Minutes
Planning Commission
Regular Meeting
September 3, 2024 • 6:00 P.M.

Stephens County Historic Courthouse Courtroom

Present for Meeting: Chairman Scott Stroud, Vice-Chairman Brett Ivester, Commissioners Greg McFarlin and Mark Randall; Planning Director Christian Hamilton; Planning Clerk Samantha Turner

Chairman Scott Stroud called the meeting to order at 6:00 p.m. and welcomed those present. Chairman Stroud also 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, Commissioner Greg McFarlin, and Commissioner Mark Randall

II. Approve Agenda

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

III. Approve Minutes

1. August 6, 2024 – Regular Meeting

A motion was made by Vice-Chairman Brett Ivester, seconded by Commissioner Mark Randall, 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 Brandon Tarpley, 4348 Riverdale Rd, Toccoa. Parcel 049D 058. Property is currently zoned as residential single. The proposed action to be taken is to grant a variance to allow for an accessory dwelling unit within the side yard.

   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. Brian Dooley spoke in opposition. Mr. Dooley stated his concerns that the

building does not meet the current building codes, as well as his concern for septic. Mr. Hamilton closed the public hearing.

2. Rezoning Request from Patricia Timms Estate, Shady Lane, Toccoa. Parcel 043 214. Property is currently zoned as agricultural intensive. The proposed action to be taken is to rezone 1.01 acres to residential single for property combination.

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

3. Rezoning Request from Patricia Timms Estate, Shady Lane, Toccoa. Parcel 043 214. Property is currently zoned as agricultural intensive. The proposed action to be taken is to rezone 0.32 acres to residential single for property combination.

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

4. Conditional Use Request from Ziad Ghaleb, 2874 Rock Quarry Circle, Toccoa. Property is currently zoned as residential single. The proposed action to be taken is to grant a conditional use permit to utilize existing office space for a barber shop/office.

   Mr. Hamilton asked if anyone would like to speak in favor of the conditional use request. Ziad Ghaleb spoke in favor. Mr. Ghaleb stated the only way he can get approved for his home loan is to continue to operate his business. Mr. Hamilton asked if anyone would like to speak in opposition of the conditional use request. Mr. Hamilton closed the public hearing.

5. Variance Request from Ziad Ghaleb, 2874 Rock Quarry Circle, Toccoa. Parcel 021 069. Property is currently zoned as residential single. The proposed action to be taken is to grant a variance to allow for a barber shop until home is constructed.

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

V. Committee Reports

VI. Old Business

VII. New Business

1. Variance Request from Brandon Tarpley, 4348 Riverdale Rd, Toccoa. Parcel 049D 058. Property is currently zoned as residential single. The proposed action to be taken is to grant a variance to allow for an accessory dwelling unit within the side yard.

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

2. Rezoning Request from Patricia Timms Estate, Shady Lane, Toccoa. Parcel 043 214. Property is currently zoned as agricultural intensive. The proposed action to be taken is to rezone 1.01 acres to residential single for property combination.

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

3. Rezoning Request from Patricia Timms Estate, Shady Lane, Toccoa. Parcel 043 214. Property is currently zoned as agricultural intensive. The proposed action to be taken is to rezone 0.32 acres to residential single for property combination.

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

4. Conditional Use Request from Ziad Ghaleb, 2874 Rock Quarry Circle, Toccoa. Property is currently zoned as residential single. The proposed action to be taken is to grant a conditional use permit to utilize existing office space for a barber shop/office.

   A motion was made by Vice-Chairman Brett Ivester, seconded by Commissioner Greg McFarlin, to approve the conditional use permit based upon staff recommendation to approve as requested. **Motion carried unanimously.**

5. Variance Request from Ziad Ghaleb, 2874 Rock Quarry Circle, Toccoa. Parcel 021 069. Property is currently zoned as residential single. The proposed action to be taken is to grant a variance to allow for a barber shop until home is constructed.

   A motion was made by Vice-Chairman Brett Ivester, seconded by Commissioner Greg McFarlin, to approve the variance request based upon staff recommendation of approval for 12 months as building permitting and inspection process is underway, with follow-up to being at 12-month mark to determine potential renewal of the permit. **Motion carried unanimously.**

VIII. Adjournment

There being no further business to discuss, on motion made by Vice-Chairman Ivester, seconded by Commissioner Mark Randall, the regular meeting was adjourned at 6:31 p.m.

Approved this 1st day of October, 2024

Scott Stroud, Chairman

Samantha Turner, Planning Clerk

Stephens County Planning Commission Meeting

Sign-in Sheet

September 3, 2024

Bryan Dooley		
Zee Ghaleb	5:52.	