

Toccoa Planning Commission (TPC) Regular Meeting
Thursday, February 17, 2022

The TPC held a regular meeting on Thursday, February 17, 2022 at 5:00 P.M. in the Second Floor Commission Room of Toccoa City Hall. The following were in attendance: Chairman Suzy Bellamy, Vice-Chairman Billie Thompson, Commissioner Angie Garland, Commissioner Tara Simmons, Commissioner Josh Rickman, Mrs. Connie Tabor, and Mr. Christian Hamilton. Mr. Brian Ulbricht and Mr. Richard Howard were also present. There were no absences. Upon a motion by Commissioner Simmons and seconded by Vice-Chairman Thompson, the January 20, 2022 Regular Meeting Minutes were unanimously approved. Upon a motion by Commissioner Simmons and seconded by Commissioner Rickman, the February 17, 2022 Regular Meeting Agenda was unanimously approved.

Reports

1) **N/A**

I. Old Business

A. **N/A**

II. New Business

A. Variance Request: Mr. Richard Howard for Property located at 760 East Tugalo Street; Tax Map T26, Parcel Number 039. Mrs. Tabor stated that Mr. Howard had submitted an application for a building setback variance request for his property located at 760 East Tugalo Street. She added that the property is zoned R-1A: Single-Family Residential. She stated that the variance request is to reduce the side yard setback on the southwestern side of the house from 15 feet to 4 feet for the purpose of building a garage that will conform to the design and style of the existing home. Mrs. Tabor stated that the adjoining property owners had been notified of the request and were invited to the meeting. Commissioner Simmons told Mr. Howard that there is property behind the house that could be utilized without necessitating a variance request. She asked why he did not use that property. Mr. Howard stated that he wanted an older house downtown, and that to build in the backyard would require turning most of the rear yard into concrete. It would also create water runoff issues. He wanted to build a garage that would match the house and be located where the old carriage house was originally placed. Commissioner Simmons asked him what the total width of the garage would be, and Mr. Howard replied that it would be 18 feet wide. Commissioner Simmons commented that it would stick out beyond the existing portico and would not match the setback of that portion of the property. With this, Commissioner Garland motioned that the variance request be approved as submitted. Vice-Chairman Thompson seconded the request. Chairman Bellamy, Vice-Chairman Thompson, Commissioner Garland, and Commissioner Rickman voted in favor of the request. Commissioner Simmons voted in opposition. The variance request was approved. Mrs. Tabor stated that the variance request application would now be forwarded to the Toccoa City Commission for final review at their March 28, 2022 regular meeting.

III. Other Business

There being no further business, upon a motion made by Commissioner Garland and seconded by Commissioner Simmons, the Regular Meeting of the TPC was unanimously adjourned at 5:23 p.m.

Chairman Suzy Bellamy

Community Development Director Connie Tabor