



**MINUTES  
PLANNING COMMISSION  
HISTORICAL COURTHOUSE COURTROOM  
FEBRUARY 6, 2018  
7:00 P.M.**

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

Mark Wilkinson called the regular meeting to order at 7:00 p.m. 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, Scott Stroud and Mark Wilkinson

**II. APPROVE AGENDA**

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

**III. APPROVE MINUTES**

**1. NOVEMBER 7, 2017- MEETING**

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

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

1. REZONING REQUEST FROM CRAIG CLEVELAND, 1194 DORTCH ROAD, EASTANOLLEE, GA. PARCEL 054 068. SUBJECT PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE THE PROPERTY TO AGRICULTURE RESIDENTIAL FOR AGRICULTURAL USE IN RAISING OF FARM ANIMALS FOR OWNER'S USE

Ms. Ayers stated the property is 4.17 acres, the surrounding zoning is AR, AI and RS. The applicant would like to be able to place goats and chickens on the property for the owner's use as stated in section 400.8 and 402.6. The land use proposal is in conformity with the policy and intent of other adopted plans. You have a pictorial view of the zoning of that area, Tony has been out and it seems to be a fit in the community.

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 favor.

Mr. James Addison asked if they planned to put the chickens in the front yard. Ms. Ayers stated she was not sure. Ms. Ayers stated the applicant has told her they would only use this for family use and would be subject to the setbacks in the Land Use ordinance; they would be subject to the rules and the nuisance ordinance.

2. REZONING REQUEST FROM ANDY HILL, 231 SINGLETON ROAD, EASTANOLLEE, GA. PARCEL 053 037. SUBJECT PROPERTY IS CURRENTLY ZONED AS AGRICULTURE/RESIDENTIAL. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE THE PROPERTY TO AGRICULTURE INTENSIVE TO BUILD A POULTRY HOUSE AND BARN
3. CONDITIONAL USE REQUEST FROM ANDY HILL, 231 SINGLETON ROAD, EASTANOLLEE, GA. PARCEL 053 037. SUBJECT PROPERTY IS CURRENTLY ZONED AS AGRICULTURE/RESIDENTIAL. THE PROPOSED ACTION TO BE TAKEN IS A CONDITIONAL USE REQUEST TO BUILD A POULTRY HOUSE AND BARN

Ms. Ayers stated we will take two and three together since this is the same parcel. Ms. Ayers stated when she and Christen Collier worked on the zoning map they put parameters on what was going to be AI versus AR. This is one of those properties that had a chicken house on it; it met the acreage for AI but was not in Conservation Use. That was one of the parameters we wrote to identify what parcels were AR, and this parcel fell into AR at the time of zoning.

Ms. Ayers stated this property is 24.96 acres and is currently surrounded by Ag Residential, Ag Intensive and Residential Single. It contains a residence and a poultry house that was built in 1999 and is in a mixed use area of residential and agriculture.

Ms. Ayers opened the floor for anyone wishing to speak in favor of the request.

Mr. Andy Hill stated he is looking to build another chicken house, he has one now and would like to grow his business. Mr. James Addison stated he was impressed at how his chicken house looks. Mr. Addison stated you should have plenty of room there. Mr. Hill stated yes, you should have a map that shows the distances. Ms. Ayers stated you have that behind tab three, it will show the property lines, inhabitable dwellings, where he will place his barn and his fans. Mr. Stroud asked if there was water on the property. Mr. Hill stated no. Mrs. Payne asked if he lived in the home on the property. Mr. Hill stated no, that he rents that house. Mr. Hill stated he takes care of the farm and the people renting are very good friends. Mr. Wilkinson asked if there was any reason he did not have the property in Conservation Use. Mr. Hill stated if this goes through we are going to look into doing that.

No one else spoke in favor or against. Ms. Ayers closed the public hearing.

## II. COMMITTEE REPORTS

We need to find a replacement for our Chairman Mark Wilkinson, this will be his last month to reside. Mark was the four year term when we set this up in 2014. If you have a new name that you would like to give so that we can get that on the Commissioners agenda next Tuesday, or you can serve again.

Mr. Addison stated he would make the recommendation he serve again. Ms. Payne stated we need his expertise especially with so much that has changed over last years, he is one of the few that was here from the beginning and he could help the new ones understand. Ms. Ayers stated they can vote to make the recommendation and you can call me before next Tuesday confirm or not confirm. Mr. Wilkinson stated he would let Ms. Ayers know tomorrow.

Mr. Addison made the motion and recommendation, Ms. Payne seconded the motion to recommend Mr. Wilkinson. **Motion carried.**

Mr. Wilkinson stated he appreciated that, this is not a job you make friends at. It is tough but it is important. When we started land use we know how it all got started and the reason it did, it is important we try to be fair to everybody. Mr. Wilkinson stated everybody in Stephens County believes in the rights of the landowner, we do need to have restrictions but as long as we are paying taxes on them we should have the right to do what we want within reason.

### III. OLD BUSINESS

### IV. NEW BUSINESS

1. REZONING REQUEST FROM CRAIG CLEVELAND, 1194 DORTCH ROAD, EASTANOLLEE, GA. PARCEL 054 068. SUBJECT PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE THE PROPERTY TO AGRICULTURE RESIDENTIAL FOR AGRICULTURAL USE IN RAISING OF FARM ANIMALS FOR OWNER'S USE

A motion was made by James Addison, seconded by Scott Stroud to approve the rezoning request. **Motion carried unanimously.**

2. REZONING REQUEST FROM ANDY HILL, 231 SINGLETON ROAD, EASTANOLLEE, GA. PARCEL 053 037. SUBJECT PROPERTY IS CURRENTLY ZONED AS AGRICULTURE/RESIDENTIAL. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE THE PROPERTY TO AGRICULTURE INTENSIVE TO BUILD A POULTRY HOUSE AND BARN

A motion was made by Scott Stroud, seconded by James Addison to approve the rezoning request. **Motion carried unanimously.**

3. CONDITIONAL USE REQUEST FROM ANDY HILL, 231 SINGLETON ROAD, EASTANOLLEE, GA. PARCEL 053 037. SUBJECT PROPERTY IS CURRENTLY ZONED AS AGRICULTURE/RESIDENTIAL. THE PROPOSED ACTION TO BE TAKEN IS A CONDITIONAL USE REQUEST TO BUILD A POULTRY HOUSE AND BARN

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

### V. ADJOURNMENT

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

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

\_\_\_\_\_  
Chairperson

Attest:

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