

State of South Carolina)
County of Anderson)

ANDERSON COUNTY COUNCIL
COUNTY COUNCIL MEETING
JUNE 23, 2020

IN ATTENDANCE:
TOMMY DUNN, CHAIRMAN
GRACIE FLOYD
BRETT SANDERS
JIMMY DAVIS
M. CINDY WILSON

ALSO PRESENT:
RUSTY BURNS
LEON HARMON
LACEY CROEGAERT

1 TOMMY DUNN: I'd like to call the -- it
2 says special, but it's really our regular county council
3 meeting of June 23, 2020 here at the Civic Center, I'd like to
4 call it to order. I'd like to welcome each and every one of
5 you here tonight. Thank you for coming. At this time
6 Councilman Ray Graham is unable to be here tonight. He's had
7 a death in the family. And keep him and his family in our
8 thoughts and prayers. Councilman Wooten is out of town and
9 also will be unable to attend. I've asked Councilman Davis if
10 he'd lead us in prayer. All rise, please.

11 **INVOCATION AND PLEDGE OF ALLEGIANCE BY JIMMY DAVIS**

12 TOMMY DUNN: Thank you, Councilman
13 Davis.

14 Before we get started I'd like to make an announcement.
15 9(b) on the agenda tonight, that's 9(b), 2020-014, an
16 ordinance to amend the zoning map to rezone plus or minus a
17 141.83 acres from R-20 single family residential to planned
18 development located at Highway 187 Fants Grove Road and Burns
19 Bridge Road has been pulled. There was some confusion about
20 when it was supposed to appear, tonight or on the July 7th
21 council meeting. The councilman from this district,
22 Representative Sanders, got in touch with the developer and
23 they agreed to pull it off. Want to make sure everything is
24 on the up and up. Trying to give everybody a chance to talk
25 about it. Appreciate them doing that. And that will be on
26 the agenda for July the 7th, our next council meeting, at 6:30
27 here at the Civic Center.

28 Councilman Sanders, do you have any comments or anything?
29 BRETT SANDERS: No, sir. I appreciate
30 your courtesy. Thank you.

31 TOMMY DUNN: Okay. Moving on, approval
32 of the March 26, 2020 meeting. Are there any changes,
33 corrections, to be made to those?

34 GRACIE FLOYD: Yes. Mr. Chairman, when I
35 left at the last meeting, I didn't ---

36 TOMMY DUNN: This ain't -- this is the
37 March 26th meeting.

38 GRACIE FLOYD: What was the last meeting?

39 TOMMY DUNN: It would have been June
40 ---

41 GRACIE FLOYD: The 19th?

42 BRETT SANDERS: It's the 18th.

43 GRACIE FLOYD: Okay. Good. I'll hold.

44 Thank you.

45 TOMMY DUNN: Anybody? Do we have a
46 motion to move this forward then?

47 BRETT SANDERS: So moved.

48 CINDY WILSON: So moved.

49 TOMMY DUNN: Motion Mr. Sanders; Second
50 Ms. Wilson. All in favor of the motion show of hands. Show

1 the motion carries unanimously.

2 Moving on now, are there any changes or corrections to the
3 May 13th, 2020 meeting? Seeing and hearing none, do we have a
4 motion to move this forward?

5 CINDY WILSON: So moved.

6 TOMMY DUNN: Motion Ms. Wilson. Do we
7 have a second.

8 JIMMY DAVIS: Second.

9 TOMMY DUNN: Second Mr. Davis. All in
10 favor of the motion show of hands. Opposed like sign. Show
11 the motion carries unanimously.

12 Moving on now to item number 4, citizens comments. This
13 will be on agenda items only. As the attorney, Mr. Harmon,
14 calls your name, please step forward, state your name and
15 district for the record. You have three minutes. And please
16 address the chair.

17 Mr. Harmon.

18 LEON HARMON: Mr. Chairman, first
19 speaker is Donna Mathews.

20 DONNA MATHEWS: Hi. My name is Donna
21 Mathews. I'm in District 2. And I come before you tonight to
22 see if we can amend an ordinance or how we would go about
23 doing that for the tiny house subdivision. In our area, as
24 you all know, we were unzoned properties. So we did not get
25 the mailers that people in zoned properties receive.

26 I would like to change that ordinance and see that it is
27 equally fair to zoned and unzoned residences so we would not
28 be in the situation we are now had we received those mailers.
29 Because we would have fought this in the appropriate time and
30 we would have stopped it before it got to this point.

31 So if you would change that ordinance, it would be fair to
32 all communities for new development of any kind to be brought
33 before the people so their voices are heard and not silenced,
34 as ours were.

35 TOMMY DUNN: Thank you.

36 DONNA MATHEWS: That's all I've got.

37 TOMMY DUNN: Yes, ma'am. Next, Mr.

38 Harmon.

39 LEON HARMON: Next speaker is Chandler

40 Reed.

41 CHANDLER REED: Good evening. My name is
42 Chandler Reed. I live in District 5. Thank you, Mr.
43 Chairman, board members.

44 I'm here just like Mrs. Mathews asking to have that
45 ordinance fixed. No one was notified of the tiny homes. And
46 basically here's where I stand on the board. You guys do a
47 great job. You follow policy, as Mr. Graham pointed out. No
48 one here faults -- no citizen can fault you for following
49 policy at all. Period.

50 Now, we want policy change. Speaking of change, when I

1 left here in '99 to go serve in the Navy, you were
2 revitalizing downtown, county council, the folks before you.
3 Beautiful job. Twenty years later I come back, and downtown,
4 fantastic. What happened in Homeland Park in twenty years?
5 Not a whole lot. Matter of fact, show of hands, who has
6 really been to Homeland Park and drove through in the last
7 three years? Anybody here? If you're here from Homeland
8 Park, please stand up. Shame for not seeing what's going on
9 over there. Burned down houses, the trap houses, the
10 prostitution, the drugs. You might see all that driving
11 through, but you can see the burned-down houses. Two pages of
12 properties. We need something done about this. We need it
13 done. We need to know where is the plan -- I believe it's the
14 Appalachian County Council has given us a grant for five
15 hundred thousand dollars, if I'm not mistaken. What is the
16 plan for that money? Where is it going to be spent? What's
17 the priority list? We want results. We were part of the
18 problem for not speaking up in the last twenty years that I've
19 been gone. We were part of the problem.

20 Today we're part of the solution. We want change in
21 Homeland Park. Just like the Second Amendment -- what's the
22 word I'm looking for? Sanctuary, yes. You had a special
23 committee for some folks in the community. We want that for
24 Homeland Park. Because I was told there's a plan for Homeland
25 Park, but I don't know what that plan is. No one would tell
26 me that plan. I was just told that my help and my support was
27 not needed. Plain and simple. All right. So we want some
28 change.

29 We need better from our elected officials. We need
30 community meetings that are open to the public, not closed
31 door meetings. We need public meetings. If you don't have
32 the time or you're not physically able to do it, maybe it's
33 time to step down. But we want change.

34 Homeland Park will not be quiet any more. You met me last
35 week. This is not going to be my last visit. I'm here to
36 work with you and I'll do anything -- we're not asking for
37 money. We just want your support on changing some policies.

38 Thank you for your time.

39 TOMMY DUNN:

Thank you. Mr. Harmon.

40 LEON HARMON:

Mr. Chairman, next speaker

41 is David Standard.

42 DAVID STANDARD:

Good evening. My name is

43 David Standard. I also live off of Abbeville Highway on Acker
44 Road. I'm a part of District 2.

45 In thirty years I've actually see the changes come and go
46 in Homeland Park, and I do think we need to amend a lot of
47 things down there. I think as far as when it comes to these
48 Planning Commissions, when it reaches a certain level to what
49 projects are going on, they need to go through the county
50 council to be voted on before they get the authority just to

1 sign the dotted line. And that's one of the reasons we're in
2 this situation that we are in today.

3 The representation, I believe in our area, as others, is
4 not represented right. We was told, Ms. Floyd, that you
5 didn't know about the issue. So be it. May the 12th, 10:30
6 here, you stated that someone approached you about it and you
7 didn't care because that wasn't your district. Tommy's -- if
8 it was Tommy's, you should have cared enough to say, hey, this
9 is going to affect our area. Because these tiny homes is not
10 only going to affect District 2; it's going to affect District
11 5. Let me go back. This RV park. Everybody keeps putting
12 them down at tiny homes and it's an RV park. It's going to
13 affect District 2. It's going to affect District 5. And it's
14 also going to affect District 3.

15 Also, as a council, each one of you have a person that you
16 appoint on this Planning Commission. Those Planning
17 Commission people that you appoint actually get packages from
18 the Planning Commission. They have a right to vote on what
19 goes on in that area. So whether they gave it to you or not,
20 I can't tell you, but if they didn't give it to you, you may
21 need to change that person because they're not communicating
22 with you in the way that they need to. That's all I've got to
23 say.

24 GRACIE FLOYD:

(Inaudible).

25 TOMMY DUNN:

Yeah, he's addressing me.

26 He's supposed to, that's right.

27 Next, Mr. Harmon.

28 LEON HARMON:

Mr. Chairman, next speaker

29 is John Tinsley.

30 JOHN TINSLEY:

Good evening, Council.

31 I'm John Tinsley. I'm a surveyor. I own Tinsley Surveying
32 here in Anderson County. I've been in business in the county
33 since 1995 serving the citizens of Anderson County. We have
34 an issue with flag lots. I say we; surveyors and engineers.
35 And there are several here, if you guys would stand up.

36 We came collectively to ask the council to look at the
37 policy on flag lots. The policy is 38-359 in the Planning and
38 Development Codes. That policy gives pretty clear
39 interpretation of how a flag lot is to be used. From our
40 standpoint the interpretation in the current administration
41 has differed from that in previous administrations, all the
42 way back to the ordinance in 2003, which from the standpoint
43 of us serving the citizens of Anderson County, we are not able
44 to deliver a product to them professionally when it gets to
45 the plat approval process and is turned down, when in the past
46 it would have been approved. And that is a problem for us.
47 It's a bigger problem for the citizens because there are so
48 many applications of a flag lot to developing a property
49 equitably for the citizens because most people don't have two
50 hundred thousand dollars laying around to build a road to

1 county standards in order to access their property. So a flag
2 lot serves that purpose.

3 And we need the council to look at the interpretation of
4 flag lots as the administration is presently interpreting it
5 and then look at how it's been used. And there's a history on
6 the recorded plats, in the record room, there is a history
7 that will show how it's been used and approved by other
8 administrations and look at the difference and give us, as
9 professional surveyors who work with the citizens, an
10 interpretation that is steady that we can go forward with that
11 doesn't deviate from what's in black and white. And that's
12 what we're here asking for tonight.

13 And I appreciate your time.

14 TOMMY DUNN: Thank you. Mr. Harmon.

15 LEON HARMON: Next speaker is Barry

16 Dunn.

17 BARRY DUNN: Good evening. My name is

18 Barry Dunn. I've been surveying in Anderson County for quite
19 a few years, since 1985. And the issue of the flag lots
20 seems, since 2003, we've been able to make it work. I don't
21 see any problem with it. My feeling is, if it ain't broke,
22 don't fix it. So if we are going to change it, we need to
23 work together to find a viable solution and just not leave us
24 hanging out there, you know, and can't make a good solution.

25 Thank you for your time.

26 TOMMY DUNN: Thank you. Mr. Harmon.

27 LEON HARMON: Next speaker is Jamie

28 McCutchen. I apologize in advance. I'm probably going to
29 mispronounce this next last name. Alex Imperco.

30 ALEX IMPERCO: Mr. Chairman, council

31 people, I am the petitioner for the Welpine Road rezoning. I
32 am here to let you know that we come to you with planning
33 staff support, Plan Commission approval. We're looking to
34 rezone from C-2 to the multi-family zoning, which is a less
35 intensive and better for traffic in the area.

36 And respectfully request that you look favorably upon our
37 petition. Thank you.

38 TOMMY DUNN: Mr. Harmon.

39 LEON HARMON: Next speaker is Sean

40 Sweirker.

41 SEAN SWEIRKER: I'm Shawn Sweirker. I'm

42 also working on the Welpine Road rezone. I think it's going
43 to be a very good project for the county, providing some much
44 needed housing for the new employees coming to TTI and Arthrex
45 and Electrolux. We've been talking to some of our neighbors
46 about some of the traffic impacts and the concerns they have
47 that come with growth. So we're trying to work through those
48 concerns with them. We agreed to do a traffic study prior --
49 further on in our entitlement process. But we engaged a
50 traffic engineer regarding the impact this will have. And

1 according to his data, our project will have much less of a
2 traffic impact than uses under the current commercial zoning.
3 And furthermore there's a number of county officials I've
4 spoken with have expressed concern over the existing
5 bottleneck on Interstate Boulevard. I believe a gentleman had
6 a heart attack at the Cracker Barrel and because of the low
7 egress point, emergency personnel couldn't get him out of
8 there a number of years ago.

9 So our plan is to bring a road and provide a number of
10 other access points out of the back of Interstate Boulevard
11 and help alleviate what we see as a pretty substantial public
12 safety hazard. Thank you.

13 TOMMY DUNN:

Thank you.

14 LEON HARMON:

Next speaker is Elizabeth

15 Fant.

16 ELIZABETH FANT:

Elizabeth Fant. Planning

17 items are becoming more and more important as our county
18 continues to grow. And this is one area I think we all need
19 to pay close attention to. Sometimes things get slid under
20 the covers that we're not expecting.

21 On today's minutes, number 5, capital improvements of
22 2020, I want somebody to explain the County Facilities
23 Department request for a generator for the Townsend Building.
24 This item is a request in the upcoming budget year. The
25 generator will be used to hold bond court. That doesn't make
26 a lick of sense to me. They hold bond court all the time.
27 Why do you need a generator for that?

28 The other thing is with the COVID, we're all having to
29 make adjustments. We're sitting here instead of in the
30 courthouse. This is hard to do because the people who are
31 speaking here really can't do this if this is how you have to
32 do for everybody to hear. And despite the technology of the
33 microphones, we have two of you who are still not speaking to
34 us. You know who you are. Or you throw the microphone out of
35 the way. Last time the meeting the court reporter had a very
36 difficult time. Even she said we can't hear you. So if we're
37 going to hear and participate in this, those two of you know
38 who you are, which I have to say it every time, but I'm not
39 alone anymore. I used to be lone duck coming to these
40 meetings. We've got other people coming and they're saying
41 the same thing.

42 Communication is very important. In this day I'm finding
43 out that probably a lot of things that are happening that are
44 mishaps, why people don't communicate well is because people
45 are hearing but they're not really listening.

46 TOMMY DUNN:

Mr. Harmon.

47 LEON HARMON:

Mr. Chairman, no one else

48 is signed up.

49 TOMMY DUNN:

Thank you, Mr. Harmon.

50 We're going to move on to item number 5, resolution R2020-

017. Mr. Graham, like I said, is unable to be here tonight.
Council lady Ms. Wilson is going to do his. Ms. Wilson.

CINDY WILSON: Thank you, Mr. Chairman.

This is a resolution to honor and recognize the Honorable
William E. Gilmer's lifetime of public service.

WHEREAS, Judge William E. Billy Gilmer is retiring from
Honea Path Summary Court after twenty-three years of service
as Magistrate Judge; and

WHEREAS, Judge Gilmer served the town of Honea Path as
Mayor from 1984 to 1998. And before his terms as mayor, as
town councilman from 1976 to 1984, the Honea Path Fire
Department as a volunteer fireman, the National Guard as First
Sergeant, and the Boy Scouts of America Troop 5 Honea Path,
having received his Eagle Scout in 1961. Subsequently
instilling scout values in his son Kevin Gilmer and grandsons
Christopher Gilmer and Kenny Webster, all of whom have
received Eagle Scout from Troop 5; and

WHEREAS, Judge Gilmer is married to Fredda Gilmer. They
have one son Kevin and two grandchildren, Chris Gilmer and
Kenny Webster, and the Gilmers reside in Honea Path.

THEREFORE be it resolved to take effect and be in force
immediately upon enactment in meeting duly assembled this 23rd
day of June, 2020, that we in Anderson County are grateful to
the Honorable William E. Billy Gilmer for his lifetime of
service and hereby recognize and honor his many contributions
to the community which will sustain his legacy for decades to
come.

Mr. Chairman, may I put that in the form of a motion?

TOMMY DUNN: Yes, you may. Do we have
a second?

JIMMY DAVIS: Second.

TOMMY DUNN: Second Mr. Davis.

Discussion. Ms. Wilson.

CINDY WILSON: I'd like to add -- oh,
good. May we have Chris to come up to make this award to him
and then it will be formally presented to Judge Gilmer and
Fredda at a meeting on Thursday.

PRESENTATION OF RESOLUTION

CINDY WILSON: We have also requested
that Judge Gilmer continue managing the Honea Path Christmas
Parade.

TOMMY DUNN: Let's make it official.
All in favor of the motion show of hands. Opposed like sign.
Show the motion carries unanimously.

Thank you, Ms. Wilson. Thank the Gilmer family for all
they've done for Anderson County.

Going to move on now to item number 6, discussion of flag
lots, Councilman Davis.

JIMMY DAVIS: Thank you, Mr. Chair. I
just want to say a special word of thanks for Mr. Tinsley and

1 Mr. Dunn and the others that came out to bring this to our
2 attention with your concerns of how we're handling flag lots.
3 Please relay our concerns and our prayers are with Mr. Earl
4 O'Brien as he's not here tonight. He's fallen ill. But we
5 hear you and we have already starting taking measures to look
6 at the issue. The issue will be sent to our Planning and
7 Public Works Committee. We will let you know when that
8 committee is going to meet so you can be in attendance and
9 have input.

10 We want to do this thing the right way and we want to be
11 fair to our citizens and fair to their neighbors and fair to
12 our great surveyors of this county. You provide an awesome,
13 awesome service for our citizens and to the county and we want
14 to make sure we get this done the right way going forward.

15 And I just want to thank you for showing up and I want to
16 ensure you that the three members of the Planning and Public
17 Works Department, myself, Chairwoman Cindy Wilson, and
18 Councilman Brett Sanders, we take this very seriously. And
19 we've already started gathering information and we value your
20 future input. Thank you very much for being here tonight.

21 Thank you, Mr. Chair.

22 TOMMY DUNN: Thank you, Mr. Davis. I
23 just want to add, what we might do is put this in an ad hoc
24 committee. And I'd like to ask maybe a couple of surveyors to
25 serve on that. And you'll have input from the ground up on
26 this. I'll be in touch, me or Mr. Davis will, to get this.
27 Flag lots can be a problem, though. I was on the Planning
28 Commission years ago when this thing come up and some of it
29 got changes or what not. But we want to work with you and
30 make everything work out the best for everybody.

31 So we'll be in touch; okay? And thank y'all for coming
32 tonight.

33 GRACIE FLOYD: Mr. Councilman, Mr. Chair,
34 before they leave, the guy in the blue, can you come back up,
35 please? I was introduced to flag lots a couple of years ago.
36 I didn't know what they were. I didn't know how they played
37 into anything. Okay. And I am sure we do a lot of talking up
38 here, but we don't always explain what we're talking about.

39 Would you please tell the people out here now, what is --
40 what a flag lot is and what is the problem with them so they
41 will know.

42 JOHN TINSLEY: Certainly. A flag lot is
43 shaped similar to a flag in that you have a whole portion and
44 then the bulk of the property, say in the back of it. So if
45 your road is along the front of it, the old portion leaves the
46 road and goes back and then opens up into the bulk of the
47 property.

48 The purpose of the flag lot is that if you have property
49 with limited road frontage or property that has -- say a
50 family has a certain amount of acreage and then they want to

1 let a grandchild or a son or daughter have some acreage in the
2 rear, the flag lot is a way of creating a parcel of land such
3 that it can have a tax map number, it can have its own tax
4 bill sent to it. That parcel of land, though, would have
5 access called fee simple, meaning they actually own it all the
6 way to the road.

7 The reason you need to own it versus an easement is that a
8 mortgage company a lot of times will not loan money unless it
9 has fee simple frontage. So the flag lot itself is essential
10 because we have no provision in Anderson County for an
11 affordable private road. An affordable private road is not
12 possible because the development standards say that you have
13 to have a road built to county standards. Well, if you're
14 going to spend the money to build a road to county standards,
15 you're going to turn it over and make it a public road. A lot
16 of people don't want a public road back in the back of their
17 property.

18 So without a provision for an affordable private road that
19 could be built by an individual -- not necessarily a developer
20 -- we need the flag lot.

21 Now, in the ordinance it says that you can have two
22 flagpole portions of a lot that touches the road at a given
23 point. Given means specific. Point is one. It's not a line,
24 it's a point. The way that's always been used, and this helps
25 people if you want to do two lots, you run two flag pole
26 portions to the road side by side. That's the two pole
27 portions touching the road at a specific point, a given point.
28 So the two pole portions. Then if they want to share a common
29 driveway so that they can consolidate funds and have one drive
30 that goes back and then goes to two homes, that's a feasible
31 opportunity for people. And it makes it affordable. It makes
32 it where the kids can end up with a home behind the house. It
33 also makes it, if you do need to do a subdivision, you can
34 access land that's unaccessible in an equitable fashion from a
35 road where it costs too much money to put a cul-de-sac in.

36 So it has its advantages. If it's something that the
37 county does not want, we have to have some kind of option to
38 change and go back to a private road where we can go in and
39 cut lots off a private road where people can still get a
40 mortgage.

41 Is that a good enough explanation?

42 GRACIE FLOYD: That's perfect. But what
43 I was asking about it, they were also saying that a lot of the
44 mobile home divisions have flag lots in them.

45 JOHN TINSLEY: In the past they did. And
46 a lot of times they'd stack a bunch of flag lots side by side
47 and you may have four or five flags that go back and open up
48 into a mess. And people would go in and build too many
49 driveways and nobody knew what they owned.

50 In 2003 the ordinance was passed that you could only have

1 two flagpole portions touching the road at one spot, then you
2 have to have a distance, depending on what type of road it
3 was, between those flags. So like if you have a -- and I
4 don't have the ordinance in front of me, but if you've got a
5 state secondary road, you're going to have to have a specific
6 distance on that road which is wider than if you had just a
7 little county road. So your driveways were spaced out to
8 where it was not a problem. So that was addressed in 2003 and
9 that should not be a problem now.

10 And there's another provision in there that gives a
11 percentage of the lots in a subdivision so that you can't go
12 in there and make fifty percent of your lots flag lots. It's
13 a small percentage of those lots that can be flag lots. Which
14 that was addressed in '03 and that has not been a problem
15 since.

16 GRACIE FLOYD: Well good. Good. I thank
17 you for doing that because sometimes when people come up to
18 talk about things, we may know what you're talking about but
19 you come into a public entity to talk about a public problem
20 and I just feel that everybody should know what you're talking
21 about.

22 JOHN TINSLEY: I thank you for giving me
23 the opportunity to explain that. I really do.

24 GRACIE FLOYD: And thank you.

25 JOHN TINSLEY: Okay. Thank you very
26 much. Anything else?

27 TOMMY DUNN: No, sir. Appreciate it.

28 JOHN TINSLEY: Okay. Thank y'all.

29 TOMMY DUNN: Moving on to item number
30 7, third readings. There are none.

31 Item number 8, second readings. There are none.

32 Moving on to item 9, first readings, 9(a), 2020-013,
33 ordinance to amend the zoning map to rezone plus or minus 19
34 acres from C-2 highway commercial to R-M multifamily
35 residential on Welpine Road, Anderson, District 4. Ms.
36 Hunter.

37 ALESIA HUNTER: Yes, sir. Thank you, Mr.
38 Chairman. As mentioned ---

39 TOMMY DUNN: Wait a minute.

40 ALESIA HUNTER: Can you hear me?

41 TOMMY DUNN: We can hear you, people back
42 there can hear you. This thing has been tested. I've been up
43 here testing it. They can hear you all the way back yonder.
44 You ain't got to look up at that thing. It'll pick you up. I
45 promise you.

46 ALESIA HUNTER: You can hear me; okay. Thank
47 you, Mr. Dunn.

48 As mentioned, this is a rezoning for Welpine. The
49 applicant is here and gave some details concerning that. It's
50 located in the Denver/Sandy Springs precinct. It's currently

1 zoned C-2. Again, it's requested for R-M, which will include
2 two hundred and fifty-two units, eleven buildings, and a
3 mixture of one, two and three bedroom units. They do intend
4 to have some amenities and some green space and swimming pool
5 and a club house.

6 And as mentioned, the Planning Commission was in support
7 of their application, as mentioned, for the traffic study.
8 The applicant/developer has went back to address the concerns
9 from the citizens concerning traffic, and as far as I know
10 they've worked through those issues. And as mentioned, the
11 Planning Commission did support the request.

12 TOMMY DUNN: Thank you, Ms. Hunter.

13 Do we have a motion to put on the floor?

14 BRETT SANDERS: So moved.

15 TOMMY DUNN: Motion Mr. Sanders. Have a
16 second?

17 CINDY WILSON: Second.

18 JIMMY DAVIS: Second.

19 TOMMY DUNN: Second by Ms. Wilson. Now
20 discussion. Mr. Sanders.

21 BRETT SANDERS: Yes, sir, Mr. Chairman. I
22 don't want to steal on what you're going to discuss earlier
23 about having a county council member present on
24 preconstruction meetings to allow them to get feedback in the
25 community before a developer comes in and invests a lot of
26 money.

27 I would like to say that Mr. Sweirker, prior to anything
28 going on over there, reached out to me. And I think the model
29 that I want to use once you talk about what you're going to
30 talk about here in a little while, but it's more of
31 development, community and council working hand-in-hand to
32 create a community partnership.

33 One of my concerns was traffic. I met with them. The
34 traffic issue, there's multiple ingress, egress. They also,
35 again, which he stated earlier, on Interstate Boulevard, we
36 have one way in, one way out. And they actually agreed to
37 help and work and open that up to have multiple in and outs.
38 And also the South Carolina DOT concern for the citizens on
39 traffic is getting ready to make some major changes up there.
40 And I think it is a project that I'm excited to have in
41 District 4. I look forward to it.

42 We're talking, just in the initial stage, of a forty
43 million dollar investment. And I would just like other
44 council members to know that I'm in support of this. And from
45 what I've seen, my community is in support of it. And I
46 appreciate Charter Capital coming to me beforehand and
47 clearing up any issues so when I had calls I was able to talk
48 to my constituents and know exactly what's happening. There
49 was no rumors, misinformation floating around. And I'd love
50 to see that happen on future projects, as well. Thank you.

1 TOMMY DUNN: Thank you, Mr. Sanders. Any
2 more discussion?

3 GRACIE FLOYD: I have a question.

4 TOMMY DUNN: Go ahead.

5 GRACIE FLOYD: Mr. Sanders, would you mind
6 going over what you said at the beginning about the
7 preconstruction meeting?

8 BRETT SANDERS: They actually -- the owner of
9 the property, the developer, had reached out, called and said
10 I understand what we're looking at is in your district. We
11 want to sit down with you so that we can explain what we're
12 actually planning on doing so that we can clear up any rumor
13 so that I can get out in my community, meet with them, talk to
14 them, and not spread rumors or misinformation. And that's the
15 way I think things should be. And you can tell the caliber
16 and class of the developer you're dealing with when they come
17 to you.

18 GRACIE FLOYD: Question. Did they come to you
19 before they went to the Planning Commission?

20 BRETT SANDERS: Yes, ma'am. To get everything
21 lined up to address any concerns. I don't want to put words
22 in their mouth. I had them reach out to Holt Hopkins, Holt
23 Hopkins, as well. This lady right back here. Ms. Wilson.
24 And I don't know if you may want to echo that they reached out
25 to the community. It wasn't something that just popped up and
26 you didn't know what was going on.

27 GRACIE FLOYD: Yeah, in the newspaper -- it
28 didn't come in the newspaper before you ---

29 BRETT SANDERS: Before I knew about it.

30 GRACIE FLOYD: Before you knew about it.
31 Exactly.

32 BRETT SANDERS: And I think that says something
33 about the caliber of investors that we're dealing with. And I
34 think Mr. Dunn is going to make a statement earlier about a
35 plan of action that we want to test out. And I plan on using
36 the model set forth by these gentlemen to move forward in my
37 district on future plans.

38 GRACIE FLOYD: Well, I had a chance to talk
39 with Mr. -- the guy, what's his name?

40 BRETT SANDERS: Sweirker.

41 GRACIE FLOYD: Sweirker, yeah. And then when
42 I got to my -- when I looked at my mail when I got here -- I
43 didn't get it until I got here, I saw there was a letter in
44 there addressed to me. And I was so impressed. I was so
45 impressed. He even reached out to me.

46 BRETT SANDERS: It's a community thing. It's
47 not just District 4. It affects ---

48 GRACIE FLOYD: Oh, I thought it was just a
49 planning thing where you could just -- and you had your
50 traffic checked, as well, how that would impact you?

1 BRETT SANDERS: Yes, ma'am. And they're
2 actually doing an engineered traffic study, a further one, for
3 Mr. Hopkins, as well.

4 GRACIE FLOYD: I applaud you. Welcome to
5 Anderson County. We would love to have you do more work in
6 this county if that's the way you do it. It's not a gotcha
7 kind of thing because it's a -- because of the section you
8 live -- are you zoned? Is this thing zoned?

9 BRETT SANDERS: Yes, ma'am.

10 GRACIE FLOYD: Okay. Maybe that's what it is.
11 Zoned people don't -- I mean unzoned people don't get a
12 chance. But anyway, nice meeting you, all of you.

13 And thank you, Mr. Sanders.

14 BRETT SANDERS: Yes, ma'am. Thank you.

15 TOMMY DUNN: Any more discussion? All in
16 favor of the motion show of hands. Opposed like sign. Show
17 the motion carries unanimously.

18 Thank you, Mr. Sanders.

19 BRETT SANDERS: Thank you, Chairman Dunn.

20 TOMMY DUNN: Ms. Hunter, thank you.

21 As I said, 9(b) has been pulled.

22 We're going to 9(c), 2020-016, an ordinance to amend the
23 zoning map to rezone plus or minus 43.91 acres from R-20
24 single family residential to R-A residential agriculture.
25 It's located at 2705 Centerville Road. Put this in the form
26 of a motion.

27 CINDY WILSON: Second.

28 TOMMY DUNN: Second by Ms. Wilson. Any
29 discussion? You got anything, Ms. Hunter, you'd like to add
30 or say?

31 ALESIA HUNTER: Nothing extra.

32 TOMMY DUNN: Okay. All in favor of the
33 motion show of hands. Show Mr. Davis, Mr. Sanders, Mr. Dunn,
34 Ms. Wilson in favor. Ms. Floyd abstains. She's left the
35 podium.

36 Moving on to item number 9(d), 2020-017, an ordinance
37 authorizing the execution and delivery of fee in lieu of tax
38 agreement by and between Anderson County, South Carolina and
39 Project Westwind with respect to certain economic development
40 property in the county, whereby such property will be subject
41 to certain payments in lieu of taxes, including the provision
42 of certain special source revenue credits. Mr. Burriss
43 Nelson.

44 BURRISS NELSON: Yes, sir. Thank you, Mr.
45 Chairman, members of council.

46 Again, we have a private developer willing to invest his
47 own money into a project for a speculative industrial
48 building, actually at the Anderson Airport Park, 2.8 million
49 dollar building that will be fifty-five thousand square feet
50 with a thirty-five foot clear. Be Class A industrial

1 building. We do not have anything like that in the county.
2 And really that is the sweet spot we have for recruiting
3 industry, is a fifty thousand square foot building. So it's a
4 great opportunity for us. And much like the projects at exit
5 32 and 35 with Rooker and VanTrust, we've offer a --
6 suggesting that we offer a fee in lieu of taxes special source
7 revenue credit at ninety percent for the first five years that
8 will allow an offset of property tax to offset some of the
9 substantial expense in the construction of the project. And
10 then with a sixty percent SSRC for five years and a fifty
11 percent SSRC for the following ten years.

12 Taxes that were paid in 2019 sixty dollars. First year of
13 property tax for this project, five thousand three hundred and
14 fifty-five dollars and over twenty years will pay four hundred
15 and two thousand. As Ms. Wilson said one time, we're happy
16 that someone else is spending money. We're spending somebody
17 else's money.

18 Anderson County Airport will include construction of a
19 much needed fifty-five thousand square foot building, five
20 percent fee agreement with lot millage. This comes to council
21 as a recommendation from staff, as well as the economic
22 advisory board.

23 TOMMY DUNN: Thank you, Mr. Nelson. Do we
24 have a motion to move this forward?

25 BRETT SANDERS: So moved.

26 CINDY WILSON: Second.

27 TOMMY DUNN: Motion Ms. Sanders; second Ms.
28 Wilson. Any discussion?

29 BRETT SANDERS: Mr. Chairman.

30 TOMMY DUNN: Mr. Sanders.

31 BRETT SANDERS: Mr. Nelson.

32 BURRISS NELSON: Yes, sir.

33 BRETT SANDERS: I know where this is going and
34 I'm excited for the project. Do you think there is any way we
35 could persuade them to maybe tie in some of the colors to our
36 new airport terminal as they come in, and it look like one big
37 huge project up there.

38 BURRISS NELSON: I didn't understand. Tie in
39 what?

40 BRETT SANDERS: Tie in the color scheme to our
41 new airport terminal that is getting finished up now.

42 BURRISS NELSON: We will certainly discussed
43 that with them. They had planned to build a traditional tilt-
44 up concrete building much like Arthrex. But certainly they
45 can have color schemes that ---

46 BRETT SANDERS: That would be nice. But I'm
47 excited for the project and I appreciate your work and
48 efforts.

49 BURRISS NELSON: Thank you, sir. I'll bring
50 that to their attention.

1 BRETT SANDERS: Yes, sir.

2 TOMMY DUNN: All in favor of the motion show
3 of hands. Opposed like sign. Show the motion carries.
4 Again, Ms. Floyd ...

5 BURRISS NELSON: Thank you for your support.

6 TOMMY DUNN: Thank you, Mr. Nelson.

7 Item number 10, there are none.

8 Item number 11, approval of 2021 road improvements. Do we
9 have a motion to move this forward?

10 CINDY WILSON: So moved.

11 TOMMY DUNN: Motion by Ms. Wilson. Have a
12 second?

13 BRETT SANDERS: Second.

14 TOMMY DUNN: Second Mr. Sanders. Any
15 discussion? Mr. Hogan, you got anything you want to add?

16 MATT HOGAN: No, not unless y'all have
17 questions.

18 TOMMY DUNN: Thank y'all. All in favor of
19 the motion show of hands. Opposed like sign. Show the motion
20 carries unanimously. Thank you. Appreciate you.

21 Moving on to item number 12, report from Planning and
22 Public Works Committee meeting held on, believe it or not,
23 today. Chairman Wilson.

24 CINDY WILSON: Thank you, Mr. Chairman. We
25 met this morning at 10:00 in this very room. We did approve
26 the minutes. But I'm going to ask my fellow committee members
27 to go back. We skimmed over the minutes and it made sense
28 when I read them earlier. But when we had other eyes looking
29 upon it, I can see the point.

30 May I make the motion to my fellow council members that on
31 the minutes under Capital Improvements for 2020, that the
32 sentence beginning the generator will be used to add ... if
33 power is out so that the bond court can be held.

34 TOMMY DUNN: Yes, ma'am. Ms. Wilson puts
35 that in the form of a motion. Do we have a second.

36 BRETT SANDERS: Second.

37 TOMMY DUNN: Second Mr. Sanders. All in
38 favor of the motion show of hands. Opposed like sign. Show
39 the motion carries.

40 CINDY WILSON: Thank you.

41 TOMMY DUNN: Thank you, Ms. Wilson.

42 CINDY WILSON: The next item we had -- and if
43 anyone present desires a copy of what we were presented this
44 morning, we'll certainly make it available. And it primarily
45 dealt with the definitions and rules for tiny homes, park
46 model RVs, also recreational park trailers. It also gave us a
47 definition of what a park model RV is not. Also, RV travel
48 trailers. And manufactured mobile homes. Gave us some rules
49 for setting -- for developing with those. Modular homes. And
50 proposed camps, RV parks, land use regulations, including tiny

1 homes on wheels. And proposed camps, RV parks, land use
2 regulations. We voted unanimously, all three of us, to move
3 this on to the Planning Commission, and they are also planning
4 to do some type of a workshop so there can be more input into
5 the development of what's proposed. So if we may make the
6 motion for our full council to vote to send these measures on
7 to the planning commission.

8 TOMMY DUNN: We have a motion. Coming from
9 the Public Works Committee, doesn't need a second. Any
10 discussion?

11 GRACIE FLOYD: Yes.

12 TOMMY DUNN: Go ahead.

13 GRACIE FLOYD: Now am I to understand that the
14 Planning Commission approved a group of people to come into
15 Anderson County to build a tiny home -- a tiny home park or
16 community without having these things first? Am I to
17 understand that we waited until we got it and then we went
18 back and made rules that will, that will show them how this
19 thing -- what it is, what it's supposed to be and how to build
20 it? Am I to understand that all they did was to submit a
21 sheet of paper and without us going out there to look at it to
22 see if it's, if it's a good plan and did it cover everything,
23 we didn't even do that. Without us doing that we went ahead
24 and approved it on the first reading? Even on county council,
25 you get three readings. Three ordinances. But once they did
26 this, you can't go back and change it? And we're just now
27 getting the rules done after the fact? Is that what I'm to
28 understand ---

29 TOMMY DUNN: No, ma'am. Not at all.

30 GRACIE FLOYD: --- from Ms. Wilson?

31 TOMMY DUNN: No, ma'am. That's not.

32 GRACIE FLOYD: Well, are you going to tell me?

33 TOMMY DUNN: If you ask me I can.

34 GRACIE FLOYD: Well, I asked her.

35 TOMMY DUNN: Go ahead, Ms. Wilson.

36 CINDY WILSON: I'm sorry. I didn't know the
37 question was directed at me. But we're each responsible for
38 projects that come about in our own districts and we each have
39 a person that's on the Planning Commission. And we are each
40 responsible to discuss measures and issues with our Planning
41 Commission members.

42 In District 7, we probably have a conversation together
43 once or twice a week, because there are a lot of things that
44 are coming up. I would highly recommend that everyone else
45 consider that.

46 JIMMY DAVIS: Mr. Chair.

47 TOMMY DUNN: Mr. Davis.

48 JIMMY DAVIS: One of the things that we
49 learned this morning was some simply nomenclature about what
50 is a tiny home. And the definition of a tiny home. And what

1 is a park model RV and what is a recreational vehicle by our
2 county standards. That's one of the things we talked about
3 today, was what defines a tiny home and how can it be built?

4 And we learned, just for example, a tiny home is a
5 miniature house that's built on a lot. It is not brought in
6 on a trailer or on wheels. It's built there. And we learned
7 that a park model RV comes in on wheels, for lack of better
8 words. And then we were brought up-to-date on what the
9 current ordinances are for those types of -- what are current
10 ordinances? A tiny home has to be gone through by our
11 building inspectors. It has to go through the same
12 inspections as if you built a two thousand square foot house.
13 A park model RV does not because it's defined differently and
14 it is for, quote, temporary housing.

15 So the discussion this morning was first to define what
16 these things are. And then we learned about what our current
17 ordinances are right now. And we made some suggestions about
18 going forward on how do we oversee and govern how these things
19 go about, whether it be a tiny home or an RV park. And we
20 made some suggestions to staff on how we thought it would
21 improve on, you know, an RV park, in particular.

22 So then we decided to send those suggestions to the
23 Planning Commission. And we're talking about unzoned areas
24 here. We're not talking about zoned areas because they have
25 different protections. But unzoned areas, when this goes to
26 the Planning Commission, they will take it all into
27 consideration. And then if I'm not mistaken, Mr. Harmon, they
28 will send it back to council for us to look at one more time.

29 LEON HARMON: That's correct, Mr. Davis.

30 JIMMY DAVIS: So it was a long discussion on
31 just identifying and defining things so that we can gather the
32 right information, let the Planning Commission take a look at
33 it and send this ordinance, new and improved ordinance, back
34 to council. And this will affect unzoned areas.

35 And that's really what we talked about concerning the tiny
36 homes. We talked about mobile homes. We talked about modular
37 homes. We talked about all kind of homes today. And we
38 really got a lot of stuff done and accomplished and I feel
39 like we made some good suggestions going forward. The
40 Planning Commission has an opportunity to look over what our
41 suggestions are. Maybe they add to it; maybe they don't. But
42 we thought it would be proper for them to take a look at it.
43 And it'll come back to council for a final decision on these
44 new ordinances. Thank you, Mr. Chair.

45 TOMMY DUNN: Let me add, a state law is set
46 up how the Planning Commission has to work. And I'm going to
47 say this later, but like the gentleman said a while ago about
48 going before the Planning Commission before county council.
49 That's state law. We can't. I looked at this and researched
50 it, I had the attorney, trying to give county council the

1 final say. We can't. That's not state law. They won't let
2 us. But this has to go back and be reviewed -- this Planning
3 Commission and Public Works Committee went through has to go
4 back through the Planning Commission, then they'll come before
5 us and we can do whatever we want to then with it, but that's
6 this thing -- that's the way it works.

7 BRETT SANDERS: Mr. Chairman.

8 TOMMY DUNN: Mr. Sanders.

9 BRETT SANDERS: Yeah. I would like to -- I
10 actually sat in on that meeting today, as well. And to speak
11 on behalf of Planning and Development, we didn't define what
12 tiny houses were. We didn't define RV park. That's already
13 defined. We already have that defined. All we did ---

14 TOMMY DUNN: In the actual building code.

15 BRETT SANDERS: Exactly.

16 TOMMY DUNN: That's what it falls in.

17 BRETT SANDERS: All we did was make some
18 suggestions on things that we would like to see added or
19 changed possibly in the future. And we keep hearing this tiny
20 home development. It's not a tiny home development. That's
21 two different animals. We're talking an RV park here. But I
22 do want to make it aware that Ms. Hunter and her department,
23 it's already defined. They came in. Everything met all the
24 requirements. And in doing so it got passed. They did have
25 thirty days to appeal, which I don't know how the time lapse
26 or miscommunication or not informed, but that would come from
27 my or any other council member up here committee appointment.

28 But I just want to stand up on behalf of our Planning and
29 Development Department. They did everything exactly the way
30 it was supposed to be done, exactly the way it was written.
31 We didn't define anything. It's already defined in Building
32 and Codes. Everything is already there. We merely added some
33 suggestions or some things that we would like to see changed
34 or added or defined a little better in the future. Thank you.

35 GRACIE FLOYD: Mr. Chair. Mr. Sanders, I
36 thank you for that. That was really, really good. But
37 there's things that y'all didn't know, we didn't -- the things
38 that y'all didn't know, we didn't know either. And we still
39 don't know. The things that ---

40 TOMMY DUNN: Ma'am, please, we're going to
41 keep this thing ... Go ahead.

42 GRACIE FLOYD: The thing that -- and don't
43 tell me again about I have a person on the committee. Yes, I
44 do. But he didn't say anything to me. Nobody called me. I
45 told y'all the story. I told you. But it seems if they had
46 come to first, as they did you in your area, it wouldn't be a
47 problem now. Yeah, it's good to say, yes, well we've gotten
48 it fixed. Yeah, but you can't fix what's already happened to
49 these people living out there. You can't fix that. You can
50 say, yeah, the state did this and the state did that. We

1 didn't know that. I don't have a reason to know that.

2 Like I told y'all, I've never been to a planning meeting
3 in my life because you never put anything in Homeland Park.
4 You never came down to Homeland Park to say we're going to
5 improve it. So the first thing I get, I'd missed the meeting
6 because nobody told me about a meeting. Nobody said -- and
7 you had the meeting way back in November. It seems like when
8 you didn't hear from you in November you would have called to
9 see what happened. You would have called.

10 The lady right there called me. But she didn't tell me it
11 was my district. She asked me what I thought of tiny houses.
12 And yes, sir, I told her, it's fine as long as it's not in
13 District 2 because we've had enough down there. We've had
14 enough. And I said it.

15 But I thank the committee, whatever it is, I thank the
16 committee for doing whatever. But how do they say it, too
17 little too late. I'm glad that nobody else will have to go
18 through this or nobody else's mother will have to live down
19 there. Or nobody else's community will be messed up like down
20 there. And what did you call it? A VR (verbatim) park? We
21 only called it what we were told to call it. Some said VR
22 (verbatim). Some said tiny houses. But one thing about it,
23 we've got too many people mixed in it. Way down to Abbeville
24 people are coming to tell us about this stuff, that they knew
25 nothing about it. Don't know anymore than what we know here
26 in Anderson County. And that was a factor. Because there was
27 so much miscommunication.

28 But Planning Committee, I thank you.

29 TOMMY DUNN: All in favor of the motion show
30 of hands. All opposed. Abstentions. Show the motion
31 carries.

32 I'd ask council, if we would, we're out of time on this
33 committee report. I'd ask if we could get five more minutes
34 to this. Make that in the form of a motion.

35 JIMMY DAVIS: Second.

36 CINDY WILSON: So moved.

37 TOMMY DUNN: Second Mr. Davis. All in favor
38 of the motion to extend it five minutes, show of hands. So
39 the motion carries. Ms. Wilson.

40 CINDY WILSON: Thank you, Mr. Chairman. We
41 have a very interactive -- we had a very interactive meeting
42 this morning. And it can't be said strongly enough, our
43 Planning staff is very meticulous and very well considered and
44 punctual on all of our ordinances and we're very blessed to
45 have them. And we're blessed to have some council members who
46 really roll their sleeves up and get to work, too.

47 The other discussion we had was possible appropriate
48 measures to protect local farm properties. We know, for
49 example, we have farmland disappearing very rapidly around the
50 state, and Anderson County is no exception. The current rules

1 are that high density type development going in next to a farm
2 requires a ten foot setback without sewer and only eight feet
3 with sewer. And there are concerns about livestock and other
4 interactions that may not be safe or healthy for people or
5 animals. So we'll be working on that some more in the future.

6 The other most pressing item that we took up was
7 consideration of update and upgrades for our county storm
8 water retention and runoff measures. Currently our
9 Development Standards require two to ten years rain episode
10 considerations and infrastructure requirements on development.
11 Our roads and bridges requires about twenty-five years.

12 Well, the drought cycle of about thirty years is obviously
13 broken now and we've had back-to-back horrendous floods and
14 our roads are getting washed out. We've had houses to flood
15 where the developer didn't size his runoff collection
16 adequately and then he put it into the county culvert that had
17 been there for about fifty years and we had a flood from that.

18 We've had retention pond dams giving way and flooding
19 adjoining properties. So we felt that it was appropriate to
20 consider these in the days going forward. Mr. Batson was
21 unable to join us this morning, but Mr. Holt Hopkins filled
22 in. And he and Mr. Matt Hogan are front line on the Roads and
23 Bridges. And he was pointing out that federal and South
24 Carolina agencies permit, but we need to be notified when they
25 are permitting development in our county.

26 Because, for example, when DHEC permits they don't always
27 inspect what they have permitted. And we've found examples of
28 storm water and retention measures that were put in the wrong
29 place. Obviously they failed and we had builders and
30 homeowners coming to the county very upset.

31 We were talking about let's have some considerations as to
32 the amount of impervious surface area and to take into account
33 the topography and watershed and water -- the soil types and
34 so forth. And that should probably be done on a more
35 individual basis.

36 But anyway, we did have a very -- considerable discussion
37 on this. We're also going to have to look at development
38 infrastructure proposals and how they relate to encroachment
39 permits and so forth.

40 There will be workshops for our county council, staff and
41 the Planning Commission. These will be scheduled soon to
42 address these and other concerns as we work to provide
43 guidance on development standards.

44 And it has to be pointed out in our meeting tonight, our
45 county has done such an amazing job with economic development,
46 coming from a very difficult time and through the greatest
47 recession of our lifetimes. Between that, team work and the
48 logistics of our county that we're blessed with, we're also
49 blessed with some of the best people in the world. Therefore,
50 is it any surprise that we have all of these out-of-state

1 developers wanting to come in here and take advantage of what
2 everyone worked so hard to create.

3 Therefore we're going to have to work very carefully going
4 forward to put measures into place to continue good quality
5 development without killing the goose that laid the golden
6 egg. That might be the best way to sum it up.

7 Thank you, Mr. Chairman. We'll be getting together again
8 soon.

9 TOMMY DUNN: Thank you. Moving on to item
10 number 13, appointments. There are none.

11 Just let me back up one minutes. Ms. Wilson, you and your
12 committee on the storm water thing, and you might talk with
13 Mr. Harmon about this. The biggest problem with the storm
14 water problem we're going to run into, if a subdivision has
15 got a -- or anybody, a business or what not -- has got a storm
16 water retention pond and it's on a separate piece of property,
17 what are you going to do when that owner walks away from it?
18 That's happening all over the state. It's happened in
19 Anderson County in a couple of places. So we need to find
20 some kind of answer and solution to that. Because it's going
21 to be dumped right back over into Anderson County to fix the
22 problem.

23 CINDY WILSON: So you're saying that some of
24 them -- some of the developments put their retention ponds on
25 a separate piece of property?

26 TOMMY DUNN: It's deeded that way; has to
27 be.

28 CINDY WILSON: Okay.

29 TOMMY DUNN: And if they walk away with it
30 and say I ain't paying taxes on it no more, I ain't going to
31 do this, who's going to buy the retention pond?

32 CINDY WILSON: Well, we've made all kinds of
33 shocking discoveries the last few years with sewer and storm
34 water.

35 TOMMY DUNN: But that's the biggest concern
36 I have with storm water, if you're going to do that right
37 there, be looked it.

38 CINDY WILSON: We'll look at that.

39 TOMMY DUNN: And I appreciate the work of
40 your committee.

41 Moving on, are there any appointments I don't know about?

42 Any request from council members I'm not aware of.

43 BRETT SANDERS: No, sir.

44 CINDY WILSON: None, thank you.

45 TOMMY DUNN: Number 15, the Administrator's
46 report.

47 RUSTY BURNS: Nothing at this time, Mr.
48 Chairman.

49 TOMMY DUNN: Thank you.

50 Moving on now to item number 16, citizens comments. When

1 Mr. Harmon calls your name, again, please even if you've done
2 it before, please state your name and district for the record.
3 Address the chair. And you have three minutes. Mr. Harmon.

4 LEON HARMON: Mr. Chairman, the first speaker
5 is Chandler Reed.

6 CHANDLER REED: My name is Chandler Reed,
7 District 5. Thank you again, Mr. Chairman, council members.

8 So I'm back here, what we want is we want policy changes
9 for tiny homes. We don't want any more in Anderson County.
10 This isn't just District 2, this isn't just District 5, just
11 because they're close to each other. This is a county
12 problem. We need everybody that's elected, everybody in the
13 community and the county to realize this. We need to stand
14 together as a county and not individually.

15 All right. And we need better notifications on this
16 stuff. The policy says you have to run it in the paper.
17 Anderson Independent. I haven't seen a printed Anderson
18 Independent in fifteen years. All right. Nobody gets the
19 paper any more. We've got to come up with something new. We
20 need to come up with an email distribution system. You could
21 put it -- I'm pretty sure it could be on the website. We need
22 to get that information out more regularly through community
23 meetings.

24 I believe Ms. Wilson said she has two meetings a week for
25 certain things. It's not too much to ask. Each district
26 should have at least a quarterly meeting of what's going on in
27 their district. If you can make it, great. If you can't, you
28 can get the highlights through an email.

29 All right. To my next point. We need communication lines
30 to all elected officials. According to the website, there's
31 only a few people I can email. Everybody else is a phone
32 call. I've run the phone call route. That's just to serve a
33 big circle. Nothing ever gets done. All I got was just -- it
34 took me twenty minutes to get my point across, again, and then
35 I'll call you back. Never got a call. I should be able to
36 email everybody that's an elected official. Within seventy-
37 two hours I should get a reply. If I'm not mistaken everybody
38 here has a staff member. That's how this works. Twenty years
39 in the military. I know how this works. Everybody has
40 somebody that works for them that can help them. Lean on your
41 subordinates or -- yeah, whoever works for you. We need
42 better communication.

43 If I sent an email, if it's urgent, I should be getting
44 something back in twenty-four hours. But seventy-two to
45 ninety-six hours is not unreasonable to get an email back from
46 an elected official. If you can't do emails, we've got to
47 figure out something else. But this is the 21st Century.
48 It's not that hard to get this done. I've heard that from
49 several folks. That's just not a thing. No problem. We can
50 work with that. But we need better lines of communication.

1 And like I said, we want to see more community meetings.
2 We want to see our elected officials coming around to our
3 districts talking to us.

4 Thank you for your time. Have a great evening.

5 TOMMY DUNN: Thank you. Next, Mr. Harmon.

6 LEON HARMON: Next speaker is Michelle

7 Burgess.

8 MICHELLE BURGESS: Hi there. My name is Michelle
9 Burgess and I live actually in District 5, but District 2 is
10 less than a mile from my house.

11 When I heard about the supposedly tiny homes I was a
12 little bit concerned. Then I got to talking to others that's
13 within our community and they told me, oh, it's not tiny
14 homes. I know what a tiny home is. I have friends who have
15 actually built them. I think they're great. But I was told
16 they're not tiny homes. We're talking about RVs. Really?
17 Right now we already have several trailer parks in District 2,
18 and Mr. Dunn, in District 5. And a lot of them are in
19 disarray. A lot of them really -- I wouldn't want my dog
20 living in them. I mean, just being honest.

21 So I was very concerned so I started getting involved in
22 our community. And I'm thankful that I did. But I heard a
23 couple of things at the Planning Commission meeting that
24 troubled me. What I was told or what I heard, what I
25 observed, and I'm sure others that were here they heard it as
26 well. I didn't know that this was in my district. How do you
27 not know what your district is? How? How? How do you not
28 know? I know that you can get maps of Anderson County and I
29 know you can get a highlighter. You can highlight that, what
30 your district is. How did you not know? I've got an issue
31 with that. I have a big issue with that. And then I heard,
32 well, it wasn't my district so it didn't concern me. I didn't
33 care.

34 I think every single one of our council members should be
35 caring, whether it's in District 7, it's in District 4. Learn
36 how to work together and communicate. If we could all work
37 together we know that it would be a better Anderson County.
38 That's all I've got to say. Thank you.

39 TOMMY DUNN: Thank you. Next, Mr. Harmon.

40 LEON HARMON: Next speaker is Tonya Winbush.

41 TONYA WINBUSH: Hello again. My name is Tonya
42 Winbush. I am District 1. Craig Wooten is my county council
43 person. He's not here tonight.

44 But I just want to address a couple of things that has
45 been going on through the county council. One of the things
46 that's not on the agenda tonight is the Second Amendment
47 Protection Ordinance that was proposed by the county council
48 that was such a project immunity and a project of
49 togetherness. I was so amazing of how when citizens came in
50 crowd and came and addressed their concerns how the county

1 council was so eager and so open to help with the problem of
2 the red flag laws that the state propose. And they propose to
3 get the county attorney involved. They got the chief
4 involved. They got the sheriff involved and some other county
5 members came together. And they said, you know, the
6 resolution is not going to be strong enough. Let's get this
7 ordinance together so that we can make a difference for those
8 concerned citizens.

9 So I come in the same spirit of unity and with all
10 citizens' concerns being equal. I want to ask for that same
11 togetherness and that same action with the cause of taking
12 down the statute, the Confederate statute that sits in front
13 of the court in downtown Anderson. It is a disgrace. It does
14 not represent Anderson County. It has been there long enough
15 and it is time to be moved to a place that represents history
16 like a museum. And that is what I'm coming to propose that I
17 can address my county council to make sure that everyone gets
18 on board. We have a petition that has over twenty-two
19 thousand signatures that people in Anderson County feel the
20 same way that I do. And we will show up the next county
21 council meeting with all those people in unity to let you all
22 know that we want to be able to get the same type of response
23 and reaction. The crowd came in. They even threatened to
24 vote you out.

25 And so I'm not here with a threat. I'm here requesting
26 that we can all get a proposal or an ordinance written,
27 drafted, to say that we do -- Anderson County do not want this
28 statue to be in the middle of downtown because it no longer
29 represents Anderson County and we want it moved. I know about
30 the Heritage Act, but I also know that there's a supremacy
31 clause that that ordinance for the Second Amendment protection
32 really is not going to stand up in court.

33 So I want the same response. I want the same privilege.
34 I want the same action.

35 LEON HARMON: Time, Mr. Chairman.

36 TOMMY DUNN: That's time.

37 TONYA WINBUSH: Thank you.

38 LEON HARMON: Mr. Chairman, next speaker is
39 Elizabeth Fant.

40 ELIZABETH FANT: Okay. Communication. I get
41 the packet. This is the packet for tonight's meeting. It has
42 everything in it. You can request one. They don't mail it.
43 I just pick it up. However, anybody that wants to know what
44 the agenda is, when the meetings are going to be, all they
45 have to do is get on the email list with that lady right
46 there, Lacey. She will identify not only the county council
47 meetings, but she will put you on the email for any of the
48 other meetings, whether it be the Planning Commission,
49 whatever, all the other committees.

50 So there is a way to communicate. But you've got to take

1 the steps to get with that lady to give her your email and let
2 that happen.

3 Now, these people up here, these seven people, and minus
4 the ones that are not here, they don't have people that work
5 for them, under them, secretaries, all that. They do it all.
6 The only person that does help them to get stuff together is
7 that lady, Lacey.

8 I want to read you a poem tonight. It's symptomatic of
9 what's going on in the county and in the nation and I consider
10 it to be our own individual responsibilities. It says:

11 The world needs men. The world needs men who cannot be
12 bought, whose word is their bond, who put character above
13 wealth, who possesses opinions and a will who are larger than
14 their vocations, who do not hesitate to take chances, who will
15 not lose their individuality in a crowd, who will be as honest
16 in small things as in great things, who will make no
17 compromise with wrong, whose ambitions are not confined to
18 their own selfish desires, who will not say they do it because
19 everybody else does it, who are true to their friends through
20 good report and ill report, in adversity as well as in
21 prosperity, who do not believe that shrewdness, cunning and
22 hardheadedness are the best qualities for winning success, who
23 are not ashamed or afraid to stand for the truth when it is
24 unpopular, but who can say no with emphasis, although all the
25 rest of the world says yes.

26 If you want to communicate you have to be winning to take
27 those overtures. You can't assume that people are going to
28 notify you. You have to take that step. I am heartened by
29 hearing and seeing all these people out here. I want to know
30 where you've been the last twelve years.

31 LEON HARMON: Mr. Chairman, no one else is
32 signed up.

33 TOMMY DUNN: Thank you, Mr. Harmon.

34 Comments from council members. Ms. Wilson.

35 CINDY WILSON: Thank you, Mr. Chairman. It is
36 wonderful and uplifting and even when we have citizens who
37 scold us because you are participating in the process. We're
38 only elected representatives and if we don't get a chance to
39 talk with you or hear from you, how can we represent you?

40 I wanted to ask tonight if we could consider going forward
41 on the unzoned areas when we have a project that's different
42 from what's already there. That as we do in zoned areas we
43 could send out postcards to notify ---

44 TOMMY DUNN: I'm going to address that at my
45 comments.

46 CINDY WILSON: Okay. I think that would help
47 a lot here.

48 Now, as for the Confederate statue. I kind of like what
49 Paul Harvey, the former newscaster, came up with years ago.
50 The rest of the story. And I would be personally for putting

1 another monument, working with the community, for the rest of
2 the story, the other side of the story. Because if you don't
3 have the whole story for people to consider, how will they
4 know what happened in the past? Some of it good, some of it
5 really horrible. How will they know? I mean, how do you just
6 obliterate history? If we don't know where we've been, how
7 will we know where we're going. I would contribute private
8 funds and time to work with our community to come up with
9 another monument with the rest of the story. Thank you.

10 TOMMY DUNN: Thank you, Ms. Wilson.

11 Ms. Floyd.

12 GRACIE FLOYD: Thank you. First of all, I
13 want to talk to you about communication. All right. When I
14 got to my desk here tonight I found this. What's in this?
15 It's a copy of the revised minutes from tonight -- for
16 tonight. Didn't get it till I got here. I have been studying
17 this one. I got this one last Friday, I believe. But I got
18 the new one, the revised one tonight. Tonight.

19 I want to show you the minutes from the last public works
20 committee, March 9th. Got it tonight. Here's a letter
21 received -- the letter was received June the 23rd from Ms.
22 Wilson about stuff I have not had a chance to read. I got it
23 tonight when I got here. Okay. The county council's project
24 presentation, I got that tonight. Tonight. Here's something
25 else. This came June the 22nd. This is the Emergency
26 Management. These people called me every single day that we
27 have had the pandemic. They called me every single day.
28 Because I don't get these till some time later in the week.

29 All right. I have twelve meetings -- I have twelve people
30 that represent District 2. Twelve different people from
31 different communities that represent District 2. They meet
32 with me once monthly before the pandemic. There's the
33 secretary right over there. She gets them there. She sits
34 with us. She does the minutes. Have y'all ever been to a
35 meeting? No. No. Are you in District 2? That's why.

36 Okay. There are twenty-two thousand people in District 2.
37 Twenty-two thousand people. Oh, yes, that's a lot. That's a
38 lot.

39 TOMMY DUNN: Please. Keep the audience
40 down.

41 GRACIE FLOYD: I know that I do not turn down
42 a phone call. You can call my house, you get an answer on the
43 first ring. I know it's easy to come and look at people and
44 say, you should do this, you don't do that, you do this,
45 because that's all you've got to do. I don't have a lot of
46 people around me when I'm trying to get something done because
47 everybody has got an opinion. You know that. Everybody has
48 got an opinion. And if you're dealing with a lot of people
49 you won't get nothing done listening to their opinion.

50 I have been on council seven thousand three hundred and

1 ninety-two days. I didn't just get here. Seven thousand
2 three hundred and ninety-two days minus the days I've been
3 sick. And I was sick. Okay. It took us three months to get
4 a bus going down there in Homeland Park that we never had
5 before. People had no way in; they had no way out. But we
6 finally got a bus. That took three months.

7 No, we don't have one person or piece. I wish we did. We
8 have seven of us use one person and that's Lacey. Seven of
9 us. Each one of us have at least twenty-two thousand people
10 in our district. Twenty-two thousand people. District 2 is
11 doing fine. We were doing fine. I called my folks once a
12 week during the pandemic. I talk to my people. Did you get a
13 phone call? No. You don't live in my district.

14 MALE: (Inaudible.)

15 TOMMY DUNN: Please, let's don't do this
16 back and forth.

17 GRACIE FLOYD: There are a lot of mean people
18 in this world. I don't have time to deal with it. I don't
19 have time -- if you've got issues or if you don't like the way
20 something is going on or if you've got something to say, say
21 it. But I don't have time, I don't have time to do this.
22 I've got people to work with. You live in District 5, go to
23 District 5, work in District 5. He may want your help. I'm
24 interested in District 2.

25 Where were you when we tore the houses down in District 2?
26 Where were you when we got the buses? Where were you when we
27 had ten years of meetings down to Homeland Park? Did you ever
28 come to a meeting? You didn't have to be invited. Did you
29 ever come down to a meeting in Homeland Park to help us clean
30 up the place? Did you? No.

31 Twenty-one years, people. And I'm proud of it. I am
32 proud of my twenty-one years on council. There's nothing you
33 can say, there's nothing you can do, and I don't care how you
34 feel about it. But I've had twenty-one good years. Some of
35 you are here to get your pictures in the paper. I've had
36 enough of that. I've done that, had it done or I did it. And
37 you can't mess with my smile. Thank you.

38 TOMMY DUNN: Mr. Sanders.

39 BRETT SANDERS: Nothing at this time, sir.

40 TOMMY DUNN: Mr. Davis.

41 JIMMY DAVIS: Thank you, Mr. Chair.

42 Mr. Sanders, thank you for correcting me. I should have
43 worded my words a little bit better. You're right, we did not
44 define what a tiny home was. We were informed by staff on the
45 definitions by ordinances on that.

46 You know, when we're talking about unzoned areas, I mean I
47 can feel your pain. District 6 has one little area that's
48 zoned. Zoning is done by voting precinct. And it's a pretty
49 complicated matter. Ms. Hunter has got all kind of
50 information on it. But it's kind of a complicated matter.

1 There's pros and cons to zoning. Learn all you can about it.
2 I know some people have asked me about zoning and how you do
3 it and how you go about it. It's pretty complicated, but it's
4 not hard to learn because I learned it and I'm not that smart.

5 But we have challenges, as well. We've got people
6 building houses on top of houses up in District 6, and that's
7 a real struggle for us because the infrastructure is not there
8 to take care of it.

9 But I thank you all for being here. I appreciate every
10 single one of you for your input. And just know that it
11 doesn't fall on deaf ears. And I thank you for that.

12 Thank you, Mr. Chair.

13 TOMMY DUNN: Thank you, Mr. Davis.

14 Tonight I want to -- I'm going to appoint this ad hoc
15 committee. It's an Ad Hoc Planning Committee. We're going to
16 try this and see how this works out. I'm sure we might have
17 some bugs and kinks to get in it, but if it works out, I'm
18 going to propose an ordinance to go into our county
19 ordinances.

20 But this committee is to consist of the following:
21 Anderson County Council, the council member of the district of
22 the proposed project and the second council member to be
23 selected by that council member. Anderson county staff
24 representative from the Planning and Development and Building
25 Department, representative from the Road and Bridges
26 Department, representative from Wastewater Department,
27 representative from Storm Water Department, representative
28 from the Sheriff's office, representative of the school
29 district that the project is proposed in, and a representative
30 of the fire department that that project is proposed in.
31 Procedures for the committee meeting, residential or
32 commercial project proposed by developer in an unincorporated
33 area of the county, Ms. Hunter, Director of the Planning and
34 Development and Building will coordinate a time for the
35 committee to meet with the developer to discuss various issues
36 regarding the proposed development. For example, zoning,
37 rezoning issues in zoned area, sewer availability, impact to
38 roads in the area and other issues. The developer can decide
39 then if they want to pursue to and wish to continue the formal
40 application following the meeting process. This will take
41 place at the very beginning and let somebody know.

42 And as I said earlier, state law will not let Anderson
43 County or any county have the final say. That goes to the
44 Planning Commission on zoning -- not zoning, but certain
45 issues on development. County council does have final say on
46 zoning issues. It goes before the Planning Commission first.
47 We do have the final say on it. And all this is dictated by
48 state law.

49 Also, I'm going to put a committee together and work with
50 staff about notifications. I'm going to see what we can do

1 and be realistic about it. If there's thirty thousand people
2 in District 5, we can't email -- I don't have -- we're going
3 to do a better way than the way we're doing business. We're
4 going to find a better way to notify somebody and get the word
5 out the best way we can. And let y'all know. And I want to
6 have community input -- this affects y'all -- about this. I
7 want to have -- I offered it last council meeting at the end,
8 my phone number is 844-3765. Y'all call me any time. I'd
9 love to answer -- get a meeting with y'all. Get a meeting set
10 up, go down there, whoever, whatever, for the simple reason to
11 answer some questions and get some confusions out.

12 We still, to this day, someone is calling stuff a tiny
13 home versus this. The developer, whatever you're going to
14 call the guy down there doing this, never ever, my
15 understanding, never mentioned tiny homes. It's a RV park.
16 We need to, we need to communicate and let people know. And I
17 want you to come. I appreciate seeing y'all at meetings.
18 Hope you come to some more. But if y'all will call me or set
19 up something, I'll be glad to go in the area down there and
20 meet and answer any questions we can and try to find a better
21 way to do things. I'm all about that. Ain't none of us
22 perfect and we've found that in the last few weeks.

23 Mr. Davis's area is getting hit -- slammed very hard up
24 there about development. And we just don't need every piece
25 of dirt to be developed if we can't handle the growth. And
26 that's all over the county. And we're concerned -- I'm just
27 concerned about what's going on in District 6 as I am in my
28 own district. Because what's good for one district is good
29 for all the county. And what's harmful for part of the county
30 is harmful for all of us. We need to -- I think for the most
31 part, most council members feel that way.

32 But I do want to, again, put this in the thing and get
33 back. On another note earlier, the flag lots, I'll be putting
34 a committee together on the flag lots because I want the staff
35 to be part of this, council to be part of this, and plus the
36 people that's going to be affected, the surveyors, about this,
37 and make sure we can get all -- if nothing else, because what
38 I'm hearing tonight, for whatever reason, there's been a
39 misunderstanding, if nothing else, you might not like it, but
40 I want everybody to understand this is the way it's
41 interpreted and this is the way it's going to be in Anderson
42 County.

43 So we can get this worked out. Ain't no right this or
44 that. We need to be uniform across it and it needs to be
45 standard and it needs to be consistent how we do things. So
46 we want to make sure that is that.

47 But I appreciate it. Appreciate you coming out tonight
48 and appreciate -- I know we're going through some tough times
49 and we're going to get through this, though, with prayers and
50 God's help.

1 Thank y'all very much. Meeting will be adjourned.

2

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MEETING ADJOURNED AT 8:02 P.M.