



MINUTES
PLANNING COMMISSION
TUESDAY, APRIL 4, 2023
7:00 P.M.

STEPHENS COUNTY
HISTORIC COURTHOUSE COURTROOM

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

Bo Dotson called the meeting to order at 7:00 p.m.

I. ROLL CALL AND PLANNING CHAIR ANNOUNCEMENT AND PROCEDURE

Greg McFarlin opened the meeting with prayer.

Mr. Hamilton called the roll with the following present: Bo Dotson, Scott Stroud, Greg McFarlin and Cody Cobb.

II. APPROVE AGENDA

Bo Dotson asked if there were any additions or deletions to the agenda. Mr. Hamilton stated the agenda needed to be revised. Items to be added are to appoint Chairman and Vice-Chairman of the Planning Commission and to change the date or cancel the July Planning meeting.

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

III. APPROVE MINUTES

1. March 7, 2023 – Planning Meeting

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

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

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. Michael Shirley 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. Michael Shirley 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.

3. **Rezoning Request from Bertie Turner, 1410 Bruce Road, Martin. Parcel 0711 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. Randall Turner 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 and Nicholas 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. 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.

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. 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. John 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.

V. COMMITTEE REPORTS

VI. OLD BUSINESS

VII. 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 Greg McFarlin, seconded by Scott Stroud, 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 Greg McFarlin, seconded by Scott Stroud, 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 Scott Stroud, seconded by Greg McFarlin, 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 Greg McFarlin, seconded by Cody Cobb, 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 Scott Stroud, seconded by Greg McFarlin, 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 Greg McFarlin, seconded by Scott Stroud, 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 Greg McFarlin, seconded by Cody Cobb, 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 Scott Stroud, seconded by Greg McFarlin, 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 Scott Stroud, seconded by Greg McFarlin, to approve the Rezoning Request. **Motion carried unanimously.**

10. **Board to Consider Motion** to appoint Chairman of the Planning Commission.

A motion was made by Greg McFarlin, seconded by Scott Stroud, to appoint Bo Dotson as Chairman of the Planning Commission. **Motion carried unanimously.**

11. **Board to Consider Motion** to appoint Vice-Chairman of the Planning Commission.

A motion was made by Greg McFarlin, seconded by Cody Cobb, to appoint Scott Stroud as Vice-Chairman of the Planning Commission. **Motion carried unanimously.**

12. **Board to Consider Motion** to change the date or cancel the July Planning meeting as this meeting falls on a holiday.

A motion was made by Greg McFarlin, seconded by Scott Stroud, to table the plans for the July meeting until May. **Motion carried unanimously.**

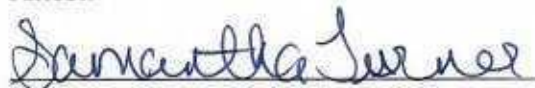
VIII. ADJOURNMENT

A motion was made by Scott Stroud, seconded by Greg McFarlin to adjourn the meeting at 7:23 p.m. **Motion carried unanimously.**

Approved this 4th day of April, 2023.


Vice-Chairman, Bo Dotson

Attest:


Samantha Turner, Planning Clerk



Stephens County Planning Commission Meeting

Sign-in Sheet

April 4, 2023

Randy Turner

Jennifer John Payne Sophie Ross

Shannon Shirley

Andrey Williams

Joseph Whitt

Nicholas

Leah Smith

Carole Turlington

Jack Turlington
