

Planning Commission
July 18, 2016

The Planning Commission met on Monday, July 18, 2016 in the Planning and Development Office conference room. The following members were present: Chairman, Don Hamilton, Mario DiPietro, Dial Dubose, Pat Webb, and Tommy Holcombe, Building Official. Absent Ray Williams.

Mr. 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 procedure has changed for you to speak and sign up at the council meeting you can sign up to speak 5 minutes before the meeting which starts at 7:00 pm at the Easley Law Enforcement Center.

The following item was presented to the board:

REZONING REQUEST: request from co-owners/managers, The Dream Center of Pickens County., Jim and Chris Wilson, 111 Hillcrest Drive, Easley, SC 29640- Rezoning-(from G.R. 1-General Residential to PUD-Planned Unit Development-Pickens County Tax Map # 5019-11-75-0861 Tract B.

Mr. Tommy Holcombe, Building Official stated we have had no phone calls on this property of what the zoning request was being presented. This project was discussed in a previous meeting with the owners, ACOG, and Duane Greene to build tiny houses to accommodate the homeless and what zoning this should be zoned as. There has been some other houses purchased on a nearby street to go along with this project and it will be an asset to the community and the owners along with sponsors have given money to invest in this project.

Duane Greene, Durham Greene, Inc. is present to speak on the development and design of what is going to be built on this this property. He is also on the board at The Dream Center of Pickens County. Chris Wilson stated that they have went around to the neighbors in the area giving them information of what they were trying to do regarding this project/program and all seem to be okay with it.

Dial Dubose made a motion to approve this rezoning request, second by Pat Webb then opened for a discussion. Mario asked why not rezone to Office Institutional? Tommy stated PUD opens the door for a project to be reviewed by the Planning Commission and City Council, Office Institutional allows for the staff to review. PUD plans cannot be changed once approved. Office Institutional will allow changes if they decide to make changes. Discussed zoning and setbacks

for different zoning qualifications. Tommy suggested that at the council meeting it is explained again to the council what is going on this property and this project/program.

After this discussion from the board; Dial Dubose made a motion to change this rezoning request as discussed to Office Institutional, second by Pat Webb all board members voted in favor of this request.

There being no further business, the meeting was adjourned.

Tommy Holcombe
Building Official
City of Easley

cc: to file