

# PICKENS COUNTY PLANNING COMMISSION

Revised 6/11/19

May 13, 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  
Lee Thrasher

County Staff in attendance:

Rodney Buckingham – Planning & Development Director  
Phil Landrum-Attorney  
Marcia Garrett-Secretary

Others in attendance:

Larry Cavender – Progress  
Mari Livsey - KnowPickens.com  
Zachary Alvord & Chase Alvord  
Al Lawson  
Michael Bray  
Christopher Elsevier-Piedmont Bank  
Several Pickens County Residents

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

Commissioner Cagle gave the invocation.

## **III. MINUTES**

A motion was made by Commissioner Pat Holmes, seconded by Commissioner Jim Fowler, to adopt the minutes of the April 8, 2019, meeting as written. Members voted unanimously 5 (yes) to 0 (no) to approve the minutes as written. Harold Hensley came in just after this vote.

## **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- 02-19-1269 Zachary Alvord & Chase Alvord**

A public hearing was held to review a rezone application submitted by Zachary Alvord & Chase Alvord to change the zoning from Highway Business (HB) to Agricultural (AG). Rodney Buckingham presented the staff report stating that the county has been approached by Zachary and Chase Alvord who have submitted an application to rezone 6.17 acres located at 230 Old Mill White Mill Extension in the current use is listed for this property is Highway Business (HB) and the Alvord's are interested in changing the zoning to Agricultural (AG) to be utilized for a special events facility. They are also interested in possibly purchasing some property adjacent to this parcel that is also zoned as Agricultural (AG). Unfortunately, the zoning in the highway business classification will not allow for event centers and we are having to go with the agricultural with the conditional use until the zoning ordinance can be changed and adopted. The county does recommend that the zoning request approved. Zachary Alvord stated that he currently lives in Ball Ground and his grandfather lived in Big Canoe and they loved the community. Zachary Alvord, along with his brother Chase Alvord saw the building that they thought would be make a good event facility, previously was known as Dakota Cove, and looking rezoning in order to make a purchase of the property. Commissioner Pat Holmes asked about the acreage being less than the minimum 10-acre allowance for the agricultural zoning. Mr. Buckingham stated that the Alvord's were interested in purchasing property adjacent to this property, that is already zoned agricultural and both lots would be combined, to utilize for parking and to maintain the flow of traffic through Old Mill White Road Ext. Commissioner Preble asked what would happen if they were not able to acquire the adjacent property. Mr. Buckingham stated that what the ordinance states currently is that if you split or create a new lot the minimum for the agricultural zoning is 10 acres but if you are changing the zoning you are not creating a new lot but just changing the classification of an existing lot. After much discussion regarding lot size, Commissioner Preble asked Mr. Landrum if he was okay with zoning change. Mr. Landrum stated that Mr. Buckingham was making a point in that a new lot was not being created and there are parcels that are agricultural zoning that are less than 10 acres and that land use in this way is related to agricultural use in the agricultural industry.

Mathew Wood, 610 Old Mill White Ext., had concerns regarding noise, parking, disorderly conduct, intoxicated persons driving on road, site accidents, hours and days of operation, etc. Ralph Fitts questioned if the land had covenants on it, Kim Fitts concerns regarding capacity of facility, narrow road and exiting onto Cove Road with limited site visibility, and Marty Dorsey concerns if there was a noise ordinance regarding noise and cut off time. Mr. Alvord, Zachary and Chase's father, stated he was heavily involved in this venture, and basically to summarize, their intent is to be good neighbors while utilizing a building that has been vacant and deteriorating for several years for a venture that would be suitable for this size building to host weddings and other types of gatherings. Commissioner Lee Thrasher inquired, if the Planning Commission recommended approval of the rezone and conditional use and both requests were approved the Board of Commissioners, if the sale did not go thru would the rezone still apply to the property since the property owner did not apply for the rezone and conditional use requests? Mr. Landrum stated, that if the requests were approved by the Board of Commissioners, the approval of the both requests would apply to the property regardless if the sale went thru or not.

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 Lee Thrasher, to recommend approval of the request regarding RZ-02-19-1269 to change the zoning from Highway Business (HB) to Agricultural (AG). The Planning Commission voted 2 (Yes) (Clayton Preble, Lee Thrasher) to 3 (No) (Pat Holmes, Harold Hensley, Maurice Hendrix) to approve the rezone request. Motion **NOT approved** due to 3 members voting against and 1 (Jim Fowler) member abstaining.

**B. SUSE-04-19-1266 Zachary Alvord & Chase Alvord**

Due to the rezone request (RZ-02-19-1269) not being approved, the conditional use request cannot be voted on.

**C. RZ-3-19-1267 Al Lawson**

A public hearing was held regarding a rezoning application submitted by Al Lawson on 4.01 acres, parcel JA02-024, located at 1182 Talking Rock Road, Jasper, from Rural Residential (RR) to Highway Business (HB). Rodney Buckingham presented the staff report to Planning Commission, in which he stated Mr. Lawson wants to rezone the property for the purpose of constructing a climate-controlled storage facility along with a covered RV and boat storage. Staff recommends approval of the rezone to Highway Business (HB).

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 Lee Thrasher, made a motion to recommend approval of the application as submitted and staff recommendation of approval. The Planning Commission voted unanimously 6 (yes) (Maurice Hendrix, Clayton Preble, Pat Holmes, Lee Thrasher, Jim Fowler, and Harold Hensley) to 0 (no) to recommend unanimous approval of the rezoning request for the 4.01 acres (Parcel JA02-024) from Rural Residential (RR) to Highway Business (HB).

**D. RZ-02-19-1268 H. Michael Bray**

A public hearing was held regarding a rezone request submitted H. Michael Bray on a parcel of 9.694 acres located at Bradley Road, Talking Rock, Georgia. The current use listed for the property is Agricultural (AG) and Mr. Bray would like to rezone the property to Rural Residential (RR). Rodney Buckingham presented the staff report to the Planning Commission in which he stated that Mr. Bray would like to split the property into about 5 or 6 lots for residential use and staff recommends approval of the rezone.

After reviewing the application; receiving the staff report recommending approval, listening to testimony from the applicant; and listening to public input from Ted Cawley inquiring about number and size of lots. After public input, the public hearing was closed.

Commissioner Clayton Preble 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 9.694 acres (Parcel 033-150-002) from Agricultural (AG) to Rural Residential (RR). Lee Thrasher abstained from voting.

**VI. BOARD COMMENTS**

Commissioner Clayton Preble informed Mr. Wood that the property located at 230 Old Mill White Ext. is already zoned for other options. Commissioner Preble stated that the board had turned down other venues based upon public protest and sometimes it best to be careful what you wish for. This might have been a better fit than what could possibly become of this property.

Commission Chairman Cagle reiterated that the Planning Commission is only a recommendation board and the final decision would be made by the Pickens County Board of Commissioners.

**VII. PUBLIC COMMENTS**

Chris Elsevier, Senior Vice-President & Senior Credit Officer – Piedmont Bank, in regard to 230 Old Mill White Ext, stated he had worked with the previous owner to try to keep the business (Lakota Cove) operating. The bank has been in possession of the property and building since 2016 and has been doing what they could to keep the building from deteriorating more while sitting empty. Mr. Elsevier said he had been approached by a motorcycle dealership who wanted the property for a hangout on weekends for motorcycles and he is sure the surrounding landowners would not have wanted that to deal with that every weekend. Mr. Elsevier said he was trying to be cognizant of what goes in there and thought this would be a good fit for the property and neighborhood.

Mr. Alvord stated that something was going to happen in the building and if nothing goes in there its about the building rotting down.

Rachel Wood asked what types of activities would take place there and if it was to be catered to Big Canoe residents only. Would it be corporate meetings, weddings to retirement parties similar to Big Canoe's Chimney & Lodge activity?

**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).