

**Planning Commission
November 16, 2015**

The Planning Commission met on Monday, November 16, 2015 in the Planning and Development Office conference room. The following members were present: Chairman, Don Hamilton, Mario DiPietro, Ray Williams, Dial Dubose, Pat Webb, and Building Official, Tommy Holcombe, Building Official.

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.

The following items were presented to the board:

REZONING REQUEST: request from owner, City of Easley, 205 North 1st Street, Easley, SC 29640- Rezoning-(from R-10-Residential to R-7.5 Residential)-Pickens County Tax Map # 5018-14-44-4562-61.69 acres-located at 395Adger Road.

Mr. Tommy Holcombe, Building Official stated the plans for this property being presented. This property was previously owned by Easley Combine Utility and the City of Easley bought it and it has not been surveyed yet so the request is to rezone all the property. This property is in the city limits and is contiguous to the city. The city has plans for 20 acres of this property.

Pat Chang-415 Bonita Drive requested a definition of the zoning between R-7.5 and R-10. Tommy explained it is the sq. ft. of the lot size from 7, 500 or 10, 000 sq. ft.

After a brief discussion from the board; Pat Webb made a motion to approve this rezoning request, second by Mario DiPietro all board members voted in favor of this request.

REZONING REQUEST: request from, Parkside at Coach, LLC, 101 W. Antrim Drive, Suite E, Greenville, SC 29607- Rezoning-(from R-10- Residential to PUD-Planned Unit Development)-Pickens County Tax Map # 5018-08-88-5108-9.6 acres-located at 1218 South 5th Street.

Mr. John Corcoran, Developer stated the plans for this property and is working with Creative Builders who has built several apartment complexes in the City of Easley. Mr. Corcoran presented the plans and pictures of what the multi-family apartments will be built to look like. There will be 56 apartments for housing of 62 years and older and approximately 15 houses. This

is a development that has received a tax credit (to the developer) for the development of this property. They have to be built by the spec of 70% Brick and 30%hardy board. He is presenting the concept of the development of what is going to go on this property for an approval.

There was a group of citizens who are concerned about what this rezoning will bring to the already established older neighborhood and some traffic concerns. Don Hamilton, Chairman spoke to say this is an open forum meeting and when you speak you will state your name and address and speak directly to the board.

Tommy stated that this property came before the Planning Commission last month and we did not have a quorum to meet and vote so the developer spoke to the citizens and gave them a brief discussion of the plans for this property. This property has come before the Planning Commission and City Council in the past and it was voted down. Mr. Corcoran met with the Mayor, Tommy and councilman Chris Mann to discuss his plans for this property. There are only one or two PUD Zoning in the city one being part of Smithfield Sub-division. If this property is rezoned then a plan for this property will go before the Planning Commission/Public Hearing again before it comes to staff. If any changes are made it has to come before the Planning Commission/Public Hearing and then the staff for review. This request will go before the Planning Commission/Public Hearing, then two readings of the City Council/Public Hearing and if it denied on the 1st reading of the City Council it is done. If this property is rezoned the developer has a right to develop it as PUD.

Pat Webb read to the citizens the definition of the PUD zoning (Planned Unit Development). Also it was mentioned that this zoning would be a nice buffer between the commercial areas near this neighborhood.

Robert Oates-111 Hale Street-concerned about the through traffic flow coming through the neighborhood streets and speeding leads to the question do we need another development with more traffic.

Dorothy Cooley-105 Bonita Drive-Traffic, especially during the football games on Friday Night you cannot get in or out.

Dorcus Hollin- 203 Joan Drive-Road access in and out of the development to help to get in and out on the street. This access may be a city road or a state road when they submit the plans.

Hung Chang-415 Bonita Drive-Speeding and traffic needs stage coach road to be three lanes and a turning lane off of stage coach road. This will be looked at when they start to develop the property.

Harriet Giles-438 Bonita Drive-Is the property in this established neighborhood going to degrade the properties? Concerned about the number of cars per each unit.

Ray Williams spoke to say the presentations of the buildings going to be built from the developer are nice buildings and should not degrade the property.

Pat also stated to that this property is already Zoned R-10 which would be homes if developed which still will have cars and traffic.

After a discussion from the board; Ray Williams made a motion to approve this rezoning request, second by Mario DiPietro all board members voted in favor of this rezoning request to PUD.

There being no further business, the meeting was adjourned.

Tommy Holcombe
Building Official
City of Easley

cc: to file