



MINUTES  
PLANNING COMMISSION  
TUESDAY, MAY 2, 2023  
7:00 P.M.

STEPHENS COUNTY  
HISTORIC COURTHOUSE COURTROOM

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

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

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

Brett Ivester opened the meeting with prayer.

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

**II. APPROVE AGENDA**

Mr. Dotson asked if there were any deletions or additions to the agenda. Mr. Hamilton stated that a change needed to be made on item # 3. The map number will be 032D. Mr. Hamilton added that this was listed correctly in the legal notice.

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

**III. APPROVE MINUTES**

1. April 4, 2023 – Planning Meeting

A motion was made by Scott Stroud, seconded by Brett Ivester, 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 John & Lise Haithcock, Oak Way Drive, Toccoa. Parcel 053C 101.** Property is currently zoned as residential single. The proposed action to be taken is to rezone to agricultural residential to allow for property combination.

Mr. Hamilton asked if anyone wished to speak in favor of the Rezoning Request. John Haithcock 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 of the request. Mr. Hamilton closed the public hearing.

2. **Rezoning Request from Brian & Kelly Akin, 1365 Shady Lane, Toccoa. Parcel 052A 014.** Property is currently zoned as residential single. The proposed action to be taken is to rezone to agricultural residential to place a metal barn and utilize the property for farm equipment storage.

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

3. **Rezoning Request from Joseph Burdette, 97 Vale Road, Toccoa. Parcel 032D 001A.** Property is currently zoned as agricultural intensive. The proposed action to be taken is to rezone to residential single to place a mobile home on site.

Mr. Hamilton asked if anyone wished to speak in favor of the Rezoning Request. No one 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.

4. **Variance Request from Dale Harrison, 76 Pine Oak Drive, Eastanollee. Parcel 062 046.** Property is currently zoned as residential single. The proposed action to be taken is to grant a variance of 15 ft to the front yard setback.

Mr. Hamilton asked if anyone wished to speak in favor of the Variance Request. Dale Harrison 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 of the request. Mr. Hamilton closed the public hearing.

5. **Rezoning Request from Terry York, 2751 E. Silver Shoals Road, Toccoa. Parcel 064C 008.** Property is currently zoned as residential single. The proposed action to be taken is to rezone to agricultural residential to allow for limited hobby-level agricultural activities or personal agricultural use.

Mr. Hamilton asked if anyone wished to speak in favor of the Rezoning Request. Terry York spoke in favor of the request. Mr. York stated that is planning on retiring here in Toccoa. He stated that he would like to have retired horses on his property to take care of.

Mr. Hamilton asked if anyone wished to speak in opposition of the Rezoning Request. Kathy Thompson spoke in opposition of the request. Ms. Thompson stated that she does not agree with the AR zoning within the subdivision due to all of the permitted uses that would be allowed. Ms. Thompson stated that she was speaking on behalf of other residents in the area as well as herself. Mr. York was then given a two minute rebuttal. Mr. York explained his plans for building his home on the property and that he is not breaking any established covenants. Mr. Hamilton closed the public hearing.

6. **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 grant a conditional use permit to allow for a used car dealership.

Mr. Hamilton asked if anyone wished to speak in favor of the Conditional Use Request. No one 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.

7. **Conditional Use Request from Gregory Jon Brumbaugh, Horse Trail, Toccoa. Parcel 021 055A.** Property is currently zoned as agricultural residential. The proposed action to be taken is to grant a conditional use permit to allow for a campground.

Mr. Hamilton asked if anyone wished to speak in favor of the Conditional Use Request. Marvin Dunson spoke in favor of the request. Mr. Dunson shared his proposed plans for adding cabins and some areas to tent camp as short-term rentals. Mr. Dunson also stated the entrance would be located off of the bypass and not the residential road, which would be a staff entrance. Mr. Hamilton asked if anyone wished to speak in opposition of the Conditional Use Request. Russell Collins, Tori Higginbotham and David Morris spoke in opposition of the request. Those in opposition shared their concerns for traffic and vehicles using their driveways as a turnaround as this is already an issue, as well as concerns for trash and noise. Mr. Dunson was then given a two minute rebuttal and addressed these concerns. Mr. Hamilton closed the public hearing.

## V. COMMITTEE REPORTS

## VI. OLD BUSINESS

1. **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 Brett Ivester, seconded by Scott Stroud, to change the date of the July Planning meeting to Monday, July 10, 2023 at 7:00 p.m. **Motion carried unanimously.**

## VII. NEW BUSINESS

1. **Rezoning Request from John & Lise Haithcock, Oak Way Drive, Toccoa. Parcel 053C 101.** Property is currently zoned as residential single. The proposed action to be taken is to rezone to agricultural residential to allow for property combination.

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

2. **Rezoning Request from Brian & Kelly Akin, 1365 Shady Lane, Toccoa. Parcel 052A 014.** Property is currently zoned as residential single. The proposed action to be taken is to rezone to agricultural residential to place a metal barn and utilize the property for farm equipment storage.

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

3. **Rezoning Request from Joseph Burdette, 97 Vale Road, Toccoa. Parcel 032C 001A.** Property is currently zoned as agricultural intensive. The proposed action to be taken is to rezone to residential single to place a mobile home on site.

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

4. **Variance Request from Dale Harrison, 76 Pine Oak Drive, Eastanollee. Parcel 062 046.** Property is currently zoned as residential single. The proposed action to be taken is to grant a variance of 15 ft to the front yard setback.

A motion was made by Brett Ivester, seconded by Cody Cobb to approve the Variance Request with a variance of 25 feet to the front yard setback. Bo Dotson, Cody Cobb and Brett Ivester voted in favor. Scott Stroud voted in opposition. **Motion carried.**

5. **Rezoning Request from Terry York, 2751 E. Silver Shoals Road, Toccoa. Parcel 064C 008.** Property is currently zoned as residential single. The proposed action to be taken is to rezone to agricultural residential to allow for limited hobby-level agricultural activities or personal agricultural use.

A motion was made by Scott Stroud, seconded by Cody Cobb, to deny the Rezoning Request. Bo Dotson, Scott Stroud and Cody Cobb voted in favor. Brett Ivester voted in opposition. **Motion carried.**

6. **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 grant a conditional use permit to allow for a used car dealership.

A motion was made by Cody Cobb, seconded by Brett Ivester, to approve the Conditional Use Request. **Motion carried unanimously.**

7. **Conditional Use Request from Gregory Jon Brumbaugh, Horse Trail, Toccoa. Parcel 021 055A.** Property is currently zoned as agricultural residential. The proposed action to be taken is to grant a conditional use permit to allow for a campground.

A motion was made by Brett Ivester, seconded by Scott Stroud, to table the Conditional Use Request pending researching whether an application to residential multi would be more appropriate and receiving a site plan. **Motion carried unanimously.**

### VIII. ADJOURNMENT

There being no further business, on motion made by Brett Ivester, seconded by Scott Stroud, the meeting adjourned at 8:06 p.m. **Motion carried unanimously.**

Approved this 6<sup>th</sup> day of June, 2023.

Attest:

Samantha Turner  
Samantha Turner, Planning Clerk

Scott Stroud  
~~Bo Dotson, Chairman~~  
Scott Stroud  
Vice-Chairman

