



**AGENDA
PLANNING COMMISSION
REGULAR MEETING**

**TUESDAY, DECEMBER 7, 2021
7:00 P.M.**

STEPHENS COUNTY HISTORIC COURTHOUSE

I. ROLL CALL (PLANNING CHAIR ANNOUNCEMENTS ON TABLE)

II. APPROVE AGENDA

III. APPROVE MINUTES

1. NOVEMBER 2, 2021 – PLANNING MEETING

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

1. REZONING REQUEST FROM PETITIONER ALDAWETA, AGENT SMITH PLANNING GROUP, ANDERSON THOMAS ROAD. PARCEL 069A 010. PROPERTY IS CURRENTLY ZONED AS AGRICULTURE INTENSIVE. PROPOSED ACTION TO BE TAKEN IS TO REZONE 30 ACRES TO AGRICULTURE RESIDENTIAL FOR RESIDENTIAL LOTS
2. REZONING REQUEST FROM PETITIONER KEVIN AND SUSAN HUDSON, 329 CAMP ROAD, EASTANOLLEE, GA. PARCEL 054A 016. PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL SINGLE. PROPOSED ACTION TO BE TAKEN IS TO REZONE PROPERTY TO AGRICULTURE RESIDENTIAL FOR SMALL FAM ANIMALS
3. REZONING REQUEST FROM PETITIONER ELISHA LEDFORD (EXECUTOR), PROPERTY OWNER JAMES AND ELISE BEAVER ESTATE, 3328 N. BROAD RIVER ROAD, EASTANOLLEE, GA. PARCEL 046 002. PROPERTY IS CURRENTLY ZONED AS AGRICULTURE INTENSIVE. PROPOSED ACTION TO BE TAKEN IS TO REZONE PROPERTY TO AGRICULTURE RESIDENTIAL
4. REZONING REQUEST FROM PETITIONER CORBIN SAULS, N. HOLCOMB DRIVE, MARTIN, GA. PARCEL 066F 029. PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL SINGLE. PROPOSED ACTION TO BE TAKEN IS TO REZONE PROPERTY TO AGRICULTURE RESIDENTIAL
5. REZONING REQUEST FROM PETITIONER DANIEL WILSON, CLARY CONNECTOR, TRACTS 4-6. PARCEL 044 148A. PROPERTY IS CURRENTLY ZONED AS COMMERCIAL GENERAL. PROPOSED ACTION TO BE TAKEN IS TO REZONE 6.22 ACRES TO COMMERCIAL INDUSTRIAL FOR LIGHT MANUFACTURING AND MACHINE SHOP

6. REZONING REQUEST FROM PETITIONER ROBERT BURTON, 597 HURRICANE GROVE ROAD AND 603 HURRICANE GROVE ROAD. PARCELS 068 071 AND 068 071A. PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL SINGLE. PROPOSED ACTION TO BE TAKEN IS TO REZONE 8.26 ACRES TO AGRICULTURE RESIDENTIAL FOR MINI FARM
7. REZONING REQUEST FROM PETITIONER GLORIA BURTON, 514 HURRICANE GROVE ROAD, 474 HURRICANE GROVE ROAD AND 478 HURRICANE GROVE ROAD. PARCELS 068 039, 068 037, AND 068 038. PROPERTIES ARE CURRENTLY ZONED AS RESIDENTIAL SINGLE. PROPOSED ACTION TO BE TAKEN IS TO REZONE 3.89 ACRES TO AGRICULTURE RESIDENTIAL FOR CATTLE

V. COMMITTEE REPORTS

VI. OLD BUSINESS

VII. NEW BUSINESS

1. REZONING REQUEST FROM PETITIONER ALDAWETA, AGENT SMITH PLANNING GROUP, ANDERSON THOMAS ROAD. PARCEL 069A 010. PROPERTY IS CURRENTLY ZONED AS AGRICULTURE INTENSIVE. PROPOSED ACTION TO BE TAKEN IS TO REZONE 30 ACRES TO AGRICULTURE RESIDENTIAL FOR RESIDENTIAL LOTS
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VIII. ADJOURNMENT