



## MINUTES

### PLANNING COMMISSION REGULAR MEETING

OCTOBER 1, 2019  
7:00 P.M.

**PRESENT FOR MEETING:** Barbara Payne, Bo Dotson, Mark Wilkinson, Peter Traudt and Scott Stroud; Planning Secretary Beth Rider; Planning Director Phyllis Ayers;

Mark Wilkinson called the regular meeting to order and welcomed those present.

#### I. ROLL CALL AND PLANNING CHAIR ANNOUNCEMENT AND PROCEDURES

A copy of the announcements and procedures for the hearing were made available for those present. Ms. Rider called roll with the following present: Barbara Payne, Bo Dotson, Mark Wilkinson, Peter Traudt, and Scott Stroud;

#### II. APPROVE AGENDA

A motion was made by Peter Traudt, seconded by Bo Dotson to approve agenda as presented. **Motion carried unanimously.**

#### III. APPROVE MINUTES

##### 1. SEPTEMBER 3, 2019 – REGULAR MEETING

A motion was made by Peter Traudt, seconded by Barbara Payne to approve minutes as presented. **Motion carried unanimously.**

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

1. REZONING REQUEST FROM OSCAR AND LORI YEARWOOD, 746 HWY 184N/HWY 184 N., TOCCOA, GA. PARCEL 022A 007 AND 022A 008. SUBJECT PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL SINGLE. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE 1.00 ACRE TO COMMERCIAL GENERAL TO COMBINE WITH PARCEL 022A 006

Ms. Ayers stated this property is currently in two parcels one being .26 acres and one 6.9 acres and both are undeveloped. The owner would like to carve out 1.00 acre to be combined with parcel 022A 006 that is currently a business. The current business is parcel 022A 006 and has .56 acres with a combined ending total of 1.56 acres. GDOT has visited the site and has requested that a commercial driveway permit application be processed. The property is in a mixed use area of residential, agriculture,

government and commercial. The recommendation is to approve. Ms. Ayers opened the floor for anyone wishing to speak in favor of the request, no one spoke in favor. Ms. Ayers opened the floor for anyone wishing to speak in opposition of the request, no one spoke in opposition.

2. REZONING REQUEST FROM JASON STEPHENS/SCOTT WATSON, YOW MILL ROAD, TOCCOA, GA. PARCEL 059 038. SUBJECT PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL SINGLE. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE .38 ACRES OF PARCEL 059 038 TO AGRICULTURE INTENSIVE TO ADD TO PARCEL 059 036

Ms. Ayers stated this property is currently 7.8 acres with .38 acres being added to 73.36 AI acres. The property is undeveloped and is currently zoned as residential single and will be added to the adjacent AI parcel. The property is in a mixed use area of residential and agriculture. The recommendation is to approve. Ms. Ayers opened the floor for anyone wishing to speak in favor of the request, no one spoke in favor. Ms. Ayers opened the floor for anyone wishing to speak in opposition of the request, no one spoke in opposition.

3. REZONING REQUEST FROM CONNIE TABOR, ESTATE OF CARL D. SMITH, 1279 S. YOW MILL ROAD, PARCEL 060 038. SUBJECT PROPERTY IS CURRENTLY ZONED AS AGRICULTURE INTENSIVE. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE 4.7 ACRES TO RESIDENTIAL SINGLE TO COMBINE WITH PARCEL 060 037 AT 1225 S. YOW MILL ROAD

Ms. Ayers stated this property is currently 34 acres and is currently zoned as agriculture intensive. They want to combine 4.7 acres to be added to parcel 060 037 for a combined total of 8.0 acres and zone as residential single. The property is in a mixed use area of residential and agriculture. The recommendation is to approve. Ms. Ayers opened the floor for anyone wishing to speak in favor of the request.

Ms. Connie Tabor stated they are adding 4.7 acres to 060 037 for a total of 8.0 acres they have sold their dads property and they are adding some property to their grandmother's property.

Ms. Ayers opened the floor for anyone wishing to speak in opposition of the request, no one spoke in opposition.

4. REZONING REQUEST FROM CHARLES SHAW, JR., 3718 LIBERTY HILL ROAD, EASTANOLLEE, GA. PARCEL 044 054. SUBJECT PROPERTY IS CURRENTLY ZONED AS AGRICULTURE INTENSIVE. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE 9.13 ACRES (TRACT 2) TO AGRICULTURE RESIDENTIAL

Ms. Ayers stated this property is 83.83 acres and is zoned agriculture intensive and is currently undeveloped. The property owner would like to carve out 9.13 acres for agriculture residential. The property is in a mixed use area of residential, commercial and agriculture. The recommendation is to approve. Ms. Ayers opened the floor for anyone wishing to speak in favor of the request, no one spoke in favor. Ms. Ayers opened the floor for anyone wishing to speak in opposition of the request, no one spoke in opposition.

5. REZONING REQUEST FROM CHARLES SHAW, JR., 3718 LIBERTY HILL ROAD, EASTANOLLEE, GA. PARCEL 044 054. SUBJECT PROPERTY IS CURRENTLY ZONED AS AGRICULTURE INTENSIVE. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE 1.00 ACRE TO AGRICULTURE RESIDENTIAL

Ms. Ayers stated this is the same property as number 4 on the planning agenda and this request is to rezone 1.00 acre to agriculture residential for a residence. The property is in a mixed use area of residential, commercial and agriculture. The recommendation is to approve. Ms. Ayers opened the floor for anyone wishing to speak in favor of the request, no one spoke in favor. Ms. Ayers opened the floor for anyone wishing to speak in opposition of the request, no one spoke in opposition.

## V. COMMITTEE REPORTS

No Committee Reports

## VI. OLD BUSINESS

## VII. NEW BUSINESS

1. REZONING REQUEST FROM OSCAR AND LORI YEARWOOD, 746 HWY 184N/HWY 184 N., TOCCOA, GA. PARCEL 022A 007 AND 022A 008. SUBJECT PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL SINGLE. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE 1.00 ACRE TO COMMERCIAL GENERAL TO COMBINE WITH PARCEL 022A 006

Mr. Scott Stroud asked if .26 was all that was rezoning of parcel 022A 007. Ms. Ayers stated yes it will all be combined.

Mr. Mark Wilkinson stated that he thought the business was grandfathered in. Ms. Ayers stated she spoke with GDOT and they sent a letter and it is any new development on the property, new construction of buildings. Mr. Civitts will have to contact the DOT to get site distance on his driveway.

A motion was made by Bo Dotson, seconded by Peter Traudt to approve the rezoning request from Oscar and Lori Yearwood. **Motion carried unanimously.**

2. REZONING REQUEST FROM JASON STEPHENS/SCOTT WATSON, YOW MILL ROAD, TOCCOA, GA. PARCEL 059 038. SUBJECT PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL SINGLE. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE .38 ACRES OF PARCEL 059 038 TO AGRICULTURE INTENSIVE TO ADD TO PARCEL 059 036

A motion was made by Barbara Payne, seconded by Bo Dotson to approve the rezoning request from Jason Stephens and Scott Watson. **Motion carried unanimously.**

3. REZONING REQUEST FROM CONNIE TABOR, ESTATE OF CARL D. SMITH, 1279 S. YOW MILL ROAD, PARCEL 060 038. SUBJECT PROPERTY IS CURRENTLY ZONED AS AGRICULTURE INTENSIVE. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE 4.7 ACRES TO RESIDENTIAL SINGLE TO COMBINE WITH PARCEL 060 037 AT 1225 S. YOW MILL ROAD

A motion was made by Peter Traudt, seconded by Barbara Payne to approve the rezoning request from Connie Tabor, Estate of Carl D. Smith. **Motion carried unanimously.**

4. REZONING REQUEST FROM CHARLES SHAW, JR., 3718 LIBERTY HILL ROAD, EASTANOLLEE, GA. PARCEL 044 054. SUBJECT PROPERTY IS CURRENTLY ZONED AS AGRICULTURE INTENSIVE. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE 9.13 ACRES (TRACT 2) TO AGRICULTURE RESIDENTIAL

A motion was made by Bo Dotson, seconded by Peter Traudt to approve the rezoning request from Charles Shaw. **Motion carried unanimously.**

5. REZONING REQUEST FROM CHARLES SHAW, JR., 3718 LIBERTY HILL ROAD, EASTANOLLEE, GA. PARCEL 044 054. SUBJECT PROPERTY IS CURRENTLY ZONED AS AGRICULTURE INTENSIVE. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE 1.00 ACRE TO AGRICULTURE RESIDENTIAL.

A motion was made by Barbara Payne, seconded by Bo Dotson to approve the rezoning request from Charles Shaw. **Motion carried unanimously.**

Mark Wilkinson stated we are a recommending board and the final approval will be at the Board of Commissioners meeting.

### **VIII. ADJOURNMENT**

A motion was made by Bo Dotson, seconded by Barbara Payne to adjourn the meeting at 7:19 p.m. **Motion carried unanimously.**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
Chairperson

Attest:

\_\_\_\_\_  
Beth Rider, Planning Clerk