

PICKENS COUNTY PLANNING COMMISSION

September 10, 2018

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
Clayton Preble
Lee Thrasher

County Staff in attendance:

Richard Osborne - Planning & Development Director
Phil Landrum - County Attorney

Others in attendance:

Dan Pool – Progress
Mari Livsey - KnowPickens.com
Jerry Edwards
Other Pickens County Citizens & Other Interested Parties

II. INVOCATION AND PLEDGE OF ALLEGIANCE

III. MINUTES

A motion was made by Commissioner Holmes, seconded by Commissioner Fowler, to adopt the minutes of the August 13, 2018, meeting as written. Members voted unanimously 4 (yes) to 0 (no) to approve the minutes as written.

IV. OLD BUSINESS

Richard Osborne noted that case SUSE-7-18-1246, the Conditional use application by Myada Baudry on Henderson Mountain Road for a Retreat center with special events venue and treehouses, was withdrawn by the applicant on September 10, 2018.

V. NEW BUSINESS

Richard Osborne 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-8-18-1247

A public hearing was held regarding a rezoning request submitted by Jerry Edwards on five (5) contiguous parcels totaling approximately 7.5 acres (1.5 acres each), on Ollie Long Road from HB (Highway Business) to Rural Residential (RR). The intent is to sell the four vacant lots for single-family residential development. The western-most lot of the five lots has an existing, occupied manufactured home on the property.

Richard Osborne presented the staff report to Planning Commission, in which he stated that:

1. The proposed RR district may be suitable for this property given the single-family residential uses in the area.
2. The proposal is consistent with the comprehensive plan. The area is identified for Rural Development, which includes single-family residential development.
3. Staff recommends approval of the application.

Applicant Jerry Edwards spoke about the application and stated that builder Ronnie Harrington plans to build four new single-family homes on the vacant parcels that would be approximately 1,250 square feet to 1,500 square feet. Based on a question about private drive maintenance by PC member Holmes, Mr. Edwards stated that the deeds for properties on Ollie Long Rd include maintenance covenants.

There was no opposition to the application.

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

Commission member Preble, seconded by Commission member Thrasher, made a motion to recommend approval of the application as submitted. The Planning Commission voted unanimously 4 (yes) to 0 (no) to recommend approval of the rezoning request for the five (5) contiguous parcels, 033-017-013, 033-017-014, 033-017-015, 033-017-016, and 033-017-017, totaling approximately 7.5 acres from HB (Highway Business) to RR (Rural Residential).

B. RZ-8-18-1249

A public hearing was held regarding a rezoning application submitted by Jeffery and Virginia Jones on approximately 7.27 acres, parcel 013-025-002, from HB (Highway Business) to RR (Rural Residential). The intent is to enable a family member to build a house or place a manufactured home on the property.

Richard Osborne presented the staff report to Planning Commission, in which he stated that:

1. The proposed RR district may be suitable for this property given the single-family residential uses in the area.
2. The proposal is consistent with the comprehensive plan. The area is identified for Rural Development, which includes single-family residential development.
3. Staff recommends approval of the application.

There was no applicant present to discuss the application. There was no opposition to the application. Commissioners Cagle and Preble stated that applicants needed to be present to discuss the application and answer questions from the Commission members. County Attorney Landrum clarified that, based on the procedures for conducting public hearings as found in chapter 67 of the Pickens County Code of Ordinances, the applicant must be present and explain his/her application.

After reviewing the application; receiving the staff report recommending approval; having no representative present to speak on behalf of the application; and hearing no public opposition, the public hearing was closed.

Based on a lack of attendance and explanation by the applicant, Commissioner Preble made a motion, seconded by Commissioner Fowler, to table the rezoning application until the next regularly scheduled Planning Commission meeting. The Planning Commission voted unanimously 4 (yes) to 0 (no) to table the application.

C. TA-8-18-014

A public hearing was held regarding a text amendment application submitted by Pickens County Planning & Development staff to readopt Chapter 16 of the Pickens County Code of Ordinances.

Richard Osborne presented the staff report to Planning Commission, in which he stated that:

1. The proposed readoption would result in minor changes and is based on the need for language in the county code to be consistent with the current State Minimum Standard Codes as adopted and amended by the Georgia Department of Community Affairs.
2. The proposed readoption would not result in changes to the method in which county building permits are issued. The readoption would not result in changes to the method in which county building officials conduct inspections.
3. The county attorney has received the information in advance and has been requested to review the changes and note if there were any needed revisions.

Based on questions by Commissioner Preble, Mr. Osborne stated that State of Georgia Department of Community Affairs staff review the mandatory codes each year and issue a new list as of January 1st of each year that staff of all cities and counties in Georgia must follow for permitting and inspections.

There was no opposition to the application.

After reviewing the application; receiving the staff report recommending approval; and hearing no opposition; the public hearing was closed.

Commissioner Fowler made a motion, seconded by Commissioner Thrasher, to recommend that the application to readopt Chapter 16 of the Pickens County Code of Ordinances be approved. The Pickens County Planning Commission voted unanimously 4 (yes) to 0 (no) to recommend approval.

VI. BOARD COMMENTS

None.

VII. PUBLIC COMMENTS

None.

VIII. ADJOURNMENT

Motion made by Commissioner Preble, seconded by Commissioner Fowler, to adjourn the meeting at 6:45 PM. Unanimous approval 4 (yes) to 0 (no).