



**AGENDA
PLANNING COMMISSION
REGULAR MEETING**

**NOVEMBER 5, 2019
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. OCTOBER 1, 2019

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

1. VARIANCE REQUEST FROM STEPHEN DALTON PLESS, 1432 S. YOW MILL ROAD, TOCCOA, GA. PARCEL 060 084. SUBJECT PROPERTY IS CURRENTLY ZONED AS AGRICULTURE RESIDENTIAL. THE PROPOSED ACTION TO BE TAKEN IS TO PLACE A MOBILE HOME AS A SECOND RESIDENCE
2. REZONING REQUEST FROM NELL GARLAND, 1220 CAWTHON ROAD, TOCCOA, GA. PARCEL 021D 005. SUBJECT PROPERTY IS CURRENTLY ZONED AS AGRICULTURE INTENSIVE. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE 2.00 ACRES TO RESIDENTIAL SINGLE.
3. VARIANCE REQUEST FROM KELLY HOLLSTEIN AND KHRIS GREER, 1268 FERNSIDE DRIVE, TOCCOA, GA. PARCEL 042G 001. SUBJECT PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL SINGLE. THE PROPOSED ACTION TO BE TAKEN IS TO GRANT A VARIANCE FOR ACCESSORY BUILDING WHICH EXCEEDS GROSS GROUND FLOOR AREA OF THE PRINCIPLE BUILDING BY 200 SQUARE FEET
4. VARIANCE REQUEST FROM ROLANDO ALMAZAN, 137/157 JORDAN ROAD AND 11 FIELD ROAD, TOCCOA, GA. PARCEL 032B 213. SUBJECT PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL SINGLE. THE PROPOSED ACTION TO BE TAKEN IS TO GRANT A LOT SIZE VARIANCE LESS THAN 1.00 ACRE FOR THREE LOTS
5. REZONING REQUEST FROM REAL PROPERTY HOLDINGS, TOCCOA, GA. LLC, ONE CURRAHEE CLUB WAY, TOCCOA, GA. PARCEL 057 022. SUBJECT PROPERTY IS CURRENTLY

ZONED AS AGRICULTURE RESIDENTIAL. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE PROPERTY TO RESIDENTIAL MULTI-FAMILY FOR CONDOMINIUMS

6. VARIANCE REQUEST FROM REAL PROPERTY HOLDINGS, TOCCOA, GA, LLC, ONE CURRAHEE CLUB WAY, TOCCOA, GA. PARCEL 057 022. SUBJECT PROPERTY IS CURRENTLY ZONED AS AGRICULTURE RESIDENTIAL. THE PROPOSED ACTION TO BE TAKEN IS TO GRANT A LOT SIZE VARIANCE FROM 10 ACRES TO .76 ACRES, SETBACK VARIANCE 5'FRONT AND REAR, 0 SETBACKS ON SIDES; VARIANCE FOR WIDTH AND FRONTAGE TO BE WAIVED, NO FRONTAGE ON PUBLIC STREET; VARIANCE FOR 40' HEIGHT MAX; AND VARIANCE FOR MAXIMUM DENSITY FOR 12 UNITS PER .76 ACRES
7. REZONING REQUEST FROM CURRAHEE CLUB INVESTMENT LAND, LLC, 791 CURRAHEE CLUB DRIVE, TOCCOA, GA. PARCEL 057 022F. SUBJECT PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL SINGLE. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE 6.64 ACRES TO RESIDENTIAL MULTI-FAMILY FOR CONDOMINIUMS
8. VARIANCE REQUEST FROM CURRAHEE CLUB INVESTMENT LAND, LLC, 791 CURRAHEE CLUB DRIVE, TOCCOA, GA. PARCEL 057 022F. SUBJECT PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL SINGLE. THE PROPOSED ACTION TO BE TAKEN IS TO GRANT A LOT SIZE VARIANCE FROM 10 ACRES TO 6 ACRES; VARIANCE FOR WIDTH AND FRONTAGE TO BE WAIVED, NO FRONTAGE ON PUBLIC STREET; A 5'SETBACK VARIANCE FRONT AND REAR AND 0 SIDE SETBACK; VARIANCE FOR A 40' HEIGHT MAX; AND VARIANCE FOR MAXIMUM DENSITY FOR 16 UNITS DENSITY PER ACRE
9. REZONING REQUEST FROM CURRAHEE CLUB INVESTMENT LAND, LLC, CORNER OF OAK VALLEY ROAD AND CURRAHEE CLUB DRIVE, TOCCOA, GA. PARCEL 057B 105. SUBJECT PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL SINGLE. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE PROPERTY TO COMMERCIAL GENERAL FOR A HOTEL
10. VARIANCE REQUEST FROM CURRAHEE CLUB INVESTMENT LAND, LLC, CORNER OF OAK VALLEY ROAD AND CURRAHEE CLUB DRIVE, TOCCOA, GA. PARCEL 057B 105. SUBJECT PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL SINGLE. THE PROPOSED ACTION TO BE TAKEN IS TO GRANT BUILDING HEIGHT ALLOWANCE OF 46 FEET INSTEAD OF 35 FEET

V. COMMITTEE REPORTS

VI. OLD BUSINESS

VII. NEW BUSINESS

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VIII. ADJOURNMENT