

Regular Meeting
August 10, 2020

The regular meeting of City Council was held this date in City Hall Council Chambers at 6:00 pm. In attendance were Mayor Terence Roberts, Mayor Pro Tem Laughridge, Council Members Thompson, Chapman, Harbin, Newton, John Roberts, and Jeff Roberts. Councilman Stewart was not present. Also, in attendance were City Manager, David McCuen; Assistant City Manager, Andrew Strickland; Finance Director, Margot Martin; City Attorney, Frankie McClain; Planning Director, Maurice McKenzie; and Utilities Director, Jeff Caldwell. The invocation was given by Mayor Pro Tem Laughridge and respect to the flag was given by Council Member Thompson.

APPROVAL OF MINUTES

A motion by Council Member Thompson seconded by Councilman Harbin carried unanimously (8-0) to approve the minutes of the July 23, 2020 and July 27, 2020 meetings as presented.

REQUEST SECOND READING OF ORDINANCE 20-19 TO REZONE 500 BLECKLEY STREET FROM
RM-10, MULTI-FAMILY RESIDENTIAL TO NC, NEIGHBORHOOD COMMERCIAL

The applicant is seeking to rezone the subject property in order to operate a restaurant (carry-out hot dog sales) on the site. When this was first considered by the City Council on July 13th, the plan for the property was a car wash/hand detailing business. This use is no longer being considered. A commercial-style building is on the site but the zoning currently does not allow for commercial uses. Previously, this building was occupied by a non-conforming hair salon.

The proposed NC zoning allows for a variety of residential, office and lower intensity retail uses. This zoning is the lowest level of commercial zoning that allows a restaurant.

Since the applicant now plans to operate a restaurant, this triggers a number of other requirements that must be addressed:

- DHEC involvement to ensure their guidelines will be met
- Discussions with City Building Department and Utilities Department to ensure codes are met
- Obtaining permission from a neighboring property owner to utilize parking

The applicant met with the necessary agencies/departments and is now working to upgrade the building to meet general building codes that will allow a restaurant. The staff talked to the applicant's General Contractor to confirm their plan of action moving forward.

The City Council approved this request on first reading at their July 13th meeting based on the information available at that time. As indicated above, the applicant's plans changed, but the required zoning remains the same. If rezoned, all building codes and related city requirements must be met for the uses being conducted on the site.

A motion by Council Member Thompson seconded by Councilman Newton carried unanimously (8-0) to approve Ordinance 20-19 to rezone 500 Bleckley Street from RM-10, Multi-Family Residential to NC, Neighborhood Commercial on Second Reading.

REQUEST SECOND READING OF ORDINANCE 20-25 TO AMEND THE CITY OF ANDERSON'S SEWER USE ORDINANCE

Utilities Director, Jeff Caldwell said the Utilities Division requests final reading of an ordinance amending Ordinance 19-02 to comply with comments received as part of our SCDHEC Pretreatment Program Update.

Article II of this ordinance pertains to the Sewers and Sewage Disposal. Specifically, this ordinance includes the permissive and prohibited use of Public Sewer, sewer extension policies, fees, requirements for non-domestic wastewater (industrial, commercial, and food service establishments) as well as enforcement and penalties for violations to the ordinance.

The Pretreatment Update has received the general approval of SCDHEC. As part of the review of the SUO in our Pretreatment Program update submittal, SCDHEC is requiring a minor change to Section 34-10, paragraph C, regarding Specific Prohibitions as follows:

5. Any liquid wastes in which the concentration of pollutants exceeds those listed in Division 4, Sec. 34-28 ~~except as otherwise specified in an industrial wastewater discharge permit.~~

As required, a legal notice was publicly advertised for 30 days to make the entire Pretreatment update along with this SUO change available for comment. No comments were received.

The approval of this change to the SUO completes the requirements for SCDHEC's official approval.

A motion by Mayor Pro Tem Laughridge seconded by Councilman John Roberts carried unanimously (8-0) to approve Ordinance 20-25 to amend the City of Anderson's Sewer Use Ordinance on Second Reading.

ADMINISTRATIVE BRIEFING

Project Update

Assistant City Manager, Andrew Strickland gave Council a presentation on a new project called "Shared Kitchen Incubator". This will be a partnership with Innovate Anderson. This program will support a unique entrepreneurial venture in the form of a shared kitchen incubator, a licensed commercial space that provides a pathway for food entrepreneurs to start and grow their business.

DP3 Architecture, quoted an estimated cost of \$1.0 million to upfit the area next to the Economic Development Offices. The City explored grant opportunities and the City received a \$500,000 grant from USDA and another \$500,000 grant from Appalachian Regional council, totaling \$1 million for this project.

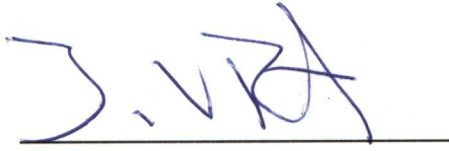
There will be a Council Work Session on August 24, 2020 to discuss this project and other Economic Development projects.

ADJOURNMENT

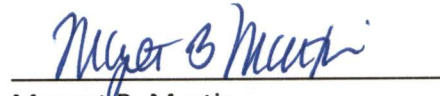
A motion by Council Member Thompson seconded by Councilman John Roberts carried unanimously (8-0) to adjourn at 6:25 p.m.

Notice of this meeting was posted on the City of Anderson's website and the Anderson Independent Mail newspaper was notified of the meeting at least 24 hours in advance of the meeting in accordance with the S.C. Freedom of Information Act.

ATTEST:

A handwritten signature in blue ink, appearing to read 'T. V. Roberts', written over a horizontal line.

Terence V. Roberts
Mayor

A handwritten signature in blue ink, appearing to read 'Margot B. Martin', written over a horizontal line.

Margot B. Martin
City Clerk Treasurer