



## MINUTES

### PLANNING COMMISSION REGULAR MEETING

DECEMBER 3, 2018  
7:00 P.M.

**PRESENT FOR MEETING:** Board Members: Barbara Payne, James Addison, Scott Stroud; Planning Secretary Beth Rider; Planning Director Phyllis Ayers

James Addison 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, James Addison, 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. OCTOBER 2, 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. Conditional Use request from Amethyst Hutto, 140 Freeman Creek Rd., Toccoa, GA. Parcel 033 092. Subject property is currently zoned as Agriculture Intensive. The proposed action to be taken is to approve or deny a conditional use request to place a mobile home as a second residence on the property

Ms. Ayers stated this property is 107.84 acres and currently houses poultry houses and a residence. There were no issues found in section 1608 for a conditional use permit and the recommendation is to approve. Ms. Ayers opened the floor for anyone wishing to speak in favor of the request. Ms. Amethyst Hutto stated they have a family member that would like to help them on the farm and they would like to place another mobile home on the residence for the family to live in. No one else spoke in favor. Ms. Ayers opened the floor for anyone wishing to speak in opposition of the request. No one spoke in opposition.

2. Conditional Use request from William Fountain, 569 Eastanollee, GA . Parcel 053C 057. Subject property is currently zoned as Residential Single Family. The proposed action to be taken is to approve or deny a conditional use request for a home based business of internet sales of firearms

Ms. Ayers stated this property is 5.6 acres and this is to allow the current resident to do a service business for internet sales. They have answered all questions in section 802 for a conditional use permit. Ms. Ayers opened the floor for anyone wishing to speak in favor of the request. No one spoke in favor. (Mr. Fountain was in the Hospital at time of Meeting). Ms. Ayers opened the floor for anyone wishing to speak in opposition of the request. No one spoke in opposition.

3. Variance request from Daune Scott, 77 Alfred Camp Road, Toccoa, GA. Parcel 033 179. Subject property is currently zoned as Residential Single Family. The proposed action to be taken is to grant a variance to place a second residence for family member

Ms. Ayers stated this property is 9.66 acres and there is a lot of mixed use in the area. They are placing this home on the property without deeding property to the family. The recommendation is to approve. Ms. Ayers opened the floor for anyone wishing to speak in favor of the request. Mr. Kenny Scott stated they needed to place this home on their property to help a family member. No one else 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. Conditional Use request from Amethyst Hutto, 140 Freeman Creek Rd., Toccoa, GA. Parcel 033 092. Subject property is currently zoned as Agriculture Intensive. The proposed action to be taken is to approve or deny a conditional use request to place a mobile home as a second residence on the property

A motion was made by Scott Stroud, seconded by Barbara Payne to approve the conditional use request.  
**Motion carried unanimously.**

2. Conditional Use request from William Fountain, 569 Eastanollee, GA . Parcel 053C 057. Subject property is currently zoned as Residential Single Family. The proposed action to be taken is to approve or deny a conditional use request for a home based business of internet sales of firearms

A motion was made by Barbara Payne, seconded by Scott Stroud to approve conditional use request.  
**Motion carried unanimously.**

3. Variance request from Daune Scott, 77 Alfred Camp Road, Toccoa, GA. Parcel 033 179. Subject property is currently zoned as Residential Single Family. The proposed action to be taken is to grant a variance to place a second residence for family member

A motion was made by Scott Stroud, seconded by Barbara Payne to approve the variance request.  
**Motion carried unanimously.**

**VIII. ADJOURNMENT**

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

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
Chairperson

Attest:

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