

Work Session – Economic Development
May 24, 2021

City Council Work Session was held this date in City Hall Council Chambers at 5:00 pm. In attendance were Mayor Terence Roberts, Mayor Pro Tem Laughridge, Council Members Thompson, Chapman, Stewart, Harbin, John Roberts, Newton and Jeff Roberts. Also, in attendance were City Manager, David McCuen, Assistant City Manager, Andrew Strickland; Finance Director, Margot Martin; City Attorney, Frankie McClain; Economic Development Director, Kimberly Spears; and Economic Development Project Manager, Brittany Gamble.

A motion by Councilman Newton seconded by Councilman Stewart carried unanimously (8-0) with Councilman Chapman not present at time of vote to move into Executive Session:

Section 30-41-70(a)(5) – For discussion of matters relating to proposed location, expansion, or provision of services encouraging economic development.

A motion by Mayor Pro Tem Laughridge seconded by Councilman John Roberts carried unanimously (9-0) to move out of Executive Session.

Regular Meeting
May 24, 2021

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, Stewart, Harbin, John Roberts, Newton and Jeff Roberts. 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 Council Member Beatrice Thompson and respect to the flag was given by Mayor Pro Tem Laughridge.

APPROVAL OF MINUTES

A motion by Councilman Harbin seconded by Mayor Pro Tem Laughridge carried unanimously (9-0) to approve the minutes of the April 26, 2021 meeting as presented.

REQUEST CONSIDERATION OF ORDINANCE 21-07 TO REZONE 312 SAYRE STREET FROM LI,
LIGHT INDUSTRIAL TO GC, GENERAL COMMERCIAL

Planning Director, Maurice McKenzie said over the past few years, the applicant made several improvements to the former McLees Garage building in order to operate a vehicle customizing/restoration business, along with a muffler repair shop into the building as well. These uses are all currently permitted under the LI, Light Industrial zoning classification. However, the next phase of the applicant's business development is to have the ability to sell vehicles which is not allowed in the LI district. The applicant is requesting GC, General Commercial zoning, which will allow automobile sales.

Since this is considered a downzoning, rezoning the property will eliminate the ability to use the property for more intensive industrial-related uses in the future. The existing uses on the site will still be conforming with the GC classification, if rezoned.

The Planning Commission considered this request at their May 4th meeting and unanimously recommended approval.

A motion by Councilman Harbin seconded by Councilman John Roberts carried unanimously (9-0) to approve Ordinance 21-07 to rezone 312 Sayre Street from LI, Light Industrial to GC. General Commercial on First Reading.

REQUEST CONSIDERATION OF AN ORDINANCE TO ANNEX AND ZONE TO PDD, PLANNED
DEVELOPMENT DISTRICT, APPROXIMATELY 323 ACRES LOCATED OFF WILLIAMSTON ROAD,
NEAR THE INTERSECTION OF US 29 BYPASS

Planning Director, Maurice McKenzie said the applicant requests to annex the subject property in order to construct a single-family residential development. A maximum of 691 homes in four development tracts is proposed. A significant portion of the land is in a floodplain and is not to be developed.

The requested zoning is PDD, Planned Development District, so all of the specifications for the development are outlined in that document. Highlights of the document include:

- 168 acres not to be developed (157 acres mostly in floodplain and 11 acres of common area); at least 10% open space is in each development tract
- Common amenity to include a clubhouse, pool, and athletic courts
- 5,000 square feet minimum lot sizes – minimum of 42 feet wide lots
- 3-4 bedroom homes are proposed to be constructed
- Driveways and garages will allow at least 2 off-street parking spaces
- Home construction will consist of Hardie board, brick, stone and/or vinyl

- 2 trees to be planted per lot, with one providing a street tree effect
- All single-family dwellings shall have a finished floor elevation a minimum of 12 inches above the adjacent grade, per the new city guidelines

The Planning Commission considered this request at their May 4th meeting and recommended approval. From a staff perspective, it is recommended that the following areas are more clearly addressed as the City Council considers this for approval:

- Although the PDD Document indicates that maximum efforts will be taken to preserve existing vegetation/trees around the perimeter property line and floodplain areas, more specific documentation relating to the clearance of trees and vegetation during the land development process is requested. Language stating that clearance shall be limited to areas necessary for and directly related to the construction and improvements, including buildings, roads, related structures, material storage areas or other areas specifically authorized by the land disturbance permit is recommended. In addition, language clarifying that natural buffers around the perimeter of the development and along existing roads shall be used when feasible.
- More attention is needed to the buffer between the new lot lines as they relate to the right-of-way of Williamston Road (US 29). There is the potential for its widening along with other related gateway improvements in the future. Therefore, additional setbacks, buffers, etc. should be addressed and included in the PDD document. The PDD document includes a 40-foot buffer along the established roadways, but it is recommended that more distance is added, particularly along Williamston Road (US 29) so that there is more adequate space between the lots and a major arterial highway.

Upon final approval of the annexation and zoning, the subdivision plat must be submitted to the Planning Commission and various City departments for review and consideration.

Councilman Jeff Roberts asked for the consideration for the following changes:

- Acceleration/Deceleration lanes at entrances
- Minimum lot size be increase from 5,000 sq. ft. to 6,500 sq. ft.
- Setbacks to include additional 20 feet in front, 7 ½ feet on sides with minimum lot width of 43 feet
- Consideration of widening Williamston Road (US 29)
- 50 feet buffering along established roadways instead of 40 feet

Engineer, Paul Harrison representing the applicant, E & H Properties, LLC spoke to Council. He was concern with the increase in lot size. He stated to meet the target market, they need to tighten up the development to allow more space to be used for common amenities such as clubhouse and pool. This target market is also looking for affordable housing.

After much discussion, City Manager, David McCuen recommended tabling this item to allow time to take into account the changes suggested by Council.

A motion by Council Member Thompson seconded by Mayor Pro Tem Laughridge carried unanimously (9-0) to table the request of an ordinance to annex and zone to PDD, Planned Development District, approximately 323 acres located off Williamston Road, near the intersection of US 29 Bypass.

REQUEST CONSIDERATION OF APPOINTMENT TO THE BOARD OF COMMISSIONERS OF THE
ANDERSON HOUSING AUTHORITY

City Manager, David McCuen said Jeff Trahan, Executive Director of The Housing Authority of Anderson sent City Council a letter requesting appointment. City Council appoints the members to this board. The board has one position/term to address.

In December 2020, the term of Chase Christopher expired. Mr. Christopher has expressed interest in continuing to serve on this board. The term for this position is a five-year term expiring December 31, 2025.

The other four board members and terms are:

Charlie Ervin – December 2021

Emily Owen – December 2022

Jason Craddock – December 2023

Linda McDowell – December 2024

Staff recommends the reappointment of Chase Christopher to the Board of Commissioners of the Anderson Housing Authority.

A motion by Councilman Harbin seconded by Councilman Chapman carried unanimously (9-0) to re-appoint Chase Christopher to the Board of Commissioners of the Anderson Housing Authority with term expiring December 31, 2025.

REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A PETITION TO
REZONE 1706 EAST GREENVILLE STREET FROM NC, NEIGHBORHOOD COMMERCIAL TO GC,
GENERAL COMMERCIAL

Planning Director, Maurice McKenzie said this property is known as the Hanna Market Shopping Center, and has been undergoing some improvements with new tenants. A portion of the property which occupied the former Bi-Lo grocery store, is currently vacant. The applicant

requests to rezone the property to GC, General Commercial in order to increase the permitted uses that can go into the vacant space. Currently, there is 30,000 square feet of vacant space and rezoning would be of the entire parcel.

Mr. McKenzie said rezoning to General Commercial could allow the following, with some of these having special conditions to operate:

- Plant Nursery/Garden Shop
- Auto Sales/Rental
- Theaters
- Hotels
- Enclosed Self Storage
- Kennels

The Planning Commission will consider this request at their June 1st meeting.

A motion by Councilman Chapman seconded by Councilman Jeff Roberts carried unanimously (9-0) to approve a referral to the Planning Commission a petition to rezone 1706 East Greenville Street from NC, Neighborhood Commercial to GC, General Commercial.

REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A PETITION TO ANNEX AND ZONE TO PDD, PLANNED DEVELOPMENT DISTRICT, APPROXIMATELY 50 ACRES LOCATED AT THE CORNER OF MIDWAY ROAD AND CRESTVIEW ROAD

Planning Director, Maurice McKenzie said the applicant requests to annex the subject property in order to construct a single-family residential subdivision. A maximum of 200 dwellings are proposed on the property. The requested zoning of PDD, Planned Development District will require a document that outlines details created specifically for this new subdivision, and will act as the zoning and development standards for the property.

The Planning Commission will consider this request at their June 1st meeting.

A motion by Councilman Newton seconded by Councilman Chapman carried unanimously (9-0) to approve a referral to the Planning Commission a petition to annex and zone to PDD, Planned Development District, approximately 50 acres located at the corner of Midway Road and Crestview Road.

REQUEST CONSIDERATION OF RESOLUTION 21-12 TO PROVIDE CERTIFICATION AS PROVIDED BY THE SOUTH CAROLINA ABANDONED BUILDINGS REVITALIZATION ACT OF 2013 (S.C. CODE SECTION 12-67-109 ET.SEQ.) FOR THE BUILDING AT 201 S. MURRAY AVENUE, ANDERSON, SOUTH CAROLINA

City Attorney, Frankie McClain said the South Carolina Abandoned Buildings Revitalization Act (the "Act") was enacted in Title 12, Chapter 67 of the South Carolina Code of Laws to create an incentive for the rehabilitation, renovation and redevelopment of abandoned buildings located in South Carolina.

The Act provides that restoration of abandoned buildings into productive assets for the communities in which they are located serves a public and corporate purpose and results in job opportunities.

Section 12-67-140 of the Act provides that a taxpayer who rehabilitates an abandoned building is eligible either for a credit against certain income taxes, license fees or premium taxes, or a credit against local real property taxes.

Section 12-67-140(E) of the Act provides (in pertinent part):

(E) For building sites which have had no portion thereof placed into service before July 1, 2018, and upon which is located a redeveloped multi-floor structure that is listed on the National Register of Historic Places, the taxpayer may subdivide the structure into separate units in the manner as provided for in this chapter, except that up to seven separate floors may be considered seven separate subdivided units if a floor is redeveloped for the exclusive use as a residential apartment or apartments.

Section 12-67-140(E) of the Act further provides that prior to making an initial claim for tax credits, a taxpayer utilizing the provisions of subsection E must notify the South Carolina Department of Revenue in writing of his or her intent to claim tax credits under the Act.

No portion of the Property was placed in service before July 1, 2018. The Property is a multi-floor structure that is listed on the National Register of Historic Places. The Taxpayer has subdivided the structure into three separate units as follows:

Unit #1: First floor

Unit #2: Second floor

Unit #3: Third floor; and

Unit #1, Unit #2 and Unit #3 are each being redeveloped for exclusive use as a residential apartment or apartments (as to each of the three such units, a "Building Site").

Prior to making an initial claim for tax credits, the Taxpayer will file a notification in writing, pursuant to Section 12-67-140(E), of the Taxpayer's intent to claim tax credits against certain

income taxes, license fees or premium taxes as provided in Section 12-67-140(A)(1) rather than a credit against property taxes as provided in Section 12-67-140(A)(2).

The Property is located within the City limits of Anderson, South Carolina. The Taxpayer has requested that the City, by way of binding resolution, certify that each of the three Building Sites is an eligible abandoned building site as defined by Section 12-67-120.

Mr. McClain clarified that the tax credit is not property tax credit and the tax credit does not affect the City.

This Resolution will promote the development of downtown residential property.

A motion by Councilman Harbin seconded by Mayor Pro Tem Laughridge carried unanimously (9-0) to approve Resolution 21-12 to provide certification as provided by the South Carolina Abandoned Buildings Revitalization Act of 2013 (S.C. Code Section 12-67-109 Et. Seq.) for the building at 201 S. Murray Avenue, Anderson, South Carolina.

ADJOURNMENT

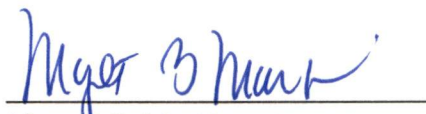
A motion by Councilman Newton seconded by Councilman John Roberts carried unanimously (9-0) to adjourn at 6:40 p.m.

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