

MINUTES
PICKENS COUNTY PLANNING COMMISSION

January 9, 2017

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
Jim Fowler
Lee Thrasher
Harold Hensley

County Staff in attendance:

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

Others in attendance:

Mari Livsey-KnowPickens.com
Dan Pool-Progress
Ed Simmons
Pat Simmons
Tim Prather
Garry Prather
Ray Bowyer
Stanley Morris
Jeffery Squires

II. INVOCATION AND PLEDGE OF ALLEGIANCE

III. MINUTES

A motion was made by Clayton Preble, seconded by Pat Holmes, to approve the minutes of the October 10, 2016, meeting as written. Members voted 6-0 to unanimously approve the minutes.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

Richard Osborne presented to the Planning Commission additional information he had obtained regarding pet cemeteries. Mr. Stanley Morris informed the Planning Commission of his intent and goals for establishing a pet cemetery on his property. After discussion, Clayton Preble made a motion, seconded by Pat Holmes, to leave the requirement as is and not take any action. The Planning Commission (Bill Preble, Pat Holmes, Jim Fowler, Harold Hensley, Clayton Preble, and Lee Thrasher) voted unanimously to leave the requirement as is and not take any action.

Richard Osborne brought before the Planning Commission a text amendment before the Planning Commission regarding outdoor storage at commercial businesses located adjacent to residential areas due to some concerns from Pickens County residents. The text amendment is a draft format both in resolution format and memo to be considered. There is no regulations in place now in regards to outdoor storage for commercial businesses that place items for more than 24 hours in front of their businesses creating unattractive sites. Mr. Jeffery Squires expressed his concerns regarding storing trash (i.e. cardboard boxes, etc.) outside of commercial businesses not to include normal items that would be stored outside a business as part of the products for sale when businesses are located in residential areas. After discussion, Clayton Preble made a motion, seconded by Lee Thrasher, to ask Richard to investigate further this matter and to consider the things that have been brought forth today and particularly to address all areas not just front or sides, and after some discussion, to show some concern towards being not to be too vague and too overreaching was added. The Planning Commission (Bill Preble, Pat Holmes, Jim Fowler, Harold Hensley, Clayton Preble, and Lee Thrasher) voted unanimously for Richard to do more research regarding this matter.

A public hearing was held regarding a request submitted by Toby Miller to rezone 2.09 acres of property located at 3293 Refuge Road, Jasper, Georgia. The current use listed for the property is Rural Residential (RR). If approved, the intent is to enable Mr. Miller to split the 2.09 acre parcel into two parcels and rezone each parcel in order for the property to be compliant with Mr. Miller's will. Mr. Miller would like Tract 1 consisting of 1.08 acres with a currently operating business to be rezoned to Neighborhood Commercial (NC) that he wishes to leave to his son and Tract 2 consisting of 1.01 acres on which is Mr. and Mrs. Miller's residence to be rezoned to Suburban Residential (SR) to be left to his wife. After hearing the staff report and no one present to represent the applicant, the public hearing was closed. Clayton Preble made a motion, seconded by Jim Fowler, to table the rezone request. The Planning Commission voted 6 (yes) (Pat Holmes, Bill Cagle, Jim Fowler, Clayton Preble, Lee Thrasher, and Harold Hensley) to 0 (no) to table the rezone request.

A public hearing was held regarding a request submitted by Rock Creek Manor Properties, LLC to rezone 4.37 acres of property located at Cagle Mill Road South, Jasper, Georgia.

The current use listed for the property is Industrial (I). If approved, the intent is to rezone the property to Highway Business in order to purchase the property for the purpose of constructing a 12 unit senior living apartment building adjacent to Rock Creek Manor.

After hearing the staff report, and no one present to represent the applicant, the public hearing was closed. Clayton Preble made a motion, seconded by Pat Holmes, to table the rezone request. The Planning Commission voted 6 (yes) (Pat Holmes, Bill Cagle, Jim Fowler, Clayton Preble, Lee Thrasher, and Harold Hensley) to 0 (no) to table the rezone request.

A public hearing was held regarding a request submitted by William Edward Simmons to split parcel 053B-019 into two parcels, Tract 1 consisting of 2.17 acres and Tract 2 consisting of 3 acres of property located at 2514 Highway 515 South, Jasper, Georgia. If approved, the intent is to enable Mr. Simmons to refinance his home, located on Tract A, thru VA since as his previous application for refinancing was denied due to commercial zoning and to allow him to rebuild his home in case of a fire. After hearing the staff report, and testimony from the applicant with opposition from one citizen the public hearing was closed, Pat Holmes made a motion, with no second, to approve the rezone request. With no second the motion died due to lack of second with no action taken. The recommendation will be forwarded to the Board of Commissioners for action.

VI. BOARD COMMENTS

None

VII. PUBLIC COMMENTS

None

VIII. ADJOURNMENT

Motion made by Clayton Preble, seconded by Pat Holmes, to adjourn the meeting at 7:32 p.m. Unanimous approval.