

PICKENS COUNTY PLANNING COMMISSION

October 8, 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
Harold Hensley
Maurice Hendrix

County Staff in attendance:

Richard Osborne - Planning & Development Director
Marcia Garrett-Secretary
Linda Casey-Planning & Development

Others in attendance:

Larry Cavender – Progress
Mari Livsey - KnowPickens.com
Jeffery Jones
Colton Jones
Ethan Calhoun-NWGRC
Bob & Julie Klusty
Roy Dobbs
Larry & Shirley Carter
Cheryl Bachaelin
John & Ellen Ahlberg
Gina Johnson
Roger Schultz
Randi Ferrara
Lori Martin
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 Hendrix, to adopt the minutes of the October 8, 2018, meeting as written. Members voted unanimously 6 (yes) to 0 (no) to approve the minutes as written.

IV. OLD 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-8-18-1249

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.

The applicant stated that the recommendation for approval of the application stated by Richard Osborne was exactly what they wanted. 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 Holmes, made a motion to recommend approval of the application as submitted. The Planning Commission voted unanimously 6 (yes) to 0 (no) to recommend approval of the rezoning request for the approximately 7.27 acres (parcel 013-025-002) from HB (Highway Business) to RR (Rural Residential).

V. NEW BUSINESS

Discussion of Possible Changes to Chapter 67 of Pickens County Code of Ordinances Land Use (Zoning) Districts and Uses

Chairman Cagle asked Richard Osborne what the county's recommendation was on possible changes to Chapter 67. Mr. Osborne stated the Planning Commission, county attorney, and the Board of Commissioners asked county staff and Northwest Georgia Regional Commission planners to conduct zoning & land use research and obtain input from stakeholders as part of possible revisions to the land use section, Chapter 67, of the Pickens County Code of Ordinances. Mr. Osborne gave a brief overview regarding the adoption of Chapter 67, the Land Use District Intensity Plan and zoning districts, the Future Development Map and the Comprehensive Plan and how they affect the county. Mr. Osborne introduced Ethan Calhoun, Northwest Georgia Regional Commission, to assist with the research, identify redundancy, etc. and rewrite as necessary. Further discussion will be brought before the Planning Commission in the December Planning Commission meeting.

Julie Klusty stated she had been to some of the Comprehensive Plan meetings and her curiosity was awakened to find out more regarding the role of Northwest Regional Planning Commission. Ms. Klusty passed out information regarding her findings and expressed concerns in regard to private property owners' rights and loss of those rights thru government regulations continually becoming more restrictive until all private property rights as lost. Various others present also expressed their concerns regarding the possibility of losing private property rights.

VI. BOARD COMMENTS

Commissioner Fowler, along with a few other commissioners, expressed to Mr. Osborne that what the Planning Commission had just witnessed was not what they expected to hear at the meeting based upon the agenda they had received.

VII. PUBLIC COMMENTS

None.

VIII. ADJOURNMENT

Motion made by Commissioner Preble, seconded by Commissioner Fowler, to adjourn the meeting at 7:17 PM. Unanimous approval 6 (yes) to 0 (no).