

ANDERSON COUNTY COUNCIL ANDERSON, SOUTH CAROLINA

All area newspapers, radio stations and television stations were informed of this meeting in compliance with the guidelines set forth in the *Freedom of Information Act*:

*Corrected*

Chairman Tommy Dunn, Presiding

**MINUTES**

**Special Recognition Section – May 19, 2015 - 6:03 p.m.**

Kimberly A. Poulin, Clerk to Council

**PRESENT**

Francis M. Crowder, Sr. - District One

J. Michelle Cole – District Three

Tom Allen – District Four

Ken Waters – District Six

M. Cindy Wilson - District Seven

Rusty Burns – County Administrator

Kimberly Poulin - Clerk to Council

- Gracie S. Floyd – District Two – Absent

This section of the meeting adjourned at 6:07 p.m.

**Chairman Tommy Dunn, Presiding**

**MINUTES**

**Regular Meeting - May 19, 2015 - 6:30 p.m.**

**PRESENT**

Francis M. Crowder, Sr. – District One

Gracie S. Floyd – District Two

J. Mitchell Cole – District Three

Tom Allen – District Four

Ken Waters – District Six

M. Cindy Wilson- District Seven

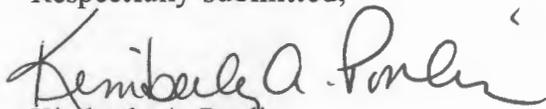
Rusty Burns- County Administrator

Leon Harmon - County Attorney

Kim Poulin – Clerk to Council

A verbatim transcript of the meeting is hereto attached for your approval. The regular business meeting adjourned at 8:29 p.m.

Respectfully submitted,



Kimberly A. Poulin

Clerk to County Council

State of South Carolina )  
County of Anderson )

CORRECTED

ANDERSON COUNTY COUNCIL  
SPECIAL PRESENTATION MEETING  
MAY 19, 2015

IN ATTENDANCE:  
TOMMY DUNN, CHAIRMAN  
KEN WATERS, VICE CHAIRMAN  
FRANCIS M. CROWDER  
J. MICHAEL COLE  
TOM ALLEN  
M. CINDY WILSON

ALSO PRESENT:  
RUSTY BURNS  
KIM POULIN

1 CINDY WILSON: ... Palmetto High School  
2 Air Force Junior Reserve Officer Training Corps for  
3 receiving the 2014-2015 Distinguished Unit Award; and  
4 other matters related thereto.

5 **WHEREAS**, The Air Force Junior Reserve  
6 Officer Training Corps, Unit South Carolina - 942, of  
7 Palmetto High School has for nine consecutive years  
8 received the Distinguished Unit Award, and

9 **WHEREAS**, this award recognizes JROTC units  
10 that have performed above and beyond normal  
11 expectations, and have distinguished themselves  
12 through outstanding service to their school and  
13 community while meeting the AFJROTC mission of  
14 producing better citizens for the United States of  
15 America, and

16 **WHEREAS**, the cadets exceptional character,  
17 citizenship and self-discipline emulate the qualities  
18 sought by the rigorous requirements of the program,  
19 and

20 **WHEREAS**, all cadets are trained in the  
21 fundamentals of Air and Space Technology and must  
22 continually maintain a physically fit appearance and  
23 undergo weekly personnel inspections to ensure proper  
24 maintenance of all uniforms, and

25 NOW, THEREFORE, it is hereby resolved by the  
26 Anderson County Council:

27 The Anderson County Council commends and  
28 congratulates the Palmetto High School Junior Reserve  
29 Officer Training Corps for receiving the 2014-2015  
30 Distinguished Unit Award; and,

31 This resolution shall take effect and be in  
32 force immediately upon enactment.

33 Resolved in meeting duly assembled this 21st  
34 day of May, 2015.

35 May I put that in the form of a motion?

36 TOMMY DUNN: Motion, second by Mr.  
37 Crowder. Any discussion? Hearing none, all in favor  
38 of the motion show of hands. All opposed like sign.  
39 Show the motion carries unanimously with Mr. Waters,  
40 Mr. Allen, Mr. Dunn, Mr. Cole, Mr. Crowder and Ms.  
41 Wilson, and Ms. Floyd not in attendance. Ms. Wilson.

42 CINDY WILSON: Mr. Chairman, may I invite  
43 all of my fellow Council members and all these  
44 wonderful young people and Colonel Creamer and  
45 Sergeant Livingston.

46 **(PRESENTATION OF RESOLUTION)**

47 TOMMY DUNN: I want to thank everybody.  
48 And that will conclude that portion of the Council  
49 meeting. We will reconvene at 6:30 for the regular  
50 Council meeting. Meeting will be adjourned.

1      **(SPECIAL PRESENTATION MEETING ADJOURNED AT 6:07 P.M.)**

State of South Carolina )  
County of Anderson )

ANDERSON COUNTY COUNCIL  
COUNTY COUNCIL MEETING  
MAY 19, 2015

IN ATTENDANCE:  
TOMMY DUNN, CHAIRMAN  
KEN WATERS, VICE CHAIRMAN  
FRANCIS M. CROWDER  
GRACIE FLOYD  
J. MICHAEL COLE  
TOM ALLEN  
M. CINDY WILSON

ALSO PRESENT:  
RUSTY BURNS  
KIM POULIN  
LEON HARMON

1 TOMMY DUNN: At this time I'd like to  
2 call to order the May 19th regular Anderson County  
3 Council meeting to order. At this time I'd like to  
4 ask Ms. Cindy Wilson if she'd lead us in the  
5 Invocation and Pledge of Allegiance. If we would all  
6 rise, please.  
7 **(INVOCATION AND PLEDGE OF ALLEGIANCE BY CINDY WILSON)**  
8 TOMMY DUNN: At this time, do we have  
9 any changes or corrections to be made to the May 5th,  
10 2015 meeting?  
11 Ms. Wilson? If you would, please, make sure  
12 we all speak into our mikes -- and are they on?  
13 CINDY WILSON: The only one that I noted  
14 was page 36, on line 7, it said after those  
15 improvements -- it was supposed to say and the new  
16 building, instead of in the new building. That's all  
17 I have.  
18 TOMMY DUNN: Thank you. Anyone else?  
19 Mr. Crowder?  
20 FRANCIS CROWDER: Thank you, Chairman. On  
21 page 31, line 27, please insert the word in the blank  
22 citizens. On page 51, line 28, change the word  
23 percent to mil, like a tax mil. Thank you, sir.  
24 TOMMY DUNN: Thank you. Anyone else?  
25 Have a motion to move -- adopt with those changes?  
26 FRANCIS CROWDER: So moved.  
27 TOMMY DUNN: Mr. Crowder makes the  
28 motion. Ms. Wilson seconds it. All in favor of the  
29 motion show of hands. All opposed like sign. All  
30 abstentions. Show the motion carries with Mr.  
31 Waters, Mr. Allen, Ms. Floyd, Mr. Cole and Mr.  
32 Crowder and Ms. Wilson in favor, Mr. Dunn abstains.  
33 I wasn't here the last meeting. I don't think it  
34 would be right me voting on something I wasn't here  
35 taking part in.  
36 Moving right along to citizens comments.  
37 Attorney will call your name. As Mr. Harmon calls  
38 your name, please step forward, state your name,  
39 district. This first -- you got three minutes.  
40 First part of public comments is on agenda items  
41 only. Please state what the agenda item you'll be  
42 talking about. Mr. Harmon.  
43 LEON HARMON: Mr. Chairman, there are no  
44 citizens signed up to speak on agenda matters.  
45 TOMMY DUNN: Thank you, sir.  
46 Moving on to Item number 5, Concerns,  
47 Comments regarding the fiscal year budget '15-'16.  
48 Ms. Floyd.  
49 GRACIE FLOYD: I am going to withdraw  
50 most of my comments on this budget since there's a

1 possibility -- we have been told that we might be  
2 having a budget workshop on Thursday night.  
3 TOMMY DUNN: Thursday afternoon.  
4 GRACIE FLOYD: Thursday afternoon. So  
5 I'm going to withhold some of my comments.  
6 TOMMY DUNN: Ms. Floyd. If you would  
7 ---  
8 GRACIE FLOYD: --- wanted it to be known  
9 that I have three areas that I'm very concerned  
10 about. One is employee salary, one is the Sheriff's  
11 budget, and another one is additional personnel.  
12 Thank you.  
13 TOMMY DUNN: Thank you, Ms. Floyd.  
14 Moving on to Item number 6, Ordinance  
15 Second Reading 6(a), #2015-014, an Ordinance  
16 requesting to rezone ~10.68 acres (091-00-08-001),  
17 located at 2825 Lebanon Road, in Council District #4  
18 from PD (Planned Development) to R-A (Residential-  
19 Agricultural) use.  
20 Mr. Forman.  
21 MIKE FORMAN: Nothing now, sir.  
22 TOMMY DUNN: You have anything?  
23 MIKE FORMAN: No, sir.  
24 TOMMY DUNN: We have a motion?  
25 CINDY WILSON: So moved.  
26 TOMMY DUNN: Motion Mr. Allen. Ms.  
27 Wilson seconds it. Any discussion? Hearing none,  
28 all in favor of the motion show of hands. All  
29 opposed like sign. Show the motion carries  
30 unanimously.  
31 Be moving on to Item 6(b), #2015-015, an  
32 ordinance for adoption of the Highway 81 Overlay  
33 District Comprehensive Plan Amendment, to include all  
34 zoned properties or portions of properties that are  
35 within 500 feet of the centerline of Highway 81 and  
36 directly access Highway 81; bounded to the northwest  
37 by the centerline of Scotts Bridge Road, to the  
38 northeast by the centerline of Long Road, and to the  
39 south by the centerline of Reed Road.  
40 Mr. Forman.  
41 MIKE FORMAN: Nothing to add, sir.  
42 TOMMY DUNN: Have a motion?  
43 FRANCIS CROWDER: Make a motion.  
44 TOM ALLEN: So moved.  
45 TOMMY DUNN: Motion Mr. Crowder and  
46 second Mr. Allen. Now discussion. Discussion at  
47 all? Hearing none, all in favor of the motion show  
48 of hands. All opposed like sign. Show the motion  
49 carries unanimously.  
50 Moving on to Item number 7(a), 2015-008,

1 Request for major amendments to 2007 approved  
2 Kowalski's Planned Development Statement of Intent on  
3 +/- 72.12 acres of parcels 147-00-04-005, also parcel  
4 147-00-04-007, and 147-00-04-009, located on  
5 Crestview Road and Harriett Circle in Council  
6 District #1, along with request to add +/- 32.55  
7 acres of parcel 146-00-07-001, located on Vandiver  
8 Road to the proposed renamed Village at Bailey's  
9 Creek Planned Development. (Title Only). Mr.  
10 Forman.

11 MIKE FORMAN: Thank you, Mr. Chair.  
12 This request is to amend what is currently known as  
13 the Kowalski PD, planned development. The new  
14 development name, if approved, would be Village at  
15 Bailey Creek. The applicant has requested major  
16 changes on January 6, 2015 to the planned  
17 development, including but not limited, to the  
18 following. One, to add thirty-two acres along  
19 Vandiver Road to the north. Number two, to increase  
20 the number of access points from one to four. Number  
21 three, to increase the total number of lots from one  
22 hundred and seventy-eight to three hundred and one  
23 and to reconfigure those lots. Staff's original  
24 recommendation is for denial. District 1 zoning  
25 advisory group recommendation is for denial by a vote  
26 of two to one. And the Planning Commission failed to  
27 make a recommendation. Therefore it was deemed a  
28 recommendation of approval. The applicant has  
29 revised the statement of intent which is dated April  
30 13, 2015 and the preliminary plan dated May 13, 2015  
31 to conform to staff concerns and has requested  
32 consideration by Council in lieu of the January 6,  
33 2015 documents.

34 At this time Council has the opportunity to  
35 either move forward with the original request made in  
36 January or to entertain the most recent statement of  
37 intent and preliminary plan. That concludes our  
38 staff report and we'd be happy to answer any  
39 questions.

40 TOMMY DUNN: Thank you, Mr. Forman.  
41 Before we get into that, this will be a public  
42 hearing. Anyone wishing to speak for or against  
43 this, we'll go into public hearing and then you can  
44 -- we'll take questions or whatnot from you. So at  
45 this time we'll be in a public hearing. Anyone  
46 wishing to speak to this matter, please state -- step  
47 forward, address the Council and matters on this  
48 rezone request, please. State your name and  
49 district.

50 MIKE SETTLE: Ladies and Gentlemen of

1 the Council, my name is Mike Settle. And I'm a proud  
2 citizen of this community and one of Mr. Crowder's --  
3 Mr. Crowder's my representative. And I'm happy to  
4 ask that you guys please consider favorable -- give  
5 favorable consideration to this request. We -- the  
6 developer that we're bringing to the table to develop  
7 this piece of property is going to bring  
8 approximately seventy-five million dollar development  
9 to this area. That's seventy-five million dollars  
10 into the hands of people in Anderson County. We're  
11 also going to create more than a hundred jobs over  
12 the next four years developing this piece of  
13 property.

14 When we first looked at this piece of  
15 property and considered it for development, we found  
16 out that there was an existing planned development  
17 already on this. A developer had done a planned  
18 development several years ago; maybe in 2005, 2004,  
19 2007, somewhere in that ballpark. And he was going  
20 to put approximately a hundred and seventy-seven  
21 homes -- he was going to put approximately a hundred  
22 and seventy-seven homes and they were all going to  
23 have one point of ingress and egress. And we looked  
24 at this plan and we thought, okay, we can make  
25 improvements. And we immediately went down and  
26 talked to Bill West at the time. That was before he  
27 retired. And we talked to staff. And sat down and  
28 had several meetings. Brought our engineers and met  
29 with them.

30 So the existing planned development calls  
31 for approximately three lots per acre. That's the  
32 density. And we saw that several of those lots were  
33 kind of in the wetlands and we didn't want to -- we  
34 thought that could be improved. There wasn't very  
35 much green space. And there was -- we felt there was  
36 too much ingress and egress from one point -- when  
37 our engineers talked to the Anderson County  
38 engineering people, Judy Shelato and those people and  
39 staff, we felt like we could improve this and add  
40 more entrances. And we also noticed that there was  
41 no inter-connectivity to the adjacent elementary  
42 school or high school.

43 So, our plan -- we sat down and we wanted to  
44 have a lot better flow. And we wanted to mitigate  
45 the impact. Well, just happened to be another  
46 thirty-two acres on the market at the same time and  
47 so we contracted to purchase that. And that's  
48 currently zoned R-20 and so we wanted to include that  
49 in our planned development. And not increase the  
50 density per acre, but now we have a hundred and three

1 -- go to the next slide, Mike -- now we have -- we  
2 added thirty-two more acres to that. Now we have a  
3 hundred and three acres total, which -- and we wanted  
4 to install four entrances to mitigate the traffic  
5 impact. And this is before we even did the traffic  
6 study. That's to come later. And we wanted to add  
7 more green space and not disturb wetland areas and  
8 preserve that for a kind of in-the-subdivision park  
9 space. And do the same density as the existing  
10 planned development, three lots per acre. And then  
11 Judy Shelato said why don't you -- we were asking her  
12 where we should put our entrances. Our engineers met  
13 with her and we were asking her where we should put  
14 our entrances and she recommended certain spots, so  
15 that's what we did. And then she said, why don't you  
16 guys install sidewalks so that the kids can just walk  
17 to school? They can just walk to Hanna or they can  
18 walk to Midway Elementary School. We thought that  
19 was a fantastic idea. We looked around and not very  
20 many subdivisions in Anderson have sidewalks. Some  
21 of the nicer subdivisions don't have sidewalks.  
22 Anderson City has some, but anyway, so we thought  
23 that would be a great idea. And we want to connect  
24 those to the adjacent schools. So we talked to the  
25 school district and asked them if they would be  
26 willing to let us connect to their property and they  
27 said yeah. You pay for it, you can do it.

28 So this is what we came up with. Initially  
29 we didn't have -- you'll see on this particular  
30 slide, there's three different sections of this  
31 development. There's a red section, a yellow  
32 section, a purple section. And originally the purple  
33 section was not connected to the yellow section. And  
34 after some input from Mr. Crowder and some other  
35 people, we decided we're going to go ahead and do  
36 that. The problem there was, crossing that creek --  
37 it's a corp of engineers creek and to cross that  
38 creek was going to -- we were told was going to take  
39 us approximately two years to get permits. And we  
40 wanted to go ahead -- we wanted to phase this thing  
41 anyway. Anderson can't absorb three hundred houses  
42 all at one time. And so we wanted to phase this  
43 anyway, so we thought we could do it separately. But  
44 Mr. Crowder had a great idea, so we interconnected  
45 those things, staff wanted them interconnected as  
46 well. So we did that. And so now we have good  
47 traffic flow within the subdivision and give people  
48 lots of options to get out of the subdivision.

49 Next slide, please. Staff had had a -- when  
50 we first brought this thing to the Citizens Advisory

1 Council -- I'm not sure what it's called -- but  
2 Citizens Advisory Group and then the Planning  
3 Commission, we had commissioned the traffic study.  
4 And I'm not sure where that -- the people were out of  
5 North Carolina or Atlanta or somewhere. And they had  
6 not completed this traffic study. And I found out  
7 later why. This thing is like a hundred and seventy-  
8 eight pages thick or something like that. A hundred  
9 and forty-some pages thick. And so we were still  
10 waiting for that to come back in and it hadn't come  
11 back in yet and staff said, well, you can go forward.  
12 We had delayed and delayed and delayed. We started  
13 this process back in the fall; back in September or  
14 October. And we had a lot of meetings and stuff and  
15 so this has been percolating and we're getting to  
16 where we want to start developing this thing and move  
17 forward and, you know, we still have to rezone and we  
18 have to do all this stuff but ... So the traffic  
19 study wasn't back yet and so staff said, listen, we  
20 can't make a full recommendation on this thing  
21 without that traffic study, but if you think you'll  
22 get it by the time this is over with, before it gets  
23 to Council, you know, maybe that'll be helpful to  
24 you. So they recommended denial. And let's see, you  
25 can read right there what the staff report says, but  
26 go down to the next page, if you don't mind, it says,  
27 they recommended that a complete traffic study is  
28 recommended by staff and it's the staff's opinion  
29 that complete inter-connectivity is fundamental to  
30 this planned development and a lack of vehicular  
31 connectivity from east to west in this proposal is  
32 not in line with that core principle. So we fixed  
33 that. In the time -- since that initial  
34 recommendation we've fixed that concern that staff  
35 had.

36 Next line. So then, we started going and  
37 talking to the different Council people that we felt  
38 would be key to either support us or, you know, work  
39 against us or whatever, for this project, and so, we  
40 wanted everybody to love this project. We wanted  
41 input. And so we met with Mr. Crowder and he gave us  
42 four major concerns that he had. And the first  
43 concern he had was he agreed with staff that there  
44 should be a connectivity between -- you know, going  
45 across that creek, even if it took us eighteen months  
46 to two years to get the permits, go ahead and do it.  
47 Even if it costs a couple hundred grand, just do it.  
48 So we eventually agreed with that. And then he said,  
49 you know, I don't like vinyl. And so could you  
50 please take that out of the consideration because

1 originally in our statement of intent we had put that  
2 some of the houses would have vinyl in one section  
3 and then -- so he said, look we're trying to do this  
4 overlay district and we want things to be nice on the  
5 81 corridor and so would you please consider using  
6 HardieBoard and brick and stone and that type of  
7 thing. And so we said, absolutely. We'll do that.

8 And then in each section of this thing --  
9 there's three different sections, residential  
10 sections -- there are different -- we plan on having  
11 different brackets of product. We plan on having  
12 like -- I don't have the statement of intent in front  
13 of me. But we'll say eighteen hundred square foot  
14 houses in section A and then two thousand or twenty-  
15 two hundred square foot houses in section B and then  
16 a thousand foot range there and then, you know, maybe  
17 three thousand square foot houses in section C.  
18 Something like that. You have that information in  
19 front of you. And Mr. Crowder wanted us to tighten  
20 that range down to six hundred, and we said, well, we  
21 would like to keep it at a thousand foot range if we  
22 can. Some people will want a one story house, some  
23 people want a two story house and, you know, it's  
24 easy to get like a thousand square feet or even  
25 twelve hundred square foot difference. Then he said  
26 he didn't want slabs. And so, we said, well, is  
27 there a problem with slabs -- I know in this area  
28 there's mostly crawl spaces, there's a lot of crawl  
29 spaces, but now builders are more and more doing slab  
30 construction. And so, these represent houses that  
31 are multi-million dollar houses in different areas of  
32 the country. And they're all built on slabs.  
33 Everyone of those is built on slabs and they're  
34 multi-million dollar houses.

35 Next slide, please. As a matter of fact,  
36 this house happens to belong to Bill Gates and it's  
37 his Florida house and it's built on a slab. It's a  
38 little under twenty million dollars. Next slide. So  
39 -- and then I want to take a couple of -- two or  
40 three different subdivisions to consider in Anderson  
41 and show you what is going on in those subdivisions  
42 and about the square footage variation. First thing  
43 I want to do is look at Bradley Park. Everybody  
44 knows Bradley Park, it's a very nice subdivision.  
45 The homes in there are wonderful. Next slide. But  
46 if you look at 128 Bradley Park, it's a seventeen  
47 hundred and sixty-seven square foot house and there's  
48 nothing wrong with that. It's a wonderful house.  
49 Next slide. And then, right near that same house is  
50 another house at 124 Bradley Park. It's thirty-nine

1 hundred and twenty-eight square feet. That's a  
2 difference of twenty-one hundred and sixty-one square  
3 feet. That's kind of a big range. But it doesn't  
4 diminish from the value of any of the other homes in  
5 that subdivision.

6 Next slide. And then I wanted to look at  
7 the homes in Horse Shoe Bend. Go ahead. Next.  
8 There's a house at 124 Steeple Chase, which is  
9 twenty-eight hundred and thirty-seven square feet.  
10 Next slide. And then, near there there's another  
11 house 115 Steeple Chase, and it's fifty-six ninety-  
12 two square feet. And that's a difference of about  
13 twenty-eight hundred square feet.

14 Next. And then I'll just tell you about my  
15 subdivision. I live in a little two thousand twenty-  
16 six hundred square foot house somewhere in there.  
17 And right next door to me they're building a seven  
18 thousand foot house. I mean that's a huge  
19 difference. I was there first and it doesn't bother  
20 them to build that house there.

21 And so, anyway, I want to respect Mr.  
22 Crowder and I think that his idea of tightening that  
23 range is a good thing to do, and so that's what we  
24 did. And -- but I want to say that it doesn't really  
25 hurt the adjacent homes to have more than a thousand  
26 square foot variation. I mean you could have twelve  
27 hundred, you could have twenty-two hundred, you could  
28 have twenty-eight hundred square foot difference and  
29 it doesn't really hurt the homes in that subdivision.

30 The other thing I want to point out is that  
31 in the Upstate more and more houses are being built  
32 on slab and they look pretty good. This is an  
33 example -- next slide -- this is an example of a two  
34 story house that's built on a slab. Next. This is  
35 another example of a house that's built on slab.  
36 Next. And this is a house that's built on slab. And  
37 there's -- next -- and then this is another two story  
38 house that's built on slab. And these houses that  
39 I've just shown you are built by production builders.  
40 They have brick, they have HardieBoard, they have  
41 stone, they have metal on the roofs on some of the  
42 porches and things like that. So they can be very  
43 nice homes, built by production builders. Next. And  
44 this is one of the neighborhoods here in Anderson  
45 where all the houses are built on slabs. So these  
46 are in the average of two hundred and twenty-five  
47 thousand dollars and up and this is kind of the price  
48 point that we would like to build in. We would like  
49 -- our average home would be between two hundred and  
50 twenty-five and two hundred and fifty thousand

1 dollars. We go up to over three hundred thousand  
2 dollars in some cases and down to about a hundred and  
3 eighty, a hundred and ninety thousand dollars in some  
4 cases. But they would be nice homes and they would  
5 be well apportioned and well planned out and we  
6 wouldn't -- it wouldn't look like little toy  
7 soldiers. It wouldn't look like everybody's the same  
8 kind of house and style. There would be a lot of  
9 variety architecturally and things like that.

10 Next. Another concern expressed by my  
11 friends -- my friends that were in the community,  
12 that I've lived in the same community for twenty-  
13 three years, is what's the impact of three hundred  
14 more homes going to do to the traffic around there?  
15 And I'm very concerned about that because my -- we go  
16 to school there and we are in that community. So we  
17 spent some money on a traffic study and the traffic  
18 study came back and you have a copy of that in your  
19 report. And it said there'll be minimal impact by  
20 this. The way you guys are doing the entrances, the  
21 multiple entrances, mitigates that impact. We don't  
22 recommend that you put any additional -- we told  
23 them, we said, we're willing to do additional turn  
24 lanes if that's needed. We're willing to do traffic  
25 lights if that's needed. Whatever we need to do,  
26 that you guys tell us, we'll do. And so they came  
27 back and said, well, that's not necessary. There  
28 needs to be a traffic light at the corner of Midway  
29 Road and Crestview Road -- or a traffic circle -- but  
30 that needs to happen today. I mean, based on the  
31 traffic that exists right now, that has to -- that  
32 needs to happen today, whether you guys build this  
33 subdivision or not. So that's really not germane to  
34 this subdivision.

35 Next. Finally, I just want to reiterate  
36 economic impact of this project. We plan on -- if  
37 you add up all the money that's going to be spent --  
38 it's going to be roughly seventy-five million dollars  
39 coming into this community. And we're talking about  
40 buying from suppliers and hiring local people and  
41 things like that. We're going to create, in the next  
42 four to five years, we're going to create a hundred  
43 more jobs. Just to tap onto the sewer line, as a  
44 matter of fact, Derrick Singleton's not here tonight,  
45 but Derrick was telling me, he said, you know, we  
46 have a million gallons or so of unused capacity at  
47 the plant downstream. And he said, we need users.  
48 We need users and we need people to pay for that.  
49 And so just to tap onto the sewer system for this,  
50 we're going to have to spend about a million three

1 the first day. Just hand it to Anderson County and  
 2 they can give it straight to Derrick or however you  
 3 guys do that. But that's just the impact fee that  
 4 goes straight to the sewer department. We're going  
 5 to increase the tax base of this property. Currently  
 6 there's less than three hundred dollars a year in  
 7 taxes being paid on this property. We're going to  
 8 increase that to close to a million dollars a year  
 9 and that's going to happen every year from now on  
 10 until -- you know, when that thing gets built out.  
 11 We're going to increase sewer usage fees for  
 12 perpetuity.

13 And finally, we are not asking for one penny  
 14 in requests for any kind of tax breaks from the  
 15 citizens of Anderson County. Now, Mr. Dunn, you  
 16 weren't here for the last meeting, but last three  
 17 meetings that we've had there's been some really  
 18 exciting projects that are coming to Anderson County.  
 19 People are going to create jobs. One company's going  
 20 to spend eighty million dollars -- that's five  
 21 million dollars more than we're spending -- and  
 22 they're going to create a hundred to two hundred jobs  
 23 and we said that's great. We're going to give you a  
 24 tax break for doing that. And we want your jobs that  
 25 bad. And so we gave them thirty-eight million  
 26 dollars in tax breaks for bringing those jobs. And  
 27 that's wonderful. And then there's another company.  
 28 They're going to do forty-seven new jobs or something  
 29 like that. And we're going to give them ten million  
 30 dollars in tax breaks. And that's wonderful, too.  
 31 And so we're going -- we would like to spend seventy-  
 32 five million dollars and we don't want any tax  
 33 breaks. Matter of fact, we want to pay you for the  
 34 privilege of doing that. And so, I would request --  
 35 and listen, we want to listen to you, we want to  
 36 listen to your input, we want to -- we want this to  
 37 be a win-win for Anderson County. We want you guys  
 38 to be very proud that you voted for this and that we  
 39 did a very good job for you. So we request  
 40 respectfully that you vote for this tonight and that  
 41 you allow us to bring this good thing to Anderson  
 42 County. And do you have any questions?

43 GRACIE FLOYD: Mr. Dunn?  
 44 TOMMY DUNN: Yes, ma'am.  
 45 GRACIE FLOYD: Would you rather we ask  
 46 our questions of him or ---  
 47 TOMMY DUNN: Wait until we get through  
 48 the public hearing.  
 49 GRACIE FLOYD: He asked if there were any  
 50 questions.

1 TOMMY DUNN: Well, we'll wait until we  
2 get through the public hearing.

3 MIKE SETTLE: Okay. All right. Thank  
4 you very much.

5 TOMMY DUNN: Anyone else wish to speak  
6 on this matter? Anyone at all?

7 LARRY KOWALSKI: I'm Larry Kowalski. I  
8 live across from Midway Elementary. And that's where  
9 I grew up. My parents were there. Spent many a good  
10 years growing up there. And from there I went on to  
11 the Citadel. Majored in pre-med. My dad was going  
12 to send me on to medical school. Wanted to go ahead  
13 and, you know, get my military obligation out of the  
14 way. Little did I realize that I would end up  
15 spending thirty-eight years in the military and  
16 forty-six years in teaching. So, I planned to and  
17 even after leaving the Citadel and then on to Fort  
18 Sam Houston, when I got my master's degree and Ph.D.  
19 at Clemson and University of Georgia.

20 What am I planning on doing? I'm going to  
21 do volunteer work at Midway Elementary. First thing  
22 I want -- first major project I want to put in at  
23 Midway is the butterfly garden because of, you know,  
24 the butterflies are being eliminated, and so I want  
25 to put one in. And just to show you sort of what --  
26 I've got quite a bit of materials on the monarch  
27 butterfly. It's being eliminated and I want to try  
28 to save it. So this is, again, my project for Midway  
29 Elementary that I want to have these kids get  
30 involved in the monarch. My belief in teaching has  
31 always been to get the kids away from a school and  
32 out into the field. I can still hear some of the  
33 parents at Midway when I announced that I was taking  
34 third graders to Riverbanks Zoo in Columbia. And  
35 when I said we are going to spend the night in  
36 Riverbanks Zoo and can you imagine families with  
37 third graders thinking they're going to sleep out  
38 and, you know, they are still doing that even after  
39 many, many years. And as far as the two year  
40 students in the junior level, I took them to  
41 Riverbanks Zoo in Columbia and then seniors I took to  
42 the beach. So you know, it's these things that I  
43 look forward to and I wish Mr. ?? was here because he  
44 and I have grown very close in our pursuit of what we  
45 want to see for education. And your support of  
46 Midway school there and the future of it and with the  
47 layout of the property and so forth, that will be a  
48 school that many kids will try to get into. Do you  
49 have any questions of myself?

50 TOMMY DUNN: Not at this time.

1 Appreciate it.

2 LARRY KOWALSKI: Okay. Thank you.

3 JOHN BEESON: Mr. Chairman, other  
4 members of Council, my name is John Beeson. I'm  
5 president of Mark III Properties. We're the  
6 developers -- the proposed developers of this site.  
7 We're very excited about it. We've been working on  
8 this project around, I guess, eight or nine months.  
9 We've met with several members of Council, staff and  
10 we've done everything we possibly can to meet the  
11 suggestions that can be met. We have a few we cannot  
12 meet, one being the slab foundation. Our builders --  
13 I went to the builders and said give me a price of  
14 what it would cost you to build a slab -- build a  
15 crawl space and my two builders and mine said, it's  
16 not a money issue, we will not build crawl space. We  
17 sold, I think we sold about seven hundred and fifty  
18 lots last year in the Upstate and over ninety-five  
19 percent of those lots were sold to builders that  
20 built homes with slab foundations. The prices ranged  
21 from a hundred and forty thousand to five hundred and  
22 fifty thousand. So we have quite a bit of experience  
23 in our builders building on the slab foundations.

24 If you have any questions, I'll be glad to  
25 answer them at this time.

26 TOMMY DUNN: Thank you.

27 JOHN BEESON: Thank you.

28 TOMMY DUNN: Anyone else wishing to  
29 speak on this matter? Anyone at all? Anybody?

30 ????: ???, District 1, North  
31 Ridge Drive. The only objection I have to this -- it  
32 sounds great the way he presented it and everything.  
33 But he's asking to build three hundred and some  
34 homes. I suggest that maybe they cut it down to two  
35 homes per lot instead of three. If you're talking an  
36 acre lot and you're going to put three houses on an  
37 acre lot, that's going to cut the frontage way down  
38 and it's just going to make it look like track houses  
39 later on. So if you consider, I wish they would  
40 consider using a lot and putting two houses on a lot.  
41 That way he can still build a seventeen hundred foot  
42 square house or he can build a twenty-five hundred  
43 square foot house and it's not going to look like  
44 it's going to be jammed in there. Thank you.

45 TOMMY DUNN: Thank you. Anyone else  
46 wishes to speak to this matter? Anyone at all? No  
47 one else? Hearing none, public hearing will be  
48 closed.

49 Mr. Forman, you have anything else?

50 MIKE FORMAN: No, sir.

1 TOMMY DUNN: Any Council members?  
2 GRACIE FLOYD: Yes, Mr. Chairman.  
3 TOMMY DUNN: Ms. Floyd?  
4 GRACIE FLOYD: Thank you. I have several  
5 questions about this. You said that you have spoken  
6 to several of the Council members about this. I'm  
7 just wondering who did you speak to? Two of them.  
8 Mr. Dunn and Mr. Crowder? Okay. Also, have you  
9 talked with the residents about this? I can't hear  
10 you.  
11 TOMMY DUNN: Come up here, Mr. Settle.  
12 MIKE SETTLE: You talking about the  
13 surrounding residents?  
14 GRACIE FLOYD: Yes.  
15 MIKE SETTLE: Yes, ma'am. We've talked  
16 to people in Oakmont, we've talked to people in  
17 Rockwell Plantation, we've talked to people in Silver  
18 Leaf. We've talked to people in Bailey Creek. And  
19 we've talked to the neighbors that live on Crestview  
20 Road. And we've heard all their concerns. And we  
21 tried to incorporate -- the people, especially on  
22 Crestview Road, were very concerned about having one  
23 entrance that a hundred and seventy-seven houses, the  
24 way it's currently configured.  
25 GRACIE FLOYD: But you've improved that,  
26 right?  
27 MIKE SETTLE: Yes, ma'am. They were  
28 thrilled that we were going to improve that.  
29 GRACIE FLOYD: Okay. So there's nobody  
30 here that's against this -- there's nobody here  
31 that's against this, so evidently it's been accepted  
32 by the community.  
33 MIKE SETTLE: I would hope so.  
34 GRACIE FLOYD: Okay.  
35 MIKE SETTLE: Ms. Floyd, we are the same  
36 density basically as Silver Leaf. Those are about a  
37 third acre lots. And just to give you another  
38 example and you're talking about Rockwell Plantation,  
39 those are four lots per acre. And anyway, so we're  
40 more in line with what Silver Leaf is like.  
41 GRACIE FLOYD: Okay. I have a couple of  
42 questions.  
43 MIKE SETTLE: Yes, ma'am.  
44 GRACIE FLOYD: The homes you are  
45 building, can they be called affordable homes? Or  
46 some ---  
47 MIKE SETTLE: We sure hope so. We ---  
48 GRACIE FLOYD: Okay. Now if they're  
49 affordable homes, if you add those -- if you added  
50 crawl space instead of the slab, that would raise the

1 prices of those homes, would it not? Because the  
2 crawl space would be more expensive to build?  
3 MIKE SETTLE: Yes, ma'am, they are more  
4 expensive to build. But there's other -- there's  
5 other factors where crawl space houses are superior  
6 in our opinion just besides affordability.  
7 GRACIE FLOYD: Okay. But these houses  
8 you're going to build would have slab.  
9 MIKE SETTLE: Yes, ma'am. That's what I  
10 meant.  
11 GRACIE FLOYD: The houses that you showed  
12 us, as examples, are -- those are the kinds of houses  
13 you're planning on building?  
14 MIKE SETTLE: Yes, ma'am. And nicer.  
15 GRACIE FLOYD: All except the Gates  
16 house. I don't think you're going to build one of  
17 those out there. But those are examples of the type  
18 of houses. Am I correct?  
19 MIKE SETTLE: Yes, ma'am.  
20 GRACIE FLOYD: Okay. You named some  
21 other neighborhoods that had slab buildings on it, as  
22 well, that's doing pretty good. Do you -- what is  
23 the last building project that has gone up on Highway  
24 81?  
25 MIKE SETTLE: The last one that I know  
26 of is right there off of -- right near GBS Lumber,  
27 when you take a left on -- is that Cathey Road?  
28 GRACIE FLOYD: Yes.  
29 MIKE SETTLE: Cathey Road. Down there  
30 on the right there's a subdivision down there.  
31 That's the latest one I've seen.  
32 GRACIE FLOYD: Do they have slab homes  
33 down there?  
34 MIKE SETTLE: Yes, ma'am.  
35 GRACIE FLOYD: They have slab homes, too.  
36 Okay. A couple of months ago we had a housing  
37 development here that was supposed to have been built  
38 but all of a sudden it was voted down. Is this that  
39 same property?  
40 MIKE SETTLE: No, ma'am. This ---  
41 GRACIE FLOYD: Okay. Wait a minute.  
42 Wait a minute. They said that it had mud problem or  
43 something.  
44 MIKE SETTLE: I have no idea.  
45 GRACIE FLOYD: Okay. Mr. Burns, is this  
46 the same type property?  
47 RUSTY BURNS: No, ma'am. This is not  
48 that project where they had the mud problems.  
49 Entirely different project.  
50 GRACIE FLOYD: Okay. All right. Good.

1 Thank you. I wanted to see, because you said at the  
2 beginning that this was a track of land that was  
3 there already and what you did was you came in and  
4 you improved.

5 MIKE SETTLE: Right now it's still  
6 farmland.

7 GRACIE FLOYD: Yeah, but you came in and  
8 you improved the ingress and the egress thing that  
9 you put in and some other things that you did.  
10 Right?

11 MIKE SETTLE: Yes. We haven't  
12 constructed anything yet, we've just improved the  
13 plan.

14 GRACIE FLOYD: I understand. That's what  
15 I'm saying. That's what I'm saying here. The last  
16 time we voted something down up in that area, it was  
17 voted down just like that. And nobody could tell me  
18 why they voted against it. Have you talked to any  
19 other -- the Council people up here other than the  
20 Chair and ---

21 MIKE SETTLE: I've talked briefly to Ms.  
22 Wilson, but not in detail. No, ma'am. I haven't  
23 talked to the other Council members.

24 GRACIE FLOYD: Okay. And the things that  
25 District 7 gave you -- District 1, excuse me -- the  
26 instructions and the recommendations ---

27 MIKE SETTLE: They weren't instructions,  
28 they were recommendations. It was a very friendly  
29 meeting and ---

30 GRACIE FLOYD: Oh, I'm not finished.

31 MIKE SETTLE: I'm sorry.

32 GRACIE FLOYD: The ones District 1 gave  
33 you, you tried to meet -- you met with four out of  
34 five of them?

35 MIKE SETTLE: Three out of four.

36 GRACIE FLOYD: You met three out of four.  
37 Okay. All right. That's -- okay. It sounds like a  
38 very good project and I think it would be a boom for  
39 that area. I heard this morning on the news that the  
40 housing market is going up. I especially liked what  
41 you said, Mr. Settle, about the money coming into the  
42 community. I like that. I like what you said about  
43 y'all not having to pay any -- you're not asking for  
44 a tax break. We have given tax breaks for as many as  
45 ten or twelve jobs. But this is going to be really  
46 good -- it seems like you've done your homework and  
47 everything is in place.

48 MIKE SETTLE: With all the new jobs  
49 coming in, Ms. Floyd, they're going to need houses.  
50 They're going to ---

1 GRACIE FLOYD: They're going to need  
2 houses, yes.  
3 MIKE SETTLE: You guys have created more  
4 jobs through these projects and we hope to fill those  
5 needs.  
6 GRACIE FLOYD: Yes. And I know that  
7 District -- up 81 appears to be the community of  
8 choice for right now. And I just cannot see why this  
9 would not be voted on today unless somebody's got  
10 reason. What's the matter?  
11 TOMMY DUNN: I'm just listening, if  
12 that's all right with you.  
13 GRACIE FLOYD: That's fine, thank you.  
14 Unless somebody has a reason not to want this. Thank  
15 you.  
16 MIKE SETTLE: Thank you.  
17 TOMMY DUNN: Mr. Crowder.  
18 FRANCIS CROWDER: Thank you, sir. Well,  
19 first of all, I want to congratulate you on a  
20 wonderful presentation. It is usually the consensus  
21 of a member of County Council not to enter into  
22 dialogue, but I can't help but at least address a  
23 couple of points.  
24 MIKE SETTLE: Thank you.  
25 FRANCIS CROWDER: Number one, comparing your  
26 project to an economic development project is a  
27 little erroneous, at least by my definition. And  
28 here's the reason why. First of all, you say you're  
29 going to create a hundred new jobs. Well, those jobs  
30 will be here according to your own documentation you  
31 hope to be through with the project in five years and  
32 those hundred jobs will be gone.  
33 MIKE SETTLE: Okay. Fair enough.  
34 That's fair.  
35 FRANCIS CROWDER: Let me finish, please, if  
36 you would. Number two, the general tendency of  
37 people who are -- you say are track home builders, do  
38 not even use local contractors for things like air  
39 conditioning, heat, electrical, so when people  
40 acquire their homes, there's nobody here on residence  
41 that knows anything about the electrical diagram, but  
42 maybe y'all leave them a well-documented diagram of  
43 all of that. Okay. Let me keep on the roll.  
44 Secondly, some of the examples that you  
45 picked out, and I appreciate you picking out Bradley  
46 Park since I live there and I live in one of those  
47 two thousand square foot homes, but the homes that  
48 you said were three thousand plus square feet,  
49 actually had no other choice because it's a valley  
50 that drops off there and the way you have that

1 additional square footage is because there are  
2 basements. Okay. There are basements. And so  
3 people say, well, why do I -- well, let me finish one  
4 other point. When you read the updated material that  
5 you sent me, the devil is always in the details.  
6 Now, don't misunderstand that. I don't mean that  
7 this is devilish or anything like that, that's not  
8 the case. That's just a saying.

9 In section 1(a), you say it's going to be  
10 HardiePlank. An option for masonry front access --  
11 see, I don't even know what that is -- option. Now,  
12 see, which that actually says you can build  
13 HardiePlank and you're a hundred percent compliant on  
14 all four sides. That's what that says. In Section  
15 (c) ---

16 MIKE SETTLE: Two houses down from me  
17 there's a five hundred thousand dollar house that's  
18 all hardy board.

19 FRANCIS CROWDER: Okay. Anyway, I'm just  
20 reading what you gave us.

21 MIKE SETTLE: Yes, sir.

22 FRANCIS CROWDER: Okay. This is not my  
23 writing.

24 MIKE SETTLE: Okay.

25 FRANCIS CROWDER: Section (c) says that  
26 you're going to put HardiePlank siding with brick,  
27 stone, or HardiePlank front accents. Well, see, you  
28 technically, by that definition, can again build in  
29 that section a total HardiePlank house and you  
30 comply. Okay? Now, in Section (b) you did say that  
31 you were going to have HardiePlank siding with brick,  
32 stone or shake front accents and concrete slabs.  
33 Okay? Now all along my contention is that whoever  
34 developed the original Kowalski PD that was approved  
35 in 2008 -- June 19, 2007, I applaud them because if  
36 you were to build this, I personally would have no  
37 problem. Read you why. Number one, it's a smaller  
38 subdivision or neighborhood, whatever you want to  
39 call it. I like to call where I live a neighborhood,  
40 okay. Because just think of the community impact of  
41 a mega project like this; the equivalent of six or  
42 seven subdivisions that we have in Anderson County  
43 all coming on the market under one development and  
44 we're approving essentially five, six, seven projects  
45 at one time. Okay?

46 MIKE SETTLE: You know we'll phase that  
47 and it will only be as the market absorbs it.

48 FRANCIS CROWDER: Well, I realize that.

49 MIKE SETTLE: Yes, sir, okay.

50 FRANCIS CROWDER: But see, you said you're

1 going to be done in hopefully five years.

2 MIKE SETTLE: I hope those new jobs you  
3 bring will ---

4 FRANCIS CROWDER: Well now, the revised --  
5 wasn't that what you all said?

6 MIKE SETTLE: Yes, sir.

7 FRANCIS CROWDER: Okay. Good. All right.  
8 I have consistently said to you and our good friend  
9 Mr. Beeson, that I like what's here and we're still  
10 not there. See, we're not there on the ambiance of  
11 the house. Now Anderson County is growing and it is  
12 going to grow on Highway 81. In fact Council tonight  
13 just voted for the second reading an overlay on 81.  
14 Sorry. It doesn't turn with me. I apologized. We  
15 just passed that. We are committed to making 81 the  
16 gateway to Anderson County if we can and not let it  
17 turn out to be a Clemson Boulevard. That's why I'm  
18 also committed to have residential housing of the  
19 quality that's in the two hundred to two hundred and  
20 forty thousand dollar price range, which quite -- or  
21 whatever, you know, I'm not setting the price of the  
22 house; you did. Right?

23 MIKE SETTLE: Yes, sir.

24 FRANCIS CROWDER: Those are your houses and  
25 those are not by definition affordable houses.  
26 Affordable houses are usually for low income people.  
27 That's a legal definition by the feds, not mine.  
28 Okay. So they're not, while they're affordable,  
29 they're not affordable to low income people. Okay?  
30 So I don't want it to be a misnomer that this is  
31 somehow mystically, you know, a low income project.  
32 I applaud this subdivision and I like butterflies.  
33 In fact, I've been to Victoria and British Columbia  
34 just to see the butterfly gardens. So, I've been to  
35 Niagara Falls on the lake. They have another  
36 beautiful one there. They've got it in North  
37 Carolina. We had a butterfly garden in our backyard  
38 -- not where we live. So, you know, what I'm saying  
39 is, you know, if you were to build -- or want to  
40 start building, you basically could start building  
41 tomorrow because you've got -- already got an  
42 approved PD document.

43 MIKE SETTLE: Do you really want to put  
44 a hundred and seventy-seven houses in one entrance?

45 FRANCIS CROWDER: Pardon?

46 MIKE SETTLE: Do you really want to put  
47 a hundred and seventy-six ---

48 FRANCIS CROWDER: No, no, we would like for  
49 you to definitely have more egress and ingress out of  
50 the thing.

1 MIKE SETTLE: Not by that document.

2 FRANCIS CROWDER: Yeah. Well, let's say  
3 from -- the fact that -- see, the original intent of  
4 this document was to take property that was either R-  
5 20, R-15 or R-12 and try to get it down to where the  
6 average lot size was .041 per acre. That's right off  
7 the approved PUD. It's not my figure.

8 MIKE SETTLE: Okay. Right.

9 FRANCIS CROWDER: Well, you all have gone in  
10 there and shrunk that size. Another thing that I'm  
11 worried about is exactly what my -- one of my  
12 colleagues up here talked about. We have a  
13 subdivision on this side of the town that in major  
14 water rainfalls had horrendous flooding problems and  
15 because they had such small lot sizes and the  
16 distance between the houses, they could not get  
17 bulldozers or earth movers in to correct the problem  
18 in the back of the house, and the backyards were  
19 flooding. By the way, that's either East or West  
20 Cobblestone or whatever it's called out here on  
21 Calhoun. You know, they couldn't get correction of  
22 that.

23 And so, consequently, you know, I applaud  
24 people wanting to build this kind of development,  
25 where it's got some commercial space in it, where it  
26 will also have a wide variety of homes and each  
27 section defining a different size home and a  
28 different style home. But I don't want them all to  
29 be HardiePlank.

30 MIKE SETTLE: They won't be.

31 FRANCIS CROWDER: Well, two of the sections  
32 says you can. It's your writing. I didn't write it.  
33 I just read it. So, you know, based on that, I'm  
34 going to recommend that we deny approval of this  
35 project.

36 TOMMY DUNN: Put that in the form of a  
37 motion.

38 FRANCIS CROWDER: I make that in the form of  
39 a motion.

40 TOMMY DUNN: We have a second? Second  
41 Ms. Wilson. Now, discussion. Any more discussion?  
42 Ms. Wilson?

43 CINDY WILSON: ... wade through the  
44 traffic study and I had a question because I come and  
45 go that way. And was this study done on the 28th of  
46 January? Is that what I'm reading here?

47 MIKE SETTLE: I'm not sure what dates --  
48 it was done over a several week period from my  
49 understanding.

50 CINDY WILSON: Well, I never saw traffic

1 tapes and I pay acute attention to such as that and I  
2 don't recall seeing people out there. I had two  
3 meetings that day; one in the morning and one in the  
4 afternoon and came and went but I never saw anything.  
5 I looked at the date where it says the peak hours and  
6 the method for determining peak hours, etcetera, and  
7 the date was Wednesday January 28th. And I don't  
8 recall seeing any engineer type people or anybody out  
9 there and I don't recall seeing tapes down to count.  
10 And that is a very difficult area during peak hours  
11 because of the proximity to the schools and the  
12 traffic patterns there.

13 And I was part of the Council that had to  
14 consider what Mr. Crowder just read off to you; the  
15 PD that is currently in place there. And I did  
16 repeatedly ask that developer if there was anyway  
17 they could do something like an accel-decel, turn  
18 lane, particularly on Crestview approaching the  
19 Midway Road project because I've come through there  
20 and you can't -- traffic's stuck. I mean, backed up  
21 for half a mile in each direction at about quarter of  
22 eight in the morning till eight o'clock. It's just a  
23 tough place. And, of course, it's a beautiful area  
24 and we want it to grow, but it would be important to  
25 have traffic considerations as well as the quality  
26 concerns. So thank you.

27 MIKE SETTLE: Are you saying they didn't  
28 do it?

29 CINDY WILSON: I'm just saying that I  
30 came through there and I didn't see anyone and I  
31 would have noted, you know, if there would have been  
32 anyone out there counting traffic or if there would  
33 have been a tape. And according to the paperwork I  
34 looked through, it says January 28th. Thank you.

35 TOMMY DUNN: Thank you. Anyone else?  
36 Just like to say, I think -- yes, sir.

37 JOHN BEESON: I want to clear one thing  
38 up that Mr. Crowder said.

39 TOMMY DUNN: Speak into the mike and  
40 I'm going to give you one shot.

41 JOHN BEESON: John Beeson, again. And a  
42 couple of things Mr. Crowder said. In section 3  
43 there was an error that should have read where it has  
44 double HardiePlanks, that should have read shake on  
45 section 3. That means that section one could have  
46 all HardiePlank, sections 2 and 3 cannot have all  
47 HardiePlank. They have to have a mix of bricks,  
48 stone or shake. So that was an error in that.

49 Second thing you brought up was a five year  
50 program. In the PUD we say it's a five to seven year

1 program, not a five year. So we're expecting it to  
2 go five to seven years, probably seven unless we have  
3 rapid sales.

4 And Ms. Wilson, in addressing your traffic  
5 study question, I mean we have traffic studies every  
6 day. We have no input in that. These are  
7 professional engineers. They know what they're  
8 doing, they do it correctly and they don't cheat. If  
9 they say they're there, they're there.

10 TOMMY DUNN: Thank you.

11 CINDY WILSON: Very quickly, may I? This  
12 statement of intent was not in our package. It  
13 didn't go out for public notification. It was --  
14 when I came by late yesterday I picked up a copy at  
15 that point. I'm not sure how many people have the  
16 opportunity to read through it. That's just a  
17 comment. Thank you.

18 TOMMY DUNN: Just like to say, make my  
19 point. I think the current PD that we have is not  
20 good. I made the statement -- I don't think the  
21 Council -- past Council should have never approved  
22 that PD.

23 FRANCIS CROWDER: That's correct.

24 TOMMY DUNN: And I don't think the one  
25 we in now -- the one they're proposing is a good PD.  
26 Two bad ones don't make a good one. The people out  
27 there -- I was on the Planning Commission when this  
28 zoning first come around. People out there  
29 overwhelmingly voted what they wanted. R20 lots out  
30 there, what you call it, and come in. The  
31 neighborhood community board had voted this down two  
32 to one. So they had the thing. I've had numerous  
33 phone calls from people that lives out there and  
34 talked to some people in Oakmont. I just don't think  
35 this is a thing. And we have a -- very good about  
36 the tax things coming in, but at the same time, you  
37 can't put a price on quality of life for those folks  
38 out there. Once it's done, genie's out of the  
39 bottle, it's done. And like I said, those people  
40 even on the first PD that I don't agree with, they  
41 was sold that it was going to be a certain way and  
42 they go back and want to change it. We've got in the  
43 habit here lately of constantly wanting to just keep  
44 coming back and come back and come back, come back  
45 till we get our way about changing something. So I  
46 think we got set a precedent sometime what you want  
47 your community to look like and that's it. Those are  
48 my comments. Anyone else?

49 GRACIE FLOYD: Mr. Chair?

50 TOMMY DUNN: Yes, ma'am.

1 GRACIE FLOYD: I think that -- I think  
2 that this could be a asset to our community for not  
3 only the tax base, but for the impact that it would  
4 make in that area. I still liked the idea that he  
5 compared the economic impact to what they're doing.  
6 I can't see much difference in this thing. Only  
7 thing I can see is that the people who will be moving  
8 into the houses would give us an increased tax base  
9 for as long as they live there. When we have these  
10 other companies coming here, they pay no taxes at  
11 all. The school district has not complained. The  
12 people have not complained. You said you had one or  
13 two. They have not complained. I just feel that  
14 this -- I just feel like this is a community whose  
15 time has come for us to build this. Not only would I  
16 like to see this in the upper part of Anderson  
17 County, I would like to see some houses.

18 You told me earlier that this was not  
19 affordable home kind of things. Okay. We all know  
20 what affordable homes are and where they are. And  
21 you told me earlier that it was not an affordable  
22 home, which means that when people are coming down  
23 here for these new jobs that we're going to be coming  
24 in here, we're getting this many and that many, they  
25 have to have somewhere to live. And this community  
26 seems like the type of place that people will migrate  
27 towards. And I think it's a good idea. My  
28 recommendation is that we vote for it.

29 TOMMY DUNN: Anyone else? All in favor  
30 of Mr. Crowder's motion show of hands. All opposed.  
31 Show Mr. Crowder's motion carries, Mr. Waters, Mr.  
32 Allen, Mr. Dunn, Mr. Cole, Mr. Crowder and Ms. Wilson  
33 in favor. Ms. Floyd opposed.

34 Moving on to the next item on the agenda.  
35 Item number 8(a), Resolution #2015-025 in support of  
36 the issuance by the South Carolina Jobs-Economic  
37 development Authority of it's Economic Development  
38 Revenue Bonds (Watson Engineering, Inc. Project)  
39 series 2015, pursuant to the provisions of title 41,  
40 Chapter 43, of the Code of Laws of South Carolina,  
41 1976 as amended, in the aggregate principal amount of  
42 not exceeding \$8,750,000.

43 Mr. Harmon, would you please speak on this  
44 and explain it a little bit?

45 RUSTY BURNS: Mr. Chairman, I'll take  
46 that. Mr. Chairman, this is Watson Engineering. In  
47 2012 the Council did an agreement with Watson  
48 Engineering to allow them to create eighty-five jobs  
49 which they're already created seventy-eight of those  
50 jobs and to invest up to four million eight hundred

1 and fifty thousand dollars. They've already reached  
2 three million dollars of that goal. What they're  
3 wanting to do is build a new building because they're  
4 expanding. They're wanting to add more jobs and more  
5 products. As you know they make cabs for  
6 caterpillar. They also supply the Ford automotive  
7 company. And they're growing, happily growing and  
8 this is a loan from Jobs and Economic Development  
9 Authority. The county has absolutely no fiduciary  
10 responsibility in this whatsoever. This is more  
11 along the lines of formality, as we've done for  
12 Anderson University and others.

13 TOMMY DUNN: Thank you, Mr. Burns. At  
14 this time, this is a public hearing. Anyone wishing  
15 to speak to this, please step forward and state your  
16 name, district, address the Chair, keep matters on  
17 this right here. Public hearing. Anyone wishing at  
18 all to speak to this matter? Anyone? Public hearing  
19 will be closed. Do we have a motion?

20 KEN WATERS: Mr. Chairman, I make a  
21 motion that we accept this resolution.

22 TOMMY DUNN: Mr. Waters makes the  
23 motion, Ms. Wilson seconds. Any discussion? All in  
24 favor of the motion show of hands. All opposed like  
25 sign. Show the motion carries with Mr. Waters, Mr.  
26 Allen, Mr. Dunn, Mr. Cole, Mr. Crowder, Ms. Wilson in  
27 favor. Ms. Floyd stepped out of the room, asked to  
28 be excused. She needed to take a break. Going into  
29 Item number (b), 8(b), R2015-029, a resolution to  
30 approve certain Mutual Aid Agreements and/or other  
31 Inter-jurisdictional Agreements entered into by the  
32 Anderson County Sheriff's Office; and other matters  
33 related thereto.

34 Mr. Burns, or Mr. Harmon, one of y'all want  
35 to take this?

36 LEON HARMON: Mr. Chairman, this is a  
37 resolution to approve certain mutual aid agreements  
38 that have already been entered into by the Sheriff's  
39 Department. They are attached hereto. They involve  
40 an agreement with Clemson University for special  
41 events. And that's the only agreement that's  
42 attached hereto. It's for the special events at  
43 Clemson.

44 TOMMY DUNN: Thank you, sir. Anybody  
45 want to make a motion?

46 TOM ALLEN: So moved.

47 TOMMY DUNN: Motion Mr. Allen to move  
48 this forward.

49 KEN WATERS: Second.

50 TOMMY DUNN: Second Mr. Waters. Any

1 discussion?  
2 CINDY WILSON: May I real quick?  
3 TOMMY DUNN: Ms. Wilson?  
4 CINDY WILSON: I was reading through  
5 this. Does that mean that their deputies come over  
6 here when they're requested and our deputies go to  
7 Clemson, or is it just the Clemson property and  
8 Anderson County?  
9 TOMMY DUNN: It'll be a two-way street,  
10 but I'll let Mr. Harmon answer that.  
11 LEON HARMON: Yes, that does work both  
12 ways, Ms. Wilson.  
13 CINDY WILSON: Okay, thank you.  
14 TOMMY DUNN: Any further discussion?  
15 All in favor of the motion show of hands. All  
16 opposed like sign. Show the motion carries  
17 unanimously.  
18 Can I have a motion that we take about a ten  
19 minute break?  
20 FRANCIS CROWDER: I so move.  
21 KEN WATERS: Second.  
22 TOMMY DUNN: No objections, we'll take  
23 a break. We'll come back and go into Executive  
24 Session.  
25 **(BREAK AT 7:34 PM)**  
26 TOMMY DUNN: Everybody ready to be  
27 getting started.  
28 CINDY WILSON: Mr. Chairman?  
29 TOMMY DUNN: Yes, ma'am.  
30 CINDY WILSON: Are we back in session,  
31 yet? Okay.  
32 TOMMY DUNN: Waiting on Ms. Kim.  
33 Council will be back in session now. Ms.  
34 Wilson?  
35 CINDY WILSON: Mr. Chairman, may I make  
36 the motion that we go into Executive Session to  
37 receive information regarding EMS contractual  
38 matters.  
39 TOMMY DUNN: Have a motion Ms. Wilson.  
40 We have a second Mr. Waters. All in favor of the  
41 motion show of hands. All opposed like sign. Show  
42 the motion carries. We'll go to the Administrator's  
43 conference room.  
44 **(EXECUTIVE SESSION)**  
45 CINDY WILSON: ... using the County  
46 Administrator to enter into interim contracts to  
47 ensure that all citizens of Anderson County have  
48 access to emergency medical services.  
49 TOMMY DUNN: We have a motion, we need  
50 a second.

1 FRANCIS CROWDER: Second.  
2 TOMMY DUNN: Second Mr. Crowder. Any  
3 discussion? All in favor of the motion show of  
4 hands. All opposed like sign. Show the motion  
5 carries unanimously. Thank you very much.  
6 Moving on to Item number 10, Boards and  
7 Commissions. Mr. Waters.  
8 KEN WATERS: I do. For the EMS Board,  
9 I would like to recommend ---  
10 TOMMY DUNN: Just in time.  
11 KEN WATERS: Do what?  
12 TOMMY DUNN: Just in time.  
13 KEN WATERS: Oh, boy. Now, what are we  
14 here for? I forgot. I'd like to bring this in the  
15 form of a motion. Each one of you have the  
16 application in your packet. Amber McKinney, I'd like  
17 to recommend her for the EMS Board.  
18 TOMMY DUNN: Have a motion Mr. Waters.  
19 TOM ALLEN: Second.  
20 TOMMY DUNN: Second Mr. Allen. Any  
21 discussion? All in favor of the motion show of  
22 hands. All opposed like sign. Show the motion  
23 carries unanimously. Mr. Waters, anything else?  
24 Mr. Allen?  
25 TOM ALLEN: I have none at this time.  
26 TOMMY DUNN: Ms. Floyd?  
27 GRACIE FLOYD: I don't have any at this  
28 time.  
29 TOMMY DUNN: Mr. Cole?  
30 MITCHELL COLE: None at this time.  
31 TOMMY DUNN: Mr. Crowder?  
32 FRANCIS CROWDER: I have none at this time.  
33 TOMMY DUNN: Ms. Wilson has none and  
34 District 5 has none.  
35 Now requests by Council members. Ms.  
36 Wilson?  
37 CINDY WILSON: ???  
38 TOMMY DUNN: Okay. Mr. Crowder?  
39 FRANCIS CROWDER: None.  
40 TOMMY DUNN: Mr. Cole?  
41 MITCHELL COLE: None.  
42 TOMMY DUNN: Ms. Floyd?  
43 GRACIE FLOYD: Yes, I have one  
44 allocation.  
45 TOMMY DUNN: Ms. Floyd, would you --  
46 your microphone.  
47 GRACIE FLOYD: I have one allocation I  
48 need to make from District 2's rec account. It's to  
49 -- let me get my paperwork -- you have it at your  
50 desk. It is to the -- well, it's to the organization

1 in Anderson County. The name of it is Mentoring  
2 Change for Success. This organization is going to do  
3 a community carnival to stop violence -- to help to  
4 stop the violence in Anderson, South Carolina. They  
5 are also planning a walk. The name of the  
6 organization is Mentoring Changes for Success. This  
7 walk is going to be held at the Chris Park up at the  
8 Civic Center on June the 6th and they're asking for  
9 funds to help them, you know, with this. And  
10 District 2 would like to assist them in the amount of  
11 twelve hundred dollars. And that's in the form of a  
12 motion.

13 TOMMY DUNN: Do we have a second. Mr.  
14 Cole. Any discussion? All in favor of the motion  
15 show of hands. All opposed like sign. Show the  
16 motion carries unanimously.

17 Ms. Floyd, anything else?

18 GRACIE FLOYD: That's it, thank you.

19 TOMMY DUNN: Thank you. Mr. Allen?

20 TOM ALLEN: I have nothing at this  
21 time. I'm in about the same boat as Ms. Wilson's  
22 budget right now. So I have none.

23 TOMMY DUNN: Mr. Waters?

24 KEN WATERS: I don't have any.

25 TOMMY DUNN: District 5 has none at  
26 this time neither.

27 Mr. Burns. Yes, I do. I'd like to make a  
28 motion to take twelve thousand dollars out of  
29 District 5's paving account for the Equinox Park out  
30 on Standridge Road.

31 MITCHELL COLE: Second.

32 TOMMY DUNN: Have a motion and a second  
33 by Mr. Cole.

34 GRACIE FLOYD: How much was that?

35 TOMMY DUNN: Twelve thousand.

36 GRACIE FLOYD: For the Equinox Park?

37 TOMMY DUNN: Yes, ma'am. Any more

38 discussion? All in favor of the motion show of  
39 hands. All opposed like sign. Show the motion  
40 carries unanimously.

41 Moving on, Administrator's report, Mr.  
42 Burns.

43 RUSTY BURNS: ???

44 TOMMY DUNN: Moving on to Item number  
45 13, Citizens Comments. Mr. Harmon will call your  
46 name. Please state your name and district and  
47 address the Chair. You have three minutes. Mr.  
48 Harmon.

49 LEON HARMON: Mr. Chairman, first person  
50 signed up is Mike Settle.

1 TOMMY DUNN: He left the room.  
2 LEON HARMON: Second person, John  
3 Beeson.  
4 TOMMY DUNN: He left.  
5 LEON HARMON: Next person Elizabeth  
6 Fant.  
7 ELIZABETH FANT: Elizabeth Fant, District  
8 3. Proud to be District 3. There was a memo up here  
9 about events coming up. It did not have one of the  
10 most important ones, though, which is tomorrow. A  
11 litter summit at the Civic Center from 9 to 12. See  
12 you all there and bring ten people. Kiplinger  
13 Magazine or Kiplinger News has a magazine called  
14 Changing Times. And when I first started working I  
15 started reading that magazine years and years ago.  
16 One of the things it advised is to always -- if you  
17 get a raise to live on the paycheck that you had  
18 before. Never live on your new paycheck. And of  
19 course, never extend yourself where you're beyond  
20 what your money is. We're still working on the  
21 budget and I see there's going to be a workshop  
22 Thursday, I believe. And what's in this year's  
23 budget, though, is much too much a wish list rather  
24 than a needs list. And I know everybody's worked  
25 very hard on it. But just as the public service  
26 commission, Duke Energy and some of these others will  
27 throw out, they want to have a so-and-so percent  
28 increase and then you have meetings and then they  
29 actually don't do the increase that they've asked  
30 for. It's lesser. The same sort of thing happens  
31 every year with the budget. Departments don't ever  
32 ask for less. In my opinion they ask for about  
33 thirty percent more than what they need. So when  
34 y'all chop things off, eventually they get what they  
35 want anyway because they didn't ask -- they ask for  
36 way more than what they thought they could get or  
37 should get.  
38 I notice in the packet tonight that the  
39 building permits amount and numbers of housing starts  
40 has increased a good bit since last month. Which  
41 shows, perhaps, that the economy is finally working  
42 on the mend. But just as water in a trough, there  
43 are -- the first people that get to the trough, get  
44 the most of the water and what's left at the end is  
45 very little. And I would say that we really do not  
46 need any tax increase. Our most vulnerable people  
47 are our seniors, which in my line of compassionate  
48 care, I deal with a lot of seniors and they're having  
49 to decide between utility bills ---  
50 LEON HARMON: Time.

1 TOMMY DUNN: Thank you, Mr. Harmon.  
2 That'll be time.  
3 Moving on now to comments from Council  
4 members. Ms. Wilson?  
5 CINDY WILSON: Thank you, Mr. Chairman.  
6 I will look forward to participating in the budget  
7 and the finance deliberations. I don't know of a  
8 single budget, since our group came on mostly in  
9 2009, that hasn't been a real challenge. I do think  
10 that we need to be mindful of the priorities and the  
11 mission and I have no doubt that we'll end up with a  
12 product that works for our citizens. So thank you.  
13 TOMMY DUNN: Thank you. Mr. Crowder?  
14 FRANCIS CROWDER: Chairman, did you say what  
15 time Thursday we were going to have the ---  
16 TOMMY DUNN: I think I have it  
17 scheduled for one o'clock.  
18 FRANCIS CROWDER: One o'clock. Good deal.  
19 Thank you. I have no comment.  
20 TOMMY DUNN: Mr. Cole?  
21 MITCHELL COLE: No comments.  
22 TOMMY DUNN: Ms. Floyd?  
23 GRACIE FLOYD: I don't have a lot of  
24 comments to make except for the fact that I was a  
25 little disappointed about the Bales [verbatim] Creek  
26 thing. I think it would have been a plus for  
27 Anderson County, especially with all these new jobs  
28 coming in and people having to find somewhere to  
29 live. But you know, that's the way it was. It is  
30 what it is. Thank you.  
31 TOMMY DUNN: Thank you, Ms. Floyd. Mr.  
32 Allen?  
33 TOM ALLEN: Yeah. Just very quickly,  
34 one quick comment. I'm hoping everybody can make it  
35 to the air show on the 27th out at the airport.  
36 Thank you.  
37 TOMMY DUNN: Thank you. Mr. Waters?  
38 KEN WATERS: I'd like to mention this  
39 weekend is Memorial Day weekend. So you know, let's  
40 remember what it's really for. Myself being  
41 deployed, I do remember two of the young men that I  
42 sent home and, you know, that was part of my job,  
43 just getting them on the plane and sending them home.  
44 And I remember their name and so think about it every  
45 day. And this great country that we've got proudly  
46 serve it. Have and would do it again. Would love  
47 to. So just let's remember those that have fallen  
48 for us and fought for us. The World War II veterans  
49 were great men. I mean, you can't say much but good  
50 things about how they really fought in actual combat.

1 So have the utmost respect for those. The Vietnam  
2 memorial, we'll be honoring that, I believe Saturday.  
3 And Mr. Allen will be speaking at that. Okay, well,  
4 he'll be at one. Mr. Allen does a great job at these  
5 things. And maybe one day I can do that, but I'm  
6 just not ready for that yet. This is probably the  
7 first year I've been able to even talk about this.  
8 Mr. Allen and I have talked about it and Rusty and I  
9 have talked about it. But this is a sentimental time  
10 and we have a lot to be thankful for, for the people  
11 that fought for us. Thank you, Mr. Chairman.

12 TOMMY DUNN: Thank you, Mr. Waters. I  
13 want to echo those sentiments about Memorial weekend  
14 coming up. I hope we all remember what it's intended  
15 for. I want to personally thank you, Mr. Waters, for  
16 helping out on Equinox Park, what you done to get  
17 things took care of and get it ready to open up. I  
18 want to thank our parks department for doing that and  
19 all the wonderful volunteers and the service men that  
20 brought it to our attention. Let's hope we don't let  
21 this happen again. And get it in shape. I want to  
22 thank all of our service men and women for all they  
23 do and ones that protected us. Want to echo Mr.  
24 Allen's sentiments, also, about the air show. I  
25 think last time -- I think it was 2009; wasn't it,  
26 Mr. Allen, we had one. I think it was a ring of  
27 success, looking for this and appreciate all the  
28 peoples pulled this together and helped put this on.  
29 Staff.

30 Want to remind everybody we have -- the  
31 biggest thing we got in Anderson County, which is the  
32 problem -- you know, you can't put enough money on it  
33 to fix it. The problem is litter. Ain't just  
34 Anderson County problem, sort of like our roads.  
35 It's a state problem. It makes us look bad. And we  
36 got to do it -- talked about it last night at a  
37 meeting. We got to have an educational attitude  
38 adjustment change and get it on. So I hope we can  
39 start this and tomorrow's a great day to kick off.  
40 Mr. Cole's getting behind this initiative of a summit  
41 at the Civic Center. Let's do it. You know, just  
42 something as simple as when you see somebody throw  
43 something out, you're with somebody, tell them that's  
44 not the right thing to do. You know, just takes a  
45 few more minutes and I can't understand why somebody  
46 just can't take a few minutes to get where they're  
47 going to throw out that piece of trash. Because it's  
48 -- our problem, unfortunately, I wished it was  
49 blowing out of the back of a pickup truck or a dump  
50 truck or something. Our problem is people tossing it

1 out the window and too much trash is our biggest  
2 problem. So hopefully we can get that. And  
3 hopefully during this summit I hope there's something  
4 about our magistrate get some attention when they --  
5 when we are fortunate enough to catch somebody, they  
6 need to put some teeth behind it and fine them on  
7 that right there.

8 I want to appreciate what all everybody been  
9 doing. Like I say, we got a budget workshop meeting  
10 one o'clock Thursday. Mind, we've got a long way to  
11 go on the budget, but I think it's very doable. I  
12 think this is -- I was telling somebody today, I  
13 personally think this is one of the better budgets to  
14 do as far as we've done a lot of hard work in the  
15 past and fiscal responsibility to get us where we at,  
16 we just got to prioritize what we got and make our  
17 mind up what we want to do. You know as was said,  
18 keep our fingers crossed and keep praying we can get  
19 a little help from Columbia. Don't never help out a  
20 little extra, a little extra what we can get here and  
21 there. But I do appreciate everybody. Meetings  
22 adjourned. See y'all.

23  
24

**(MEETING ADJOURNED AT 8:29 P.M.)**