

PICKENS COUNTY PLANNING COMMISSION

July 8, 2019

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

I. ATTENDANCE

Bill Cagle
Pat Holmes
Clayton Preble
Harold Hensley
Jim Fowler

County Staff in attendance:

Rodney Buckingham – Planning & Development Director
Phil Landrum-Attorney
Marcia Garrett-Secretary
Stacey Godfrey
Miranda Siniard

Others in attendance:

Dan Pool – Progress
KnowPickens.com
Nicolaas Van der Walt
Janice Allen
Tom Bryant
Jarrod Rappaport

II. INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner Cagle gave the invocation.

III. MINUTES

A motion was made by Commissioner Pat Holmes, seconded by Commissioner Harold Hensley, to adopt the minutes of the June 10, 2019, meeting as written. Members voted unanimously 4 (yes) to 0 (no) to approve the minutes as written.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

Rodney Buckingham noted the following:

1. Per state and local requirements, all advertising and notices of the properties have been met for each of the items under new business.
2. For each application, the case file in its entirety is being submitted to become part of the record.
3. This meeting is being videotaped to become part of the record.

Planning Commission Meeting Minutes

A. RZ-04-19-1273 Kevin Newsome

Commissioner Bill Cagle made an announcement that an e-mail had been received on July 2, 2019, to withdraw the rezone request.

B. RZ- 04-19-1276 Nicolaas & Christine Van der Walt

A public hearing was held to review a rezone application submitted by Nicolaas and Christine Van der Walt to change the zoning from Agricultural (AG) to Highway Business (HB). Rodney Buckingham presented the staff report the intent is to develop a proposed split of an 18-acre tract (split out of a 36.81 acre parcel) for a senior independent living apartment community which would have a 20,000 square foot building with 20 units to be called The Manor House in the Meadow III located on Lower Dowda Mill Road. Mr. Van der Walt stated that the property that contains Rock Creek Manor is now saturated and the 18 acres of the rezone request will give room for expansion of the Rock Creek Manor complex for senior independent living that is in very close proximity. Staff recommends approval of the rezone to Highway Business (HB).

After reviewing the application; receiving the staff report recommending approval; listening to testimony from the applicant with minimal public input from Tom Bryant, 761 Lower Dowda Mill Road, concerned about density, sufficient water to homes in the area, traffic and road conditions. Jarrod Rappaport, 1801 Sail Creek Road, concerned about other properties being rezoned. Nicolaas Van der Walt responded that the water going to Rock Creek Manor and the other buildings is thru a dedicated 8-inch water line from Cherokee County where he worked with the water department to get in place. Commissioner Fowler asked Mr. Buckingham if he knew anything about the situation with the water. Mr. Buckingham stated, as far as he knew, Mr. Van der Walt had worked closely with the water department to increase the size of the water lines each time a new building was built on the property. The public hearing was closed. Commissioner Clayton Preble made a motion, seconded by Pat Holmes, to recommend approval of the rezone request to Highway Business (HB). The Planning Commission voted 4 (Yes) (Clayton Preble, Pat Holmes, Harold Hensley, and Jim Fowler) to 0 (No) to approve the rezone request of an 18-acre split from Agricultural (AG) to Highway Business (HB). Unanimous approval.

C. RZ-6-19-1277 Janice Allen

A public hearing was held regarding a rezoning application submitted by Janice Allen on 709 feet (.02 acres), parcel 019-151 Split, located on Pleasant Hill Road, Talking Rock, from Suburban Residential (SR) to Agricultural (AG). Rodney Buckingham presented the staff report to Planning Commission in which he stated the intent is to obtain 709 feet (.02 acre split from 1.27) strip of property from adjacent property owner, Dusty Eaton, in order to provide access for adjacent property owner, Mrs. Allen's parents - Kenneth and Kathleen Kirk. This property was rezoned to Suburban Residential (SR) in 2018 by Dusty Eaton. An agreement has been worked out between the parties for a very small portion of Mr. Eaton's land bordering Pleasant Hill Road to allow Mr. Kirk's property access to Pleasant Hill Road. Staff recommends approval of the rezone to Suburban Residential (SR).

After reviewing the application; receiving the staff report recommending approval; listening to testimony from the applicant with no public input, the public hearing was closed. Commission member Jim Fowler, seconded by Commission member Pat Holmes, made a motion to recommend approval of the application as submitted and staff recommendation of approval. The Planning Commission voted unanimously 5 (yes) (Maurice Hendrix, Clayton Preble, Pat Holmes, Jim Fowler, and Harold Hensley) to 0 (no) to recommend unanimous approval of the rezoning request for the 1.33 acres (Parcel 021C-043-002) from Highway Business (HB) to Suburban Residential (SR). Unanimous approval.

VI. BOARD COMMENTS

VII. PUBLIC COMMENTS

VIII. ADJOURNMENT

Motion made by Commissioner Clayton Preble, seconded by Commissioner Jim Fowler, to adjourn the meeting at 6:15 p.m. Unanimous approval 4 (yes) to 0 (no).