

Regular Meeting  
September 14, 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 Councilman John Roberts and respect to the flag was given by Mayor Terence Roberts.

APPROVAL OF MINUTES

A motion by Councilman Newton seconded by Mayor Pro Tem Laughridge carried unanimously (8-0) to approve the minutes of the August 24, 2020 meeting as presented.

REQUEST CONSIDERATION OF ORDINANCE 20-27 REZONE 1912 EAST CALHOUN STREET FROM R-5, SINGLE-FAMILY RESIDENTIAL TO RM-10, MULTI-FAMILY RESIDENTIAL

Planning Director, Maurice McKenzie said the subject property was annexed into the City in 2018 and the owner intended to construct 14 single-family houses. Ownership has since changed, and the new proposal is to construct duplexes (approximately 9 buildings/18 units). Based on this information, RM-10 zoning will allow this density on the 3.56-acre parcel.

A vacant single-family dwelling currently exists on the property. On either side of the subject property are high-density single-family residential subdivisions zoned PDD, Planned Development District (Cobblestone East and Cobblestone West).

Concerns have been raised regarding the potential for excessive site drainage/runoff from the property. Through the site plan review process, the City will ensure that the site is well engineered to handle any potential water runoff issues from the development.

The Planning Commission considered this request at their September 1<sup>st</sup> meeting and recommended approval.

A motion by Councilman Chapman seconded by Mayor Pro Tem Laughridge carried unanimously (8-0) to approve Ordinance 20-27 to rezone 1912 East Calhoun Street from R-5, Single-Family Residential to RM-10, Multi-Family Residential on First Reading.

REQUEST CONSIDERATION OF ORDINANCE 20-28 TO REZONE 503 COLLEGE AVENUE FROM R-15, SINGLE-FAMILY RESIDENTIAL TO RM-18, MULTI-FAMILY RESIDENTIAL

Planning Director, Maurice McKenzie said the applicant is seeking to rezone the subject property to RM-18, Multi-Family Residential, which allows university-related uses. Most of the main campus is designated with this zoning. A single-family house that Anderson University uses for student housing is situated on the site, and it has been in the institution's ownership since 2006.

This request originally come before the City Council in 2018, but no action was taken. Instead, more information was requested, primarily to obtain a better understanding of the overall campus master plan to see how this parcel of land fits into the plan. Based on the campus master plan that was shared by the applicant, the property is slated to become part of a larger parking area. By rezoning it to RM-18, any university-related use, including parking will be permitted on the property.

The subject property is bordered to the east by a single-family dwelling that is owned by Anderson University. The university's library parking area is directly across the street. Both properties are zoned RM-18, Multi-Family Residential, so there is a presence of the proposed zoning in the area. R-15, Single-Family Residential zoning abuts the subject property on the remaining sides.

As part of Anderson University's campus master plan, they plan to create a boundary by closing a portion of Summit Avenue and College Avenue, thus allowing the larger parking area to be created. Landscaping/screening will act as the visible border, if the streets are removed from the SCDOT's system. Closing the streets is a separate legal process but it is a factor in considering the rezoning from a comprehensive perspective. If closed, this effectively cuts off a point of access to the University, which should reduce school-related traffic in the Springdale Road neighborhood.

This request was heard by the Planning Commission on September 1st. At the meeting, a number of residents from the surrounding neighborhood spoke against the request with their main concern being the negative effects of university growth encroaching into their predominately single-family area. Information was presented regarding the University's master plan to show their delineation of a campus boundary. After deliberation, the Planning Commission recommended approval of the request to rezone 503 College Avenue to RM-18, Multi-Family Residential.

Based on some general concerns/comments regarding the potential for increased traffic onto Ridgecrest Avenue, Anderson University made some revisions to their plan to eliminate a curb cut into the proposed parking lot. Also, a comment was made regarding the community being cut-off for walking/biking when the plan is implemented, so the University added a multi-use path to continue connectivity within the community.

No residents in attendance at the Council meeting spoke in opposition of this zoning change when given the opportunity by the Mayor and City Council.

A motion by Councilman Harbin seconded by Councilman Chapman carried unanimously (8-0) to approve Ordinance 20-28 to rezone 503 College Avenue from R-15, Single-Family Residential to RM-18, Multi-Family Residential on First Reading.

REQUEST CONSIDERATION OF ORDINANCE 20-29 TO REZONE 1226 SPRINGDALE ROAD FROM R-15, SINGLE-FAMILY RESIDENTIAL TO RM-18, MULTI-FAMILY RESIDENTIAL

Planning Director, Maurice McKenzie said the applicant (Anderson University) requests to rezone the subject property to RM-18, Multi-Family Residential, in order to convert the single-family dwelling into their business/accounting office. This property has been in the ownership of Anderson University since 1997 and has been used primarily for university-related housing. The requested RM-18 zoning allows university-related uses and most of the main campus is designated with this zoning.

Requests to rezone this property have been discussed several times over the years, most recently in 2018. At that time, the City Council made no decision on the rezoning request. Instead, more information was requested, primarily to obtain a better understanding of the overall campus master plan to see how this parcel of land fits into the plan. Based on the campus master plan that was shared by the applicant, a more comprehensive view can be seen in how the subject property is situated with the creation of a campus boundary.

The surrounding properties on Springdale Road are zoned R-15, Single-Family Residential. The University campus, abutting the rear of the subject property is zoned RM-18 Multi-Family Residential.

University officials state that the proposed office will be oriented in a manner to minimize any intrusion into the Springdale Road neighborhood. No parking is planned for the site, so parking and access to the building will be from the rear. The residential nature of the house will be preserved and will not take on an office-like appearance.

As part of Anderson University's campus master plan, the creation of a boundary between the school and neighborhood is planned by closing a portion of Summit Avenue and College Avenue. Landscaping/screening will act as a visible border, if the streets are removed from the SCDOT's system. Closing the streets is a separate legal process but it is a factor in considering the rezoning from a comprehensive perspective. If closed, this should further discourage the potential for university-related vehicular/pedestrian traffic accessing Springdale Road and the subject property.

This request was heard by the Planning Commission on September 1<sup>st</sup>. At the meeting, a number of residents from the surrounding neighborhood spoke against the request with their main concerns being the growth of the university encroaching into their predominately single-family area and the loss of residential character. It was discussed that an office use may generate less activity than a residential use in the evening/night hours, as well as the university's intention to keep the site as passive as possible in terms of office development, per their master plan. After deliberation, the Planning Commission recommended denial of the request.

Mayor Terence Roberts asked those in the audience to voice concerns as necessary.

Ronnie Shaw of 1227 Springdale Road opposed rezoning. He is worried about the zoning change effect on the neighborhood and the potential decrease in value of the homes in the area, as well as the behavior of the students.

Jane and Bob Stovall of 1136 Springdale Road expressed opposition and requested that the University expand in other direction towards Old Williamston Rd and not towards their neighborhood. Mrs. Stovall is in favor of closing the road but opposes rezoning the area.

Martha McCurley of 1223 Springdale Road said her house is directly across the street from the 1226 Springdale Road and is very concerned about rezoning the property. She is also concerned about the decrease in property values in the neighborhood.

Councilman Chapman read a prepared statement, addressing his area, Seat 2. He stated that he has always be a supporter of Anderson University and a servant to his constituents. He appreciates the University developing a Master Plan for expansion and development and the impact this has on our community.

Councilman Chapman received several phone calls opposing the rezoning and wanted to represent those that could not be in attendance to speak. He said the current zoning is to prevent encroachment by the University into the neighborhood. The residents said the line is drawn and would like the University to stick with it. They also said the Planning Commission has denied this request on two occasions. The residents also said the University acquired two houses on the Boulevard and would like the University to consider using one of the houses instead of 1226 Springdale Road. The University has 35 building on the surrounding site, not rezoning 1226 Springdale Road will not have an impact on the University, but rezoning will have major impact on the neighborhood. The residents' main goal is to preserve the neighborhood as it is currently.

Omar Rashad, Senior VP for Administration and Brand at Anderson University, stated Anderson University is ranked 18<sup>th</sup> as the fastest growing regional University in the United States and is also the largest private University in South Carolina. Anderson University is in rapid growth mode and has nearly doubled enrollment, as well as increased workforce to 700 or 800 employees. The University needs space to accommodate this growth. The two parcels requesting to rezone are

the only University owned properties not zoned RM-18 and the University would like to make the zoning consistent for all of their properties.

A motion by Councilman Chapman seconded by Mayor Pro Tem Laughridge failed (2-6) to deny approval of Ordinance 20-29 to rezone 1226 Springdale Road from R-15, Single-Family Residential to RM-18, Multi-Family Residential. After the failed motion, discussion among council continued.

Councilman Jeff Roberts said that portions of Anderson University are in his area and received several phone calls in favor of the rezoning, with no opposing calls. Councilman Jeff Roberts feels that the rezoning will change the function of the property but not the appearance and the rezoning is a reasonable request. He values the neighborhood and sees this as a minimal impact on the neighborhood.

Mr. Rashad, from Anderson University, confirmed that the house would be an accounting office and would not have student or vendor traffic.

University attorney Reggie Gay spoke that he used to live in the Springdale area and said the rezoning will allow screening to protect the neighborhood, the house will appear as residential, with low activity and no parking on the street. He stated there is a misconception on what the use might be.

After much discussion on the Master Plan of Anderson University and the continued growth, along with the promise from Anderson University to adhere to the university's master plan for development, Mayor Terence Roberts called for a vote.

A motion by Councilman Newton seconded by Councilman Jeff Roberts carried (6-2) with Councilman Chapman and Mayor Pro Tem Laughridge opposed, to approve Ordinance 20-29 to rezone 1226 Springdale Road from R-15, Single-Family Residential to RM-18, Multi-Family Residential on First Reading.

**REQUEST CONSIDERATION OF ORDINANCE 20-26 EXTENDING THE EMERGENCY TERM OF  
ORDINANCE 20-24 REQUIRING INDIVIDUALS TO WEAR FACE COVERINGS IN RETAIL AND FOOD  
SERVICE ESTABLISHMENTS AND MATTERS RELATED THERETO**

City Manager, David McCuen reminded Council that 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.

Anderson County Emergency Management Director, David Baker presented Council with an updated COVID-19 presentation and stated that the City's Mask Ordinance has helped in the

reduction in COVID-19 cases. Since September 1<sup>st</sup>, the numbers have fallen in each of the four zip codes throughout Anderson County. Mr. Baker recommended extending the Ordinance.

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.

Ordinance No. 20-24 provides 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.

Based upon the continued state of emergency created by the COVID-19 virus and based upon the reported success of the use of face coverings in reducing infections, it is recommended that the Emergency Term of Ordinance No. 20-24 be continued for an additional 60 days, until November 24, 2020.

Councilman Jeff Roberts wants to know what milestones must be reached to lift the mask ordinance. City Manager, David McCuen said they want to see continued decline in hospitalizations at AnMed. Another milestone would be a ratio of positive COVID-19 tests dropping below 5%, which is a benchmark that experts say indicates a community has brought the spread of the disease under control.

A motion by Councilman Harbin seconded by Council Member Thompson carried unanimously (8-0) to approve Ordinance 20-26 extending the emergency term of Ordinance 20-24.

#### REQUEST CONSIDERATION TO PURCHASE TWO SERVICE TRUCKS FOR THE WATER OPERATIONS DEPARTMENT

Utilities Director, Jeff Caldwell said as part of our capital equipment plan, we identified the need to replace two service trucks. The specific vehicles we plan to replace are a 2008 F-250 with 108,000 miles and a 2003 F-350 with 95,000 miles.

This is on state contract bid.

| <u>Service Truck</u> | <u>Supplier</u> | <u>Cost Per</u> | <u>Total</u> |
|----------------------|-----------------|-----------------|--------------|
| Ford F-250           | Dick Smith Ford | \$39,203        | \$78,406     |

These vehicles are used daily in the operation, maintenance, and construction of the retail water system.

These vehicles are a budgeted in the Sewer Fund.

A motion by Councilman Newton seconded by Councilman John Roberts carried unanimously (8-0) to approve the purchase of two Ford F-250 trucks on State Contract from Dick Smith Ford in the amount of \$78,406.

City Manager, David McCuen requested to move into Executive Session to discuss item B-3.

#### EXECUTIVE SESSION

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

Section 30-4-70(a)(2) – Discussion of negotiations incident to proposed contractual arrangements.

A motion by Council Member Thompson seconded by Councilman Jeff Roberts carried unanimously (8-0) to move out of Executive Session.

#### REQUEST CONSIDERATION OF A DESIGN AND ENGINEERING CONTRACT FOR NORTH MAIN STREET STREETScape PROJECT

Assistant City Manager, Andrew Strickland said work sessions with members of City Council and Staff were held on Monday, August 24 and Wednesday, August 26, 2020 to review design concepts for a proposed redevelopment in the vicinity of North Main Street and East Calhoun Street. Staff proposed during those work sessions that the City undertake the design and construction of new streetscaping along North Main Street and East and West Calhoun Streets, as well as design and construction of a pedestrian plaza that will serve as the center of activity for the proposed redevelopment.

The new streetscape will include wider sidewalks to better accommodate increased pedestrian traffic in the area, street trees, lighting, and on-street parking. The pedestrian plaza will include an activity lawn, seating, tree canopy, and access to resident and tenant parking areas. Sidewalk, crosswalk, and lighting designs will be consistent with existing streetscapes throughout Downtown Anderson.

Three bids were received for the design and engineering phase of the project.

The bids were:

| <b>Company Name</b>  | <b>Location</b> | <b>Initial Bid</b> | <b>Final Bid</b> |
|----------------------|-----------------|--------------------|------------------|
| LandPlanGroup South  | Columbia, SC    | \$88,300           | \$88,300         |
| Davis & Floyd        | Greenwood, SC   | \$107,700          | \$90,100         |
| Goodwyn Mills Cawood | Greenville, SC  | \$168,000          | \$138,000        |

The proposed streetscape improvements will complete the Main Street streetscape project that began over 20 years ago, and provide a safe and attractive environment for an important gateway into Downtown Anderson.

The project will be funded using the City's Hospitality Fund.

Staff recommends awarding the design and engineering contract to Davis & Floyd. The firm was able to successfully demonstrate its desire and ability to complete the project quickly at a competitive price. Additionally, Davis & Floyd will bring substantial expertise to an important gateway improvement.

Councilman Jeff Roberts asked Mr. Strickland to state for the record why the lowest bid was not chosen. Mr. Strickland said it is important for this project to be completed in a timely fashion and City staff was concerned with the work load of the Land Plan Group, this project might not meet the City's timeline.

A motion by Council Member Thompson seconded by Mayor Pro Tem Laughridge carried unanimously (8-0) to award a design and engineering contract for the North Main Street Streetscapes to Davis & Floyd in the amount of \$90,100.

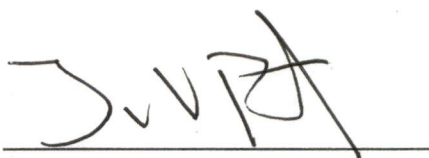
#### ADJOURNMENT

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

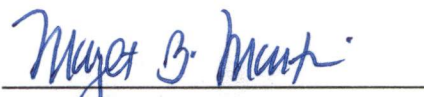


*Notice of this meeting was posted on the City of Anderson's website and the Anderson Independent Mail newspaper was notified of the meeting at least 24 hours in advance of the meeting in accordance with the S.C. Freedom of Information Act.*

ATTEST:



Terence V. Roberts  
Mayor



Margot B. Martin  
City Clerk Treasurer