

**Planning Commission**  
**April 15, 2019**

The Planning Commission met on Monday, April 15, 2019 in the conference room in the Planning and Development Office. The following members were present: Chairman; Don Hamilton, Pat Webb, Ray Williams, Tommy Holcombe; Building Official, and Blake Sanders; Planning and Project manager. Absent: Dial Dubose, and Mario DiPietro.

*Don Hamilton; Chairman open the meeting by explaining that the Planning Commission is an advisory board and the next two readings are with the city council for approval. The meeting is at 7:00 pm at the Easley Law Enforcement Center. It is encouraged for someone representing the property to attend these council meetings.*

**The following items was presented to the board:**

**ANNEXATION REQUEST:** Annexation into the City Limits of Easley of 1.8 acres located 108 Rogers Street, Easley, SC. Pickens County Tax-5029-11-66-9597 as GR-2 (General Residential)-Owner-Crown Properties, LLC, 4113 East North Street, Greenville, SC 29615.

Tommy stated the owner, Nick Franchina is unable to make it to the meeting tonight but has requested this property be annexed into the City of Easley and be zoned as GR-2 (General Residential). No major phone calls on this annexation. Nick (APEX) has bought a lot of property from the City of Easley and has built some low/medium income houses in Easley. This lot on Rogers street is very sloped and Nick would like to put three houses but maybe just two so he would like to annex this property inside the City of Easley. Staff recommends it be approved.

Pat Webb visited the site and mentioned some concerns regarding this property and one is the condition of Rogers Road the road frontage for the three proposed lots or two lots when developed. The concern is if it is a city or county road if the road is city there is a provision in the land development regulations where the city might be required to participate with the developer in approving this road. Pat has stated she thinks this is going to be an extensive project to improve this road and she is requesting that the Fire Department for safety reasons with combustibles on site, this road is only one car wide and the pavement is terrible to make sure this in writing for this road to be improved. With that being said this property is going to be developed and dug up to bring utilities in and she is concerned who is bearing the cost to improve this road. Pat stated GR-2 is an appropriate zoning for this property.

Tommy stated that Pickens County has recently given the road money fees to the city to repair, pave, etc. all roads inside the City of Easley. Not State roads. Tommy stated also that this road will be addressed at the site plan meeting before the development is started.

Pat Webb made a motion to accept this annexation request to GR-2, second by Ray Williams. All board members present voted in favor for this annexation request to GR-2.

There being no further business, the meeting was adjourned.