

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

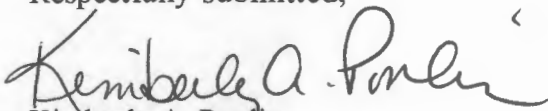
Rusty Burns- County Administrator

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.)