



**MINUTES
PLANNING COMMISSION
REGULAR MEETING
TUESDAY, MARCH 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; County Clerk Samantha Turner

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 the agenda as presented. **Motion carried unanimously.**

III. APPROVE MINUTES

1. February 7, 2023 – Planning Meeting

A motion was made by Scott Stroud, seconded by Bo Dotson, to approve the minutes as presented. **Motion carried unanimously.**

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

- 1. Variance Request from Vasco Lowery, 31 Memorial Drive, Eastanollee. Parcel 043 242.** Property is currently zoned as commercial community. The proposed action to be taken is to grant a lot size variance less than 1.5 acres for 0.49 acres.

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

- 2. Variance Request from Vasco Lowery, 31 Memorial Drive, Eastanollee. Parcel 043 242.** Property is currently zoned as commercial community. The proposed action to be taken is to grant a lot size variance less than 1.5 acres for 0.74 acres.

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

- 3. Variance Request from Conrad Craig, 1680 Harbert Valley Road, Toccoa. Parcel 058 025.** Property is currently zoned as agricultural residential. The proposed action to be taken is to grant a variance to allow for accessory use prior to the principal use.

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

- 4. Variance Request from Ted Donnelly, 36 Grady Brock Road, Martin. Parcel 068 103.** Property is currently zoned as agricultural intensive. The proposed action to be taken is to grant a variance to allow for accessory use prior to the principal use.

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

- 5. Variance Request from Grant Lloyd, 563 Trudy's Trail, Martin. Parcel 072B 065.** 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.

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

- 6. Variance Request from Michael Cahalan, 1328 Lakeside Trail, Martin. Parcel 072G 001.** Property is currently zoned as residential single. The proposed action to be taken is to grant a variance to allow for accessory use prior to principal use.

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

- 7. Conditional Use Request from Oanh Nguyen, 1329 Defoor Road, Toccoa. Parcel 052B 006.** Property is currently zoned as agricultural intensive. The proposed action to be taken is to grant a conditional use permit to allow for up to 12 poultry houses.

Mr. Hamilton asked if anyone wished to speak in favor of the Conditional Use Request. Walter Reed spoke in favor. Mr. Hamilton asked if anyone wished to speak in opposition of the Conditional Use Request. Willie Woodruff, Chip Prather, Robert Eller, Alan Winkler, Larry Nelson, Geraldine Hayes, Marie Cochran, Leah Ledford, Helen Hayes-Gilbert, Thomas Richie, Stan McFarlin and Brian Dooley spoke in opposition. Also in opposition was another young lady whose name was not given. Mr. Hamilton closed the public hearing.

- 8. Variance Request from Brenda Zimbardi, 293 N. Century Drive, Martin. Parcel 071E 038.** Property is currently zoned as residential single. The proposed action to be taken is to grant a variance for a 6 ft left side setback and a 5 ft right side setback for new construction.

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

- 9. Variance Request from Jeff & Robin Eddy, 1138 & 1158 Lakeland Drive, Toccoa. Parcel 057B 005.** Property is currently zoned as residential single. The proposed action to be taken is to grant a variance for accessory use prior to principal use.

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

- 10. Rezoning Request from William Heath Hutto, 174 Isbell Road Extension, Eastanollee. Parcel 054A 066A.** Property is currently zoned as agricultural intensive. The proposed action to be taken is to rezone 16.84 acres to residential single to allow for residential use.

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

- 11. Rezoning request from ABCDP Inc., Mize Rd, Toccoa. Parcel 033-194A.** Property is currently zoned as agricultural residential. The proposed action to be taken is to rezone 11.08 acres to residential multi to allow for a duplex development.

Mr. Hamilton asked if anyone wished to speak in favor of the Rezoning Request. Brittany Ivey, Julie Paysen, Van Loskoski and Chad Cromer spoke in favor. Mr. Hamilton asked if anyone wished to speak in opposition of the Rezoning Request. Kevin Smith, Dan Ayers, Jon Lawson, Stanley Keller, Mike Adams, Diane Brown, Lauren Nunnally, Sherry Smith, Brian Dooley and Autumn Pruitt spoke in opposition. Another gentleman who did not give his name spoke in opposition as well. Mr. Hamilton closed the public hearing.

V. COMMITTEE REPORTS

VI. OLD BUSINESS

VII. NEW BUSINESS

1. **Variance Request from Vasco Lowery, 31 Memorial Drive, Eastanollee. Parcel 043 242.** Property is currently zoned as commercial community. The proposed action to be taken is to grant a lot size variance less than 1.5 acres for 0.49 acres.

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

2. **Variance Request from Vasco Lowery, 31 Memorial Drive, Eastanollee. Parcel 043 242.** Property is currently zoned as commercial community. The proposed action to be taken is to grant a lot size variance less than 1.5 acres for 0.74 acres.

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

3. **Variance Request from Conrad Craig, 1680 Harbert Valley Road, Toccoa. Parcel 058 025.** Property is currently zoned as agricultural residential. The proposed action to be taken is to grant a variance to allow for accessory use prior to the principal use.

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

4. **Variance Request from Ted Donnelly, 36 Grady Brock Road, Martin. Parcel 068 103.** Property is currently zoned as agricultural intensive. The proposed action to be taken is to grant a variance to allow for accessory use prior to the principal use.

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

5. **Variance Request from Grant Lloyd, 563 Trudy's Trail, Martin. Parcel 072B 065.** 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 Bo Dotson, seconded by Scott Stroud, to approve the Variance Request. **Motion carried unanimously.**

6. **Variance Request from Michael Cahalan, 1328 Lakeside Trail, Martin. Parcel 072G 001.** Property is currently zoned as residential single. The proposed action to be taken is to grant a variance to allow for accessory use prior to principal use.

A motion was made by Scott Stroud, seconded by Greg McFarlin, to approve the Variance Request. **Motion carried unanimously.**

- 7. Conditional Use Request from Oanh Nguyen, 1329 Defoor Road, Toccoa. Parcel 052B 006.** Property is currently zoned as agricultural intensive. The proposed action to be taken is to grant a conditional use permit to allow for up to 12 poultry houses.

A motion was made by Scott Stroud, seconded by Bo Dotson, to approve the Conditional Use Request contingent upon meeting all setback requirements, providing an updated site plan, and establishing a 50 ft. vegetative buffer between the property and residential uses. Mark Wilkinson, Scott Stroud and Bo Dotson voted in favor. Greg McFarlin and Brett Ivester voted in opposition. **Motion carried.**

- 8. Variance Request from Brenda Zimbardi, 293 N. Century Drive, Martin. Parcel 071E 038.** Property is currently zoned as residential single. The proposed action to be taken is to grant a variance for a 6 ft left side setback and a 5 ft right side setback for new construction.

A motion was made by Scott Stroud, seconded by Greg McFarlin, to approve the Variance Request. **Motion carried unanimously.**

- 9. Variance Request from Jeff & Robin Eddy, 1138 & 1158 Lakeland Drive, Toccoa. Parcel 057B 005.** Property is currently zoned as residential single. The proposed action to be taken is to grant a variance for accessory use prior to principal use.

A motion was made by Greg McFarlin, seconded by Scott Stroud, to approve the Variance Request for 18 months. **Motion carried unanimously.**

- 10. Rezoning Request from William Heath Hutto, 174 Isbell Road Extension, Eastanollee. Parcel 054A 066A.** Property is currently zoned as agricultural intensive. The proposed action to be taken is to rezone 16.84 acres to residential single to allow for residential use.

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

- 11. Rezoning request from ABCDP Inc., Mize Rd, Toccoa. Parcel 033-194A.** Property is currently zoned as agricultural residential. The proposed action to be taken is to rezone 11.08 acres to residential multi to allow for a duplex development.

A motion was made by Bo Dotson, seconded by Scott Stroud, to approve the Rezoning Request, contingent upon a completed Cultural Resources Survey, meeting GDOT standards for egress, and meeting all building codes. Bo Dotson and Scott Stroud voted in favor. Greg McFarlin voted in opposition. Mark Wilkinson and Brett Ivester recused themselves. **Motion carried.**

VIII. ADJOURNMENT

A motion was made by Scott Stroud, seconded by Brett Ivester to adjourn the meeting at 10:16 p.m. **Motion carried unanimously.**

Approved this 4th day of April, 2023.


Mark Wilkinson, Chairman

Attest:


Samantha Turner, Planning Clerk