Toccoa Planning Commission (TPC) Regular Meeting

Thursday, April 20th, 2023 5 PM

The TPC held a regular meeting on Thursday, April 20th 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, and Mrs. Connie Tabor. Realtor Stephen Caudell, Owner, Ms. Joan Agnew, and Applicant, Mr. Dan Oliver were also in attendance. There were no absences.

Upon a motion by Commissioner Rickman and seconded by Commissioner Simmons, the November 17th, 2022 Regular Meeting Minutes were unanimously approved. Upon a motion by Commissioner Simmons and seconded by Commissioner Garland, the April 20th, 2023 Regular Meeting Agenda was unanimously approved.

1. **Reports**
   1. **Expiration of Terms:** Ms. Tabor reported that TPC terms expire for Ms. Suzy Bellamy and Ms. Billie Thompson, and that both commissioners have agreed to serve another three year term, if re-appointed by the Toccoa City Commission.  Ms. Tabor expressed gratitude for their continued service, and notified the TPC that the re-appointment recommendation will be added to a future TCC agenda.
2. **Old Business**

**A. N/A**

1. **New Business**
2. **Application for Zoning Variance Request for 81 Center Plaza Drive:** Ms. Tabor reported that the applicant, Dan Oliver, submitted an application for a zoning variance for the property located at 81 Center Plaza Drive; Tax Map T28 Parcel 074, approximately 9.5 acres. The property is owned by Mrs. Joan Agnew of A & M Properties. The zoning variance request is to redevelop the majority of the shopping center into climate controlled self-storage. This use is a permitted use in B-IV (Wholesale Business District) but not in B-I (Neighborhood Shopping District), the current zoning of the property. The self-storage business is a more intense use of the property than the current zoning classification allows.

There were several observations noted in the staff report for site improvement. 1. The ordinance requires the planting of a densely planted buffer strip at least 6’ in height along the rear line abutting the manufactured home park. 2. The properties will be required to be brought up to current building and fire codes as well as tree ordinance compliance. 3. There is a drainage issue behind the subject properties (North end of the former Sky City Building) that should be addressed as well as parking lot repairs. Ms. Tabor also reported that the adjacent neighbors were notified, but the tenants were not. This was an oversight that would be rectified before the TCC meeting. The developers reported that they met with 2-3 of the current tenants and they will be allowed to stay there, making it a subdivided property with two parcels. Commissioner Simmons asked who would install the buffer, and Mr. Oliver said that they would not be opposed to it. He further stated that their intent was to put security lights in the rear. Upon a motion by Commissioner Garland and seconded by Commissioner Thompson, the application was approved with no stipulations.

1. **Other Business**

There being no further business, the Regular Meeting of the TPC was unanimously adjourned.

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Chairman Suzy Bellamy Community Development Director Connie Tabor