



MINUTES
PLANNING AND ZONING COMMISSION MEETING
Tuesday, September 26th, 2023
6:00 PM

Members Present:

John Sneve
Tom Kleinberg
Joanna Kearns

Staff:

Mary Elizabeth Burgess
Brittney Jackson
Kim Goldener
Sonia Jammes

Guests in Attendance:

See attached.

Members Absent:

Will Tate
Cassie Rasco

Chairman John Sneve called the meeting to order at 6:00 p.m.
John Sneve provided an invocation and lead the pledge of allegiance.

Mr. Sneve asked for it to be noted that the meeting did have a quorum.
Mr. Sneve asked for a motion to adopt the agenda. Mr. Kleinberg made the motion to adopt, and Mrs. Joanna Kearns provided second. Motion approved unanimously.

Mr. Sneve asked for a motion to approve the minutes from the last meeting. Motion to approve the minutes made by Joanna Kearns and Tom Kleinberg provided second. Motion approved unanimously.

Item #1- Request by Owner Craig Chester for parcel located off 225 Chambers Street. Parcel JA07 052 consisting of a total of 0.5 acres to be rezoned to R-1 Residential from C-2 Commercial.

Chairman Sneve called on Development Director, Mary Elizabeth Burgess to present.
Ms. Burgess gave a description of the location, the history, and the existing conditions of the property along with the proposed use. Ms. Burgess described all surrounding uses are zoned as C-2 Commercial, however, across the street was historically zoned a residential neighborhood. All surroundings are residential except for Dr. Chester's Animal Medical Clinic that is zoned C-2. The commercial property and the land requested to be rezoned are compatible. Ms. Burgess then stated, based on staff analysis, this request is consistent with the comprehensive plan and that this will not adversely affect economic value or utterly burden the infrastructure and is in scale with surrounding area. Ms. Burgess stated that the staff recommendation was to approve with the following conditions:
Compliance with the following articles within Chapter 94:

- Adhere to all requirements as outlined in Section 94-16 and Section 18-21.
- Secure all required permits prior to the start of construction.
- Any other regulations outlined in the Zoning Ordinance or City Code of Ordinances including but not limited to Chapter 18 & 26, with respect to the development of the site.

Chairman Sneve then asked if anyone in attendance had any comments, questions, or concerns. There were none brought to his attention. Mr. Sneve then reminded the attendees that this is merely a recommendation and not a binding endorsement that is overseen by the town council.

Chairman Jon Sneve then asked if any council members had any questions or concerns regarding Item #1 on the agenda. All unanimously voted no further questions. Chairman Sneve addressed the board on recommendations for the 225 Chambers Street and a motion to vote.

Mr. Sneve asked for a motion to approve the 225 Chambers Street parcel JA07 052. Motion to approve made by Joanna Kearns and Tom Kleinberg provided second. Motion approved unanimously.

Item #2- Request by Applicant Loyd Development Service, LLC and Landowner Ruth Melton Mangione Revocable Trust for parcel 029B 061 located off Gennett Drive, consisting of a total of 16.73 acres and currently zoned under the Pickens County Zoning Ordinance as RR-Rural Residential and to be annexed in as R-2 Residential.

Ms. Burgess gave a description of the location, history, and the existing conditions of the property along with the proposed use. Ms. Burgess stated the parcel is currently vacant, heavily wooded, and the proposed zoning is R-2 Single Family Residential, 3 homes per acre, 49-Unit Development. Along with various surroundings consisting of Highway business, R-2 Residential, Rural Residential (County), & M-1 General Industry. Ms. Burgess then stated, based on staff analysis, this request is consistent with the comprehensive plan. There are similar surrounding residential uses, and this will not adversely affect economic value or utterly burden on the infrastructure and is in scale with surrounding area. After several discussions with the City's Utility specialists, there will need to be offsite improvements made and will need a required traffic mitigation, roadway extension and utilities will be available and therefore will not be an undue burden on the infrastructure at this time. This will be vetted, and the applicant is aware. Ms. Burgess stated that the staff recommendation was to be approved. It is expected that the applicant will comply with the following conditions. Should the Mayor and City Council approve the annexation and rezoning request, it is expected that the following minimum standards will be demonstrated and met as requested by staff during the appropriate approval process. If the current proposal does not meet these minimum standards, it is understood that the development plans will be altered to come into compliance.

Compliance with the following articles within Chapter 94:

- Article 1 – Provisions relative to required permits, site plan requirements, etc.
- Article 2 – Compliance with the applicable land use and zoning district (site plan specific)
- Article 5 – Compliance with permitted uses of applicable zoning
- Article 6 – Building Regulations
- Article 7 – Lot and Site Development Features (as applicable)
- Any other regulations outlined in the Zoning Ordinance or City Code of Ordinances including but not limited to Chapter 18, 26, 70 with respect to the development of the site.

Ms. Burgess added that the applicant was unable to attend the meeting but did provide a letter stating that he does agree and comply with all the conditions if it is recommended.

Mary Elizabeth was thanked for her presentation by John Sneve. Chairman Sneve mentioned water and wastewater capacity concerns. Mary Elizabeth stated that at this time we will still need to vet things out, but it is believed that there is the ability to service the area adequately. Joanna commented on the sewer concerns and older sewer lines being able to withstand the increased usage. Ms. Burgess stated that the master planning is in the works with the City's Utilities Department and can identify problem areas and infrastructure that is lacking in the area at the time of site plan submittals. Tom Kleinberg raised the question of the bridge connecting the roadway that has been rebuilt many times, increased traffic and how will the subdivision wrap around the already existing M-2 structure. Ms. Burgess stated that the applicant will have to provide the city with a traffic impact statement as part of the stated compliance. The applicant is planning to leave an ample amount of vegetation and is required to provide a 50 ft buffer of vegetation. In addition to the buffer, the applicant is planning to install fencing. Mary Elizabeth addressed all concerns and questions raised by the Planning and Development Members.

Chairman Sneve then asked if anyone in attendance has any comments, questions, or concerns. There were none brought to his attention.

Mr. Sneve asked for a motion to approve for Parcel 029B 061 located off Gennett Drive. Motion to approve with conditions made by Tom Kleinberg and Joanna Kearns provided second. Motion approved unanimously.

Chairman Sneve asked if there were any additional questions before the meeting adjourned. Mary Elizabeth introduced Planning & Developments Administrative Assistant, Brittney Jackson. It was noted and Brittney was welcomed by Chairman Sneve.

Chairman Sneve then called for a motion to adjourn.
All moved to adjourn.

Meeting adjourned at 6:13 p.m.

A handwritten signature in cursive script that reads "John Sneve". The signature is written in dark ink and is positioned above the printed name and title.

John Sneve
Chairman