

Planning Commission

December 2, 2019

The Planning Commission met on Monday, December 2, 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

Don Hamilton, Chairman, opened the meeting.

The following items were presented to the Board:

ANNEXATION REQUEST: Petition to annex 83.65 acres into City Limits located on Olive Street, Easley, SC as General Residential (GR-2). Tax map number, 5029-08-79-7647. Owner, Elizabeth L. Jones, 11 Berrow Way, Taylors, SC 29687.

ANNEXATION REQUEST: Petition to annex 67.50 acres into City Limits located on Lenhardt Road, Easley, SC as FRD (Flexible Review District). Tax Map Number 5120-18-30-6632. Owner, Cwatt, LLC, 318 E 3rd Ave, Easley, SC 29640.

Chairman Don Hamilton opened the meeting and decided to start with the property on Olive Street. He began by calling on the City Building Official, Tommy Holcombe, to give information. Mr. Holcombe explained that Habersham Development is looking to annex this parcel into the City as General Residential (GR-2) so that the property can be developed into smaller lots for single family homes due to the property having a bad slope and some portions of the property being unusable. Pat Webb asked about the flood plain and was told that it is on the back side. A discussion was started about the development of properties growing on this side of Easley. The extension of 153 is putting more pressure on properties to be developed.

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

Chairman Don Hamilton then transferred the discussion to the annexation of 67.50 acres located on Lenhardt Road. Mr. Holcombe was called on to give information and he stated that the property is eligible to be annexed into City Limits due to it being connected by sewer and the property across the street. He also stated that the subdivision next to this property is not in City Limits. Pictures were presented showing what the developer plans to construct. Tommy Holcombe also stated that staff had already met with the developer and requested a second entrance be added to the plans. Chairman Hamilton called on the Civil Engineer/Representative for the Developer to provide more information. Jonathan Nett, 935 Hannah Road, Greenville, SC, stated that the City Staff had requested a second

entrance and lower density on this property. Blake Sanders explained that the City requires a second entrance for Emergency Response needs and for any project over 50 lots. He also stated that the lower density would take the property from a zoning possibility of 400 lots down to a proposed 219 cutting it almost in half. Developer requested a gate, but was told that it would need to be a secondary access. There was discussion amongst the board members about a connecting road and Mr. Holcombe advised that to use a county road the developer would need to talk that over with Pickens County. Chairman Hamilton then opened the floor for citizens to be heard.

Lionel Riviere, 303 Lenhardt Road, wanted to know about traffic and effects on property value. He questioned if it was going to be 400 homes and was told it would be around 219. Jonathan Nett stated that they would be contacting SCDOT about encroachment permits and the increase to road traffic.

Mitch Green, 200 Cliffstone Drive. Mr. Green owns a neighboring tract of land. He wanted to know what the limit is on one entrance and it was explained that the limit is 50 lots which is why there will need to be two entrances. Mr. Green expressed concern for the accessibility of entrance/exit on a shared road for the current subdivision owners. After discussion, Blake Sanders stated that staff will not recommend a second entrance that was shared with the current county subdivision; it would have to be a full entrance.

Juan McCoy, 208 Ripplelake Drive, owns neighboring property. Mr. McCoy asked about any type of barrier at the backside of the development near his property. He was told there is a buffer there, but that there isn't any requirements for the developer to install fencing blocking off the subdivision.

The developer was asked what acreage would be used as greenspace and Mr. Nett said roughly 22.8 acres. Wetlands and creek buffer zones were discussed. Citizens in attendance expressed frustration with the subdivision, because they live in the county to have less traffic and larger tracts of land. Pat Webb explained that the City has to look at all annexation requests and that the City doesn't approach owners, the owners apply to the City.

Olivia McCoy, 114 Whetstone Lane, said that she had walked the property and the land has a huge gully.

Mr. Green asked if the developer doesn't provide a second entrance if the City would push the density down to 50 lots. Chairman Hamilton explained that the developer would either have to present new plans or they could request the subdivision be part of the county instead. Chairman Hamilton explained that the owner can still get services even if they aren't annexed into the City. They only must request annexation, it doesn't have to become within City Limits. Mr. Holcombe expressed that a subdivision will be built whether it is Easley City Limits or Pickens County property. Pat Webb stated that she believes the property becoming within the city will be a benefit to neighbors because she feels the city has stricter ordinances and monitoring. Questions were asked about zoning changes to lower density even more and the project is already lower than the other zoning options.

Pat Webb suggested visitor parking spots. She said the cul-de-sac needs to be brought up to standard.

A motion was made by Mario DiPietro to approve the annexation request, seconded by Pat Webb with conditions of second entrance, visitor parking, and cul-de-sac improvements. Dial Dubose questioned the entrance road being possible. 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 December 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.

There being no further business, the meeting was adjourned.