

Council Minutes
December 10, 2018

Easley City Council met for its regular monthly meeting on December 10, 2018 all members were present. The press was notified. Lisa Chapman, City Clerk served as the recording secretary.

At 6:30 p.m. Councilman Dykes made a motion to go into executive session with a second from Councilman Mann. Council returned for the regular meeting at 6:55 no action was taken.

Mayor Bagwell called the regular meeting to order at 7:00 p.m. He welcomed everyone to the meeting.

Councilman Moore gave the invocation followed by the pledge of allegiance.

The minutes from the previous meetings were approved as submitted.

Mayor Bagwell called on Council for their reports:

Ward 1: Councilman Garrison - Wished everyone a Merry Christmas and a Happy New Year.

Ward 2: Councilman Dykes – Wished everyone a Merry Christmas and a Happy New Year.

Ward 3: Councilman Mann – Echoed Councilmen Dykes and Garrison’s comments. Voiced his appreciation for Attorney David Allison. Wished him well in his judgeship and thanked him for his years of service to the City of Easley.

Ward 4: Councilman Moore – Merry Christmas to all. Let’s think about what this season is about and keep Jesus in your celebrations. Lost his father-in-law this week would appreciate prayers for his family.

Ward 5: Wished everyone a Merry Christmas and thank Attorney Allison for his good work.

Ward 6: Condolences to Angie Moore and her family. Thanked Attorney Allison for his good work. Sad that he didn’t get to ride in the Christmas parade.

Mayor Bagwell called on Mr. Steese for his report: City offices will be closed for Christmas on December 24th and 25th and January 1, 2019 for New Year’s. Thanked the police, fire and public works departments for their help in the recent snow/ice storm. We had several trees down. We were on a two-hour delay today and will be tomorrow in case of any black ice on the roads.

Citizens wishing to address council: Mayor Bagwell reminded everyone there is a five (5) minute time limit.

Trish Watson: She is concerned about the zoning for trailer parks. There are rules in place that are not being followed. Read portions of the ordinance and stated it had been violated at least six (6) times this year. Trailers on North A and North D Street that have roads is not being enforced.

There are issues with underpinning and sitting vacant. When Mr. Casey owned the park, the trailers had to be owned by the occupants. How long is this going to continue. Mayor Bagwell commented that we are working on this ordinance and getting our enforcement people on it.

Sean Faulkner: He is against the rezoning on Pineview Drive. The designation of GR2 would allow for apartments, townhomes, single family homes, etc. This is not an appropriate use for that single-family home area. There are concerns about traffic. The surrounding roads are used for high school traffic and it is getting dangerous. We don't know what the builder is going to do. We have heard what he wants to do but things could happen and it not be followed through. He could do as a PUD and that is the appropriate way it should be developed.

Russell Patterson – He grew up in Easley and when you came downtown it was for Robinson's Joe's or to go to the Colony. After his return to Easley he was glad to see places like Serendipity's, the Bleu Voodoo, Apple Blossom, That's Karma, etc. Likes the direction the City is taking. Allowing food trucks would only increase the foot traffic in downtown and more customers for the downtown businesses.

Danny McMullin: Thanked Council for what they do for the City. He has been in the Upstate for years and is passionate about downtown. He lives, works, and plays here. The economy has been good. Encouraged by the new businesses that are popping up. The heated debate over food trucks has been over the top and too emotional. Food trucks are not going to food the streets here. In Greenville restaurants and food trucks get along. The Pint Station had a food truck on Friday night. It was about a minute walk from the museum parking lot to the Pint Station. There were about sixty (60) parking spaces available at 6:30 on a Friday night. Most businesses downtown want foot traffic. We are far from a warm upcountry welcome.

Steve Pace: He is a long-time resident of Pickens County and has enjoyed the revitalization of the downtown with the new businesses. Parking is vital for the businesses to stay open. Food trucks should have guidelines with some type of buffers.

Christopher Regan – He is a homeowner in the downtown area since 2009. With the opening of the Pint Station he has made new friends and colleagues who are ecstatic about food trucks. They give new options for dining. This will help our community to grow. The food truck that was at the Pint Station Friday did not take away from any businesses.

Matthew Bradfield – He is not a business owner nor was he born here. He likes to explore and find new experiences. The younger generation is looking for the next great experience. Food trucks offer that in the right area. He thinks they should be allowed in the downtown.

Britt Gillespie – He is a resident of Easley and a patron of many of the downtown businesses. He tries to look at things from an objective point of view. Pickens County is projected to grow by 20% with Easley being a big part of that growth. The City is addressing parking. Growth will

occur but we must evolve with it. Food trucks are limited to truck and must move around to be successful. They pay permit fees, taxes, etc. They can't compete with a full-service restaurant. What would happen if we had two new restaurants wanted to open in downtown? Would we still have the same argument? We all want Main Street to thrive.

David Wingard – Loves Easley and his neighbors and would not do anything to hurt his neighbors.

Ashley Corso – Gave out letters from downtown merchants in support of food trucks. Read letters of support from David's on Main, Integrative Yoga Therapy, and Circa. Challenged the public officials to reconsider the ordinance on food trucks and not be afraid of change.

Jessica Martin – Concerned with the rezoning on Pineview Drive. She is not against development but would like to work with the developer for a solution. The zoning designation of GR2 is quite different from R-10. GR2 would open up to over 200 units on this property. This could devalue the neighborhood. Greenville has zoning designations that limit the number of homes on an acre. Maybe we could think about new zoning designations. Mr. McKinney has not been transparent with the neighbors.

Chuck Pressley – President of the Middle Creek HOA – Concerned with the erosion on both sides of his property from development. The ponds look like chocolate milk from the run off. The developer broke an ordinance by burning and their silt fencing is not working. There is a constant flow of dirty water going into the storm drains. Please force the developer to do what he is suppose to do. We would also like for you to fix the roads and a sink hole area. We want to be good neighbors. Mayor Bagwell asked Mr. Holcombe to keep an eye on it. He stated he had been in contact with the developer.

Ryan Merritt – Thanked the Mayor and Council for letting us voice our opinions. Food trucks are a great way to grow our community. Studies have found no data to support food trucks hurting brick and mortar restaurants. In downtown we have good parking. A food truck would only take up one spot. Sometimes a business will start out as a truck and then build a brick and mortar restaurant. Thinks we should leave Easley better than we found it. Requested the ordinance be passed with no restrictions.

Priscilla McAbee – Ms. Martin covered everything on the rezoning. We need a three way stop sign on Wimberly Lane and Brushy Creek Road especially before the building starts. Gave a signed petition to the Mayor.

Danny Mauldin – Council has the task to help our City grow, but the growth should also show respect for the established businesses. Hopefully a compromise will be found.

Michael Corso – Gave condolences to Councilman Moore and his family. Read a letter from Dustin Kennedy with Impact Realty in support of food trucks in downtown.

Ryan Palmer – His wife is from Easley, they moved here after college. It appears no one wants to see growth. He has heard a lot of encouraging things about food trucks adding to a downtown. As a realtor he would like to sell Easley but not as a sleepy town with nothing to do.

Carole Walters – Thanked City Council for allowing her to speak. She lives in Middle Creek and has one of the red lakes on the back of her property. The sediment has come and the ponds are filling up. Hopes that the city will be more active seeing what is going on with the drainage situation.

Jonah Murphy – He grew up in Powdersville and Easley has been a town to pass through on the way to the lake. He would drive to downtown Greenville for fun. He has since moved to Liberty and hangs out a Merrill's Pizza and the Bleu Voodoo. He was excited about the Pint Station opening, now instead of driving to downtown Greenville he comes to Easley. We enjoy all the local restaurants. Food trucks bring variety. He tried the truck Friday at the Pint Station. He looked around to see what others were eating. Some had Taco Taco, some had Merrill's and Two Bros. Let's support each other and grow Easley.

Second Reading of Ordinances: Ordinance No. 2018-22: To enact a new City ordinance to regulate mobile food vendors operating inside the City of Easley. Councilman Mann made the motion to approve with a second from Councilman Moore. Councilman Robinson made a motion to propose amendments to the ordinance with a second from Councilman Dykes. Councilman Robinson suggested the following amendments:

1. Because of concerns for pedestrian and traffic safety, no Mobile Food Vendors (MFVs) shall operate on Main Street, East Main Street, West Main Street, North East Main Street, and North West Main Street.
2. In the northeast quadrant, MFVs shall not operate within 115 feet of an entrance to an eating establishment that is actively open for business and serving customers.
3. In the southeast quadrant, MFVs shall not operate within 115 feet of an entrance to an eating establishment that is actively open for business and serving customers.
4. In the southwest quadrant, MFVs shall not operate within 115 feet of an entrance to an eating establishment that is actively open for business and serving customers.
5. In the northwest quadrant, MFVs shall not operate within 115 feet of an entrance to an eating establishment that is actively open for business and serving customers.

Councilman Robinson stated that he it pains him to hear all the dissention between the downtown businesses and citizens. City Council has been asked to be fair, so we have to consider all sides. This is his effort to try and find a compromise. It is designed to allow food trucks to operate and also sympathizes to the brick and mortar businesses. Councilman Dykes commended Councilman Robinson on his work. It is a good compromise specially with the safety issues. We have to respect our brick and mortar restaurants that put time and money into their businesses. Councilman Mann was the chairman of the food truck committee. He stated that the committee voted for a new trial period for six months with some restrictions but no restrictions as to where they can park. This could be an economic engine to bring more business downtown. Some merchants have commented that this passed Friday night was one of the best days for their business because of all the foot traffic. Councilman Mann is not in favor of the 115 foot rule in the new amendments and doesn't see them as a compromise. Councilman Robinson sees these amendments as a refinement to the committee's recommendations. The quads were a good idea. Councilman Garrison thanked Councilman Robinson on his work and feels there is enough restrictions in the original ordinance. Councilman Garrison would like to see what happens in the next six months and then revisit the issue. We should give the ordinance a shot because of all the hard work that has gone into it. Councilman Moore thanked Councilman Robinson for his hard work and thinks it is being a fair to all. Them amendments would eliminate the problems. Councilman Wright would support the amendments and thanked Councilman Robinson for his time and effort. Councilman Dykes called for the question on the amendments and the motion passed 5-2 with Councilmen Garrison and Mann voting no. Councilman Garrison called for the question on the ordinance with the amendments included and the motion passed 6-1 with Councilman Mann voting no.

New Business: First Reading of Ordinances: Ordinance No. 2018-24 Ordinance No. 2018-24- to appropriate \$80,000 dollars in FY 2018-19 State Accommodations Tax monies and amend the FY 2018-19 City of Easley State Accommodations Tax Operating Budget accordingly. Councilman Garrison made the motion to approve with a second from Councilman Moore. Mr. Steese gave an explanation. Accommodations tax is what is charged for hotel stays. To allocate funds we have to do a budget amendment. A committee reviews the application request and determines how much money to award. The awards are going to the Easley Farmers Market, Easley Downtown Business Association, Senior League World Series, American Legion, Chamber of Commerce, Pickens County Arts Council, Foothills Playhouse, and Operation Dragonfly. Councilman Dykes called for the question and the motion passed 7-0.

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Ordinance No. 2018-25 - a Fifth Supplemental Ordinance providing for the issuance and sale of a not exceeding \$9,200,000 City of Easley, South Carolina Hospitality Tax Revenue Improvement and Refunding Bond, Series 2019; and other matters relating thereto.

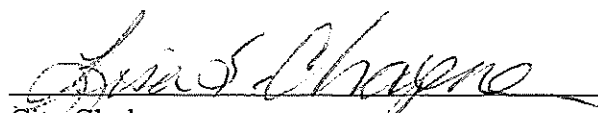
Ordinance No. 2018-26 - to re-zone approximately 17.02 acres of real property located at 103 Pineview Drive, Easley, South Carolina, 29642. Tax Map Number 5028-12-76-7230, Lots 28-32 of Woodland Park Subdivision, from R-10 to GR2. Councilman Dykes made the motion to bring to the floor for discussion with a second from Councilman Moore. Councilman Dykes stated he had been involved since the beginning with this request. Pineview Drive is in a neighborhood that is zoned R-10 with residents that have lived there for a long time. He doesn't think it is a good idea to rezone GR2. Traffic is a big issue and he agrees with the Planning Commission to deny the request. Councilman Mann stated that we have uncontrolled growth throughout the city. Morning and evening traffic are getting unbearable and Brushy Creek Road is very busy. Our Infrastructure cannot handle the growth we are seeing and what we anticipate seeing. Councilman Mann is in agreement with Councilman Dykes and can not support the rezoning. Mayor Bagwell called on Tommy Holcombe, Building Official for additional comments but he had none. Councilman Robinson stated he looks at rezoning differently than an annexation, the neighborhood residents knew when they purchased their homes that the property surrounding them was zoned R-10 we should support that or be very careful about changing it. Councilman Garrison called for the questions and the motion failed 0-7.

NEW RESOLUTIONS: Resolution No. 2018-32: To award the request for proposals to provide insurance brokerage services for the City of Easley. Councilman Moore made the motion to approve with a second from Councilman Mann. Mr. Steese gave a brief explanation and Councilman Mann called for the question and the motion passed 7-0.

Councilman Mann made the motion to adjourn at 8:50 pm.

Mayor

ATTEST:


City Clerk