

Planning Commission

January 21, 2020

The Planning Commission met on Tuesday, January 21, 2020 in the conference room of the Planning and Development office. The following members were present: Chairman Don Hamilton; Ray Williams; Mario DiPietro; Tommy Holcombe, Building Official. Absent: Dial Dubose

The following items were presented to the Board:

REZONING REQUEST: Petition to rezone 16.005 acres located at 105 Stewart Drive, Easley, SC from Residential (R-10) to General Residential (GR2). Tax map number, 5029-15-53-1854. Owner, JCSI GMS, LLC, PO Box 665, Easley, SC 29641.

Chairman Don Hamilton opened the meeting. He began by calling on the City Building Official, Tommy Holcombe, to give information. Mr. Holcombe explained that GR-2 accommodates multi-family construction and that this property is surrounded by GR-2 zoned properties. Mr. Holcombe said that GR-2 zoning would allow for 225 units. Les Hendricks of North 7th Street, owner, stated that Easley Combined Utilities had been contacted and they will be able to service this location and the capacity. Mr. Hendricks outlined the project. He said that he had looked at many different uses for the property over the past 5 years that he has owned it. He said that they intend to build apartments for rent. Chris Hill, partner for the building group, said they are either going to build a 3-story complex or a 4-story complex with elevators. Apartments will be market rate price point; not subsidized.

A motion was made by Ray Williams to approve the rezoning request to GR2, seconded by Mario DiPietro. All board members present voted in favor of this rezoning 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 February 10, 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.

There being no further business, the meeting was adjourned.

Tommy Holcombe
Easley Building Official

