



## MINUTES

### PLANNING COMMISSION REGULAR MEETING

FEBRUARY 5, 2019  
7:00 P.M.

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

Mark Wilkinson called the regular meeting to order and welcomed those present. Mr. Wilkinson welcomed Ms. Ayers back from her accident.

#### 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, and Scott Stroud;

#### II. APPROVE AGENDA

A motion was made by Scott Stroud, seconded by Barbara Payne to approve agenda as presented. **Motion carried unanimously.**

#### III. APPROVE MINUTES

##### 1. DECEMBER 3, 2018 – MEETING

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

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

1. Rezoning request from Anthony David Coley and Christopher Lloyd Burnett, 37 County Farm Road Extension, Toccoa, GA. Parcel T23 028A. Subject property is currently zoned as Commercial General. The proposed action to be taken is to rezone property to Residential Single Family for a residential property

Ms. Ayers stated this property is .88 acres, the current land use is a church but it looks more like a house. The surrounding zoning is Agriculture Residential, Residential Single and Commercial General. The recommendation is to approve. Ms. Ayers opened the floor for anyone wishing to speak in favor of the request. Mr. Anthony Coley stated he currently resides at 712 Hickory Flat Road, Gillsville, Georgia and is a teacher for Forsyth County Board of Education. Mr. Coley stated that he and two others went in

and purchased the property which was a residence with intentions to start a Community of Faith; one of the owners has since passed away and the other two has acquired the property. Mr. Coley stated because of lack of attendance and funding is why they are selling the property. Mr. Coley stated during that time the original building did catch fire and was rebuilt. During the building and the building permits the property was changed from residential to commercial general; we are asking for the rezoning to change back to residential because we have a buyer who is a contractor from South Georgia and wants to redo the property as a home. Mr. Coley stated it is a home plan and America's Home Place built it. Ms. Ayers asked if anyone else would like to speak in favor of the request, no one spoke. Ms. Ayers opened the floor for anyone wishing to speak in opposition of the request. No one spoke in opposition.

2. Rezoning request from Petitioner Gerry Whitworth for property owner Mary Evans Hobgood Bannister, Scott Road, Eastanollee, GA. Parcel 053 009. Subject property is currently zoned as Agriculture Intensive. The proposed action to be taken is to rezone 2.68 acres of the property to Residential Single family as a division of parcel 053 009 into parcel 053 008

Ms. Ayers stated number two and three are swapping some acreage and will both need to be rezoned. This property is in a mixed use area of residential, commercial and agriculture, and the request is to rezone 2.68 acres to residential single as a division of parcel 053 009 into parcel 053 008. 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 Petitioner Gerry Whitworth for property owner William R. Martin, Scott Road, Eastanollee, GA. Parcel 053 008. Subject property is currently zoned as Residential Single Family. The proposed action to be taken is to rezone 1.24 acres of the property to Agriculture Intensive to be combined with parcel 053 009

This property is in a mixed use area of residential, commercial and agriculture, the request is to rezone 1.24 acres to agriculture intensive to be combined with parcel 053 009. 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

## VI. OLD BUSINESS

## VII. NEW BUSINESS

1. Rezoning request from Anthony David Coley and Christopher Lloyd Burnett, 37 County Farm Road Extension, Toccoa, GA. Parcel T23 028A. Subject property is currently zoned as Commercial General. The proposed action to be taken is to rezone property to Residential Single Family for a residential property

A motion was made by Barbara Payne, seconded by Bo Dotson to approve rezoning request from Anthony Coley and Christopher Burnett. **Motion carried unanimously.**

2. Rezoning request from Petitioner Gerry Whitworth for property owner Mary Evans Hobgood Bannister, Scott Road, Eastanollee, GA. Parcel 053 009. Subject property is currently zoned as Agriculture Intensive. The proposed action to be taken is to rezone 2.68 acres of the property to Residential Single family as a division of parcel 053 009 into parcel 053 008

A motion was made Scott Stroud, seconded by Bo Dotson to approve rezoning request from petitioner Gerry Whitworth. **Motion carried unanimously.**

3. Rezoning request from Petitioner Gerry Whitworth for property owner William R. Martin, Scott Road, Eastanollee, GA. Parcel 053 008. Subject property is currently zoned as Residential Single Family. The proposed action to be taken is to rezone 1.24 acres of the property to Agriculture Intensive to be combined with parcel 053 009

A motion was made Bo Dotson, seconded by Scott Stroud to approve rezoning request from petitioner Gerry Whitworth. **Motion carried unanimously.**

Mr. Wilkinson thanked Bo Dotson for being willing to serve on the Planning and Zoning Committee. Mr. Wilkinson stated it was good to have Ms. Ayers back and thanked Ms. Rider for keeping the meetings going during her absence.

### VIII. ADJOURNMENT

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

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

\_\_\_\_\_  
Chairperson

Attest:

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