

**CITY OF ANDERSON
COUNCIL AGENDA
August 10, 2026
6:00 PM**

INVOCATION: Councilman Tony Stewart

RESPECTS TO FLAG: Mayor Pro Tem Greg Steele

Approval of Minutes of July 27, 2026

A. OLD BUSINESS:

1. Request consideration of an ordinance to annex and zone to PDD, Planned Development District, approximately 9.36 acres located at 305 Edgebrook Drive.
2. Request consideration of an ordinance to adopt the City of Anderson's new Unified Development Ordinance and official zoning map.

B. NEW BUSINESS:

1. Request consideration to purchase radios for the Fire Department.

City Council Work Session
Administrative Briefing & Discussion
July 27, 2026

The Work Session was held on this date in the City Hall Council Chambers at 5:30 pm. In attendance were Mayor Terence Roberts, Mayor Pro Tem Jeff Roberts, Councilmen Newton, Pickens, and Steele. Seat 5 remains vacant. Councilmen Stewart, John Roberts, and Matt Harbin were not in attendance. Also in attendance were City Manager, David McCuen; City Attorney, Frankie McClain; Chief Financial Officer, Margot Martin; and Planning Director, Maurice McKenzie.

A motion by Mayor Pro Tem Jeff Roberts, seconded by Councilman Pickens carried unanimously (4-0) to move into executive session, with Councilman Steele not present for the vote.

Executive Session – Contractual Matters

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 Greg Steele seconded by Mayor Pro Tem Jeff Roberts carried unanimously (5-0) to move out of executive session at 6:00pm.

No action was taken. The resulting action item is on the agenda under New Business, B-1.

Regular Meeting
July 27, 2026

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 Elect Greg Steele, Councilmen Newton, Pickens, and Jeff Roberts. Seat 5 remains vacant. Councilmen Harbin, Stewart, and John Roberts were not in attendance. Also in attendance were City Manager, David McCuen; City Attorney, Frankie McClain; Chief Financial Officer, Margot Martin; Planning Director, Maurice McKenzie; Public Works Director, Ken Mullinax; Chief of Police, Jim Stewart; Utilities Director, Scott Banks; and Stormwater Manager, Adam Cromer.

The invocation was given by Mayor Terence Roberts, with respect to the flag given by Mayor Pro Tem Elect Greg Steele.

City Manager David McCuen introduced Police Chief, Jim Stewart for a special presentation of the Police Department's Accreditation. Mr. Trevor Hall presented the accreditation on behalf of the SC Law Enforcement Accreditation Council to Chief Stewart, Major Carson, and the City of Council Meeting 07/27/2026

Anderson Police Department Command Staff. The South Carolina Law Enforcement Accreditation (SCLEA) Program serves as the state's official accrediting authority for law enforcement agencies and evaluates departments using rigorous professional standards based on South Carolina law, industry best practices, and operational excellence. Achieving accreditation required demonstrating compliance across policies, training, operations, records management, and community engagement. Chief Stewart also presented Sergeant Melissa Kelley with special recognition for her work as Accreditation Manager.

ELECTION OF MAYOR PRO TEM

City Manager David McCuen said that the Anderson City Code specifies that the mayor pro tem shall be elected from the council membership and shall serve a term of one year. The mayor pro tem serves in the absence of the Mayor and as a representative of the City and Council at events, functions, speaking engagements and other such duties and responsibilities otherwise attached to the office of Mayor.

As per Sec. 2-220. Mayor pro tempore.

Prior to July 1st of each year, or as soon thereafter as may be practicable, the council shall elect from its membership a mayor pro tempore for a term of one year to run from July 1st to June 30th or until his or her successor is officially named and designated. The council shall elect the member who has served the longest period of time as council person and is willing to serve as mayor pro tempore. The person elected shall not serve consecutive terms. The person elected shall have a minimum of two years' service on council. The person elected shall be succeeded by the person next in length of service who is willing to serve as mayor pro tempore. Should two members of council have equal service, the member with the earliest birth date shall serve first. The council shall have an election each year to name the next eligible member in the rotation. Should circumstances prevent the eligible member from serving, the member may maintain his position of seniority in the rotation for subsequent elections.

Based upon Sec. 2-220, the next Council member in rotation is Greg Steele, who is willing to serve as Mayor Pro Tem.

A motion by Councilman Newton seconded by Councilman Pickens carried (5-0) to approve the election of Councilman Greg Steele to Mayor Pro Tem.

APPROVAL OF MINUTES

A motion by Mayor Pro Tem Steele seconded by Councilman Jeff Roberts carried unanimously (5-0) to approve the minutes of June 22, 2026, meeting as presented.

REQUEST SECOND READING OF ORDINANCE 26-13 AUTHORIZING THE
EXECUTION OF AN EASEMENT TO DUKE ENERGY CAROLINAS, LLC FOR THE
INSTALLATION AND MAINTENANCE OF ELECTRIC AND COMMUNICATION
FACILITIES

City Manager David McCuen said this is for a new electrical line that will run underground from the existing transformer located at Church Street parking lot. Duke Energy Carolinas, LLC (“Duke”) provides for the transmission and distribution of electrical energy in the City of Anderson. Duke has requested that the City grant an easement across City property at TMS# 123-30-28-016 for the purpose of installing facilities. The easements are non-exclusive and will not interfere with the use of the property by the City.

A motion by Councilman Jeff Roberts and a second by Mayor Pro Tem Steele carried unanimously (5-0) to approve on second reading Ordinance 26-13 authorizing the execution of an easement to Duke Energy Carolinas, LLC on second and final reading.

REQUEST REFERRAL TO THE PLANNING COMMISSION A PETITION TO ANNEX
AND ZONE TO PDD, PLANNED DEVELOPMENT DISTRICT, APPROXIMATELY 9.36
ACRES LOCATED AT 305 EDGEBROOK DRIVE

Planning Director Maurice McKenzie said that the applicant wishes to annex the subject property and construct a subdivision consisting of 15 custom-built homes. The requested zoning of PDD, Planned Development District requires a document outlining specific development details for the site, and the final details are being completed. Most of the lots will be over 15,000 square feet in size, and none will be below 10,000 square feet. The development pattern along Edgebrook Drive varies, with a subdivision across the road from the subject property averaging less than 8,000 square feet in lot size, and another that has townhome/patio homes. Larger lots exist along Edgebrook Drive as well.

Since this request was submitted prior to adopting the new Unified Development Ordinance, it is proposed that the development will follow the traditional PDD approval process. However, it would not be prudent if the proposal avoids the main elements of the new guidelines from a design and layout perspective. Staff compared the proposal to the new guidelines, and it closely matches a project that will be allowed under the new standards. Requiring varying designs of houses and an emphasis on the placement of garages are two examples of elements that differ from the current standards but will apply to this request.

A motion by Councilman Newton seconded by Councilman Pickens carried unanimously (5-0) to grant referral to the Planning Commission for approximately 9.36 acres located at 305 Edgebrook Drive for consideration of a petition to annex and zone the property.

REQUEST REFERRAL TO THE PLANNING COMMISSION THE CONSIDERATION OF
THE CITY OF ANDERSON'S NEW UNIFIED DEVELOPMENT ORDINANCE

Planning Director Maurice McKenzie stated that since the adoption of the City's Comprehensive Plan in April 2025, staff has been working with Houseal Lavigne Associates to develop new guidelines that will replace the City's existing Zoning Ordinance and related regulatory codes. The proposed Unified Development Ordinance (UDO) combines zoning, subdivision regulations, and related land use guidelines into one streamlined document to match the goals of the Comprehensive Plan. In 2023, the City Council saw the need to adopt some guidelines to improve the appearance of the community, ahead of adopting the fully revised zoning code. Signage and Landscaping/Tree Preservation guidelines were implemented and will be incorporated into the proposed UDO.

A public open house was held on June 4th to collect community feedback on the proposed UDO, and the plan has also been available on the City's website for review and comment. Prior to official consideration and adoption by the City Council, the Planning Commission will host a public hearing to obtain input. At that meeting, a public presentation will be made to outline details of the proposed UDO. Staff is requesting referral to the Planning Commission to conduct the official public hearing for the Unified Development Ordinance at the August 4th meeting. The Planning Commission's recommendation will be forwarded to the City Council for final consideration.

Councilman Jeff Roberts asked about the level of public input that has been received. Mr. McKenzie said there has been good input, but not to the extent of the input received when the same process was undertaken for the Comprehensive Plan. Mayor Pro Tem Steele commented that this is a great step forward of the ways in which we can encourage growth in a sustainable way in the City of Anderson.

A motion by Mayor Pro Tem Steele seconded by Councilman Newton carried unanimously (5-0) to approve referral to the Planning Commission the consideration of the City of Anderson's new Unified Development Ordinance.

REQUEST CONSIDERATION OF A RESOLUTION APPROVING A MUTUAL AID
AGREEMENT BETWEEN THE CITY OF ANDERSON POLICE DEPARTMENT AND THE
CITY OF MAULDIN POLICE DEPARTMENT

City Manager David McCuen said that the City of Anderson maintains many mutual aid agreements in public safety across our region to allow for sharing of resources when needed. Chief of Police Jim Stewart said that the Mauldin City Police Department desires to enter into such agreement with the City of Anderson Police Department for the purpose of securing to each other the benefits of mutual aid in the event of natural disaster, disorder, or other emergency situations. The agreement has been approved and executed by the Mauldin City Police Department.

Section 23-20-10 of the Code of Laws of South Carolina (1976, as amended) provides that law enforcement officers may be transferred on a temporary basis to work in law enforcement in other municipalities or counties in this state under the conditions set forth in said section and pursuant to an agreement entered into by the entities stating the conditions and terms of the temporary employment of officers to be transferred.

A motion by Councilman Newton seconded by Councilman Jeff Roberts carried unanimously (5-0) to approve a mutual aid agreement between the City of Anderson Police Department and the City of Mauldin Police Department.

REQUEST CONSIDERATION TO PURCHASE LAW ENFORCEMENT VEHICLES

Chief Stewart said that the Police Department has researched the purchase of available law enforcement vehicles in South Carolina, North Carolina, Georgia, and Tennessee on state contracts. The Police Department is requesting approval to purchase five 2026 Police Dodge Durangos, from Blue Sky Automotive, Inc., Greeneville, TN at a cost of \$216,575.00 (\$43,315.00 each). The vehicles are on Tennessee state contract. The purchases are budgeted in the FY2027 Capital Replacement Fund.

A motion by Councilman Newton seconded by Mayor Pro Tem Greg Steele carried unanimously (5-0) to approve the purchase of five 2026 Police Dodge Durangos in the amount of \$216,575 from Blue Sky Automotive in Greeneville, TN.

REQUEST CONSIDERATION OF A CONTRACT FOR REPAIRS TO CAROLINA WREN PARK PARKING DECK

City Manager David McCuen said that the repairs to Carolina Wren Park Parking Deck is a planned Capital Improvement Project in the FY2027 budget. The City retained Davis & Floyd to complete the structural assessment, survey, geotechnical investigation, design and bidding documents.

Stormwater Manager Adam Cromer gave an overview of the project, stating that the parking deck is supported by a series of precast double tee beams bearing on cast-in-place (CIP) concrete retaining wall along the north side of the structure. Structural assessments identified deterioration at several beam-bearing locations, localized deterioration of the CIP retaining wall, and areas of concrete deterioration requiring repair. The northeast corner of the parking deck was previously repaired in 2004 using pipe piles and structural steel beams to restore the bearing system. The proposed project will utilize a similar approach while also repairing deteriorated concrete, replacing the existing expansion joint system, and completing other structural improvements necessary to restore the integrity of the parking deck.

The project was advertised for bid using the City's website, Anderson Independent Mail and South Carolina Business Opportunities (SCBO). A mandatory pre-bid meeting was held on May 12, 2026. During the pre-bid meeting, additional deterioration was observed on three parking deck support columns.

Since completion of the original structural assessment, water intrusion had caused concrete spalling that exposed deterioration not previously identified. Davis & Floyd recommends incorporating repairs to these columns into the project while the contractor is mobilized. Because the full extent of deterioration cannot be determined until repair work begins, the final repair locations and scope will be determined in the field by the City, Davis & Floyd, and the contractor. The additional work is not expected to exceed \$72,000.

The bid opening was held on June 1, 2026, and two qualified contractors submitted bids for the project:

Strickland Waterproofing Company, Inc., Charlotte, NC \$989,000
Watertight Systems, Inc., Lexington, SC \$1,052,000

Staff recommends approval of a construction contract with Strickland Waterproofing Company, Inc. in the amount of \$989,000, with authorization of up to an additional \$72,000 for repairs to three additional support columns.

Davis and Floyd representatives provided an overview of the deteriorated structural supports and plans to repair/replace them. Mayor Roberts inquired about the life expectancy of these repairs. Mr. Todd Warren (Davis & Floyd) said that the structural repairs should not ever fail under normal circumstances, but 75-100 years is a reasonable life expectancy.

A motion by Councilman Jeff Roberts seconded by Councilman Newton carried unanimously (5-0) to approve a contract with Strickland Waterproofing Company, Inc. not to exceed \$1,061,000 for repairs to the Carolina Wren Park parking deck.

REQUEST APPROVAL OF A CONTRACT FOR REPLACEMENT OF VALVES FOR THE DIGESTER AT THE ROCKY RIVER WASTEWATER TREATMENT PLANT

Utilities Director Scott Banks stated that there are multiple valves on the digesters at the Rocky River Wastewater Treatment Plant. One valve can be repaired, while another requires replacement on the lines leaving the digesters. Because the valves are located several feet underground, the project also includes the installation of access structures to allow future maintenance without excavation.

Bids Received:

Harper General Contractors, Inc., Greenville, SC — \$99,912.60

Cove Utility, LLC, Greenville, SC — \$156,267.00

JL Construction Co., Greenville, SC — \$175,500.00

Greenstone Construction, LLC, Seneca, SC — \$188,470.00

Langston Construction Co., Piedmont, SC — \$327,250.00

A motion by Mayor Pro Tem Steele, seconded by Councilman Pickens, carried unanimously (5-0) to approve a contract with Harper General Contractors, Inc. in an amount not to exceed \$99,912.60 plus 10% contingency for a total of \$109,903.86 for the replacement of digester valves at the Rocky River Wastewater Treatment Plant.

ADJOURNMENT

A motion by Councilman Newton seconded by Councilman Pickens carried (5-0) to adjourn at 6:42 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

Date: August 10, 2026

Agenda Item No: A-1

**City of Anderson
Council Agenda**

Title/Description: Old Business

Request consideration of an ordinance to annex and zone to PDD, Planned Development District, approximately 9.36 acres located at 305 Edgebrook Drive.

Executive Summary:

Background: The applicant wishes to annex the subject property and construct a subdivision consisting of 15 custom-built homes. The requested zoning of PDD, Planned Development District requires a document outlining specific development details for the site, which is attached. Most of the lots will be over 15,000 square feet in size, and none will be below 10,000 square feet. The development pattern along Edgebrook Drive varies, with a subdivision across the road from the subject property averaging less than 8,000 square feet in lot size, and another that has townhome/patio homes. Larger lots exist along Edgebrook Drive as well.

Specifics for the proposal include:

- 15 lots equating to a total density of 1.6 lots per acre
- Minimum lot width of 85 feet, which will accommodate driveway access to rear garages
- 50 feet wide landscape buffer along Edgebrook Drive
- A tree survey is being conducted to ensure the preservation/adequate replacement of established/specimen trees
- A 10 feet wide landscape buffer will be provided along the subdivision perimeter
- Sidewalks will be installed and street trees will be planted

Since this request was submitted prior to adopting the new Unified Development Ordinance, it is proposed that the development will follow the traditional PDD approval process. However, it would not be prudent if the proposal avoids the main elements of the new guidelines from a design and layout perspective. Staff compared the proposal to the new guidelines, and it closely matches a project that will be allowed under the new standards. Requiring varying designs of houses and an emphasis on the placement of garages are two examples of elements that differ from the current standards but will apply to this request.

Recommendation: Approval to annex and zone to PDD, Planned Development District, approximately 9.36 acres located at 305 Edgebrook Drive. The Planning Commission considered this request at their August 4th meeting and unanimously recommended approval.

Action Requested:

 X Ordinance 1st Reading

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND
COUNCIL OF THE CITY OF ANDERSON
TO AMEND THE CITY OF ANDERSON
ZONING ORDINANCE BY ANNEXING
AND ZONING TO PDD, PLANNED
DEVELOPMENT DISTRICT, APPROXIMATELY
9.36 ACRES LOCATED AT 305 EDGEBROOK
DRIVE.

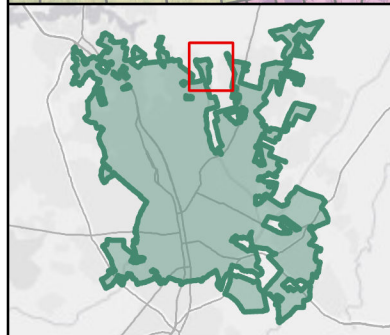
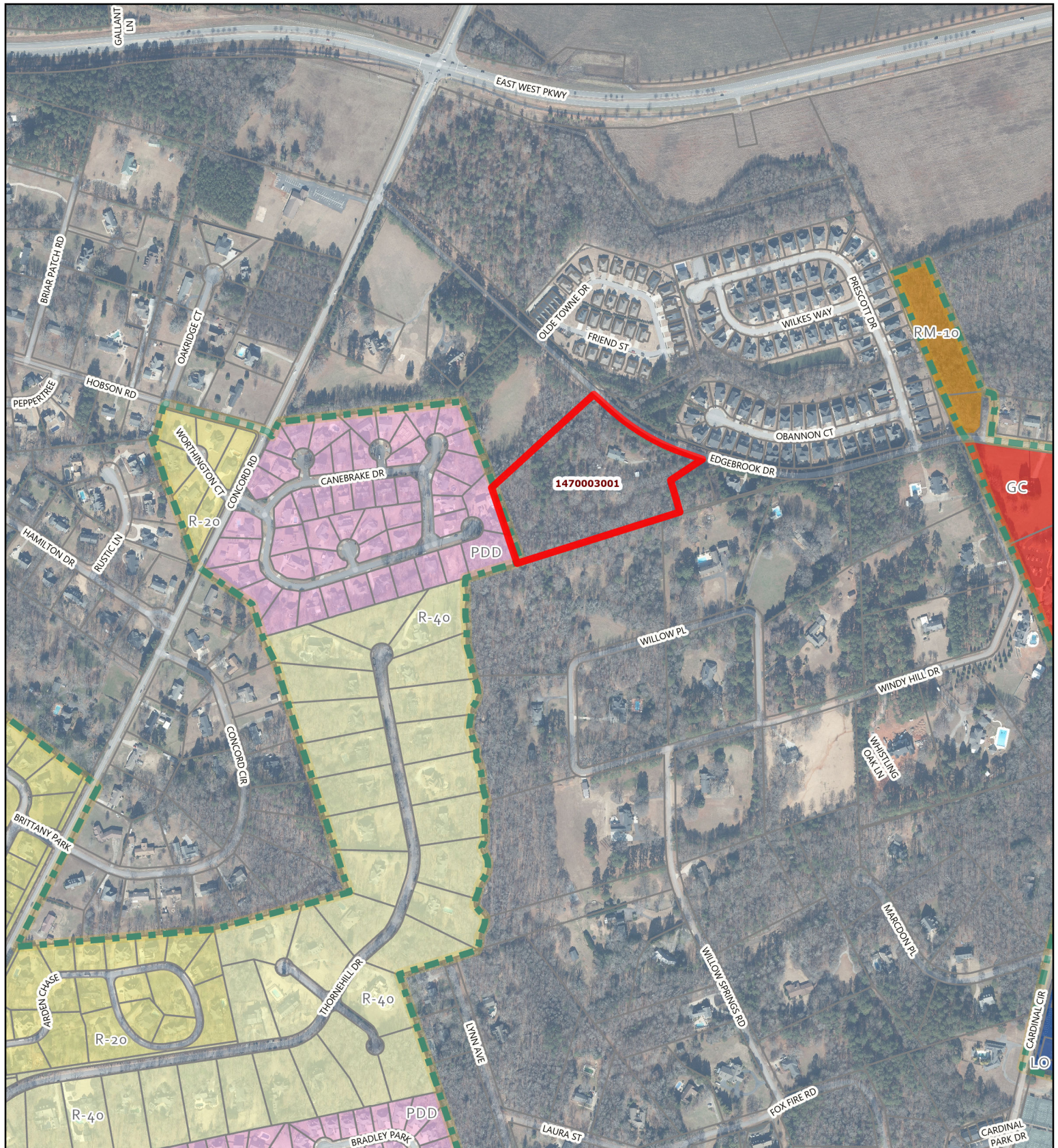
WHEREAS, the City of Anderson has been petitioned by Water Oak Development, LLC to annex and zone to PDD, Planned Development District, approximately 9.36 acres located at 305 Edgebrook Drive, which is more specifically described as follows:

LEGAL DESCRIPTION PENDING

WHEREAS, the City of Anderson Planning Commission reviewed the petition and recommends 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 annexing and zoning to PDD, Planned Development District, approximately 9.36 acres located at 305 Edgebrook Drive.
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.



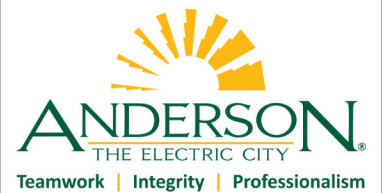
Proposed Annexation

305 Edgebrook Drive
(TMS 1470003001)

0 300 600 1,200 Feet

07/2026

City of Anderson, SC - Planning & Development, GIS Departments



Water Oak
A PLANNED DEVELOPMENT DISTRICT
ANDERSON, SOUTH CAROLINA
JULY 2026

I. PURPOSE

The purpose of this Planned Development District (PDD) document is to establish the development standards for Water Oak. 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 approximately 9.36 acres located on Edgebrook Dr.

III. DEVELOPMENT STANDARDS

Water Oak will be a single-family planned development. As such, it will provide important facilities to the community of a diverse nature. A maximum of 15 residential units will be allowed in the entire development. Approval of subdivision plat by the Planning Commission is necessary prior to developing any portion of the project.

A. ALL LOTS

1. Permitted Use

Single-Family Detached Units

2. Development Standards

- a) Open Space Minimum – 10%
- b) Minimum Lot Size – 10,000 square feet (min. 15,000 sq. ft. average)
- c) Minimum Lot Width – 85 feet
- d) Residential Lot Setbacks - All setbacks are measured from the property lines
 - i. Front Yard – 15 feet
 - ii. Side Yard (each side) – 7.5 feet
 - iii. Rear Yard – 15 feet
- e) Development setbacks - All setbacks are measured from the property lines:
 - 1) A 50-foot Residential Buffer Landscape Zone per Article 13-02(H) Residential Buffer Landscape Zone, City of Anderson Zoning Ordinance from Edgebrook Dr..

2) A minimum 10 Perimeter Tree Preservation Buffer.

f) Maximum Number of Units/Lot Layout

Water Oak will have a maximum of 15 residential units for a density of 1.6 units per acre.

3. Residential Construction and Maintenance

All residential units shall be conventional frame built with stone, rock, hardy board and cedar shingle siding; however no vinyl may be used except for vinyl trim and edging work. House plans to be designed to create a non-monotonous appearance. No manufactured homes, trailers, campers or tents shall be permitted as permanent dwellings. Construction of any dwelling or structure must be completed within one year after the commencement of the construction. All dwellings to be constructed on crawl spaces or raised foundations with masonry veneer with finished floor elevation a minimum of 12 inches, with an average of 24 inches, above the adjacent grade. Garages, carports, and porches are exempt from this requirement.

4. Landscaping

Landscaping shall meet or exceed the requirements of Article 13: Tree Preservation, Landscape, Screening, Sidewalks and Walkways, City of Anderson Zoning Ordinance.

Tree Preservation and Residential Buffer Landscaping shall be in accordance with landscape plan as prepared by licensed landscape architect or equal and meeting City guidelines and approved by staff.

5. Signage

All signs shall comply with Article 12: Signs, City of Anderson Zoning Ordinance.

6. Parking

Each single-family residential lot is intended to have 4 off street parking spaces, up to two of which may be in garage.

7. Street Lighting

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

8. Homeowners Association

A newly formed Homeowners' Association (HOA) will be established. The HOA will be responsible for entrance monuments, common areas, landscaping, site lighting, and all other infrastructure improvements on all Areas. Covenants and Restrictions for the Community will be drafted and recorded at the County of Anderson Register of Deeds Office.

B. Other Requirements

1. Garages are to be located at the rear of homes with fly-by style driveways.
2. Driveways will utilize Low Impact Development (LID) techniques to reduce land disturbance and impervious areas where possible.
3. Individual lot grading to occur at time of home construction. No mass grading to occur.
4. Effort is to be made to preserve individual lot trees on a case by case basis.
5. Each homesite will utilize a customized house plan with individual lot grading to be based accordingly.
6. Individual lot landscaping to be performed under the guidance of a professional landscape architect/designer or equal. HOA to be responsible for all landscaping maintenance outside of fenced areas.

Date: August 10, 2026

Agenda Item No: A-2

**City of Anderson
Council Agenda**

Title/Description: Old Business

Request consideration of an ordinance to adopt the City of Anderson's new Unified Development Ordinance and official zoning map.

Executive Summary:

Background: Over the last few years, particularly since the adoption of the City's Comprehensive Plan in April 2025, the City has been working with Houseal Lavigne Associates to develop new guidelines that will replace the City's existing Zoning Ordinance and related regulatory codes. The proposed Unified Development Ordinance (UDO) combines zoning, subdivision regulations, and related land use guidelines into one streamlined document which will be used as a tool to help meet the goals of the Comprehensive Plan. The new zoning map reflects the regulatory intent and boundaries citywide as established in the UDO.

In 2023, the City Council saw the need to adopt some guidelines to get a jump start on improving the appearance of the community, ahead of adopting the fully revised UDO. The sign code and Landscaping/Tree Preservation guidelines were implemented at that time and will be incorporated into the proposed UDO where they were originally intended.

A public open house was held on June 4th to collect community feedback on the proposed UDO and zoning map, and the document and zoning map have also been available on the City's website for review and comment over the last several weeks. The Planning Commission hosted the official public hearing to obtain input at their August 4th meeting.

Recommendation: Approval. The Planning Commission recommended approval to adopt the Unified Development Ordinance at their August 4th meeting/public hearing.

Action Requested:

☒ Ordinance 1st Reading

☐ Information Only

☐ Ordinance 2nd Reading

☐ General Approval

☐ Resolution

☐ Referral

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND COUNCIL
OF THE CITY OF ANDERSON ADOPTING THE UNIFIED
DEVELOPMENT ORDINANCE (UDO) AND OFFICIAL
ZONING MAP, REPEALING ALL PRIOR CONFLICTING
ZONING ORDINANCES, SUBDIVISION REGULATIONS,
AND PRIOR ZONING MAPS.

WHEREAS, Title 6, Chapter 29 of the South Carolina Code of Laws (the Local Government Comprehensive Planning Enabling Act) empowers local governments to enact zoning and land development regulations, and

WHEREAS, in April 2025, the City Council adopted the City of Anderson's Comprehensive Plan entitled "Plan this City", which outlines the City's goals and vision for future growth along with policies to make that vision a reality, and

WHEREAS, the City has worked to develop a new Unified Development Ordinance to consolidate land use, zoning, and subdivision regulations into a single, more modern regulatory framework to help meet the goals of the Comprehensive Plan, and

WHEREAS, the City has simultaneously prepared an updated Official Zoning Map to reflect the regulatory intent and spatial boundaries of the new districts, and

WHEREAS, the Planning Commission held a public hearing on August 4, 2026 after proper notice, and recommended the adoption of the Unified Development Ordinance, which contains the Official Zoning Map, to the City Council for consideration.

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

SECTION 1: ADOPTION OF UNIFIED DEVELOPMENT ORDINANCE

The regulatory text titled "Unified Development Ordinance," dated [Date], attached hereto as ****Exhibit A**** and incorporated herein by reference, is hereby adopted as the official land development regulations of The City of Anderson.

SECTION 2: ADOPTION OF OFFICIAL ZONING MAP

The map titled "City of Anderson Official Zoning Map," dated [Date], attached hereto as ****Exhibit B**** and incorporated herein by reference, is hereby adopted as the official layout of zoning districts for the jurisdiction. This map shall be maintained digitally or physically by the City of Anderson and bear the seal of the jurisdiction.

SECTION 3: REPEAL OF LEGACY REGULATIONS

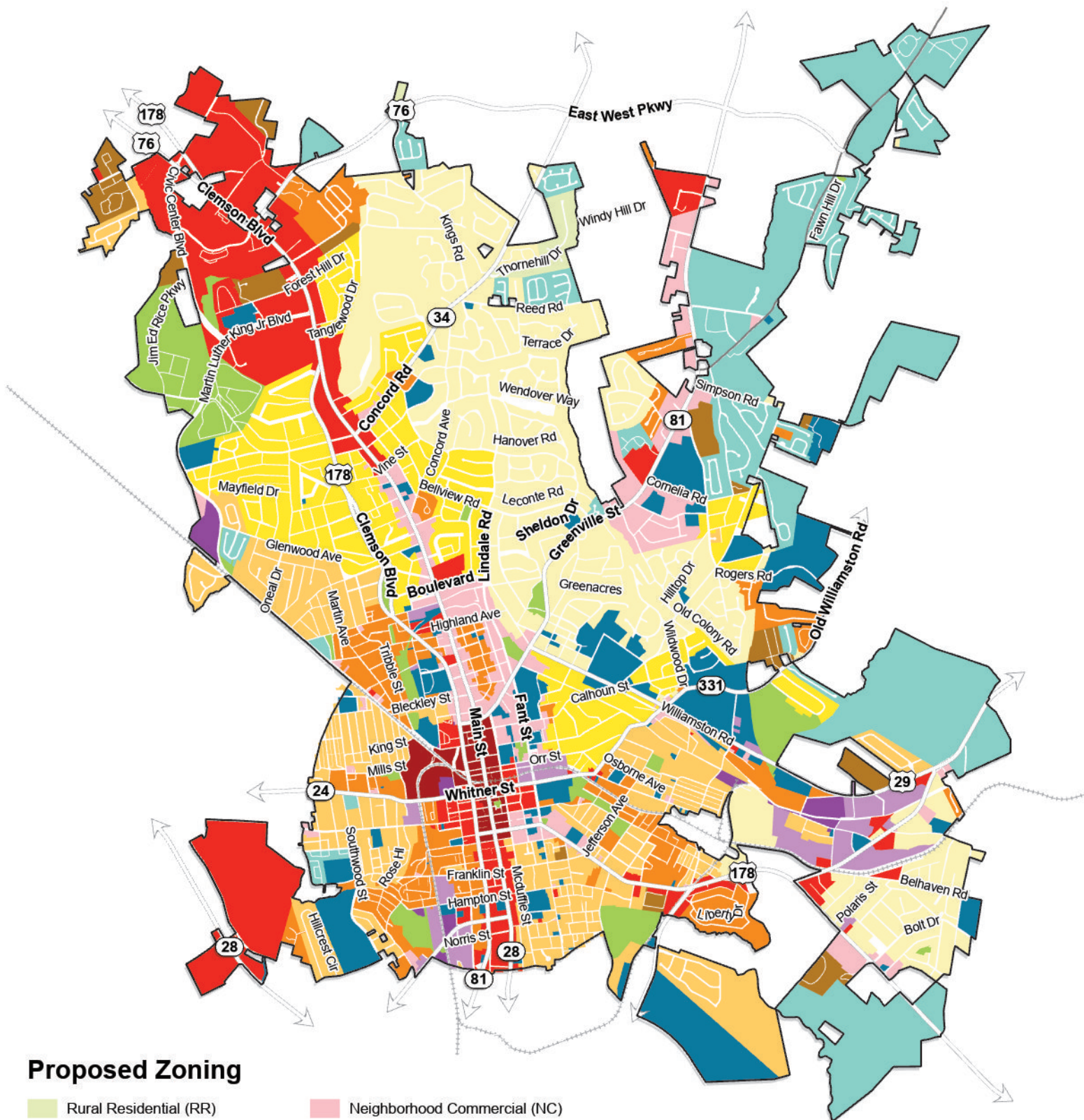
Upon the effective date of this Ordinance, all prior standalone zoning ordinances, subdivision regulations, land development regulations, and previously adopted official zoning maps are hereby repealed in their entirety.

SECTION 4: SEVERABILITY

If any section, phrase, or map boundary of this Ordinance is held invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the UDO or map.

SECTION 5: EFFECTIVE DATE

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



Proposed Zoning

- | | |
|--|--|
| ■ Rural Residential (RR) | ■ Neighborhood Commercial (NC) |
| ■ Suburban Residential (SR) | ■ General Commercial (GC) |
| ■ Neighborhood Residential (NR) | ■ Light Industrial (LI) |
| ■ Mixed Residential (MR) | ■ Heavy Industrial (HI) |
| ■ Low-Density Multi-Family (LM) | ■ Public and Institutional (PI) |
| ■ High-Density Multi-Family (HM) | ■ Park and Open Space (OS) |
| ■ Central Business District (CBD) | ■ Planned Development District Legacy (PDD-L) |

DRAFT - 7/01/2026

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Date: August 10, 2026

Agenda Item No: B-1

**City of Anderson
Council Agenda**

Title/Description: New Business

Request approval to purchase mobile and portable radios for the Fire Department.

Executive Summary:

Request: Approval to purchase twenty-one Kenwood mobile and seven portable radios, batteries, chargers and lapel microphones for the Anderson Fire Department in the amount of \$203,445.74.

Background: The Anderson Fire Department currently utilizes a fleet of mobile radios that the City purchased and placed into service in 2008. The AFD operates primarily on the “Palmetto 800” radio system with interoperability with the Police Department, Public Works, other response partners in Anderson and state agencies. The current Motorola radios have reached the end of their service life and have become extremely difficult to repair and maintain. In July 2025, the City purchased forty-three smaller portable radios that are assigned to each on-duty firefighter and command staff member for on scene communication and coordination. The requested mobile radios will be a higher power fixed unit that is mounted in each response vehicle in the Fire Department fleet. The mounted mobile radios provide an increased level of interoperability, enhanced coverage, and are interconnected to the large apparatus “headset style” communication devices.

Benefit: The new radios will greatly improve firefighter safety and department efficiency by utilizing current technology and interoperability capabilities. Currently, each AFD apparatus and vehicle carries two radios, one for normal operations and another when providing mutual aid into the county. With this purchase, we will be able to consolidate into a single unit for each apparatus and vehicle.

Funding: Budgeted Capital Replacement Fund

Recommendation: Administration recommends approval to purchase twenty-one Kenwood mobile and seven portable radios, batteries, chargers and lapel microphones from P25 Solutions under state contract in the amount of \$203,445.74.

Action Requested:

 X General Approval