

Council Minutes
Work Session
March 11, 2019

Easley City Council met for a work session on March 11, 2019 at 5:00 p.m. in the Council Chambers at City Hall. All members were present with the exception of Councilman Wright. Mayor Bagwell called the meeting to order at 5:10 p.m.

1. Amendments within the Mobile Home Park Ordinance

- Increase minimum acreage from 2 acres to 5 acres
- Minimum lot size per home shall be 6,000sf
- No Mobile Home shall be more than 5 years old from date of permit application and if any mobile home that is existing in a mobile home park has the power disconnected for 3 months or more then that mobile home must be removed and replaced with a mobile home 5 years or newer.
- Wheels, tie downs, and tongues must be removed.
- Permanent foundations required.

There have been no changes since the February meeting. Councilman Dykes wanted to know if there had been any calls concerning the changes. Mr. Holcombe commented that there had not been any calls. Councilman Robinson commented that the mobile home park across from Casey's was getting cleaned up. There was no further discussion.

2. Flexible Review District:

Intent: The intent of the FRD district is to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein.

Development standards. The standards set forth in the Zoning Ordinance, may serve as a guide for the FRD district. However, variations are permitted. Applicants shall discuss variations with the City of Easley Staff prior to submitting their rezoning application. Planning Staff will ascertain that the characteristics of building height, location, etc. shall be appropriate as related to standards within the district.

Preliminary Development Plan—The applicant shall submit site which shall include the following;

- A boundary survey with vicinity map, title block, scale, and north arrow.
- Total number of acres of overall site.
- Location and number of acres of various areas by type of use (e.g., single family, detached, recreation, office, commercial, etc.).
- Number of units and density of various residential types, such number to represent the maximum number of units.
- Approximate square footage of nonresidential use and approximate number of bedrooms in each residential unit.
- Primary traffic circulation pattern, including major points of ingress and egress.
- Approximate number and location of parking spaces per use.
- An indication that an acceptable drainage system can be designed for the proposed project.

- Any such information or descriptions as may be deemed reasonably appropriate for review.
- Lot coverage, setbacks, and other development standards

Statement of Intent—The applicant shall submit a report setting forth the characteristics of the proposed FRD district including the following:

- A description of the procedures of any proposed homeowner's association
- Proposed development schedule.
- Public improvements both on and off site that are proposed for dedication and/or construction and an estimate of the timing for providing such improvements.
- Impact on public facilities including water, sewer collection and treatment, fire protection etc., and letters from the appropriate agencies or districts verifying that such facilities or services are available and adequate to serve the proposed Planned Development.
- Renderings or photographs of the architectural style, appearance and orientation of proposed buildings.
- Landscaping and screening of proposed project.
- Maintenance and screening of any proposed pond, lake, or storm water management facility contained in the development.
- Pedestrian access and circulation throughout the project.

There is an amendment to this ordinance to remove the 125% of the total cost to complete the project. This was already in our ordinance. A clause was added; if the proposed project fails to begin or made adequate progress within five years from approval of zoning change the site will revert back to the original zoning classification. Councilman Mann commented that anything in the TIF District would have to be within those guidelines. There was no more discussion.

3. Small Cell Wireless: Unlike previous wireless networks, the 5G wireless technology relies on a denser network of antennas, deployed at heights closer to street level, to supplement and communicate with traditional cell towers. Next generation antennas and support equipment — called small cells or small wireless facilities (SWF) — are attached to a pole or support structure such as a building. The control equipment mounts on either the pole or structure, or on or under the ground near the pole or structure.

So, what does the rollout of 5G networks have to do with municipalities? In short, cities and towns are where it's all happening — if not now, then soon. Specifically, while the size, design and aesthetics of SWFs vary widely, what they have in common is their need to be placed in publicly visible — and in most cases publicly regulated — spaces.

Depending on the number of mobile device users and volume of data processed, the average spacing of SWFs in urban areas ranges from a city block to a mile compared to cell towers built many miles apart.

Councilman Robinson commented that he isn't familiar with 5G or Small Cell Wireless and is relying on Mr. Steese and Mr. Holcombe to inform the council. He wanted to know if this was something they need to agree to, do we need it and do we have to do it. Mr. Steese commented that he had talked with Easley Combined Utility and they were probably going to do an ordinance also. We can't permit if the devices are going on ECU poles. Councilman Robinson inquired if they could go on city property. Mr. Steese stated that they could go in a right of way. Once a company ask to put up 5G then we need to be able to control where they go. He also commented that some are on private property in parking lots and shopping centers. Many other municipalities have put an ordinance in place but have not issued any permits. Mr. Holcombe commented that there will be a representative from AT&T at the meeting tonight to answer any questions. Councilman Robinson stated he would like to see what one looks like. Mr. Holcombe commented that there is one behind ECU. Councilman Dykes inquired as to the safety of devices and are there any health concerns. There was no further discussion.

4. Intergovernmental agreement with Pickens County:

- County Council has reviewed how they choose to handle the Road Maintenance Fee Funds that are collected at vehicle tag renewal
 - \$20 user fee collected on all vehicles
 - Totals about \$1.57 million per year currently
- The County Council has made the decision to send these funds back to cities via different options.
 - The one they settled on and approached the city's own is to take the funds and break them up by Road Mile and sent to the city.
 - We would be responsible for maintaining city and County Roads inside the City
 - They would include those miles in our distribution
 - The City owns 106.19 road miles currently
- The County owns 9.71 road miles inside our city limits

Councilman Mann inquired as to why the county is holding money and not doing any road maintenance. Mr. Steese commented that when the County Council came on board, they discussed the road situation. A survey was conducted as to the condition of the roads and determined what needed paving. Councilman Moore asked how would we determine what roads get paved first. Mr. Steese said we have a schedule and the roads with the worst condition will get done first. Councilman Dykes asked if we would get this money every year. Mr. Steese said yes. Councilman Moore commented that it will take a lot of money to get caught up on road maintenance. Mr. Steese stated that we could opt to raise the city's road maintenance fee and use it to fix the roads. Councilman Mann asked if we would get a lump sum and then money on a monthly basis. Mr. Steese said yes. There was no further discussion.

Project updates from staff: Mr. Sanders gave an update.

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We are 4%-5% over budget on the fire station/operations center. We are currently working to get that figure down. There was a preconstruction meeting on the railroad project. It should start the end of March. Way finding signs should be in by the end of the month. Three miles of the Nalley Brown Nature Park walking trails are being cleared and the sign will start later this week, weather permitting. This project should be finished by June. The Pope Field tennis courts are being demoed and should be finished by June. We are currently waiting on some figures for the Woodside/King's Park projects. The time frame for these projects is May/June. The City Green is underway and hope to be finished by the first of April.

One reason the projects have increased in cost is due to the price of steel going up which in turn caused construction cost to go up.

TIF Update: There has been a good response for the downtown redevelopment. Calls are coming in from Atlanta, Charleston, Raleigh. The interested developers have commented that they like the way we are handling things. There has not been any indication as to what the developments would be.

Budget schedule: Right now, we are planning a work session for either April 16 and/or April 18th in the evening. The budget will be ready to hand out to council at the April meeting.

Megan Wallace gave a presentation about the City's new website.

There was no further discussion and meeting was adjourned at 6:15 p.m.

Mayor

ATTEST:

City Clerk