

Regular Meeting
July 26, 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 Chapman, Council Members Thompson, Harbin, John Roberts, Newton and Jeff Roberts. Councilmen Laughridge and Stewart were not present. Also, in attendance were City Manager, David McCuen, Assistant City Manager, Andrew Strickland; Finance Director, Margot Martin; City Attorney, Frankie McClain; Public Works Director, Ken Mullinax; Planning Director, Maurice McKenzie; and Police Chief, Jim Stewart. The invocation was given by Councilman Matt Harbin and respect to the flag was given by Council Member Thompson.

SPECIAL RECOGNITION
Larry Morris – Public Works Retiree

Mayor Terence Roberts and Public Works Director, Ken Mullinax presented Larry Morris with a plaque for the 30 years of service with the City of Anderson.

APPROVAL OF MINUTES

A motion by Council Member Thompson seconded by Councilman Newton carried unanimously (7-0) to approve the minutes of the July 12, 2021 meeting as presented.

REQUEST SECOND READING OF ORDINANCE 21-13 TO ANNEX AND ZONE TO PDD, PLANNED DEVELOPMENT DISTRICT, APPROXIMATELY 323 ACRES LOCATED OFF WILLIAMSTON ROAD NEAR THE INTERSECTION ON 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 significant portion of the acreage is in a floodplain and is not to be developed. The requested zoning is PDD, Planned Development District, the development specifications are outlined in that document.

This request initially came to the City Council on May 24th, but with input from the Council, the PDD document has been refined and strengthened throughout the process. The City Council approved this request on first reading at the July 12th meeting, but requested the following items to be included in the document/plan:

- SCDOT's requirements for deceleration lanes and two-way left turn lanes, per the traffic impact study
- Left/right egress lanes from the subdivision streets onto Williamston Road and Plantation Drive
- Inclusion of streets or green spaces at approximately 10 lot intervals in order to minimize long, straight stretches of lots/dwellings

Per the revised PDD document and preliminary plans, the first two items above have been specifically addressed. Although there is no specific language relating to the green space and/or street intersections at approximate 10 lot intervals, the preliminary plan mostly accomplishes this with the 25' and 35' wide green spaces for stormwater and sewer easements, green spaces across from "T" style intersections, and the street layout, including curves in the streets.

Other highlights of the document include:

- Maximum of 620 lots in six (6) development phases. Average lot size 8,027 square feet.
- Inclusion of a wider variety of lot sizes/widths: Some being a minimum of 6,500 square feet/47 feet wide and some being a minimum of 7,600 square feet/57 feet wide.
- 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.
- 3-5 bedroom homes are proposed to be constructed.
- Driveways and garages will allow at least 2 off-street parking spaces.
- Home construction will consist of various building materials to provide a range of colors and accents.
- 2 trees to be planted per lot, with one providing a street tree effect.
- Addition of language to require undeveloped breaks across from "T" style intersections to eliminate vehicle headlights from shining directly onto houses.
- Land clearance shall be limited to areas necessary for and directly related to the construction and improvements, including buildings, roads, related structures, material storage areas, transition grades, ponds, stormwater/other utility improvements, or other areas specifically authorized by the land disturbance permit.
- 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 City Council approved this request on First Reading at their July 12th meeting with a few recommended revisions as addressed above. The revisions made since the original submission strengthened the development plan and should address many of the concerns brought forth by the City Council during the annexation process.

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.

Mayor Pro Tem Chapman expressed his concern with the connector road from a cul da sac to the Amenity Center. The concern is the safety of the residents in this road being used as a cut

through. Mayor Pro Tem Chapman also asked what types of trees that would be planted at each lot. Mr. McKenzie confirmed that shade trees would be planted such as Oak or Maple trees. Final concern was the alignment of the "T" intersections.

Speaking on behalf of the Applicant, Mr. Paul Harrison, commented on each concern. Mr. Harrison agreed that the connector road should be removed, and a pedestrian path be added as the connector from the cul da sac to the Amenity Center. He commented that the "T" intersection does not always align perfectly but will clean up as much as possible during final design.

Councilman Jeff Roberts also had a few concerns to address. He would like to see a more aggressive mixing of lot sizes in the development. He would also like an open space strip between every ten lots. Councilman Roberts would also like an increased buffer zone at US 29 Bypass and at Plantation Road. This increased buffer zone would help decrease the shining of traffic lights into the bordering homes.

Mr. Harrison stated he could not agree to the open space strips after every 10 homes. From his experience, homeowners do not like people walking beside or behind their homes at night. Mr. Harrison did agree to increase the buffer zone along US 29 Bypass and Plantation Road.

A motion by Councilman Harbin seconded by Councilman Newton carried unanimously (7-0) to approve Ordinance 21-13 to annex and zone to PDD, Planned Development District, approximately 323 acres located off Williamston Road near the intersection of US 29 Bypass with amending the plan to increase the buffering zone along US 29 Bypass and Plantation Road. Also, to replace connector road from cul da sac to the Amenity Center with a pedestrian/golf cart path.

REQUEST SECOND READING OF ORDINANCE 21-12 AMENDING THE 2020-2021 ANNUAL BUDGET

Finance Director, Margot Martin requests approval of Ordinance 21-12 amending the 2020 - 2021 Annual Budget by increasing the General Fund budget \$1,221,371, Water Fund budget \$814,204, Sewer Fund budget \$437,411, Transit Fund budget \$1,284,485, Capital Replacement Fund budget \$454,495, Stormwater Fund \$1,000, Cemetery Fund \$1,600, Sanitation Fund \$7,200, Recreation Fund \$6,100 and Community Development \$1,000.

The City Council adopted the 2020 - 2021 Annual Budget by Ordinance 20-07 on June 22, 2020. 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 the General Fund, Water Fund, Sewer Fund and Capital Replacement fund budget for the carryover from FYE 2020 of the City Hall and Municipal Business Center Roof projects (\$1,608,328)

2. Increasing Transit fund budget to reflect capital grants from FTA and SCDOT for the purchase of a van, two buses, and construction of the CNG Facility (\$1,279,985)
3. Reflects use of General fund's prior year fund balance for purchase/projects that were approved in FYE 2020 but carried over to FYE 2021:
 - a. Police Vehicles (\$63,744)
 - b. Fire Mobile Safety House (\$119,686)
 - c. Fire Exhaust Removal System (\$88,116)
4. Increasing Brownfields grant award (\$68,567 – total allocated \$300,000 over three years)
5. Increasing the utility funds for tap and capacity fees, transfers to the general fund, and Economic development incentive (\$84,982)
6. Reflecting use of fund balance for IT network switches (\$11,591)
7. Reflecting use of fund balance for Christmas Bonuses not budgeted (\$99,200 – all funds)
8. Increasing additional Online Auction sale proceeds to pay for the Fuel Management system upgrade (\$30,650)
9. Reflecting use of fund balance for Police Division Crowd Control Gear (\$33,251)
10. Reflecting use of General fund's prior year Pay Tel funds for monies received in FYE 2020 but spent in FYE 2021 for tables in the jail and vehicles (\$111,466)
11. Reflecting use of General fund's prior year Commissary monies received in FYE 2020 but spent in FYE 2021 for detention shower upgrades and security cameras (\$54,522)
12. Increasing Confiscated funds for purchase of SWAT Vests/Equipment (\$35,301)

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.

Council gave approval on First Reading at the July 12, 2021, City Council meeting.

A motion by Councilman Newton seconded by Councilman John Roberts carried unanimously (7-0) to approve Ordinance 21-12 amending the 2020-2021 Annual Budget by increasing the General Fund budget \$1,221,371, Water Fund budget \$814,204, Sewer Fund budget \$437,411, Transit Fund budget \$1,284,485, Capital Replacement Fund budget \$454,495, Stormwater Fund \$1,000, Cemetery Fund \$1,600, Sanitation Fund \$7,200, Recreation Fund \$6,100 and Community Development \$1,000 on Second Reading.

REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A PETITION TO
REZONE 400 EAST RIVER STREET FROM NC, NEIGHBORHOOD COMMERCIAL TO GC, GENERAL
COMMERCIAL

Planning Director, Maurice McKenzie said the subject property is a small strip shopping center and one of the tenants is a convenience store. The applicant, who operates the store and owns the property, requests to rezone the property to GC, General Commercial in order to increase

the permitted uses that can take place on the site. Specifically, the applicant wishes to operate U-Haul rentals as part of his convenience store business. Automobile, truck, or trailer rentals are not allowed under NC guidelines and GC allows such uses.

The Planning Commission will consider this request at their August 3rd meeting.

A motion Councilman Jeff Roberts seconded by Council Member Thompson carried unanimously (7-0) to approve a referral to the Planning Commission a petition to rezone 400 East River Street from NC, Neighborhood Commercial to GC, General Commercial.

REQUEST CONSIDERATION TO PURCHASE VEHICLES FOR THE POLICE DEPARTMENT

Police Chief, Jim Stewart said the Police Department is requesting to purchase the following vehicles and equipment:

Five (5) South Carolina State Contract 2021 Dodge Chargers (V-8), Performance Chrysler Dodge (Clinton, NC) at a cost of \$127,000 (\$25,400 each). The vehicles are currently ordered for inventory purposes at the dealership.

One (1) South Carolina State Contract 2021 Ford F150 4X2 extended cab pickup truck with XL trim, Vic Bailey Ford (Spartanburg, SC) at a cost of \$28,219. The order will be placed at time of approval.

Over the past fourteen years the Anderson Police Department has engaged to acquire enough vehicles to implement a take-home vehicle program where each Class 1 officer has an assigned vehicle. These capital purchases will enhance our fleet of emergency vehicles.

The vehicles will be purchased by the Capital Replacement Fund.

A motion by Councilman Harbin seconded by Mayor Pro Tem Chapman carried unanimously (7-0) to approve the purchase of five 2021 Dodge Chargers and one 2021 Ford F150 in the amount of \$155,219 for the Police Department to be funded by the Capital Replacement Fund.

EXECUTIVE SESSION

A motion by Council Member Thompson seconded by Councilman John Roberts carried unanimously (7-0) to move into Executive Session:

Section 30-4-70(a)(5) – Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging economic development.

A motion by Mayor Pro Tem Chapman seconded by Councilman Harbin carried unanimously (7-0) to move out of Executive Session.

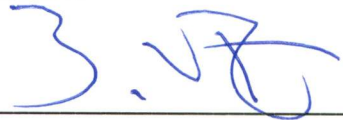
No action was taken.

ADJOURNMENT

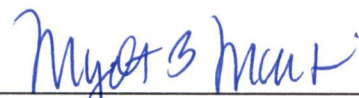
A motion by Councilman Newton seconded by Councilman Harbin carried unanimously (7-0) to adjourn at 7:20 p.m.

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