

PICKENS COUNTY PLANNING COMMISSION

December 17, 2018

Chairman 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
Jim Fowler
Pat Holmes
Clayton Preble
Harold Hensley
Maurice Hendrix

County Staff in attendance:

Rodney Buckingham – Interim Planning & Development Director
Marcia Garrett-Secretary
Phil Landrum – County Attorney

Others in attendance:

Dan Pool – Progress
Mari Livsey - KnowPickens.com
Stacey & Christie Bagwell
Jane & Michael Byrnes
Dan Peel
Fred Talley
David Walker
Katie Knox

II. INVOCATION AND PLEDGE OF ALLEGIANCE

III. MINUTES

A motion was made by Commissioner Holmes, seconded by Commissioner Hendrix, to adopt the minutes of the October 8, 2018, meeting as written. Members voted unanimously 5 (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.

A. RZ-10-18-1254

A public hearing was held regarding a rezoning application submitted by Stacey Bagwell on 33.67 acres, parcel 030B-006, from RR (Rural Residential) to Agricultural (AG). The intent of the request is to rezone the property from Rural Residential (RR) to Agricultural (AG); and if the rezone request is approved, apply for a conditional

use of the property to enable Mr. Bagwell to utilize the property for a special events center to host weddings, showers, and art shows, etc.

Rodney Buckingham presented the staff report to Planning Commission, in which he stated that:

1. The proposed AG district may be suitable for this property.
2. The proposal is consistent with the comprehensive plan and districted for that as well.
3. Staff recommends approval of the application.

David Walker, spokesman for Mr. Bagwell, stated this was a project was near and dear to Mrs. Bagwell's heart. They were amending the closing timeframe from 11:00 p.m. to 10:00 p.m. since most other facilities closed at 10:00 p.m. Also, no one under 25 years of age would be allowed to rent the facility. The rezone is necessary in order to get a conditional use for the project to happen.

Jane Byrnes questioned why rezoning to agricultural rather than commercial. Katie Knox had concerns that rezoning to agricultural would have adverse effects on surrounding property values and that if the project fell thru that a chicken farm or other undesirable farm animals could be placed on property.

After reviewing the application; receiving the staff report recommending approval; listening to testimony from the applicant's lawyer; and hearing opposition from Jane Byers and Katie Knox, the public hearing was closed.

Commission member Preble, seconded by Commission member Holmes, made a motion to recommend approval of the application as submitted. The Planning Commission voted unanimously 5 (yes) (Pat Holmes, Maurice Hendrix, Jim Fowler, Clayton Preble, and Harold Hensley) to 0 (no) to recommend approval of the rezoning request for the 33.67 acres (parcel 030B-006 from Rural Residential (RR) to Agricultural (AG).

B. SUSE-10-18-1256

A public hearing was held regarding a conditional use request submitted Stacey Bagwell on a parcel of 33.67 acres located on Talking Rock Road (parcel 030B-006). The applicant proposes to use the land for a special events venue to host weddings, showers, art shows, and other activities.

Rodney Buckingham presented the staff report to Planning Commission, in which he stated that:

1. The proposed use is consistent with the goals and objectives of the comprehensive plan. The 2018-2028 comprehensive plan states the following:
The proposed land use intensity district may be suitable in light of the existing uses and land use intensity districts of surrounding and nearby properties. Actively promote and pursue new and innovative businesses to diversify and strengthen our local economy.
2. The proposal may not result in a use causing an excessive or burdensome use of existing streets, utilities, etc.
3. Staff recommends approval with condition that operating hours would be between 10 a.m. to 10 p.m.

Several citizens spoke in opposition to the application. Concerns that were mentioned included:

- Parking – location of parking area.
- Fencing – concern regarding protection from wayward wanderers crossing property lines,
- Noise – some speakers were concerned that the addition of this business might cause an increase in noise.
- Soil Percolation Test – concern regarding ability to locate buildings in areas as depicted.

- Business expansion – concern if wedding venue fails could concert venue be implemented.
- Lighting - some speakers were concerned about possible effects of increased lighting for the business.
- Farm Activities – concerns regarding adverse farm activities if wedding venue fails.
- Traffic – how much extra traffic would be involved.

Mr. Fred Talley inquired what constitutes a special events venue versus a concert venue.

Mr. and Mrs. Bagwell stated the building would be an upscale 'barn' and that they would be investing a lot of money into the project for weddings, corporate meetings, art exhibits, showers, etc. The venues would end at 10:00 p.m. and an age limit would of 25 years and over to rent the facility. They plan to clear a road to the pond on the property and add evergreen along southern fence line.

After reviewing the application; receiving the staff report recommending approval with the condition that operations must cease at or before 10:00 PM; listening to testimony from the applicant; and listening to significant public input; the public hearing was closed.

Commissioner Preble made a motion, seconded by Commissioner Fowler, that based upon the revised drawing indicating the location of the primary venue and where the activity will primarily take place to become part of the record and on that basis will recommend approval. The Pickens County Planning Commission voted 2 (yes) (Clayton Preble, Jim Fowler) in favor of the request to 3 (no) (Harold Hensley, Pat Holmes, and Maurice Hendrix) against the request. The application was denied.

VI. BOARD COMMENTS

Pat Holmes thanked all for coming to the meeting.

VII. PUBLIC COMMENTS

None.

VIII. ADJOURNMENT

Motion made by Commissioner Holmes, seconded by Commissioner Hendrix, to adjourn the meeting at 7:02 p.m. Unanimous approval 6 (yes) to 0 (no).