Minutes
Planning Commission
Regular Meeting
December 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 6:03 p.m. and welcomed those present. Greg McFarlin 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, Commissioners Greg McFarlin and Mark Randall. Vice-Chairman Brett Ivester arrived after roll call.

II. Approve Agenda

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

III. Approve Minutes

1. October 1, 2024 – Regular Meeting
2. October 18, 2024 – Work Session

A motion was made by Mark Randall, 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 Nell Garland, 1220 Cawthon Road, Toccoa. Parcel 021D 005. Property is currently zoned as agricultural intensive. The proposed action to be taken is to rezone 4.05 acres to agricultural residential.

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

2. Variance Request from Wayne & Janice Segars, Joe Rider Road, Toccoa. Parcel 018B 062C. Property is currently zoned as residential single. The proposed action to be taken is to grant a variance to the rear yard setback of 6 ft. for a total 4 ft. rear yard setback for the placement of an accessory structure.

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

3. Variance Request from Edith Kimsey Youngblood Estate, 283 Easy Street, Toccoa. Parcel T06 074. Property is currently zoned as residential single. The proposed action to be taken grant a lot size variance of less than 1 acre for 0.31 acres, and to grant a variance to the front and side yard setback of 10 ft. for the existing accessory structures on site.

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

4. Rezoning Request from AK New Ventures, LLC, 125 Skyline Drive, Toccoa. Parcels T37 055 and T37 058 (combined). The property is currently zoned as residential single. The proposed action to be taken is to rezone to planned unit development to create a mixed-use development.

   Mr. Hamilton asked if anyone would like to speak in favor of the request. No one spoke in favor. Mr. Hamilton asked if anyone would like to speak in opposition of the request. Charles Wilson, Linda Noel, Tammy Wilson, Doug Noel, Larry Bell, Roy Graham, Herman King, Stan Richey, and Marcia McClain spoke in opposition. Residents were concerned about increased traffic on Skyline Drive, the type of housing, hotel and businesses that would be developed, as well as soil, sedimentation and erosion control. Many stated they would like to be provided with more detailed information from the developer. Mr. Hamilton closed the public hearing.

V. Committee Reports

VI. Old Business

VII. New Business

1. Rezoning Request from Nell Garland, 1220 Cawthon Road, Toccoa. Parcel 021D 005. Property is currently zoned as agricultural intensive. The proposed action to be taken is to rezone 4.05 acres to agricultural residential.

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

2. Variance Request from Wayne & Janice Segars, Joe Rider Road, Toccoa. Parcel 018B 062C. Property is currently zoned as residential single. The proposed action to be taken is to grant a variance to the rear yard setback of 6 ft. for a total 4 ft. rear yard setback for the placement of an accessory structure.

   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 Edith Kimsey Youngblood Estate, 283 Easy Street, Toccoa. Parcel T06 074. Property is currently zoned as residential single. The proposed action to be taken grant a lot size variance of less than 1 acre for 0.31 acres, and to grant a variance to the front and side yard setback of 10 ft. for the existing accessory structures on site.

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

4. Rezoning Request from AK New Ventures, LLC, 125 Skyline Drive, Toccoa. Parcels T37 055 and T37 058 (combined). The property is currently zoned as residential single. The proposed action to be taken is to rezone to planned unit development to create a mixed-use development.

   Commissioners stated they feel not enough information has been provided by the applicant. A motion was made by Mark Randall, seconded by Greg McFarlin, to table the item. **Motion carried unanimously.**

VIII. Adjournment

There being no further business to discuss, on motion made by Greg McFarlin, seconded by Mark Randall, the regular meeting was adjourned at 7:12 p.m.

Approved this 7th day of January, 2025.

Chairman

Samantha Turner, Planning Clerk

Stephens County Planning Commission Meeting

Sign-in Sheet

December 3, 2024