

# PICKENS COUNTY PLANNING COMMISSION

January 13, 2020

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

## **I. ATTENDANCE**

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

County Staff in attendance:

Rodney Buckingham – Planning & Development Director  
Miranda Siniard  
Stacey Godfrey

Others in attendance:

Larry Cavender – Progress  
KnowPickens.com  
Clay Brogdon  
Kevin Robinson  
Dan Pool  
John Pool  
Bobby Dean  
Susan Dean  
Joe Hermann  
Diron Norton  
Jeremy Anderson  
Ken Logan  
Bryan Griffin  
Larry Cavender  
Corey Evans

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

Commissioner Cagle led Prayer.

## **III. MINUTES**

A motion was made by Commissioner Pat Holmes, seconded by Commissioner Jim Fowler, to adopt the minutes of the November 4, 2019, meeting as written. Members voted unanimously 5 (yes) to 0 (no) to approve the minutes as amended.

#### **IV. OLD BUSINESS**

None

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#### **V. NEW BUSINESS**

##### **A. Cellular Tower Application-Southern Linc 8269 Highway 53 East, Jasper**

A public hearing was held on the cellular tower application submitted for 8269 Highway 53 East, Jasper, Georgia with no formal record of opposition. Rodney Buckingham presented the staff recommendation to the Planning Commission. Clay Brogdon, spokesman for Southern Linc, gave a 10-minute presentation of the application and responded to questions. Dan Pool part owner of 8269 Highway 53 East, spoke to the Planning Commission briefly with a background of the property that has been in his family for years. Helen Heinle spoke in opposition of the Tower. Dirone Norton of 5169 Cove Road spoke stating he was not opposing the tower, just did not like the red lights that would be on the tower. The County had no further rebuttal. The concerns from Ms. Heinle were addressed from Mr. Brogdon of Southern Linc. After discussion, Pat Holmes made a motion to deny the Cellular Tower application. There was no second to the motion. Motion died. Commissioner Jim Fowler made a motion to approve the Cellular Tower application and Variance as requested. Seconded by Commissioner Maurice Hendrix approving the request for the Cellular Tower application, and Variance at 8269 Highway 53 East, Jasper, Georgia. The Planning Commission voted four (4) (Maurice Hendrix, Harold Hensley, Jim Fowler, and Clayton Preble and one (1) (Pat Holmes) voting against the request. Commissioner Bill Cagle voted unanimous.

##### **A. RZ-9-19-1284 Tammy Watson -1-acre Allred Mill Road**

A Public Hearing was held to review a rezone application submitted by Tammy Watson to change a proposed 1-acre tract zoning from Rural Residential (RR) to Suburban Residential (SR). Rodney Buckingham presented the staff report, the intent is to build a house on the proposed 1 acre to be close to her mother as she ages. 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 Jim Fowler made a motion, second by Lee Thrasher, to recommend approval of the rezone request to Suburban Residential (SR). The Planning Commission Voted (4) Yes (Jim Fowler, Lee Thrasher, Harold Hensley, and Maurice Hendrix), to 0

(No) to approve the rezone request of 1 acre from Rural Residential (RR) to Suburban Residential (SR).  
Unanimous Approval.

**B. Review of County Ordinances-** Ethan Calhoun from NGRC presented the Planning Commission with verbiage in review of Tiny Homes. In January 2020 the IBC will release an Appendix Q regarding Tiny Houses that would supersede zoning ordinances. This appendix shall be applicable to Tiny Homes as single dwelling units. After discussion of the new appendix it was clear to see that Tiny Homes, are not an affordable housing option. Mr. Calhoun stated with a tiny home, a minimum lot of land would still be required for Environmental Health to approve septic systems. Engineer and Architectural drawings would be required with the Architect taking responsibility for the Tiny Home. In review, Rodney ask the Planning & Commission to review the verbiage given and we will move forward in future meetings with a recommendation on Tiny Home Ordinances for Pickens County.

**C. Other Business-**Rodney Buckingham announced his retirement to the Planning Commission. Rodney also proposed two dates for the Planning Commission Christmas Dinner in December. A date was not decided at this time.

**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 6:33p.m. Unanimous approval 4 (yes) to 0 (no).