



**MINUTES
PLANNING COMMISSION
REGULAR MEETING**

**MAY 17, 2018
7:00 P.M.**

PRESENT FOR MEETING: Board Members: Barbara Payne, James Addison, Mark Wilkinson, Scott Stroud and Peter Traudt; Planning Secretary Beth Rider;

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. Beth Rider called roll with the following present: Barbara Payne, James Addison, Mark Wilkinson, Peter Traudt, and Scott Stroud

II. APPROVE AGENDA

A motion was made by Peter Traudt, seconded by James Addison to approve agenda as presented.
Motion carried unanimously.

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

1. **CONDITIONAL USE REQUEST FROM EDWIN BENJUME, PETITIONER FOR PROPERTY OF JERRY KELLY, 3070 HWY 17 ALT, TOCCOA, GA. PARCEL 042C 030. SUBJECT PROPERTY IS CURRENTLY ZONED AS COMMERCIAL GENERAL. THE PROPOSED ACTION TO BE TAKEN IS A CONDITIONAL USE FOR AUTOMOTIVE REPAIRS AND USED TIRE SALES**

Ms. Rider stated the property is .64 acres that is grandfathered in as a lot size with a building but no commercial activity. The property is in a mixed use area of residential and commercial located on Hwy 17 Alt.; applicant would like to sale used tires and perform automotive work to remove and install the tires. The use requested would not be dangerous, offensive, unhealthy or detrimental to the community. The property is physically suitable for this request under the proposed land use district and is in conformity with the policy and intent of adopted plan. The recommendation is to approve. Ms. Rider opened the hearing for anyone wishing to speak in favor of the request. No one spoke in favor. Ms. Rider opened the floor for anyone wishing to speak in opposition. No one spoke in opposition.

2. REZONING REQUEST FROM CHAMPION LEGACY RESOURCES, 4534 HWY 17, EASTANOLLEE, GA. PETITIONER HUGH CHAMPION. PARCEL 043 145. SUBJECT PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL SINGLE FAMILY. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE PROPERTY TO COMMERCIAL GENERAL TO HAVE A FRUIT/VEGETABLE STAND; SELL MULCH, HAY AND PINE STRAW AND WOULD EVENTUALLY LIKE TO HAVE SOMETHING SIMILAR TO JAEMOR FARMS ON A SMALLER SCALE

Ms. Rider stated this property is 8.75 acres and is currently undeveloped with two 1920 empty poultry houses. The owner plans to tear down one of the poultry houses and use one for storage. The property is in a mixed use area of residential, agriculture and commercial. The applicant would like to rezone as commercial for a fruit and vegetable farm stand and to be able to sell mulch, hay and pine straw and eventually have something similar to Jaemor Farms on a smaller scale. The property faces Hwy 17 and is in conformity with the policy and intent of other adopted plans. The recommendation is to approve.

Ms. Rider opened the hearing for anyone wishing to speak in favor of the request.

Mr. Hugh Champion stated Champion Legacy is a timber brokerage and we bought the property next door last year and would like to be proactive with it and generate another revenue stream for our business and bless our community. Mr. Addison asked if it will be enclosed. Mr. Champion stated it will be at night. The building is a metal building with open ends and will be enclosed eventually with three bay doors. Mr. Addison asked about his driveway. Mr. Champion stated there is a driveway going off of 17 and we will make an entrance coming off of Meadowbrook as well, there is a drive already there.

No one else spoke in favor. Ms. Rider opened the floor for anyone wishing to speak in opposition. No one spoke in opposition. Ms. Rider closed the public hearing.

IV. COMMITTEE REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

1. CONDITIONAL USE REQUEST FROM EDWIN BENJUME, PETITIONER FOR PROPERTY OF JERRY KELLY, 3070 HWY 17 ALT, TOCCOA, GA. PARCEL 042C 030. SUBJECT PROPERTY IS CURRENTLY ZONED AS COMMERCIAL GENERAL. THE PROPOSED ACTION TO BE TAKEN IS A CONDITIONAL USE FOR AUTOMOTIVE REPAIRS AND USED TIRE SALES

A motion was made by Peter Traudt, seconded by Barbara Payne to approve the conditional use request.
Motion carried unanimously.

2. REZONING REQUEST FROM CHAMPION LEGACY RESOURCES, 4534 HWY 17, EASTANOLLEE, GA. PETITIONER HUGH CHAMPION. PARCEL 043 145. SUBJECT PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL SINGLE FAMILY. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE PROPERTY TO COMMERCIAL GENERAL TO HAVE A FRUIT/VEGETABLE STAND; SELL MULCH, HAY AND PINE STRAW AND WOULD EVENTUALLY LIKE TO HAVE SOMETHING SIMILAR TO JAEMOR FARMS ON A SMALLER SCALE

A motion was made by Peter Traudt, seconded by James Addison to approve the rezoning request.
Motion carried unanimously.

VII. ADJOURNMENT

A motion was made by Barbara Payne, seconded by James Addison to adjourn the meeting. **Motion carried unanimously.**

Approved this _____ day of _____, 2018

Chairperson

Attest:

Beth Rider, Planning Clerk