

Regular Meeting
February 23, 2026

A City Council work session was held on this date in the City Hall Council Chambers at 5:00 pm. In attendance were Mayor Terence Roberts, Mayor Pro Tem Jeff Roberts, Councilmen John Roberts, Newton, Harbin, Steele, Stewart, and Council Member Thompson. Seat Two remains vacant until the election. Also in attendance were City Manager, David McCuen; Assistant City Manager Andrew Strickland; City Attorney, Frankie McClain; and Chief Financial Officer, Margot Martin.

A motion by Councilman Steele seconded by Council Member Thompson carried unanimously (7-0) to move into executive session. Councilman John Roberts was not present for vote.

- a. Executive Session – Section 30-4-70(a)(1) – Discussion of personnel matters relating to employment, appointments, and compensation pertaining to Municipal Court personnel.
- b. Executive Session – Section 30-4-70(a)(2)and(5) – Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of business in the area served by the public body and the receipt of legal advice relating to matters covered by the attorney-client privilege.

A motion by Councilman Steele seconded by Councilman Harbin carried unanimously (8-0) to move out of executive session.

No action was taken.

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 Jeff Roberts, Councilmen John Roberts, Newton, Harbin, Steele, Stewart, and Council Member Thompson. Seat Two remains vacant until the election. Also in attendance were City Manager, David McCuen; Assistant City Manager Andrew Strickland; City Attorney, Frankie McClain; Maurice McKenzie, Planning and Transportation Director; Scott Banks, Utilities Director; and Chief Financial Officer, Margot Martin.

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

APPROVAL OF MINUTES

A motion by Councilman Newton seconded by Councilman John Roberts carried unanimously (8-0) to approve the minutes of February 9, 2026, meeting as presented.

REQUEST SECOND READING OF ORDINANCE 26-03 TO ANNEX AND ZONE TO GC, GENERAL COMMERCIAL, APPROXIMATELY 9.8 ACRES LOCATED OFF SC 28 BYPASS NEAR THE CLEMSON BOULEVARD INTERCHANGE

City Manager David McCuen stated that the applicant seeks to annex 6 parcels of land consisting of approximately 9.8 acres to construct a multi-unit apartment community. The property is contiguous to the city limits on the southeastern side. To receive water/sewer for the development, annexation is necessary pursuant to the requirements of the Water/Sewer Service Annexation Agreement and Restrictive Covenant.

Abutting city zoning on the back of the subject properties is RM-18 and is developed as an apartment complex. Other surrounding land uses in the area are mostly commercial in nature. Since the proposed 9.8 acres has frontage along SC 28 Bypass, staff believes GC, General Commercial zoning is appropriate, since it allows multi-family uses and fits the commercial nature of the SC 28 Bypass/Clemson Boulevard area. Access to the site will be from SC 28 Bypass by a platted, undeveloped access point.

A general concept plan of what is proposed (60 units) was provided to Council. Once annexed, official site and building plans will be submitted and reviewed by staff to ensure compliance with all requirements.

City Council approved this items on first reading at their February 9, 2026 meeting and the Planning Commission also recommended approval at their February 3, 2026 meeting.

A motion by Councilman Steele seconded by Councilman Stewart carried unanimously (8-0) to consider an ordinance to annex and zone to GC, General Commercial, approximately 9.8 acres located off SC 28 Bypass near the Clemson Boulevard interchange on second and final reading.

REQUEST SECOND READING OF ORDINANCE 26-04 TO ANNEX AND ZONE 1310 WEST MARKET STREET TO NC, NEIGHBORHOOD COMMERCIAL

City Manager David McCuen stated that the applicant seeks to annex the vacant 0.2-acre parcel and plans to combine it with a larger lot that is already inside the city limits. A barber shop exists on the adjacent lot, and the plan is to expand that business by constructing a barber training facility.

The lot with the barber shop is zoned NC, Neighborhood Commercial, which is consistent with this request. Although outside the city limits, most land uses extending from the subject site westward toward SC 28 Bypass are commercial in nature.

Once annexed, site plans and building plans will be submitted and reviewed to ensure compliance with all codes, including landscaping

The City Council approved this request on first reading at their February 9th meeting, and the Planning Commission also recommended approval at their February 3, 2026 meeting.

A motion by Council Member Thompson seconded by Councilman Harbin carried unanimously (8-0) to annex and zone 1310 West Market Street to NC, Neighborhood Commercial, on second and final reading.

REQUEST CONSIDERATION OF A REAPPOINTMENT TO THE ANDERSON HOUSING
AUTHORITY BOARD OF COMMISSIONERS

City Manager David McCuen stated that Amanda Medlin, who is the Executive Director of the Housing Authority of Anderson, has requested the appointment of one member of the board by City Council.

In December 2025, 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, 2030.

The other four board members and terms are:

- Vacant
- Charlie Ervin – December 2026
- Jason Craddock – December 2028
- Linda McDowell – December 2029

Councilman Harbin thanked Mr. Christopher for his commitment to continuing to serve on the Anderson Housing Authority Board.

Councilman Stewart noted for the record that the Vacant position was filled in August 2025 by Micheal Bracone.

A motion by Councilman Harbin seconded by Councilman John Roberts carried unanimously (8-0) to appoint Christopher Chase to the Anderson Housing Authority Board for a five-year term.

REQUEST CONSIDERATION OF A PRETREATMENT AGREEMENT WITH HOMELAND
PARK WATER AND SEWER DISTRICT

Utilities Director, Scott Banks, stated the City is required by regulation to maintain a pretreatment program for industries that discharge to its wastewater treatment plants. In the City's last pretreatment inspection, DES indicated that the City needed to have a written agreement with Homeland Park similar to the written agreement the City has with the Anderson County, for proper oversight and management of the industries within Homeland Park's service territory that discharge into the City's sewer plants.

Council discussion clarified this agreement will provide the City written authority to carry out the requirements of its pretreatment program and the discharge limits that industries are required to follow. Lack of an agreement prior to this date was due to most industries having been in the Anderson County sewer service area and there should not be any other outstanding agreements.

Per Scott Banks, the City currently has approximately 15 pretreatment agreements and approximately 3 industries in the Homeland Park district.

A motion by Councilman Harbin seconded by Council Member Thompson carried unanimously (8-0) to approve the agreement with Homeland Park Water and Sewer for the execution of the pretreatment program for industries within Homeland Park's service territory.

REQUEST CONSIDERATION OF REAPPOINTMENTS FOR MUNICIPAL COURT
JUDGES

The City Municipal Court Judges were previously appointed to 2-year terms beginning January 1, 2024, and ending December 31, 2025.

City Code Sec. 58-2 specifies that municipal judges shall be appointed by Council for a term not less than 2 years nor more than 4 years.

This item has been continued to a future meeting after discussion in the executive session.

Dr Thompson recognized two members of the Anderson Alumni Chapter of Delta Sigma Theta sorority Catrice Robertson and Patrice Seymour James who were in attendance for tonight's Council meeting.

ADJOURNMENT

A motion by Councilman Steele seconded by Councilman Newton carried (8-0) to adjourn at 6:20 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