

Council Minutes  
February 11, 2019

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

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

Prior to the meeting council met in Executive Session and no action was taken.

Councilman Moore gave the invocation followed by the pledge of allegiance.

The minutes from the previous meetings were approved as submitted.

Mayor Bagwell called on Council for their reports:

Ward 1: Councilman Garrison – No report

Ward 2: Councilman Dykes – No report

Ward 3: Councilman Mann –. The TIF committee met last Thursday morning to received an update on enhancements to our downtown.

Ward 4: Councilman Moore – Thanked the City for the opportunity to go for advanced training with the MASC. We learned a lot of valuable information.

Ward 5: Councilman Wright – No report

Ward 6: Councilman Robinson – Thanked Chief Tollison and the Police Department for making the arrest in the B Pam's murder. Had a resident call him about a beaver problem on Stewart Drive and Eric Greenwood has been on top of it as best he can.

Mayor Bagwell called on Mr. Steese for his report: Next Thursday is the State of the City address at South and West. You can contact the Chamber for reservations.

Mayor Bagwell recognized Boy Scout Troop #210 from Bethesda UMC in Powdersville.

Citizens wishing to address council: Alan Quinn – Has lived in Easley for 60 years. He has come before council before to ask for an exception to the sign ordinance in Easley which they unanimously approved. They let me put up five signs three weeks before the rodeo and to be taken down within one week after. We are the second largest indoor rodeo in the South East. In November Ms. Rowland told me I could not put up signs and told me to remove them. She said there were three locations that banners could be put up. I had three banners made that cost \$400.00 and delivered them to the city hall. Ms. Rowland said she would not put the banners up because it was not an Easley event. I have seen banners for other events outside of Easley in the Past. Our rodeo brings economic development to Easley. I would like to get an exception and be allowed to put up either 5 signs or 3 banners three weeks in advance of the rodeo.

Councilman Dykes if all he was wanting was be allowed to put up signs or banners. Councilman Robinson asked when the rodeo would take place. Councilman Mann asked Mr. Holcombe to comment since Ms. Rowland works in his department. Another rodeo company came to us and we found out that their proceeds were not going where they said. Blue Ridge Electric does provide electricity in certain areas of Easley. Mayor Bagwell said he would discuss with the staff and get back to him tomorrow.

Jim Gregory: He is the owner of the Burns Ave property and thanked Council for their support and approving the rezoning.

Ms. Frankie Rogers: Lives on Biltmore Rd. She is concerned the rezoning on Burns which is currently zoned R10 which is for single-family properties. Biltmore Rd is mostly elderly residents and they are really nervous about the apartments on Stewart with all the people walking up and down the road. GR2 would open it up to all sort of homes. She is asking the council to consider not allowing apartments. Councilman Mann asked her to clarify her statement. She thinks their property values will go down, more people walking the streets. She understands Mr. Gregory's situation.

Dr. David Jones: Would like to address small cell towers 5g popping up everywhere. They are dangerous. They cause health issues like brain cancer. The waves coming from these towers affect your body. This is about downloading speeds and streaming capabilities. Does anyone know why they do not have to have an application or permit to install these devices? Mayor Bagwell commented that Easley Combined Utility is run by a board of commissioners. Mr. Jones stated he had already talked with their board. There is plenty of information about this and the amount of radiation that they put off. Does anyone know who gets the money for renting these poles? Councilman Dykes asked about the FCC's position on this. Mr. Jones has plenty of information he will be able to give out.

Chuck Pressley: The neighborhood of Middle Creek is still at odds with the City over the ponds in their subdivision. They feel their community has been damaged due to the decision of the city council and the actions of developers. We will continue to address council until it is completed at no cost to any homeowner in Middle Creek.

Unfinished business second reading of ordinances: Ordinance No. 2019-01 to annex approximately 54.93 acres of real property on Rolling Hills Road, Easley, South Carolina, County of Pickens, being shown and designated as tax map number 5039-11-55-5783 with the zoning designation of General Commercial (GC). Councilman Mann made the motion to approve with a second from Councilman Garrison. There was a brief explanation by Mr. Steese but no further discussion. Councilman Moore called for the question and the motion passed 6-0.

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 approve 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 were any restrictions? Mr. Holcombe said no mobile home. Councilman Garrison called for the question and the motion passed 7-0.

Ordinance No. 2019-03 Providing for the termination of the City of Easley redevelopment project area (Easley Town Center Redevelopment Project) and other matters relating thereto. Councilman Mann made the motion to approve with a second from Councilman Dykes. Mr. Steese gave a brief explanation. Councilman Dykes called for the question and the motion passed 7-0.

New Business: First 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 Wright made the motion to bring to the floor for discussion with a second from Councilman Moore. Mayor Bagwell called on Mr. Steese to give an explanation. There have been requests brought to council for them to review the mobile home parks within the City. The concerns about the mobile homes being moved out and the ones coming in to replace them. The staff has given the council some guidance and the Planning Commission had input on rewriting this section of the ordinance. The lot size has gone from 2 to 5 acres with a minimum lot size of 6000 square feet. The tongue, wheels, have to be removed and put on a brick/block foundation or on a slab. If a home is pulled out and replace the home can't be older than a 2014 model. If it sits without power for 90 days or more it will have to be removed. Mayor Bagwell asked if the ordinance was on our website. Mr. Steese stated that it was. Councilman Dykes asked if mobile home park owners were notified of these changes before second reading. Mr. Steese stated that they had not been notified. Councilman Moore asked if it is on a pad would it have to have a skirting. Mr. Steese said it would. Councilman Moore asked if they pull one out and replace it do they have to get a permit. Mr. Holcombe said it would. Councilman Dykes said out of courtesy the owners should be notified. Councilman Robinson asked how we would know whom to send them to. Mr. Holcombe stated that if we can't get in touch with all the owners, we could have a problem. Mayor Bagwell stated that it is on our website and the press is here that should be sufficient. Councilman Moore 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 Dykes made the motion to bring to the floor for discussion with a second Councilman Mann. Mayor Bagwell asked Mr. Steese to give an explanation. Mr. Steese explained. Over the past few years, plan unit developments (PUDs) have come to council for approval. This is not the ideal zoning for a single use property. The FRD is for residential use only. The developer would have to give a detailed plan and submit a letter of intent. Whatever the developer's plan is they will have to stick to it. Council will approve their plan. If there are any major changes, they would have to resubmit to the Planning Commission and get Council approval. Any minor changes staff can approve. Councilman Mann called for the question and the motion passed 7-0.

New resolutions: Resolutions: Resolution No. 2019-03 to certify 5424 Calhoun Memorial Highway as an abandoned building site (tax map number 5039-13-02-3749). Councilman Mann made the motion to bring to the floor for discussion with a second from Councilman Moore. Mayor Bagwell asked Mr. Steese to give a brief explanation. This is part of the economic development for Under the Carolina Moon. Councilman Dykes stated he is excited about this project and a good project with the county. Councilman Garrison called for the question and the motion passed 7-0.

Resolution No. 2019-04 to award the replacement of the Pope Field Park Tennis Court. Councilman Garrison made the motion to bring to the floor for discussion with a second from Councilman Mann. Mayor Bagwell asked Mr. Steese for a brief explanation. The City went out to bid last year for the replacement of the tennis court. Some of our more active seniors have requested pickleball courts. The bid was a little higher than we anticipated. We received five bid and staff recommended that we award to Lesley Courts for \$210,000 to completely remove and rebuild. Councilman Dykes asked what the timing on this was. Mr. Steese stated it would be sometime in the Spring when the weather gets better. Councilman Dykes called for the question and the motion passed 7-0.

Mayor Bagwell thank the Boy scouts for coming and commented on their good behavior. Councilman Garrison made the motion to adjourn.

---

Mayor

ATTEST:

---

City Clerk

