



**AGENDA  
PLANNING COMMISSION  
REGULAR MEETING**

**TUESDAY, JANUARY 7, 2020  
7:00 P.M.**

**STEPHENS COUNTY HISTORICAL  
COURTHOUSE COURTROOM**

**PLEASE TURN YOUR CELL PHONES OFF**

**I. ROLL CALL (PLANNING CHAIR ANNOUNCEMENTS ON TABLE)**

**II. APPROVE AGENDA**

**III. APPROVE MINUTES**

**1. DECEMBER 2, 2019**

**IV. HEARING ON TEXT AMENDMENTS, REZONING, MAP AMENDMENTS,  
CONDITIONAL USES AND VARIANCES**

1. Variance request from Real Property Holding Toccoa, GA, LLC , 282 Rock Creek Trail, Toccoa, GA. Parcel 057 236. Subject property is currently zoned as Agriculture Residential. The proposed action to be taken is to grant a lot size variance less than one acre (.24); Side setbacks 5' variance and front 30' variance
2. Variance request from Real Property Holding Toccoa, GA, LLC , 294 Rock Creek Trail, Toccoa, GA. Parcel 057 235. Subject property is currently zoned as Agriculture Residential. The proposed action to be taken is to grant a lot size variance less than one acre (0.19); Side setbacks 5' variance and front 30' variance
3. Variance request from Real Property Holding Toccoa, GA, LLC , 268 Rock Creek Trail, Toccoa, GA. Parcel 057 237. Subject property is currently zoned as Agriculture Residential. The proposed action to be taken is to grant a lot size variance less than one acre (0.26); Side setbacks 5' variance and front 30' variance
4. Variance request from Real Property Holding Toccoa, GA, LLC , 256 Rock Creek Trail, Toccoa, GA. Parcel 057 238. Subject property is currently zoned as Agriculture Residential. The proposed action to be taken is to grant a lot size variance less than one acre (0.30); Side setbacks 5' variance and front 30' variance
5. Variance request from Currahee Club Development, LLC, 106 Timber Ridge Drive, Toccoa, GA. Parcel 057 234. Subject property is currently zoned as Agriculture Residential. The proposed action to be taken is to grant a lot size variance less than one acre (0.29); Side setback 5' variance and front 25' variance

6. Rezoning request from Roy Richie, Jr. Petitioner of Frazier Hollis property owner at 90 Spanish Moss Drive/Tower Road, Toccoa, GA. Parcel 066 023. Subject property is currently zoned as Agriculture Residential. The proposed action to be taken is to rezone .13 acres to Residential Single to add to parcel 066 002

## **V. COMMITTEE REPORTS**

## **VI. OLD BUSINESS**

## **VII. NEW BUSINESS**

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## **VIII. ADJOURNMENT**