**Minutes**
**Planning Commission**
**Regular Meeting**
**June 4, 2024 • 6:00 P.M.**

**Stephens County Historic Courthouse Courtroom**

**Present for Meeting:** Vice-Chairman Brett Ivester, Commissioners Cody Cobb and Greg McFarlin; Planning Director Christian Hamilton; Planning Clerk Samantha Turner

Vice-Chairman Brett Ivester called the meeting to order at 6:19 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. May 7, 2024 – Regular Meeting

A motion was made by Cody Cobb, seconded by Greg McFarlin, 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 Cody and Carimy Cobb, 338 Old Cannon Road, Toccoa. Parcel 013 001H. Property is currently zoned as agricultural residential. The proposed action to be taken is to grant a variance to place an accessory structure within the front yard.

   Mr. Hamilton asked if anyone would like to speak in favor of the variance request. Cody Cobb spoke in favor. Mr. Cobb stated the accessory structure will be used to store recreational vehicles and lawn equipment out of the weather. He also stated the backyard is on a slope, and the proposed location is the best location for the structure.
   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 Anita Caudell, 1452 Oak Valley Road, Toccoa. Parcel 042B 051. Property is currently zoned as agricultural intensive. The proposed action to be taken is to grant a conditional use permit for a stack house on the property.

   Mr. Hamilton asked if anyone would like to speak in favor of the conditional use request. Anita Caudell spoke in favor. Ms. Caudell stated that there would be no fill dirt needed for the stack house, and the proposed location will be away from all water sources.
   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.

3. Variance Request from Anita Caudell, 1452 Oak Valley Road, Toccoa. Parcel 042B 051. Property is currently zoned as agricultural intensive. The proposed action to be taken is to grant a variance of 50 ft. to the right side yard setback for a total of 150 ft. setback.

   Mr. Hamilton asked if anyone would like to speak in favor of the variance request. Anita Caudell 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.

4. Variance Request from Tony and Darryl Hicks, 1423 Ridgeland Road, Eastanollee. Parcel 046 062. Property is currently zoned as commercial general. The proposed action to be taken is to grant a variance of 25 ft. to the left and right side yard setback for a total of 0 ft. setback.

   Mr. Hamilton asked if anyone would like to speak in favor of the variance request. Tony Hicks 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.

5. Variance Request from Radical Favor, LLC, 2270 Mize Road, Toccoa. Parcel 032C 020. Property is currently zoned as commercial general. The proposed action to be taken is to grant a lot size variance less than 1.5 acres for 0.78 acres.

   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.

6. Conditional Use Request from Todd Cusato, 3 Mize Road, Toccoa. Parcel T21 146. Property is currently zoned as commercial industrial. The proposed action to be taken is to grant a conditional use permit to utilize the property as an events venue.

Mr. Hamilton asked if anyone would like to speak in favor of the conditional use request. Todd Cusato spoke in favor. Mr. Cusato stated that he has already met with the fire marshal for review of the facility.
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.

## IV. Committee Reports

## V. Old Business

## VI. New Business

1. Variance Request from Cody and Carimy Cobb, 338 Old Cannon Road, Toccoa. Parcel 013 001H. Property is currently zoned as agricultural residential. The proposed action to be taken is to grant a variance to place an accessory structure within the front yard.

   A motion was made by Greg McFarlin, seconded by Brett Ivester to approve the variance request. Cody Cobb recused himself from this item. **Motion carried.**

2. Conditional Use Request from Anita Caudell, 1452 Oak Valley Road, Toccoa. Parcel 042B 051. Property is currently zoned as agricultural intensive. The proposed action to be taken is to grant a conditional use permit for a stack house on the property.

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

3. Variance Request from Anita Caudell, 1452 Oak Valley Road, Toccoa. Parcel 042B 051. Property is currently zoned as agricultural intensive. The proposed action to be taken is to grant a variance of 50 ft. to the right side yard setback for a total of 150 ft. setback.

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

4. Variance Request from Tony and Darryl Hicks, 1423 Ridgeland Road, Eastanollee. Parcel 046 062. Property is currently zoned as commercial general. The proposed action to be taken is to grant a variance of 25 ft. to the left and right side yard setback for a total of 0 ft. setback.

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

5. Variance Request from Radical Favor, LLC, 2270 Mize Road, Toccoa. Parcel 032C 020. Property is currently zoned as commercial general. The proposed action to be taken is to grant a lot size variance less than 1.5 acres for 0.78 acres.

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

6. Conditional Use Request from Todd Cusato, 3 Mize Road, Toccoa. Parcel T21 146. Property is currently zoned as commercial industrial. The proposed action to be taken is to grant a conditional use permit to utilize the property as an events venue.

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

## VII. Adjournment

There being no further business to discuss, on motion made by Greg McFarlin, seconded by Cody Cobb, the regular meeting was adjourned at 6:34 p.m.

Approved this 2nd day of July, 2024.

Scott Stroud, Chairman

Samantha Turner, Planning Clerk