

MINUTES

PICKENS COUNTY PLANNING COMMISSION

July 9, 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

County Staff in attendance:

Richard Osborne - Director-Planning & Development
Phil Landrum – County Attorney
Marcia Garrett - Secretary

Others in attendance:

Dan Pool – Progress
Mari Livsey - KnowPickens.com
Brent Hancock
Deborah Miele
Sarah Postlewaite
Other Pickens County Citizens & Other Interested Parties

II. INVOCATION AND PLEDGE OF ALLEGIANCE

III. MINUTES

A motion was made by Harold Hensley, seconded by Lee Thrasher, to adopt the minutes of the June 11, 2018, meeting as written. Members voted unanimously to approve the minutes as written.

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. SUSE-4-18-1238

A public hearing was held regarding a conditional use request submitted by Brent Hancock and Deborah Miele on approximately 15 acres at 673 Long Swamp Church Road, parcel 044A-002, to enable them to host small special events such as bridal or baby showers, dinner parties, catered dinner parties themed around holidays, fundraising events for local organizations, and outdoor weddings. Richard Osborne presented the staff report to Planning Commission, in which he stated that:

1. The application was properly advertised and posted.
2. Public safety staff members had been asked to review the application and notify Planning & Development staff if there were comments – no public safety comments were received.
3. The proposal is consistent with the goals and objectives of the comprehensive plan.
4. Staff recommends approval of the application, subject to a condition that all operations must end at or before 10:00 PM.

Applicants Brent Hancock and Deborah Miele were present at the Planning Commission meeting and stated that their vision was for a Bed and Breakfast and to hosts small events such as weddings, bridal and baby showers and other special events. Based on a question by Planning Commission member Preble, Ms. Miele stated that their long-term improvements would be to hire a landscape architect to create an outdoor living space with a patio and fireplace for small wedding venues. Other Planning commission members expressed concern regarding public safety issues involving traffic, safety issues, parking, and access for emergency vehicles if necessary.

Mr. Osborne noted that the applicant had submitted evidence of a tentative written agreement with the adjoining property owner, Angels on Horseback, for limited access to use the old driveway for access to Pendley Circle.

A nearby property owner spoke in favor of the business and stated that it would be a benefit to the area. A nearby property owner stated that, while she wasn't fully opposed to the application, she had concerns about ingress and egress access to the property; an increase in traffic; and possible concerns if future owners/operators did not operate in a manner consistent with the intent of the current proposal.

After reviewing the application; receiving the staff report recommending approval with one condition; listening to testimony from the applicant; and listening to public input, the public hearing was closed. Clayton Preble, seconded by Pat Holmes, made a motion to recommend approval of the application as submitted. The Pickens County Planning Commission voted 3 (Pat Holmes, Clayton Preble, and Lee Thrasher) to 1 (Harold Hensley) to recommend approval of the conditional use request on the 15 acre parcel contained on tax map parcel #044A-002. Motion approved.

B. SUSE-5-18-1241

A public hearing was held regarding a conditional use request submitted by Sarah Postlewaite on approximately 27.4 acres at 1290 Philadelphia Road, parcel 030C-053-001, to allow for special events (parties, weddings) to be held on the property. Richard Osborne presented the staff report to Planning Commission, in which he stated that:

1. The application was properly advertised and posted.
2. Public safety staff members had been asked to review the application and notify Planning & Development staff if there were comments – no public safety comments were received.

3. The proposal is consistent with the goals and objectives of the comprehensive plan.
4. Staff recommends approval of the application, subject to a condition that all operations must end at or before 10:00 PM.

Applicant Sarah Postlewaite was present at the Planning Commission meeting and gave an overview for a special events venue and that she plans to build a large indoor air-conditioned barn adjacent to the existing barn, which she would also use. Planning Commission members were concerned with noise, traffic, and public safety issues along the close proximity to the church.

Philadelphia Baptist Church member and local resident Sam Wheeler voiced concerns on behalf of church members in attendance. Mr. Wheeler stated that he and other church members had concerns about:

1. Noise distractions/disruptions
2. Not knowing what might happen to the property if the special events facility was approved and later the business changed hands
3. Parking, both on-site and folks using the church parking lot for overflow as liability and safety concerns
4. Lack of significant visual barrier between the back of the church and the barn where events would occur in and around the structure.

Mr. Wheeler stated that he and other church members were against the application.

After reviewing the application; receiving the staff report recommending approval with one condition; listening to testimony from the applicant; and listening to public opposition, the public hearing was closed. Clayton Preble made a motion, seconded by Pat Holmes, to recommend denial of the conditional use request. The Planning Commission voted 4 (Pat Holmes, Clayton Preble, Lee Thrasher, and Harold Hensley) to 0 to recommend denial of the conditional use request on the 27.4 acre parcel contained on tax map parcel #030C-053-001. Unanimous approval.

VI. BOARD COMMENTS

Clayton Preble thanked everyone who turned out for the hearings stating that input from the public was helpful.

VII. PUBLIC COMMENTS

VIII. ADJOURNMENT

Motion made by Clayton Preble, seconded by Pat Holmes, to adjourn the meeting at 7:21 p.m. Unanimous approval.