

Planning Commission
July, 16, 2018

The Planning Commission met on Monday, July 16, 2018 in the City of Easley Council Chambers. The following members were present: Chairman, Don Hamilton, Pat Webb, Dial Dubose, Mario DiPietro, Tommy Holcombe; Building Official, and Blake Sanders; Planning and Project manager. 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 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.

Mr. Hamilton also explained to the citizens that when they speak that they address the Planning Commission Board.

The following item was presented to the board:

REZONING REQUEST: R-10 (Residential) to R-7.5 (Residential) located at Iris and Briggs Drive, Easley, SC-59.440 acres-Pickens County Tax Map #'s-5028-10-46-8403. Owners; JBDY, LLC, 1909 East Main Street, Easley, SC.

Tommy stated to the citizens to say this property is in the City of Easley limits and ready to be developed it is not a question of is it going to be developed it is when it is going to be developed. The owners has requested it to be rezoned to from R-10, (10,000 sq. ft. lots) to R-7.5 (7,500 sq. ft. lots) the difference from these two zonings is the lot size. There are two dead end roads already existing from the development that was never finished. We have had a lot calls on what is going on with this zoning of this property.

The developer, Danny Youngblood spoke to the citizens and the board to explain what will be developed on this property. He stated that he has owned this property for a few years and is requesting to change the zoning from R-10 to R-7.5 and the intent is not to increase the number of lots but trying to develop as many homes that we can. The same road pattern is going to stay the same there are already two existing roads Wickliffe Street, and Briggs Drive that are dead end from the sub-division that was not developed. The sewer is already established for this proposed development. There will be a HOA (Home Owner's Association) established for this new sub-division and the plans are open to the public to view.

Don Hamilton opened up the floor for the citizens to speak on their concerns for this development:

Barbara Holcombe-306 Camille Street-concerned on how many houses are going to be developed? Danny Youngblood, developer stated the way it is designed now it would be more houses, but the zoning to R-7.5 it would be less houses and the preliminary design is approximately 160 houses with the way the land is. There is a creek on this property and some of this property could be in a flood zone and there will be about 10 acres looked at and there is about 20 % of open space as well.

Ann Slater-202 Clay Street-Traffic and Traffic lights with more cars coming due to this development, concerned about heavy construction damaging roads due to the years of this development of construction, value of these homes, and will homeowners have to do any sewer/electrical upgrades to existing homes. Tommy stated that Brushy Creek, and Pearson Road is a state road and SCDOT will be involved in this development. The value of these homes will start approximately in the \$200,000 range. The construction will probably last 3-4 years. The contractor will be responsible for any damages during the construction. This new development will be underground so if any existing homes want to change any of their utilities it would give them an opportunity to do so. In this development ordinances requires curbing and sidewalks.

Heather Coleman-307 Clay Street-Noise of the construction. Just bought this home and moved from Crestview Road to get away from the traffic. Her husband works 3rd shift and has to sleep during the day and this construction will be noisy while he is trying to sleep. Concerned about the heavy traffic and huge equipment coming into the two entrances. Tommy stated that any time you live by vacant land something maybe developed on it. Also this property is zoned R-10 and could have been developed at any time without a public meeting the only reason for a public meeting is because the owner is requesting a zoning change for smaller lots. The developer is going on record to only develop 160 houses. The two entrances are the only option as of right now, the third entrance will be looked into. The city can contact the traffic people to do a study to look at the extra traffic that may occur with this development and if Danny Youngblood, developer will commit to the number of houses as same as the R-10 zoning and the lot sizes are smaller than this should not be a problem for the neighborhood.

Wendell Hunter-117 Iris Drive-Had a questions about the three entrances for this development and where the main entrance will be. Board member Mario DiPietro stated there are three possible entrances that were unfinished Briggs Drive, Wickliffe Street, and Iris Drive and Sylvia Road this one is potential and will be looked at as an entrance.

Myron Clardy-400 Alethia Street-Had a question abo the detention ponds and storm water issues. Tommy stated that an engineer will determine detention ponds and storm water. The City of Easley has a very good storm water plan and it will all be considered during this development.

Jolyn Mauldin-302 Briggs Drive-Traffic concerns, sidewalks, and entrances. Board member Pat Webb stated the new development would have sidewalks and curbing not existing neighborhoods. Again, stated there are three possible entrances that were unfinished Briggs Drive, Wickliffe Street, and Iris Drive and Sylvia Road this one is potential and will be looked at as an entrance.

Amy Bright-403 Sylvia Road-Thanked the board for allowing them to speak on these concerns on this development. Question on when the decision will be made on the entrances and the number of houses, and houses being built next to the creek? Tommy stated to keep in contact with your councilman for your ward and watch for grading and surveying etc. Once approved and reviewed the plans are open to the public to view. Board member Don Hamilton stated the number of houses in R-10 is a 10,000 sq. ft. lot size 4.3 maximum residential density and R-7.5 is a 7,500 sq. ft. lot size 5.5 maximum residential density. Board members, Pat Webb and Mario DiPietro stated the houses being built will be engineered for the development regarding houses being built close to the creek.

Laura-Briggs Drive-Wanted to know if this development will go as far as Popefield Road? Tommy stated No it cannot go pass the creek.

Pat Webb told the citizens she really appreciated them coming out and being concerned about what is going on and the questions asked were very good and informative and that she hoped this meeting helped giving them the answers they were concerned about.

Mario DiPietro made a motion to approve the rezoning to R-7.5 on the condition the density to be equal to or less than the R-10 original zoning with agreement by the developer. Pat Webb, 2nd, all in favor of this rezoning to R-7.5.

There being no further business, the meeting was adjourned.

Tommy Holcombe
Building Official
City of Easley

cc: to file