



**AGENDA  
PLANNING COMMISSION  
REGULAR MEETING**

**TUESDAY, JULY 6, 2021  
7:00 P.M.**

**STEPHENS COUNTY HISTORIC COURTHOUSE**

**I. ROLL CALL (PLANNING CHAIR ANNOUNCEMENTS ON TABLE)**

**II. APPROVE AGENDA**

**III. APPROVE MINUTES**

**1. JUNE 1, 2021 – PLANNING MEETING**

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

1. REZONING REQUEST FROM PETITIONER JOSH SCHAEFER, NORTHVIEW PROPERTIES, 138 POND STREET, TOCCOA, GA. PROPERTY OWNER PAULA BLADOWSKI, BLAD BRO, INC, 3023 E. SILVER SHOALS ROAD. PARCEL 064C 012/PARCEL 064C 011A. SUBJECT PROPERTY IS CURRENTLY ZONED AS COMMERCIAL GENERAL. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE 1.47 ACRES TO RESIDENTIAL SINGLE FOR SINGLE FAMILY RESIDENCE
2. REZONING REQUEST BERNARD WOOD, 361 CURRAHEE RIDGE ROAD, TOCCOA, GA. PARCEL 064C 043. SUBJECT PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL SINGLE FAMILY. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE TO AGRICULTURE RESIDENTIAL FOR FARM ANIMALS AND GARDENING
3. REZONING REQUEST BERNARD WOOD, LOT 16A CURRAHEE RIDGE ROAD, TOCCOA, GA. PARCEL 064C 046. SUBJECT PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL SINGLE FAMILY. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE TO AGRICULTURE RESIDENTIAL FOR FARM ANIMALS AND GARDENING
4. REZONING REQUEST BERNARD WOOD, 130 SLICE OF HEAVEN DRIVE, TOCCOA, GA. PARCEL 064C 047. SUBJECT PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL SINGLE FAMILY. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE TO AGRICULTURE RESIDENTIAL FOR FARM ANIMALS AND GARDENING

5. REZONING REQUEST FROM PETITIONER ALDAWETA, LLC, ANDERSON THOMAS ROAD. PORTION OF PARCEL 069A 010. SUBJECT PROPERTY IS CURRENTLY ZONED AS AGRICULTURE INTENSIVE. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE 30 ACRES TO AGRICULTURE RESIDENTIAL FOR RESIDENTIAL LOTS
6. REZONING REQUEST FROM JACQUELYN HARRISON, 1456 PULLIAM ROAD, EASTANOLLEE, GA. PROPERTY OWNER JOHN HARRISON. PARCEL 034 047. SUBJECT PROPERTY IS CURRENTLY ZONED AS AGRICULTURE INTENSIVE. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE 4 ACRES TO AGRICULTURE RESIDENTIAL
7. REZONING REQUEST FROM JAMES AND ANITRA WOOD-MITCHELL, 96 CURRAHEE RIDGE ROAD, TOCCOA, GA. PARCEL 064C 086. SUBJECT PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL SINGLE. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE TO AGRICULTURE RESIDENTIAL FOR HONEY BEES
8. REZONING REQUEST FROM JAMES AND ANITRA WOOD-MITCHELL, 81 CURRAHEE TRAIL, TOCCOA, GA. PARCEL 064C 088. SUBJECT PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL SINGLE. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE TO AGRICULTURE RESIDENTIAL TO COMBINE WITH PARCEL 064C 087 FOR HONEY BEES
9. REZONING REQUEST FROM JOSEPH WAYNE SMITH, 700 KAY ROAD, EASTANOLLEE, GA. PARCEL 046 098, SUBJECT PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL SINGLE. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE TO AGRICULTURE RESIDENTIAL
10. REZONING REQUEST FROM JOSEPH WAYNE SMITH, RIDGELAND ROAD TRACT 2, EASTANOLLEE, GA. PARCEL 046 039B, SUBJECT PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL SINGLE. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE TO AGRICULTURE RESIDENTIAL FOR SMALL FARM ANIMALS
11. REZONING REQUEST FROM JOSEPH WAYNE SMITH, 2063 RIDGELAND ROAD, EASTANOLLEE, GA. PARCEL 046 039A, SUBJECT PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL SINGLE. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE TO AGRICULTURE RESIDENTIAL FOR SMALL FARM ANIMALS
12. VARIANCE REQUEST FROM CHARLES WRIGHT, 58 JEFFERSON PLACE, TOCCOA, GA. PARCEL 033 099. SUBJECT PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL SINGLE. THE PROPOSED VARIANCE REQUEST IS FOR A SETBACK VARIANCE OF 18 FEET FRONT AND 1.5 FOOT SIDE VARIANCE
13. VARIANCE REQUEST FROM DIANE BROWN-WRIGHT, 2149 MIZE ROAD, TOCCOA, GA. PARCEL 032C 043. SUBJECT PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL SINGLE. THE PROPOSED VARIANCE REQUEST IS FOR A 2<sup>ND</sup> RESIDENCE ON PROPERTY FOR A FAMILY MEMBER
14. CONDITIONAL USE REQUEST FROM BARBARA CRONAN, 198 N. RED ROCK ROAD, TOCCOA, GA. PARCEL 050 086. SUBJECT PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL SINGLE. THE PROPOSED REQUEST IS FOR A HOME BASED BUSINESS ART STUDIO AND WORK SHOP

15. CONDITIONAL USE REQUEST FROM ROD AND HOLLY PEEPLES, 1236 NUB GARLAND ROAD, TOCCOA, GA. PARCEL 022B 082. SUBJECT PROPERTY IS CURRENTLY ZONED AS AGRICULTURE RESIDENTIAL. THE PROPOSED REQUEST IS FOR A HOME BASED BUSINESS FOR VENUES/WEDDINGS/GATHERINGS

**V. COMMITTEE REPORTS**

**VI. OLD BUSINESS**

**VII. NEW BUSINESS**

1. REZONING REQUEST FROM PETITIONER JOSH SCHAEFER, NORTHVIEW PROPERTIES, 138 POND STREET, TOCCOA, GA. PROPERTY OWNER PAULA BLADOWSKI, BLAD BRO, INC, 3023 E. SILVER SHOALS ROAD. PARCEL 064C 012/PARCEL 064C 011A. SUBJECT PROPERTY IS CURRENTLY ZONED AS COMMERCIAL GENERAL. THE PROPOSED ACTION TO BE TAKEN IS TO REZONE 1.47 ACRES TO RESIDENTIAL SINGLE FOR SINGLE FAMILY RESIDENCE
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## **VIII. ADJOURNMENT**