

Regular Meeting
November 27, 2017

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 John Roberts, Council Members Thompson, Buck Roberts, Stewart, Chapman, Laughridge, Harbin and Newton. Mayor Terence Roberts was not present. Also in attendance were Assistant City Manager, David McCuen; Assistant Finance Director, Margot Martin; and City Attorney, Frankie McClain. The invocation was given by Mayor Pro Tem John Roberts and respect to the flag were given by Councilman Stewart.

APPROVAL OF MINUTES

A motion by Councilman Stewart seconded by Councilman Buck Roberts carried unanimously (8-0) to approve the minutes of the November 13, 2017 meeting as presented.

REQUEST SECOND READING OF ORDINANCE 17-11 TO ANNEX AND ZONE TO GC, GENERAL COMMERCIAL, APPROXIMATELY 1.21 ACRES LOCATED AT 3800 CLEMSON BOULEVARD

Assistant City Manager, David McCuen said the applicant is in the process of rebuilding a restaurant (Zaxby's) on the subject parcel. Pursuant to the previously recorded Water and/or Sewer Service Agreement and Restrictive Covenant that was signed by the applicant, this property is eligible for annexation.

The annexation of this property will add to the City's tax base.

The City Council approved this request on first reading at the November 13th Council meeting.

A motion by Councilman Chapman seconded by Councilman Buck Roberts carried unanimously (8-0) to approve Ordinance 17-11 to annex and zone to GC, General Commercial, approximately 1.21 acres located at 3800 Clemson Boulevard on Second Reading.

REQUEST SECOND READING OF ORDINANCE 17-12 TO ANNEX AND ZONE TO R-5, SINGLE-FAMILY RESIDENTIAL, APPROXIMATELY ½ ACRE LOCATED AT 1010 RICH DRIVE

Assistant City Manager, David McCuen said the applicant wishes to annex the subject property that is adjacent to their house which is located inside the city limits. They wish to have all of their

property inside the City for consistency purposes. The proposed zoning of R-5 is consistent with the abutting property.

The City Council approved this request on first reading at the November 13th Council meeting.

A motion by Council Member Thompson seconded by Councilman Stewart carried unanimously (8-0) to approve Ordinance 17-12 to annex and zone to R-5, Single-Family Residential, approximately ½ acre located at 1010 Rich Drive on Second Reading.

REQUEST SECOND READING OF ORDINANCE 17-13 TO REZONE 401 CONCORD ROAD TO R-15,
SINGLE FAMILY TO LO, LIMITED OFFICE

Assistant City Manager, David McCuen said the applicant wishes to rezone the subject property in order to convert the single-family house into a barbershop. LO, Limited Office is the least intensive zoning classification that allows for such uses.

There are a variety of zoning classifications and land uses in this area, including R-10 and R-15, Single-Family Residential, RM-10, Multi-Family Residential, NC Neighborhood Commercial, NP, Neighborhood Professional, LI, Light Industrial, and a non-conforming commercial use.

The City Council approved this request on first reading at the November 13th Council meeting.

If rezoned, the applicant must abide by the City's building codes when converting the dwelling into a commercial use. In addition, a site plan must be approved which will show the ability to accommodate the required parking and landscaping for such a use.

A motion by Councilman Buck Roberts seconded by Councilman Newton carried unanimously (9-0) to approve Ordinance 17-13 to rezone 401 Concord Road to R-15, Single Family to LO, Limited Office on Second Reading.

REQUEST CONSIDERATION OF ORDINANCE 17-14 ESTABLISHING THE APRIL 2018 GENERAL
ELECTION

Assistant City Manager, David McCuen said the next general election is scheduled for Tuesday, April 3, 2018 for the Municipal Council Seats for Mayor, Seats One, Three, Five, and At-Large Seat Seven. Candidates for this election shall be elected to serve a four-year term.

The filing period for candidates is noon Thursday, January 18, 2018 to noon Thursday, February 1, 2018. The filing for candidacy shall be initiated at the Anderson County Registration and

Elections Office at 301 N. Main Street. Upon completion of the necessary candidacy forms, payment of the \$300 (Mayor) \$200 (Council) filing fee shall be submitted to the City Clerk and Treasurer at City Hall, 401 S. Main Street.

The last day to register to vote in the April 3, 2018 election is Saturday, March 3, 2018.

A motion by Councilman Stewart seconded by Councilman Laughridge carried unanimously (8-0) to approve Ordinance 17-14 establishing the April 2018 General Election on First Reading.

REQUEST CONSIDERATION OF A BUSINESS ASSISTANCE PROGRAM AWARD TO CANELA'S SMOOTHIES

Assistant City Manager, David McCuen said this is a request for consideration of a Business Assistance Program Award to Canela's Smoothies for façade, design, sign, historic preservation and interior up-fit. These permanent improvements will facilitate the opening of a new business which will create 9 new jobs

In January 2016, the City Council amended the Economic Development Incentive Ordinance to provide for the establishment of additional programs to assist business development. Per program guidelines any individual award \$10,000 or over must receive City Council's approval.

City Council adopted this program with a philosophy that incentives may provide a financial impact on the decision-making process for economic development prospects. Equally important is the emphasis of a business-friendly environment and "can do" attitude as a manner of conducting municipal business. The total renovations are estimated at \$77,567. Their new business meets the eligibility criteria and other factors of consideration as follows:

- Creation of jobs
- Increases revenue to the City
- Serves as catalyst to stimulate other desirable businesses
- Located in the Downtown, Historic and TIF districts
- Satisfies a unique niche in the market place

Interior Up fit Grant Agreement –The total interior up fit costs are \$50,067; applicants may receive up to 50% (\$25,033.50) of the total costs, up to \$10,000. Scored selection criteria determines the funding level; points are assigned based on this criteria which corresponds to a percentage. Fifty percent of the total costs up to \$10,000 are then multiplied by the percentage. Canela's Smoothies received an average score of 2.15 with a corresponding percentage of 86%. \$10,000 multiplied by 86% is \$8,600.

Sign & Design Grants – Canela’s Smoothies received the total amounts of \$500 for each of the sign and design program grants.

Historic Building Maintenance - The total historic building maintenance costs are \$13,000; applicants may receive up to 50% (\$6,500) of the total costs. Scored selection criteria determines the funding level; points are assigned based on this criteria which corresponds to a percentage. Fifty percent of the total costs are then multiplied by the percentage. Canela’s Smoothies received an average score of 2.15 with a corresponding percentage of 86%. \$6,500 multiplied by 86% is \$5,590.

Façade – The total façade costs are \$8,500; applicants may receive up to \$5,000 of the total costs with a 50% match requirement (\$4,250). Scored selection criteria determines the funding level; points are assigned based on this criteria which corresponds to a percentage. Canela’s Smoothies received an average score of 2.15 with a corresponding percentage of 86%. \$4,250 multiplied by 86% is \$3,655.

The combined amount totals to \$18,845; the maximum grant amount is \$15,000.

The recommended funding level of \$15,000 will be reimbursed to the applicant upon receipt of paid invoices and project completion.

We anticipate approximately \$100,000 for the Business Assistance Program FY 17-18 per funding formula; this will include \$25,000 allocations per quarter. The \$15,000 grant amount to Canela’s Smoothies, along with other applications were within the quarterly budget amount to be funded by the Economic Development Fund.

A motion by Councilman Laughridge seconded by Councilman Chapman carried unanimously (8-0) to approve a Business Assistance Program Award to Canela’s Smoothies for façade, design, sign, historic preservation and interior up-fit in the amount of \$15,000.

ADMINISTRATIVE BRIEFING

UPCOMING EVENTS

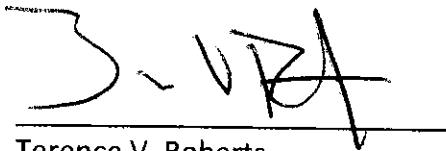
Assistant City Manager, David McCuen, reminded Council of the following upcoming events and all meetings in December 2017.

November 22nd – January 7th – Holiday Ice at Carolina Wren Park
December 1st – Christmas Tree Lighting - Downtown
December 3rd – Christmas Parade
December 5th – Movie Night in Carolina Wren Park
December 14th – Employee Christmas Luncheon

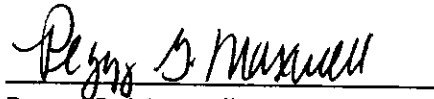
ADJOURNMENT

A motion by Councilman Chapman seconded by Councilman Buck Roberts carried unanimously (8-0) to adjourn.

ATTEST:



Terence V. Roberts
Mayor



Peggy G. Maxwell
City Clerk Treasurer

