

City of Anderson  
Regular Meeting  
February 9, 2015

The regular meeting of City Council was held this date in City Hall Council Chambers at 6:00 pm. In attendance were Mayor Roberts, Mayor Pro Tem Laughridge, Council Members Kirven, Stewart, Thompson, Chapman, Harbin, Buck Roberts and John Roberts. Also in attendance were City Manager, John Moore; Assistant City Manager, Linda McConnell; Utilities Accountant, Margot Martin; City Attorney, Frankie McClain; Fire Chief, Dale Horne and Planning Director, Maurice McKenzie. The invocation was given by Mayor Pro Tem Laughridge with respects to the flag by Councilman Matt Harbin.

SPECIAL RECOGNITION  
Fire Department Promotion  
Lieutenant Daniel Cawthon

Fire Chief, Dale Horne said due to a recent retirement, the Anderson City Fire Department has a Lieutenant position vacant.

Sergeant Daniel Cawthon was hired on September 19, 2005. He was promoted to Engineer on March 29, 2010 and to Sergeant on March 29, 2013. He is a volunteer with the Belton City Fire Department and Belton Rescue Squad. He is a top candidate in our Lieutenant promotional process which includes a very competitive written test, interview and resume.

Sergeant Cawthon has completed all requirements and will be promoted to the rank of Lieutenant.

Assistant Fire Chief, Randy Bratcher pinned the Lieutenant bars on Sergeant Cawthon.

Fire Department Life Savings Award  
Assistant Chief Randy Bratcher

Chief Horne said on December 22, 2014, the Anderson Fire Department was dispatched to the Chick-Fil-A on Clemson Blvd for a cardiac arrest. Engine 2 and Car 2 responded. Car 2 was the first unit on scene, with Engine 2 arriving shortly thereafter. Assistant Chief Bratcher assessed the patient and found that she had no pulse and was not breathing. He started chest compressions while the other firefighters arrived. The AED was used on the patient. Assistant Chief Bratcher continued doing compressions and Firefighter Donoff used the bag mask to perform ventilations. When EMS arrived, the AFD personnel assisted EMS with preparation for

transport to the hospital. The survival of this patient was directly related to the actions of Assistant Chief Randy Bratcher and Firefighter Jacob Donoff.

Chief Horne presented Assistant Chief Randy Bratcher with the Life Saving Award.

#### SPECIAL PRESENTATION

Anderson Alumnae Chapter of Delta Sigma Theta Sorority, Inc. – Delta Day at City Hall

Council Member Thompson introduced Tracy Richardson of Delta Sigma Theta, she gave Council a back ground on the Chapter and shared the programs the Sorority is involved in within the Anderson Community.

#### APPROVAL OF MINUTES

A motion by Mayor Pro Tem Laughridge seconded by Council Member Thompson carried unanimously (9-0) to approve the minutes of the January 26, 2015 meeting as presented.

#### REQUEST CONSIDERATION OF AN ORDINANCE TO AMEND THE PDD DOCUMENT FOR MYSTIC VINEYARDS SUBDIVISION, LOCATED OFF REED ROAD

Planning Director, Maurice McKenzie said in 2008, the Planned Development District (PDD) document for Mystic Vineyards was approved by Council. Since a PDD document is considered to be the zoning for a specific piece of land, any significant changes to the document must go through the public process, like a rezoning. A new home builder, Meritage Homes is now the primary contractor for the development. The applicant initially requested to make 5 revisions to portions of the PDD document in order to better meet Meritage's proposed plans for the remainder of the subdivision.

The development of this subdivision has been the subject of concern for surrounding residents over the years. Therefore, it was suggested that the applicant meet with residents prior to the public process in order to better explain their proposal and to get feedback from any concerned citizens. On January 24<sup>th</sup>, a neighborhood meeting was held. Residents expressed concerns regarding the need to change any element of the document that was approved in 2008. After much discussion, the applicant decided to revise their request from 5 to 2 items, although there was not 100% consensus on allowing the 2 changes:

Requested Items:

- Reduce the side yard setbacks from 7.5 feet to 6 feet
- Allow houses to be built on monolithic raised slabs instead of crawlspaces

Items Removed from the Original Request:

- Allow 2 story houses on perimeter lots abutting Thornehill
- Reduce the square footage of new houses from 2,000 square feet to 1,600 square feet
- Allow the rear of perimeter houses to have a different combination of exterior materials

This request was heard by the Planning Commission on February 3<sup>rd</sup>. Approximately 25 people representing Mystic Vineyards, Bradley Park, Thornehill, and Garden Gate were in attendance. Citizens who spoke were in opposition to the 2 proposed revisions.

The Planning Commission considered this request at their February 3<sup>rd</sup> meeting and recommended approval by a 5-1 margin. Their recommendation was based on the belief that the applicant made a reasonable compromise at the neighborhood meeting and the requested changes will not negatively impact the neighborhood. Also, the Commission stated that they believe the downturn in the economy regarding residential construction caused hardships and wants to see the subdivision built-out. They hope that these revisions will help the subdivision succeed while not reducing property values.

Attorney, Tom Dunaway spoke on behalf of Meritage Homes, presenting to Council two pictures of a house built on a crawlspace and a house built on a monolithic raised slab to show the appearances are not much different. Mr. Dunaway expressed that the 2 changes will affect the 30 additional homes to be built which will add to the City's tax base.

Mayor Pro Tem Laughridge questioned the reasoning behind the setback to 6 feet. Mr. Dunaway said it was a density issue and would make a certain group of lots more flexible. Mr. Dunaway also stated the City code only requires 6 feet setbacks.

Contact, Pat Murphy from Meritage Homes, spoke about the pie shaped lots that would benefit from the setback to 6 feet. Councilman Kirven asked that these pie shaped lots be specified and the setback to 6 feet only apply to these lots. Mr. Murphy agreed to these terms.

Mayor Pro Tem Laughridge also asked for clarification on the benefit of building on a slab. Mr. Murphy said other than the cost benefits, it reduces moisture forming a moisture barrier.

Councilman Kirven asked Mr. Murphy about their involvement since 2008 and his knowledge of the original PDD document. Councilman Kirven expressed to Mr. Murphy the extensive work and compromise in creating the original PDD document.

Councilman Stewart also had concerns on the selling price of the newly built homes at \$253,000. The original PDD stated homes would sell between \$300,000 and \$400,000. Councilman Stewart asked Mr. McKenzie if the selling price could be enforced. Mr. McKenzie said the selling price of \$300,000 to \$400,000 was put into the PDD because it was strongly suggested by the surrounding community but cannot be enforced.

Mr. Ronald Hendrick, homeowner at 159 Bradley Park spoke to Council about the disappointment in the consideration of the 2 changes proposed. He believes that the Contractors will succeed in doing away with the original PDD document. He also expresses that the neighbors were dissatisfied with the fence that was built. They believe it does not meet the standards that were promised. Mr. Hendricks also spoke about the fear of devaluing the surrounding neighborhood property values.

After much discussion, a motion was made by Councilman Stewart seconded by Council Member Thompson to amend to setback to 6 feet to only the specified lots.

Councilman Kirven stated he was against the motion because he believes these changes cheapen the houses, also degrading the houses that were built on a crawlspace. He said this is not keeping with the promises made; the neighbors should not have to continue this fight. Councilman Kirven said this is not fair, "a deal is a deal".

Council agreed that they did not have a problem with the setback to 6 feet but the main problem was the slab.

A motion was made by Councilman Stewart seconded by Council Member Thompson to withdraw the 1<sup>st</sup> motion as stated above.

After much discussion, Mayor Roberts asked for a final motion.

A motion by Council Member Thompson seconded by Councilman Stewart carried unanimously (9-0) to continue this consideration until next meeting.

#### REQUEST CONSIDERATION TO PURCHASE A DUMP TRUCK FOR THE WATER OPERATIONS DEPARTMENT

City Manager, John Moore said the Water Department currently operates its equipment fleet with one dump truck. The current 1998 Ford F450 dump truck was transferred from Duke Energy with the purchase of the water system in 2002. This request is for the purchase of a similar Ford F450 model with an upgraded chassis for increased durability.

**Bids Received**

State Contract (Dick Smith Ford, Columbia)	\$49,252
Anderson Ford	Not Available
Clinkscates Chevrolet	No Response
Piedmont Chrysler	No Response
Richard Kay	No Response

This equipment will be used daily in the operation, maintenance, and construction of the retail water system.

This purchase will be funded by the Water Department capital equipment budget.

The staff recommends the purchase of the Ford F450 dump truck on state contract from Dick Smith Ford in Columbia at a cost of \$49,252. This cost includes installation of the dump body by Lee Transport of Columbia.

A motion by Councilman Harbin seconded by Council Member Thompson carried unanimously (9-0) to approve purchase of 2015 Ford F450 dump truck from Dick Smith Ford in the amount of \$49,252. This cost includes installation of the dump body by Lee Transport of Columbia.

**ADMINISTRATIVE BRIEFING**

**UPCOMING EVENTS**

City Manager, John Moore reminded Council of the following upcoming events and all meetings in February 2015.

February 11<sup>th</sup> – Downtown Committee Meeting - MBC

February 12<sup>th</sup> – Anderson County Municipal Association Meeting – Honea Path

February 20<sup>th</sup> – Council Retreat – Madren Center

February 21<sup>st</sup> – NAACP will honor Willie Day at the Westside Community Center

EXECUTIVE SESSION

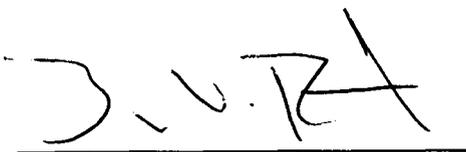
A motion by Councilman John Roberts seconded by Councilman Harbin carried unanimously (9-0) to move into Executive Session to discuss Contractual Matter – Carolina Wren Park and Possible Property Acquisition.

A motion by Councilman Buck Roberts seconded by Councilman Stewart carried unanimously (9-0) to move out of Executive Session.

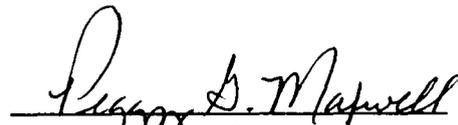
ADJOURNMENT

A motion by Mayor Pro Tem Laughridge seconded by Councilman Buck Roberts carried unanimously (9-0) to adjourn.

ATTEST:



Terence V. Roberts  
Mayor



Peggy G. Maxwell  
City Clerk Treasurer