



MINUTES
APRIL 25, 2023
6:00 P.M.

STEPHENS COUNTY BOARD OF COMMISSIONERS MEETING WAS HELD AT
THE STEPHENS COUNTY HISTORIC COURTHOUSE

PRESENT FOR MEETING: Chairman Dennis Bell, Vice-Chairman Tara Simmons, Commissioners Chris Rickman, Debbie Whitlock and Chuck Wright; County Administrator Christian Hamilton; County Clerk Samantha Turner; County Attorney Brian Ranck

PLEASE SILENCE YOUR CELL PHONES

LAND USE PUBLIC HEAIRNG

1. Rezoning Request from Michael Shirley, 40 Brandenberry Drive, Toccoa. Parcel 042B 112.

Property is currently zoned as commercial general. The proposed action to be taken is to rezone 0.67 acres to agricultural residential to allow for the existing church building to be utilized as a residence.

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.

2. Variance Request from Michael Shirley, 40 Brandenberry Drive, Toccoa. Parcel 042B 112.

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 0.33 acres.

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.

3. Rezoning Request from Bertie Turner, 1410 Bruce Road, Martin. Parcel 071I 001. Property is currently zoned as agricultural intensive. The proposed action to be taken is to rezone 3.29 acres to agricultural residential to allow for a manufactured home to be placed onsite.

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.

- 4. Conditional Use Request from Nicholas and Leah Smith, 431 Highview Road, Toccoa. Parcel 029D 019.** Property is currently zoned as agricultural residential. The proposed action to be taken is to grant a conditional use permit to allow for floriculture and growing cut flowers.

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

- 5. Variance Request from Robert Neal, 165 Keener Road, Toccoa. Parcel 052B 021.** 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. Robert Neal spoke in favor of the request. 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 Tatesha Gibson, 192 Sorrells Road, Toccoa. Parcel 043 040.** 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. 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.

- 7. Rezoning Request from Jack and Carole Turlington, 89 South Panther Creek Road, Toccoa. Parcel 016 010.** Property is currently zoned as residential single. The proposed action to be taken is to rezone 7 acres to agricultural residential to allow for property combination.

Mr. Hamilton asked if anyone wished to speak in favor of the Rezoning Request. Jack Turlington spoke in favor of the request. 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.

- 8. Conditional Use Request from Joshua and Audrey Williams, Kandle Drive, Eastanollee. Parcel 046 016B.** Property is currently zoned as agricultural intensive. The proposed action to be taken is to grant a conditional use permit to allow for two pullet houses on the property.

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

- 9. Rezoning Request from John and Jennifer Payne, 50 Oak Way Drive, Eastanollee. Parcel 053C 102.** Property is currently zoned as residential single. The proposed action to be taken is to rezone 4.75 acres to agricultural residential to allow for personal agricultural use.

Mr. Hamilton asked if anyone wished to speak in favor of the Rezoning Request. Jennifer Payne spoke in favor of the request. 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.

REGULAR MEETING

Chairman Bell called the regular meeting to order at 6:13 p.m. and welcomed those present. Mr. Teasley gave the invocation and Pledge of Allegiance.

I. APPROVE AGENDA

A motion was made by Commissioner Rickman, seconded by Commissioner Wright, to approve the agenda. **Motion carried unanimously.**

II. APPROVE MINUTES

1. April 11, 2023 – Regular Meeting

A motion was made by Commissioner Rickman, seconded by Vice-Chairman Simmons, to approve the minutes. **Motion carried unanimously.**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **Rezoning Request from Michael Shirley, 40 Brandenberry Drive, Toccoa. Parcel 042B 112.** Property is currently zoned as commercial general. The proposed action to be taken is to rezone 0.67 acres to agricultural residential to allow for the existing church building to be utilized as a residence.

A motion was made by Commissioner Rickman, seconded by Vice-Chairman Simmons, to approve the Rezoning Request. **Motion carried unanimously.**

2. **Variance Request from Michael Shirley, 40 Brandenberry Drive, Toccoa. Parcel 042B 112.** 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 0.33 acres.

A motion was made by Vice-Chairman Simmons, seconded by Commissioner Wright, to approve the Variance Request. **Motion carried unanimously.**

3. **Rezoning Request from Bertie Turner, 1410 Bruce Road, Martin. Parcel 071I 001.** Property is currently zoned as agricultural intensive. The proposed action to be taken is to rezone 3.29 acres to agricultural residential to allow for a manufactured home to be placed onsite.

A motion was made by Vice-Chairman Simmons, seconded by Commissioner Wright, to approve the Rezoning Request. **Motion carried unanimously.**

4. **Conditional Use Request from Nicholas and Leah Smith, 431 Highview Road, Toccoa. Parcel 029D 019.** Property is currently zoned as agricultural residential. The proposed action to be taken is to grant a conditional use permit to allow for floriculture and growing cut flowers.

A motion was made by Vice-Chairman Simmons, seconded by Commissioner Rickman, to approve the Conditional Use Request. **Motion carried unanimously.**

- 5. Variance Request from Robert Neal, 165 Keener Road, Toccoa. Parcel 052B 021.** 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 Vice-Chairman Simmons, seconded by Commissioner Rickman, to approve the Variance Request. **Motion carried unanimously.**

- 6. Variance Request from Tatesha Gibson, 192 Sorrells Road, Toccoa. Parcel 043 040.** 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 Commissioner Wright, seconded by Commissioner Rickman, to approve the Variance Request. **Motion carried unanimously.**

- 7. Rezoning Request from Jack and Carole Turlington, 89 South Panther Creek Road, Toccoa. Parcel 016 010.** Property is currently zoned as residential single. The proposed action to be taken is to rezone 7 acres to agricultural residential to allow for property combination.

A motion was made by Vice-Chairman Simmons, seconded by Commissioner Rickman, to approve the Rezoning Request. **Motion carried unanimously.**

- 8. Conditional Use Request from Joshua and Audrey Williams, Kandle Drive, Eastanollee. Parcel 046 016B.** Property is currently zoned as agricultural intensive. The proposed action to be taken is to grant a conditional use permit to allow for two pullet houses on the property.

A motion was made by Commissioner Wright, seconded by Commissioner Rickman, to approve the Conditional Use Request. **Motion carried unanimously.**

- 9. Rezoning Request from John and Jennifer Payne, 50 Oak Way Drive, Eastanollee. Parcel 053C 102.** Property is currently zoned as residential single. The proposed action to be taken is to rezone 4.75 acres to agricultural residential to allow for personal agricultural use.

A motion was made by Vice-Chairman Simmons, seconded by Commissioner Rickman, to approve the Rezoning Request. **Motion carried unanimously.**

- 10. Board to Consider Motion** to award bid for Ayersville Road Millings Project and authorize Chairman to sign contract.

A motion was made by Vice-Chairman Simmons, seconded by Commissioner Rickman, to award bid for Ayersville Road Millings Project to Allied Paving Contractors and authorize Chairman to sign contract.

- 11. Board to Consider Motion** to approve FY2023 Budget Amendment for Building and Grounds, Stephens County-Extension Office, E911 and County Clerk and authorize Chairman to sign Resolution.

A motion was made by Commissioner Rickman, seconded by Vice-Chairman Simmons, to approve FY2023 Budget Amendments for Building and Grounds, Stephens County-Extension Office, E911 and County Clerk and authorize Chairman to sign Resolution.

V. QUOTES AND INVOICES OVER \$5,000

1. Douglas Painting and Wall Covering \$5,884.00 – quote
2. Anderson Carpet One Floor and Home \$12,845.82 – quote
3. SAFEbuilt \$8,235.00 – invoice
4. Acree Oil Co. \$7,842.95 – invoice
5. Acree Oil Co. \$17,362.49 – invoice
6. Johnson Controls \$10,635.00 – invoice
7. Dana Safety Supply, Inc. \$23,589.80 – quote
8. Dana Safety Supply, Inc. \$13,620.60 – quote
9. Pro•Vision \$6,721.30 - invoice
10. L Squared Enterprises, LLC \$5,998.00 – invoice

A motion was made by Vice-Chairman Simmons, seconded by Commissioner Rickman, to pay the invoices.
Motion carried unanimously.

VI. MATTERS FROM DEPARTMENTS

1. Administrator/Finance Report

Mr. Hamilton shared that the Commissioners will be attending the ACCG Annual Conference from Wednesday to Sunday. Commissioners and staff will be taking courses to bring helpful information back to the County.

2. Department Report
3. Commissioner’s Report

Chairman Bell stated that the Commissioners have been working together on coming up with a solution for the litter in the County.

Vice-Chairman Simmons stated that Amnesty Day went very well. She stated the cost for this is taken care of by the County. Mr. Hamilton stated the cost to pick up the trash was around \$30,000.00.

Chairman Bell stated that he met with John Carter about the litter on Rock Creek Road near Carter’s Royal Dispos-All. He stated that Mr. Carter and some of his crew picked up trash from Whispering Pines Drive all the way to his shop. This will be something that Mr. Cater continues to do.

VII. MATTERS FROM CITIZENS – TIME LIMIT OF THREE (3) MINUTES

VIII. EXECUTIVE SESSION

IX. ADJOURNMENT

There being no further business, on motion made by Vice-Chairman Simmons, seconded by Commissioner Rickman, the Regular Meeting was adjourned at 6:28 p.m.

Approved this 9th day of May, 2023.


Dennis Bell, Chairman

Attest: 
Samantha Turner, County Clerk

