



Minutes
Stephens County Planning Commission
September 1, 2026 • 6:00 P.M.

Stephens County Historic Courthouse
37 W. Tugalo Street • Toccoa, GA

Regular Meeting

Members present:

Chairman Scott Stroud
Vice-Chairman Brett Ivester
Commissioner Mark Randall
Commissioner Clay Black

Staff Present:

County Planner Jeanne Pauley

Members Absent:

Commissioner Cody Cobb

Call to Order and Opening Prayer

Chairman Stroud called the regular meeting to order at 6:00 p.m. and Commissioner Brett Ivester opened the meeting in prayer.

Approve Agenda

Motion to Approve Agenda: Vice-Chairman Ivester
Second: Commissioner Randall
Discussion: No discussion
Vote: Unanimous

Approve Minutes

August 4, 2026 – Regular Meeting
Motion to Approve Agenda: Vice-Chairman Ivester
Second: Commissioner Randall
Discussion: No discussion
Vote: Unanimous

Hearing on Rezoning

1. **Rezoning Request:** Sandra Fulghum, 2095 S. Yow Mill Road, Toccoa. Parcel 060 058.
Proposal: To rezone approx. 1.06 Acres to Agricultural Residential for a proposed home site.
Current Zoning: Agricultural Intensive
Staff Recommendation: Approve as requested
Applicant Comment: None
In Favor: None
Opposed: None

2. **Conditional Use Request:** Roman R. Rubets Jr., 1154 Rumsey Road, Eastanollee. Parcel 054 021.
Proposal: To grant a Conditional Use permit to allow for automotive services, sales, and repair on site.
Current Zoning: Commercial General
Staff Recommendation: Approve with Conditions

1. The property shall be used only for the automotive service, repair, and vehicle-sales activities described in the application. Any material expansion or change in use shall require further review and approval.
2. Junkyard, salvage-yard, scrap-processing, waste-reclamation, and vehicle-dismantling activities are prohibited. Automotive parts, tires, fluids, batteries, and waste materials shall not be stored outdoors except in approved covered containers awaiting lawful disposal.
3. All business-related vehicles, parking, loading, display, storage, and maneuvering shall remain entirely on the subject property and outside the public right-of-way.
4. Before issuance of Permit, the applicant shall submit a site plan acceptable to the Planning Department showing access, parking, vehicle display and storage, loading and maneuvering areas, signs, lighting, screening, drainage, and required buffers.
5. Inoperable, damaged, or salvage-title vehicles awaiting repair shall be screened from adjoining properties and public roads where visible, using an approved opaque fence, wall, or vegetative screen, that shall be shown on submitted site plan.
6. Exterior lighting shall be shielded and directed to prevent glare or spillover, and all signage shall comply with the Stephens County Sign Ordinance.
7. Before operation, the applicant shall provide the hazardous-material, safety, disposal, and emergency information required by **Section 59-1304**. All fluids, refrigerants, batteries, tires, and other regulated materials shall be handled and disposed of according to applicable law.
8. The applicant shall obtain all required building, occupancy, fire, environmental, business-license, and other permits before beginning operation.

Applicant Comment: Spoke in favor

In Favor: Marie Kelly

Opposed: None

3. **Variance Request:** Chris Irvin, Princess Nancy Lane, Toccoa. Parcel 050B 025A.
Proposal: To grant a variance of twenty (20) feet to the front yard setback off Bryant Drive for a total twenty (20) foot front yard setback to allow for construction of a new single family residence.
Current Zoning: Residential Single
Staff Recommendation: Approve as requested
Applicant Comment: None
In Favor: None
Opposed: None
4. **Rezoning Request:** Arie Coles, 3565 Prather Bridge Road, Toccoa. Parcel 039 027B.
Proposal: To rezone approx. 13.77 acres to Residential Single for residential purposes.
Current Zoning: Agricultural Intensive
Staff Recommendation: Approve as requested
Applicant Comment: None
In Favor: James Irvin
Opposed: None
5. **Variance Request:** Fred C. & Deborah P. Meeks, 451 Defoor Road, Toccoa. Parcel 052A 051.
Proposal: To grant a lot size variance of 0.34 acres from the 1 acre minimum lot size to allow division of the property and creation of a 0.66 acre residential tract.
Current Zoning: Residential Single
Staff Recommendation: Approve as requested
Applicant Comment: None
In Favor: None
Opposed: None

6. **Rezoning Request:** James & Betty Whiten Estate, 1332 Hayes Road, Toccoa. Parcel 059 031.
Proposal: To rezone approx. 5 acres to Agricultural Residential for Agricultural Residential purposes.
Current Zoning: Agricultural Intensive
Staff Recommendation: Approve as requested
Applicant Comment: None
In Favor: None
Opposed: None

New Business

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Motion to Approve: Vice-Chairman Ivester
Second: Commissioner Randall
Discussion: No discussion
Vote: Unanimous
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Proposal: To grant a Conditional Use permit to allow for automotive services, sales, and repair on site.
Current Zoning: Commercial General
Staff Recommendation: Approve with Conditions
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Second: Commissioner Randall
Discussion: No discussion
Vote: Unanimous
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Vote: Unanimous
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Second: Vice-Chairman Ivester
Discussion: No discussion
Vote: Unanimous
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Staff Recommendation: Approve as requested

Motion to Approve: Commissioner Randall

Second: Commissioner Black

Discussion: No discussion

Vote: Unanimous

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Motion to Approve: Commissioner Randall

Second: Commissioner Black

Discussion: No discussion

Vote: Unanimous

Adjournment

Motion to Adjourn at 6:20 p.m.: Vice-Chairman Ivester

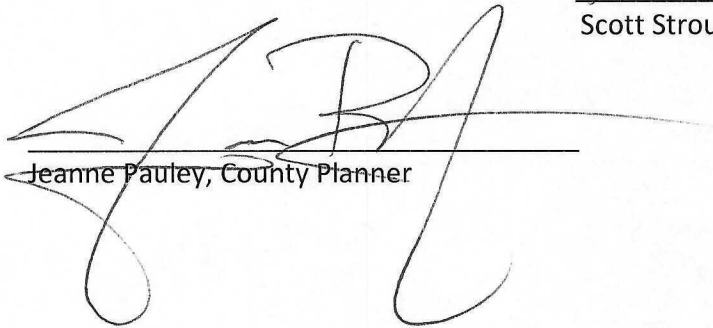
Second: Commissioner Black

Vote: Unanimous

Approved this 10th day of October, 2026.



Scott Stroud, Chairman



Jeanne Pauley, County Planner

