Minutes
Planning Commission
Regular Meeting
May 7, 2024 • 6:00 P.M.

Stephens County Government Building Grand Jury Room

Present for Meeting: Chairman Scott Stroud, Vice-Chairman Brett Ivester, Commissioners Cody Cobb, Greg McFarlin, and Mark Randall

Chairman Scott Stroud called the meeting to order at 6:00 p.m. Greg McFarlin opened the meeting with prayer.

I. Approve Agenda

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

II. Approve Minutes

1. April 2, 2023 – Regular Meeting

A motion was made by Cody Cobb, seconded by Mark Randall, to approve the minutes as presented. **Motion carried unanimously.**

III. Hearing on Text Amendments, Rezoning, Map Amendments, Conditional Uses and Variances

1. Variance Request from Chris and Ann Curtright, 112 Hardy Farm Point, Martin. Parcel 071E 013. Property is currently zoned as residential single. The proposed action to be taken is to grant a variance for a second principal use structure on a property under two acres.

   Mrs. Turner asked if anyone would like to speak in favor of the request. Chris Curtright, Chase Deits, Brain Ireland and Kelly Gunter spoke in favor. Mr. Curtright stated the second home would be additional space for family. He also stated this would enhance the property value as well as those properties around him. Mr. Deits and Mr. Ireland, as neighbors, both stated that they are in favor of Mr. Curtright's request. Kelly Gunter, project manager for Currahee Home Builders, stated she was present to answer any questions that the Board might have.

Mrs. Turner asked if anyone would like to speak in opposition of the request. No one spoek in opposition. Mrs. Turner closed the public hearing.

2. Rezoning Request from Jason Phillips, 1200 Oak Valley Road, Toccoa. Parcel 042B 053A. Property is currently zoned as residential single. The proposed action to be taken is to rezone to agricultural residential for personal agricultural use.

   Mrs. Turner asked if anyone would like to speak in favor of the request. Jason Phillips spoke in favor, and stated the purpose of the rezoning was for personal use. Mrs. Turner asked if anyone would like to speak in opposition of the request. No one spoke in opposition. Mrs. Turner closed the public hearing.

3. Variance Request from Charles and Peggy Saylors, 1149 S. Pond Street, Toccoa. Parcel T22 077. Property is currently zoned as residential single. The proposed action to be taken is to grant a variance for a second principal use structure on a property under two acres.

   Mrs. Turner asked if anyone would like to speak in favor of the request. Peggy Saylors spoke in favor, and stated the additional home will be used to keep and elderly family member close by. Mrs. Saylors also stated they would be adding an entirely new septic system for the home, even though sewage is available. Mrs. Turner asked if anyone would like to speak in opposition of the request. No one spoke in opposition. Mrs. Turner closed the public hearing.

4. Rezoning Request from Thomas Williams Family LP, 821 N. Martin Drive, Martin. Parcel 069A 009. Property is currently zoned as agricultural intensive. The proposed action to be taken is to rezone to agricultural residential for single-family residences.

   Mrs. Turner asked if anyone would like to speak in favor of the request. Caleb Musser spoke in favor. Mrs. Turner asked if anyone would like to speak in opposition of the request. Mrs. Turner closed the public hearing.

IV. Committee Reports

V. Old Business

VI. New Business

1. Variance Request from Chris and Ann Curtright, 112 Hardy Farm Point, Martin. Parcel 071E 013. Property is currently zoned as residential single. The proposed action to be taken is to grant a variance for a second principal use structure on a property under two acres

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

2. Rezoning Request from Jason Phillips, 1200 Oak Valley Road, Toccoa. Parcel 042B 053A. Property is currently zoned as residential single. The proposed action to be taken is to rezone to agricultural residential for personal agricultural use.

   A motion was made by Vice-Chairman Brett Ivester, seconded by Greg McFarlin, to approve the rezoning request. **Motion carried unanimously.**

3. Variance Request from Charles and Peggy Saylors, 1149 S. Pond Street, Toccoa. Parcel T22 077. Property is currently zoned as residential single. The proposed action to be taken is to grant a variance for a second principal use structure on a property under two acres.

   A motion was made by Greg McFarlin, seconded by Vice-Chairman Brett Ivester, to approve the variance request. **Motion carried unanimously.**

4. Rezoning Request from Thomas Williams Family LP, 821 N. Martin Drive, Martin. Parcel 069A 009. Property is currently zoned as agricultural intensive. The proposed action to be taken is to rezone to agricultural residential for single-family residences.

   Vice-Chairman Brett Ivester recused himself.
   A motion was made by Cody Cobb, seconded by Mark Randall, to approve the rezoning request. **Motion carried.**

VII. Adjournment

There being no further business to discuss, on motion made by Vice-Chairman Brett Ivester, seconded by Greg McFarlin, the regular meeting was adjourned at 6:21 p.m.

Approved this 4th day of June, 2024.

Brett Ivester Vice Chairman
~~Scott Stroud, Chairman~~
Brett Ivester
Vice-Chairman

Samantha Turner
Samantha Turner, Planning Clerk

CamScanner

Stephens County Planning Commission Meeting

Sign-in Sheet

May 7, 2024

Caleb Musse
Peggy Saylors
Charles Saylors
Travis Saylors
Jason Phillips
Bolan Mcland
Jen Falk
Gwen Deits
Chase Deits
Ann Curtright
Chris Curtright
Kelly Gunter
Michelle Ross
Keith + Jenn Elliott
Forrest + Rebecca Woodland