

Regular Meeting
June 22, 2020

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, Laughridge, Chapman, Harbin, Newton, John Roberts, and Jeff Roberts. Mayor Terence 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; and Planning Director, Maurice McKenzie. The invocation was given by Councilman Jeff Roberts and respect to the flag was given by Mayor Pro Tem Stewart.

APPROVAL OF MINUTES

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

REQUEST SECOND READING OF ORDINANCE 20-07 ADOPTING THE BUDGET FOR FISCAL YEAR
2020-2021

Finance Director, Margot Martin said in accordance with the General Statutes of the State of South Carolina, the City Council is required to adopt an annual balanced budget by ordinance prior to July 1.

The City's budget is a policy and planning document that describes the City's priorities and plans. The purpose of a budget is to control the money, directing funds at projects identified by Council and providing basic municipal services.

The City Council held a budget work session on May 20, 2020 to review highlights/overviews of the 2020 - 2021 budget. A public hearing was held on June 8, 2020 prior to the Council meeting, with no one from the public in attendance.

The total budget for all funds is \$74,585,699. The budget ordinance maintains the millage rate of .116 (rolled back from .118 in 2017) and implements year 3 of the previously adopted rate path for utility rate changes of 6% for water and 3.5% for sewer to invest funds to address capital and infrastructure needs. The budget does not include any tax increases or reduction in services for our citizens.

Request second reading of Ordinance 20-07 adopting the budget for fiscal year ending June 30, 2020. The budget for all funds is \$74,585,699. Council approved on first reading June 8, 2020.

A motion by Councilman Laughridge seconded by Council Member Thompson carried unanimously (8-0) to approve Ordinance 20-07 to adopt the Budget for Fiscal Year 2020-2021 for all funds totaling \$74,585,699 on Second Reading.

REQUEST SECOND READING OF ORDINANCE 20-08 TO ANNEX AND ZONE 3710 CLEMSON BOULEVARD TO GC, GENERAL COMMERCIAL

Planning Director, Maurice McKenzie said pursuant to the previously recorded Water/Sewer Service Agreement and Restrictive Covenant guidelines signed by the property owner, it is requested to annex the subject property. This property is within the boundaries for the provision of City services.

The current use of this property is an urgent care clinic. GC, General Commercial zoning allows office, commercial, medical and retail uses that are typically found along a commercial corridor. This zoning classification is consistent with other properties along Clemson Boulevard.

The City Council approved this request on first reading at their June 8th meeting. In addition, the Planning Commission considered this request at their June 2nd meeting and unanimously recommended approval.

A motion by Council Member Thompson seconded by Councilman Jeff Roberts carried unanimously (8-0) to approve Ordinance 20-08 to annex and zone 3710 Clemson Boulevard to GC, General Commercial on Second Reading.

REQUEST SECOND READING OF ORDINANCE 20-09 TO ANNEX AND ZONE 153 CIVIC CENTER BOULEVARD TO RM-18, MULTI-FAMILY RESIDENTIAL

Planning Director, Maurice McKenzie said pursuant to the previously recorded Water/Sewer Service Agreement and Restrictive Covenant guidelines signed by the property owner, it is requested to annex the subject property. This property is within the boundaries for the provision of City services.

The current use of this property is an apartment complex (Station 153). RM-18, Multi-Family Residential zoning is the appropriate zoning that matches the density and use of the property.

The City Council approved this request on first reading at their June 8th meeting. In addition, the Planning Commission considered this request at their June 2nd meeting and unanimously recommended approval.

A motion by Councilman Chapman seconded by Councilman Newton carried unanimously (8-0) to approve Ordinance 20-09 to annex and zone 153 Civic Center Boulevard to RM-18, Multi-Family Residential on Second Reading.

REQUEST SECOND READING OF ORDINANCE 20-10 TO ANNEX AND ZONE HEMBREE STATION
SUBDIVISION TO R-5, SINGLE-FAMILY RESIDENTIAL

Planning Director, Maurice McKenzie said pursuant to the previously recorded Water/Sewer Service Agreement and Restrictive Covenant guidelines signed by the property owner, it is requested to annex the subject property. This property is within the boundaries for the provision of City services.

This single-family residential subdivision has 87 lots and approximately 60 houses have been completed. Most of the lots are less than 10,000 square feet in size, so the R-5, Single-Family Residential zoning classification allows this development to be conforming.

The City Council approved this request on first reading at their June 8th meeting. In addition, the Planning Commission considered this request at their June 2nd meeting and unanimously recommended approval.

A motion by Councilman Harbin seconded by Councilman Jeff Roberts carried unanimously (8-0) to approve Ordinance 20-10 to annex and zone Hembree Station Subdivision to R-5, Single-Family Residential on Second Reading.

REQUEST SECOND READING OF ORDINANCE 20-11 TO ANNEX AND ZONE 103 ALLISON CIRCLE
(WALDEN OAKS APARTMENTS) TO RM-18, MULTI-FAMILY RESIDENTIAL

Planning Director, Maurice McKenzie said pursuant to the previously recorded Water/Sewer Service Agreement and Restrictive Covenant guidelines signed by the property owner, it is requested to annex the subject property. This property is within the boundaries for the provision of City services.

The current use of this property is an apartment complex (Walden Oaks Apartments). RM-18, Multi-Family Residential zoning is the appropriate zoning that matches the density and use of the property.

The City Council approved this request on first reading at their June 8th meeting. In addition, the Planning Commission considered this request at their June 2nd meeting and unanimously recommended approval.

A motion by Council Member Thompson seconded by Councilman John Roberts carried unanimously (8-0) to approve Ordinance 20-11 to annex and zone 103 Allison Circle (Walden Oaks Apartments) to RM-18, Multi-Family Residential on Second Reading.

REQUEST SECOND READING OF ORDINANCE 20-12 TO ANNEX AND ZONE 10.66 ACRES KNOWN AS TRACT 1 AT 1225 SALEM CHURCH ROAD TO RM-18, MULTI-FAMILY RESIDENTIAL

Planning Director, Maurice McKenzie said pursuant to the previously recorded Water/Sewer Service Agreement and Restrictive Covenant guidelines signed by the property owner, it is requested to annex the subject property. This property is within the boundaries for the provision of City services.

This vacant property was subdivided from the tract where Walden Oaks Apartments are located. Because it abuts multi-family residential development, RM-18; Multi-Family Residential zoning is appropriate.

The City Council approved this request on first reading at their June 8th meeting. In addition, the Planning Commission considered this request at their June 2nd meeting and unanimously recommended approval.

A motion by Councilman Jeff Roberts seconded by Councilman Chapman carried unanimously (8-0) to approve Ordinance 20-12 to annex and zone 10.66 acres known as Tract 1 at 1225 Salem Church Road to RM-18, Multi-Family Residential on Second Reading.

REQUEST SECOND READING OF ORDINANCE 20-13 TO ANNEX AND ZONE 100 HUDSON CIRCLE (THE HAMPTONS APARTMENTS) TO RM-18, MULTI-FAMILY RESIDENTIAL

Planning Director, Maurice McKenzie said pursuant to the previously recorded Water/Sewer Service Agreement and Restrictive Covenant guidelines signed by the property owner, it is requested to annex the subject property. This property is within the boundaries for the provision of City services.

The current use of this property is an apartment complex (The Hamptons). RM-18, Multi-Family Residential zoning is the appropriate zoning that matches the density and use of the property.

The City Council approved this request on first reading at their June 8th meeting. In addition, the Planning Commission considered this request at their June 2nd meeting and unanimously recommended approval.

A motion by Councilman Harbin seconded by Councilman Newton carried unanimously (8-0) to approve Ordinance 20-13 to annex and zone 100 Hudson Circle (The Hamptons Apartments) to RM-18, Multi-Family Residential on Second Reading.

REQUEST SECOND READING OF ORDINANCE 20-14 TO ANNEX AND ZONE 1104 SALEM CHURCH ROAD TO GC, GENERAL COMMERCIAL

Planning Director, Maurice McKenzie said pursuant to the previously recorded Water/Sewer Service Agreement and Restrictive Covenant guidelines signed by the property owner, it is requested to annex the subject property. This property is within the boundaries for the provision of City services.

The current use of this property is a plumbing supply company. GC, General Commercial zoning allows a variety of commercial uses, and this type of business fits within this classification.

The City Council approved this request on first reading at their June 8th meeting. In addition, the Planning Commission considered this request at their June 2nd meeting and unanimously recommended approval.

A motion by Councilman Newton seconded by Councilman Harbin carried unanimously (8-0) to approve Ordinance 20-14 to annex and zone 1104 Salem Church Road to GC, General Commercial on Second Reading.

REQUEST SECOND READING OF ORDINANCE 20-15 TO ANNEX AND ZONE TO PDD, PLANNED DEVELOPMENT DISTRICT, APPROXIMATELY 25 ACRES LOCATED AT 1309 OLD WILLIAMSTON ROAD, TO ANNEX AND ZONE TO R-15, SINGLE-FAMILY RESIDENTIAL, 1.10 ACRES LOCATED AT 1309 OLD WILLIAMSTON ROAD AND TO REZONE AN ADJACENT 8.29 ACRE PARCEL FROM RM-10, MULTI-FAMILY RESIDENTIAL TO PDD, PLANNED DEVELOPMENT DISTRICT

Planning Director, Maurice McKenzie said the applicant proposes to annex the subject property and rezone a portion already inside the City in order to construct mixed-use residential dwellings. The proposed development is broken into 3 tracts, and a separate parcel with an existing house is proposed for annexation, but not a part of the new Planned Development.

The mixed-use development will ultimately consist of approximately 159 lots/units, but will not exceed 192 lots/units. Specifics are outlined in the attached PDD document, which governs the development standards including setbacks, density, landscaping, parking, traffic calming, etc. General characteristics of each Tract are highlighted below:

Tract A: This 7.59-acre parcel will be constructed with single-family detached dwellings. A maximum of 40 lots are allowed, per the standards of the PDD Document. Dwellings will be a minimum of 1,800 square feet and lot sizes will average 5,099 square feet.

Tract B: This parcel is already inside the city limits and 47 townhomes currently exist. A multi-family development pattern is proposed to continue on this 8.29-acre tract, but a maximum of 72 units will be allowed. In addition, a leasing office/clubhouse is permitted to be constructed.

Tract C: Single-Family residential dwellings are proposed for this 16.4-acre parcel. However, if market conditions change, the PDD document will be written to accommodate townhouses, multi-family dwellings or a mixture of these uses. A maximum of 80 lots are allowed, per the standards of the PDD Document. Dwellings will be a minimum of 1,800 square feet and lot sizes will average 5,099 square feet.

Based on input received at the June 8th Council meeting and other dialogue with the applicant, some revisions have been made to the PDD Document and overall site layout. The revised language is highlighted in the PDD Document. Main additions to the PDD Document and layout include:

- Incorporation of specifics regarding tree sizes in yards
- Creation of left/right turning lanes out of Tract C
- Creation of a walking trail/natural area that links Tracts A and C along the back of the development

The City Council approved the request on first reading at their June 8th meeting. In addition, the Planning Commission also recommended approval. Although general drawings have been submitted to help describe the PDD Document, official drawings must still go through the City's required subdivision plat approval process prior to construction.

Councilman Jeff Roberts stated he is in favor of this annex but has issues that would still like to be stated:

- Safety – Site Distance to be addressed by SCDOT
- Would like to see connectivity between parcels
- Tract A to also have left/right turning lanes
- Density of lots
- Concerned about dead in cul du sacs

A motion by Councilman Harbin seconded by Councilman Newton carried unanimously (8-0) to approve Ordinance 20-15 to annex and zone to PDD, Planned Development District, approximately 25 acres located at 1309 Old Williamston Road, to annex and zone to R-15 and to rezone an adjacent 8.29 acre parcel from RM-10, Multi-Family Residential, to PDD, Planned Development District on Second Reading.

REQUEST SECOND READING OF ORDINANCE 20-16 TO ANNEX AND ZONE TO RM-10, MULTI-FAMILY RESIDENTIAL, APPROXIMATELY 11 ACRES LOCATED AT OLD WILLIAMSTON ROAD/NICKLAUS DRIVE

Planning Director, Maurice McKenzie said pursuant to the previously recorded Water/Sewer Service Agreement and Restrictive Covenant guidelines signed by the previous property owner, it is requested to annex the subject property which will be contiguous to the City limits upon the annexation of an adjacent parcel of land (currently in progress). This property is within the boundaries for the provision of City services.

A townhouse development consisting of 66 units is currently under construction in the subdivision known as Willow Bend and the proposed zoning of RM-10, Multi-Family Residential will allow the developer to continue with the same plan as approved by Anderson County.

The City Council approved this request on first reading at their June 8th meeting. In addition, the Planning Commission unanimously recommended approval at their June 2nd meeting.

A motion by Councilman Jeff Roberts seconded by Councilman Chapman carried unanimously (8-0) to approve Ordinance 20-16 to annex and zone to RM-10, Multi-Family, approximately 11 acres located at Old Williamston/Nicklaus Drive on Second Reading.

Mayor Pro Tem Stewart requested the next four agenda items be voted on in one vote.

REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A PETITION TO REZONE 304 EAST HIGHLAND AVENUE FROM RM-10, MULTI-FAMILY RESIDENTIAL TO LO, LIMITED OFFICE

Planning Director, Maurice McKenzie said the applicant is seeking to rezone the subject property in order to operate a day spa. LO, Limited Office zoning is the least intensive zoning classification that allows this use. More information regarding the specifics of the proposal are forthcoming.

The Planning Commission will consider this request at their July 7th meeting.

REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A PETITION TO REZONE 1310 EAST RIVER STREET FROM GC, GENERAL COMMERCIAL TO HI, HEAVY INDUSTRIAL

Planning Director, Maurice McKenzie said the applicant is seeking to rezone the subject property in order to operate an automotive repair business along with towing and a storage yard for vehicles. In order to conduct a business with automotive storage, a Heavy Industrial zoning classification is required.

The Planning Commission will consider this request at their July 7th meeting.

REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A PETITION TO REZONE 500 BLECKLEY STREET FROM RM-10, MULTI-FAMILY RESIDENTIAL TO NC, NEIGHBORHOOD COMMERCIAL

Planning Director, Maurice McKenzie said the applicant is seeking to rezone the subject property in order to operate a car wash/detailing business on the site. On the parcel is a commercial-style building but the zoning currently does not allow for commercial uses.

The Planning Commission will consider this request at their July 7th meeting.

REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A PETITION TO ANNEX AND ZONE 1.78 ACRES GENERALLY LOCATED AT SOUTHWOOD STREET AND CRESCENT DRIVE TO RM-10, MULTI-FAMILY RESIDENTIAL, AND TO REZONE AN ABUTTING 3.2 ACRE PARCEL FROM R-5, SINGLE-FAMILY TO RM-10, MULTI-FAMILY RESIDENTIAL

Planning Director, Maurice McKenzie said the applicant is seeking to rezone property that is currently inside the City and to annex additional property in order to construct a 40-unit townhouse development. More information regarding the development details is forthcoming.

The Planning Commission will consider this request at their July 7th meeting.

A motion by Councilman Laughridge seconded by Councilman John Roberts carried unanimously (8-0) to approve referral to the Planning Commission for 304 E. Highland Avenue, 1310 E. River Street, 500 Bleckley Street, and Southwood Street/Crescent Drive.

REQUEST CONSIDERATION OF ORDINANCE 20-17 AMENDING THE 2019-2020 ANNUAL BUDGET

Finance Director, Margot Martin said City Staff requests approval of Ordinance 20-17 amending the 2019 - 2020 Annual Budget by increasing the General Fund budget \$488,160 and Transit Fund Budget \$ 62,394.

The City Council adopted the 2019-2020 Annual Budget by Ordinance 19-06 on June 24, 2019. This Budget amendment request is to reflect City Council approval of revenues and expenditures that occurred after the original budget was implemented. The Budget amendment includes:

- (1) Increasing professional fees for the NuStrat Contact, as these additional revenues and commission fees were not in the original budget (\$69,589)
- (2) Increasing Transit fund budget to reflect capital grants from FTA and SCDOT for the purchase of a van (\$62,394)
- (3) Increasing Street repairs for the Ella Street Extension Rehabilitation project (\$71,472), which was paid from unrestricted fund balances of General fund carried over from prior year
- (4) Increasing Specialized supplies to purchase 30 Tasers (\$9,341), which was paid from carry over of Pay Tel funds in detention
- (5) Increasing Building department specialized supplies for View Point software (\$12,751)
- (6) Reflecting use of General fund's prior year E share funds for monies received in FYE 2019 but spent in FYE 2020 for a Dodge Durango (\$28,767)
- (7) Increasing Confiscated funds revenue and related expenditures for 2 Ford F150's (\$76,240)
- (8) Increasing Special projects reflecting use of General fund unrestricted fund balance for the purchase of parking lot at 118 E Earle Street (\$220,000)

These amendments allow the budget and audit to more accurately reflect actual revenues received and expenditures made that were unknown when the budget was originally adopted. Therefore, comparisons between budget and actual are more meaningful.

A motion by Councilman Harbin seconded by Councilman Laughridge carried unanimously (8-0) to approve Ordinance 20-17 amending the 2019-2020 Annual Budget by increasing the General Fund budget \$488,160 and Transit Fund Budget \$ 62,394 on First Reading.

City Manager, David McCuen said the Recreation Center will reopen on Monday, June 29th. Athletic fields will open allowing limited practice. City parks have reopened except Darwin Wright Park will remained closed.

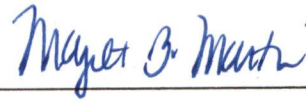
ADJOURNMENT

A motion by Councilman Chapman seconded by Council Member Thompson carried unanimously (8-0) to adjourn.

ATTEST:



Terence V. Roberts
Mayor



Margot B. Martin
City Clerk Treasurer