Toccoa Planning Commission (TPC) Regular Meeting

Thursday, November 17, 2022

The TPC held a regular meeting on Thursday, November 17, 2022 at 5:00 P.M. in the Third Floor Conference 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, and Mrs. Connie Tabor. Mr. Stephen Caudell and Engineer James Irvin were also in attendance. There were no absences. Upon a motion by Vice-Chairman Thompson and seconded by Commissioner Garland, the August 18, 2022 Regular Meeting Minutes were unanimously approved. Upon a motion by Commissioner Garland and seconded by Commissioner Simmons, the November 17, 2022 Regular Meeting Agenda was unanimously approved.

**Reports**

1. **N/A**.
2. **Old Business**
   1. **N/A**
3. **New Business**
   1. **Subdivision Final Plat Review: Mr. Stephen Caudell for Brittsco, LLC for Property located in 1300 Block of Fernside Drive (Tract 5); Tax Map 042G, Parcel Number 003; Creekview Subdivision: 9.55 Acres.** Mrs. Tabor stated that that Mr. Caudell is requesting review of a plat of a subdivision (Creekview) located in the 1300 Block of Fernside Drive, Tract 5 (approximately 9.55 acres) with the intent to build 23 houses. She stated that the property is zoned R-IB: Single-Family Residential District, which would allow for the homes to be constructed. She stated that the plat meets all of the specifications outlined in the subdivision ordinance and includes a letter from Mr. Caudell requesting review and approval. She stated that the erosion control plan review has not yet been completed and asked that any approval be contingent upon approval by the Stephens County Soil and Water Conservation District representative. Mr. Caudell stated that the project is one phase and that board batten siding will be used, with rock and brick accents. The homes will be front-entry with 2-car garages. All homes will be 3 to 4 bedrooms, and the price range will run from $325,000 to $350,000. Commissioner Garland motioned that the final plat review be approved contingent upon approval of the Erosion Control Plan. Commissioner Rickman seconded the motion. It passed unanimously. Mrs. Tabor stated that the final plat approval would now be forwarded to the City Commission for review at their December 19, 2022 meeting.
   2. **Election of Officers:**
      1. **Chairman**: Commissioner Simmons nominated Mrs. Bellamy to serve as Chairman for 2023. Commissioner Garland seconded the motion. It passed unanimously.
      2. **Vice-Chairman**: Commissioner Simmons nominated Mrs. Thompson to serve as Vice-Chairman for 2023. Commissioner Garland seconded the motion. It passed unanimously.
      3. **Recording Secretary:** Commissioner Simmons nominated Mrs. Tabor to serve as Recording Secretary for 2023. Commissioner Garland seconded the motion. It passed unanimously.
4. **Other Business**

There being no further business, upon a motion made by Commissioner Simmons and seconded by Commissioner Thompson, the Regular Meeting of the TPC was unanimously adjourned at 5:10 pm.

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Chair Suzy Bellamy Connie Tabor

Community Development Director