Minutes
Planning Commission
Regular Meeting
January 2, 2024 • 6:00 P.M.

Stephens County Historic Courthouse Courtroom

Present for Meeting: Chairman Bo Dotson, Vice-Chairman Scott Stroud, Commissioners Greg McFarlin and Cody Cobb; Planning Director Christian Hamilton; Planning Clerk Samantha Turner

Chairman Bo Dotson called the meeting to order at 6:00 p.m. and opened the meeting with prayer.

I. Roll Call (Planning Chair Announcements on Table)

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

II. Approve Agenda

A motion was made by Greg McFarlin, seconded by Cody Cobb, to approve the agenda as presented. **Motion carried unanimously.**

III. Approve Minutes

1. December 5, 2023 – Regular Meeting

A motion was made by Greg McFarlin, seconded by Cody Cobb, 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 BM2 Properties, LLC, 1159 Meadowbrook Drive, Eastanollee. Parcel 044 152. Property is currently zoned as commercial industrial. The proposed action to be taken is to grant a variance of 15 ft to the 80 ft front yard setback, for a total 65 ft front yard setback.

   Chairman Bo Dotson stated that he did visit the property with the business owners.

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

2. Conditional Use Request from Nancy & Luis Mendez, 2951 Hwy 184 N, Toccoa. Parcel 023 006. Property is currently zoned as agricultural residential. The proposed action to be taken is to grant a conditional use permit to utilize the property as a wedding/event venue.

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

V. Committee Reports

VI. Old Business

VII. New Business

1. Variance Request from from BM2 Properties, LLC, 1159 Meadowbrook Drive, Eastanollee. Parcel 044 152. Property is currently zoned as commercial industrial. The proposed action to be taken is to grant a variance of 15 ft to the 80 ft front yard setback, for a total 65 ft front yard setback.

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

2. Conditional Use Request from Nancy & Luis Mendez, 2951 Hwy 184 N, Toccoa. Parcel 023 006. Property is currently zoned as agricultural residential. The proposed action to be taken is to grant a conditional use permit to utilize the property as a wedding/event venue.

   A motion was made by Greg McFarlin, seconded by Cody Cobb, to approve the conditional use permit. **Motion carried unanimously.**

VIII. Adjournment

There being no further business to discuss, on motion made by Vice-Chairman Scott Stroud, seconded by Cody Cobb, the regular meeting of the Stephens County Planning Commission adjourned at 6:08 p.m.

This 16th day of February, 2024.

Bo Dotson, Chairman

Samantha Turner

Samantha Turner, Planning Clerk