



**AGENDA
PLANNING COMMISSION
REGULAR MEETING**

**TUESDAY, JANUARY 4, 2022
7:00 P.M.**

STEPHENS COUNTY HISTORIC COURTHOUSE

I. ROLL CALL (PLANNING CHAIR ANNOUNCEMENTS ON TABLE)

II. APPROVE AGENDA

III. APPROVE MINUTES

1. DECEMBER 7, 2021 – PLANNING MEETING

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

1. VARIANCE REQUEST FROM PETITIONER JIM CHAPMAN COMMUNITIES, INC., PROPERTY OWNER STEPHENS COUNTY DEVELOPMENT AUTHORITY, LOT 16 HAYESTONE – BRADY INDUSTRIAL PARK, TOCCOA. PARCEL 060 113. PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL-MULTI FAMILY. PROPOSED ACTION IS TO GRANT A VARIANCE FOR 450 SQUARE FEET FOR BUILDINGS AND 10 UNITS PER ACRE
2. REZONING REQUEST FROM PETITIONER ANDREW GRINER, 3557 ROCK CREEK ROAD, TOCCOA. PARCEL 051 037. PROPERTY IS CURRENTLY ZONED AS AGRICULTURE INTENSIVE. PROPOSED ACTION TO BE TAKEN IS TO REZONE 1.66 ACRES TO COMMERCIAL GENERAL TO SELL TO CHURCH
3. REZONING REQUEST FROM PETITIONER JAMES AND SELITA PHILLIPS, N. HOLCOMB DRIVE TRACT 2, MARTIN, GA. PARCEL 071I 005A. PROPERTY IS CURRENTLY ZONED AS COMMERCIAL GENERAL. PROPOSED ACTION TO BE TAKEN IS TO REZONE 10 ACRES TO AGRICULTURE RESIDENTIAL

V. COMMITTEE REPORTS

VI. OLD BUSINESS

VII. NEW BUSINESS

1. VARIANCE REQUEST FROM PETITIONER JIM CHAPMAN COMMUNITIES, INC., PROPERTY OWNER STEPHENS COUNTY DEVELOPMENT AUTHORITY, LOT 16 HAYESTONE – BRADY INDUSTRIAL PARK, TOCCOA. PARCEL 060 113. PROPERTY IS CURRENTLY ZONED AS

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VIII. ADJOURNMENT