

Toccoa Planning Commission (TPC) Regular Meeting
Thursday, February 18, 2021

The TPC held a regular meeting on Thursday, February 18, 2021 at 5:00 P.M. via teleconference. The following were in attendance: Chairman Suzy Bellamy, Commissioner Angie Garland, Commissioner Walker Whitworth, Commissioner Tara Simmons, Mrs. Connie Tabor, Mr. Christian Hamilton, and Historic Preservation Consultant Mr. Joe Rothwell. Mr. Andrew Vassar and Mr. Gary Cortellino were also in attendance. Vice-Chairman Billie Thompson was absent. Upon a motion by Commissioner Simmons and seconded by Commissioner Garland, the January 21, 2021 Regular Meeting Minutes were unanimously approved. Upon a motion by Commissioner Simmons and seconded by Commissioner Garland, the February 18, 2021 Regular Meeting Agenda was unanimously approved.

Reports

- 1) **Upcoming Ordinance Discussion.** Mrs. Tabor stated that the Entertainment District Ordinance and the Food Truck Ordinance would be reviewed at the February 22, 2021 Toccoa City Commission meeting at 5pm. She invited the Commission Members to dial in to the meeting.

I. Old Business

- A. None

II. New Business

- A. **Rezoning Request: Vassar Enterprises, LLC for Property located at 27 Broncos Drive/Tract 1/27 Riley Street; Tax Map T18 Parcel Number 157.** Mrs. Tabor stated that the Applicant, Andrew Vassar of Vassar Enterprises, LLC, was requesting a rezoning for property located at 27 Broncos Drive (27 Riley Street), Tract 1 (approximately 7.49 acres); Tax Map T18, Parcel 157 to R-II: Two-Family Residential District. He would like to utilize the existing property for the construction of residential homes and possibly duplexes. The property is currently zoned R-IV: Manufactured Home Residential. The current zoning requirements of the tract prohibit the property from being used to build homes or duplexes. The adjacent property owners were notified of the rezoning request and were invited to attend the meeting. She stated that no one provided any response to the letters. Commissioner Garland asked if the new homes were to be rental properties or would be for sale. Mr. Vassar stated that they would potentially be for rent, but likely would be for sale. Chairman Bellamy asked about the proposed housing. Mr. Vassar stated that the homes would be 3br/2ba 1,176 square feet homes with two car garages. The duplex (es) would be 4 bedroom/2.5 bath at approximately 1,536 square feet. The cost would range from \$150,000 - \$160,000. Upon a motion made by Commissioner Garland and Seconded by Commissioner Simmons, the Toccoa Planning Commission voted unanimously to recommend that the property be rezoned to R-II: Two-Family Residential District to the Toccoa City Commission.
- B. **Comprehensive Plan Update.** Mr. Rothwell stated that the plan would be adopted in June. He also stated that, per previous conversation, the vision statement will make note of the film industry's contribution to Toccoa. Commissioner Garland stated that she was concerned about aging housing and assistance to the elderly or those with low incomes. Mr. Rothwell said that the plan could identify specific streets and neighborhoods in Toccoa that needed special attention. Chairman Bellamy asked how the survey would be advertised. Mr. Rothwell stated that there would be information on social media, radio ads, as well as in the local newspaper. Mr. Hamilton asked if

overnight lodging could be added to the survey, and if Question #3 could include downtown as an option. Mr. Rothwell stated that a “catch-all” question could also be added. Mr. Hamilton also asked if Question #8 could include “single-family residential” as an option. Mrs. Tabor stated that design guidelines should also stay in the question, as they could be amended to the city’s subdivision ordinance. Mr. Rothwell said the survey would be available by mid-March. He also said that the next meeting would include a review of future development strategies, areas requiring special attention, neighborhoods that need help, and review of character areas for Toccoa.

III. Other Business

A. N/A

There being no further business, upon a motion made by Commissioner Garland and seconded by Commissioner Whitworth, the Regular Meeting of the TPC was unanimously adjourned at 5:34 p.m.

Chairman Suzy Bellamy

Community Development Director Connie Tabor