

## Planning Commission August 19, 2019

The Planning Commission met on Monday, August 19, 2019 in the conference room of the Planning and Development office. The following members were present: Chairman Don Hamilton; Pat Webb; Dial Dubose; Mario DiPietro; Blake Sanders, Planning and Project Manager; and Tommy Holcombe, Building Official. Absent: Ray Williams.

*Don Hamilton, Chairman, opened the meeting.*

### **The following items was presented to the Board:**

ANNEXATION REQUEST: Petition to annex 57.99 acres located at Pearson Road and Walnut Hill Drive, Easley, SC into City Limits as Residential 7.5 (R-7.5). Tax map number, 5028-06-38-0138. Owner, Reeve Partnership, PO Box 645, Easley, SC, 29641.

ANNEXATION REQUEST: Petition to annex 10.3 acres located at Pearson Road (behind EMS Station), Easley, SC into City Limits as General Residential 2 (GR-2). Tax map number, 5028-09-16-8868. Owner, Reeve Partnership, PO Box 645, Easley, SC, 29641.

There were no phone calls received about either property. There were two citizens in attendance who had no objections.

Mr. Holcombe was called on to explain about the request at Pearson Road and Walnut Hill Drive. He stated that the owner had contacted the City about developing the land into a subdivision. He also stated that sewer, water, and electric are available at this site. He said that the property meets the zoning requirements for R-7.5 and that staff recommends to annex into the City Limits.

Austin Everett with Blue Water Civil Design, 718 Lowndesville Rd, Greenville, SC, spoke on behalf of the firm. He explained that his company was contracted to develop a neighborhood with single family homes. He addressed concerns for traffic on Pearson Road. He researched past traffic counts completed by SCDOT and feels that the road would be able to handle their development.

Toby Davidson with FTP Development, 220 Drake Cir, Iva, SC spoke about the development plans. They are only intending to develop 40 acres of the property into approximately 105 lots. The other 17 acres will be left natural and right of way for the Brushy Creek Greenway. He expressed that they would be willing to give up property for trail way in the future.

A motion was made by Pat Webb to approve the annexation request as R-7.5, seconded by Dial Dubose. All board members present voted in favor of this annexation request to R-7.5.

***Don Hamilton, Chairman, explained that the Planning Commission is an advisory board and that the request will go to the City Council for the next two readings for approval. He gave the next meeting date of September 9, 2019 at 7:00pm at the Easley Law Enforcement Center. He also explained the process for the request to be approved; that it has to be approved at two Council Meetings. He also stated that one person per agenda item can speak and that whomever will need to sign in to be heard from before the beginning of the meeting.***

Mr. Holcombe was called on for information about the annexation request at Pearson Road behind the EMS Station. He stated that the request was to be annexed in as GR-2 and that the request is being made at that zoning for townhomes. He said staff recommends the annexation.

Different developer, but same builder as the 57.99 acreage annexation requested property.

Wesley White, 211 Society Cir, Anderson, SC spoke on behalf of the Engineering firm. He stated that they intend to develop the property into units with 3-6 townhomes each with garages and an HOA. These will be for sale as single family dwellings. He said that sewer and water are on site. Developer is looking to build 64 total townhomes.

A citizen, Ronald Sandler, who lives on Pope Field Road, but not in City Limits had questions about if he would have to annex his property in and what would happen to the City lines. It was explained by Pat Webb that this would change the City property lines, but would not require him to annex in unless he requested it.

A motion was made by Dial Dubose to approve the annexation request as GR-2, seconded by Mario DiPietro. All board members present voted in favor of this annexation request to GR-2.

There being no further business, the meeting was adjourned.