

MINUTES

PICKENS COUNTY PLANNING COMMISSION

July 11, 2016

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
Jim Fowler
Linda Casey
Clayton Preble
Maurice Hendrix

County Staff in attendance:

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

Others in attendance:

Mari Livsey-KnowPickens.com
Steve Schultz
Tommy Quick
Ed Marger
Mark Chastain
Chris Chastain
Pickens County Residents

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 June 13, 2016, meeting as written. Members voted 6-0 to unanimously approve the minutes.

IV. OLD BUSINESS

Richard Osborne presented revisions to the proposed Text Amendment – Commercial Firing/Shooting Ranges as requested by the Planning Commission at the June 13, 2016 Planning Commission meeting. After hearing the staff report with much discussion regarding the

proposed revisions and public comments the public hearing was closed, Clayton Preble made a recommendation, seconded by Pat Holmes, to approve the Text Amendment – Commercial Firing/Shooting Ranges subject to deleting the agricultural zoning and requirement that zoning would have to be Highway Business only with a conditional use along with Sec. 67-10.11 Commercial Outdoor Firing/Shooting Ranges – Special Requirements. The Planning Commission voted 4 (yes) (Pat Holmes, Jim Fowler, Bill Cagle and Clayton Preble) to 2 (no) (Linda Casey, Maurice Hendrix) to approve the text amendment for commercial firing/shooting ranges subject to deleting the agricultural zoning and requiring zoning to be Highway Business only with a conditional use along with Section 67-10-11. The recommendation will be forwarded to the Board of Commissioners for action. Linda Casey left the meeting at 6:30 p.m.

V. NEW BUSINESS

A public hearing was held regarding a request submitted by Mariellen & Roger Schultz to rezone 3.30 acres of property located on Soquilli Trail, Jasper, Georgia. The current use listed for the property is Agricultural (AG). If approved, the purpose of changing the zoning from Agricultural (AG) to Estate Residential (ER) would be to divide a 32.18 acre parcel into two parcels (3.30 acre tract and 28.88 acre tract) and rezone the smaller tract to Estate Residential to enable friends to purchase the property and build their home on it. After hearing the staff report and testimony from applicant's son with no public comments the public hearing was closed, Clayton Preble made a motion, seconded by Jim Fowler, to approve the rezone request. The Planning Commission voted 5 (yes) (Pat Holmes, Bill Cagle, Jim Fowler, Maurice Hendrix and Clayton Preble) to 0 (no) to approve the rezone request as submitted. The recommendation will be forwarded to the Board of Commissioners for action.

A public hearing was held regarding a request submitted by Pickens County staff to correct zoning 2.83 acres of property located at 1124 Camp Road, Jasper, Georgia. The current use listed for the property is Rural Residential (RR). If approved, the purpose of changing the zoning from Rural Residential (RR) to Highway Business (HB) would be to correct zoning on this parcel on which an auto service business (Turner Tire) has been located since approximately 1989 and surrounding parcels owned by the same are already zoned Highway Business (HB). After hearing the staff report with no public comments the public hearing was closed, Jim Fowler made a motion, seconded by Maurice Hendrix, to approve the rezone request as submitted. The Planning Commission voted 5 (yes) (Pat Holmes, Bill Cagle, Jim Fowler, Maurice Hendrix and Clayton Preble) to 0 (no) to approve the rezone request as submitted. The recommendation will be forwarded to the Board of Commissioners for action.

A public hearing was held regarding a request submitted by Tommy Quick to rezone 1 acre of property located on Henderson Mountain, Fairmount, Georgia. The current use listed for the property is Rural Residential (RR). If approved, the purpose of changing the zoning

from Rural Residential (RR) to Suburban Residential (SR) is to divide a 3.868 acre parcel into two parcels (1 acre tract and 2.868 tract) in order to construct a home on the one acre parcel for an employee. After hearing the staff report and testimony from the applicant with no public comments the public hearing was closed, Jim Fowler made a motion, seconded by Maurice Hendrix, to approve the rezone request. The Planning Commission voted 5 (yes) (Pat Holmes, Bill Cagle, Jim Fowler, Maurice Hendrix and Clayton Preble) to 0 (no) to approve the rezone request. The recommendation will be forwarded to the Board of Commissioners for action.

Richard Osborne presented a proposed Text Amendment – Chapter 38 Land Development Standards to amend Pickens County Code of Ordinances regarding developments proposed to have gravel private streets so that subdivisions having lot sizes of 10 acres or greater in gated subdivisions could occur on private gravel streets with a minimum 40 feet of right-of-way and a maximum of 16% grade. After hearing Planning staff's presentation, testimony from representatives for RLF Talking Rock Properties and much discussion, Clayton Preble made a recommendation, seconded by Pat Holmes, to deny the proposed text amendment. The Planning Commission voted 3 (yes) (Clayton Preble, Pat Holmes, Maurice Hendrix) to 1 (no) (Jim Fowler) to deny the proposed text amendment request. Bill Cagle abstained. The recommendation will be forwarded to the Board of Commissioners for action.

VI. BOARD COMMENTS

Board member Maurice Hendrix inquired if the 500' buffer applied to schools & churches in regards to the firing/shooting range. Planning Director Richard Osborne replied that nothing can take place within the first 500 feet off the property line and if zoned residential use or zoned property there must be a 500 feet undisturbed buffer. Chairman Bill Cagle stated that the amendment they voted on stated that the range must be on property zoned Highway Business only, and if not, the owner of the property or applicant must come before the Planning Commission to request rezoning to highway business and a conditional use request then be approved by the Board of Commissioners.

VII. PUBLIC COMMENTS

None

VIII. ADJOURNMENT

Motion made by Clayton Preble, seconded by Maurice Hendrix, to adjourn the meeting at 7:20 p.m. Unanimous approval.