

# PICKENS COUNTY PLANNING COMMISSION

January 14, 2019

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  
Lee Thrasher  
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  
Joey Low  
Michael Low  
Phillip Johnson

## **II. INVOCATION AND PLEDGE OF ALLEGIANCE**

## **III. MINUTES**

A motion was made by Commissioner Harold Hensley, seconded by Commissioner Maurice Hendrix, to adopt the minutes of the December 14, 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 Joey Low, applicant and owner for N C & Helen Low Family LLC, on 1.26 acres, parcel 012-064, from Agricultural (AG) to (Rural Residential) (RR). If approved, the intent is to fulfill an agreement entered into with the adjoining property owner, Neil Edmonds, that each party would swap 1.26 acres of adjoining land that would enable the N C & Helen Low Family LLC to market the property in the future and offer a 60-foot wide strip all the way to Old SR5 (Ellijay Road). The N C & Helen Low Family LLC property is accessed from Old SR 5 (Ellijay Road) by an old county road/public road that is not currently county maintained. In order to accomplish the intent, the 1.26 acres in each land swap would be zoned to the new parent parcel zoning. After the rezoning and property swap occurs the two parcels would each be combined with their respective new parent parcels per attached plat.

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

1. The proposed RR 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.

After reviewing the application; receiving the staff report recommending approval; listening to testimony from the applicant with no public input, the public hearing was closed.

Commission member Jim Fowler, seconded by Commission member Lee Thrasher, made a motion to recommend approval of the application as submitted. The Planning Commission voted unanimously 5 (yes) (Pat Holmes, Maurice Hendrix, Jim Fowler, Lee Thrasher, and Harold Hensley) to 0 (no) to recommend approval of the rezoning request for the 1.26 acres (parcel 012-064 from Agricultural (AG) to Rural Residential (RR)).

**B. RZ-11-18-1258**

A public hearing was held regarding a rezone request submitted Neil Edmonds on a parcel of 1.26 acres located at 7831 Ellijay Road (parcel 012-065). The current use listed for the property is Rural Residential (RR) and Mr. Edmonds would like to rezone the property to Agricultural (AG).

If approved, the intent is to fulfill an agreement entered into with the adjoining property owner applicant, Joey Low, representing N C & Helen Low Family LLC, that each party could swap 1.26 acres of land that would enable the N C Low Family LLC to market the property in the future and offer a 60-foot wide strip all the way to Old SR5 (Ellijay Road). The N C & Helen Low Family LLC property is accessed from Old SR 5 (Ellijay Road) by an old county road/public road that is not currently county maintained. In order to accomplish the intent, the 1.26 acres in each land swap would be zoned to the new parent parcels zoning and after the rezoning and property swap occurs the two parcels would each be combined with their respective new parent parcels per attached plat.

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

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

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 Lee Thrasher made a motion, seconded by Commissioner Pat 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, Lee Thrasher, and Harold Hensley) to 0 (no) to recommend approval of the rezoning request for the 1.26 acres (parcel 012-065) from Rural Residential RR) to Agricultural (AG).

**VI. BOARD COMMENTS**

None

**VII. PUBLIC COMMENTS**

None.

**VIII. ADJOURNMENT**

Motion made by Commissioner Jim Fowler, seconded by Commissioner Harold Hensley, to adjourn the meeting at 6:07 p.m. Unanimous approval 5 (yes) to 0 (no).