

**CITY OF ANDERSON  
COUNCIL AGENDA  
October 26, 2026  
6:00 PM**

**INVOCATION:** Councilman Matt Harbin

**RESPECTS TO FLAG:** Councilman John Roberts

**SPECIAL PRESENTATION:** Police Armored Vehicle – Representative Don Chapman

Approval of Minutes of October 12, 2026

**A. OLD BUSINESS:**

1. Request second reading of Ordinance 26-19 to annex and zone to SR, Suburban Residential, approximately 31.5 acres located at 216 Vandiver Road.

**B. NEW BUSINESS:**

1. Request consideration of Accommodations Tax (ATAX) Advisory Committee recommendations.
2. Request consideration of appointments to the Accommodations Tax (ATAX) Advisory Committee.
3. Request consideration to purchase a Lenco BearCat armored vehicle for the Police Department.
4. Request consideration to purchase capital equipment for the Public Works Division.
5. Request consideration of a referral to the Planning Commission a petition to annex and zone to HM, High-Density Multi-Family Residential, 4.96 acres located on Salem Church Road.
6. Request consideration of a referral to the Planning Commission a petition to annex and zone to MR, Mixed Residential, 61.80 acres located on Hembree Road.
7. Request consideration of an ordinance authorizing the execution of an easement to Blue Ridge Electric across City property.
8. Request consideration of an ordinance authorizing the execution of an easement to Duke Energy Carolinas, LLC across City property.

City Council Work Session  
Administrative Briefing & Discussion  
October 12, 2026

The 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 Greg Steele, Councilmen Stewart, Newton, Pickens, Harbin, John Roberts, and Jeff Roberts. Seat 5 remains vacant. Also in attendance were City Manager, David McCuen; Assistant City Manager, Andrew Strickland; City Attorney, Frankie McClain; Planning Director, Maurice McKenzie; Finance Director, Tamara Lindley; and Chief Financial Officer, Margot Martin.

Administrative Briefing and Discussion

Council Agenda Item A-4 – Request consideration of an ordinance to annex and zone to SR, Suburban Residential, approximately 31.5 acres located at 216 Vandiver Road. Staff reviewed in depth the proposed Suburban Residential development, which is the first of its type under the new Unified Development Ordinance. Council members discussed open space requirements, traffic study requirements, sidewalk provisions, and the potential use of C-Funds for road improvements.

A motion by Councilman Newton, seconded by Mayor Pro Tem Steele carried unanimously (8-0) to move into executive session.

Executive Session – Economic Development

Section 30-4-70(a)(2) – Discussion of negotiations incident to proposed extension of services to attract economic development.

A motion by Councilman Newton seconded by Mayor Pro Tem Steele carried unanimously (8-0) to move out of executive session. No action was taken on the Economic Development item. The Suburban Residential Development is on the agenda as item A-4.

Regular Meeting  
October 12, 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 Greg Steele, Councilmen Stewart, Newton, Pickens, Harbin, John Roberts, and Jeff Roberts. 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; Fire Chief, Charlie King; Police Chief, Jim Stewart; Accounting Manager, Elisabeth Willett; and Chief Financial Officer, Margot Martin.

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The invocation was given by Councilman Stewart with respect to the flag given by Mayor Pro Tem Greg Steele.

## APPROVAL OF MINUTES

A motion by Councilman Newton seconded by Mayor Pro Tem Steele carried unanimously (8-0) to approve the minutes of September 28, 2026 meeting as presented.

## REQUEST SECOND READING OF ORDINANCE 26-17 TO AMEND CHAPTER 82-124 OF THE ANDERSON CITY CODE TO REGULATE THE PARKING OF BOATS, TRAILERS, CAMPERS AND OTHER RECREATIONAL VEHICLES

Planning Director Maurice McKenzie said that Section 82-124 of the City Code regulates the parking of oversized commercial vehicles on public streets, except when making deliveries. Parking such vehicles on streets may cause visibility and maneuverability issues and can be unsightly. In addition to these vehicles, other concerns have arisen when certain other vehicles and recreational equipment are parked on public streets.

Expanding the existing code to include additional language may help reduce other on-street parking issues. At the September 28th meeting, the City Council discussed a potential revision to the existing ordinance. In addition to the proposed language below, the City Council suggested adding additional verbiage which is highlighted:

It shall be unlawful for any person to park, store, or leave standing any boat, boat trailer, jet ski, utility trailer, travel trailer, camper, motor home, toy hauler or similar recreational vehicle on public streets, provided however, that such equipment may be parked on the street for a period not to exceed twenty-four (24) hours during loading and unloading. Parking on the street during this twenty-four (24) hour time period shall not impede vehicular traffic flow or vision. Allowable areas in yards include the confines of a garage or fully opaque structure, or in the side or rear yard of a residence. Parking of such vehicles must comply with the setback requirements for accessory structures, in accordance with the Unified Development Ordinance.

A motion by Councilman Newton seconded by Councilman Jeff Roberts carried unanimously (8-0) to approve Ordinance 26-17 to amend Chapter 82-124 of the Anderson City Code to regulate the parking of boats, trailers, campers, and other recreational vehicles, on second and final reading.

REQUEST APPROVAL OF ORDINANCE 26-18 AUTHORIZING AN EQUIPMENT LEASE  
PURCHASE AGREEMENT NOT EXCEEDING \$2,500,000

City Manager David McCuen said that Administration presented the Fire Division's capital equipment needs during the 2026-2027 budget process. The new fire engine will be assigned to Station 4. The new rescue truck will replace the 1996 Rescue 3 truck currently in service.

On November 10, 2025, City Council approved Equipment Resolution 25-09, which included authorization for the purchase of two fire trucks. Delivery of the equipment is anticipated in mid-November 2026, and Administration is coordinating the necessary financing to ensure funds are available upon delivery. City Council gave approval on first reading for the equipment lease at the September 28, 2026 meeting.

Chief Financial Officer Margot Martin said that a Request for Proposals (RFP) for financing was issued on September 17, 2026, with proposals received October 7, 2026. The estimated annual debt service is approximately \$307,316.84, based on a 10-year financing term at an estimated interest rate of 4.65%. Debt service will be paid from the General Fund. Payments are anticipated to begin in November 2027 (FY 2028). Administration requests approval of Ordinance 26-18 authorizing an Equipment Lease Purchase Agreement in the amount not exceeding \$2,500,000 to cover the cost of fire equipment purchases.

A motion by Councilman Harbin seconded by Mayor Pro Tem Steele carried unanimously (8-0) to approve Ordinance 26-18 authorizing an Equipment Lease Purchase Agreement not exceeding \$2,500,000 on second and final reading.

REQUEST CONSIDERATION OF AN ORDINANCE TO REZONE 202 US 29 BYPASS  
FROM GC, GENERAL COMMERCIAL TO LI, LIGHT INDUSTRIAL

Planning Director Maurice McKenzie said the applicant seeks to rezone the property which has a vacant building and use it for a storage facility/warehouse. The site consists of approximately 2.25 acres, and the building is roughly 20,000 square feet in size. According to the applicant, the facility will primarily be used for the indoor storage of materials, equipment, supplies, and other items associated with business operations. No manufacturing or industrial production is proposed.

The new Unified Development Ordinance was adopted in August 2026. Under the previous guidelines, the site was also zoned GC, General Commercial, so there were no zoning classification changes made to this site when the regulations changed. The GC zoning prohibits storage, warehouse, and distribution uses. The GC district is intended to encourage office, restaurant, retail, and service activities generally serving a city-wide area.

The LI, Light Industrial zoning classification will permit the proposed use. The intent of the LI district is to provide for low-intensity industrial and manufacturing uses that do not generate off-site impacts

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such as noise, traffic, vibrations, or visual concerns. Ideally, these uses should be concentrated in campus-style parks and be compatible with surrounding residential areas. The abutting property along US 29 Bypass is zoned GC, General Commercial, and the subject property also abuts Single-Family Residential Zoning (SR, Suburban Residential) lots along Belhaven Road. Some industrially zoned properties exist after crossing the railroad track heading northeast.

The Planning Commission considered this request at their October 6<sup>th</sup> meeting and recommended denial to rezone 202 US 29 Bypass from GC to LI. This recommendation was based off the Future Land Use Map in the Comprehensive Plan. The Comprehensive Plan is designed to serve as a foundation to guide decision-making with zoning and land use, and the Future Land Use Map encourages that the property remains commercial.

The US 29 Bypass has a variety of zoning classifications and land uses, including residential, commercial, and industrial. Because of this diversity, the corridor was studied during the creation of the City's Comprehensive Plan, and it was determined that the development patterns should trend away from industrial uses.

Property owner Charlie Saad and business partner Ben Flaspoebler spoke about efforts to clean up the site and lease it to potential tenants citing concerns about being able to lease it to a tenant with a general commercial use.

A motion by Councilman Stewart seconded by Councilman Jeff Roberts carried unanimously (8-0) to deny approval of an ordinance to rezone 202 US 29 Bypass from GC, General Commercial to LI, Light Industrial.

REQUEST CONSIDERATION OF AN ORDINANCE TO ANNEX AND ZONE TO SR,  
SUBURBAN RESIDENTIAL, APPROXIMATELY 31.5 ACRES LOCATED AT 216 VANDIVER  
ROAD

Planning Director Maurice McKenzie said that the applicant seeks to annex the property and construct a single-family residential subdivision consisting of 62 lots. The City limit boundary is contiguous to the site along its southern property line.

This annexation/zoning request is the first to be considered since the adoption of the new Unified Development Ordinance (UDO). Under the previous zoning guidelines, it was common for residential subdivisions to have a PDD, Planned Development District designation, which required a document outlining the development details for the site. The new UDO is significantly more detailed with development/community appearance requirements, so in most cases, a PDD classification will no longer be necessary to ensure important development details. Some of the standards in the UDO for subdivisions include:

- Requirement for the applicant to provide a Traffic Impact Analysis, and measures for the applicant to provide mitigation as necessary
- Tree preservation, landscaping and a 50-foot-wide landscaped buffer along the road frontage
- Requirement for adding a sidewalk where none exists along the property's road frontage (in this case, along Vandiver Road)
- Design standards for home construction, including materials to be used; also, anti-monotony standards for a variety of house designs

The requested zoning of SR, Suburban Residential, allows low-to-medium density single-family residential development. The UDO provides several methods for subdivision design to allow alternatives to conventional lot patterns. In the SR district, subdivisions may either follow the traditional layout of having lots with a minimum square footage of 17,000 square feet, or use the Conservation Design, Green Court, or Motor Court configuration, which require densities equal to the SR zoning classification.

The applicant plans to design this development under the Conservation Design configuration. This provides design flexibility to preserve protected areas in perpetuity. A minimum of 40 percent of the site must be identified as a conservation area where no development activity may occur. As indicated above, the maximum residential density for a Conservation Design configuration must not exceed the underlying SR zoning standards, which is approximately 2.5 units per acre. The attached concept plan indicates a 40 percent conservation area of over 12 acres with 62 lots, equating to approximately 2.03 lots per acre.

The property is in Anderson County's jurisdiction and has an R-20 zoning classification. That zoning allows for single-family detached residential housing on lots with a minimum of 20,000 square feet. In general, this zoning will yield approximately the same number of lots as proposed under the requested SR zoning, since R-20 zoning equates to approximately 2.2 units per acre.

Abutting the property to the west is Bronson Ridge, a single-family subdivision that is approximately 32.5 acres in size with 94 homes. Across Vandiver Road is the rear portion of TL Hanna High School property, along with a single-family residential subdivision, Vandiver Commons. That development covers a little over 17 acres with 55 houses. Vacant land and single-family residential uses adjoin the subject property to the east.

The Planning Commission considered this request at their October 6th meeting and recommended approval to annex and zone to SR, Suburban Residential, approximately 31.5 acres located at 216 Vandiver Road. Since the pre-existing county zoning would generally yield a similar density of development, annexation into the City of Anderson will provide additional layers of guidelines to ensure quality development. The standards in City's new Unified Development Ordinance focus on design, community appearance, environmental preservation, and other requirements to reduce adverse effects on neighboring properties and the surrounding area.

If approved by the City Council, the Preliminary Subdivision Plat, Site Plans, Traffic Impact Analysis, and other required information must be submitted for staff review to ensure that all guidelines/potential traffic mitigation requirements are met prior to development.

A motion by Councilman John Roberts seconded by Councilman Newton carried unanimously (8-0) to approve on first reading an ordinance to annex and zone to SR, Suburban Residential, approximately 31.5 acres located at 216 Vandiver Road.

#### Administrative Briefing

#### JUSTICE ASSISTANCE GRANT PROGRAM

Police Chief Jim Stewart announced that the City of Anderson is receiving a \$15,000 allocation through the Justice Assistance Grant Program to support street-level apprehension activities. The funds will supplement patrol operations during special events and in neighborhoods.

#### SOUTH CAROLINA OPIOID RECOVERY FUND (SCORE) GRANT

Fire Chief Charlie King provided an update on the third year of grant funding. The first year supported a community education coordinator, while the second year expanded services to provide 24-hour emergency and supportive care through paramedics. The third-year grant request totals \$671,648 and will fund three additional paramedics and their vehicles, support for two in-care treatment sites in Anderson, and additional training for City first responders. The goal is to reduce response times to three minutes for drug prevention and medical emergencies.

A motion by Councilman Harbin seconded by Mayor Pro Tem Steele carried unanimously (8-0) to approve application to the South Carolina Opioid Recovery Fund Grant Program in the amount of \$671,648 for a third year of funding.

#### ADJOURNMENT

A motion by Mayor Pro Tem Steele seconded by Councilman Harbin carried unanimously (8-0) 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:

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Terence V. Roberts

Mayor

Council Meeting 10/12/2026

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Margot B. Martin

City Clerk Treasurer

**Date:** October 26, 2026

**Agenda Item No:** A-1

**City of Anderson  
Council Agenda**

**Title/Description:** Old Business

Request second reading of Ordinance 26-19 to annex and zone to SR, Suburban Residential, approximately 31.5 acres located at 216 Vandiver Road.

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**Executive Summary:**

**Background:** The applicant seeks to annex the property and construct a single-family residential subdivision consisting of 62 lots. The City limit boundary is contiguous to the site along its southern property line.

This annexation/zoning request is the first to be considered since the adoption of the new Unified Development Ordinance (UDO). Under the previous zoning guidelines, it was common for residential subdivisions to have a PDD, Planned Development District designation, which required a document outlining the development details for the site. The new UDO is significantly more detailed with development, design, and community appearance requirements, so in most cases, a PDD classification will no longer be necessary to ensure important development details. Some of the standards in the UDO for subdivisions include:

- Requirement for the applicant to provide a Traffic Impact Analysis, and measures for the applicant to provide mitigation as necessary
- Tree preservation, landscaping and a 50-foot-wide landscaped buffer along the road frontage
- Requirement for adding a sidewalk where none exists along the property's road frontage (in this case, along Vandiver Road)
- Design standards for home construction, including materials to be used; also, anti-monotony standards for a variety of house designs

The requested zoning of SR, Suburban Residential, allows low-to-medium density single-family residential development. The UDO provides several methods for subdivision design to allow alternatives to conventional lot patterns. In the SR district, subdivisions may either follow the traditional layout of having lots with a minimum square footage of 17,000 square feet, or use the Conservation Design, Green Court, or Motor Court configuration, which require densities equal to the SR zoning classification.

The applicant plans to design this development under the Conservation Design configuration. This provides design flexibility to preserve protected areas in perpetuity. A minimum of 40 percent of the site must be identified as a conservation area where no development activity may occur. As indicated above, the maximum residential density for a Conservation Design configuration must not exceed the underlying SR zoning standard, which is approximately 2.5 units per acre. The

attached concept plan indicates a 40 percent conservation area of over 12 acres with 62 lots, equating to approximately 2.03 lots per acre.

The property is in Anderson County's jurisdiction and has an R-20 zoning classification. That zoning allows for single-family detached residential housing on lots with a minimum of 20,000 square feet. In general, this zoning will yield approximately the same number of lots and density as proposed under the requested SR zoning, regardless of configuration, since R-20 zoning equates to approximately 2.2 units per acre

Abutting the property to the west is Bronson Ridge, a single-family subdivision that is approximately 32.5 acres in size with 94 homes. Across Vandiver Road is the rear portion of TL Hanna High School property, along with a single-family residential subdivision, Vandiver Commons. That development covers a little over 17 acres with 55 houses. Vacant land and single-family residential uses adjoin the subject property to the east.

**Recommendation:** Approval to annex and zone to SR, Suburban Residential, approximately 31.5 acres located at 216 Vandiver Road. The City Council approved the request on first reading at their October 12<sup>th</sup> meeting, and the Planning Commission also unanimously recommended approval.

If approved by the City Council, the Preliminary Subdivision Plat, Site Plans, Traffic Impact Analysis, and other required information must be submitted for staff review to ensure that all guidelines/potential traffic mitigation requirements are met prior to development.

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**Action Requested:**

\_\_\_ Ordinance 1<sup>st</sup> Reading

\_\_\_ Information Only

X  Ordinance 2<sup>nd</sup> Reading

\_\_\_ General Approval

\_\_\_ Resolution

\_\_\_ Referral

ORDINANCE NO. 26-19

AN ORDINANCE OF THE MAYOR AND  
COUNCIL OF THE CITY OF ANDERSON  
TO AMEND THE CITY OF ANDERSON  
ZONING MAP BY ANNEXING AND  
ZONING TO SR, SUBURBAN RESIDENTIAL,  
APPROXIMATELY 31.5 ACRES LOCATED  
AT 216 VANDIVER ROAD.

WHEREAS, the City of Anderson has been petitioned by Mungo Homes Properties, LLC, to annex and zone to SR, Suburban Residential, approximately 31.5 acres located at 216 Vandiver Road, which is described as follows:

**Parcel A**

All of that certain piece, parcel or lot of land situate, lying and being in the County of Anderson, State of South Carolina, having an area of 1,324,842 square feet or 30.41 acres, more or less, and being shown on a plat entitled "Survey For Mungo Homes", dated June 24, 2026, prepared by 3D Land Surveying, Inc., and according to said plat, having the following metes and bounds to-wit:

Beginning at a point in the centerline of Hammond Road and being the northwestern corner of subject property; thence along centerline of road N 67°41'55" E for a distance of 9.29' to a point; thence N 74°22'24" E for a distance of 66.18' to a point; thence N 76°16'19" E for a distance of 72.90' to a point; thence N 77°35'30" E for a distance of 80.60' to a point; thence N 78°19'13" E for a distance of 101.84' to a point; thence N 78°23'34" E for a distance of 43.17' to a point; thence S 28°08'23" E for a distance of 225.85' to a found 1" solid rod bent and passing through a found railroad spike at 15.90'; thence N 78°53'07" E for a distance of 216.75' to a ¾" open top pipe; thence N 9°54'28" W for a distance of 223.67' to a point in centerline of Hammond Road and passing through a ¾" solid road at 211.94'; thence along centerline road N 83°13'49" E for a distance of 113.45' to a point; thence N 83°13'50" E for a distance of 99.60' to a point; thence N 82°22'39" E for a distance of 103.89' to a point; thence N 81°31'33" E for a distance of 99.21' to a point; thence N 79°12'46" E for a distance of 99.92' to a point; thence N 78°51'58" E for a distance of 128.12' to a point; thence N 77°59'24" E for a distance of 157.36' to a point; thence N 78°10'52" E for a distance of 110.02' to a point; thence leaving said centerline of Hammond Road and following the centerline of creek the following (54 calls) 1. S 23°11'46" E for a distance of 33.73' to a point; 2. S 10°47'30" E for a distance of 61.71' to a point; 3. S 16°57'42" W for a distance of 16.04' to a point; 4. S 15°59'18" E for a distance of 22.04' to a point; 5. S 08°17'02" E for a distance of 1.49' to a point; 6. S 24°56'13" W for a distance of 10.17' to a point; 7. S 63°03'04" W for a distance of 20.23' to a point; 8. S 02°23'40" W for a distance of 19.48' to a point; 9. S 29°41'10" E for a distance of 16.68' to a point; 10. S 07°47'12" E for a distance of 27.46' to a point; 11. S 07°21'36" W for a distance of 11.68' to a point; 12. S 12°15'33" W for a distance of 15.00' to a point; 13. S 08°26'59" E for a distance of 12.11' to a point; 14. S 31°00'01" E for a distance of 30.30' to a point; 15. S 10°19'00" W for a distance of 25.05' to a point; 16. S 56°08'51" E for a distance of 27.58' to a point; 17. S

61°31'46" E for a distance of 27.22' to a point; 18. S 31°54'48" E for a distance of 9.23' to a point; 19. S 07°29'48" E for a distance of 30.77' to a point; 20. S 59°14'00" W for a distance of 26.17' to a point; 21. S 01°31'40" E for a distance of 13.05' to a point; 22. S 57°43'55" E for a distance of 12.85' to a point; 23. S 29°24'52" E for a distance of 8.65' to a point; 24. S 29°29'27" E for a distance of 14.07' to a point; 25. S 22°32'30" E for a distance of 21.30' to a point; 26. S 63°14'22" E for a distance of 32.61' to a point; 27. S 63°57'55" E for a distance of 26.57' to a point; 28. S 39°47'11" E for a distance of 14.09' to a point; 29. S 20°04'31" W for a distance of 22.60' to a point; 30. S 51°08'36" W for a distance of 31.71' to a point; 31. S 25°31'45" W for a distance of 24.34' to a point; 32. S 25°09'28" E for a distance of 50.40' to a point; 33. S 18°42'08" E for a distance of 23.87' to a point; 34. S 18°07'02" W for a distance of 21.67' to a point; 35. S 41°18'08" E for a distance of 19.91' to a point; 36. N 76°31'40" E for a distance of 13.68' to a point; 37. S 37°15'22" E for a distance of 12.43' to a point; 38. S 11°30'00" E for a distance of 39.05' to a point; 39. S 36°34'10" E for a distance of 67.51' to a point; 40. S 54°12'05" E for a distance of 23.60' to a point; 41. S 40°09'25" E for a distance of 33.35' to a point; 42. S 00°31'28" E for a distance of 16.39' to a point; 43. S 32°55'45" E for a distance of 17.55' to a point; 44. S 57°59'28" E for a distance of 30.23' to a point; 45. S 44°48'59" E for a distance of 18.75' to a point; 46. S 45°52'14" E for a distance of 6.28' to a point; 47. S 10°42'28" W for a distance of 18.02' to a point; 48. S 37°59'50" E for a distance of 25.35' to a point; 49. S 23°27'38" E for a distance of 49.01' to a point; 50. S 11°08'52" E for a distance of 32.66' to a point; 51. S 37°26'33" E for a distance of 5.46' to a point; 52. S 83°01'24" E for a distance of 9.62' to a point; 53. S 35°45'50" E for a distance of 30.11' to a point; 54. S 21°06'09" E for a distance of 4.48' to a point; thence leaving said creek S 71°42'38" W for a distance of 17.00' to a found 1.5" open top pipe; thence S 13°52'30" E for a distance of 155.32' to a found ¾" open top pipe; thence S 79°47'42" W for a distance of 705.70' to a found ½" solid rod; thence N 27°09'32" W for a distance of 457.83' to a found angle iron; thence S 74°57'05" W for a distance of 433.47' to a found #4 rebar; thence S 74°52'26" W for a distance of 53.14' to a found 1" solid rod bent with nail; thence N 34°04'23" W for a distance of 47.10' to a found #4 rebar; thence N 33°57'45" W for a distance of 84.73' to a found #4 rebar; thence N 34°07'21" W for a distance of 81.56' to a found #4 rebar; thence N 34°05'36" W for a distance of 71.58' to a found #4 rebar; thence N 34°01'32" W for a distance of 64.82' to a found #4 rebar; thence N 34°02'19" W for a distance of 64.97' to a found #4 rebar; thence N 34°02'38" W for a distance of 65.05' to a found #4 rebar; thence N 34°03'28" W for a distance of 65.00' to a found #4 rebar; thence N 34°04'42" W for a distance of 64.96' to a found #4 rebar; thence N 34°03'17" W for a distance of 65.01' to a found #4 rebar; thence N 34°08'34" W for a distance of 64.99' to a found #4 rebar; thence N 34°05'01" W for a distance of 113.19' to a found #4 rebar; thence passing through a found ¾" open top pipe with nail at 11.8' N 34°05'01" W for a distance of 27.86' to the point of beginning, having an area of 1,324,842 square feet, 30.41 acres

### **Parcel B**

All of that certain piece, parcel or lot of land situate, lying and being in the County of Anderson, State of South Carolina, having an area of 45,808 square feet or 1.05 acres, more or less, and being shown on a plat entitled "Survey For Mungo Homes", dated June

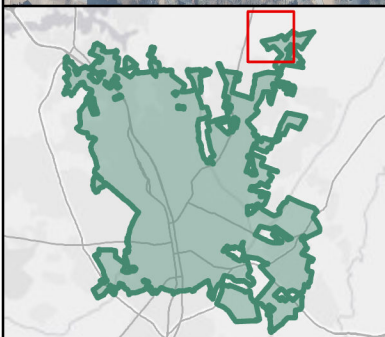
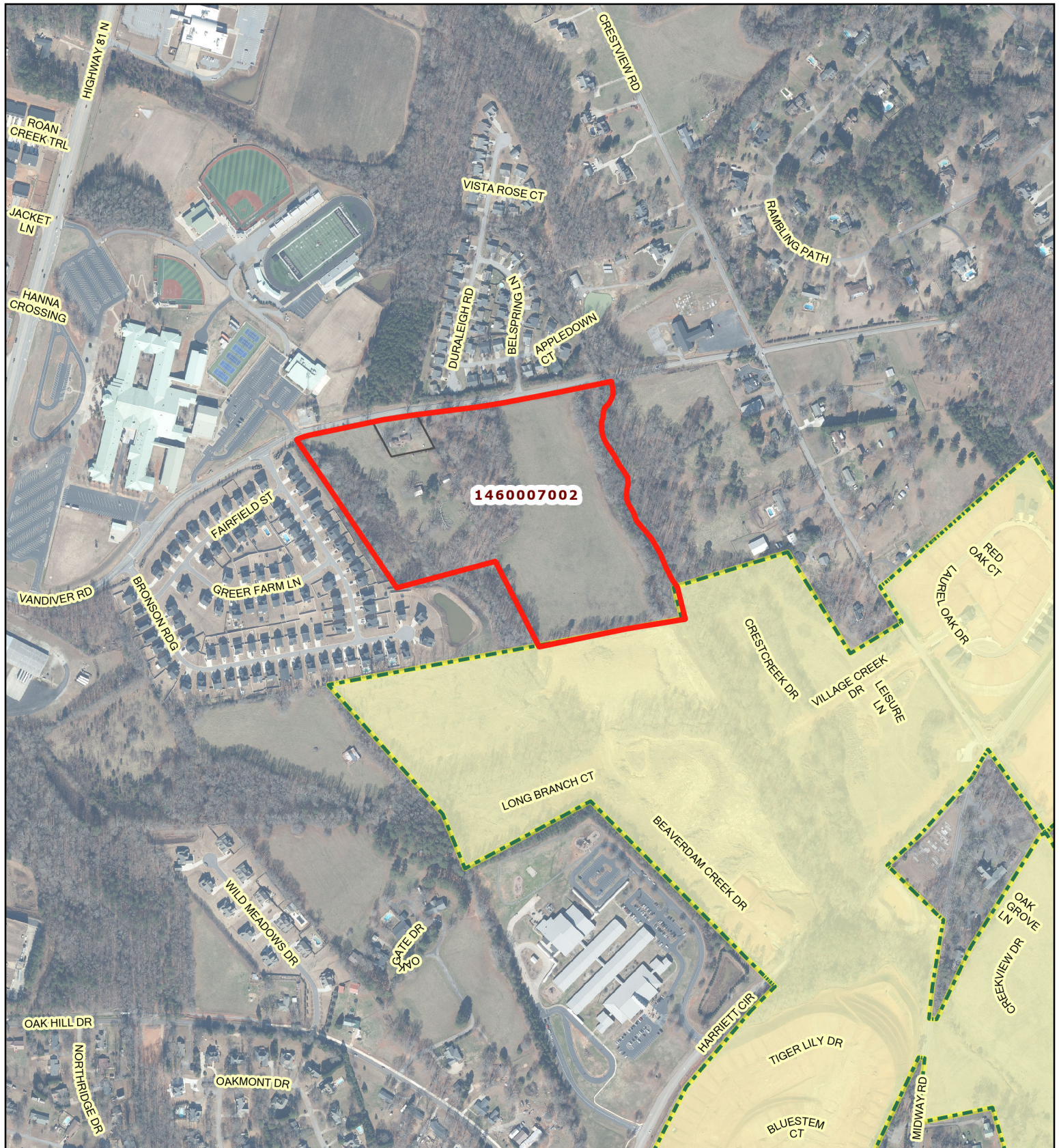
24, 2026, prepared by 3D Land Surveying, Inc., and according to said plat, having the following metes and bounds to-wit:

Beginning at a point in the centerline of Hammond Road and being the northwestern corner of Parcel B; thence S 28°08'23" E for a distance of 225.85' to a found 1" solid rod bent and passing through a found railroad spike at 15.90'; thence N 78°53'07" E for a distance of 216.75' to a ¾" open top pipe; thence N 9°54'28" W for a distance of 223.67' to a point in centerline of Hammond Road and passing through a ¾" solid road at 211.94'; thence along centerline of Hammond Road S 83°13'49" W for a distance of 4.95' to a point; thence S 81°15'22" W for a distance of 77.55' to a point; thence S 79°22'55" W for a distance of 100.04' to a point; thence S 78°23'34" W for a distance of 28.36' to the point of beginning, having an area of 45,808 square feet, 1.05 acres.

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 Unified Development Ordinance of the City of Anderson dated August 24, 2026 and amendments thereto, be amended by annexing and zoning to SR, Suburban Residential, approximately 31.5 acres located at 216 Vandiver Road
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

216 Vandiver Road  
(TMS 1460007002 & 1460007003)

0 315 630 1,260 Feet

09/2026

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



**Date:** October 26, 2026

**Agenda Item No.:** B-1

City of Anderson  
Council Agenda

**Title/Description:** New Business

Request consideration of Accommodations Tax (ATAX) Advisory Committee recommendations.

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**Executive Summary:**

This year, the City received 32 applications for projects requesting ATAX Funds. The City's total to allocate this year is \$284,034.07. The total amount requested by these organizations was \$390,700. Summary information and a spreadsheet of the ATAX Committee's recommendations are attached.

The Committee members understand the purpose of these dollars and judiciously studied how the City of Anderson and the applicants can best be served. The Committee analyzed the real tourism impact of each of the events and the recommendations are indicative of such.

In making these recommendations, the Committee considered the applicant's tourism track record, data collection, and substantiation of advertising and promotion expenses, economic benefit, other funding sources, and ability to attract and/or sustain tourism.

Based upon these criteria, and especially the ability to generate tourism, the ATAX Committee is recommending the distribution of \$284,034.07 to 31 projects.

As a reminder, the ATAX formula distributes the first \$25,000 to the City's General Fund plus an additional 5%. Then 30% of the balance of the collections is used for advertising and promotion of tourism through the City's designated tourism agency (i.e. CVB). The remaining 65% is allocated for tourism-related expenditures by non profit organizations serving our community through this grant program.

Staff concurs with the recommendations and thanks the Committee for their time and genuine interest in allocating these dollars appropriately. Committee members are Dewayne Bowes, Cindy Suttles, Diann Simms, Summer Fredette, Reggie Hawthorne, Traywick Duffie, and Kirk Watkins.

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**Action Requested:**

☐ Ordinance 1st Reading

☐ Information Only

☐ Ordinance 2nd Reading

☒ General Approval

☐ Resolution

☐ Other

## City ATAX 2026-2027 Summary

**1) Applicant:** Belton Tennis Association

**Project:** Palmetto Championship Tournament

**Description:** The Palmetto Championships, a junior tennis tournament for South Carolina players, has been held in Belton and Anderson since 1957 and takes place annually over Memorial Day weekend. Drawing over 300 players—most accompanied by family or coaches—the event attracts visitors from across the state, particularly Columbia and coastal areas, many staying two to three nights locally. Belton Tennis also hosts smaller junior, high school, college, and special needs tournaments throughout the year.

Event Date: May 29, 2027

Event budget: \$73,400

Amount Requested: \$4,500

**Committee recommendation: \$4,000**

Date Approved by City Council:

**2) Applicant:** Anderson County Museum

**Project:** ACM Annual Promotions

**Description:** As a collecting museum with more than 35,000 artifacts, the award-winning Anderson County Museum plays a vital role in attracting tourists from across the United States and around the world. Our ATAX marketing reinforces that the museum offers visitors an engaging, educational, and affordable experience while visiting Anderson County. Guided by our mission to "Let History Speak," and our commitment to always offering free admission, the museum provides an exceptional cultural experience for visitors of all ages.

Event Date: Annual

Project budget: \$45,000 (Operating Budget \$585,000)

Amount Requested: \$15,000

**Committee recommendation: \$10,000**

Date Approved by City Council:

**3) Applicant:** Jackie Seawell Junior Golf Tournament

**Project:** Jackie Seawell Junior Golf Tournament

**Description:** The tournament at Cobbs Glen features 200 junior golfers from around the state. More than half the players are tourists and will spend at least 2 nights at a local or downtown Anderson hotel. Tournament organizers encourage the players and parents to eat at local restaurants.

Event Date: October 10, 2026

Event budget: \$78,000

Amount Requested: \$5,000

**Committee recommendation: \$5,000**

Date Approved by City Council:

**4) Applicant:** Anderson County Chapter of SC Genealogical Society

**Project:** Rack cards and promotional material

**Description:** ATAX funds will be used for rack cards which are produced biannually and distributed to visitor centers, libraries, and museums throughout South Carolina to promote the Carolyn Duncan Genealogy Research Center and attract visitors from other states. The research center is located inside the Anderson Arts Center/Visitors Bureau.

Event Date: Annual

Project budget: \$1,200

Amount Requested: \$1,200

**Committee recommendation: \$750**

Date Approved by City Council:

**5) Applicant:** Anderson University Senior Follies Group

**Project:** Senior Follies Annual Show

**Description:** ATAX funds will support the Anderson Senior Follies' 2027 production, *Don't Touch That Dial*, through funding for production costs and outreach efforts that draw regional and out-of-state audiences. With five performances over four days and over 5,500 patrons, these funds will enhance marketing, attract visitors from multiple states, and support local tourism through hotel stays and group attendance which has historically been 73-76% tourist.

Event Date: March 11, 2027

Event budget: \$83,545

Amount Requested: \$2,500

**Committee recommendation: \$2,000**

Date Approved by City Council:

**6) Applicant:** Meals on Wheels

**Project:** Hartwell Lake Charity Run

**Description:** The Hartwell Lake Charity Run (formerly the Hartwell Lake Poker Run) is the largest fundraiser each year for Meals on Wheels - Anderson. In June 2026, 84 boats participated in the event and over \$50,000 was raised to feed the senior and/or disabled homebound in Anderson County. About one third of participating boaters come from outside Anderson County and are drawn to this event by the opportunity to participate in events at Lake Hartwell. We see great opportunity for growing the event and increasing its economic impact by attracting more charity run enthusiasts from out of state.

Event Date: June 12, 2027

Event budget: \$73,500

Amount Requested: \$3,000

**Committee recommendation: \$3,000**

Date Approved by City Council:

**7) Applicant:** Visit Anderson (CVB)

**Project:** Advertising

**Description:** The Advertising ATAX Grant will support Visit Anderson's continued investment in high-impact regional and national advertising campaigns. Funds will feature the City of Anderson in major tourism publications such as the *Discover South Carolina Travel Guide* and *Discover UpCountry Guide*, as well as on Bassmaster Radio, which reaches over 325,000 weekly listeners nationwide through more than 200 radio stations and major streaming platforms. These placements increase Anderson's visibility among travelers and outdoor recreation enthusiasts across the country.

Event Date: Annual

Project budget: \$ 60,000

Amount Requested: \$30,000

**Committee recommendation: \$27,500**

Date Approved by City Council:

**8) Applicant:** Visit Anderson (CVB)

**Project:** Marketing

**Description:** Visit Anderson will use the approved funding to assist in the creation of Destination Marketing material and to continue high level website presence and brand development. Funding will allow the CVB to market and promote Downtown Anderson by highlighting the shops, restaurants, museums, cultural attractions, annual events and collaborative efforts through various collateral opportunities such as branded Visit Anderson decals, Flat Note Cards and Envelopes, Large Envelopes (for shipping and filling Visitor Inquiries), Standard Business Envelopes, updated two-sided map (County/City), Branded pocket folder for distribution of marketing materials, Relocation marketing piece, and four seasonal marketing one-page marketing assets designed to highlight the seasonal offerings of Anderson County.

Event Date: Annual

Project budget: \$ 82,000

Amount Requested: \$30,000

**Committee recommendation: \$27,500**

Date Approved by City Council:

**9) Applicant:** Visit Anderson (CVB)

**Project:** Operating

**Description:** The Operating ATAX Grant will provide support for Visit Anderson's core functions, including insurance, rent, utilities, and essential supplies. This funding strengthens Visit Anderson's capacity to increase visibility, grow membership participation, pursue professional certifications, and reinforce its leadership role in South Carolina's hospitality and tourism industry.

Event Date: Annual

Project budget: \$114,700

Amount Requested: \$35,000

**Committee recommendation: \$15,000**

Date Approved by City Council:

**10) Applicant:** Greater Anderson Musical Arts Consortium

**Project:** 2026-2027 Concert Season Marketing Efforts

**Description:** The Greater Anderson Musical Arts Consortium seeks ATAX funding to promote our annual concert season, which comprises six performances between November 2026 and May 2027 by the Anderson Symphony Orchestra, GAMAC Chorale, GAMAC Chamber Orchestra and Electric City Big Band. GAMAC concerts provide a rich cultural experience and excellence in music entertainment for our community and beyond.

Event Date: Annual

Project budget: \$ 19,000

Amount Requested: \$7,500

**Committee recommendation: \$5,000**

Date Approved by City Council:

**11) Applicant:** Anderson Area YMCA

**Project:** Midnight Flight

**Description:** ATAX funds will support the Midnight Flight, South Carolina's largest nighttime road race, helping cover event operations and promotion. As a Grand Prix–certified race, it attracts runners from across the U.S. seeking points for the national championship. The late-night finish encourages overnight stays, driving hotel bookings, dining, and local spending, while drawing spectators and promoting Anderson as a premier destination for competitive running events.

Event Date: 8/13/2027

Event budget: \$ 57,500

Amount Requested: \$3,500

**Committee recommendation: \$2,500**

Date Approved by City Council:

**12) Applicant:** Upstate Heritage Quilt Trail

**Project:** Promotion/Marketing of the Quilt Trail

**Description:** The Upstate Heritage Quilt Trail is requesting funds for support and maintenance of our website (uhqt.org), program analytics, social media, tours development and expansion, email services, domain fees and security. Tours are now included on the website and can be accessed via a QR code for visitors or from upgraded rack cards which includes printed instructions. These include a walking tour of downtown Anderson that directs visitors to murals and sculptures throughout the city. Our latest tour has recently been expanded to include waterfront quilt blocks on both local rivers, Lake Keowee, and recently, Lake Hartwell.

Event Date: Annual

Project budget: \$5,153

Amount Requested: \$1,000

**Committee recommendation: \$1,000**

**13) Applicant:** Electric City Playhouse

**Project:** Marketing for Playhouse Productions 2026-2027

**Description:** Electric City Playhouse has been providing volunteer community theatre experiences in Anderson since 1984. Using a variety of marketing methods (print materials, web-based information, social media sources, rack cards at visitor centers, etc.) Electric City Playhouse draws an estimated 1500 tourists to its events.

Event Date: Annual

Project budget: \$ 46,080

Amount Requested: \$5,000

**Committee recommendation: \$5,000**

Date Approved by City Council:

Date Approved by City Council:

**14) Applicant:** American Legion W.A. Hudgens Post 14

**Project:** Campus of Patriotism and Education

**Description:** American Legion W.A. Hudgens Post 14 proposes improvements to its military heritage display, memorial areas, grounds, and visitor amenities to preserve Anderson's military history and promote its appearance as a tourism destination. Building on existing veterans' activities, sporting events, and community partnerships, the project aims to attract more visitors from outside the area. The committee recommended funding for marketing and promotions aimed at attracting visitors to the area. The Post wishes to enhance informational signage and visitor amenities, including the future addition of an Air Force monument.

Event Date: Annual

Project budget: \$ 12,500

Amount Requested: \$5,000

**Committee recommendation: \$500**

Date Approved by City Council:

Date Approved by City Council:

**15) Applicant:** Anderson Lights of Hope

**Project:** Lights of Hope Christmas Lights Festival

**Description:** The annual Christmas Lights Festival attracts thousands from across the Upstate, boosting local tourism and businesses while supporting individuals with disabilities. The Anderson Lights of Hope Christmas Lights Festival is promoted up to 50 miles beyond Anderson County, attracting visitors from across the Upstate. About 66% of attendees come from surrounding areas or are tourists, underscoring its regional appeal.

Event Date: November-December 2026

Event budget: \$94,000

Amount Requested: \$12,000

**Committee recommendation: \$5,000**

Date Approved by City Council:

**16) Applicant:** SC Athletic Coaches Association

**Project:** North South Soccer All Star Game

**Description:** ATAX funds will support the South Carolina High School Soccer All-Star Game on June 13, 2026, helping cover event costs and marketing. This annual event attracts players, coaches, families, and fans from across the state, boosting local tourism as visitors stay in hotels, dine at restaurants, purchase gas, and shop locally, providing a significant economic impact.

Event Date: 6/12/2027

Event budget: \$ 25,100

Amount Requested: \$4,500

**Committee recommendation: \$4,500**

Date Approved by City Council:

**17) Applicant:** The Market Theatre Company

**Project:** Outdoor Productions and Mainstage Season

**Description:** Each year, the Market Theatre's mainstage season provides a wide variety of attractive, unique, high-quality, and innovative productions to numerous venues in Anderson. The 2027 season will create 90+ nights of activity during the year. ATAX marketing funds will support promotion of this year-round season to audiences throughout the region, helping Market Theatre expand its reach beyond the immediate community and strengthen Anderson's reputation as a destination for live arts and entertainment.

Event Date: Annual

Program budget: \$311,250

Amount Requested: \$20,000

**Committee recommendation: \$17,000**

Date Approved by City Council:

**18) Applicant:** Cancer Association of Anderson

**Project:** 2027 Hot Air Affair

**Description:** The Hot Air Affair is a flagship event hosted by the Cancer Association of Anderson. In 2026 this event brought 38,000 visitors to the Sports and Entertainment Complex. The Hot Air Affair is hosted to raise funds for the Cancer Association of Anderson and raise community awareness about the services we offer to Anderson County cancer patients. The Cancer Association staff and volunteers work tirelessly to make the event a memorable experience for all that attend while raising funds vital to our mission-lessening the burden on Anderson County residents who are battling cancer. Funding will be used for print advertising, radio and social media ads.

Event Date: 9/05/2026

Event budget: \$116,300

Amount Requested: \$25,000

**Committee recommendation: \$18,784.07**

Date Approved by City Council:

**19) Applicant:** Anderson University

**Project:** Homecoming Weekend

**Description:** ATAX funds will support Anderson University's Homecoming/Family Day Weekend, an annual celebration that draws alumni, families, students, and community members to campus. With expanded activities and Trojan Football events, visitors from in-state and out-of-state will require lodging, dining, and local services. By encouraging guests to explore local restaurants and food trucks, the event promotes tourism and economic impact throughout the City of Anderson.

Event Date: 11/7/2026

Event budget: \$45,500

Amount Requested: \$10,000

**Committee recommendation: \$8,000**

Date Approved by City Council:

**20) Applicant:** Anderson County Arts Council (Anderson Arts Center)

**Project:** Attracting Tourists through the Arts – Annual Programming

**Description:** The Arts Center offers a comprehensive tourism experience with a variety of programs, rotating exhibits, art instruction for all ages including art camp, art classes, public art initiatives, and special events. Tourism attendance is estimated at 71,000 visits annually. ATAX funds are used to market the year's programs and activities in print publications, on billboards, through direct mail campaigns, constant contact outreach, and Facebook promotions. By attracting regional, national, and international visitors, hosting festivals and exhibitions, and providing year-round programs, the Arts Center helps position Anderson as a premier cultural destination.

Event Date: Annual

Project budget: \$346,370

Amount Requested: \$40,000

**Committee recommendation: \$30,000**

Date Approved by City Council:

**21) Applicant:** City of Anderson

**Project:** Holiday Lights Project, Caters Lake and other additional installations

**Description:** Each holiday season, the City of Anderson proudly decorates downtown with an array of Christmas lights, inviting both visitors and shoppers to experience the festive atmosphere. In 2026, the holiday experience will include new displays at Caters Lake, Doolittle Alley, Bea Thompson Park, and D.B. Walker Park. Paired with beloved traditions like Ice in the Park, the annual Tree Lighting, and Santa Night, Anderson's holiday lights bring warmth, excitement, and Christmas magic to the community.

Event Date: 12/1/2026

Event budget: \$146,800

Amount Requested: \$20,000

**Committee recommendation: \$20,000**

Date Approved by City Council:

**22) Applicant:** Main Street Program

**Project:** Day B4 Father's Day Car Show

**Description:** This event is a showcase of classic and vintage cars in downtown Anderson. Participants come from GA, NC, SC, TN and local areas. Many of these car owner participants as well as car clubs and families make this a tradition and sometimes spend the weekend utilizing our hotels, restaurants, gas stations, etc. ATAX funds will be used for advertising, Facebook promotions, car club magazines, local newspapers, EarthFM, and event production. Estimated total attendance is 16,500.

Event Date: 06/20/2026

Event budget: \$32,665

Amount Requested: \$10,000

**Committee recommendation: \$6,000**

Date Approved by City Council:

**23) Applicant:** City of Anderson

**Project:** Soiree 2027

**Description:** As a signature community event, The Soirée gives visitors a reason to travel to Anderson, spend time in the downtown area, and experience the city's restaurants, shops, public spaces, and cultural offerings. With an anticipated attendance of approximately 70,000 people, the event has significant potential to draw visitors from outside the Anderson area, including day-trippers and overnight guests. The event's free admission, diverse programming, and regional marketing make it accessible to a broad audience while encouraging visitors to see and experience Anderson.

Event Date: April 23-24, 2027

Event budget: \$190,000

Amount Requested: \$15,000

**Committee recommendation: \$15,000**

Date Approved by City Council:

**24) Applicant:** City of Anderson

**Project:** Movies in the Park

**Description:** Movies in the Park is an annual series that features popular movies shown outdoors on an inflatable screen in Carolina Wren Park. This is a free event for families. ATAX funds are used for marketing and promotion of the event series.

Event Date: May 2027

Event budget: \$ 19,500

Amount Requested: \$5,000

**Committee recommendation: \$3,500**

Date Approved by City Council:

**25) Applicant:** City of Anderson

**Project:** Hospitality Program

**Description:** The City of Anderson's Hospitality Program promotes tourism and increases local economic activity through Downtown Dollars and targeted marketing campaigns. Downtown Dollars encourage visitors to shop and dine at participating downtown businesses, while marketing campaigns highlight Anderson's attractions, events, dining, and unique experiences to audiences outside the area. Together, these efforts aim to attract visitors, encourage local spending, and strengthen Anderson as a tourism destination.

Event Date: Annual

Project budget: \$ 12,500

Amount Requested: \$2,500

**Committee recommendation: \$2,500**

Date Approved by City Council:

**26) Applicant:** City of Anderson

**Project:** Theatre in the Park

**Description:** Theatre in the Park is a free outdoor performing arts series that brings high-quality live theatre to Carolina Wren Park in the heart of Downtown Anderson. The series provides residents and visitors with an accessible opportunity to experience professional-quality theatre in a unique outdoor setting while showcasing Anderson's vibrant downtown as a destination for arts, entertainment, and community. Estimated total attendance at the series is 12,000 people with 5,000 being tourists.

Event Date: Summer 2027

Event budget: \$32,800

Amount Requested: \$7,500

**Committee recommendation: \$5,000**

Date Approved by City Council:

**27) Applicant:** City of Anderson

**Project:** Ice in the Park

**Description:** The City of Anderson introduced a new winter attraction in 2025, "Ice in the Park", bringing real ice skating to Carolina Wren Park for the first time. This enhancement transformed our previous Holiday Ice experience from a synthetic rink to a genuine rink, located in the heart of downtown Anderson. Visitors enjoy the festive atmosphere with beautifully decorated Christmas lights and seasonal displays, making downtown Anderson a vibrant destination during the holiday season. The event promotes tourism by drawing visitors to Downtown Anderson during the winter months.

Event Date: 12/1/2027

Event budget: \$ 102,000

Amount Requested: \$20,000

**Committee recommendation: \$20,000**

Date Approved by City Council:

**28) Applicant:** City of Anderson

**Project:** Farm to Table 2027

**Description:** The City of Anderson partners with Downtown restaurants to showcase local talented chefs - pairing restaurants with local farms to offer a unique culinary blend. Each restaurant creates their own dish for the attendees to try during the night. Anderson Farm to Table is a local celebration of food and wine in our community and a signature boutique style festival. ATAX funds are used for digital marketing ads in our trade market areas of Anderson, Pickens, Oconee, Greenville counties.

Event Date: October 2027

Event budget: \$ 29,000

Amount Requested: \$4,000

**Committee recommendation: \$4,000**

Date Approved by City Council:

**29) Applicant:** City of Anderson

**Project:** Holiday Market

**Description:** The Downtown Anderson Holiday Market is a festive seasonal event designed to bring residents and visitors together in the heart of downtown Anderson for a full day of holiday shopping, dining, and community celebration. The market will feature local vendors, food trucks, and small businesses, giving attendees an opportunity to shop for unique gifts, discover local makers, and experience the character of downtown Anderson. ATAX Funds will be used for marketing and promotions.

Event Date: 12/04/2026

Event budget: \$10,500

Amount Requested: \$5,000

**Committee recommendation: \$1,000**

Date Approved by City Council:

**30) Applicant:** Main Street Program

**Project:** Block Party

**Description:** This is a multi- week music event that takes place on Thursday evenings April-August. In addition to local popularity, these types of musical performers typically have regular followers providing an opportunity to bring out of town visitors to downtown. Block Party brings approximately 6,000+ people into Downtown each season. ATAX funds will be used for promotions, advertising, and production.

Event Date: Spring/Summer 2027

Event budget: \$ 69,500

Amount Requested: \$15,000

**Committee recommendation: \$7,500**

Date Approved by City Council:

**31) Applicant:** Main Street Program

**Project:** Holiday Walk and Christmas Tree Lighting

**Description:** This annual Christmas event is the kick-off of the downtown holiday season with an estimated 8,000-10,000 in attendance in downtown Anderson. This event will have live Christmas music, strolling Carolers and Santa. ATAX funds will be used for promotions, advertising, and production.

Event Date: 12/04/2026

Event budget: \$ 11,500

Amount Requested: \$7,500

**Committee recommendation: \$7,500**

Date Approved by City Council:

**32) Applicant:** Main Street Program

**Project:** Regional Promotions

**Description:** Funds have been requested for managing the Main Street Program's facebook page.

Event Date: Annual

Project budget: \$ 44,500

Amount Requested: \$5,000

**Committee recommendation: \$0**

Date Approved by City Council:

**Date:** October 26, 2026

**Agenda Item No.:** B-2

**City of Anderson  
Council Agenda**

**Title/Description:** New Business

Request consideration of appointment/reappointments to the Accommodations Tax (ATAX) Advisory Committee.

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**Executive Summary:**

The ATAX Advisory Committee has four expired term to fill:

Expired term held by Dwayne Bowes (hospitality/lodging); Mr. Bowes is agreeable to reappointment for an additional term.

Expired term held by Cindy Suttles (hospitality/lodging); Mrs. Suttles is agreeable to reappointment for an additional term.

Expired term held by Summer Fredette (At-large); staff recommends Erin Spainhour of the Anderson Arts Center for this position.

Expired term held by Reggie Hawthorne (At-large); Mr. Hawthorne is agreeable to reappointment for an additional term.

The other three members that serve on this committee are Traywick Duffie (Hospitality/Restaurant), Kirk Watkins (Hospitality/Restaurant), and Diann Simms (Arts/Culture).

Staff recommends these appointments for 4-year terms through December 31, 2030.

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**Action Requested:**

\_\_\_\_\_ Ordinance 1<sup>st</sup> reading

\_\_\_\_\_ Information Only

\_\_\_\_\_ Ordinance 2<sup>nd</sup> reading

\_\_\_\_\_ General Approval

\_\_\_\_\_ Resolution

  X   Other (Appointments)

City of Anderson  
Council Agenda

**Title/Description:** New Business

The Police Department requests the purchase of a 2026 Lenco BearCat armored vehicle.

---

**Executive Summary:**

**Background:** Upon notification from South Carolina Legislator Don Chapman, the Police Department applied to the South Carolina State Legislature for funding to purchase a new Lenco BearCat armored vehicle.

The purchase of the BearCat will enhance public safety by providing the SWAT team with a response vehicle equipped with rifle-rated ballistic armor, offering increased protection for officers and citizens during high-risk incidents involving armed individuals. With the SWAT team responding to an average of 24 critical incidents each year, the armored vehicle will strengthen the department's ability to safely respond to violent situations while reducing risk to officers and the public.

Lenco Industries, Inc. of Pittsfield, Massachusetts, is the sole-source provider of the BearCat armored platform. The vehicle and its specifications are proprietary and unavailable from other manufacturers. Under FAR 6.302-1 and 2 C.F.R. Part 200, Lenco is the only supplier that can meet the required specifications.

The original quote for the vehicle was \$332,796. The department was required to obtain an updated quote on September 14, 2026, which increased the purchase price by \$400 to \$333,196.

**Strategic Goal:** The City of Anderson Police Department will use these funds to purchase an armored response vehicle to provide greater protection for officers and citizens during high-risk incidents. The vehicle will also support rescue operations, crisis negotiations, and emergency medical response.

**Funding:** The department received notification of a South Carolina State Legislature earmark appropriation in the amount of \$332,796 for this purchase. The updated purchase price is \$333,196, resulting in a \$400 difference.

**Recommendation:** Staff recommend approval to purchase a 2026 Lenco BearCat armored vehicle from Lenco Industries, Inc. in the amount of \$333,196, funded by earmark appropriation from the South Carolina State Legislature.

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**Action Requested:**   X   General Approval

**Date:** October 26, 2026

**Agenda Item No:** B-4

**City of Anderson  
Council Agenda**

**Title/Description:** New Business

Request approval to purchase a knuckleboom loader truck and a leaf vacuum truck for the Sanitation Department.

---

**Executive Summary:**

**Background:** Council approved the Capital Equipment funds in the 2026-2027 budget on June 8, 2026. Public Works staff identified department priorities and obtained quotes on requested equipment. See attached equipment list.

**Strategic Goal:** Assure sustainable growth by improving and enhancing the services provided, as well as saving time and money in the performance of various operations within the City.

**Funding:** Capital Replacement Fund

**Recommendation:** Staff recommends approval for the purchase of the following equipment:

- One (1) 2028 Pac-Mac KB-220 Knuckleboom Loader Truck  
Vendor: Carolina Environmental Systems  
Cost: \$281,136.00
- One (1) 2027 Pac-Mac Leaf Vacuum Truck  
Vendor: Carolina Environmental Systems  
Cost \$300,319.000

**The total amount for the equipment is \$581,455.00.**

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**Action Requested:**

\_\_\_\_ Ordinance 1<sup>st</sup> Reading

\_\_\_\_ Information Only

\_\_\_\_ Ordinance 2<sup>nd</sup> Reading

\_\_X\_\_ General Approval

\_\_\_\_ Resolution

\_\_\_\_ Referral

**City of Anderson  
Public Works Division**

**Proposed 26/27 FY Capital Equipment Replacement Purchases**

- I. Knuckleboom Loader Truck: Sanitation**
- A.** Objective: This equipment will be added to the Public Works fleet and used daily by crews to collect curbside debris. It will also support emergency response efforts by assisting with the removal of fallen trees and other debris.
- B. Quote:**  
Carolina Environmental Systems, Greenville, SC  
2028 Pac-Mac KB-220 Knuckleboom Loader Truck with a Freightliner Chassis  
Availability: 6-9 months  
Cooperative Purchasing – North Carolina Sheriff’s Assoc.– Contract (27-11-0421) **\$281,136.00**
- C. Staff Recommendation: Purchase from Carolina Environmental Systems **\$281,136.00****
- 
- II. Leaf Vacuum Truck: Sanitation**
- A.** Objective: This equipment will be added to the Public Works fleet and used utilized daily by public works crews for the collection of curbside leaves and debris.
- B. Quote:**  
Carolina Environmental Systems, Greenville, SC  
2027 Pac-Mac Vacuum Leaf Truck with a Freightliner Chassis  
Availability: In Stock  
Cooperative Purchasing – North Carolina Sheriff’s Assoc.– Contract (26-10-0422R) **\$300,319.00**
- C. Staff Recommendation: Purchase from Carolina Environmental Systems **\$300,319.00****
- 
- Total amount for the equipment: **\$581,455.00****

**Date:** October 26, 2026

**Agenda Item No:** B-5

**City of Anderson  
Council Agenda**

**Title/Description:** New Business

Request referral to the Planning Commission a petition to annex and zone to HM, High-Density Multi-Family Residential, approximately 4.96 acres located on Salem Church Road.

---

**Executive Summary:**

**Background:** The applicant seeks to annex the property and construct a multi-family apartment community consisting of 54 units. The city limit boundary is contiguous on the northeast and the south of the site. The applicant intends to develop 3.96 acres for multi-family purposes and reserve the remaining one acre for the use as a public park.

The proposed housing density is permitted according to the standards of the HM, High-Density Multi-Family Residential district. Nearby apartment communities that are inside the city are also zoned HM.

**Recommendation:** Referral to the Planning Commission. The Planning Commission meets on November 3<sup>rd</sup>.

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**Action Requested:**

\_\_\_ Ordinance 1<sup>st</sup> Reading

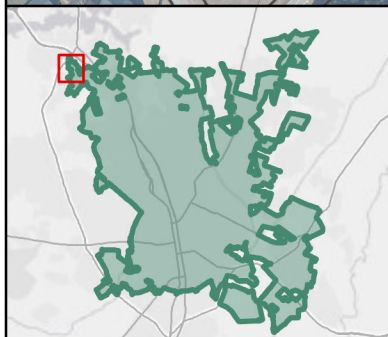
\_\_\_ Information Only

\_\_\_ Ordinance 2<sup>nd</sup> Reading

\_\_\_ General Approval

\_\_\_ Resolution

X  Referral



## Proposed Annexation

Salem Church Road  
(TMS 1210002004)

0 165 330 660 Feet

10/2026

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



**Date:** October 26, 2026

**Agenda Item No:** B-6

**City of Anderson  
Council Agenda**

**Title/Description:** New Business

Request referral to the Planning Commission a petition to annex and zone to MR, Mixed Residential, 61.80 acres located on Hembree Road.

---

**Executive Summary:**

**Background:** The applicant seeks to annex the property and construct a single-family residential subdivision consisting of 212 lots. The city limit boundary is contiguous to the site on its northern side (Hembree Station Subdivision).

The MR, Mixed Residential zoning classification is intended to allow for a variety of housing types, including single-family and various multi-family options. For single-family, the minimum lot size is 4,000 square feet. The applicant is proposing this zoning classification so 5,000 square foot lots can be permitted. Currently, the plan is to design this development using the conventional method per the MR, Mixed Residential standards.

**Recommendation:** Referral to the Planning Commission. The Planning Commission meets on November 3<sup>rd</sup>.

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**Action Requested:**

\_\_\_ Ordinance 1<sup>st</sup> Reading

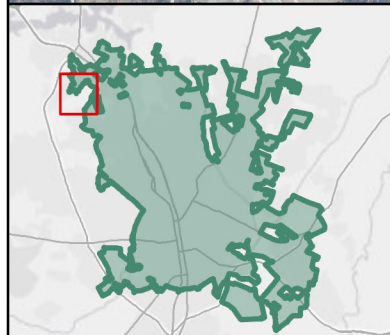
\_\_\_ Information Only

\_\_\_ Ordinance 2<sup>nd</sup> Reading

\_\_\_ General Approval

\_\_\_ Resolution

  X   Referral



## Proposed Annexation

Hembree Road Tracts A + B  
(TMS 1210001001)

0 250 500 1,000 Feet

10/2026

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



**Date:** October 26, 2026

**Agenda Item No:** B-7

**City of Anderson  
Council Agenda**

**Title/Description:** New Business

Request first reading of an Ordinance authorizing the execution of an easement to Blue Ridge Electric on city property at TMS# 098-00-07-006 and 071-00-05-018.

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**Executive Summary:**

**Background:** Blue Ridge Electric (“Blue Ridge”) provides for the transmission and distribution of electrical energy on Hillhouse Road. Blue Ridge has requested that the City grant an easement across city property at TMS# 098-00-07-006 and 071-00-05-018 (on Hillhouse Road) for the purpose of installing facilities.

The easement is non-exclusive and will not interfere with the use of the property by the City.

**Benefit:** Improved electrical service to the area.

**Recommendation:** Staff recommends that the ordinance be passed.

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**Action Requested:**

☒ Ordinance 1st Reading

☐ Information Only

☐ Ordinance 2nd Reading

☐ General Approval

☐ Resolution

☐ Other

ORDINANCE NO. 26-

AN ORDINANCE OF THE MAYOR  
AND COUNCIL OF THE CITY OF  
ANDERSON AUTHORIZING THE  
EXECUTION OF AN EASEMENT TO  
BLUE RIDGE ELECTRIC ACROSS  
CITY PROPERTY

WHEREAS, BLUE RIDGE ELECTRIC (“BLUE RIDGE”) provides for the transmission of electric energy on Hillhouse Road; and

WHEREAS, Blue Ridge Electric has requested that the City grant an easement across City property at TMS# 098-00-07-006 and 071-00-05-018 for the purpose of installing facilities; and

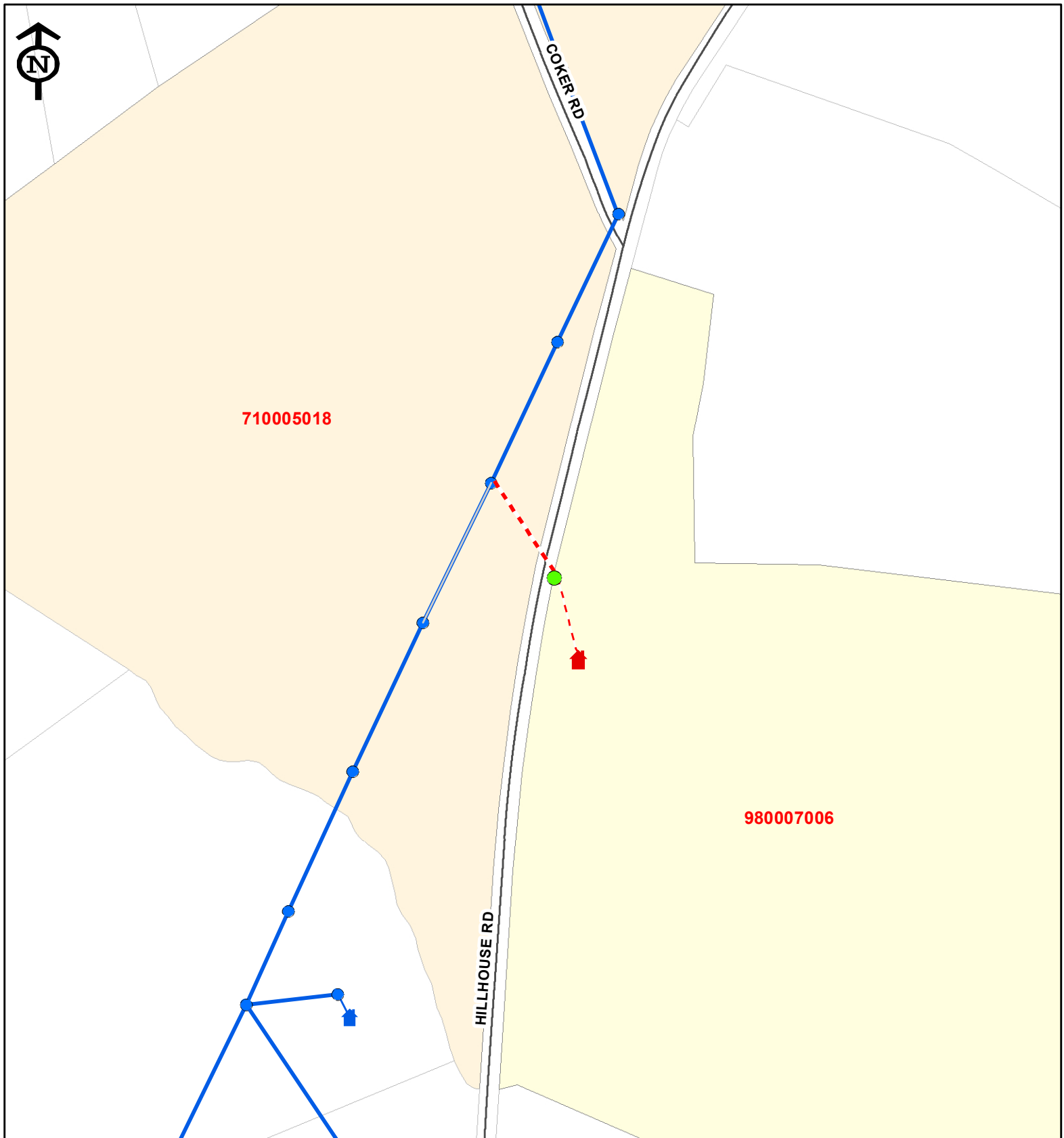
WHEREAS, the requested easement is non-exclusive and will not interfere with the use of the property by the City; and

WHEREAS, the City will benefit by improved electrical service to the area; and

WHEREAS, it is the desire of the City Council to grant the easement to Blue Ridge Electric to install and maintain the facilities.

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

1. The Mayor or City Manager of the City of Anderson is hereby authorized to execute the easement described and set forth on that certain document entitled Easement for the purpose of construction and operation of electrical facilities.
2. This Ordinance shall take effect immediately upon its adoption of the Mayor and Council of the City of Anderson.



- |                                                                                    |                                |                                                                                     |                                |
|------------------------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------------------------|--------------------------------|
|  | Proposed Meter Location        |  | Existing Pad Mount Structure   |
|  | Proposed Pole                  |  | Existing Pedestal              |
|  | Proposed Pedestal              |  | Existing Pole                  |
|  | Proposed Junction Box          |  | Existing Meter Location        |
|  | Proposed Transformer           |  | Existing OH Secondary          |
|  | Proposed OH 7.2kV Distribution |  | Existing UG Secondary          |
|  | Proposed UG Secondary          |  | Existing OH 7.2kV Distribution |
|                                                                                    |                                |  | Existing UG 7.2kV Distribution |

**Exhibit A**  
**Anderson County**  
**Hillhouse Road**  
**Parcel # 710005018**  
**Parcel # 980007006**  
**BREC Staking ID # 912180, 912589**

**Date:** October 26, 2026

**Agenda Item No:** B-8

**City of Anderson  
Council Agenda**

**Title/Description:** New Business

Request first reading of an Ordinance authorizing the execution of an easement to Duke Energy Carolinas, LLC on city property at TMS# 122-00-03-010.

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**Executive Summary:**

**Background:** 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# 122-00-03-010 (on Civic Center Boulevard) for the purpose of installing facilities.

The easement is non-exclusive and will not interfere with the use of the property by the City.

**Benefit:** Improved electrical service to the area.

**Recommendation:** Staff recommends that the ordinance be passed.

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**Action Requested:**

☒ Ordinance 1st Reading

☐ Information Only

☐ Ordinance 2nd Reading

☐ General Approval

☐ Resolution

☐ Other

ORDINANCE NO. 26-

AN ORDINANCE OF THE MAYOR  
AND COUNCIL OF THE CITY OF  
ANDERSON AUTHORIZING THE  
EXECUTION OF AN EASEMENT TO  
DUKE ENERGY CAROLINAS, LLC  
ACROSS CITY PROPERTY,

WHEREAS, DUKE ENERGY CAROLINAS, LLC (“DUKE”) provides for the transmission of electric energy in the City of Anderson; and

WHEREAS, Duke has requested that the City grant an easement across City property at TMS# 122-00-03-010 for the purpose of installing facilities; and

WHEREAS, the requested easement is non-exclusive and will not interfere with the use of the property by the City; and

WHEREAS, the City will benefit by improved electrical service to the area; and

WHEREAS, it is the desire of the City Council to grant the easements to Duke to install and maintain the facilities.

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

1. The Mayor or City Manager of the City of Anderson is hereby authorized to execute the easement described and set forth on that certain document entitled Easement for the purpose of construction and operation of electrical facilities.
2. This Ordinance shall take effect immediately upon its adoption of the Mayor and Council of the City of Anderson.