



MINUTES

PLANNING COMMISSION REGULAR MEETING TUESDAY, JANUARY 3, 2023 7:00 P.M.

STEPHENS COUNTY HISTORIC COURTHOUSE COURTROOM

PRESENT FOR MEETING: Mark Wilkinson, Bo Dotson and Greg McFarlin; Planning Director Christian Hamilton; Scott Stroud, Brett Ivester and Planning Clerk Samantha Turner were absent.

I. ROLL CALL AND PLANNING CHAIR ANNOUNCEMENT AND PROCEDURE

Mr. Hamilton called the roll with the following present: Mark Wilkinson, Bo Dotson and Greg McFarlin.

Greg McFarlin opened the meeting with prayer.

II. APPROVE AGENDA

A motion was made by Greg McFarlin, seconded by Bo Dotson to approve agenda as presented.
Motion carried unanimously.

III. APPROVE MINUTES

1. DECEMBER 13, 2022 – PLANNING MEETING

A motion was made by Bo Dotson, seconded by Greg McFarlin to approve minutes as presented.
Motion carried unanimously.

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

- 1. Rezoning Request from Ray Hopkins, 713 Freeman Creek Road, Eastanollee. Parcel 034 055.** Property is currently zoned as residential single. The proposed action to be taken is to rezone 4.55 acres to agricultural residential to allow for personal agricultural use.

2. **Rezoning Request from Ray Hopkins, 31 Freeman Creek Circle, Eastanollee. Parcel 034 056.** Property is currently zoned as residential single. The proposed action to be taken is to rezone 3.17 acres to agricultural residential to allow for personal agricultural use.
3. **Conditional Use Request from Hugh Champion, 4522 GA 17 Alternate, Eastanollee. Parcel 043 145.** Property is currently zoned as commercial general. The proposed action to be taken is to utilize the existing space as an event venue.

Faith Newey & Hugh Champion spoke in favor of the request.

4. **Variance Request from Todd Rohrer, 2760 Gumlog Road, Martin. Parcel 068B 079.** Property is currently zoned as residential single. The proposed action to be taken is to grant a variance for a second residence on the property.

V. COMMITTEE REPORTS

VI. OLD BUSINESS

VII. NEW BUSINESS

1. **Rezoning Request from Ray Hopkins, 713 Freeman Creek Road, Eastanollee. Parcel 034 055.** Property is currently zoned as residential single. The proposed action to be taken is to rezone 4.55 acres to agricultural residential to allow for personal agricultural use.

A motion as made by Bo Dotson, seconded by Greg McFarlin to approve the Rezoning Request. **Motion carried unanimously.**

2. **Rezoning Request from Ray Hopkins, 31 Freeman Creek Circle, Eastanollee. Parcel 034 056.** Property is currently zoned as residential single. The proposed action to be taken is to rezone 3.17 acres to agricultural residential to allow for personal agricultural use.

A motion was made by Greg McFarlin, seconded by Bo Dotson to approve the Rezoning Request. **Motion carried unanimously.**

3. **Conditional Use Request from Hugh Champion, 4522 GA 17 Alternate, Eastanollee. Parcel 043 145.** Property is currently zoned as commercial general. The proposed action to be taken is to utilize the existing space as an event venue.

A motion as made by Bo Dotson, seconded by Greg McFarlin to approve the Conditional Use Request. **Motion carried unanimously.**

4. **Variance Request from Todd Rohrer, 2760 Gumlog Road, Martin. Parcel 068B 079.** Property is currently zoned as residential single. The proposed action to be taken is to grant a variance for a second residence on the property.

A motion was made by Greg McFarlin, seconded by Bo Dotson to approve the Variance Request.
Motion carried unanimously.

VIII. **ADJOURNMENT**


A motion was made by Bo Dotson, seconded by Greg McFarlin to adjourn the meeting at 7:26 p.m.

Approved this 7th day of February, 2023.



Mark Wilkinson, Chairman

Attest:



Samantha Turner
Planning Clerk