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

Stephens County Historic Courthouse Courtroom

Chairman Scott Stroud called the meeting to order at 6:00 p.m. Vice-Chairman Brett Ivester opened the meeting with prayer.

I. Roll Call (Planning Chair Announcements on Table)

Mr. Hamilton called the roll with the following present: Chairman Scott Stroud, Vice-Chairman Brett Ivester, and Cody Cobb.

II. Approve Agenda

A motion was made by Cody Cobb, seconded by Vice-Chairman Brett Ivester, to approve the agenda as presented. **Motion carried unanimously.**

III. Approve Minutes

1. June 4, 2024 – Regular Meeting

A motion was made by Vice-Chairman Brett Ivester, 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. Rezoning Request from Jason & Joan East, 544 Eastanollee Bypass, Eastanollee. Parcel 053A 003. Property is currently zoned as agricultural intensive. The proposed action to be taken is to rezone one acre to agricultural residential for the purpose of splitting off a parcel for residential use.

   Mr. Hamilton asked if anyone would like to speak in favor of the rezoning request. Joan East spoke in favor.
   Mr. Hamilton asked if anyone would like to speak in opposition of the rezoning request.
   Mr. Hamilton closed the public hearing.

2. Rezoning Request from Savannah & Ethan Walker, 28 Ayersville Road, Toccoa. Parcel 009C 054. Property is currently zoned as residential single. The proposed action to be taken is to rezone to agricultural residential to operate a small farm for personal agricultural use and provide a small farm stand on the premises.

   Mr. Hamilton asked if anyone would like to speak in favor of the rezoning request. Savannah Walker spoke in favor.
   Mr. Hamilton asked if anyone would like to speak in opposition of the rezoning request.
   Mr. Hamilton closed the public hearing.

3. Conditional Use Request from Savannah & Ethan Walker, 28 Ayersville Road, Toccoa. Parcel 009C 054. Property is currently zoned as residential single. The proposed action to be taken is to grant a conditional use permit to utilize the property for a home-based business.

   Mr. Hamilton asked if anyone would like to speak in favor of the conditional use request. Savannah Walker spoke in favor.
   Mr. Hamilton asked if anyone would like to speak in opposition of the conditional use request.
   Mr. Hamilton closed the public hearing.

4. Variance Request from Barbara & Ralph June, 478 S. Century Drive, Martin. Parcel 071F 101. Property is currently zoned as residential single. The proposed action to be taken is to grant a variance of 5 ft. to the rear yard setback for a total 5 ft. rear yard setback.

   Mr. Hamilton asked if anyone would like to speak in favor of the variance request. Barbara June spoke in favor.
   Mr. Hamilton asked if anyone would like to speak in opposition of the variance request.
   Mr. Hamilton closed the public hearing.

5. Rezoning Request from RLP Investments, LLC, Racetrack Road, Toccoa. Parcel 034 104A. property is currently zoned as agricultural intensive. The proposed action to be taken is to rezone to residential single for subdividing for single-family residential dwellings.

   Mr. Hamilton asked if anyone would like to speak in favor of the rezoning request. Rick Phillips spoke in favor.
   Mr. Hamilton asked if anyone would like to speak in opposition of the rezoning request. Virgil Alexander spoke in opposition.
   Mr. Hamilton closed the public hearing.

6. Rezoning Request from RLP Investments, LLC, 625 Racetrack Road, Toccoa. Parcel 034 104. Property is currently zoned as agricultural intensive. The proposed action to be taken is to rezone to residential single for subdividing for single-family residential dwellings.

   Mr. Hamilton asked if anyone would like to speak in favor of the rezoning request. Rick Phillips spoke in favor.

Mr. Hamilton asked if anyone would like to speak in opposition of the rezoning request. Virgil Alexander spoke in opposition.
Mr. Hamilton closed the public hearing.

7. Rezoning Request from RLP Investments, LLC, Coker Road, Toccoa. Parcel 034 108A. Property is currently zoned as agricultural residential. The proposed action to be taken is to rezone to residential single for subdividing for single-family residential dwellings.

   Mr. Hamilton asked if anyone would like to speak in favor of the rezoning request. Rick Phillips spoke in favor.
   Mr. Hamilton asked if anyone would like to speak in opposition of the rezoning request. Virgil Alexander spoke in opposition.
   Mr. Hamilton closed the public hearing.

V. Committee Reports

VI. Old Business

VII. New Business

1. Rezoning Request from Jason & Joan East, 544 Eastanollee Bypass, Eastanollee. Parcel 053A 003. Property is currently zoned as agricultural intensive. The proposed action to be taken is to rezone one acre to agricultural residential for the purpose of splitting off a parcel for residential use.

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

2. Rezoning Request from Savannah & Ethan Walker, 28 Ayersville Road, Toccoa. Parcel 009C 054. Property is currently zoned as residential single. The proposed action to be taken is to rezone to agricultural residential to operate a small farm for personal agricultural use and provide a small farm stand on the premises.

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

3. Conditional Use Request from Savannah & Ethan Walker, 28 Ayersville Road, Toccoa. Parcel 009C 054. Property is currently zoned as residential single. The proposed action to be taken is to grant a conditional use permit to utilize the property for a home-based business.

   A motion was made by Cody Cobb, seconded by Vice-Chairman Brett Ivester, to approve the conditional use permit. **Motion carried unanimously.**

4. Variance Request from Barbara & Ralph June, 478 S. Century Drive, Martin. Parcel 071F 101. Property is currently zoned as residential single. The proposed action to be taken is to grant a variance of 5 ft. to the rear yard setback for a total 5 ft. rear yard setback.

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

5. Rezoning Request from RLP Investments, LLC, Racetrack Road, Toccoa. Parcel 034 104A. Property is currently zoned as agricultural intensive. The proposed action to be taken is to rezone to residential single for subdividing for single-family residential dwellings.

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

6. Rezoning Request from RLP Investments, LLC, 625 Racetrack Road, Toccoa. Parcel 034 104. Property is currently zoned as agricultural intensive. The proposed action to be taken is to rezone to residential single for subdividing for single-family residential dwellings.

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

7. Rezoning Request from RLP Investments, LLC, Coker Road, Toccoa. Parcel 034 108A. Property is currently zoned as agricultural residential. The proposed action to be taken is to rezone to residential single for subdividing for single-family residential dwellings.

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

8. Discussion of proposed changes to the Stephens County Code of Ordinance for Land Use Regulations.

   A motion was made by Cody Cobb, seconded by Vice-Chairman Brett Ivester, to move forward and present the proposed changes to the Board of Commissioners. Scott Stroud opposed. **Motion carried 2 to 1.**

VIII. Adjournment

There being no further business to discuss, on a motion made by Cody Cobb, seconded by Vice-Chairman Brett Ivester, the regular meeting was adjourned at 6:32 p.m.

Approved this 6th day of August, 2024.

Scott Stroud, Chairman

~~Samantha Turner, Planning Clerk~~
James Elrod, Finance Director

Stephens County Planning Commission Meeting

Sign-in Sheet

July 2, 2024

Mike Elrod

Ralph June

Barbara June

Tom Last