

Planning Commission

December 16, 2019

The Planning Commission met on Monday, December 16, 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; Tommy Holcombe, Building Official; Blake Sanders, Planning and Projects Manager. Absent: Ray Williams

The following items were presented to the Board:

ANNEXATION REQUEST: Petition to annex 9.1 acres into City Limits located at Wimberly Lane and Brushy Creek Road, Easley, SC as Flexible Review District (FRD). Tax map number, 5028-12-75-9289. Owner, Judith Sheppard Lewis, 205 Loys Farm Road, Athens, GA 30605.

Chairman Don Hamilton opened the meeting. He began by calling on the City Building Official, Tommy Holcombe, to give information. Mr. Holcombe explained that the owners were in attendance and that they had approached the city for annexation. He stated that Easley Combined Utilities services will be available with sewer, water, and power and that the development concept does meet all requirements. He explained that the concept that will be presented can go down in units, but will not be any more than the presented amount. Pat Webb asked for Flexible Review District to be explained to everyone in attendance and Blake Sanders explained that the plans have to be presented and approved by Planning Commission and then Council. It was expressed that should the development not commence within 60 months that the zoning would revert to R-10 which is the same as surrounding properties.

Ben Elbe of Low Country Housing Communities, Owner/Developer, presented the site plan and examples of the units and amenities for the community. The proposed community will be a 60 unit single story Senior Living community. 24 one bedroom units and 36 two bedroom units. There will be plenty of greenspace and buffer zones. There will be over 2 parking spaces per unit although studies show that seniors tend to only have one car. The community will be for citizens over 55 and children will not be permitted to reside there. There will be an on-site Property Manager and Maintenance Technician and the property will have landscaping needs provided. These units will be for rent. The proposed complex will be around \$7.4 million. This complex will not be gated. The density will be around 6.7 per acre.

A motion was made by Mario DiPietro to approve the annexation request as FRD, seconded by Pat Webb. All board members present voted in favor of this annexation request.

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 January 13, 2020 at 7:00pm in the Gettys Middle School Auditorium. 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.

There being no further business, the meeting was adjourned.

Tommy Holcombe
Easley Building Official