



**MINUTES  
PLANNING COMMISSION  
REGULAR MEETING  
TUESDAY, FEBRUARY 7, 2023  
7:00 P.M.**

**STEPHENS COUNTY  
HISTORIC COURTHOUSE COURTROOM**

**PRESENT FOR MEETING:** Mark Wilkinson, Bo Dotson, Scott Stroud, Brett Ivester, and Greg McFarlin; Planning Director Christian Hamilton

**I. ROLL CALL AND PLANNING CHAIR ANNOUNCEMENT AND PROCEDURE**

Mr. Hamilton called the roll and all were present.

Bo Dotson opened the meeting with prayer.

**II. APPROVE AGENDA**

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

**III. APPROVE MINUTES**

**1. JANUARY 3, 2023 – PLANNING MEETING**

A motion was made by Bo Dotson, seconded by Brett Ivester to approve minutes as presented.  
**Motion carried unanimously.**

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

- 1. Rezoning Request from James & Cynthia Mitchell, 217 Logan's Run, Martin. Parcel 068 054.** Property is currently zoned as residential single. The proposed action to be taken is to Rezone 6.23 acres to agricultural residential to allow for personal agricultural use.

Mr. Hamilton asked if anyone wished to speak in favor of the request. Cynthia Mitchell spoke in favor of the request. Mr. Hamilton asked if anyone else wished to speak in favor. No one else spoke in favor.

Mr. Hamilton asked if anyone wished to speak in opposition of the request. No one spoke in opposition. Mr. Hamilton closed the public hearing.

- 2. Rezoning Request from Bernard Wood, 130 Slice of Heaven Drive, Toccoa. Parcel 064C 047.** Property is currently zoned as residential single. The proposed action to be taken is to Rezone 12.51 acres to agricultural residential to allow for personal agricultural use.

Mr. Hamilton asked if anyone wished to speak in favor of the request. Mr. Wood spoke in favor, sharing his intent for the property, to be able to grow and raise his own food for his home. Mr. Wood stated he would be in the middle of the property and not be visible to others. Mr. Wilkinson asked Mr. Wood for an estimate of how many chickens he would have. Mr. Wood stated the number of animals would depend on the household need. Mr. Hamilton asked if anyone else wished to speak in favor. No one else spoke in favor. Mr. Hamilton asked if anyone wished to speak in opposition of the request. Melissa Barnett spoke in opposition, sharing her concerns for the air and water quality that could be affected. Mr. Hamilton asked if anyone else would like to speak in opposition of the request. Mr. Adams, 102 Currahee Place, representing the HOA, requests that the neighborhood be treated as a residential subdivision. Mr. Hamilton asked if anyone else wished to speak in opposition of the request. No one else spoke in opposition. Mr. Hamilton closed the public hearing.

- 3. Rezoning Request from James Mitchell & Anitra Wood-Mitchell, 81 Currahee Trail, Toccoa. Parcel 064C 088.** Property is currently zoned as residential single. The proposed action to be taken is to Rezone 1.76 acres to agricultural residential to allow for personal agricultural use.

Mr. Hamilton asked if anyone wished to speak in favor of the request. Mr. Mitchell spoke in favor. Mr. Hamilton asked if anyone else wished to speak in favor. No one else spoke in favor. Mr. Hamilton asked if anyone wished to speak in opposition of the request. Kathy Thompson spoke in opposition, sharing her concern for the permitted uses within the AR zoning. Mr. Hamilton asked if anyone else wished to speak in opposition. Another neighbor states that she doesn't mind the chickens but does not want other farm animals in the residential area. Mr. Hamilton asked if anyone else wished to speak in opposition. No one else spoke in opposition. Mr. Hamilton closed the public hearing.

- 4. Rezoning Request from Russ & Wanda Addison, 485 Spring Branch Circle, Toccoa. Parcels 064C 037, 064C 032, & 064C 033.** Property is currently zoned as residential single. The proposed action to be taken is to Rezone 5.88 acres to agricultural residential to allow for personal agricultural use.

Mr. Hamilton asked if anyone wished to speak in favor of the request. Russ Addison spoke in favor. Mr. Hamilton asked if anyone else wished to speak in favor. No one else spoke in favor. Mr. Hamilton asked if anyone wished to speak in opposition of the request. Several neighbors spoke in opposition. Mr. Hamilton closed the public hearing.

- 5. Variance Request from William Mark Turner & Leesa Jane Turner, 2145 Davis Road, Eastanollee. Parcel 052D 060J.** Property is currently zoned as agricultural residential. The proposed action to be taken is to Grant a Variance for a second residence on the property.

Mr. Hamilton asked if anyone wished to speak in favor of the request. William Turner shared his plans for the property in building a second home. Mr. Hamilton asked if anyone else wished to speak in favor.

No one else spoke in favor. Mr. Hamilton asked if anyone wished to speak in opposition of the request. No one spoke in opposition. Mr. Hamilton closed the public hearing.

- 6. Rezoning Request from Francisco & Angelina Matias, 2472 West Currahee Street, Toccoa. Parcel 021B 019.** Property is currently zoned as commercial general. The proposed action to be taken is to Rezone 0.74 acres to residential single to allow for a home to be placed onsite.

Mr. Hamilton asked if anyone wished to speak in favor of the request. No one spoke in favor. Mr. Hamilton asked if anyone wished to speak in opposition of the request. No one spoke in opposition. Mr. Hamilton closed the public hearing.

- 7. Variance Request from Francisco & Angelina Matias, 2472 West Currahee Street, Toccoa. Parcel 021B 019.** Property is currently zoned as commercial general. The proposed action to be taken is to Grant a lot size Variance less than 1 acre for 0.26 acres.

Mr. Hamilton asked if anyone wished to speak in favor of the request. No one spoke in favor. Mr. Hamilton asked if anyone wished to speak in opposition. No one spoke in opposition. Mr. Hamilton closed the public hearing.

- 8. Conditional Use Request from Radical Favor, LLC, 2332 Mize Road, Toccoa. Parcel 032C 020.** Property is currently zoned as commercial general. The proposed action to be taken is to utilize the existing space as an event venue.

Mr. Hamilton asked if anyone wished to speak in favor of the request. Mr. Dotson asked Mr. Fowler what type of events would be held in the space. Mr. Fowler stated the space will be used for birthday parties, showers, and potentially elopements. As well as professional events for the Chamber or County. Mr. Hamilton asked if anyone else wished to speak in favor. No one else spoke in favor. Mr. Hamilton asked if anyone wished to speak in opposition of the request. No one spoke in opposition. Mr. Hamilton closed the public hearing.

- 9. Rezoning Request from Vinh Tran, 1562 Liberty Hill Road, Toccoa. Parcel 032D 040.** Property is currently zoned as residential single. The proposed action to be taken is to Rezone 9.43 acres to residential multi to allow for duplex development.

Mr. Hamilton asked if anyone wished to speak in favor of the request. James Irvin, civil engineer for the property, shared the owner's plans for the property. Owner is proposing 33 condos. Most of the property is not useable. Mr. Dotson asked if these condos would be sold or rented. Mr. Irvin stated that due to the septic systems the condos would be rentals. Mr. Hamilton asked if anyone else wished to speak in favor. No one else spoke in favor. Mr. Hamilton asked if anyone wished to speak in opposition of the request. Neighbors share their concerns for traffic as there are children that live in that area, and shared concerns that it will be low-income housing. Mr. Hamilton asked if anyone else wished to speak in opposition. No one else spoke in opposition. Mr. Hamilton closed the public hearing.

- 10. Variance Request from Vinh Tran, 1562 Liberty Hill Road, Toccoa. Parcel 032D 040.** Property is currently zoned as residential single. The proposed action to be taken is to Grant a lot size Variance less than 10 acres for 0.57 acres.

Mr. Hamilton asked if anyone wished to speak in favor of the request. James Irvin spoke in favor. Mr. Hamilton asked if anyone else wished to speak in favor. No one else spoke in favor. Mr. Hamilton asked if anyone wished to speak in opposition of the request. Area residents spoke in opposition. Mr. Hamilton asked if anyone else wished to speak in opposition. No one else spoke in opposition. Mr. Hamilton closed the public hearing.

## V. COMMITTEE REPORTS

## VI. OLD BUSINESS

## VII. NEW BUSINESS

1. **Rezoning Request from James & Cynthia Mitchell, 217 Logan's Run, Martin. Parcel 068 054.** Property is currently zoned as residential single. The proposed action to be taken is to Rezone 6.23 acres to agricultural residential to allow for personal agricultural use.

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

2. **Rezoning Request from Bernard Wood, 130 Slice of Heaven Drive, Toccoa. Parcel 064C 047.** Property is currently zoned as residential single. The proposed action to be taken is to Rezone 12.51 acres to agricultural residential to allow for personal agricultural use.

A motion was made by Scott Stroud, seconded by Bo Dotson to recommend a Conditional Use Permit for up to 50 chickens. **Motion carried unanimously.**

3. **Rezoning Request from James Mitchell & Anitra Wood-Mitchell, 81 Currahee Trail, Toccoa. Parcel 064C 088.** Property is currently zoned as residential single. The proposed action to be taken is to Rezone 1.76 acres to agricultural residential to allow for personal agricultural use.

A motion was made by Bo Dotson, seconded by Greg McFarlin to approve the Rezoning Request. Bo Dotson, Greg McFarlin, Brett Ivester, and Mark Wilkinson voted in favor. Scott Stroud voted in opposition. **Motion carried.**

4. **Rezoning Request from Russ & Wanda Addison, 485 Spring Branch Circle, Toccoa. Parcels 064C 037, 064C 032, & 064C 033.** Property is currently zoned as residential single. The proposed action to be taken is to Rezone 5.88 acres to agricultural residential to allow for personal agricultural use.

A motion was made by Brett Ivester, seconded by Bo Dotson to approve the Rezoning Request. Mark Wilkinson, Bo Dotson, Greg McFarlin and Brett Ivester voted in favor of the request. Scott Stroud voted in opposition. **Motion carried.**

5. **Variance Request from William Mark Turner & Leesa Jane Turner, 2145 Davis Road, Eastanollee. Parcel 052D 060J.** Property is currently zoned as agricultural residential. The proposed action to be taken is to Grant a Variance for a second residence on the property.

A motion was made by Bo Dotson, seconded by Brett Ivester to approve the Variance Request. **Motion carried unanimously.**

6. **Rezoning Request from Francisco & Angelina Matias, 2472 West Currahee Street, Toccoa. Parcel 021B 019.** Property is currently zoned as commercial general. The proposed action to be taken is to Rezone 0.74 acres to residential single to allow for a home to be placed onsite.

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

7. **Variance Request from Francisco & Angelina Matias, 2472 West Currahee Street, Toccoa. Parcel 021B 019.** Property is currently zoned as commercial general. The proposed action to be taken is to Grant a lot size Variance less than 1 acre for 0.26 acres.

A motion as made by Brett Ivester, seconded by Greg McFarlin to approve the Variance Request. **Motion carried unanimously.**

8. **Conditional Use Request from Radical Favor, LLC, 2332 Mize Road, Toccoa. Parcel 032C 020.** 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 was made by Greg McFarlin, seconded by Brett Ivester to approve the Conditional Use Request. **Motion carried unanimously.**

9. **Rezoning Request from Vinh Tran, 1562 Liberty Hill Road, Toccoa. Parcel 032D 040.** Property is currently zoned as residential single. The proposed action to be taken is to Rezone 9.43 acres to residential multi to allow for duplex development.

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

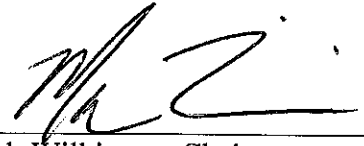
10. **Variance Request from Vinh Tran, 1562 Liberty Hill Road, Toccoa. Parcel 032D 040.** Property is currently zoned as residential single. The proposed action to be taken is to Grant a lot size Variance less than 10 acres for 0.57 acres.

A motion was made by Bo Dotson, seconded by Brett Ivester to approve the Variance Request. **Motion carried unanimously.**

#### VIII. ADJOURNMENT

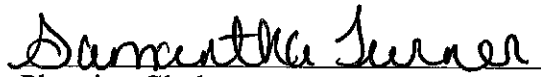
A motion was made by Bo Dotson, seconded by Greg McFarlin to adjourn the meeting at 8:18 p.m.

Approved this 7<sup>th</sup> day of March, 2023.



Mark Wilkinson, Chairman

Attest:

  
Samantha Turner  
Planning Clerk