

Regular Meeting  
August 12, 2019

The regular meeting of City Council was held this date in City Hall Council Chambers at 6:00 pm. In attendance were Mayor Pro Tem Stewart, Council Members Thompson, Chapman, Laughridge, Harbin, John Roberts, and Jeff Roberts. Mayor Terence Roberts and Councilman Newton were not present. Also in attendance were City Manager, David McCuen; Assistant City Manager, Andrew Strickland; Finance Director, Margot Martin; Police Chief, Jim Stewart; Assistant Police Chief, Major Nikki Carson; Captain Mike Aikens; Captain Mike Bracone; and Planning Director, Maurice McKenzie. The invocation was given by Councilman Harbin and respect to the flag was given by Councilman John Roberts.

**SPECIAL RECOGNITION**

Lieutenant Jasmine Deluna  
Sergeant Matthew Anderson  
Sergeant Kirstie Erskine  
Sergeant Justin Richey  
Sergeant Nik Williamson

Police Chief, Stewart said Lieutenant Jasmine Deluna has been a patrol officer with the Anderson Police Department since 2011, and has served in the United States Army National Guard since 2006. Lieutenant Deluna received her Criminal Justice Degree from Tri-County Technical College and served as an intern at this agency. Lieutenant Deluna has received the Field Training Officer of the Year and Police Officer of the Year. Lieutenant Deluna was promoted to Corporal in 2016 and patrol Sergeant in 2017. Lieutenant Deluna's new assignment will be Patrol Lieutenant on Charlie Shift. Major Nikki Carson assisted in switching badges and Chief Stewart swore-in Lieutenant Deluna.

Sergeant Matthew Anderson has been with the Anderson City Police Department since 2012. He has his Bachelor's degree and Master's Degree in Criminology from Appalachian State University, and is currently assigned to our Criminal Investigation Division where he specializes in White Collar Crimes.

Sergeant Kirstie Erskine has been in law enforcement for almost 10 years. She is a graduate of Anderson University. She is currently the school resource officer for the Anderson County Alternative School. She will be assigned as patrol Sergeant on Delta shift.

Sergeant Justin Richey is from Anderson, S.C., and has worked in law enforcement for 19½ years. Prior to being hired by the City of Anderson Police Department, Sergeant Richey worked for the Belton Police Department and the Anderson County Sheriff's Office. Sergeant Richey was an officer in the Criminal Investigations Division, he will be assigned to Alpha shift as a patrol Sergeant.

Sergeant Nik Williamson was hired with the Anderson Police Department in October 2011. Sergeant Williamson is currently assigned to the warrants division and has previously worked in the detention center, patrol, and as an SRO. Sergeant Williamson holds the certifications of FTO, Advanced SRO, First Line supervisor, SFST and Driving instructor. He will remain assigned to the Warrants division and will serve as a supervisor over the SRO division.

Major Nikki Carson, Captain Mike Aikens and Mike Bracone assisted Chief Stewart in switching the Sergeant's Badges and swearing-in all Sergeants.

#### APPROVAL OF MINUTES

A motion by Councilman Laughridge seconded by Council Member Thompson carried unanimously (7-0) to approve the minutes of July 22, 2019 meeting as presented.

#### REQUEST CONSIDERATION OF AN ORDINANCE TO REZONE 16.82 ACRES AT THE NORTHERN CORNER OF GLENWOOD AVENUE AND BLECKLEY STREET FROM LI, LIGHT INDUSTRIAL TO R-5, SINGLE-FAMILY RESIDENTIAL

Planning Director, Maurice McKenzie said the applicant proposes to rezone the vacant parcel of land in order to develop a 62-lot single-family residential subdivision. R-5 allows lots to be a minimum of 5,000 square feet. The average lot size in the proposed subdivision is just over 5,900 square feet, which is consistent with the lot sizes of a subdivision currently under construction across Glenwood Avenue.

The property is currently zoned LI, Light Industrial, which allows light manufacturing, warehousing, retail, etc. A single-family zoning classification is considered to be a downzoning from a land use perspective. Surrounding zoning includes R-10, Single-Family Residential, PDD, Planned Development District, NC, Neighborhood Commercial and HI, Heavy Industrial.

The applicant will be developing the site and preparing it for home construction. The applicant has indicated his intention on working with a home builder that proposes to build houses ranging in size from approximately 1,500 square feet up to 3,000 square feet.

Initial concerns from the staff related to the following:

- Environmental issues associated with soil contamination on portions of the site from a previous use (phosphate fertilizer facility)
- The need to provide adequate off-street parking, due to the smaller nature of the lots
- The provision of adequate landscaping/screening to minimize the development's impact on the abutting residential area

As for environmental concerns, the applicant provided a letter from the Environmental Protection Agency (EPA) that stated the contaminated soil was removed and clean backfill soil was placed over the affected areas. EPA completed their activities in February 2019.

Regarding parking, the Zoning Ordinance requires a minimum of two off-street parking spaces per single-family dwelling. This includes garage parking spaces. Because garages are sometimes used for other purposes such as storage, the smaller lots in the R-5 zoning districts have, at times, resulted in excessive on-street parking. This has been discussed with the applicant and he is looking at measures to help alleviate this potential issue, through stricter Homeowners Association guidelines and other measures.

Landscaping and screening with fencing is proposed for the portions of the proposed development that abut existing homes on the eastern and northern side of the site. Due to ongoing discussions regarding the need for adequate landscaping/screening, the plan is being revised and will be available for review at the Council meeting. The applicant plans to install the landscaping prior to the commencing of house construction, in order to allow more time for the landscaping to mature.

The Planning Commission considered this request at their August 6<sup>th</sup> meeting and unanimously recommended approval. Nine residents in the surrounding neighborhood attended the meeting and 3 addressed the Commission. The questions/comments that were expressed primarily related to drainage, increased traffic on Glenwood Avenue and the responsibility of maintaining landscaping/buffering once installed.

If the rezoning is approved by the City Council, the developer will have authorization to proceed under the supervision City staff with the preparation of construction drawings, installation of infrastructure improvements, staking of the lots and other related development activities.

Mayor Pro Tem Stewart gave the audience an opportunity to speak to Council.

Raye Lawing of 1000 Glenwood Avenue, presented many concerns to Council. The residents in the area are concerned with inadequate buffering, increase traffic in the area and the security of the residents with increase speeding. The residents were concerned about plans to widen the road or creating a turn lane from the housing development onto Glenwood Ave. Lastly, they were concerned with drainage in the area and possibility of sink holes.

City Manager, David McCuen said the City Staff will review all of the concerns and study the measures needed.

The Applicant, Bob Barreto of Greenville, SC told Council that buffering has been increased and parking and storage building restrictions could be regulated within the HOA Covenants.

Wesley White of Ridgewater Engineering, spoke about drainage issue that will need City approval, along with buffering that will be regulated by SCDOT.

City Council Members voiced many concerns about the rezoning. The main concerns were the density issue with narrow lots that could cause drainage problems, not enough buffering, parking and traffic issues. After much discussion, Council recommended to postpone vote to a future Council Meeting.

Assistant City Manager, Andrew Strickland informed Council that conditions and restrictions can be attached to zoning approval. Mr. Strickland recommended that the City Staff and the Developer work together to address all concerns and bring back to Council at a later date.

A motion by Councilman Laughridge seconded by Council Member Thompson carried unanimously (7-0) to postpone vote to a later Council Meeting to approve an Ordinance to rezone 16.82 acres at the northern corner of Glenwood Avenue and Bleckley Street from LI, Light Industrial to R-5, Single-Family Residential.

#### REQUEST CONSIDERATION OF POLICE DEPARTMENT APPLICATION FOR JUSTICE ASSISTANCE GRANT (JAG) PROGRAM REGARDING STREET LEVEL CRIMINAL APPREHENSION PROGRAM

Police Chief, Jim Stewart said the City of Anderson Police Department is requesting \$18,122 in direct funding from the Justice Assistance Grant (JAG) Program for the purpose of hiring sworn officers to work overtime to practice pro-active law enforcement activities in Anderson, South Carolina. The name of the program for which the City of Anderson will apply for these funds is the Street Level Criminal Apprehension Program. This is the same program we have been funding with grant money since 1997.

The primary goal of the Street Level Criminal Apprehension Program is to reduce the violent crime rate in the City of Anderson through saturated patrols of high crime areas. The program allows the department to take a proactive stance toward violent crime control by concentrating resources in areas that the crime rate and crime trends indicate that law enforcement is most needed.

This grant program does not require a match. The \$18,122 will be applied toward the cost of overtime for sworn officers and non-sworn support personnel. The overtime to be funded by this program will be solely for street level criminal apprehension operations.

A motion by Councilman Harbin seconded by Councilman Laughridge carried unanimously (7-0) to approve the application to the JAG Program in order to receive grant funding of \$18,122 to operate the Street Level Criminal Apprehension Program.

## ADMINISTRATIVE BRIEFING

### UPCOMING EVENTS

City Manager, David McCuen reminded Council of the following upcoming events and all meetings in August 2019.

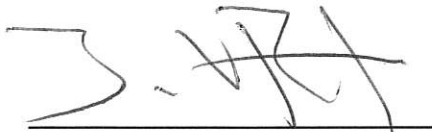
August 13<sup>th</sup> – Seat 6 – Neighborhood Watch  
August 15<sup>th</sup> – Block Party – CWP  
August 17<sup>th</sup> – Greely Park Back to School Bash  
August 20<sup>th</sup> – Seat 2 – Neighborhood Watch  
August 26<sup>th</sup> – Council Meeting

Mayor Pro Tem Stewart recognized Eagle Scout James Buckwater.

### ADJOURNMENT

A motion by Mayor Pro Tem Stewart seconded by Councilman Harbin carried unanimously (7-0) to adjourn.

ATTEST:



Terence V. Roberts  
Mayor



Margot B. Martin  
City Clerk Treasurer