

AGENDA
ANDERSON COUNTY COUNCIL
SPECIAL PRESENTATION MEETING

January 2, 2018 at 6:00 PM
Historic Courthouse – Council Chambers – Second Floor
Chairman Tommy Dunn, Presiding

1. **CALL TO ORDER**
2. **RESOLUTIONS/PROCLAMATIONS**

- a. **2018-001**: a resolution to recognize and honor Caroline Davis for her dedicated sportsmanship and outstanding performance in the North American International Livestock Exposition.
Mr. Ray Graham (allotted 5 minutes)
- b. **2018-002**: a resolution to honor and recognize James P. "Sonny" Davis upon his retirement from the Honea Path town council for his lifetime of service.
Ms. M. Cindy Wilson (allotted 5 minutes)

Council Members:

Craig Wooten
District One
rcwooten1977@gmail.com

Gracie S. Floyd
District Two
floydgs@aol.com
(864) 226-3491

Ray Graham
District Three
rav.graham0709@gmail.com

Thomas Allen
District Four
thomas9976@charter.net

Tommy Dunn
District Five
(864) 944-3765
district5@andersoncountysc.org

Kenneth Waters
District Six
kenwaters@bellsouth.net

M. Cindy Wilson
District Seven
district7@andersoncountysc.org

Lacey Croegaert
Clerk to Council
lacroegaert@andersoncountysc.org

3. **ADJOURNMENT:**

AGENDA
ANDERSON COUNTY COUNCIL
REGULAR MEETING
January 2, 2018 at 6:30 PM

1. **CALL TO ORDER**
2. **INVOCATION AND PLEDGE OF ALLEGIANCE**
Mr. Tom Allen
3. **ELECTION OF CHAIRMAN**
4. **ELECTION OF VICE-CHAIRMAN**
5. **APPROVAL OF MINUTES**
December 19, 2017
6. **CITIZENS COMMENTS:** Agenda Matters
7. **ISSUES CONCERNING DISTRICT TWO**
Ms. Gracie S. Floyd (allotted 10 minutes)
8. **ORDINANCE—THIRD READING:** None
9. **ORDINANCE—SECOND READING:** None
10. **ORDINANCE—FIRST READING:**
2018-001: an ordinance amending the Zoning Map to rezone +/- 6.5 acres from R-20 (Single-Family Residential, 20,000 sqft lots) to R-M7 (Multi-Family Residential) on the SW corner of Lebanon and Marett Roads, TMS #091-00-10-011. (**TITLE ONLY**)
PUBLIC HEARING—NO TIME LIMITS
Mr. Mike Forman (allotted 5 minutes)
11. **RESOLUTIONS:** None
12. **APPROVAL OF 2018 COUNTY COUNCIL MEETING SCHEDULE:**

13. APPOINTMENTS:

Clerk to Council

14. REQUESTS BY COUNCIL:

All Districts (allotted 14 minutes)

15. ADMINISTRATOR'S REPORT:

(allotted 2 minutes)

16. CITIZEN COMMENTS: Other Matters

17. REMARKS FROM COUNCIL MEMBERS:

18. ADJOURNMENT

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures in order to participate in this program, service or activity please contact the office of the program, service or activity as soon as possible but no later than 24 hours before the scheduled event.

RESOLUTION # R2018-001

A RESOLUTION TO RECOGNIZE AND HONOR CAROLINE DAVIS FOR HER DEDICATED SPORTSMANSHIP AND OUTSTANDING PERFORMANCE IN THE NORTH AMERICAN INTERNATIONAL LIVESTOCK EXPOSITION; AND OTHERS MATTERS RELATED THERETO.

Whereas, Caroline Davis did compete in the 2017 annual North American International Livestock Exposition held at the Kentucky Exposition Center in Louisville on November 15, 2017. The exposition is the largest all breed, purebred livestock event hosting competitors from 48 states and 6 countries; and,

Whereas, The North American International Livestock Exposition has been held for 44 years helping students develop showmanship skills and gaining experience in techniques associated with exhibition and evaluation of livestock; and,

Whereas, Caroline Davis, has been competing in the International Livestock Exposition for over 6 years. On November 15, 2017 Caroline received her first success as the Reserve Overall Champion Title with her cow Poppy; and

Whereas, Caroline is recent graduate of the Agricultural Education Program from Clemson University and will soon begin her first job as an Agricultural teacher at Crescent High.

NOW, THEREFORE, BE IT RESOLVED that, Anderson County Council wishes to commend our young adults who demonstrate high levels of professionalism required to achieve this showmanship recognition. Developing life skills such as leadership, responsibility, dedication, and teamwork in a highly competitive environment. We are proud of your accomplishments and we wish you great success in your new teaching career.

Resolved in meeting duly assembled this 2nd day of January, 2018.

FOR ANDERSON COUNTY:

Tommy Dunn, Chairman
District Five
ATTEST:

Ray Graham
District Three

Rusty Burns
County Administrator

Lacey A. Croegaert
Clerk to Council

RESOLUTION #R2018-002

A RESOLUTION TO HONOR AND RECOGNIZE JAMES P. "SONNY" DAVIS UPON HIS RETIREMENT FROM THE HONEA PATH TOWN COUNCIL FOR HIS LIFETIME OF SERVICE, AND OTHER MATTERS RELATED THERETO.

WHEREAS, The Honorable James P. "Sonny" Davis recently retired from the Honea Path Town Council after seventeen years of service, serving as mayor pro tem, missing only one town council meeting during all his years of service, and stating his dedicated service came from a desire "to give back to the town I live in and love"; and

WHEREAS, Mr. Davis led the Town of Honea Path in organizing litter pick-up and recycling efforts, actively assisted in Town events such as the Sugarfoot Festival, the Recreational Program, and the Honea Path Christmas parade, which was his favorite event as it allowed him to see the town people and distribute hundreds of stuffed animals and candy to children in attendance; and

WHEREAS, Mr. Davis was active in countywide leadership meetings, always watching for street light outages and road improvements, seeking grant opportunities, and making himself available to Town citizens in the "little town with the big heart"; and

WHEREAS, Mr. Davis is married to Glenda Fisher Davis, has two daughters and two granddaughters, worked at BASF in Anderson for over thirty years as a safety coordinator, is a deacon and trustee of First Baptist Church in Honea Path, and was recently recognized as 2017 Citizen of the Year by the Honea Path Civitan Club;

WHEREAS, Anderson County is grateful to Mr. Davis for his lifetime of service to the people of Honea Path and Anderson County and hereby recognize and honor his many contributions to the community.

RESOLVED in a meeting duly assembled this 2nd day of **January, 2018**.

Tommy Dunn, Chairman
District Five

Ray Graham, Vice-Chairman
District Three

Craig Wooten
District One

Gracie S. Floyd
District Two

Tom Allen
District Four

Ken Waters
District Six

M. Cindy Wilson
District Seven

ATTEST:

Rusty Burns
County Administrator

Lacey A. Croegaert
Interim Clerk to Council

State of South Carolina)
County of Anderson)

ANDERSON COUNTY COUNCIL
COUNTY COUNCIL MEETING
DECEMBER 19, 2017

IN ATTENDANCE:
TOMMY DUNN, CHAIRMAN
RAY GRAHAM
GRACIE FLOYD
CRAIG WOOTEN
KEN WATERS
M. CINDY WILSON
TOM ALLEN

ALSO PRESENT:
RUSTY BURNS
LEON HARMON
KIM POULIN
LACEY CROEGAERT

1 TOMMY DUNN: At this time I'd like to
2 call the Anderson County Council regular meeting of
3 December 19th to order. Like to welcome each and
4 everyone of you here. Thank you for coming. This is
5 our last Council meeting hopefully of the year. At
6 this time I'd like to ask Councilman Wooten if he'd
7 lead us in the Invocation and Pledge of Allegiance.
8 If we'd all rise, please.

9 **(INVOCATION AND PLEDGE OF ALLEGIANCE BY CRAIG WOOTEN)**

10 TOMMY DUNN: At this time, are there any
11 changes, corrections need to be made to the December
12 5th Regular Council meeting? Anybody have any? Make
13 a motion we'll accept as presented to us?

14 CINDY WILSON: So moved.

15 TOMMY DUNN: Ms. Wilson makes the motion
16 to accept as presented to us. Have a second?

17 TOM ALLEN: Second.

18 TOMMY DUNN: Mr. Allen. All in favor of
19 the motion show of hands. All opposed like sign.
20 Show the motion carries unanimously.

21 Moving on now to Item number 4, Citizen Comments.
22 Mr. Harmon calls your name, please restate your name
23 and district for the record. Matters on the agenda
24 item only. Address the Chair and you have three
25 minutes. Mr. Harmon.

26 LEON HARMON: Mr. Chairman, we have one
27 citizen signed up. Elizabeth Fant.

28 TOMMY DUNN: Thank you, Mr. Harmon.

29 ELIZABETH FANT: Can you hear me? Yeah. I
30 guess you can. Elizabeth Fant, District 3. I'm
31 speaking on number 9(b). But I want to preface it a
32 little bit. That was a very wonderful dinner we just
33 had. You know, everything we eat becomes part of us
34 and everything that becomes part of us eventually goes
35 in the ground, including our waste and our bodies and
36 so forth.

37 Let me get to the point here. I'm interested to
38 see what the negotiations are going to be on the solid
39 waste disposal. You think about where we are now then
40 where we were like say in 1950. In 1954 Nelson
41 Rockefeller was -- invented a kind of fertilizer that
42 could be used where crops could be rotated so they
43 didn't have to use the same piece of land and that
44 started really the chemical revolution into our food
45 chain. That including everything that we do,
46 including the sugar we just ate and the other
47 chemicals are going to have a reaction that we have to
48 pay for. Do you know that since 1954 health issues
49 have gone up four thousand percent? That is obesity,
50 heart, diabetes, so forth. We're killing ourselves by

1 what we eat and drink, breathe, live, the chem trails,
2 everything else we're doing. So how we dispose of our
3 waste is very important because when it goes in the
4 ground, it doesn't just go in the ground. It's going
5 to go through the ground and get into the water table
6 and so forth and so on. So, that is my admonition.
7 We had a wonderful lunch today and it was great and I
8 pigged out just like the rest of us, but I tell you
9 what, about three o'clock everybody's going to get the
10 droopsies and if you're diabetic, when you test your
11 sugar, it's going to be up. And you better eat and
12 drink very sparse the rest of the week until
13 Christmas. Drink a lot of water to flush out all the
14 sins that you partake of today.

15 TOMMY DUNN: Mr. Harmon.

16 LEON HARMON: That's all, Mr. Chairman.

17 TOMMY DUNN: Thank you, Mr. Harmon.

18 Moving on, there is no third reading or second
19 reading or first reading. So we're going to be going
20 in to Resolutions. Number 8, Resolutions, 2017-065 a
21 resolution authorizing the execution and delivery of
22 an Inducement Agreement by and between Anderson
23 County, South Carolina and Project Spindle, whereby,
24 under certain conditions, said company will acquire,
25 by construction and purchase, certain property in
26 Anderson County and Anderson County will execute Fee-
27 in-Lieu-of-Tax or lease agreement(s) and provide
28 certain economic development inducements to Project
29 Spindle and execute certain documents and enact
30 certain further legislation for said company's project
31 involving an expected ten million dollars in
32 investment and the creation of seventy-one new jobs.
33 At this time I'll turn things over to Mr. Burriss
34 Nelson. Mr. Nelson.

35 BURRISS NELSON: Thank you, Mr. Chairman. I
36 apologize. I'm getting the presentation documents to
37 you at this late hour. This is an existing company.
38 It's their fourth expansion since they've been here
39 since 2004. It's a growing company, continues to
40 grow. They're in -- make logistics equipment. This
41 is a ten million -- their biggest expansion thus far.
42 Ten million dollars, seventy-one jobs, average pay of
43 fourteen dollars an hour. Adds one point eight nine
44 million dollars to our payroll and has a first year
45 community impact of five million and a twenty year
46 community impact, total impact, of sixty-seven
47 million. The current site pays nine hundred and
48 eighty-seven dollars in taxes. And first year
49 estimated projected taxes will be almost ten thousand
50 dollars in taxes. This comes to Council as a

1 recommendation from staff and from the Economic
2 Advisory Board and we request you give favorable
3 consideration to this particular project. Thank you,
4 sir.

5 TOMMY DUNN: Thank you, Mr. Nelson.
6 Does anyone have any -- put the motion on the floor to
7 move this forward? Motion Mr. Allen, second Ms.
8 Wilson. Now any discussion or comment or question for
9 Mr. Nelson? Ms. Wilson.

10 CINDY WILSON: (Mic not working)

11 BURRISS NELSON: Thank you so much.

12 TOMMY DUNN: We appreciate all the hard
13 work y'all done this past year and look forward to the
14 New Year.

15 BURRISS NELSON: Thank you.

16 TOMMY DUNN: Ms. Floyd.

17 GRACIE FLOYD: Okay. The question is
18 this. The fee in lieu of, it's got a thirty year,
19 thirty year term on the fee in lieu of. Okay. And
20 you said that this place has been here since -- how
21 long, now?

22 BURRISS NELSON: 2004.

23 GRACIE FLOYD: And how many fee in lieu
24 ofs have they enjoyed since they've been here?

25 BURRISS NELSON: This will be the second fee
26 agreement.

27 GRACIE FLOYD: All right. What happens --
28 does this first in lieu of did it -- was it -- did it
29 go to the end of its term?

30 BURRISS NELSON: No, ma'am.

31 GRACIE FLOYD: What was the term on the
32 first one?

33 BURRISS NELSON: Twenty year agreement. By
34 statute the part that makes them required to look at a
35 second fee is there's an investment period with each
36 agreement. State law wants to have all of the
37 investment in the first few years of the agreement, so
38 they give them five years. And that first five years,
39 when that ends then the balance of the fee agreement
40 reducing it from the ten and a half percent assessment
41 ratio for manufacturing down to the six and any play
42 out of any special source revenue credits, all that
43 will be the life of that particular investment.

44 In this case, there's an additional building being
45 constructed right behind the original building that
46 was abandoned two times before. Another hundred
47 thousand square feet being added and this new seventy-
48 one jobs. But because the investment period had ended
49 on the first one, they have to, if they're going to
50 get any kind of incentive at all, they've got to go to

1 another fee agreement. So this newer fee agreement
2 will capture the new capital investment and the new
3 jobs creation and it has a five year investment
4 period. New law allows it to go to thirty years and
5 new law allows investment period once they get the
6 first ten million in the ground, if they decide in the
7 next five years of this agreement, if they want to
8 come back and invest again, they can invest again.
9 They don't have to come before Council with another --
10 requesting another fee agreement. Law's changed to
11 make it a little more convenient for Council and for
12 us and how we process this.

13 GRACIE FLOYD: ??? other question, but I
14 will hold my question at this time. But I'll see you
15 on Christmas morning.

16 BURRISS NELSON: Super. Thank you. Merry
17 Christmas.

18 TOMMY DUNN: Anyone else? All in favor
19 of the motion show of hands. All opposed like sign.
20 Show the motion carries unanimously.

21 Moving on now --

22 BURRISS NELSON: Thank you for your support.

23 TOMMY DUNN: Appreciate it.

24 Now moving on to Item number 9, Report from the
25 Planning and Public Works Committee meeting held
26 December the 7th. Chairman Wilson. Ms. Wilson.

27 CINDY WILSON: Thank you, Mr. Chairman.
28 The economic development project proposed in Executive
29 Session will be brought back to Planning and Public
30 Works Committee soon for further review and then to
31 County Council for approval.

32 The solid waste disposal request for
33 qualifications which was sent out in September had two
34 responses. Our current contract, which expires 12/31
35 has been extended for another thirty days while
36 negotiations continue in order to bring down the cost
37 for Anderson County citizens. New information will be
38 forthcoming in the New Year.

39 The hauling contract which has two one-year
40 renewals is set to be renewed.

41 Discussions involving the camper issue, had input
42 from one private citizen and our Codes enforcer. A
43 camper on private property such as a lake site or
44 hunting and family does not seem to be an issue. It's
45 clusters of campers that appear to be on parcels of
46 land and don't seem to have facilities like water,
47 septic and power. There are a number of reasons that
48 we learned that this has happened. One, which was
49 kind of interesting, is that there's apparently some
50 situation where other jurisdictions give people one-

1 way tickets to come here and they're dumped in our
 2 area. I don't know all of the ins and outs of that,
 3 but that was one thing that was brought up. The other
 4 is that apparently they're drug users in a lot of
 5 these situations. And as our Codes enforcer pointed
 6 out to me when I said, oh, these must be drug dealers
 7 in these areas. He said, no, a drug dealer would be
 8 living in a house. These are drug users. But
 9 wherever you've got a cluster of these type campers,
 10 sometimes you've got people renting spaces that really
 11 don't meet our code in the county. So anyway,
 12 there'll be more discussion of this in the future and
 13 hopefully some resolution. And we look forward to
 14 everybody's input in that.

15 But this is the report from our Planning and
 16 Public Works Committee. And do my fellow members have
 17 anything to add?

18 CRAIG WOOTEN: I wasn't able to make the
 19 last meeting and I totally agree on the camper
 20 situation because it can create a pretty bad
 21 situation. I guess I just -- my worry there is that I
 22 hope leave some kind of discretion because I know many
 23 of them may be drug dealers. I know many of them
 24 maybe have ill intent, but there is a potential that
 25 some of them are just that one step away from being
 26 homeless. And if they're living in a camper I hope
 27 that, you know, maybe our law enforcement or code
 28 officials can have a way to direct them or, you know.
 29 I'd hate for somebody who is actually trying to get
 30 caught up in a way of seeking bad folks. That's my
 31 only comment on that.

32 TOMMY DUNN: Yes, sir. Appreciate your
 33 work on that.

34 Moving on now to Appointments, Item number 10. I
 35 know we've got one appointment, Citizens Advisory
 36 Board, District 7. Ms. Wilson.

37 CINDY WILSON: Thank you, Mr. Chairman. I
 38 would like to put into nomination Mrs. Catherine Hamby
 39 who's recently moved to my district for the Hopewell
 40 Citizen Advisory Zoning Board. She's ---

41 TOMMY DUNN: Got a motion. Got a
 42 second?

43 CINDY WILSON: --- well qualified.

44 TOMMY DUNN: We have a second? Second
 45 Mr. Allen. Any discussion? All in favor of the
 46 motion show of hands. All opposed like sign. Show
 47 the motion carries unanimously.

48 We have anyone else? Any appointments?

49 Hearing none and seeing none, we'll move on to
 50 Item number 11, Requests by Council members. Does

1 anyone have any, at all?

2 Then we'll move on to Administrator's Report.

3 RUSTY BURNS: Nothing at this time, Mr.
4 Chairman.

5 TOMMY DUNN: Thank you. We'll move on
6 to Item number 13, Citizens Comments.

7 LEON HARMON: Mr. Chairman, no one has
8 signed up to speak.

9 TOMMY DUNN: Thank you, Mr. Harmon.

10 Now Remarks from Council members. Mr. Waters.

11 KEN WATERS: Mr. Nelson's already left,
12 I believe. It's been a real good year for
13 development. Just looking at the report that he give
14 us, that's a sixty-seven million dollar impact on the
15 community. Lot of money and a lot of good things
16 happening. Annual salary is going to be almost two
17 million dollars. And this is just one of the good
18 things that they've done. It's nice to finish up our
19 Council meeting like this.

20 Last, but not least, it's the time of the season,
21 Christmas season. Looking forward to spending time
22 with the family and the reason for the season.

23 Thank you, Mr. Chairman.

24 TOMMY DUNN: Thank you, Mr. Waters.
25 Mr. Allen.

26 TOM ALLEN: I, too, just want to wish
27 everybody a Merry Christmas and to tag on with what
28 Mr. Waters said regarding economic development. Just
29 recently a newsletter came out, I think it was --
30 correct me if I'm wrong -- four hundred and eighty or
31 four hundred and thirty-four areas around the country
32 were surveyed for the best place to work in industry.
33 And the Anderson/Greenville area was in the top ten.
34 So that's just another sign that this area is really
35 growing and everybody's doing a great job, especially
36 in economic development.

37 Again, Merry Christmas and Happy New Year.

38 TOMMY DUNN: Thank you, Mr. Allen.
39 Ms. Floyd?

40 GRACIE FLOYD: Yes, we had a good year
41 last year. But this year I'm hoping it's going to be
42 better. I am hoping that we are going to really seek
43 the opportunity to be inclusive about what we do and
44 how we do it and to whom we do it. There are a lot of
45 things out there that need to be done that sometimes I
46 think we just turn a blind eye away from it so we can
47 talk about the good things. But let's talk about
48 both.

49 Let's talk -- next year let's be able to talk
50 about how we have grown in other areas. And Greg,

1 Greg Smith -- I almost couldn't think of your name.
2 Greg Smith, I need to see you after this thing here.

3 TOMMY DUNN: Ms. Wilson.

4 CINDY WILSON: Thank you, Mr. Chairman.
5 Again, dovetailing on what Mr. Allen pointed out,
6 Anderson is ranked number 9 in the nation by Industry
7 League, top 10 best locations to work in
8 manufacturing.

9 Not long ago the Wall Street Journal had an
10 article based on the National Association of Counties.
11 Anderson County was one of the top ten in the nation
12 coming out of the recession. And while we still have
13 lots of work to do, at least we know we're on the
14 right track.

15 So Merry Christmas to everybody and thank you for
16 all the hard work.

17 TOMMY DUNN: Thank you, Ms. Wilson. Mr.
18 Wooten.

19 CRAIG WOOTEN: Yeah, I want to say also
20 Merry Christmas to everybody. And I feel like there's
21 some optimism this year and I'm sure, Ms. Floyd, I'm
22 optimistic about, you know, 2018. And I hope we can
23 continue to work in a way that creates a culture
24 where, you know, Anderson Community, people are buying
25 into the community of Anderson and that all of our
26 projects are -- help all different sides of Anderson
27 out. And that there can be sort of a collective good
28 will there. So I'm excited about it and look forward
29 to being part of it.

30 TOMMY DUNN: Thank you, Mr. Wooten. Mr.
31 Graham.

32 RAY GRAHAM: On the economic development
33 opportunity that, you know, with Anderson County being
34 listed number 9. You know, it really makes our county
35 look great with that listing. But if you truly set
36 back and, you know, you watch the Council as they vote
37 on these fee in lieu's, the different economic impacts
38 that is brought before us, I mean, you see that each
39 and every one of the Council members supports these
40 programs and they're doing it not to impact their
41 district. They're doing it to impact Anderson County.

42 And just like being number 9, you know, listing as
43 far as with business. You know, the great thing about
44 that is the impact that that has is for our citizens.
45 That's the ones that, you know, they're able to bring
46 home more money to their family. They're able to get
47 off of assisted living or, you know, out of campers
48 and stuff. You know, we are generating jobs in
49 Anderson County. When I say we, I'm saying Anderson
50 County in whole is generating jobs that is literally

1 changing lives of our citizens.

2 Because the great thing about it is if you live
3 down in the lower part of the Iva, right there at
4 Abbeville County line and something happens up on the
5 North end, it's still only a short drive. And with
6 that, it has a trickling effect where, I mean, we're
7 creating jobs for entire citizens of Anderson County.

8 So definitely proud to be a part of that and so
9 thankful that our county continues the growth and that
10 we have seven great Council members that supports this
11 growth and continues to support our employees in
12 moving Anderson County forward.

13 Merry Christmas. Hope you guys have a great New
14 Year.

15 TOMMY DUNN: Thank you, Mr. Graham. I
16 just want to say, I want to thank everybody for the
17 great year Anderson County's had in more ways than
18 one. But hopefully we're rest up over the holidays,
19 spend time with our families and loved ones and get
20 right back ready to work first of the year. There's a
21 lot of work to be done. Still to be done in Anderson
22 County. And I know we're up to it. We've got great
23 people. We've got great things in the works. And I
24 want to -- hopefully 2018 will be just as good if not
25 better as a teamwork. That's the way I like to think
26 about Anderson County these last two years been on
27 Council how great the team worked together and it's
28 all due to Mr. Burns pulling everybody together and
29 getting them to work out and we appreciate that.

30 Working with the Sheriff's office just these past
31 few months, our IT department being integrated, Mark
32 back there, I appreciate and look forward to the New
33 Year with it. I think it can only get better and
34 greater. And really look forward to that.

35 Again, it's very sad more ways than one to see Ms.
36 Kim leave, but I'm very happy, look forward to her
37 future with the city and her endeavors. I know she
38 is. I know she'll do a great job down there. Look
39 forward to working with Lacey. I think she's a great
40 addition to the Anderson County team, full time. And
41 looking forward to that.

42 Saying that, I want to wish everyone a Merry
43 Christmas. Most yet, a very safe time during the
44 holiday season. Please be careful and watch out.
45 Remember what this year's all about and thank my
46 fellow Council members for the great year and the
47 service they've done for the citizens of Anderson
48 County. Thank y'all much.

49 Meeting will be adjourned.

50

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(MEETING ADJOURNED AT 12:28 PM)

ORDINANCE NO. 2018-001

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE +/- 6.5 ACRES FROM R-20 (SINGLE-FAMILY RESIDENTIAL, 20,000 SQFT LOTS) TO R-M7 (MULTI-FAMILY RESIDENTIAL) ON THE SW CORNER OF LEBANON AND MARETT ROADS, TMS #091-00-10-011; AND OTHER MATTERS THERETO. (TITLE ONLY)

**Anderson County Planning Commission
Staff Report
December 2017**

Applicant: Philip Marett
Current Owner: Philip Marett
Property Address: SW Corner of Lebanon and Marett Rds.
Voting Precinct: Five Forks
Council District: Four (4)
TMS #(s): 91-00-10-011
Acreage: +/- 6.5
Current Zoning: R-20 (Single Family Residential - 20,000 sf lots)
Requested Zoning: R-M7
Surrounding Zoning: North: Right of Way for Lebanon Road, then R-A
South: R-20
East: Right of Way for Marett Road, then R-20
West: R-20

Evaluation: This request is to rezone the parcel of property described above from R-20 (Single Family Residential) to R-M7 (Multifamily Residential). The applicant's stated purpose for rezoning is to build townhomes/condominiums. A total of seven units per acre would be permissible, if approved for R-M7.

This property was zoned R-20 at the time of initial zoning for the Five Forks Voting Precinct in 2000.

Lebanon Road is a state road, classified as a collector. Marett Road is a county road, classified as a collector.

A county served gravity sewer line runs parallel with Lebanon Road. The county currently has limited capacity in a nearby pump station but is considering installing a new line that will free up some capacity that could serve this development.

Staff Recommendation: While facilities exist that could support a development that is more dense than single family, the applicant's request of R-M7 is incompatible with the County's Future Land Use map as approved

by County Council in the 2016 Anderson County Comprehensive Plan; therefore staff is compelled to recommend **DENIAL** of this request.

Zoning Advisory

Group Recommendation: The District 4 Zoning Advisory Group met on December 6, 2017, and recommended **DENIAL** of a request to rezone from R-A to R-M7. The vote was 3 in favor, 0 opposed, and 1 absent.

Planning Commission

Recommendation: The Anderson County Planning Commission met on December 12th, 2017, and after a duly noted public hearing recommended **DENIAL** of a request to rezone from R-A to R-M7. The vote was 4 in favor, 0 opposed, and 3 absent.



Rezoning Application

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Philip G Maret, Sr

Mailing Address: 1625 Maret Rd Pendleton, SC 29670

Telephone and Fax: 864 225 0880

E-Mail: _____

Owner's Information

(If Different from Applicant)

Name: _____

Mailing Address: _____

Telephone and Fax: _____ E-Mail: _____

Designation of Agent: (Complete only if owner is not the applicant)

I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for rezoning.

11/7/2017

Owner's Signature

Date

Project Information

Property Location: corner Lebanon Rd/ Maret Rd

Parcel Number(s)/TMS: 091-00-10-011

County Council District: 4

School District: 4

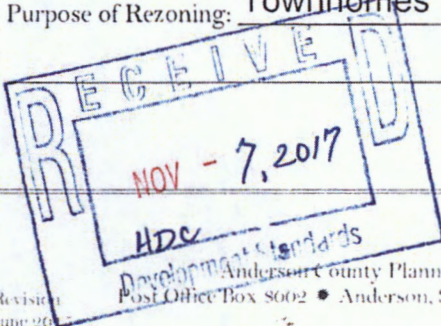
Total Acreage: 6.5 acres

Current Land Use: agriculture

Current Zoning: R-20

Requested Zoning: R-M7

Purpose of Rezoning: Townhomes



Private Covenants or Deed Restrictions on the Property: Yes

☐

No

☒

If you indicated no, your signature is required.

Philip Guy Marek
Applicant's Signature

11/7/17
Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-1145: July 1, 2007) - determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office. It is the applicant's responsibility for checking any subdivision covenants or private covenants pertaining to the property.

Comments: _____

Please attach an accurate plat (survey) of the property to this application.

• A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator or County Council. •

Please refer to the Anderson County Planning & Community Development Fee Schedule for amount due.

As the applicant, I hereby confirm that the required information and materials for this application are authentic and have been submitted to the Anderson County Public Works Division – Planning & Community Development.

Applicant's Signature

Date

Page 2 of 2

For Office Use Only:

Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

Scheduled Advisory Public Hearing Date: _____ Citizens' Advisory Recommendation: _____

Scheduled Commission Public Hearing Date: _____ Planning Commission Recommendation: _____

Scheduled Council Public Hearing Date: _____ County Council Decision: _____



Rezoning Application Supplement Planning Commission Review Criteria

Date of Application Completion _____

Application Status (Approved or Denied) _____

Project Information

Property Location: corner Lebanon Rd/ Marett Rd

County Council District: 4 School District: 4

Total Acreage: _____ Current Land Use: agriculture

Current Zoning: RM-20 Requested Zoning: _____

Purpose of Rezoning: For development as townhomes/condominiums

How will this proposal be compatible with surrounding properties? Mixed use in the area, mainly single family and agricultural. Property is adjacent to Mt. Lebanon Elementary School.

How will this proposal affect the use and value of the surrounding properties? Requested change should have no negative impact on surrounding property values. Use will remain as mixed.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.
Yes. Property could be developed as single family. About 7 or 8 lots.

What would be the increase to population and traffic, if the proposal were approved? _____
Multi family use would add about 24 families instead of 8. Traffic increase is minor.

What would be the impact to schools and utilities, if the proposal were approved? _____

Adding 24 families to the area would have little noticable impact on schools and utilities.

How is the proposal consistent with the Anderson County Comprehensive Plan; particularly the Future Land Use Map? Future land use is indicated @ agricultural.

Are there existing or changing conditions which affect the development of the property and support the proposed request? Multi family would add affordable housing to the surrounding market area.

Additional Comments: _____

On a separate page, please provide any additional information or evidence that supports your request and the statements that you have provided in this application and supplement.

Page 2 of 2

For Office Use Only:

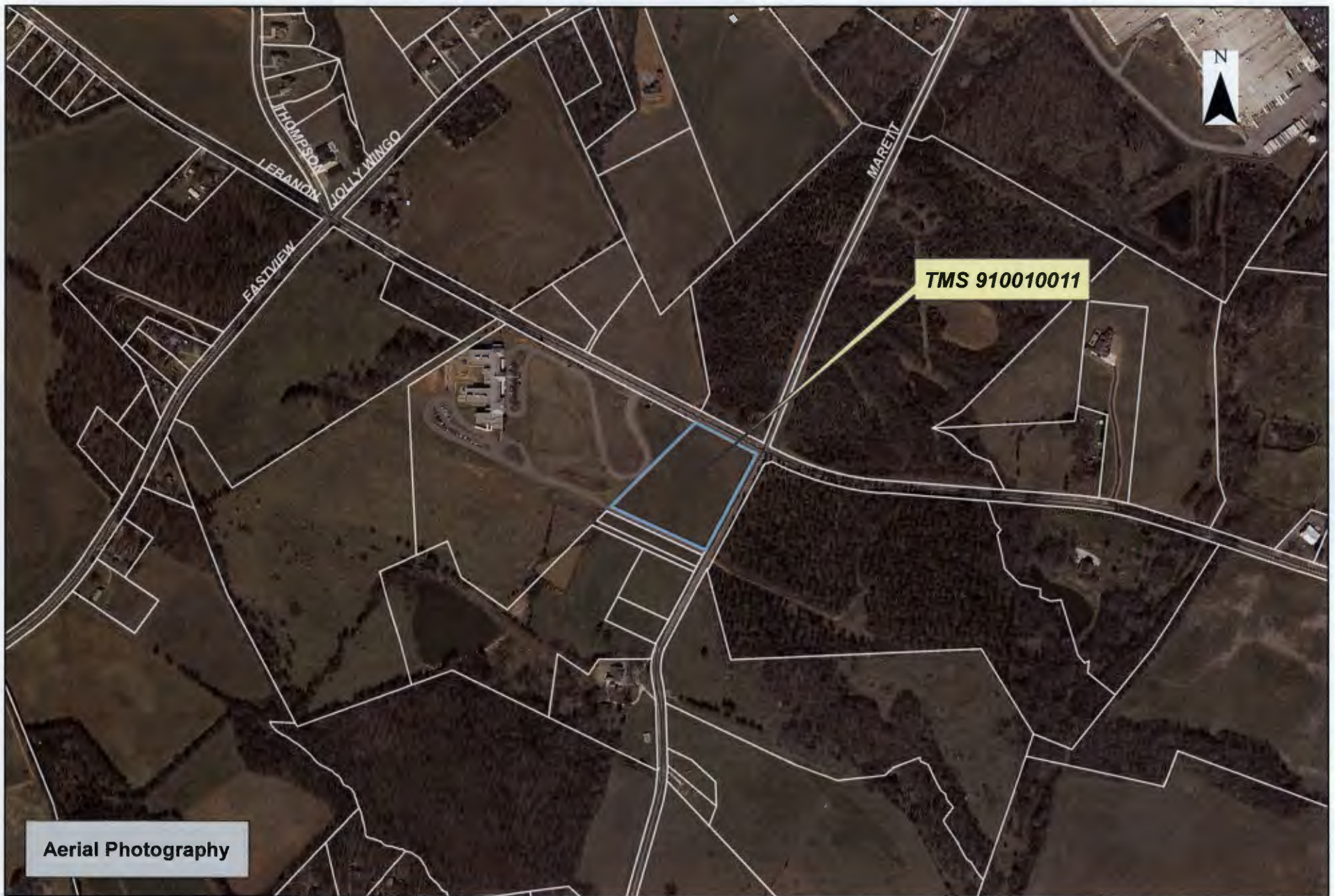
Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

Scheduled Advisory Public Hearing Date: _____ Citizens' Advisory Recommendation: _____

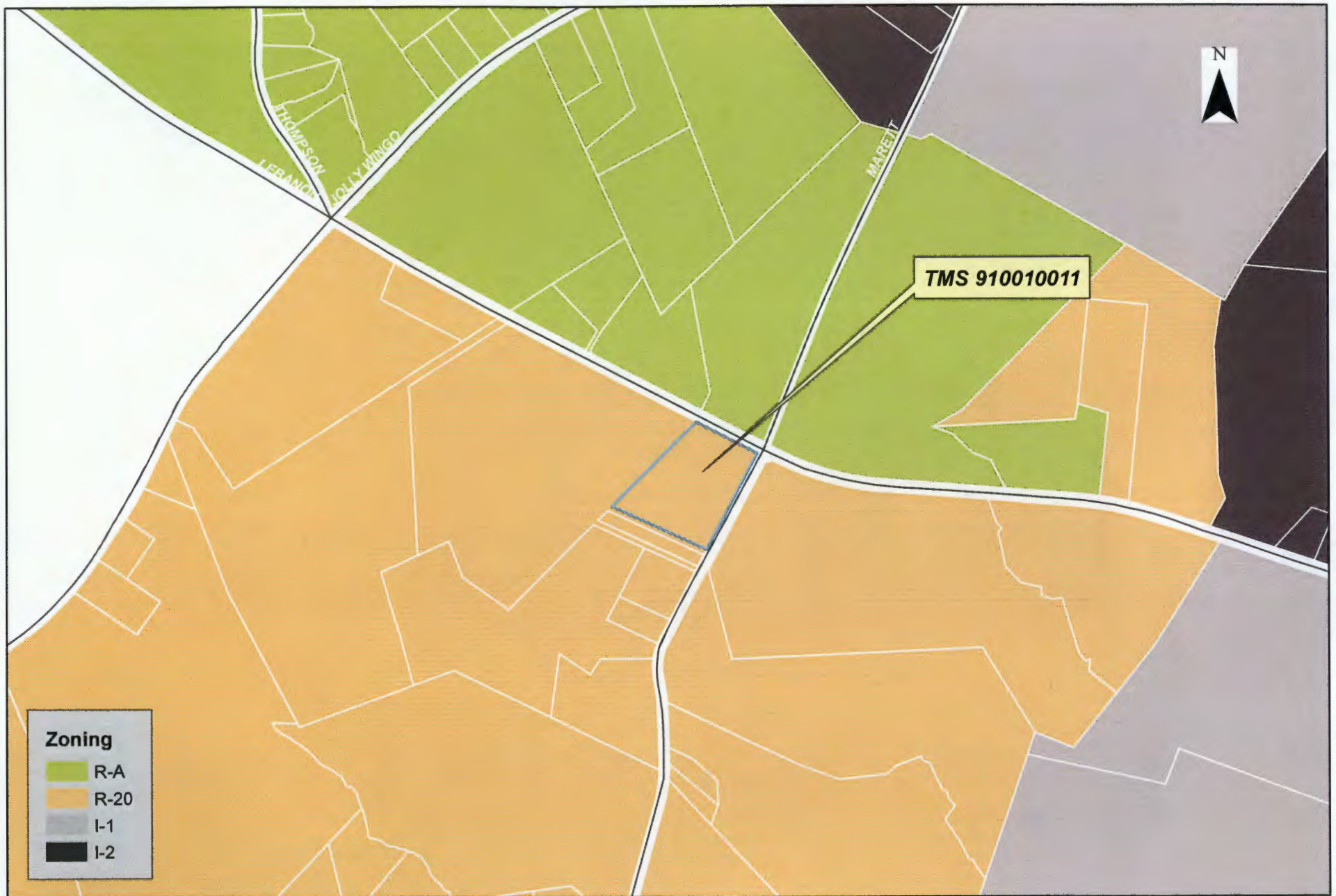
Scheduled Commission Public Hearing Date: _____ Planning Commission Recommendation: _____

Scheduled Council Public Hearing Date: _____ County Council Decision: _____



Rezoning Request
Corner of Lebanon Rd. and Marett Rd.
R-20 to R-M7

0 500 1,000 2,000 Feet



Rezoning Request
Corner of Lebanon Rd. and Marett Rd.
R-20 to R-M7

0 500 1,000 2,000 Feet



Rezoning Request
Corner of Lebanon Rd. and Marett Rd.
R-20 to R-M7

0 500 1,000 2,000 Feet

2018 COUNCIL MEETING SCHEDULE

January 2

July 3

January 16

July 17

February 6

August 7

February 20

August 21

March 6

September 4

March 20

September 18

April 3

October 2

April 17

October 16

May 1

November 6

May 15

November 20

June 5

December 4

June 19

December 18