

Council Minutes
March 11, 2019

Easley City Council met for its regular monthly meeting on March 11, 2019 all members were present. The press was notified. Lisa Chapman, City Clerk served as the recording secretary.

Mayor Bagwell called the meeting to order at 7:00 p.m. He welcomed everyone to the meeting.

Rev. Jeff Childress with St. Andrew UMC gave the invocation followed by the pledge of allegiance.

The minutes from the previous meetings were approved as submitted.

Mayor Bagwell presented Judge Donita Crowe with a plaque for her 30 years of service. He wished her well in her retirement.

Mayor Bagwell called on Council for their reports:

Ward 1: Councilman Garrison – No report

Ward 2: Councilman Dykes –He yielded his time to Megan Wallace to give an update on the annual City wide cleanup day. The clean up day will be April 27th from 8 a.m. – 12:00 p.m. There will be containers in the different wards. Area boy scout and girl scout groups have been asked to participate and clear up the parks.

Ward 3: Councilman Mann –. Wished Judge Crowe a happy retirement and thanked her for her service to the City of Easley.

Ward 4: Councilman Moore – Thanked Judge Crowe for her service to the City.

Ward 5: Councilman Wright – Congratulated Judge Crowe for outstanding work.

Ward 6: Councilman Robinson – No report

Mayor Bagwell called on Mr. Steese for his report: Thursday is the Chamber annual meeting at South and West at 6:00. The Pickens County Municipal Association meeting is on the 25th in Central. The statements of Economic Interest are due by the end of the month.

Citizens wishing to address council: Jeff Kooper: There are sill issues with the ponds in Middle Creek Subdivision. They recently rebuilt the fountains at a large expense. We are not sure if they are damaged again. Please help in anyway you can to get some resolution to this matter. It is effecting property values and sales in the subdivision.

Chuck Pressley: Asked if there was going to be a meeting with the folks from Meadow Ridge. Mayor Bagwell said he had talked with Eric Greenwood, Stormwater Manager and everyone is aware of the situation. He rides by there several times a week to check on things. He is looking at May as a come together meeting but doesn't know anything else. He asked Mr. Greenwood to comment. The D R Horton project has only affected two homeowners. The other problems are

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coming from Middle Creek homeowners' properties. Mr. Steese stated that it was his understanding that D R Horton was working with the homeowners. Mr. Pressley wanted to know about the zoning board and when they meet. How will they know if any request are made that would effect their subdivision? Mayor Bagwell asked Mr. Holcombe when they meet. Mr. Holcombe said the commission meets once a month and it is posted on the City's website. The public is allowed to come to the meetings. Councilman Robinson asked if there is a zoning change will a notice be put on the property in question. Mr. Holcombe said it is advertised on the City's website. Councilman Dykes asked what time the zoning board met. Mr. Holcombe stated at 5:30 in his office. Councilman Mann asked if we could send out the meeting schedule on constant contact. Mr. Steese agreed to do that. Ms. Wallace said it is posted on the website.

Unfinished business second reading of ordinances Ordinance No. 2019-04 to amend §2.6.04(f) (Manufactured Home Park) in the City of Easley's Zoning Ordinance. Councilman Mann made the motion to approve with a second from Councilman Moore. Mayor called on Mr. Steese to give a brief explanation. Councilman Moore asked what was different in a modular home and a mobile home. Mr. Holcombe stated that a modular is stick built and a mobile home is built to HUD standards. Councilman Moore asked if a modular can go into a mobile home park. Mr. Holcombe said it could. Councilman Moore had questions about underpinning. Mr. Holcombe said in a mobile home park it just has to be underpinned. Councilman Garrison called for the question and the motion passed 7-0.

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Councilman Robinson recused himself because Easley Combined Utility is a client of his law firm.

Ordinance No. 2019-02 To rezone certain pieces, parcels or lots of land lying and being in the State of South Carolina, County of Pickens, being shown and designated as tax map numbers 5029-15-52-5672, 5029-15-52-5620, 5029-15-52-4670, 5029-15-52-4527, 5029-15-52-3575, 5029-15-52-3531 being located on Burns Ave, Easley, South Carolina, 29640 and Tax Map Number 5029-15-52-4960 on Breakers Lane, Easley, SC 29640 from R-10 to General Residential (GR-2). Councilman Moore made the motion to approved with a second from Councilman Mann. Mayor Bagwell called on Mr. Holcombe to give a brief explanation. GR2 is for multi-family apartments or townhomes. Councilman Robinson asked if there was any opposition at the Planning Commission meeting. Mr. Holcombe said one couple came with some questions but no opposition. Councilman Moore asked if there was any restrictions? Mr. Holcombe said no mobile home. Councilman Garrison called for the question and the motion passed 7-0.

Ordinance No. 2019-05 to create §2.6.14 (Flexible Review District) in the City of Easley's Zoning Ordinance. Councilman Garrison made the motion to approve with a second from Councilman Mann. Mayor Bagwell called on Mr. Steese to give a brief explanation. This will allow for multiple different types of residential lots/homes on one lot. It is for a single development. They will have to present a plan and a letter of intent to the Planning and Development office. The plan has to be very specific. Council would then review and approve for what can and cannot occur. Mr. Steese also commented on the revision in the ordinance. It would remove the posting of the bond, this is a duplicate and it does not have to be posted twice. An add a clause that says that if the project is not complete in five years the zoning will go back to the original zoning designation. Councilman Garrison made the motion to amend ordinance 2019-05 as Mr. Steese stated, with a second from Councilman Mann. Councilman Dykes called for the question on the amendment, it passed 7-0. Councilman Mann commented this gives us more control for things that wouldn't fit in our normal classifications. Councilman Dykes called for the question and the motion passed 7-0.

New Business: First reading of ordinances. Ordinance No. 2019-06 to establish the standards for the placement of small wireless facilities in covered areas in the City of Easley, South Carolina; and for other purposes. Councilman Moore made the motion to bring to the floor for discussion with a second from Councilman Dykes. Mayor Bagwell called on Mr. Ford with AT&T to discuss the ordinance. When the smart phones came out in 2007 AT&T has seen a 47000 percent increase in data usage over their network. Then people added iPads, Apple watches, phones, etc. People have more than one device trying to connect to the internet. These are small wireless antennas that will go on telephone poles. They off load the data instead of going to the larger towers. It allows them to handle more data more efficiently. 5G helps with delay issues. Councilman Dykes asked if we have this in Easley. Mr. Ford said the closest that AT&T has is in Clemson. Councilman Moore asked if these were going to take the place of the large towers. Mr. Ford said they will not, only compliment them. Councilman Dykes inquired about the safety issues with these. Mr. Ford said they are regulated by the FCC and nothing more than the larger towers. Councilman Robinson does this exclude municipal utilities. Mr. Ford said the model ordinance was drafted by the industry and the MASC. Councilman Robinson inquired about the clause that asked about the city's ability to approve or deny a permit. Mr. Ford said that there are design specifications and if they meet those they can't be denied. Councilman Dykes inquired about when they will begin to install. Mr. Ford said probably six to nine months. Councilman Garrison asked about an annual rate for putting on the poles. So Easley Combined Utility would be the one getting that fee since we don't own any poles. Mayor Bagwell thanked Mr. Ford for coming by. Councilman Garrison called for the question and the motion passed 7-0.

New Resolutions: Resolution No. 2019-05: an Intergovernmental Agreement Pickens County, South Carolina, body politic and political subdivision of the State of South Carolina (hereinafter

“County”), and the Town of Central, Town of Norris, Town of Six Mile, City of Pickens, City of Easley, City of Liberty, and City of Clemson, each individual bodies politic and municipal corporations organized under the laws of the State of South Carolina (hereinafter “Municipality” or collectively “Municipalities”), concerning the allocation of the County Road Maintenance Fee between and among the above-referenced parties. Councilman Dykes made the motion to bring to the floor for discussion with a second from Councilman Wright. Mr. Steese gave a brief explanation. This resolution is concerning the road maintenance fee that the county collects on property taxes. This would allow for cities to receive funding according the road miles that they have. All cities within Pickens County and with the County. They outline what we can use the funds for. We could get funds within 30 days. Councilman Garrison asked if there was any feedback from other cities. Mr. Steese commented that only a few details had to be worked out. One was making sure the road miles were recalculated every January. Councilman Garrison also asked what would happen if we refused this agreement. Mr. Steese said the county would continue to maintain our roads and they haven’t done that for over two years. Councilman Moore commented that this fund would not bring our roads up to par immediately. Mr. Steese said it would take some time and the paving would have to be subbed out. Mayor Bagwell commented that we would you rather have our money in our hands and get our road fixed. Councilman Garrison called for the question and the motion was approved 7-0.

Councilman Mann made the motion to adjourn at 7:50 p.m.

Mayor

ATTEST:

City Clerk

