

Regular Meeting
January 11, 2021

The regular meeting of City Council was held this date at the Recreation Center at 6:00 pm. In attendance were Mayor Terence Roberts, Mayor Pro Tem Laughridge, Council Members Thompson, Chapman, Stewart, Harbin, Newton, and John Roberts. Councilman Jeff Roberts 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 Transportation Director, Michael Gay. The invocation was given by Councilman Don Chapman and respect to the flag was given by Councilman Tony Stewart.

APPROVAL OF MINUTES

A motion by Councilman Harbin seconded by Councilman John Roberts carried unanimously (8-0) to approve the minutes of the December 14, 2020 meeting as presented.

REQUEST SECOND READING OF ORDINANCE 21-01 TO ANNEX AND ZONE TO PDD, PLANNED DEVELOPMENT DISTRICT, APPROXIMATELY 131+/- ACRES GENERALLY LOCATED OFF HARRIETT CIRCLE AND CRESTVIEW ROAD

Planning Director, Maurice McKenzie said the applicant proposes to annex the subject properties in order to construct a residential development consisting of single-family houses and the potential for townhouses. The PDD document outlines details that are created for this specified area, and will act as the zoning and development standards for the subject acreage. The 131 acres will consist of 4 development tracts. Detailed information relating to each tract and the overall development is outlined in the PDD document, but below are some of the highlights:

- A maximum of 450 dwelling units are proposed for the entire site; Each tract has a maximum number of units for construction flexibility, but the entire development is capped at 450 units
- The proposal is for a predominantly a single-family development with the potential for townhouses on 3 tracts (A, B and C), depending on market conditions
- All single-family dwellings shall have a finished floor elevation a minimum of 12 inches above the adjacent grade
- Common areas/amenities, sidewalks and landscaping are required and addressed in the PDD document

- Single-Family lot requirements for each tract:
 - 6,500 square feet minimum lot size
 - Houses ranging in size between 1,500-3,500 square feet
- Townhouse lot requirements for Tracts A, B and C (if developed):
 - 2,250 minimum lot size
 - Townhomes ranging in size between 1,000-2,400 square feet

The current zoning in the county is IZD, Innovative Zoning District for Tracts A and B, and R-20, Single-Family Residential for Tracts C and D. R-20 requires half-acre minimum lot sizes, while IZD allows a denser development pattern.

Because of increased traffic demands in the general area, Harriett Circle and the Midway Road/Crestview Road intersection were identified as a need for future road improvements. The Anderson Area Transportation Study (ANATS) Policy Committee included this area in their Long-Range Plan and later advanced the project using their allotted federal funding. Since these roads are state-maintained, the SCDOT is creating preliminary designs, which may include roundabouts and a road relocation. The applicant and the SCDOT have been in contact to ensure that the planned traffic improvements and proposed development will mesh with each other's plans.

The City Council considered this request at their December 14, 2020 meeting and approved it on First Reading. The Planning Commission considered this request at their December 1st meeting and recommended approval by a 5-2 vote.

Mayor Terence Roberts asked if there were any public comments. The following were opposed to this Ordinance, all concerned about traffic congestion and density of homes in the proposed developments:

- Jeffery Stevens - resident of Country Place
- Bruce Carey – resident of Country Place
- Tom Thompson – resident of Oakmont Subdivision
- Brad Dunkin – resident of Oakmont Subdivision

Transportation Director, Michael Gay said the two traffic circles and one road relocation will proceed due to Federal funding. Current time line is on schedule and construction will begin in Fiscal Year 2022.

Councilman Stewart was concerned about Oak Hill Drive congestion. Mr. Gay said Oak Hill Drive is an Anderson County road and at the current time no plans are in place to improve this area.

Councilman Chapman asked Mr. McKenzie to recap the provisions made from when the developer first proposed the development:

- Lot size increased from minimum 5000 square feet to minimum 6500 square feet.
- Side yard setbacks increased from 5 to 6 feet to 7 ½ feet.
- No longer just a slab, now will be built with 12" elevation.

A motion by Councilman Harbin seconded by Mayor Pro Tem Laughridge carried unanimously (8-0) to approve an Ordinance to annex and zone PDD, Planned Development District, approximately 131+/- acres generally located off Harriett Circle and Crestview Road on Second Reading.

REQUEST SECOND READING OF ORDINANCE 21-02 TO REZONE 812 WEST WHITNER STREET FROM RM-10, MULTI-FAMILY RESIDENTIAL TO NP, NEIGHBORHOOD PROFESSIONAL

Planning Director, Maurice McKenzie said the applicant proposes to rezone the subject property to NP, Neighborhood Professional in order to operate an office. An office existed for several years as a legal non-conforming use, but has been vacant for some time. Since it was vacant for more than four months and lost its non-conforming status, it must be rezoned in order to operate as requested. The building is configured in a manner for an office use and there is a small parking lot that serves the property.

The requested zoning of NP, Neighborhood Professional is the least intensive commercial zoning classification in the Zoning Ordinance. It was created to allow professional and business offices in areas that are predominately residential in nature. Only offices and single-family dwellings are allowed in the NP district.

The City Council approved this on first reading at their December 14, 2020 meeting. Also, the Planning Commission recommended approval on December 1, 2020.

A motion by Council Member Thompson seconded by Councilman Stewart carried unanimously (9-0) to approve an Ordinance to rezone 812 West Whitner Street for RM-10, Multi-Family Residential to NP, Neighborhood Professional on Second Reading.

REQUEST CONSIDERATION OF ORDINANCE 21-03 REQUIRING INDIVIDUALS TO WEAR FACE COVERINGS IN RETAIL AND FOODSERVICE ESTABLISHMENTS, AND MATTERS RELATED THERETO

City Manager, David McCuen said on July 24, 2020, City Council enacted Ordinance No. 20-24 requiring individuals to wear face coverings in retail, food service establishments and public transportation.

Said ordinance was enacted pursuant to S.C. Code Sec. 5-7-250(d) which provides for the adoption of an emergency ordinance to meet public emergencies affecting life, health, safety or property of the people.

S.C. Code Sec. 5-7-250(d) provides for the automatic expiration of the sixty-first day following the date of the enactment.

City Attorney, Frankie McClain said Ordinance No. 20-24 provided that Council may extend the Emergency Term for one or more additional terms, each for no more than sixty days, provided that the total duration of the Emergency Term shall not exceed six months without enacting an ordinance in the ordinary course. Six months have passed and this new Ordinance must be approved on First and Second Reading. After the Ordinance expires in sixty days, a Resolution would need to be passed to extend the requirement of face coverings.

Based upon an increase in the number of COVID-19 cases and the continued threat of the virus, it is recommended by staff to continue the requirement that individuals wear face coverings in places open to the public for an additional period of time and to enact an ordinance in the ordinary course to provide the same.

Benefit of this Ordinance is to prevent the spread of COVID-19 virus.

Anderson County Director of Emergency Management, David Baker provided statistics that show the increase in COVID-19 cases in the City of Anderson as well as Anderson County as a whole. This increase in cases is in part contributed to the holiday season.

A motion by Mayor Pro Tem Laughridge seconded by Councilman John Roberts carried unanimously (8-0) to approve Ordinance 21-03 requiring individuals to wear face coverings in retail and foodservice establishments, and matters related thereto on First Reading.

Mayor Terence Roberts asked to move into Executive Session.

EXECUTIVE SESSION

A motion by Councilman Stewart seconded by Mayor Pro Tem Laughridge carried unanimously (8-0) to move into Executive Session:

Section 30-4-70(a)(2) – Legal advice relating to matters covered by the attorney-client privilege involving possible litigation.

A motion by Mayor Pro Tem Laughridge seconded by Councilman Stewart carried unanimously (8-0) to move out of Executive Session.

REQUEST CONSIDERATION OF ORDINANCE 21-04 TO AMEND SECTION 62-16 OF THE CITY CODE
ADDING PROVISIONS FOR THE PROHIBITION OF LOITERING

City Manager, David McCuen said Section 62-16 of the Anderson City Code provides for the prohibiting of loitering for drug related purposes. There is no prohibition in the City Code for loitering in general. In order to protect private and public property it is recommended that the City Code be amended to provide for the prohibition of loitering in general and for the specific definition thereof.

By providing the prohibition and specific definition of loitering in general, law enforcement will be able to provide better protection for public and private property and the peaceful enjoyment thereof.

A motion by Councilman John Roberts seconded by Councilman Chapman carried unanimously (8-0) to approve Ordinance 21-04 to amend Section 62-16 of the City Code adding provisions for the prohibition of loitering on First Reading.

Mayor Terence Roberts reminded Council of the Martin Luther King Virtual Breakfast, streaming live on Friday, January 15th at 9:00 a.m.

ADJOURNMENT

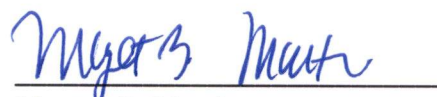
A motion by Councilman Newton seconded by Council Member Thompson carried unanimously (8-0) to adjourn at 7:30 p.m.

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:



Terence V. Roberts
Mayor



Margot B. Martin
City Clerk Treasurer