

## Town of Talking Rock Monthly Meeting Minutes

April 10th, 2025

Mayor James Bryant called the meeting to order at 7:00pm

**I. Attendance**

Board:

James Bryant

Caleb Gay

Tony Hawf

Jason Little

Lynda Cagle

Darlene O'Connell

Town Clerk: Amanda Buntin

Others in attendance:

Mari Livsey, Jene Bryant, Max Caylor, Jim Bauman, Marshall Mullins, Chris Bennett, Whitney Bennett

**II. Call Meeting to Order:**

**III. Pledge of Allegiance:**

**IV. Public Hearing:** Mayor Bryant asked Chris Bennett to stand up and give everyone a detailed account of what he is wanting to do on his property and why he is requesting for a rezoning of his property. Mr. Bennet outlined his adherence to Pickens County requirements. He stated he wants to build a small wedding venue. Mr. Bennett stated that he is going by the requirements set forth by the Pickens County fire department and fire marshal as to how his driveway must be built. Mayor Bryant asked the council if they had any further questions for Mr. Bennett and if they all understood what Mr. Bennett had done up to this point. The council all agreed they understood and did not have any further questions. Mayor Bryant opened the floor to the public for comments. Marshall Mullins stood up and stated that he has an issue with Mr. Bennett putting a wedding venue on his property because he does not believe that a driveway can be put there without the rainwater runoff damaging his property. Mr. Mullins stated he spoke with the EPD in Cartersville, and they stated they had nothing to do with driveways. Mr. Mullins also stated that when a fire truck was called up at Mr. Bennetts's property a few weeks ago they could not get the fire truck up the driveway. This, however, would not be the same driveway that Mr. Bennett is putting in for the wedding venue, there is still work to do to make that driveway and Mr. Bennett stated he is doing exactly what Pickens County required him to do. Mr. Mullins also stated that he will sue the town if they allow Mr. Bennett to build the wedding venue. After Mr. Mullins time was up mayor Bryant asked if anyone else had any discussions or would like to speak about the proposed rezoning of Mr. Bennetts land. There was no other comment, or discussion had. The public hearing ended at 7:12pm

**V. Announcements:** Mayor Bryant announced that the sheds near the old schoolhouse had been removed and that the grading had been completed in that area. It was stated that there was also asphalt work done in the town, over at the Bar and Grill as well as at the top of the hill on Old Blairsville Road.

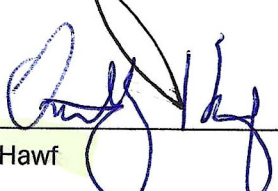
**VI. Approval April 2025 Meeting Minutes:** A motion was made by Tony Hawf, seconded by Lynda Cagle to approve the April 2025 meeting minutes. All voted unanimously in favor.

- VII. **Approval of April 2025 Financial Reports:** A motion was made by Darlene O'Connell to approve the April 2025 Financial reports, seconded by Caleb Gay. All voted unanimously in favor.
- VIII. **Summary of Maintenance:** Jim Bauman announced that the lawnmower is currently being serviced. He has also been cleaning up the park. The toilet paper holder was broken into at the parks men restroom and Mr. Bauman replaced it.
- IX. **Old Business:**
- A. **Vote on Train Car Restroom Remodel Quote:** The council voted on a quote to remodel the restrooms, and they are about 90% complete as of the meeting. Tony Hawf stated that everything was going well and that the new restrooms look very nice.
  - B. **Vote on Asphalt Quote:** It was decided that Johnson Paving would do the work, and as of the meeting it had all been completed. The council all agreed it looks a lot better and the Town is also ADA compliant over at the Train Cars.
  - C. **Vote on Quote to Demolish the Old Sheds:** The council decided to give the job to Phoenix Landscaping. They had been demolished as of this meeting.
  - D. **Vote to adopt EOP:** The council voted to adopt the Emergency operating Plan that was sent by Pickens County.
- X. **New Business:**
- A. **Vote on Rezoning of Parcel #011-018-001 From R-1 A to C-1 with a LU (limited Use) Permit:** The council voted to rezone parcel # 011-018-001 from R-1 A to C-1 with a LU permit for the operation of a wedding venue/ event center. A motion was made by Jason Little to rezone parcel #011-018-001 from R-1 A to C-1 with a LU permit, seconded by Tony Hawf. All voted unanimously in favor.
  - B. **Vote on Landscaping Work to be done at the Brewery Pavilion by Tony Hawf:** The council voted to allow Tony Hawf to do landscaping work over at the Brewery Pavilion. A motion was made by Darlene O'Connell to allow Tony Hawf to do landscaping work at the Brewery Pavilion, seconded by Lynda Cagle. All voted unanimously in favor except Tony Hawf who did not vote.
- XI. **Adjourn:** A motion was made by Tony Hawf to adjourn the meeting, seconded by Darlene O'Connell at 7:26pm. All voted unanimously in favor.

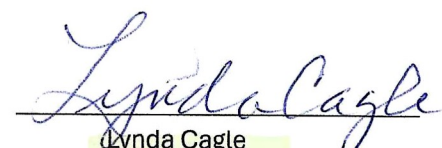
The next regular council meeting will be May 1, 2025, at 7pm with the working group session beginning the same day at 5:30pm.




James W. Bryant Jr. Mayor



Tony Hawf



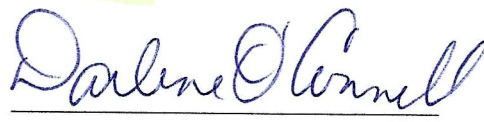
Lynda Cagle



Caleb Gay

  
Jason Little

  
Assisted by: Amanda Buntin

  
Darlene O'Connell

