Minutes
Planning Commission
Regular Meeting
October 1, 2024 • 6:00 P.M.

Stephens County Historic Courthouse Courtroom

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

Chairman Scott Stroud called the meeting to order at 6:00 p.m. and opened 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, Cody Cobb, and Greg McFarlin.

II. Approve Agenda

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

III. Approve Minutes

1. September 3, 2024 – Regular Meeting

A motion was made by Vice-Chairman Brett Ivester, seconded by Greg McFarlin, 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 Foster Enterprises of Toccoa, LLC, 796 Mize Road, Toccoa. Parcel 032A 106. Property is currently zoned as commercial general. The proposed action to be taken is to rezone 0.08 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.

2. Variance Request from Foster Enterprises of Toccoa, LLC, 796 Mize Road, Toccoa. Parcel 032A 106. Property is currently zoned as commercial general. The proposed action to be taken is to grant a lot size variance of less than 1.5 acres for a total of 1.15 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.

3. Variance Request from George and Julia Yeremian, 247 Trembly Bald Drive, Toccoa. Parcel 038 011. Property is currently zoned as residential single. The proposed action to be taken is to grant a variance to allow for the placement of an accessory structure within the front yard.

   Mr. Hamilton asked if anyone would like to speak in favor of the variance request. George Yeremian spoke in favor. Mr. Yeremian stated that the lot is a challenging lot to build on. 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. Rezoning Request from Carolyn Angelone, Old Mill Road, Eastanollee. Parcel 053A 075A. Property is currently zoned as commercial general. The proposed action to be taken is to rezone 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.

5. Rezoning Request from Alan D. Mitchell, Combs Avenue, Martin. Parcel 062B 079A. Property is currently zoned as agricultural intensive. The proposed action to be taken is to rezone to agricultural residential for residential development.

   Mr. Hamilton asked if anyone would like to speak in favor of the rezoning request. Alan Mitchell spoke in favor. Mr. Mitchell stated that he would like to provide some starter houses, whether they be stick-built or manufactured homes. 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.

6. Variance Request from Mickey Cash, Circle M Drive, Toccoa. Parcel 014 012B. Property is currently zoned as agricultural intensive. The proposed action to be taken is to grant a variance to allow for the placement of a stack house 30 ft. from the rear yard setback.

   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.

V. Committee Reports

VI. Old Business

VII. New Business

1. Rezoning Request from Foster Enterprises of Toccoa, LLC, 796 Mize Road, Toccoa. Parcel 032A 106. Property is currently zoned as commercial general. The proposed action to be taken is to rezone 0.08 acres to residential single for property combination.

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

2. Variance Request from Foster Enterprises of Toccoa, LLC, 796 Mize Road, Toccoa. Parcel 032A 106. Property is currently zoned as commercial general. The proposed action to be taken is to grant a lot size variance of less than 1.5 acres for a total of 1.15 acres.

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

3. Variance Request from George and Julia Yeremian, 247 Trembly Bald Drive, Toccoa. Parcel 038 011. Property is currently zoned as residential single. The proposed action to be taken is to grant a variance to allow for the placement of an accessory structure within the front yard.

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

4. Rezoning Request from Carolyn Angelone, Old Mill Road, Eastanollee. Parcel 053A 075A. Property is currently zoned as commercial general. The proposed action to be taken is to rezone to residential single for property combination.

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

5. Rezoning Request from Alan D. Mitchell, Combs Avenue, Martin. Parcel 062B 079A. Property is currently zoned as agricultural intensive. The proposed action to be taken is to rezone to agricultural residential for residential development.

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

6. Variance Request from Mickey Cash, Circle M Drive, Toccoa. Parcel 014 012B. Property is currently zoned as agricultural intensive. The proposed action to be taken is to grant a variance to allow for the placement of a stack house 30 ft. from the rear yard setback.

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

VIII. Adjournment

Vice-Chairman Brett Ivester made a motion, seconded by Greg McFarlin, to schedule a work session to discuss the Stephens County Ordinances concerning minimum road frontage. **Motion carried unanimously.**

There being no further business to discuss, on motion made by Greg McFarlin, seconded by Vice-Chairman Brett Ivester, the regular meeting was adjourned at 6:29 p.m.

Approve this 3rd day of December, 2024.

Scott Stroud, Chairman

Samantha Turner, Planning Clerk

Stephens County Planning Commission Meeting

Sign-in Sheet

October 1, 2024

George Yeremian		