

# Planning Commission

## February 17, 2020

The Planning Commission met on Monday, February 17, 2020 in the conference room of the Planning and Development office. The following members were present: Chairman Don Hamilton; Lowell Seal; Mario DiPietro; Bob Fedder; Latresa Gilstrap; Tommy Holcombe, Building Official.

The following items were presented to the Board:

ANNEXATION REQUEST: Petition to annex 8.03 acres located adjacent to 117 Sherriff Mill Road, Easley, SC as Industrial (IND). Portion of Tax map number, 5027-07-57-8658. Owner, MDTH Amp, LLC c/o Marlboro Development Team, 676 Hwy 9 East, Bennettsville, SC 29512.

Chairman Don Hamilton opened the meeting by welcoming all of the new members to the Planning Commission. He then called on the City Building Official, Tommy Holcombe, to give information. There were no calls received on this advertised property. Mr. Holcombe explained that KP Components is a business currently housed inside Danfoss Manufacturing and has simply outgrown their space inside the building. KP Components plans to build on the site and relocate next to their current location. Brian Nash from the Development Team was in attendance to answer any questions.

A motion was made by Bob Fedder to approve the annexation request as Industrial (IND), seconded by Lowell Seal. 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 March 9, 2020 at 7:00pm in the City Hall Council Chambers. He also explained the process for the request to be approved; that it has to be approved at two Council Meetings. He 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.

ANNEXATION REQUEST: Petition to annex 22 acres located at 1550 Brushy Creek Road, Easley SC as General Residential (GR-2). Tax map number 5037-05-09-1711, 5037-05-09-3371, 5037-05-09-3661. Owner, Donald Watson and Byron Watson, 1550 Brushy Creek Road, Easley, SC 29642.

Chairman Don Hamilton asked Tommy Holcombe for information. Mr. Holcombe explained that the property covers three parcels and has two owners. GR-2 is being requested to build 90 apartment units. The zoning would allow for 14 units per acre, but the owner has stated that their plan is for 90 units. The question of traffic impact was brought up and Mr. Holcombe explained that Brushy Creek Road is a

state road so SCDOT would be responsible for the road and any impact studies and approval. The discussion was then made that Pickens County allows for 16 units per acres so the density could be higher than the allowed amount in City limits.

A motion was made by Bob Latresa Gilstrap to approve the annexation request as General Residential (GR-2), seconded by Mario DiPietro. All board members present voted in favor of this annexation request.

There being no further business, the meeting was adjourned.