



## MINUTES

### PLANNING COMMISSION REGULAR MEETING

APRIL 2, 2019  
7:00 P.M.

**PRESENT FOR MEETING:** Board Members: Barbara Payne, Bo Dotson, Mark Wilkinson, Peter Traudt; 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; Scott Stroud was absent

#### 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. MARCH 5, 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 Carrie Sandra Dean, 4943 Hwy 184 N., Toccoa, GA. Parcel 013 035. Subject property is currently zoned as Agriculture Intensive. The proposed action to be taken is to rezone 1.40 acres to Agriculture Residential for a single family residence

Ms. Ayers stated this one was before you previously and they are back with a new survey of 1.40 acres to be surveyed out for a residence. 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. **No one spoke in opposition.**

2. Rezoning request from Wendy Dawkins, Rock Quarry Circle, Tract 2, Zebulon Road. Parcel 020A 004B. Subject property is currently zoned as Residential Single. The proposed action to be taken is to rezone property to Agriculture Residential to combine with properties 020A 004 and 020A 003

Ms. Ayers stated this property is 4.26 acres, it is in a mixed use area of residential and agriculture. The property is in conformity with the policy and intent of other adopted plans. The property will be combined with 020A 004 and 020A 003. Ms. Ayers opened the floor for anyone wishing to speak in favor of the request. Ms. Wendy Dawkins stated she wanted to add the residential property to her agriculture residential properties. She said she would like to put them all in the Land Use Covenant. Ms. Ayers opened the floor for anyone wishing to speak in opposition. **No one spoke in opposition.**

3. Rezoning request from Elmo Andrews and Opal Coker, 554 Eastanollee Bypass, Eastanollee, GA. Parcel 053A 003. Subject property is currently zoned as Agriculture Intensive. The proposed action to be taken is to rezone 1.00 acre to Residential Single Family for single family residence on property

Ms. Ayers stated this property is 22.9 acres and houses two address points. 554 Eastanollee Bypass is the address point to be divided. The property is zoned Agriculture Intensive and the request is to rezone 1.00 acre to residential single family. The property is in a mixed use area and is in conformity with the policy and intent of other adopted plans. Ms. Ayers opened the floor for anyone wishing to speak in favor of the request. Ms. Elmo Andrews stated that she and her sister own the property and they want to give their sister 1.00 acre where she lives in the mobile home. She did not want her sister to have to move if something happened them or the property be sold. Ms. Ayers opened the floor for anyone wishing to speak in opposition. **No one spoke in opposition.**

## **V. COMMITTEE REPORTS**

## **VI. OLD BUSINESS**

## **VII. NEW BUSINESS**

1. Rezoning request from Carrie Sandra Dean, 4943 Hwy 184 N., Toccoa, GA. Parcel 013 035. Subject property is currently zoned as Agriculture Intensive. The proposed action to be taken is to rezone 1.40 acres to Agriculture Residential for a single family residence

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

2. Rezoning request from Wendy Dawkins, Rock Quarry Circle, Tract 2, Zebulon Road. Parcel 020A 004B. Subject property is currently zoned as Residential Single. The proposed action to be taken is to rezone property to Agriculture Residential to combine with properties 020A 004 and 020A 003

A motion was made by Peter Traudt, seconded by Barbara Payne to approve rezoning request. **Motion carried unanimously.**

3. Rezoning request from Elmo Andrews and Opal Coker, 554 Eastanollee Bypass, Eastanollee, GA. Parcel 053A 003. Subject property is currently zoned as Agriculture Intensive. The proposed action to be taken is to rezone 1.00 acre to Residential Single Family for single family residence on property

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

**VIII. ADJOURNMENT**

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

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

\_\_\_\_\_  
Chairperson

Attest:

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