

# **MINUTES**

## **PICKENS COUNTY PLANNING COMMISSION**

June 11, 2018

Chairman Bill Cagle called the Pickens County Planning Commission to order at 6:00 p.m.

### **I. ATTENDANCE**

Members of the Pickens County Planning Commission in attendance were:

Bill Cagle  
Pat Holmes  
Clayton Preble  
Harold Hensley  
Lee Thrasher  
Jim Fowler

County Staff in attendance:

Richard Osborne - Director-Planning & Development  
Marcia Garrett - Secretary

Others in attendance:

Dan Pool – Progress  
Jordan Elwarner - KnowPickens.com  
Dusty Eaton  
Ronnie Ray

### **II. INVOCATION AND PLEDGE OF ALLEGIANCE**

### **III. MINUTES**

A motion was made by Clayton Preble, seconded by Harold Hensley, to approve the minutes of the May14, 2018, meeting with correction on new business section removing Bill Cagle's name from Planning Commission members voting on rezone. Members voted unanimously to approve the minutes as amended.

### **IV. OLD BUSINESS**

None.

### **V. NEW BUSINESS**

Per state and local requirements, all advertising and notices of the properties have been met for each of the items under new business and is being videotaped to become part of the record.

**A. RZ-4-18-1239**

A public hearing was held regarding a rezoning request submitted by Dusty Eaton to rezone approximately 8.5 acres located on Pleasant Hill Road (Parcel 032-005 Split) from Agricultural (AG) to Suburban Residential (SR). Richard Osborne gave a staff report to Planning Commission, in which he stated that:

1. The application was properly advertised and posted.
2. The proposed SR district may be suitable for this property given the single-family residential uses and districts along Pleasant Hill Rd.
3. The proposal is consistent with the comprehensive plan. The area is identified for Rural Development, which includes single-family residential development.
4. Staff recommends approval of the application.

Applicant Dusty Eaton was present at the Planning Commission meeting and stated that he would like to build three single-family homes on parcels split from this 4.17 acre area. Based on a question by Planning Commission member Preble, Mr. Eaton stated that there is city water service available to this property. There was no opposition to the application. After reviewing the application, receiving the staff report recommending approval, and listening to testimony from the applicant with no public opposition, the Pickens County Planning Commission voted 5 (Pat Holmes, Jim Fowler, Clayton Preble, Lee Thrasher, and Harold Hensley) to 0 to recommend approval of the rezone request on the 4.17 acre parcel to be divided out of a 121.29 acre tract contained on tax map parcel #032-005. Unanimous approval.

**B. RZ-5-18-1240**

A public hearing was held regarding a rezoning request submitted by Ronnie Ray to rezone approximately 8.5 acres located on Highway 515 North (Parcel 053D-079-003) from Agricultural (AG) to Highway Business (HB). Richard Osborne gave a staff report to Planning Commission, in which he stated:

1. The application was properly advertised and posted.
2. The proposed HB district may be suitable in light of the existing uses and land use districts of surrounding and nearby properties.
3. The proposal is consistent with the comprehensive plan. The area is identified as the Highway 515 Corridor, which includes commercial uses and land use districts.
4. Staff recommends approval of the application.

Applicant Ronnie Ray was present at the Planning Commission meeting and gave a summary of the proposal to relocate his business to this tract on Highway 515. Mr. Ray stated that, after the business is relocated, he may build climate-controlled self-storage buildings on this property and he may reuse his existing location for storage buildings as well. After reviewing the application, receiving the staff report recommending approval, and listening to testimony from the applicant without any public opposition, the public hearing was closed. Harold Hensley made a motion, seconded by Clayton Preble, to recommend approval of the rezoning request. The Planning Commission voted 5 (Pat Holmes, Jim Fowler, Clayton Preble, Lee Thrasher, and Harold Hensley) to 0 to approve the rezone request on the 8.5 acre parcel contained on tax map parcel #053D-079-003. Unanimous approval.

**VI. BOARD COMMENTS**

None

**VII. PUBLIC COMMENTS**

Richard Osborne stated there would be a Planning Commission meeting on July 9, 2018, to consider two conditional use requests.

**VIII. ADJOURNMENT**

Motion made by Harold Hensley, seconded by Pat Holmes, to adjourn the meeting at 6:13 p.m. Unanimous approval.