

# PICKENS COUNTY PLANNING COMMISSION

April 8, 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:

Pat Holmes  
Clayton Preble  
Harold Hensley  
Maurice Hendrix  
Jim Fowler

County Staff in attendance:

Rodney Buckingham – Planning & Development Director  
Marcia Garrett-Secretary  
Stacey Godfrey

Others in attendance:

Angela Reinhardt – Progress  
Mari Livsey - KnowPickens.com  
David & Sheryl Collie  
Wayne Bruce  
Curtis Burkett  
Brian Smith-Armour  
Several Pickens County Residents

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

Commissioner Holmes requested Commissioner Maurice Hendrix to give the invocation.

## **III. MINUTES**

A motion was made by Commissioner Jim Fowler, seconded by Commissioner Harold Hensley, to adopt the minutes of the April 8, 2019, meeting as written. Members voted unanimously 4 (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.

**RZ-02-19-1261 Brian Smith and David Smith**

Rodney Buckingham informed the Planning Commission that Marcia Garrett was calling the applicant to determine if they were on their way.

**A. RZ-2-19-1262 David and Sheryl Collie**

A public hearing was held regarding a conditional use application submitted by David and Sheryl Collie requesting a conditional use for a special events facility on a parcel of 10 acres (039-081-002) located on Rocky Ridge Road, Jasper, Georgia. Rodney Buckingham presented the staff report to Planning Commission, in which he stated that Mr. and Mrs. Collie submitted a conditional use request on a 10-acre parcel zoned agricultural within their 480 acres located on Rocky Ridge Road off Hill City Road. The 3.62-acre tract shown separated from the 10-acre parcel is separated for financial purposes only and the proposed facility of approximately 8,000 square feet will be constructed on this tract. The intent for this conditional use request is to be allowed to utilize the 10-acre tract for a high-quality wedding and other events venue. Currently the Sheriff's office has been using some of the property for Jeep Fest and they would like to create a venue perhaps for entertainment and food sales and that sort of thing for Jeep Fest and other venue options such as weddings, cub and boy scout meetings, etc.

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 Clayton Preble, seconded by Commission member Jim Fowler, made a motion to recommend approval of the application as submitted with staff recommendation of approval for the conditional use on the 10 acre tract. The Planning Commission voted unanimously 4 (yes) (Maurice Hendrix, Clayton Preble, Jim Fowler, and Harold Hensley) to 0 (no) to recommend approval of the conditional use request on the 10 acres tract (3.62 acres cut out for financial purposes only for event building) on tax map 039-081-002. Maurice Hendrix left meeting at 6:25 p.m.

**B. RZ-2-19-1264 The Village Land Company, LLC**

A public hearing was held regarding a rezoning application submitted by Wayne Bruce, applicant and owner of The Village Land Company, LLC on 12.52 acres, parcel 047C-016-Split, from Suburban Residential (SR) to Highway Business (HB). If approved, the intent is rezone 12.52 acres to Highway Business (HB) for the purpose of developing an Assisted Living Facility, Independent Living and Multi-Family Living structures. The Village on Blackwell Creek is a 134-acre Master Planned Community that was approved by the county in September 2016. It is a 55+ age qualified community with 40% of the development dedicated to conservation. The 89-lot single family component is currently being marketed and recorded in various phases. Due to high market demand the intent, dependent upon rezone approval, is to commence construction of the Highway Business component in 2019. Phase one is to be a 60 to 70 bed assisted living facility to commence breaking ground 3<sup>rd</sup> or 4<sup>th</sup> quarter of 2019 to be completed in 1<sup>st</sup> quarter of 2021. A feasibility study determined a strong demand for this size facility as well as for Senior Independent Living. Phase Two will include 40-60 units of Independent and Multi-Family living with a proposed start in 2020.

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

1. The proposed HB 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 Clayton Preble, seconded by Commission member Jim Fowler, made a motion to recommend approval of the application as submitted and staff recommendation of approval. The Planning Commission voted unanimously 4 (yes)

(Maurice Hendrix, Clayton Preble Jim Fowler, and Harold Hensley) to 0 (no) to recommend approval of the rezoning request for the 12.52 acres (Parcel 047C-016-001 Split) from Suburban Residential (SR) to Highway Business (HB).

**C. RZ-02-19-1261 Brian Smith and David Smith**

A public hearing was held regarding a rezone request submitted Brian Smith and David Smith on a parcel of 27.20 acres located at Big Ridge Road, Talking Rock, Georgia. The current use listed for the property is Agricultural (AG) and Mr. Smith would like split 1.5 acres rezone to Rural Residential (RR) and rezone the remaining 25.70 acres to Small Agricultural (SA). If approved, the intent is to divide a 1.5-acre parcel out of the 27.20 acres and rezone to Rural Residential (RR) in order to match the neighbor's zoning who has approached the Smiths' about purchasing this 1.5 acre buffer due to fences and sheds that have encroached on the 27.20 acre tract. The intent for the remaining 25.70 acre tract is to be subdivided into 4 equal parcels of 6.425 acres and rezone to Small Agricultural (SA) to market as "farmettes".

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

- The proposed SA and RR 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, listening to testimony from the applicant; and listening to public input. Mr. Harold Hightower had no comment except that he was the adjoining land owners who is to purchase the 1.50 acres; James & Brenda Giefing adjoining landowners concerned if it would be a subdivision; and Mr. and Mrs. John Homsey adjacent land owners who were curious if trees would be cut down close or up to Mr. Homsey's property line. After public input, the public hearing was closed.

Commissioner Clayton Preble made a motion, seconded by Commissioner Harold Hensley, to recommend approval of the application as submitted. The Planning Commission voted unanimously 3 (yes) (Jim Fowler, Clayton Preble, and Harold Hensley) to 0 (no) to recommend approval of the rezoning request to split parcel 034-084-004 into two parcels: a 1.5 acres rezoning from Agricultural (AG) to Rural Residential (RR) and a 25.70 acres rezoning from Agricultural (AG) to Small Agricultural (SA).

**VI. BOARD COMMENTS**

**VII. PUBLIC COMMENTS**

None.

**VIII. ADJOURNMENT**

Motion made by Commissioner Jim Fowler, seconded by Commissioner Harold Hensley, to adjourn the meeting at 6:37 p.m. Unanimous approval 3 (yes) to 0 (no).