

Planning Commission

October 28, 2019

The Planning Commission met on Monday, October 28, 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. Absent: Ray Williams and Blake Sanders, Planning and Projects Manager.

Don Hamilton, Chairman, opened the meeting.

The following items were presented to the Board:

REZONING REQUEST: Petition to rezone 16.858 acres located at Rolling Hills Circle, Easley, SC from General Commercial (GC) to General Residential (GR-2). Tax map number, 5039-15-74-4220. Owner, Easley FD Associates, LLC/Cedarwood Development, Inc., 3200 W. Market Street, Fairlawn, OH 44333.

REZONING REQUEST: Petition to rezone 2.696 acres located at Rolling Hills Circle, Easley, SC from General Commercial (GC) to General Residential (GR-2). Tax map number, 5039-16-73-9671. Owner, Easley FD Associates, LLC/Cedarwood Development, Inc., 3200 W. Market Street, Fairlawn, OH 44333.

There were no citizens in attendance.

Chairman Don Hamilton opened the meeting by calling on the City Building Official, Tommy Holcombe, to give information. Mr. Holcombe explained that Cedarwood Development was looking to rezone to General Residential (GR-2) to begin the second phase of their apartment project on Rolling Hills Circle. He expressed that signs were posted around the detour area due to the construction zones of the Hwy 153 extension project and that the request was posted in the newspaper and on the City Website. There have been no phone calls received about either property.

Rick Delsavor, 3200 W. Market Street, Fair Lawn, OH, who is a representative from Cedarwood Development was asked to speak. Mr. Delsavor said they intend to build Phase 2 of Ridge at Perry Bend if the rezoning is approved. Phase 2 will consist of 240 apartment units for rent. He said Phase 1 is fully occupied and is well received by the community and that is why they have decided to expand to another Phase.

The Representative was asked if SCDOT had been contacted and he said that they had been contacted and that there are no issues with the proposed plan.

A motion was made by Mario DiPietro to approve the rezoning request to GR-2, seconded by Pat Webb. All board members present voted in favor of this rezoning request to GR-2 with the exception of Dial Dubose who recused himself from voting due to a personal interest in Tractor Supply.

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 November 11, 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.