annually that stand up as a prime, yet distinctive example of local governments' ability to improve communities in innovative ways that produce measurable results. My Ride was chosen for its uniqueness, short and long term value to the community, and innovative financing.

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 REGULAR SESSION OF MARCH 8, 2021

**MINUTES OF SPECIAL JOINT SESSION ROCK HILL-YORK COUNTY-
AIRPORT COMMISSION OF THURSDAY, MARCH 11, 2021**

ORDINANCE TO PROVIDE FOR THE DISPOSITION BY SALE OF PROPERTY ON ANDERSON ROAD IN TECHPARK, ROCK HILL, SOUTH CAROLINA BY THE CITY OF ROCK HILL TO ITS PROPERTIES, L.L.C. – First Reading

An ordinance entitled ORDINANCE TO PROVIDE FOR THE DISPOSITION BY SALE OF PROPERTY ON ANDERSON ROAD IN TECHPARK, ROCK HILL, SOUTH CAROLINA BY THE CITY OF ROCK HILL TO ITS PROPERTIES, L.L.C. was given first reading upon a motion by Councilmember Black, which was duly seconded and unanimously approved.

ITS Properties, LLC is currently located in Rock Hill Industrial Park. They are proposing to build an 80,000 SF, multi-story facility with an estimated initial investment of \$4M. ITS is interested in Site I (382 Anderson Road) in TechPark, as well as small parcel which fronts Lake Shore Parkway. The appraisal indicates that the developable site is approximately +/- 4.5 acres with a recommendation of a \$58,000 per developable acre and \$5,000 for floodplain acreage. Staff recommended approval.

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

ORDINANCE TO ADD AN UNCODIFIED ORDINANCE TO THE CODE OF THE CITY OF ROCK HILL TO AMEND THE ORIGINAL ORDINANCE ADOPTED ON OCTOBER 28, 2019 AND TO RE-CERTIFY RANDOLPH YARNS MILL AS A TEXTILE MILL SITE AS PROVIDED BY SECTION 12-65-60 OF THE SOUTH CAROLINA TEXTILES COMMUNITIES REVITALIZATION ACT (S.C. CODE SECTION 12-65-10 ET SEQ.) FOR THAT CERTAIN PROPERTY LOCATED AT 175 CEL-RIVER ROAD, ROCK HILL, SOUTH CAROLINA – First Reading

An ordinance entitled ORDINANCE TO ADD AN UNCODIFIED ORDINANCE TO THE CODE OF THE CITY OF ROCK HILL TO AMEND THE ORIGINAL ORDINANCE ADOPTED ON OCTOBER 28, 2019 AND TO RE-CERTIFY RANDOLPH YARNS MILL AS A TEXTILE MILL SITE AS PROVIDED BY SECTION 12-65-60 OF THE SOUTH CAROLINA TEXTILES COMMUNITIES REVITALIZATION ACT (S.C. CODE SECTION 12-65-10 ET SEQ.) FOR THAT CERTAIN PROPERTY LOCATED AT 175 CEL-RIVER ROAD, ROCK HILL, SOUTH CAROLINA was given first reading upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

In order to facilitate the development of the Randolph Yarns Mill property, the City has previously enacted an ordinance to certify the site as a “textile mill site” under the various statutes and regulations related to, among other things, tax credits and other benefits which may inure to the benefit of the property for development purposes. This ordinance upon adoption will recertify the property as a textile mill site in order to update the certification with a more recent date. City Attorney recommended approval.

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

**APPROVED PLANNING COMMISSION RECOMMENDATION
REGARDING PETITION M-20021-08 BY MATTAMY HOMES (JERRY
WHELAN) TO REZONE APPROXIMATELY 64 ACRES AT 1705 & 1725
STURGIS ROAD, 146 WATERFORD PARK DRIVE, AND 2652 DAVE LYLE
BOULEVARD (PORTION) FROM INDUSTRY GENERAL (IG) AND SINGLE-
FAMILY RESIDENTIAL-3 (SF-3) IN THE CITY OF ROCK HILL AND RURAL
DEVELOPMENT DISTRICT (RUD) IN YORK COUNTY TO MASTER PLANNED
RESIDENTIAL (MP-R). A PORTION OF THE SUBJECT PROPERTY IS
PROPOSED TO BE ANNEXED INTO THE CITY OF ROCK HILL. TAX
PARCELS 700-00-00-005 & -045, 700-01-01-044 & -030 (PORTION)**

Upon a motion by Councilmember Jackson to extend the time period between first and second reading beyond two weeks, which was duly seconded and unanimously approved, approved Planning Commission recommendation regarding Petition M-20021-08 by Mattamy Homes (Jerry Whelan) to rezone approximately 64 acres at 1705 & 1725 Sturgis Road, 146 Waterford Park Drive, and 2652 Dave Lyle Boulevard (Portion) from Industry General (IG) and Single-Family Residential-3 (SF-3) in the City of Rock Hill and Rural Development District (RUD) in York County to Master Planned Residential (MP-R). A portion of the subject property is proposed to be annexed into the City of Rock Hill. Tax Parcels 700-00-00-005 & -045, 700-01-01-044 & -030 (Portion).

The applicant is requesting rezoning in order to develop a mix of residential uses on the property. The proposed master plan envisions a total of 207 residential units including 94 alley-loaded detached units, 22 front-loaded detached units, and 91 townhomes. The applicant is proposing alternative architectural design standards for the homes in lieu of the City's 50% masonry requirement. The Planning Commission recommended approval of the proposed master planned residential (MP-R) zoning at their March meeting by a vote of 6-0 (Goodner absent).

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

Matt Mandle, 3475 Lakemont Blvd, Fort Mill, representing ESP Associates, addressed the City Council.

Ben Johnson, attorney for the applicant, addressed the City Council.

Jerry Whelan, Mattamy Homes/applicant, addressed the City Council.

Ed Parcell, representing the Waterford Terrace Group, addressed the City Council.

**APPROVED A PETITION FOR ANNEXATION TO THE CITY OF ROCK
HILL OF STURGIS ROAD AREA III LYING ADJACENT TO THE CITY LIMITS
OF THE CITY OF ROCK HILL, S.C. AS SHOWN ON MAP DATED MARCH 4,
2021**

Upon a motion by Councilmember Reno, which was duly seconded and unanimously approved, approved a Petition for Annexation to the City of Rock Hill of Sturgis Road Area III lying adjacent to the city limits of the City of Rock Hill, S.C. as shown on map dated March 4, 2021.

This is the annexation petition for the property between Dave Lyle Blvd. and Sturgis Rd.

Dennis Fields, Planner III, 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 STURGIS ROAD AREA III LYING ADJACENT TO THE CITY LIMITS OF THE CITY OF ROCK HILL, S.C. – First Reading

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 STURGIS 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 Reno, which was duly seconded and unanimously approved.

This ordinance will enact the annexation of the property between Dave Lyle Blvd. and Sturgis Rd.

Dennis Fields, Planner III, 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 64 ACRES LOCATED ON STURGIS ROAD FROM SINGLE FAMILY RESIDENTIAL-3 (SF-3), INDUSTRY GENERAL (IG) AND RURAL DEVELOPMENT DISTRICT (RUD) 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 64 ACRES LOCATED ON STURGIS ROAD FROM SINGLE FAMILY RESIDENTIAL-3 (SF-3), INDUSTRY GENERAL (IG) AND RURAL DEVELOPMENT DISTRICT (RUD) TO MASTER PLANNED RESIDENTIAL (MP-R) was given first reading upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

This ordinance will enact the MP-R zoning for the property between Dave Lyle Blvd. and Sturgis Road as recommended by the Planning Commission.

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

APPROVED PLANNING COMMISSION RECOMMENDATION REGARDING PETITION M-2021-13 BY CLIFFORD SANDS TO AMEND THE SPRINGDALE PLANNED UNIT DEVELOPMENT (PUD) TO REMOVE THE DESIGNATION OF 803 AUGUSTUS LANE AS A HISTORIC SITE. TAX MAP NUMBER 669-05-01-042

Upon a motion by Councilmember Jackson, which was duly seconded and unanimously approved, approved Planning Commission recommendation regarding Petition M-2021-13 by Clifford Sands to amend the Springdale Planned Unit Development (PUD) to remove the designation of 803 Augustus Lane as a historic site. Tax Map Number 669-05-01-042.

The applicant is proposing to amend the Springdale PUD to remove the historic designation from the property at 803 Augustus Lane so that he can build a single-family home on the property. The Springdale PUD was approved in July of 1993 and it identified this site as a historic site to memorialize the Springs home, which was demolished in 1960. Only the foundation walls of the home remain on the site. The property is not recognized as historic at the federal level, nor is it part of the City's historic overlay district. The removal of the historic designation for the site would not change any other aspects of the PUD zoning, such as the types of land uses allowed on the property. The Planning Commission recommended approval of the PUD amendment at their March meeting by a vote of 5-1 (Graham opposed, Goodner absent).

Eric Hawkins, Planning & Zoning Manager, presented the item to the City Council.

Clifford Sands, 842 Thistledown Drive, addressed the City Council.

Dr. Norma Gray, 407 Marshall Street, 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 PROPERTY LOCATED AT 803 AUGUSTUS LANE FROM PLANNED UNIT DEVELOPMENT (PUD) TO AN AMENDED PLANNED UNIT DEVELOPMENT (PUD) – 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 PROPERTY LOCATED AT 803 AUGUSTUS LANE FROM PLANNED UNIT DEVELOPMENT (PUD) TO AN AMENDED PLANNED UNIT DEVELOPMENT (PUD) was given first reading upon a motion by Councilmember Reno, which was duly seconded and unanimously approved.

This ordinance will enact the amendment to the Springdale PUD as recommended by the Planning Commission.

Eric Hawkins, Planning & Zoning Manager, presented the item to the City Council.

APPROVED A RESOLUTION TO TERMINATE EMERGENCY FACE COVERING ORDINANCE

Upon a motion by Councilmember Black, which was duly seconded and Councilmember Sutton calling for the question, which was approved upon a vote of 6-1 with Mayor Pro Tem Pender dissenting, the Council upon a vote of 5-2 with Councilmembers Jackson and Lindsay dissenting, approved a resolution to terminate the Emergency Face Covering Ordinance.

This Resolution terminates the previous ordinance of Council which mandated face coverings.

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

Dr. Norma Gray, 407 Marshall Street, addressed the City Council in opposition of the resolution.

Candace Wallat, Rock Hill citizen, addressed the City Council in support of the resolution.

Dr. Martha Edwards, Rock Hill physician, addressed the City Council in opposition of the resolution.

Dr. Sloan, Rock Hill physician, addressed the City Council in support of the resolution.

Rebecca Lugthart, Ward 4, addressed the City Council in support of the resolution.

Dr. Ernest Brown, CEO of North Central Family Medical Center, Saluda Street, addressed the City Council in opposition of the resolution.

Dr. David Keely, Rock Hill physician, addressed the City Council in opposition of the resolution.

Vivian Weinberg, Ward 1 property owner, addressed the City Council in support of the resolution.

John Richmond, spoke in support of the resolution.

Dana Adams, Rock Hill resident, addressed the City Council in support of the resolution.

Lawrence Sanders, addressed the City Council in opposition of the resolution.

APPROVED A RESOLUTION TO SUPPORT FACE COVERING GUIDELINES

Upon a motion by Mayor Pro Tem Pender, which was duly seconded and approved upon a vote of 5-2 with Councilmembers Black and Sutton dissenting, approved a resolution to urge face coverings and social distancing on a voluntary basis per DHEC and CDC guidelines.

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

ANNOUNCED SMARTSWITCH WINNER

This month's SmartSwitch winner, chosen at random by computer, is Martha Poole. 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

Mayor Gettys congratulated Councilmember Jackson for completing the Advanced Elected Officials Institute program with the SC Municipal Association.

Mayor Gettys and the City Council recognized and thanked Ross Distribution for their recent donation of 160,000 bottles of hand sanitizer to the community.

EXECUTIVE SESSION

Mayor Gettys announced that Council met earlier in Executive Session and that there were no further items for discussion in executive session.

There being no other further business the meeting was adjourned.

Minutes approved and adopted this _____ day of _____ 2021.

Anne P. Harty, Municipal Clerk