

PICKENS COUNTY PLANNING COMMISSION

March 09, 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:

Justin Kilgore – Planning & Development Director
Miranda Siniard
Stacey Godfrey
Kim Jarvis
Nicole Howard

Others in attendance:

Dan Pool – Progress
KnowPickens.com
Ken Logan
David Gower
Verlia Gower
Laura Jones
Jennifer Bryant
Pete Bryant
Other Pickens County Citizens

II. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Maurice Hendrix led Prayer.

III. MINUTES

A motion was made by Commissioner Pat Holmes, seconded by Commissioner Maurice Hendrix, to adopt the minutes of the January 13, 2020, meeting as written. Members voted unanimously 5 (yes) to 0 (no) to approve the minutes as amended.

IV. OLD BUSINESS

None

V. NEW BUSINESS

A. RZ-190012- Logan Holdings, LLC 755 Bramble Way, Ball Ground

A public hearing was held to review a rezone application submitted by Ken Logan of Logan Holdings, LLC to change parcel 069-009-002, a 35.44-acre tract from Agricultural (AG) to Neighborhood Commercial (NC). Justin Kilgore presented the staff report, with the option to approve Mr. Logan's request as a conditional use as an option instead of rezoning to Neighborhood Commercial. The request would be appropriate in both options.

After reviewing the application, receiving the staff report recommending the conditional use, listening to testimony from applicant explaining the intent of the rezone, there were three concerned citizens that spoke. Neighbor, Kevin Brooks, spoke stating his concern of the traffic and if the county roads would be able to handle the traffic, Ms. Heinle spoke about her concerns of keeping the property Agricultural. Mr. David Thompson spoke about his concerns of the amount of people on the property, and the noise. After discussion amongst the Planning Commission and Mr. Logan answered questions, the Public Hearing was closed. Commissioner Preble made a motion to accept the conditional use with operating hours to be ended by 10 pm with the zoning to continue being Agricultural (AG). Commissioner Fowler seconded the motion. Commissioner Holmes added that the conditional use, also restrict outdoor concerts. Commissioner Preble made a motion to 2nd Commissioner Holmes motion to approve the Conditional Use with all commercial activity ending at 10 pm and no outdoor concerts. The Planning Commission voted three (3) yes, Commissioners, Pat Holmes, Clayton Preble, and Jim Fowler, and (2) two, Commissioner Harold Hensley, and Maurice Hendrix, no to approve the rezone request of 35.44 acres as a conditional use. Unanimous Approval.

B. RZ-190013 Pete & Jennifer Bryant, Matthews Road, Jasper

A public hearing was held to review a rezone application submitted by Pete & Jennifer Bryant to change parcel 039-063, a 2.91-acre tract from Agricultural (AG) to Rural Residential (RR). Justin Kilgore presented the staff report, the intent is to build their house and be close to family.

After reviewing the application, receiving the staff report recommending the approval, and listening to testimony from applicant the Public Hearing was closed. Commissioner Jim Fowler made a motion to approve, seconded by Pat Holmes, to recommend approval of the rezone request to Rural Residential (RR). The Planning Commission voted Five (5) Yes, and (0) No to approve the rezone request of 2.91-acres from Agricultural (AG) to Rural Residential (RR). Unanimous Approval.

C. RZ-190014 Laura M. Jones Hwy 53 East, Jasper

A public hearing was held to review a rezone application submitted by Laura M. Jones to change parcel 033-137-003 a 2-acre tract from Highway Business (HB) to Rural Residential (RR). Justin Kilgore presented the staff report, the intent is to have the property zoned like neighboring property, and for future family to build on the lot.

After reviewing the application, receiving the staff report recommending the approval, and listening to testimony from applicant, the Public Hearing was closed. Commissioner Preble made a motion to approve, seconded by Jim Fowler, to recommend approval of the rezone request to Rural Residential (RR). The Planning Commission voted Five (5) Yes, and (0) No to approve the rezone request of 2.00-acres from Highway Business (HB) to Rural Residential (RR). Unanimous Approval.

VI. BOARD COMMENTS

None.

VII. PUBLIC COMMENTS

None.

VIII. ADJOURNMENT

Motion made by Commissioner Toddy Hendrix, seconded by Commissioner Harold Hensley, to adjourn the meeting at 6:43p.m. Unanimous approval 5 (yes) to 0 (no).