

Regular Meeting
August 10, 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, Councilmen Newton, Stewart, Pickens, Harbin, John Roberts, and Jeff Roberts. Mayor Pro Tem Elect Greg Steele was not in attendance. Seat 5 remains vacant. Also in attendance were City Manager, David McCuen; Assistant City Manager, Andrew Strickland; City Attorney, Frankie McClain; Finance Director, Tamara Lindley; Planning Director, Maurice McKenzie; and Fire Chief, Charlie King.

The invocation was given by Councilman Tony Stewart, with respect to the flag given by Mayor Terence Roberts.

APPROVAL OF MINUTES

A motion by Councilman Newton seconded by Councilman Pickens carried unanimously (7-0) to approve the minutes of July 27, 2026, meeting as presented.

REQUEST CONSIDERATION OF AN ORDINANCE 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, 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

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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.

Councilman Jeff Roberts asked about the setbacks and how the proposed Suburban Residential (SR) district compares to the Unified Development Ordinance (UDO). Mr. McCuen invited a representative from the development team to respond.

Engineer Wesley White, Ridgewater Engineering, stated that the development team had met preliminarily with City staff, including stormwater and engineering staff, to discuss low-impact development practices, including allowing driveways and grass medians, as well as the use of rain cisterns to collect rainwater. He noted that limiting grading is a significant feature of the development in order to minimize the need to reestablish vegetation.

Councilman Stewart asked what the development most closely resembles in terms of comparable neighborhoods in Anderson. Mr. McCuen stated that he would compare it to Stonebridge Phase II and said that the proposed development consists of approximately 15 homes with starting prices around \$1 million. He noted that Anderson has a broad range of available housing but has not historically had much availability at this price point, and stated that these 15 homes would help provide housing options in that upper market.

A motion by Councilman Harbin seconded by Councilman Newton carried unanimously (7-0) approve on first reading an Ordinance to annex and zone to PDD, Planned Development District, approximately 9.36 acres located at 305 Edgebrook Drive.

REQUEST CONSIDERATION OF AN ORDINANCE TO ADOPT THE CITY OF ANDERSON'S NEW UNIFIED DEVELOPMENT ORDINANCE AND OFFICIAL ZONING MAP

Planning Director Maurice McKenzie said that over the last few years, particularly since the adoption of the City's Comprehensive Plan in April 2025 ("Plan this City"), 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.

Mr. McKenzie introduced John Houseal with Houseal Lavigne to summarize each chapter of the UDO and provide an overview of the zoning map. Mr. Houseal said the Unified Development Ordinance ensures Anderson's character and identity remain intact while encouraging sustainable commercial and residential development.

Mayor Terence Roberts suggested a marketing campaign to inform the public of the new Unified Development Ordinance.

A motion by Councilman Harbin seconded by Councilman John Roberts carried unanimously (7-0) to approve on first reading an Ordinance to adopt the City of Anderson's new Unified Development Ordinance and official zoning map.

REQUEST CONSIDERATION TO PURCHASE RADIOS FOR THE FIRE DEPARTMENT

City Manager David McCuen said that this item is a capital purchasing request and was included in the FY27 adopted budget out of the Capital Replacement Fund. Chief Charlie King said that 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.

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. This purchase will allow the department to be able to consolidate into a single unit for each apparatus and vehicle.

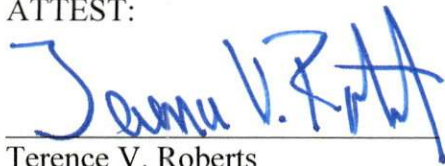
A motion by Councilman Newton seconded by Councilman Harbin carried unanimously (7-0) to approve the purchase of twenty-one Kenwood mobile and seven portable radios, batteries, chargers and lapel microphones from P25 Solutions under state contract in the amount of \$203,445.74.

ADJOURNMENT

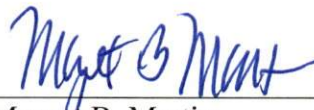
A motion by Councilman Newton seconded by Councilman Pickens carried (7-0) to adjourn at 7:20 pm.

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