

City Council Work Session
Administrative Briefing & Discussion
September 28, 2026

The Work Session was held on this date in the City Hall Council Chambers at 5:40 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; and Chief Financial Officer, Margot Martin.

A motion by Mayor Pro Tem Greg Steele, seconded by Councilman Pickens carried unanimously (7-0) to move into executive session, with Councilman John Roberts not present for the vote.

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 Matt Harbin seconded by Councilman John Roberts carried unanimously (8-0) to move out of executive session. No action was taken.

Regular Meeting
September 28, 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; and Chief Financial Officer, Margot Martin.

The invocation was given by Councilman Marshall Pickens with respect to the flag given by Councilman Jeff Roberts.

APPROVAL OF MINUTES

A motion by Councilman Newton seconded by Councilman Harbin carried unanimously (8-0) to approve the minutes of September 14, 2026 meeting as presented.

REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A
PETITION TO REZONE 202 US 29 BYPASS FROM GC, GENERAL COMMERCIAL TO LI,
LIGHT INDUSTRIAL

Planning Director Maurice McKenzie said that 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. The current zoning of GC prohibits storage, warehouse, and distribution uses. The LI, Light Industrial zoning classification allows such uses, with a condition being that the storage of inventory, machinery, equipment, etc. is located within a fully enclosed building. Mr. McKenzie recommended referral to the planning commission on October 6, 2026.

A motion by Councilman Stewart seconded by Councilman Jeff Roberts carried unanimously (8-0) to refer to the Planning Commission a petition to rezone 202 US 29 Bypass from GC, General Commercial to LI, Light Industrial.

REQUEST REFERRAL TO THE PLANNING COMMISSION A PETITION TO ANNEX AND
ZONE TO SR, SUBURBAN RESIDENTIAL, APPROXIMATELY 31.5 ACRES LOCATED AT
216 VANDIVER ROAD

City Manager David McCuen prefaced the discussion by noting that this annexation and zoning request is one of the first developments to fall entirely under the new Unified Development Ordinance (UDO), within the Suburban Residential zoning classification. He stated that a Council Work Session will be held prior to the first reading of the request, which is scheduled to return to Council at the October 12, 2026 meeting.

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. Under the new Unified Development Ordinance, there are opportunities to design subdivisions using various alternatives, in addition to the conventional method. The plan is 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. Also, 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. Mr. McKenzie recommended referral to the planning commission on October 6, 2026.

Councilman Stewart requested that alternative traffic plan options be discussed during the Work Session. Councilman Jeff Roberts asked what prompted the developer to pursue the Conservation Design configuration. Mr. McKenzie explained that the developer's preliminary documents,

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submitted in July, were filed shortly before the adoption of the UDO, and the developer was therefore encouraged to consider the Conservation Design configuration. Councilman Harbin added that the development abuts to a neighboring community with significantly higher residential density.

A motion by Councilman Harbin seconded by Councilman Newton carried unanimously (8-0) to refer to the Planning Commission a petition to annex and zone to SR, Suburban Residential, approximately 31.5 acres located at 216 Vandiver Road.

REQUEST CONSIDERATION OF AN ORDINANCE TO AMEND CHAPTER 82-124 OF
THE ANDERSON CITY CODE TO REGULATE THE PARKING OF BOATS, TRAILERS,
CAMPERS AND OTHER RECREATONAL VEHICLES

City Manager David McCuen said the purpose of this Ordinance is an amendment to limit the storing and parking of recreational vehicles on public streets. 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 the following language may help reduce other on-street parking issues:

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. 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.

Council members discussed public safety, property rights, and how the proposed amendment would align with the Unified Development Ordinance (UDO). The Mayor stated that, between the first and second readings, staff would work to refine the language and identify any potential conflicts with the UDO, with additional input to be sought as needed.

It was noted that the City addressed oversized commercial vehicles in 2023, and the proposed amendment would expand the regulations to include boats, trailers, campers, and other recreational vehicles.

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

REQUEST CONSIDERATION OF AN ORDINANCE 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.

Chief Financial Officer Margot Martin said that 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. A Request for Proposals (RFP) for financing was issued on September 17, 2026, with proposals due October 7, 2026. The estimated annual debt service is approximately \$318,196.55, based on a 10-year financing term at an estimated interest rate of 5%. Debt service will be paid from the General Fund. The final debt service amount will be available for second reading following completion of the bidding process. Payments are anticipated to begin in November 2027 (FY 2028).

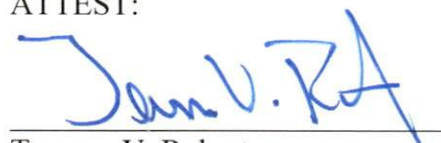
A motion by Councilman Harbin seconded by Mayor Pro Tem Steele carried unanimously (8-0) to approve Ordinance 26-18 on first reading, authorizing an Equipment Lease Purchase Agreement in an amount not to exceed \$2,500,000 to cover the cost of fire equipment.

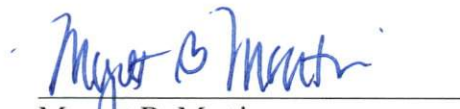
ADJOURNMENT

A motion by Mayor Pro Tem Steele seconded by Councilman Harbin carried unanimously (8-0) to adjourn at 6:50 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