CITY OF ANDERSON
COUNCIL AGENDA
November 9, 2026
6:00 PM

INVOCATION: **Mayor Terence Roberts**

RESPECTS TO FLAG: **Councilman Kyle Newton**

PROCLAMATION: **Share the Dream Sunday – January 17, 2027**

Approval of Minutes of October 26, 2026

A. OLD BUSINESS:

1. Request second reading of Ordinance 26-20 authorizing the execution of an easement to Blue Ridge Electric across City property.

2. Request second reading of Ordinance 26-21 authorizing the execution of an easement to Duke Energy Carolinas, LLC across City property.

3. Request consideration of an ordinance to annex and zone to HM, High-Density Multi-Family Residential, 4.96 acres located on Salem Church Road.

4. Request consideration of an ordinance to annex and zone to MR, Mixed Residential, 61.80 acres located on Hembree Road.

B. NEW BUSINESS:

1. Request consideration of a referral to the Planning Commission a petition to rezone approximately 3 acres located at the terminus of Henry Drive from PDD, Planned Development District (Legacy) to SR, Suburban Residential.

2. Request consideration of a contract to replace basin liners at the Generostee Creek and Rocky River Wastewater Treatment Plants.

Proclamation

Share the Dream Sunday in Anderson

WHEREAS, it is vital to the future and well-being of the City of Anderson, the State of South Carolina, and our nation that we inspire all people to pray, think, act, and dream in pursuit of equal respect and dignity for every human being; and that we develop the language, understanding, and shared commitment necessary to strengthen the bonds among all people and fortify the foundations of our democracy; and

WHEREAS, the Reverend Dr. Martin Luther King, Jr., earned a Bachelor of Divinity degree and grounded his courageous philosophy of nonviolence in the teachings of Jesus Christ, as powerfully articulated in his sermon, *"I Heard the Voice of Jesus,"* delivered on January 27, 1957, at Dexter Avenue Baptist Church in Montgomery, Alabama; and

WHEREAS, one of the enduring lessons of the American Civil Rights Movement is the importance of peaceful assembly as a means of expressing disagreement, addressing injustice, and exercising the fundamental freedoms of our democracy, as demonstrated by the historic March on Washington and the life and example of the Reverend Dr. Martin Luther King, Jr.; and

WHEREAS, although the Reverend Dr. Martin Luther King, Jr., never claimed to be perfect, he nevertheless sacrificed his life in service to his faith, his country, and his unwavering commitment to nonviolence—a philosophy rooted in the unifying truth of the shared dignity and worth of all humanity; and

WHEREAS, the Anderson faith community, including churches, synagogues, mosques, and other houses of worship, has a vital role in teaching and promoting the principles exemplified by the Reverend Dr. Martin Luther King, Jr., including justice, freedom, conscience, hope, perseverance, and nonviolence, so that these values may be carried forward to future generations and help prevent and counter violence throughout our community; and

WHEREAS, the City of Anderson recognizes the importance of bringing people together across differences in faith, background, and perspective to reaffirm our shared humanity, strengthen our communities, and encourage peaceful solutions wherever conflict and violence arise.

NOW, THEREFORE, I, TERENCE V. ROBERTS, Mayor of the City of Anderson, South Carolina, together with my fellow members of City Council, do hereby proclaim the Sunday preceding the National Rev Dr. Martin Luther King, Jr. Holiday as

"SHARE THE DREAM SUNDAY IN ANDERSON"

in the City of Anderson. We encourage all faith communities and people of goodwill to observe this day by reaffirming their commitment to the foundational principles of justice, equality, human dignity, mutual respect, and nonviolence; to champion the ideals necessary to preserve and strengthen our democracy; and to stand together in opposition to violence wherever it may occur.

Signed this 9th day of November, 2026

_____

Terence V. Roberts, Mayor

Regular Meeting
October 26, 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, and Jeff Roberts. Seat 5 remains vacant. Councilman John Roberts was not in attendance. Also in attendance were City Manager, David McCuen; Assistant City Manager, Andrew Strickland; City Attorney, Frankie McClain; Planning Director, Maurice McKenzie; Police Chief, Jim Stewart; Captain Jan Deblaey; Public Works Director, Ken Mullinax; Sanitation Manager, Chris Conwell; Procurement Accouting Manager, Brittney Gamble; and Chief Financial Officer, Margot Martin.

The invocation was given by Councilman Matt Harbin with respect to the flag given by Mayor Terence Roberts.

SPECIAL PRESENTATION
Police Armored Vehicle – Representative Don Chapman

The State of South Carolina has allocated $332,800 to the City of Anderson Police Department for the purchase of a BearCat armored vehicle to support public safety and specialized law enforcement operations.

State Representative Don Chapman attended the funding presentation and expressed his honor in helping bring taxpayer investment back to the City of Anderson to enhance public safety. Chief of Police Jim Stewart accepted the award on behalf of the Anderson Police Department, accompanied by Captain Jan Deblaey, who represented the City's SWAT Team and Special Operations Division.

Chief Stewart noted that the department has pursued funding for an armored vehicle for the past ten years and expressed his appreciation for the state's investment and support. This funding represents a significant step toward securing a critical resource for the department's specialized operations and the safety of the community.

APPROVAL OF MINUTES

A motion by Mayor Pro Tem Steele seconded by Councilman Newton carried unanimously (7-0) to approve the minutes of October 12, 2026 meeting as presented.

REQUEST SECOND READING OF ORDINANCE 26-19 TO ANNEX AND ZONE TO SR, SUBURBAN RESIDENTIAL, APPROXIMATELY 31.5 ACRES LOCATED AT 216 VANDIVER ROAD

The applicant requested a continuance on this item. No action was taken.

REQUEST CONSIDERATION OF ACCOMODATIONS TAX (ATAX) ADVISORY COMMITTEE RECOMENDATIONS

Procurement Manager Brittney Gamble said that the City received 32 applications for projects requesting ATAX Funds in the 2026 Grant Cycle. The City's total to allocate this year is $284,034.07. The total amount requested by these organizations was $390,700. The Council appointed ATAX Advisory Committee analyzed the real tourism impact of each, taking into account 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.

A motion by Councilman Harbin seconded by Councilman Pickens carried unanimously (7-0) to approve ATAX Advisory Committee recommendations for the 2026 grant cycle in the amount of $284,034.07.

REQUEST CONSIDERATION OF APPOINTMENTS TO THE ACCOMODATIONS TAX (ATAX) ADVISORY COMMITTEE

Mrs. Gamble said that four of the current ATAX Advisory Committee member's terms will expire on December 31, 2026. The following terms that need to be filled are as follows:

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 Reggie Hawthorne (At-large); Mr. Hawthorne 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. Mrs. Spainhour is the Executive Director of the Anderson Arts Center and is actively involved in promoting Anderson through the SC Arts Alliance and in other community initiatives and will make a great addition to the committee.

Staff recommends these 3 reappointments and 1 new appointment for 4-year terms through December 31, 2030. The other three members that serve on this committee are Traywick Duffie (Hospitality/Restaurant), Kirk Watkins (Hospitality/Restaurant), and Diann Simms (Arts/Culture).

A motion by Councilman Newton seconded by Mayor Pro Tem Steele carried unanimously (7-0) to approve these appointments to the Accomodations Tax (ATAX) Advisory Committee.

REQUEST CONSIDERATION TO PURCHASE A LENCO BEARCAT ARMORED VEHICLE FOR THE POLICE DEPARTMENT

Police Chief Jim Stewart said that 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 departments ability to safetly 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.

Councilman Newton asked when the City can expect to be in possession of the vehicle. Chief Stewart said we anticipate 1 year to 1.5 years for production and delivery. He also added that we will be able to store the vehicle at the Fire Station.

A motion by Councilman Harbin seconded by Councilman Newton carried unanimously (7-0) to approve the purchase of a Lenco BearCat armored vehicle for the Police Department in the amount of $333,196.

REQUEST APPROVAL TO PURCHASE CAPITAL EQUIPMENT FOR THE PUBLIC WORKS DIVISION

Public Works Director Ken Mullinax said that the Public Works Department is requesting the purchase of a Knuckleboom Loader Truck and a Leaf Vacuum Truck. City 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 the requested equipment. The purchase will increase capacity to collect curbside debris including larger items and also assisting with emergency support operations in the future.

Funding will come from the Capital Replacement Fund, and 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

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.

One (1) 2027 Pac-Mac Leaf Vacuum Truck
Vendor: Carolina Environmental Systems
Cost $300,319.00

This equipment will be added to the Public Works fleet and used daily by public works crews for the collection of curbside leaves and debris.

The total amount for the equipment is $581,455.00 and will be funded by the Capital Replacement Fund.

A motion by Councilman Newton seconded by Councilman Pickens carried unanimously (7-0) for the purchase of capital equipment for the Public Works Division in the amount of $581,455.

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

City Manager David McCuen said that the applicant is Prestwick Development. They are applying for State Housing Tax Credits, and and the resulting residential development will provide housing that is income based to mitigate rising rent costs.

Planning Director Maurice McKenzie said that 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 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. Administration recommends Referral to the Planning Commission which will meet on November 3rd.

A motion by Councilman Stewart seconded by Councilman Harbin carried unanimously (7-0) to refer to the Planning Commission a petition to annex and zone to HM, High-Density Multi-Family Residential, approximately 4.96 acres located at Salem Church Road.

REQUEST REFERRAL TO THE PLANNING COMMISSION A PETITION TO ANNEX AND ZONE TO MR, MIXED RESIDENTIAL, 61.80 ACRES LOCATED ON HEMBREE ROAD

Planning Director Maurice McKenzie said that 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. Administration recommends referral to the Planning Commission. The Planning Commission meets on November 3rd.

City Manager David McCuen said that we have considered the water capacity in this area and will continue in the evaluation phase as it moves forward. Councilman Jeff Roberts asked about the compatibility of the proposal to the surrounding area uses. Mr. McKenzie said that the proposed use is appropriate in that area.

A motion by Councilman Jeff Roberts seconded by Councilman Harbin carried unanimously (7-0) to refer to the Planning Commission a petition to annex and zone to MR, Mixed Residential, 61.80 acres located on Hembree Road.

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

City Manager David McCuen said that Blue Ridge Electric 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. It will improve electrical service to the area and staff recommends that the ordinance be passed.

A motion by Mayor Pro Tem Steele seconded by Councilman Harbin carried unanimously (7-0) to approve on first reading Ordinance 26-20 authorizing the execution of an easement to Blue Ridge Electric on city property at TMS# 098-00-07-006 and 071-00-05-018.

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

Duke Energy Carolinas, LLC 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. It will improve electrical service to the area and staff recommends that the ordinance be passed.

A motion by Councilman Newton seconded by Councilman Harbin carried unanimously (7-0) to approve on first reading Ordinance 26-21 authorizing the execution of an easement to Duke Energy on city property at TMS# 122-00-03-010.

ADJOURNMENT

A motion by Councilman Newton seconded by Mayor Pro Tem Steele carried unanimously (7-0) to adjourn at 6:45 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: November 9, 2026 **Agenda Item No**: A-1

City of Anderson
Council Agenda

Title/Description: Old Business

Request second 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.

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.

Action Requested:

___ Ordinance 1st Reading ___ Information Only

_X_ Ordinance 2nd Reading ___General Approval

___ Resolution ___ Other

ORDINANCE NO. 26-20

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.

Date: November 9, 2026 **Agenda Item No**: A-2

City of Anderson
Council Agenda

Title/Description: Old Business

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

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.

Action Requested:

___ Ordinance 1st Reading ___ Information Only

_X_ Ordinance 2nd Reading ___General Approval

___ Resolution ___ Other

ORDINANCE NO. 26-21

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.

Date: November 9, 2026 **Agenda Item No:** A-3

City of Anderson
Council Agenda

Title/Description: Old Business

Request consideration of an ordinance 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 developers of the proposed project completed the Aston Pointe apartment community in 2025, which is generally across Salem Church Road from the subject property.

Prior to the adoption of the Unified Development Ordinance (UDO) in August 2026, it was common for developments such as this 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 require important development standards. Some of the standards in the UDO for a multi-family apartment community include:

- Requirement for the applicant to provide a Traffic Impact Analysis (to be submitted with the site plan review), and measures for the applicant to provide mitigation as deemed necessary by the analysis
- Tree preservation, landscaping, street trees and a 50-foot-wide landscaped buffer along Salem Church Road
- Requirement for adding a sidewalk where none exists along the property's road frontage (in this case, along Salem Church Road).
- Design standards for apartment building construction, including building materials and roof articulation

The requested zoning of HM, High Density Multi-Family Residential, is intended to provide a range of high-density housing types, building configurations and development styles. The proposed housing density is permitted according to the standards of the HM district. Three nearby apartment communities that are inside the city are also zoned HM.

A variety of land uses surround the subject property. Multi-family apartment units, commercial, single-family residential, and a non-profit support home can be found along Salem Church Road, and industrial/warehousing exists behind the site.

The City of Anderson's water utility serves this site. Sewer will be provided by Anderson County.

Recommendation: The Planning Commission recommended approval by a 6-1 vote at their November 3rd meeting to annex and zone approximately 4.96 acres located on Salem Church Road to HM, High-Density Multi-Family Residential. The Comprehensive Plan indicates this site as a growth area for the City of Anderson, and the Future Land Use Map shows it being commercial. Per the Unified Development Ordinance's principal use standards, multi-family residential development is allowed in commercial areas. Multi-Family Residential also exists nearby and abutting the site.

Annexation into the City of Anderson will provide additional layers of guidelines to ensure quality development that is not found in unzoned areas of the county. The standards in the 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 annexation and zoning are approved by the City Council, the Site Plans, Traffic Impact Analysis, and other required information must be submitted for staff review to ensure that all UDO and other City guidelines are met prior to development.

Action Requested:

_X_ 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 TO AMEND THE CITY OF ANDERSON ZONING MAP BY ANNEXING AND ZONING TO HM, HIGH-DENSITY MULTI-FAMILY RESIDENTIAL, APPROXIMATELY 4.96 ACRES LOCATED ON SALEM CHURCH ROAD.

WHEREAS, the City of Anderson has been petitioned by Sarah Niemann to annex and zone to HM, High-Density Multi-Family Residential, approximately 4.96 acres located on Salem Church Road which is described as follows:

LEGAL DESCRIPTION PENDING

WHEREAS, the City of Anderson Planning Commission reviewed the petition and recommends APPROVAL of the request.

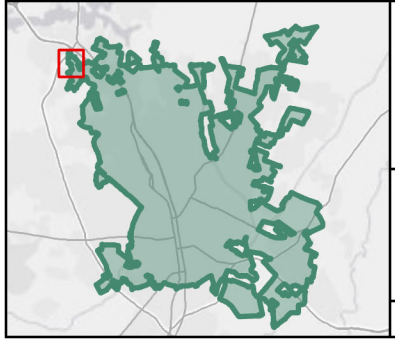
NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF ANDERSON THAT:

1. The Unified Development Ordinance of the City of Anderson dated August 24, 2026 and amendments thereto, be amended by annexing and zoning to HM, High-Density Multi-Family Residential, approximately 4.96 acres located on Salem Church 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

Salem Church Road
(TMS 1210002004)

Feet
0 165 330 660

10/2026

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

ANDERSON
THE ELECTRIC CITY

Date: November 9, 2026 **Agenda Item No:** A-4

City of Anderson
Council Agenda

Title/Description: Old Business

Request consideration of an ordinance to annex and zone to MR, Mixed Residential, 61.80 acres located on Hembree Road.

Executive Summary:

Background: The applicant seeks to annex the 61.80 parcel of land and construct a single-family residential subdivision. The city limit boundary is contiguous to the site along its northern property line.

Prior to the adoption of the Unified Development Ordinance (UDO) in August 2026, 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, so in most cases, a PDD classification will no longer be necessary to require important development standards. The standards in City's UDO focus on design, community appearance, environmental preservation, and other requirements to reduce adverse effects on neighboring properties and the surrounding area. Some of the standards in the UDO for subdivisions include:

- Requirement for the applicant to provide a Traffic Impact Analysis (to be submitted with the preliminary plat and site plan review), and measures for the applicant to provide mitigation as deemed necessary by the analysis
- Tree preservation, landscaping, street trees and a 50-foot-wide landscaped buffer along each road frontage
- Creation of social gathering spaces/amenities in the development
- Requirement for adding a sidewalk where none exists along the property's road frontage (in this case, along Hembree Road, Overbrook Road, and a portion of Camson Road).
- Design standards for home construction, including building materials; also, anti-monotony standards to ensure a variety of house designs

The requested zoning of MR, Mixed Residential, allows for a variety of housing types, including single-family, and various multi-family options such as duplexes, triplexes, quadraplexes, townhouses, and lower-density apartment units. For single-family, which is proposed, the minimum lot size requirement is 4,000 square feet. The attached concept plan indicates 212 lots being a minimum of 5,000 square feet in size.

Hembree Station Subdivision abuts the subject property to the north. This subdivision was developed in Anderson County, and annexed post-development in 2020. It is a single-family subdivision that is approximately 26 acres in size with 86 homes – zoned MR, Mixed Residential. While the majority of the lots exceed 8,000 square feet in size, a few fall just under 8,000 square feet. Because the next step up in zoning, NR, Neighborhood Residential requires lots to be at least 8,000 square feet in size, the MR zoning was placed on this existing development to eliminate any non-conforming lots. To the east and south are single-family residential houses on larger lots, along with vacant land. Commercial and industrial uses exist to the west and southwest.

To serve this site, the City of Anderson's water utility will need to extend a line approximately 3,700 feet, which is feasible. Sewer will be served by Anderson County.

Recommendation: The Planning Commission considered this request at their November 3rd meeting and recommended approval by a 4-3 vote. The Commission expressed concerns about the property not being zoned in the County, and that more intensive uses could be allowed if approved prior to annexation. Approximately 25 citizens attended the meeting, with several speaking in opposition to the request.

The Future Land Use Map in the Comprehensive Plan indicates that this site should develop as single-family residential. It is in an area identified for future city expansion along the municipal edge. From a staff perspective, the proposed zoning of MR, Mixed Residential, allows opportunities for higher density multi-family residential development and single-family lots of 4,000 square feet. Therefore, MR Mixed Residential may not totally align with the Future Land Use Map since it permits multi-family uses.

The next step up in zoning is the NR, Neighborhood Residential zoning classification. This eliminates the opportunity to develop multi-family uses and requires lots to be a little larger with a minimum of 8,000 square feet in size. The chart below provides a comparison of uses/lot standards between the two zoning classifications.

Bulk & Dimensional Standards	**NR, Neighborhood Residential**	**MR, Mixed Residential**
Lot Area per **Single Family**	8,000 square feet	4,000 square feet
Lot Width	60'	50'
Front Yard Setback	25'	15'
Street Side Yard Setback	5'	10'
Interior Side Yard Setback	8'	8'
Rear Yard Setback	20'	10'
Lot Area per **Duplex**	Not Permitted	4,000 square feet
Lot per **Triplex**	Not Permitted	6,000 square feet
Lot per **Four-Unit**	Not Permitted	8,000 square feet
Lot Area per **Townhouse Cluster**	Not Permitted	16,000 square feet
Lot Area Per Multi-Family Unit (5-12 Units)	Not Permitted	4,356 square feet

If annexation and zoning is 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 UDO and other City guidelines are met prior to development.

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 MAP BY ANNEXING AND ZONING TO MR, MIXED RESIDENTIAL, APPROXIMATELY 61.80 ACRES LOCATED ON HEMBREE ROAD

WHEREAS, the City of Anderson has been petitioned by Lancaster Properties Trust to annex and zone to MR, Mixed Residential, approximately 61.80 acres located on Hembree Road which is 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 Unified Development Ordinance of the City of Anderson dated August 24, 2026 and amendments thereto, be amended by annexing and zoning to MR, Mixed Residential, approximately 61.80 acres located on Hembree 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

Hembree Road Tracts A + B
(TMS 1210001001)

0 250 500 1,000 Feet

10/2026

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

ANDERSON
THE ELECTRIC CITY

Date: November 9, 2026 **Agenda Item No:** B-1

City of Anderson
Council Agenda

Title/Description: New Business

Request referral to the Planning Commission a petition to rezone approximately 3 acres located at the terminus of Henry Drive from PDD, Planned Development District (Legacy) to SR, Suburban Residential.

Executive Summary:

Background: The subject property was zoned as a Planned Development District in the mid-1980's, and very little information exists regarding the development standards for the site. Due to the length of time that has passed since it was zoned as a Planned Development, along with uncertainty regarding development details, the applicant requests to bring the property into compliance with the current zoning standards.

The requested zoning of SR, Suburban Residential is intended to allow for single-family residential development, and is consistent with abutting properties in the neighborhood to the south.

Recommendation: Referral to the Planning Commission a request to rezone approximately 3 acres located at the terminus of Henry Drive from PDD, Planned Development District (Legacy) to SR, Suburban Residential. The Planning Commission is scheduled to meet on December 1st.

Action Requested:

____Ordinance 1st Reading

____Ordinance 2nd Reading

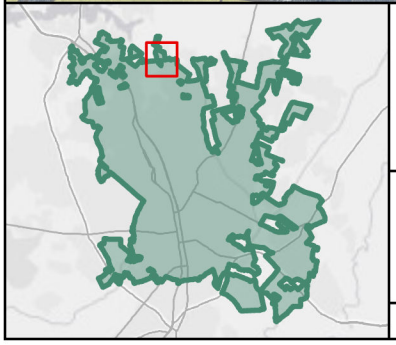
____Resolution

_____Information Only

_____General Approval

__X__Referral





Proposed Rezoning

3.00 Acres off Kings Rd
(TMS 1210005001)

Feet
0 210 420 840

11/2026

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

ANDERSON
THE ELECTRIC CITY

Date: November 9, 2026 **Agenda Item No:** B-2

City of Anderson
Council Agenda

Title/Description: New Business

Request approval of a contract for the replacement of the liners in the small EQ Basins at Generostee Creek and Rocky River Wastewater Treatment Plants (WWTP).

Executive Summary:

Background: There are four Equalization (EQ) Basins at the wastewater treatment plants, one small and one large at each plant. The liner in the large EQ Basin at Rocky River was replaced in 2024. The small EQ Basin liners at Generostee Creek and Rocky River were installed in the early 90's and are beyond their useful life. Both of these liners have been repaired multiple times for tears. The bid opening was held on November 4, 2026.

Bids	
Cove Utility, LLC, Easley, SC	$658,550.00
Harper General Contractors, Inc, Greenville, SC	$675,831.00
Langston Construction, Co, Piedmont, SC	$794,000.00
ES Integrated, Charleston, SC	$907,135.25
Haren Construction Co, Inc, Etowah, TN	$992,000.00

Strategic Goal: Assure sustainable growth by pursuing long-term infrastructure projects and maintaining the sewer collection system.

Funding: Sewer budget

Recommendation: Staff recommends approval of a contract with Cove Utility, LLC in the amount of $658,550.00 plus a 10% contingency of $65,855.00 for a total of $724,405.00.

Action Requested: _X_ General Approval