5:45 PM Work Session – Contractual Matter (Executive Session)

CITY OF ANDERSON
COUNCIL AGENDA
June 23, 2025
6:00 PM

INVOCATION: **Councilman Greg Steele**

RESPECTS TO FLAG: **Councilman Matt Harbin**

Approval of Minutes of June 9, 2025

A. OLD BUSINESS:

1. Request second reading of Ordinance 25-09 adopting the budget for fiscal year 2025-2026.

2. Request second reading of Ordinance 25-10 to revise the PDD document for "The Franklin", located at the southwestern corner of South Murray Avenue and West Franklin Street.

B. NEW BUSINESS:

1. Request consideration of contracts for waterline replacement in the Wellington Mills area and East Market Street area.

2. Request consideration of a contract to demolish 406-420 South Main Street.

Council Work Session
Council Discussion & Public Hearing
June 9, 2025

The Work Session of City Council was held on this date in the City Hall Council Chambers at 5:00 pm. In attendance were Mayor Pro Tem Kyle Newton, Councilmen Stewart, Harbin, Steele, Jeff Roberts, John Roberts and Council Member Thompson. Also in attendance were City Manager, David McCuen; Assistant City Manager, Andrew Strickland; City Attorney, Frankie McClain; Chief Financial Officer, Margot Martin; Planning Director, Maurice McKenzie; and Transportation Manager, Mike Gay.

Council Discussion – County Capital Project Sales Tax (CPST) – 5:00 PM

Transportation Manager Mike Gay gave an overview of the process and presented potential projects for inclusion in Anderson County's Capital Project Ballot Initiative. The floor was open to receive comments from City Council for inclusion of additional projects, which must be submitted by Wednesday June 11, 2025. City Manager David McCuen stated that we put forward projects that are most needed and not likely to be funded by any other mechanism.

As a manner of review, Transportation Manager Mike Gay also stated the following:

The referendum is proposed and will be subject to voter approval in the November 2025 election. The penny sales tax would apply to most purchases, including groceries. The proposed sales tax is estimated to generate between $40 million and $50 million annually. The City of Anderson has appointed a commissioner to the County's Special Tax Commission- Trey Thomas of Hill Electric. The project list presented will serve as an aid to the City's appointee. According to state law, the City of Anderson's appointee must appoint two additional municipal appointees. The City of Anderson's appointee has appointed members from the City of Belton and Town of Pendleton.

Potential Projects:

- Sidewalk Projects from Forest Hil Drive to EW Parkway
- Whitner Creek Greenway
- Intersection Projects at Oak Hill/Harriet Circle, Calhoun/ Boulevard Road, Calhoun/Marchbanks/Snow Road, Reed/Kings/Concord Road
- Capital Paving in Laurel Creek Subdivision, Heritage Hills/Colony Woods Subdivision, Carter Hall Subdivision, Holly Creek Subdivision and Huntington Hills Subdivision and Bridge Replacement
- Main Street Complete Streets Project from Greenville Street to Concord Road

Councilman Stewart recommended adding paving projects at Snow Road, Simpson Road, and the intersection at West Anderson Church of God.

Councilman Steel recommended the addition of paving projects on Mauldin Road, and roads coming from Friendship Court to Linley Park, also bringing up pedestrian concerns (sidewalk needs) from the Thomas Food Store in that same area.

Planning Department staff member Trevor Anderson was present to make note of the requested additions for inclusion by Wednesday's deadline.

Discussion concluded at 5:31 PM.

Public Hearing – 2025-2026 Budget – 5:45 PM

City Manager David McCuen said that tonight's public hearing provides an opportunity to receive public input ahead of the first reading of the Budget Ordinance and introduced Chief Financial Officer Margot Martin to provide a summary of the proposed budget changes for the upcoming fiscal year.

Mrs. Martin said that the total proposed budget across all funds is $87,069,035, representing a modest 2.73% increase over the previous year. A full summary of the budget is available on the City's website under the Finance section and was also included in the agenda packet for the meeting.

She outlined changes by fund, beginning with the General Fund, which reflects a 6.81% increase. The Hospitality Fund shows a 12.43% increase, driven primarily by $850,000 in debt service related to the 2024 Limited Obligation Bonds used for capital improvements at Linley Park and Cater's Lake. However, the actual proposed increase in budgeted hospitality tax revenue is $200,000. In contrast, the Community Development Fund is projected to decrease by 10.5%.

Margot also presented proposed changes to the City's utility capacity fees. The Water Division recommends increasing the water capacity fee from $1,500 to $3,000 and the sewer capacity fee from $1,500 to $3,500 to better reflect the cost of infrastructure growth and support system sustainability.

Following her presentation, Margot turned the floor over to the Mayor Pro Tem to moderate the public comment portion of the meeting.

Comments were received from Michael Gardner – a downtown business investor at 120 E. Earle Street, residing at 117 Sunrise Harbor Drive, Anderson. Mr. Gardner requested that the City modify the proposed budget to allocate $200,000 from its Hospitality Fund for significant progress in implementing the 2014 Bike and Pedestrian Master Plan in connecting key destinations via bike and pedestrian trails.

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

Regular Meeting
June 9, 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 Pro Tem Kyle Newton, Councilmen Stewart, Harbin, Steele, Jeff Roberts, John Roberts and Council Member Thompson. Also in attendance were City Manager, David McCuen; Assistant City Manager, Andrew Strickland; City Attorney, Frankie McClain; Chief Financial Officer, Margot Martin; Planning Director, Maurice McKenzie and Fire Chief, Charlie King.

The invocation was given by Councilman Tony Stewart with respect to the flag given by Council Member Beatrice Thompson.

Mayor Pro Tem Newton introduced Special Recognition for Public Safety, which was presented by Fire Chief Charlie King.

Chief Charlie King recognized members of the AFD with "Unit Citations" for their lifesaving work on two recent incidents.

Vehicle Accident with Technical Rescue: On February 3rd, the Anderson Fire Department responded to a motor vehicle accident on K St. Crews arrived to find a large SUV that had been traveling at high rate of speed had collided with a house and trapping the driver inside. The vehicle had come to rest partially under the structure requiring crews to stabilize and shore both the vehicle and the home before beginning extrication efforts. The technical rescue effort to free the driver included mechanically removing the passenger side of the car, interior seats and raising the dash and steering wheel. All of this was accomplished with the vehicle under the house with extremely limited access to firefighters. During the extrication, firefighters continually provided medical care to the driver who remained alert throughout the process. For more than two hours that night, the collective efforts of the crews from Engine Companies 1 and 3, Ladder 1, Rescue 3 and Battalion 1 worked through a tough situation, one step at a time, to save the life of a member of our community.

Responders in attendance receiving recognition:

Engine 101- Lt. John Slattery, FF Logan Tiller, FF Stephen Eller, FF Levi Cantrell
Engine 103 w/Collapse Trailer – Lt. Jonathan Lorentson, FF Justin Pelfrey, FF Chris Laborde, FF Preston Bailey
Ladder 101 – Eng. Jarrett King, Eng. Jacob Cooley, FF Jared Teter, FF Jacob Fannin
Rescue 103 – Eng. McKinsey Ashley, FF Dustin Lumpkin
Battalion 101 – Capt. Joseph Burdette

Attempted Kidnaping with Assault: On April 25th, the Anderson Fire Department was dispatched to fire on Towers St. While responding to the report of a brush fire, Battalion 1 drove up on a suspected kidnapping resulting in one adult being stabbed multiple times. Battalion Chief Jamie Parnell radioed for assistance from additional AFD crews, law enforcement and EMS. Chief Parnell insured that the child was safe with bystanders and then began to treat the multiple traumatic injuries found. The crew from Engine 3 and Ladder 1 arrived quickly and joined the lifesaving efforts. These crews worked together for 13 minutes until the first paramedic and ambulance arrived and continued to care to the point where the patient was flown to the trauma center in Greenville. According to the trauma surgeon days later, the male would not have survived the lacerated heart muscle and collapsed lung had it of not been for the quick and professional actions of Firefighters that Friday night.

Responders in attendance receiving recognition:

Battalion 1 – Chief Jamie Parnell
Engine 3 – Lt. Jonathan Lorentson, Firefighter Chris Laborde and Firefighter Dustin Lumpkin

APPROVAL OF MINUTES

A motion by Councilman Stewart seconded by Council Member Thompson carried (7-0) to approve the minutes of the May 12 and May 22, 2025, meetings as presented.

REQUEST CONSIDERATION OF AN ORDINANCE ADOPTING THE BUDGET FOR FISCAL YEAR 2025-2026.

City Manager David McCuen said that in accordance with the General Statutes of the State of South Carolina, the City Council is required to adopt an annual balanced budget by ordinance prior to July 1. This proposed budget represents a collaborative effort between City Council and all departments, reflecting a shared commitment to addressing key priorities, meeting community expectations, and planning responsibly for the year ahead.

The City's annual budget serves as both a policy guide and a financial plan. It directs resources toward City Council priorities, ensures the delivery of essential services, and maintains our commitment to sound fiscal management. While this document provides a 12-month outlook, it is built within the City's ongoing five-year budgeting model.

In alignment with the City's Strategic Plan, the proposed FY25/26 budget reflects the organization's continued focus on three core pillars: Advancing Quality of Life, Assuring Sustainable Growth, and Attracting Strategic Partnerships. The total proposed budget across all funds is $87,069,035, a modest 2.73% increase over the prior fiscal year.

The budget underscores the City's commitment to its workforce, core services, and long-term investments:

41% of the total budget is allocated to personnel, recognizing that employees are the foundation of daily operations and the City's most valuable asset.

49% supports operating expenditures, including critical services such as public safety, utilities, public works, and administration—ensuring consistent and reliable delivery of essential functions.

These investments directly support strategic goals related to public safety, community development, housing, code enforcement, blight reduction, and infrastructure upgrades—particularly in the utility systems.

The proposed budget maintains the current millage rate of 109—there is no tax increase.

Public safety remains a top priority, representing 51% of General Fund expenditures.

General Fund Expenditure Highlights:

Employee Investment- Personnel costs, including salaries and benefits, total $25,446,000—approximately 62% of General Fund expenditures.

Public Safety Enhancements- The budget includes six new firefighter positions at a cost of $547,000. These roles are intended to staff the future Fire Station 4. Until construction is complete, firefighters will operate a Quick Response Vehicle (QRV) with two staff per shift.

One additional position—a Community Education Coordinator—is proposed at $97,000 (fully funded by the South Carolina Opioid Recovery Fund). This role includes salary, benefits, uniforms, training, and equipment.

$187,000 is budgeted for annual debt service on two recently acquired fire trucks.

Support for Growth and Development- One new Building Inspector position is included to support development activity and ensure code compliance.

Special Revenue Funds are legally restricted to specific uses and include the Hospitality Fee Fund. Projected revenues for the Hospitality Fee Fund are $4.5 million, an increase of $200,000 from the prior year. Planned expenditures total $6.6 million, which includes $2.1 million in transfers to support operations and capital improvements.

Enterprise operations are fully self-supported through user fees and charges for service. These funds ensure that the cost of providing services—such as water, sewer, and stormwater—is covered by those who use them, not the general taxpayer.

While the operating budget outlines day-to-day priorities, the City's Capital Improvement Plan provides a strategic, multi-year outlook on major infrastructure and facility investments. For FY25, total capital investment is $9.77 million, including $4.5 million in capital equipment.

The CIP spans three years and is designed to align long-term capital needs with available resources. It serves as a roadmap—not a wish list—balancing community demands with responsible fiscal planning.

Planned investments over the next three years include:

- $10.4 million for public safety infrastructure
- $21.3 million for parks and trails
- $2.3 million for buildings, streetscape improvements, and general infrastructure
- $27.6 million for sewer system upgrades
- $17.8 million for water system improvements
- $3.7 million for stormwater management projects

The budget was discussed with City Council at the Council retreat and at the April 28th work session, during which City Administration presented highlights and key considerations for the FY 2025–2026 budget. Council received the complete budget document at its May 12, 2025 meeting. A public hearing on the proposed budget ordinance was held at 5:45 p.m., prior to the regularly scheduled City Council meeting.

Mr. McCuen recommended approval of the budget as proposed on first reading.

Mayor Pro Tem Newton commended Public Safety recruitment efforts and the creation of new Fire FTEs. Councilman Stewart thanked the City Manager and Finance team for retaining the City's financial position as well as maintaining the highest quality of operations city-wide.

Councilman Steele addressed the topic of trails and community connectivity—this was the sole issue brought up during the public hearing and the only topic he's received emails about. These requests involved dedicating part of the hospitality fund to trails and connectivity. However, he noted that every outside concerned party lives outside the city limits. While their input is valid, prioritizing the voices of City of Anderson residents is top priority.

Since this topic has generated the most public noise—but not necessarily from city residents—Steele pointed out that the city has already invested heavily in this category, with $21.3 million allocated to parks and trails through multiple funding streams, not just hospitality revenues. He referenced the Greenville example: their Swamp Rabbit Trail was funded in part by Prisma Health, not hospitality funds, demonstrating smart use of diverse funding sources and grants.

Steele affirmed that trails are vital, but emphasized the importance of balanced, sustainable funding so other city priorities remain on track. He also refuted circulating misinformation that the meeting was private—calling that "blatantly false"—and expressed deep concern that his constituents are being influenced by such inaccuracies. The work session in question was a public meeting, focused on the County Capital Project Sales Tax—and had nothing to do with hospitality funding or an attempt to conceal trail development plans.

Councilman Steele reaffirmed the Council's and staff's strong commitment to trails and connectivity, highlighting soon to be completed Linley Park which will link neighborhoods and continue with connections to the Recreation Center access and downtown pathways.

Councilman Harbin commended the finance department in balancing the budget requests with the proposed budget.

A motion by Councilman Harbin seconded by Councilman Stewart carried (7-0) to approve Ordinance 25-09 adopting the budget for fiscal year ending June 30, 2026, for total budget for all funds of $87,069,035 on first reading.

Councilman John Roberts asked the City Manager to update the Council on where the City stands with its fund balance. Mr. McCuen deferred to Chief Financial Officer Margot Martin who answered that the City's fund balance is currently 37.1 % with 31.2% projection for the end of June. Our goal is to stay between 20-30%.

REQUEST CONSIDERATION OF AN ORDINANCE TO REVISE THE PDD DOCUMENT FOR "THE FRANKLIN", LOCATED AT THE SOUTHWESTERN CORNER OF SOUTH MURRAY AVENUE AND WEST FRANKLIN STREET.

Planning Director Maurice McKenzie said that In May 2024, the applicant rezoned the 11 parcels of land that consist of approximately 3.5 acres to PDD, Planned Development District. The property is currently owned by the City. The proposal is to construct an 80-unit multi-family

development, and the PDD classification will provide opportunities for a more innovative design along with other development controls.

The PDD document provides the development details for the site. If changes are necessary, revisions go through the same process as a rezoning. As development plans were created for this project, there became a need to make two revisions:

- Decrease the setbacks along all street frontages from 25 feet to 15 feet
- Allow HVAC equipment to face the road rights-of ways, with appropriate screening

The proposed revisions will better accommodate how the building can be situated on the site, in relation to the corner of S. Murray Avenue and W. Franklin Street. The need to revise the PDD document was discussed at the City Council retreat when the applicant presented the final details of the project. The PDD document is attached as a reference, and the proposed changes are highlighted. The Planning Commission considered this request at their June 3rd meeting and unanimously recommended approval.

Council member Thompson brought up the need for this project to contribute to affordable housing in the Southside of Anderson. Councilman Stewart expressed concern for the number of parking spaces – 120 for 80 units.

A motion by Councilman Jeff Roberts seconded by Council Member Thompson carried (7-0) for approval of Ordinance 25-10 to amend the PDD document for "The Franklin" Planned Development District.

ADJOURNMENT

A motion by Councilman Harbin seconded by Councilman Steel carried (7-0) to adjourn at 7:00 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	Margot B. Martin
Mayor	City Clerk Treasurer

Date: June 23, 2025 **Agenda Item No**: A - 1

City of Anderson
Council Agenda

Title/Description: Old Business

Request approval of Ordinance 25-09 adopting the budget for fiscal year 2025 – 2026.

Executive Summary:

Background: In accordance with the General Statutes of the State of South Carolina, the City Council is required to adopt an annual balanced budget by ordinance prior to July 1. This proposed budget represents a collaborative effort between City Council and all departments, reflecting a shared commitment to addressing key priorities, meeting community expectations, and planning responsibly for the year ahead.

The City's annual budget serves as both a policy guide and a financial plan. It directs resources toward City Council priorities, ensures the delivery of essential services, and maintains our commitment to sound fiscal management. While this document provides a 12-month outlook, it is built within the City's ongoing five-year budgeting model.

The budget was discussed with City Council at the Council retreat and at the April 28th work session , during which City Administration presented highlights and key considerations for the FY 2025–2026 budget. Council received the complete budget document at its May 12, 2025 meeting. A public hearing on the proposed budget ordinance was held on June 9, 2025, at 5:45 p.m., prior to the regularly scheduled City Council meeting to receive public comments.

Recommendation: Request approval of Ordinance 25-09 adopting the budget for fiscal year ending June 30, 2026, for total budget for all funds of $87,069,035 on second and final reading.

Action Requested:

_X_ Ordinance 2nd Reading

ORDINANCE 25 - 09

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ANDERSON, SOUTH CAROLINA, TO RAISE REVENUE AND ADOPT A BUDGET FOR THE CITY OF ANDERSON, SOUTH CAROLINA, FOR THE FISCAL YEAR ENDING JUNE 30, 2026.

WHEREAS, Section 5-7-260 (3) of the SC Code requires that a municipal Council shall act by ordinance to adopt Budgets and Levy Taxes pursuant to Public Notice;

WHEREAS, the Council believes that sound financial policies begin with the adoption of a balanced budget;

WHEREAS, the City administration and Council have held work sessions to determine the budget that is in the best interest of the City;

NOW THEREFORE BE IT ORDAINED by the Governing Body of the City of Anderson in Council duly assembled and by the authority of the same is hereby adopted and is hereby made a part hereof as fully as if incorporated herein and a copy thereof is attached by funds as follows:

SECTION 1. Estimates of Revenue and other financing sources, and establishment of appropriations.

A. That the prepared budget and the estimated revenue for payment of same with totals by funds as follow:

	2025-2026
GENERAL FUND	$ 41,009,770
SPECIAL REVENUE FUNDS	
Capital Replacement Fund	$ 719,215
Hospitality	6,650,040
Parks & Recreation Fund	2,569,210
Sanitation Fund	2,921,030
Community Development	1,164,665
Cemetery Fund	689,430
Accommodations Tax	600,000
Transit Endowment	50,000
Perpetual Care	55,000
Total Special Revenue Funds	$ 15,418,590
ENTERPRISE FUNDS	
Sewer	$ 16,359,235
Water	11,553,030
Stormwater	1,185,000
Transit	1,543,410
Total Enterprise Funds	$ 30,640,675
Total All Funds	**$87,069,035**

B. Compensation Plan. Compensation includes 3.00% Cost of Living Adjustment (COLA) for full time employees that will be in effect July 1, 2025, and that funding is included to part "A" above. A 2.5% COLA for the retirees under the City of Anderson Pension Trust Plan will be in effect August 1, 2025.

C. Exceptions for Certain Funds.

Provisions of Existing Statutes, Ordinances, Contracts and Covenants. Where existing Statues, Ordinances, Contracts and Covenants govern the use of funds accordingly to legislatively or contractually determined formulae, the estimates in this Ordinance are illustrative rather than controlling and appropriations of those funds will adjust according to the applicable provision of such Statutes, Ordinances, Contracts and Covenants.

Capital Project Appropriations. Governmental fund appropriations designated from previous appropriation ordinances shall remain in force for the life of the project and are accounted for in the construction in progress accounts. Any net fund balance accumulation shall not lapse on June 30, 2023, with the exclusion of capital project appropriations that are designated as construction in progress.

Appropriations Established by Other Ordinances. Appropriations for capital expenditure or investment or for bond issuance costs or for the payment of annual installments of capitalized interest according to a predetermined schedule are made in the related Bond Ordinances. Nothing in this ordinance shall modify or amend the terms of any Bond Ordinance.

SECTION 2. Levy of Taxes. That a tax to cover the period from July 1, 2025 to June 30, 2026, both inclusive; for the sums and in the manner hereinafter mentioned, is and shall be levied, collected by Anderson County and paid into the treasury for the City of Anderson for the use and service thereof; a tax not to exceed one hundred sixteen ($109.00) on every one thousand dollars ($1,000.00) in assessed value of real estate and personal property of every description owned and used in the City of Anderson, South Carolina, except such as is exempt from taxation under the constitution and laws of the State of South Carolina, is and shall be levied and paid to Anderson County and then remitted into the City Treasury for the credit to the City of Anderson for the corporate purposes, permanent improvement and for the purpose of paying current expenses of said Municipality. Such tax is levied on such property as is assessed for taxation for County and State purposes.

SECTION 3. Amended the Sewer Operations and Maintenance Rate for the City's Utility Partners. Monthly Sewer O&M rate for Anderson County and Homeland Park for billings commencing July 1, 2025, is hereby amended as follows:

Sewer O&M $4.97 Rate per 1,000 gallons

SECTION 4. Section 78-208 (a)(b), Capacity Fees, commencing July 1, 2025, is hereby amended as follows:

(a) Sewer System Capacity reservation fee $3,500 per Residential Equivalent Unit (REU)
(b) Water System Capacity reservation fee $3,000 per Residential Equivalent Unit (REU)

SECTION 5. Memorandum of Agreement for School Resource Officer Program. The City Manager is authorized to execute a Memorandum of Agreement between School District Five of Anderson County and the City of Anderson for the purposes of the School Resource Officer program.

SECTION 6. Tax Anticipation Note. That based upon experience comparable to that in previous years to meet budgeted obligation of the General Fund for the period July 1, 2025, through January 31, 2026, borrowing not to exceed $5,000,000 in Tax Anticipation Notes is authorized and is part of this Ordinance.

SECTION 7. Certain supplemental appropriations. Any funds received during the fiscal year as a result of new grants awarded to the City and any increases in the appropriation of fund balances for grants from the City or appropriations of fund balance for Capital Projects approved by motion or resolution of City Council shall increase the original budget and shall not require a supplemental budget ordinance.

SECTION 8. Administration of the budget. The City Manager or his designee shall administer the budget and may authorize the transfer of appropriations within the allotments heretofore established as necessary to achieve the goals of the budget provided however, that no such transfers shall be used to increase the total appropriation within any fund.

SECTION 9. Validity of the Budget Ordinance. If, for any reason, any sentence, clause, or provision of this ordinance shall be declared invalid, such declaration shall not affect the remaining provisions thereof.

SECTION 10. Conflicts with Preceding Ordinances. Except as otherwise provided herein, with respect to any conflicts arising between this and other ordinances, this Ordinance shall prevail with respect to the conflicting sections.

SECTION 11. Enactment. This Ordinance shall take effect on July 1, 2025.

Date: June 23, 2025 **Agenda Item No:** A-2

City of Anderson
Council Agenda

Title/Description: Old Business

Request second reading of Ordinance 25-10 to revise the PDD document for "The Franklin", located at the southwestern corner of S. Murray Avenue and W. Franklin Street.

Executive Summary:

Background: In May 2024, the applicant rezoned the 11 parcels of land that consist of approximately 3.5 acres to PDD, Planned Development District. The property is currently owned by the City. The proposal is to construct an 80-unit multi-family development, and the PDD classification will provide opportunities for a more innovative design along with other development controls.

The PDD document provides the development details for the site, and any revisions go through the same process as a rezoning. As development plans were finalized and based on discussions at the City Council retreat, a need to make some revisions was determined. When this was heard by the City Council on first reading at the June 9th meeting, there were two previously agreed upon revisions that were not included in the revised PDD document. This has been clarified in the PDD document and site plan. The proposed changes to the PDD are as follows:

- Decrease the setbacks along all street frontages from 25 feet to 15 feet
- A ten-foot-wide sidewalk and 3.5-foot curb lawn will be provided along S. Murray Avenue and W. Franklin Street
- A covered vehicle pass-through for pedestrian drop-off will be incorporated into the building design.
- Allow HVAC equipment to face the road rights-of ways, with appropriate screening

The proposed revisions will better accommodate how the building can be situated on the site, in relation to the corner of S. Murray Avenue and W. Franklin Street. The PDD document is attached as a reference, and the proposed changes are highlighted.

Recommendation: Approval to amend the PDD document for "The Franklin" PDD. The City Council approved this on first reading at the June 9th meeting, pending the addition of two previously agreed upon revisions to the document and site plan. The Planning Commission also considered this request and unanimously recommended approval.

Action Requested:

_X_ Ordinance 2nd Reading

ORDINANCE NO. 25-10

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ANDERSON TO AMEND THE CITY OF ANDERSON ZONING ORDINANCE BY REVISING THE PDD, PLANNED DEVELOPMENT DISTRICT DOCUMENT FOR "THE FRANKLIN", LOCATED AT THE SOUTHWESTERN CORNER OF S. MURRAY AVENUE AND W. FRANKLIN STREET.

WHEREAS, the City of Anderson has been petitioned by Sarah Niemann to revise the PDD, Planned Development District document for "The Franklin", located at the southwestern corner of S. Murray Avenue and W. Franklin Street, which is more specifically described as follows:

All that property bordered by West Franklin Street to the north, South Towers Street to the west, Johnson Street to the south, and South Murray Avenue to the east, consisting of 11 parcels of land owned by the City of Anderon: TMS 124-22-04-012, TMS 124-22-04-001, TMS 124-22-04-011, TMS 124-22-04-010, TMS 124-22-04-009, TMS 124-22-04-008, TMS 124-22-04-002, TMS 124-22-04-003, TMS 124-22-04-0004, TMS 124-22-04-005 and TMS 124-22-04-007.

WHEREAS, the City of Anderson Planning Commission reviewed the petition on June 3, 2025 and recommended approval of the request.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF ANDERSON THAT:

1. The Zoning Ordinance of the City of Anderson, dated January 12, 1998, and amendments thereto, be amended by revising the PDD, Planned Development District document for "The Franklin", located at the southwestern corner of S. Murray Avenue and W. Franklin Street.

2. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this ordinance are hereby repealed to the extent of such inconsistency or conflict.

3. This ordinance shall take effect immediately upon its adoption by the City Council of the City of Anderson.

THE FRANKLIN
A PLANNED DEVELOPMENT DISTRICT
ANDERSON, SOUTH CAROLINA
MARCH 2024
REVISED JUNE 2025

I. PURPOSE

The purpose of this Planned Development District (PDD) document is to establish the development standards for The Franklin. It is the intent of this document to specify the standards for this PDD including various permitted land uses within the development and the development criteria hereto.

II. PROJECT AREA

The total project area consists of 3.5+/- acres located on the corner of the intersection of South Murray Avenue, Johnson Street, South Towers Street and West Franklin Street.

III. DEVELOPMENT STANDARDS

The Franklin will be a multi-family planned development. As such, it will provide important facilities to the community of a diverse nature. A maximum of 80 residential units will be allowed in the entire development.

A. Development

1. Permitted Use

   Multi-Family Units – Maximum 80 units

2. Development Standards

   - Open Space Minimum - 20%
   - Building Setbacks: 15 feet from each street
   - The Franklin will have a maximum of 80 multi-family residential units for a density of 22.85 units per acre.

3. Residential Construction and Maintenance

   The multi-family homes will range from 750-1,233 square feet and range from 1-3 bedrooms. Roof-type will be a minimum of architectural 20-year shingle or alternative materials (metal, etc.) to be used as the primary or accent material. Building heights will be consistent with a typical 4-story single family residential building above grade.

Unit	Minimum	Maximum	Bathrooms
1 Bedroom	750 square feet	840 Square feet	1
2 Bedroom	850 Square feet	1022 Square feet	2
3 Bedroom	1100 Square feet	1233 Square feet	2

4. Landscaping/Screening

Landscaping will meet the requirements of the City of Anderson's Tree Preservation, Landscape, Screening, Sidewalks and Walkways code. Canopy trees shall be a minimum 3" caliper and 12' height.

Entranceway Landscaping – Improvements at the community entrances provide the initial community identity from surrounding areas. Both entrances to the community should be designed to reflect the neighborhood character. At a minimum, entry areas should include sufficient space to accommodate an organized landscape planning theme. Other potential improvements will be a monument signage and/or pedestrian walkways and lighting.

Street Trees – One (1) canopy tree shall be planted outside the public right-of-way, 40' on center where the building is adjacent to the street.

HVAC equipment is planned to face the road rights-of-ways. Materials for the screening walls shall be compatible with the building design. Chain-link fences or slats in chain-link fences shall not be used to meet this requirement.

5. Signage

Signage shall be in accordance with the City of Anderson Sign Guidelines.

6. Parking

Each multi-family residential unit is intended to have 1.5 parking spaces. A covered vehicle pass-through for pedestrian drop-off will be incorporated into the building design.

B. Other Requirements

1.) Common Areas

A common area/amenity park/playground will be created for tenant enjoyment. Common areas may include disturbed and undisturbed open space, handicapped parking, mail center, trash compactor, amenity center such as community room, gathering areas, kitchenette, fitness room, business center, laundry room, leasing office, bathroom(s), playground, sidewalks. These common areas will be maintained by the community.

2.) Sidewalks

A ten-foot-wide sidewalk with a 3.5 foot curb lawn will be provided along West Franklin Street and South Murray Avenue in the development. In addition, sidewalks providing access to the amenity park and parking areas will be installed. Internal sidewalks will connect all parking to the entrance of the building.

3.) Street Lighting

It is the Developer's intent to use Duke Energy for all residential site lighting for the development.

4.) The Franklin will be in compliance with SC Housing LIHTC Program - Appendix B Development Design Criteria.
South Carolina State Housing Finance and Development Authority (schousing.com)

SITE DATA	
SITE ADDRESS	W. FRANKLIN ST ANDERSON, SC 29624
CIVIL ENGINEER	SITE DESIGN, INC. 225 ROCKY CREEK ROAD GREENVILLE, SC 29615
ZONING	PDD PLANNED DEVELOPMENT DISTRICT
PROPOSED USE	APARTMENT BUILDING
TAX MAP #	124-22-04-011,124-22-04-012, 124-22-04-001,124-22-04-010, 124-22-04-008,124-22-04-002, 124-22-04-009,124-22-04-003, 124-22-04-004,124-22-04-007 124-22-04-005
PARCEL AREA	3.56 ACRES
SETBACKS	FRONT: 25' SIDES: 25' (15' SETBACK ON S. MURRAY AVE) REAR: 25' (20' SETBACK ON W. FRANKLIN ST)
REQUIRED 25% OF SITE TO BE CONSIDERED OPEN SPACE	3.5 AC x 0.25 = 38,115 sf PLAN PROVIDES: 47,929 sf

KEYED NOTES	
1	18" CONCRETE CURB AND GUTTER
2	ASPHALT PAVING (SEE LEGEND FOR TYPE)
3	CONCRETE PAVING TO BE FLUSH WITH ASPHALT TO ENSURE ACCESSIBILITY
4	CONCRETE SIDEWALK
5	R1-1 STOP SIGN & 24" STOP BAR
6	UNIVERSAL HANDICAP SPACE WITH CURB STOP & HANDICAP SIGN (TYP)
7	ADA RAMP
8	4" PAINTED STRIPE
9	CONCRETE PAD FOR FUTURE BUS STOP
10	PROPOSED RETAINING WALL - W/ 4' SAFETY FENCE ON TOP
11	4' HIGH BLACK VINYL COATED CHAIN LINK FENCE WITH 12' WIDE ((2)-6') DOUBLE SWING GATES
12	COMMUNITY SPACE WITH BENCH SEATING
13	PLAYGROUND AREA
14	PARTITION RAILING/WALL
15	CLOSE CURB OPENINGS/DRIVEWAYS WITH NEW 18" CURB AND GUTTER
16	3.5" CURB LAWN TO A 10' CONCRETE SIDEWALK
17	3 X 3 HVAC UNITS
18	STORMWATER POND
19	15' BUILDING SETBACK
20	20' BUILDING SETBACK
21	CONCRETE PAVING TO BE FLUSH WITH ASPHALT TO ENSURE ACCESSIBILITY

The contractor shall coordinate with the engineer of record for a digital staking plan to establish complete horizontal and vertical control. The contractor is responsible for survey stakeout of all improvements. Discrepancies between the plans, construction stakes, and field conditions shall be reported to the engineer of record immediately for resolution prior to installation of proposed improvements."

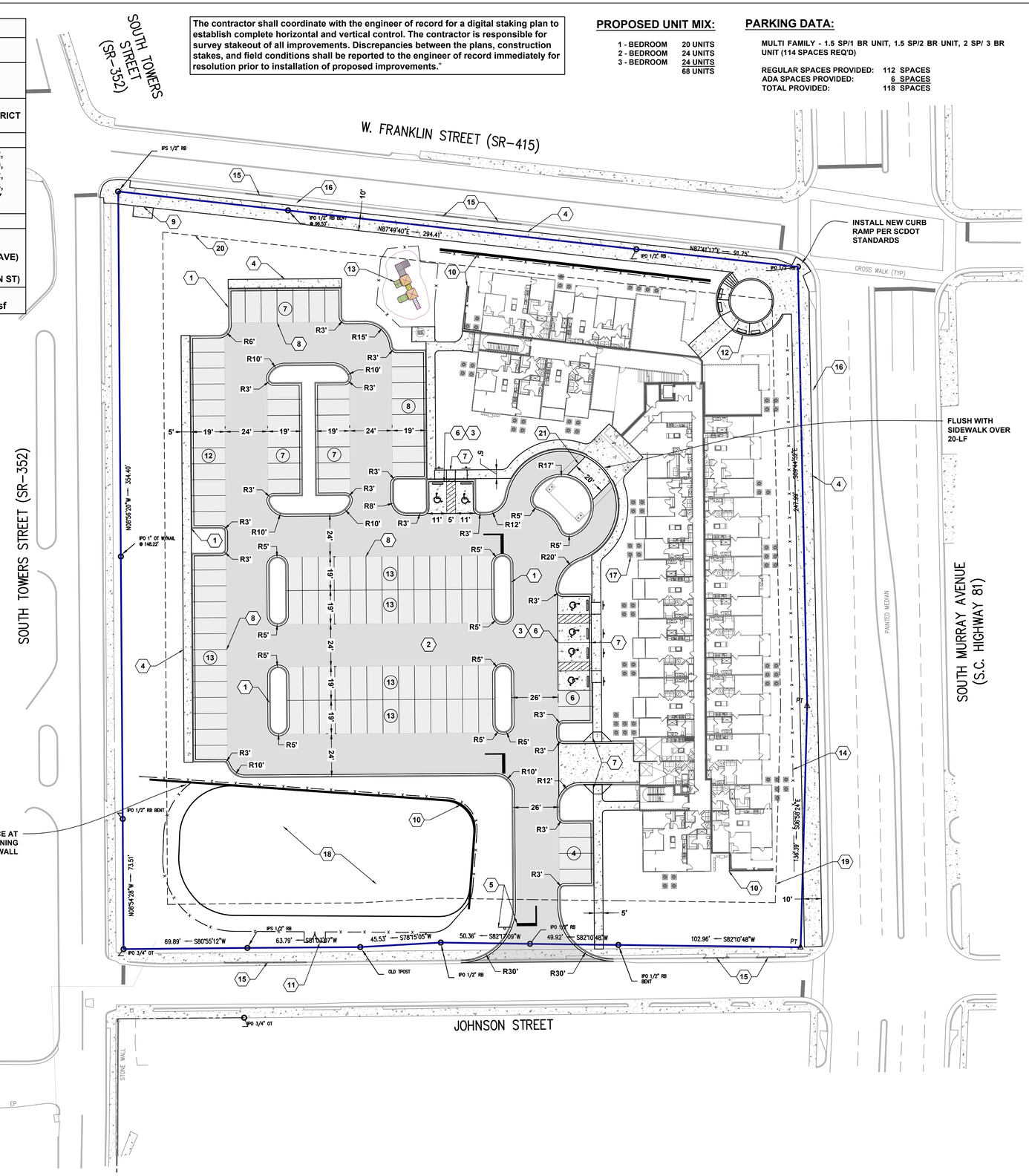
PROPOSED UNIT MIX:

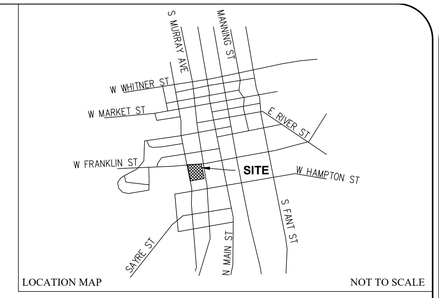
1 - BEDROOM	20 UNITS
2 - BEDROOM	24 UNITS
3 - BEDROOM	24 UNITS
	68 UNITS

PARKING DATA:

MULTI FAMILY - 1.5 SP/1 BR UNIT, 1.5 SP/2 BR UNIT, 2 SP/ 3 BR UNIT (114 SPACES REQ'D)

REGULAR SPACES PROVIDED:	112 SPACES
ADA SPACES PROVIDED:	6 SPACES
TOTAL PROVIDED:	118 SPACES





LOCATION MAP NOT TO SCALE

SITE NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING UTILITY LOCATION SERVICE AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.
2. DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTERLINE OF PARKING STALL OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ENTRY/EXIT PORCHES.
4. ASPHALT PAVING SECTIONS SHALL BE CONSTRUCTED PER THE DETAILS.
5. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED WITH 3000 PSI CONCRETE 4" THICK WITH EXPANSION JOINTS AND SCORING PER DETAIL.
6. THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
7. ALL WORK ON STATE, COUNTY, OR CITY RIGHT-OF-WAY INCLUDING DRIVEWAY APRONS, WATER AND SEWER TAPS OR ANY OTHER WORK REQUIRES AN ENCROACHMENT PERMIT FROM THE APPROPRIATE AGENCY.
8. ALL CURBING TO BE 18" FORMED CONCRETE CURBING PER DETAIL, WITH 3000 PSI CONCRETE.
9. ANY MATERIAL DEMOLISHED AS INDICATED ON THIS PLAN IS TO BE HAULED OFF-SITE TO AN APPROVED LANDFILL.
10. TRUNCATED DOMES ARE TYPICAL AT ALL HANDICAP RAMPS. HANDICAP SPACES WILL BE MARKED WITH A FREESTANDING OR WALL MOUNTED SIGN. SEE DETAIL SHEETS FOR PROPER STRIPING.

ASPHALT LEGEND

- STANDARD DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- CONCRETE PAVING

CAUTION

811 Know what's below. Call before you dig.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND

BL	BUILDING LINE	TEL	TELEPHONE PEDESTAL
CL	CENTERLINE	CATV	CABLE TV PEDESTAL
CMP	CORRUGATED METAL PIPE	EM	ELECTRIC METER
CT	CRIMP TOP	CB	CATCH BASIN
DE	DRAINAGE EASEMENT	DI	DROP INLET
EP	EDGE OF PAVEMENT	ET	ELEC TRANS
FFE	FINISHED FLOOR ELEVATION	x 90.0	ELEVATION
FG	FINISHED GRADE		FIRE HYDRANT
IE	INVERT ELEVATION	GM	GAS METER
IPO	IRON PIN OLD	GV	GAS VALVE
IPS	IRON PIN SET	LP	LIGHT POLE
N&C	NAIL & CAP	PP	POWER POLE
OT	OPEN TOP	GP	GUY ANCHOR
RB	REBAR	SDMH	SD MANHOLE
RCP	REINFORCED CONC PIPE	SSMH	SS MANHOLE
R/W	RIGHT OF WAY	TMH	TELEPHONE MANHOLE
SD	STORM DRAIN	CO	CLEAN OUT
SS	SANITARY SEWER		
SSE	SS EASEMENT		

GT	GREASE TRAP MANHOLE		
TC/BC	TOP/BOTTOM CURB		
TW/BW	TOP/BOTTOM WALL		
VCP	VITRIFIED CLAY PIPE		
WM	WATER METER		
WV	WATER VALVE		
PIV	POST INDICATOR VALVE		
	STORMWATER FLOW		
	TRAFFIC FLOW		

LINETYPES

CTV	CABLE TV	SS	SANITARY SEWER – EXIST.
X	CHAIN LINK FENCE (PROPOSED)	SS	SANITARY SEWER – NEW
X	CHAIN LINK FENCE (EXISTING)	SF	SILT FENCE
680	CONTOURS – EXIST. GRADE	SD	STORM SEWER – EXIST.
(678)	CONTOURS – FINISHED GRADE		STORM SEWER – NEW
FOC	FIBER OPTIC	UGP	UNDERGROUND POWER
FM	FORCE MAIN	UGT	UNDERGROUND TEL
GAS	GAS LINE	W	WATER LINE – EXIST.
OHP	OVERHEAD POWER	W	WATER – NEW
OHT	OVERHEAD TELEPHONE		WOOD FENCE
RD	ROOF DRAIN – NEW	NPDES	LIMITS OF DISTURBANCE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
www.sitedesign-inc.com
225 ROCKY CREEK ROAD
GREENVILLE, SC 29615
PH: (864) 271-0496

NO.	DATE
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

THIS DRAWING IS THE PROPERTY OF SITE DESIGN, INC., AND IS FURNISHED WITH THE CONDITION THAT IT IS NOT TO BE CHANGED OR COPIED IN WHOLE OR IN PART, OR USED FOR ANY PURPOSE OTHER THAN FURTHERANCE OF THE WORK FOR WHICH IT IS FURNISHED. THIS DRAWING IS NOT TO BE ALTERED, REPRODUCED, OR USED BY OTHERS EXCEPT AS REQUIRED FOR THE WORK OF THIS SITE.
© 2025 SITE DESIGN, INC.

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION SITE DESIGN INC. No. C00122 NOV 24, 2025

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 21280 SIGNED 11/24/2025

S.C. REG 21280

THE FRANKLIN

CITY OF ANDERSON
ANDERSON COUNTY
SOUTH CAROLINA

FRANKLIN FAMILY I LP

HORZ. SCALE:	1" = 30'
VERT. SCALE:	N/A
DESIGNED BY:	CSW
DRAWN BY:	HEH
CHECKED BY:	CSW
DATE:	05/19/2025

S240552/BASESHEETS

SITE PLAN

SHEET 3 OF 17

C200

Date: June 23, 2025 **Agenda Item No:** B-1

City of Anderson
Council Agenda

Title/Description: New Business

Request approval of contracts with LW, Inc. of Georgetown, SC for the waterline replacement in Wellington Mills area and East Market Street area.

Executive Summary:

Background: The water distribution lines in the Wellington Mills and East Market Street area need replacing due to age and material as well as some being undersized. By replacing these lines, we improve the water quality as well as volume in the areas. The estimated budget for the project was $3,975,000. We have been approved for a Drinking Water State Revolving Loan Fund (SRF) loan for $3,750,000. Council passed Resolution 25-05 for the SRF loan at the March 24, 2025, Council Meeting. The project was bid in two separate divisions in order to potentially attract more bidders. We received bids on May 20th from four contractors.

Bids Received

DIVISON 1 – East Market Street Area

LW, Inc, Georgetown/Anderson, SC	$793,000.00
J&M Construction, Pendleton, SC	$831,900.00
HRH Engineering, Chesnee, SC	$1,002,200.00
Long & Sons Utility Co., LLC, Simpsonville, SC	$1,160,113.00

DIVISION 2 – Wellington Mills Area

LW, Inc, Georgetown/Anderson, SC	$2,041,600.00
J&M Construction, Pendleton, SC	$2,157,300.00
Long & Sons Utility Co., LLC, Simpsonville, SC	$2,407,913.00
HRH Engineering, Chesnee, SC	$2,624,449.00

Strategic Goal: Assure sustainable growth by pursuing long-term infrastructure projects and maintaining water distribution capacity.

Funding: Drinking Water State Revolving Loan Fund, Annual Debt Service payments of $209,007.08 beginning October 1, 2026.

Recommendation: Staff recommends approval of two waterline replacement contracts with LW, Inc. of Georgetown/Anderson, SC.

East Market Street area - $872,300 including 10% contingency
Wellington Mills area - $2,245,760 including 10% contingency

The total of these two contracts plus a 10% contingency is $3,118,060.

Action Requested: _X_ General Approval

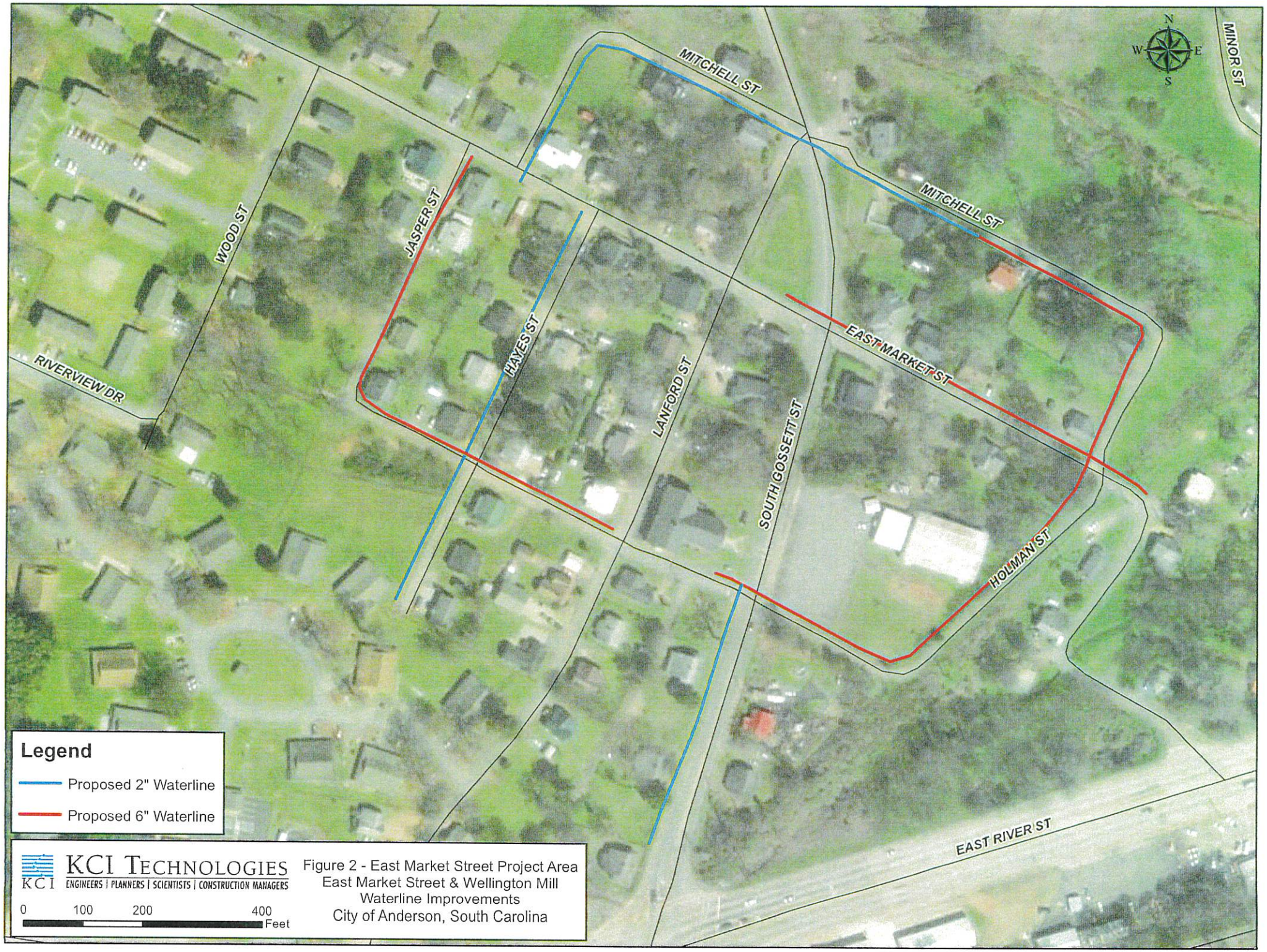
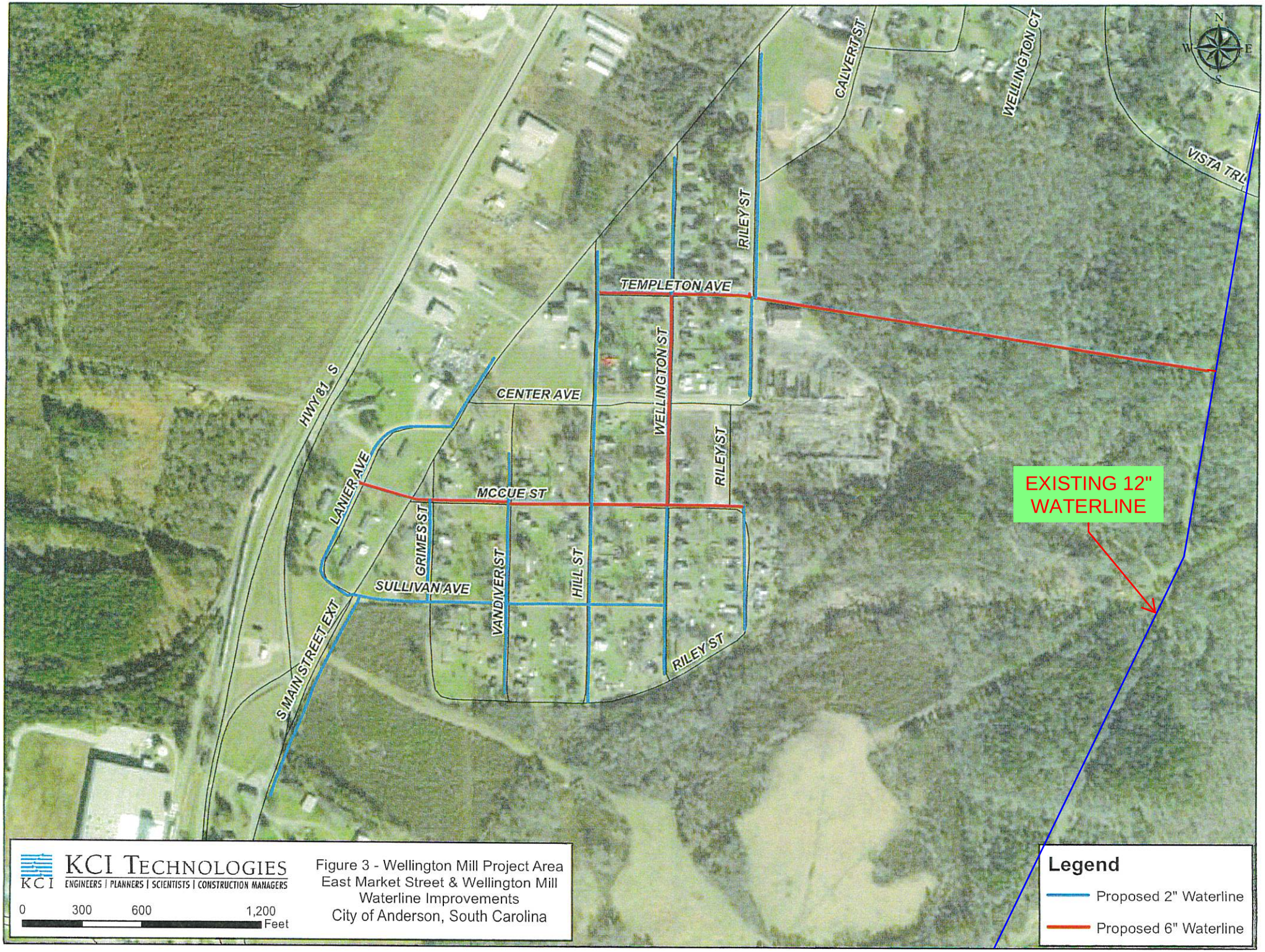


Figure 2 - East Market Street Project Area
East Market Street & Wellington Mill
Waterline Improvements
City of Anderson, South Carolina


CALVERT ST
WELLINGTON CT
VISTA TRL
RILEY ST
TEMPLETON AVE
WELLINGTON ST
CENTER AVE
HWY 81 S
LANIER AVE
MCCUE ST
GRIMES ST
VANDIVER ST
HILL ST
SULLIVAN AVE
S MAIN STREET EXT
EXISTING 12" WATERLINE
N
W
E
S
KCI TECHNOLOGIES
ENGINEERS | PLANNERS | SCIENTISTS | CONSTRUCTION MANAGERS
0 300 600 1,200 Feet
Figure 3 - Wellington Mill Project Area
East Market Street & Wellington Mill
Waterline Improvements
City of Anderson, South Carolina
Legend
Proposed 2" Waterline
Proposed 6" Waterline

Date: June 23, 2025 **Agenda Item**: B-2

City of Anderson
Council Agenda

Title/Description: New Business

Request consideration of a Contract to Demolish 406-420 South Main Street.

Executive Summary:

Background: The City of Anderson purchased the three vacant buildings occupying 406-420 South Main Street—known informally as the Anderson Hotel—in December 2024. The previous owner had attempted, unsuccessfully, to restore and renovate the buildings since 2018. In the intervening years, the building deteriorated structurally to a point where City action was required to protect the public's safety. The building was condemned in August 2024 and purchased by the City in December 2024 with the intent to demolish the structures.

Shortly after purchasing the property, the City was contacted by a local developer who expressed serious interest in saving the buildings from demolition and restoring them. City staff slowed the demolition timeline enough to give the developer time to explore the feasibility of the project, while still being mindful of Council's desire to remove the structures.

Recently, however, Staff was made aware of significant structural failures at the rear of the property that require the City to demolish the buildings as soon as possible. Due to the significant risk of further structural failure, Staff has procured the services of an experienced and reputable demolition contractor under the Emergency Procurement provisions allowed by State Law.

Strategic Goal: Advance the quality of life by building strong communities and reducing blight through strategic demolition and clearance projects.

Funding: General Fund

Recommendation: Award of a demolition contract to Trifecta Services Company of Greer, South Carolina in the amount of $398,850.

Action Requested:

___ Ordinance 1st Reading ____ Information Only

___ Ordinance 2nd Reading __X__ General Approval