

Council Work Session  
Contractual Matters  
February 10, 2025

The Work Session of City Council was held on this date in the City Hall Council Chambers at 5:15 pm. In attendance were Mayor Terence Roberts, Mayor Pro Tem Newton, Council Members Thompson, Harbin, John Roberts, Martinez and Steele. Councilmen Tony Stewart and Jeff Roberts were not present. Also, in attendance were the City Manager, David McCuen; Assistant City Manager, Andrew Strickland; Chief Financial Officer, Margot Martin; and City Prosecutor, Rame Campbell.

EXECUTIVE SESSION

A motion by Councilman Martinez seconded by Councilman Steele carried unanimously (7-0) to move into Executive Session:

Section 30-4-70(a)(2) – Discussion of negotiations incident to proposed contractual arrangements and the receipt of legal advice relating to matters covered by the attorney-client privilege.

A motion by Councilman Steele seconded by Councilman John Roberts carried unanimously (7-0) to move out of Executive Session.

No action was taken. The item is on the agenda under new business.

Regular Meeting  
February 10, 2025

The regular meeting of City Council was held on this date in the City Hall Council Chambers at 6:00 pm. In attendance were Mayor Terence Roberts, Mayor Pro Tem Newton, Council Members Thompson, Harbin, John Roberts, Martinez and Steele. Councilmen Tony Stewart and Jeff Roberts were not present. Also in attendance were City Manager, David McCuen; Assistant City Manager, Andrew Strickland; Chief Financial Officer, Margot Martin; City Prosecutor, Rame Campbell; Planning Director, Maurice McKenzie; and Risk Management Administrator, Lisa Holden. The invocation was given by Mayor Pro Tem Kyle Newton with respect to the flag was given by Councilman Luis Martinez

## APPROVAL OF MINUTES

A motion by Council Member Thompson seconded by Councilman Harbin carried unanimously (7-0) to approve the minutes of the January 27, 2025, meeting as presented.

### REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A PETITION TO REZONE 113 COMET STREET FROM R-20, SINGLE-FAMILY RESIDENTIAL TO R-10, SINGLE-FAMILY RESIDENTIAL

Planning Director, Maurice McKenzie said the applicant wishes to rezone the 0.71-acre property to R-10, Single-Family Residential so it can be subdivided into 2 lots for the construction of single-family detached dwellings. There is evidence that the lot was originally split into two separate parcels but were combined into one several years ago. The applicant wishes to return the lots to their original configuration. The lot is vacant, and a dwelling on the site was demolished approximately 18 years ago.

The R-20 guidelines require lot sizes to be a minimum of 20,000 square feet. By subdividing it as shown on the attached plat, each lot will exceed 15,000 square feet in size and 70 feet in width. The proposed lots will conform to the R-10 zoning standards, which require lots to be at least 10,000 square feet in size with lot widths of at least 65 feet.

While R-10 zoning does not exist in the general area with the predominant zoning being R-20, the proposed lots closely resemble adjacent lots to the southwest and several others in the general area. There are several lots in this area that do not conform to the R-20 standards (minimum 20,000 square feet lots with 100 feet lot frontages), so it may be prudent to study this area in more detail to find a more appropriate layer when the zoning guidelines and map are updated later this year.

The Planning Commission will consider this request at their March 4<sup>th</sup> meeting.

A motion by Councilman Steele seconded by Councilman John Roberts carried unanimously (7-0) to approve a referral to the Planning Commission a petition to rezone 113 Comet Street from R-20, Single-Family Residential to R-10, Single-Family Residential.

REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A PETITION TO REZONE 307 CONCORD ROAD FROM R-15, SINGLE-FAMILY RESIDENTIAL TO LO, LIMITED OFFICE

Planning Director, Maurice McKenzie said in August 2024, the applicant sought to rezone the front portion of the subject property (approximately 210 feet in depth) to NC, Neighborhood Commercial, for the purpose of a food truck on the site. This was denied by the City Council, because it was determined that NC zoning was too intensive for the area.

After denial, the applicant inquired about LO, Limited Office zoning, which is less intensive. The site has a commercial style building but cannot be used for commercial purposes unless rezoned. Although there are no specific plans for the property, having it zoned LO would provide opportunities for the building to be occupied.

The staff informed the applicant that he must wait one year from the date of denial to reapply, per Section 14.20 of the Zoning Ordinance:

*14.20 Reconsideration of Zoning Requests*

*Whenever a petition requesting an amendment, supplement, or change has been denied by the City Council, such petition, or one substantially similar, shall not be reconsidered sooner than one year after the previous denial.*

The applicant disagreed with the City's position that NC and LO are "substantially similar" and petitioned the Board of Zoning Appeals to interpret this section of the Zoning Ordinance. The Board is empowered to hear and decide on appeals, based on information provided by the applicant, staff and review of the regulations. In January 2025, the Board determined that the NC and LO zoning classifications are not "substantially similar", thus allowing the applicant to reapply immediately.

The entire parcel is 1.70 acres in size and is a double-frontage lot that extends to Pine Lane. The applicant intends on subdividing and rezoning the 210 feet of depth on Concord Road (just under an acre) and leave the back portion facing Pine Lane as R-15.

The Planning Commission will consider this request at their March 4<sup>th</sup> meeting.

A motion by Mayor Pro Tem Newton seconded by Council Member Thompson carried unanimously (7-0) to approve a referral to the Planning Commission a petition to rezone 307 Concord Road from R-15, Single-Family Residential to LO, Limited Office.

REQUEST CONSIDERATION OF RESOLUTION 25-02 TO RE-AFFIRM THE CITY'S COMMITMENT  
TOWARDS THE PREVENTION AND CONTROL OF ACCIDENTAL LOSS

Risk Management Administrator, Lisa Holden said in December 2014, the Mayor and City Council passed a resolution to re-establish a Safety Program Policy which was re-affirmed on February 13, 2023. The purpose for passing this resolution was to set forth the City's commitment towards the prevention and control of accidental loss, as well as assigning City employees with specific responsibilities as outlined by the Safety Program Policy. The program is currently in place; however, Risk Management Services (City's insurer) recommends that their members' governing bodies adopt a similar policy or statement to re-affirm their commitment every election year.

The City strives to provide a safe place to live and work for the citizens and employees of the City of Anderson and potentially realize potential savings because of compliance with insurer's Risk Self-Assessment guidelines. A favorable loss history and compliance with the insurer's Risk Self-Assessment guidelines will result in a significant savings in Workers' Compensation premiums.

City Manager, David McCuen said SCMIRF holds the City's property and liability insurance while SCMIT holds the Worker's Compensation insurance. Both programs are doing very well, the programs will rebate a surplus if available. The SCMIT surplus rebate for 2024 was \$134,000, 2025 will be \$103,000.

A motion by Councilman Harbin seconded by Councilman John Roberts carried unanimously (7-0) to approve Resolution 25-02 to re-affirm the City's commitment towards the prevention and control of accidental loss.

REQUEST CONSIDERATION OF A MEMORANDUM OF UNDERSTANDING FOR USE OF A CITY  
RECREATION FACILITY

City Manager, David McCuen said the City of Anderson entered into a 50-year Recreational Lease Agreement with Anderson County and School District Five on January 5<sup>th</sup>, 2009. Pursuant to the agreement, the City is responsible for the use of the athletic fields at the McCants Middle School on S. Fant Street.

Pursuant to the Recreational Lease Agreement, the fields are to be used for "traditional sports-related activities (including team sports and sport tournaments).

An interested party has submitted a proposal requesting the use of McCant's recreation center facility for the spring season when not occupied by City programs. There will be no cost to the City.

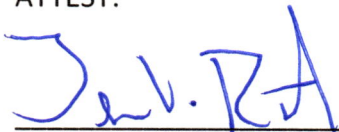
A motion by Councilman Martinez seconded by Councilman Steele carried unanimously (7-0) to approve a Memorandum of Understanding for use of a City Recreation Facility.

#### ADJOURNMENT

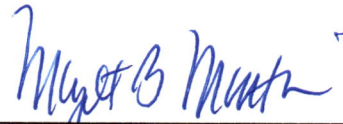
A motion by Mayor Pro Tem Newton seconded by Councilman Steele carried unanimously (7-0) to adjourn at 6:30 pm.

*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