

# PICKENS COUNTY PLANNING COMMISSION

June 10, 2019

Chairman Cagle called the Pickens County Planning Commission to order at 6:00 p.m.

## **I. ATTENDANCE**

Bill Cagle  
Pat Holmes  
Clayton Preble  
Harold Hensley  
Maurice Hendrix  
Jim Fowler

County Staff in attendance:

Rodney Buckingham – Planning & Development Director  
Phil Landrum-Attorney  
Marcia Garrett-Secretary  
Stacey Godfrey  
Miranda Siniard

Others in attendance:

Dan Pool – Progress  
Mari Livsey - KnowPickens.com  
P. Kelly Williams  
Paul Noeth  
Marie Hyde  
Dusty Eaton  
Several Pickens County Residents

Prior to meeting starting, Commission Chairman Bill Cagle informed anyone who was in attendance regarding RZ-4-19-1273 Kevin Newsome application that an email had been received requesting a postponement until the July meeting due to illness. Anyone who was in attendance and did not wish to stay for the meeting was allowed to leave.

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

Commissioner Cagle gave the invocation.

## **III. MINUTES**

A motion was made by Commissioner Pat Holmes, seconded by Commissioner Clayton Preble, to adopt the minutes of the May 13, 2019, meeting as written with correction of addition of Phil Landrum's name that was inadvertently left off. Members voted unanimously 5 (yes) to 0 (no) to approve the minutes as written with the correction.

## **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- 04-19-1270 P. Kelly Williams

A public hearing was held to review a rezone application submitted by P. Kelly Williams to change the zoning from Agricultural (AG) to Rural Residential (RR). Rodney Buckingham presented the staff report stating that the county has been approached by Ms. William who submitted an application to rezone 8.36 acres located on Cardinal Road from Agricultural (AG) to Rural Residential (RR). The intent is to divide the acreage into 4 lots, one each for Ms. Williams, her two sons and her brother, Paul Noeth, to be able to live in close proximity to each other as a family. Staff recommends approval of the rezone to Rural Residential (RR).

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. Commissioner Clayton Preble made a motion, seconded by Maurice Hendrix, to recommend approval of the request regarding RZ-04-19-1270 to change the zoning from Agricultural (AG) to Rural Residential (RR). The Planning Commission voted 5 (Yes) (Clayton Preble, Pat Holmes, Harold Hensley, Maurice Hendrix and Jim Fowler) to 0 (No) to approve the rezone request. Unanimous approval.

### B. RZ-4-19-1271 Marie Hyde – CJM Services, LLC

A public hearing was held regarding a rezoning application submitted by Marie Hyde on 1.33 acres, parcel JA02-024, located at 30 Hyde Park Road, Talking Rock, from Highway Business (HB) to Suburban Residential (SR). Rodney Buckingham presented the staff report to Planning Commission in which he stated that Ms. Hyde wants to rezone the property with a rental house on it to Suburban Residential (SR) in the event that the home will need to be refinanced or sold at a later date with the need for financing. Staff recommends approval of the rezone to Suburban Residential (SR).

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 Pat Holmes, made a motion to recommend approval of the application as submitted and staff recommendation of approval. The Planning Commission voted unanimously 5 (yes) (Maurice Hendrix, Clayton Preble, Pat Holmes, Jim Fowler, and Harold Hensley) to 0 (no) to recommend unanimous approval of the rezoning request for the 1.33 acres (Parcel 021C-043-002) from Highway Business (HB) to Suburban Residential (SR). Unanimous approval.

### C. RZ-04-19-1272 Marie Hyde – Realty Group of North Georgia, LLC

A public hearing was held regarding a rezone request submitted Marie Hyde on a parcel of 1.22 acres located on Hyde Park Road, Talking Rock, Georgia. The current use listed for the property is Highway Business (HB) and Ms. Hyde would like to rezone the property to Suburban Residential (SR). Rodney Buckingham presented the staff report to the Planning Commission in which he stated that Ms. Hyde would like to rezone to Suburban Residential to build a single-family house on lot 3 for resale. The driveway for the rental house goes thru this lot and will be relocated off Hyde Park Road in order to give access to the rental house. Staff recommends approval of the rezone to Suburban Residential (SR).

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. Commissioner Pat Holmes made a motion, seconded by Commissioner Jim Fowler, to recommend approval of the application as submitted. The Planning Commission voted unanimously 5 (yes) (Jim Fowler, Clayton Preble, Pat Holmes, Maurice Hendrix and Harold Hensley) to 0 (no) to recommend approval of the rezoning request to rezone the 1.22 acres (Parcel 021C-043) from Highway Business (HB) to Suburban Residential (SR). Unanimous approval.

**D. RZ- 05-19-1274 Dusty Eaton**

A public hearing was held to review a rezone application submitted by Dusty Eaton to change the zoning from Agricultural (AG) to Suburban Residential (SR). Rodney Buckingham presented the staff report stating that the county has been approached by Mr. Eaton who had submitted an application to rezone 3.24 acres located on Highway 136 Connector from Agricultural (AG) to Suburban Residential (SR). The intent is to divide the acreage into 3 lots, for the purpose of building three residential houses and sale them. Staff recommends approval of the rezone to Suburban Residential (SR).

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. Commissioner Clayton Preble made a motion, seconded by Maurice Hendrix, to recommend approval of the request regarding RZ-5-19-1274 to change the zoning from Agricultural (AG) to Suburban Residential (SR). The Planning Commission voted 5 (Yes) (Clayton Preble, Pat Holmes, Harold Hensley, Maurice Hendrix and Jim Fowler) to 0 (No) to approve the rezone request. Unanimous approval.

**F. TA-5-19-1274 Chapter 97-1 Re-Adoption Official Use Intensity Map of Pickens County**

Mr. Rodney Buckingham stated that the county had received all the changes from Tri-State Mapping, and we need a recommendation to present to the Board of Commissioners to adopt Land Use Intensity Map. Mr. Buckingham had a smaller version for display if the Planning Commission wished to examine the map and to his knowledge the map was correct. Commissioner Clayton Preble, seconded by Commissioner Pat Holmes, made a motion to accept the map as presented. The Planning Commission voted 5 (Yes) (Clayton Preble, Pat Holmes, Harold Hensley, Maurice Hendrix and Jim Fowler) to 0 (No) accept the map as presented for recommendation to the BOC to adopt. Unanimous approval.

**G. Review of County Ordinances**

Mr. Buckingham introduced Mr. Ethan Calhoun who has submitted several ideas from other counties and borrowed their ordinances or phraseology to address some of the issues that the planning commission has asked us to address concerning campers, RV's, conditional use for wineries and events. The intent is to take ideas from the Planning Commission to draft wording for new ordinances or revise existing ordinances. After receiving input from Mr. Calhoun, extensive discussion was conducted regarding campers, RV'S, tiny houses (safety issues with size, egress, ingress, ladders, ceiling height, etc.), conditional uses in agriculture regarding wineries, campgrounds, agritourism, and event centers. It was determined that Planning and Development, Mr. Calhoun, and Attorney Phil Landrum would continue to work on a more definitive plan to bring back and submit to the Planning Commission.

**VI. BOARD COMMENTS**

Public thanked for coming out.

**VII. PUBLIC COMMENTS**

Mr. Lohman asked if the county had a sign ordinance. Attorney Landrum responded that the sign ordinance was on the website.

Dan Pool inquired that in the Pickens County Land Use Intensity updating knowing the past history of the county was anyone's zoning corrected without anyone knowing their zoning was corrected without going thru the public process? No.

Heather Poole inquired if once a request is made if there is any vetting that goes before this public process? Is there any review for anything that is so far outside the scope that it should not be in a zone change or is there a group that says it doesn't really make sense or does all requests have to be the given their process rights? Attorney Landrum stated that all requests must be given their due process rights but with that said what you are talking about is something so far off base that Land Development might recommend to the Planning Commission to turn it down but once it is submitted it has to go thru the process.

**VIII. ADJOURNMENT**

Motion made by Commissioner Pat Holmes, seconded by Commissioner Harold Hensley, to adjourn the meeting at 6:57 p.m. Unanimous approval 6 (yes) to 0 (no).