

AGENDA

Mitchell County Planning Commission

January 18, 2024 - 7:00 PM

4767 Hwy. 37 E

- I. Call Meeting to Order.
- II. Open with Pledge of Allegiance.
- III. Invocation.
- IV. Approval of Minutes

Minutes-December 21st, 2023

OLD BUSINESS:

NEW BUSINESS:

Agenda - January 2024

#23-9406-Request for A Rural Business with a Variance in Building Size from 1000' to 1422' in an Ag Zone to allow the applicant Mrs. Rhonda Hilliard to Construct a Commercial Catering Kitchen on the property located at 5980 Branchville Road, Camilla. The 2.9 Acre parcel is located on Map 066, Parcel 010. The property owner is Mrs. Rhonda Hilliard.

OTHER BUSINESS:

- V. **Adjourn**



Agenda Item Coversheet

Minutes-December 21st, 2023

ATTACHMENTS:

Description	Upload Date	Type
Minutes-December 21st, 2023	1/5/2024	Cover Memo

MITCHELL COUNTY PLANNING COMMISSION MINUTES

December 21st, 2023

Present:

Richard Beasley, Chairman Terry Curles Andy Collins Mike Mitchell Ralph Davis, Jr.
Daniel Morrell Susan Clayton

Russell Moody, Zoning Administrator Terrie Swain, Administrative Assistant

Not Present:

Joseph Rackley, Vice-Chairman Ann Bryant Ralph Collins, III

Chairman Beasley, called the meeting to order at 7:00p.m.

The Pledge of Allegiance to the Flag was performed.

Mr. Ralph Davis, Jr. gave the Invocation.

Mr. Ralph Davis, Jr. made the motion to approve the October 19th, 2023, meeting minutes. Mr. Daniel Morrell seconded the motion. The motion carried unanimously by a show of hands of the members present.

OLD BUSINESS:

Zoning Administrator, Mr. Russell Moody informed the Planning and Zoning Board that the Zoning Application from the October 19th, 2023, Centaurus Solar, LLC was granted approval by the Mitchell County Board of Commissioners at their meeting on November 14th, 2023.

NEW BUSINESS:

23-9364 – Request for Conditional Use in an Ag Zone to allow the applicant Matthew Nguyen Broiler Farm to Construct Two- 55'x 550' Broiler Houses on the property located at 2504 Forty-Niner Road, Pelham. The 15.25 Acre parcel is located on Map 067, Parcel 023A. The Property Owner is Matthew N Farms, LLC. Mr. Matthew Nguyen attended the Zoning meeting to answer any questions in relation to his application. Mr. Nguyen stated that he currently has six poultry houses on his farm and is requesting approval to expand his poultry farm by constructing two additional poultry houses. Chairman, Richard Beasley questioned if the road dead-ends into Mr. Nguyen's farm. Mr. Nguyen stated that the road dead-ends at his property. Zoning Administrator, Mr. Russell Moody informed the Planning and Zoning Commission that Mr. Nguyen's zoning application request meets all requirements of the Mitchell County Zoning Ordinances. Zoning Administrator, Mr. Russell Moody also informed the Planning and Zoning Commission that Mr. Nguyen owns the only home located on the property.

At this time Planning Commission member Mr. Mike Mitchell abstained from voting on this proposed zoning request stating that he is employed with Tyson Foods. Mr. Mitchell informed the Planning and Zoning Commission that Mr. Nguyen is one of Tyson's best business associates.

Chairman, Mr. Richard Beasley questioned if there was any opposition to this purposed zoning request. There was no opposition.

After a brief discussion by Planning and Zoning Commission of the purposed zoning request, Mr. Andy Collins made the motion to grant approval for a Conditional Use in an Ag Zone to allow the applicant Matthew Nguyen Broiler Farm to construct two- 55'x 550' Broiler Houses on the 15.25-acre parcel of property

located at 2504 Forty-Niner Road, Pelham, Zoning Map 067, Parcel 023A. Mr. Terry Curles seconded the motion. The motion carried with six members present in favor of approval with one member abstaining from the vote. Mr. Matthew Nguyen was informed by the Planning & Zoning Commission that this recommendation would be forwarded to the Mitchell County Board of Commissioners for their decision at their meeting on January 9th, 2024 @ 5:00 pm and a representative would need to be in attendance.

Mr. Matthew Nguyen stated to the Planning and Zoning Commission his appreciation of approval of his zoning request, and he would be in attendance of the Mitchell County Board of Commission Meeting.

Other Business: Zoning Administrator, Mr. Russell Moody addressed the Planning and Zoning Commission informing the members present that the communication between the Zoning staff and the Planning and Zoning Commission Members needs improvement. Mr. Moody inquired of the best way to communicate with the Planning and Zoning Commission, which would be best mail, e-mail, text, or phone communication. There were several answers with text being the best communication choice, so text was the choice.

Zoning Administrator, Mr. Russell Moody updated the Planning and Zoning Commission members present on the Zoning 101 Class scheduled for January 25th, 2024, from 9:00am till 4:00pm, informing them that there will be breaks in the morning, afternoon and for lunch. Zoning Administrator, Mr. Russell Moody also informed the Planning and Zoning Commission members present that each member attending the Zoning 101 Class would be paid for the day. Zoning Administrator, Mr. Russell Moody stressed that it is important that all Planning and Zoning Commission Members be in attendance of the Zoning 101 Class.

Having no further business Meeting was adjourned at 7:30 p.m.

Mr. Richard Beasley, Chairman



Agenda Item Coversheet

Agenda - January 2024

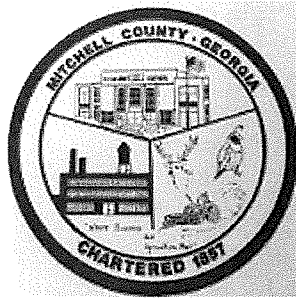


Agenda Item Coversheet

#23-9406-Request for A Rural Business with a Variance in Building Size from 1000' to 1422' in an Ag Zone to allow the applicant Mrs. Rhonda Hilliard to Construct a Commercial Catering Kitchen on the property located at 5980 Branchville Road, Camilla. The 2.9 Acre parcel is located on Map 066, Parcel 010. The property owner is Mrs. Rhonda Hilliard.

ATTACHMENTS:

Description	Upload Date	Type
#23-9406-Mrs. Rhonda Hilliard	1/5/2024	Cover Memo



Permit #: 9406

Permit Date: 12/14/23

Permit Type: Zoning Application

Owner Name: RHONDA HILLIARD

Mailing Address: POST OFFICE BOX 403

City, State, ZIP: CAMILLA, GEORGIA 31730

**Contractor/ Installer/
Surveyor/Camper Name :**

Job Site Address: 5980 BRANCHVILLE ROAD

City, State, Zip: CAMILLA, GEORGIA 31730

Phone Number: 229-336-3367

Email: diggitydogsdiner2012@yahoo.com

Map Number: 066

Parcel Number: 010

Flood Zone: No

Variance Required: Yes- Rural Business

Maximum Building Height::

Frontage Setback: 150

Commissioner District: 03- Reggie Bostick

Work Type (new): REQUEST FOR A RURAL BUSINESS WITH A VARIANCE IN BUILDING
SIZE FROM 1000' TO 1422' IN AN AG ZONE FOR A COMMERCIAL
CATERING KITCHEN

Work Category: Zoning Request

Square Footage of Project: 1422

Project Cost: 1225

Permit Issued By: Terrie Swain

Inspected On:

Final Inspection:

CO Issued:

Zoning Classification: Agriculture

Minimum Setbacks: :

Minimum Lot Size:

**Septic - Mitchell Co. Health
Dept:** New -Approved

Power Company: Mitchell EMC

**Manufactured Home Year,
Size and Serial Number:**

Status: Open

Assigned To: Russell Moody**Property**

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
00660010	5980 BRANCHVILLE RD	5980 BRANCHVILLE RD	HILLIARD TOMMY & RHONDA		

Fees

Fee	Description	Notes	Amount
Zoning Application	Enter number of Parcels		\$1,225.00
Building Permit Fee			\$25.00
Total			\$1,250.00

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
12/18/2023	RHONDA HILLIARD /SOUTHERN PINES CATERING	ZONING APPLICATION# 23- 9406	IN OFFICE - CHECK#988	Russell Moody	\$1,225.00
12/18/2023	RHONDA HILLIARD / SOUTHERN PINES CATERING	OVERPAYMENT FOR ZONING APPLICATION #9406	IN OFFICE - CHECK#988	Russell Moody	\$25.00
Outstanding Balance					\$0.00

Notes

Date	Note	Created By:
12/18/2023	CHECK#988 IS IN THE AMOUNT OF \$1250.00- \$25.00 WILL BE REIMBURSED AFTER THE ZONING MEETING ON 1/18/2024.	Terrie Swain

Mitchell County Code Enforcement
Planning & Zoning Department
5201 Hwy 19 South
Camilla, Georgia 31730

Phone (229) 336-2060
Fax (229) 336-2362

Russell Moody
Zoning Administrator

APPLICANT MEETING NOTIFICATION

Application must be filed in the office of the Zoning Administrator at 5201 US Hwy 19 South, Camilla, Georgia by **DECEMBER 18th, 2023 by 12:00pm** in order to be heard by the Planning Commission the following month.

Caution that failure to appear could result in a denial due to lack of sufficient information needed for the Boards to make an informed decision.

PLANNING COMMISSION

DATE/TIME: JANUARY 18th, 2024 @ 7:00pm

BOARD OF COMMISSIONERS

DATE/TIME: FEBRUARY 13th, 2024 @ 5:00pm

**THE PLANNING COMMISSION MEETING WILL BE HELD AT THE:
MITCHELL COUNTY 911 CENTER (EOC) MEETING ROOM.**

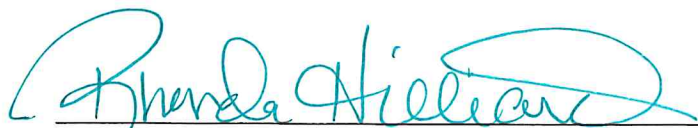
4767 Hwy 37 East, Camilla, Georgia 31730

**THE BOARD OF COMMISSION MEETING WILL BE HELD AT THE:
MITCHELL COUNTY GOVERNMENTAL COMPLEX BOARD OF COMMISSION
MEETING ROOM.**

5201 US Hwy 19 South, Camilla, Georgia 31730

Questions? Please call the Zoning Administrator at 336-2060.

Your signature below acknowledges receipt of the above referenced data.

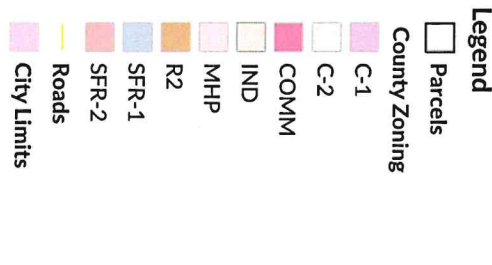
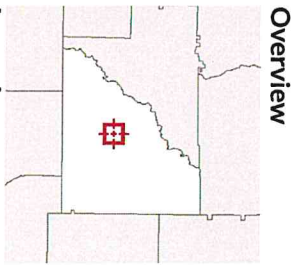
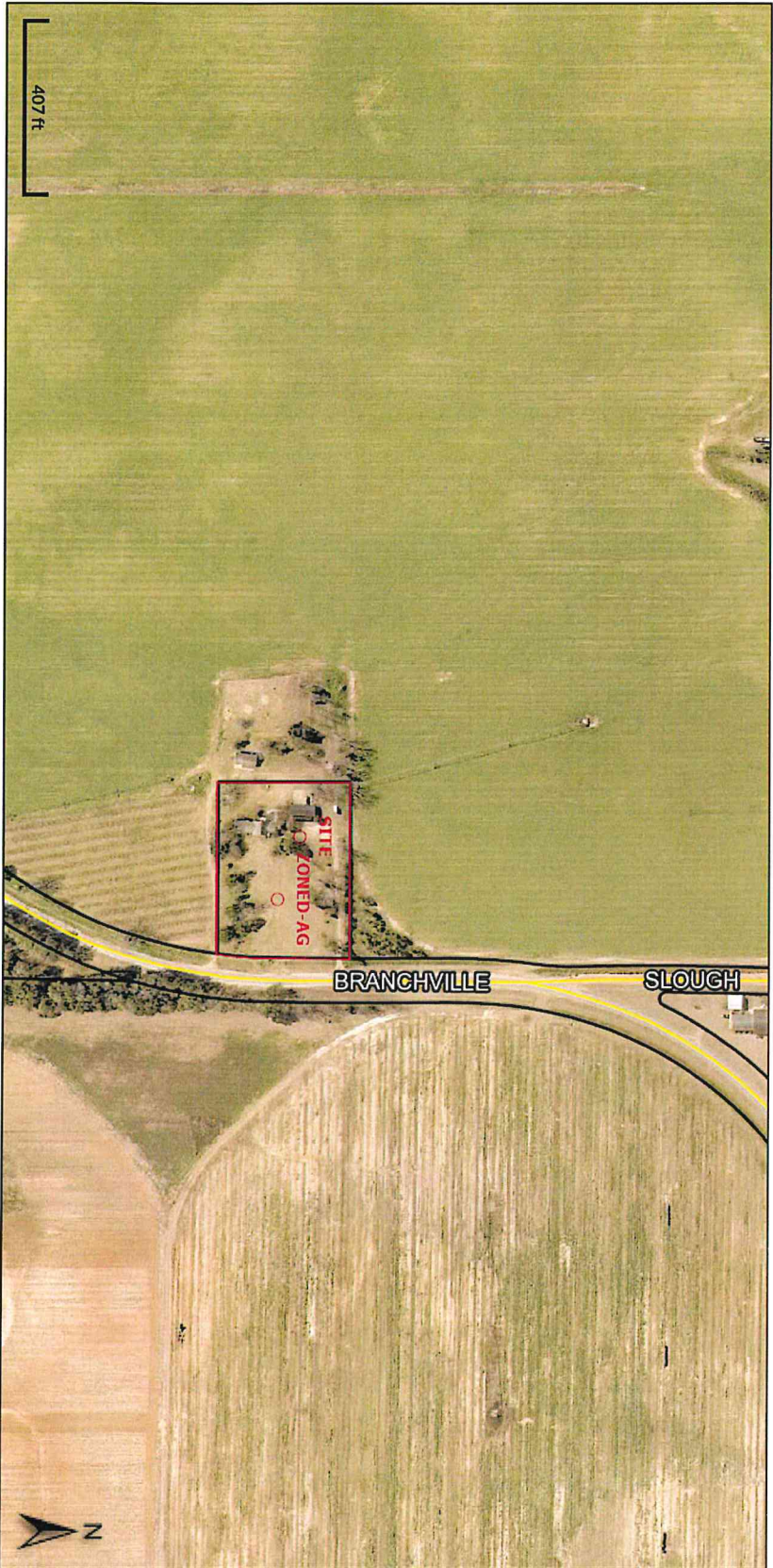


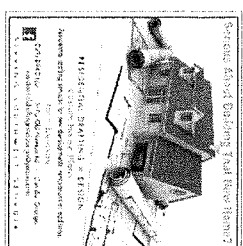
Applicant/ Representative

12-5-23

Date

MRS. RHONDA HILLIARD





**RESIDENTIAL DRAFTING
AND DESIGN, LLC**

JOSEPH E. JOHNSON
UNIT C 217 NEWTON ROAD
CAMILLA, GEORGIA
1-229-894-2462 CELL
residentdraftinganddesign@yahoo.com

**HILLARD PROJECT
BRANCHVILLE HWY
CAMILLA, GEORGIA**

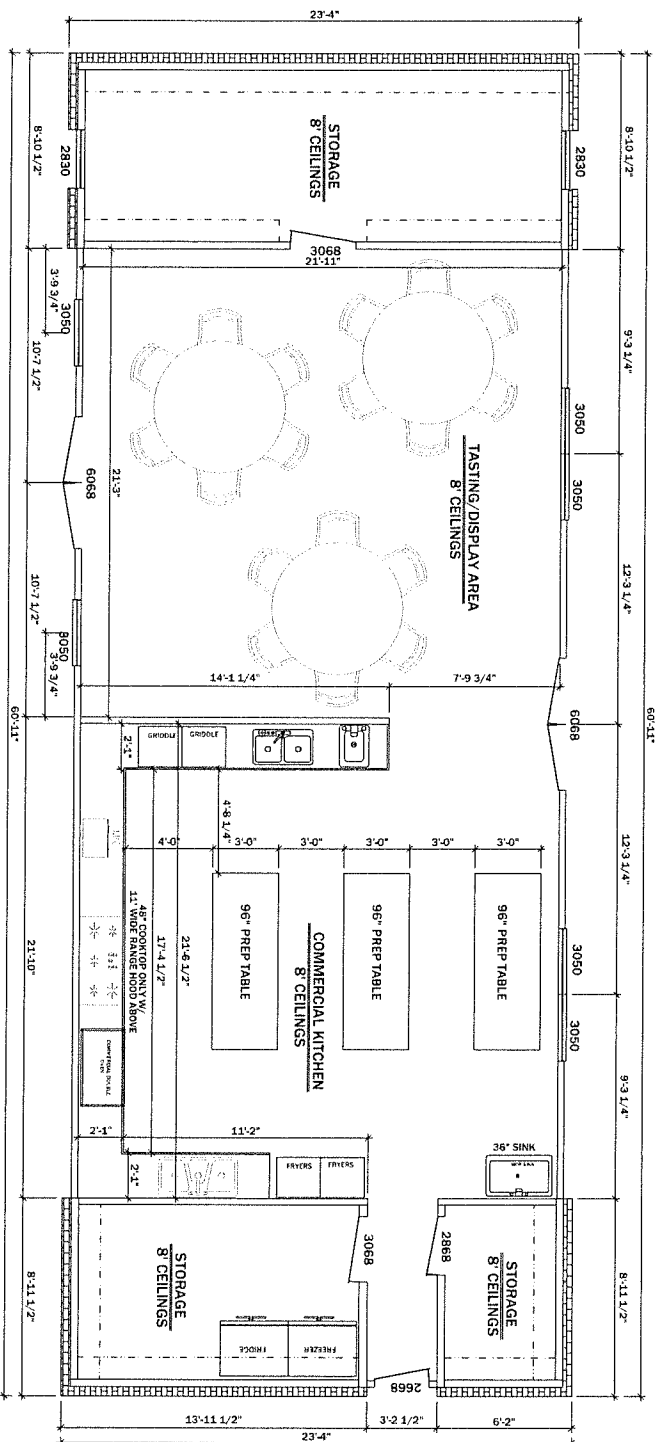
**PRELIMINARY
RENOVATED
FLOOR LAYOUT**

**SQUARE FOOTAGE TABULATIONS
RENOVATED HEATED & COOLED 1422**

SHEET NUMBER

A-2

**SCALE = 1/4" = 1' ON D SIZE PAPER
JANUARY 30, 2019**



ZONING

229-336-2060

Public notice is hereby given that on Thursday the 15th day of January 2024 at 7:00 p.m. the Mitchell County Planning Commission will hold a public hearing at the Mitchell County 911 Center in the (ECC) Meeting room located at 4767 Hwy 37 East, Camilla, Georgia, on the following zoning application. After said public hearing, the Planning Commission will submit to the Mitchell County Board of Commissioners its "Recommendations" regarding said zoning application.

Public notice is hereby given that on Tuesday the 13th day of February 2024 at 5:00 p.m. the Mitchell County Board of Commissioners will hold a public hearing at the Mitchell County Governmental Complex in the Board of Commissioners Meeting Room at 5201 US Highway 19 South in Camilla, Georgia on the same zoning application.

23-9406—Request for a Rural Business with A Variance Use in Building Size from 1000' to 1422' in an Ag Zone to allow the applicant Mrs. Rhonda Hilliard to Construct a Commercial Catering Kitchen on the property located at 5980 Branchville Road, Camilla. The 2.9 Acre parcel is located on Zoning Map 066, Parcel 10. The Property Owner is Mrs. Rhonda Hilliard.

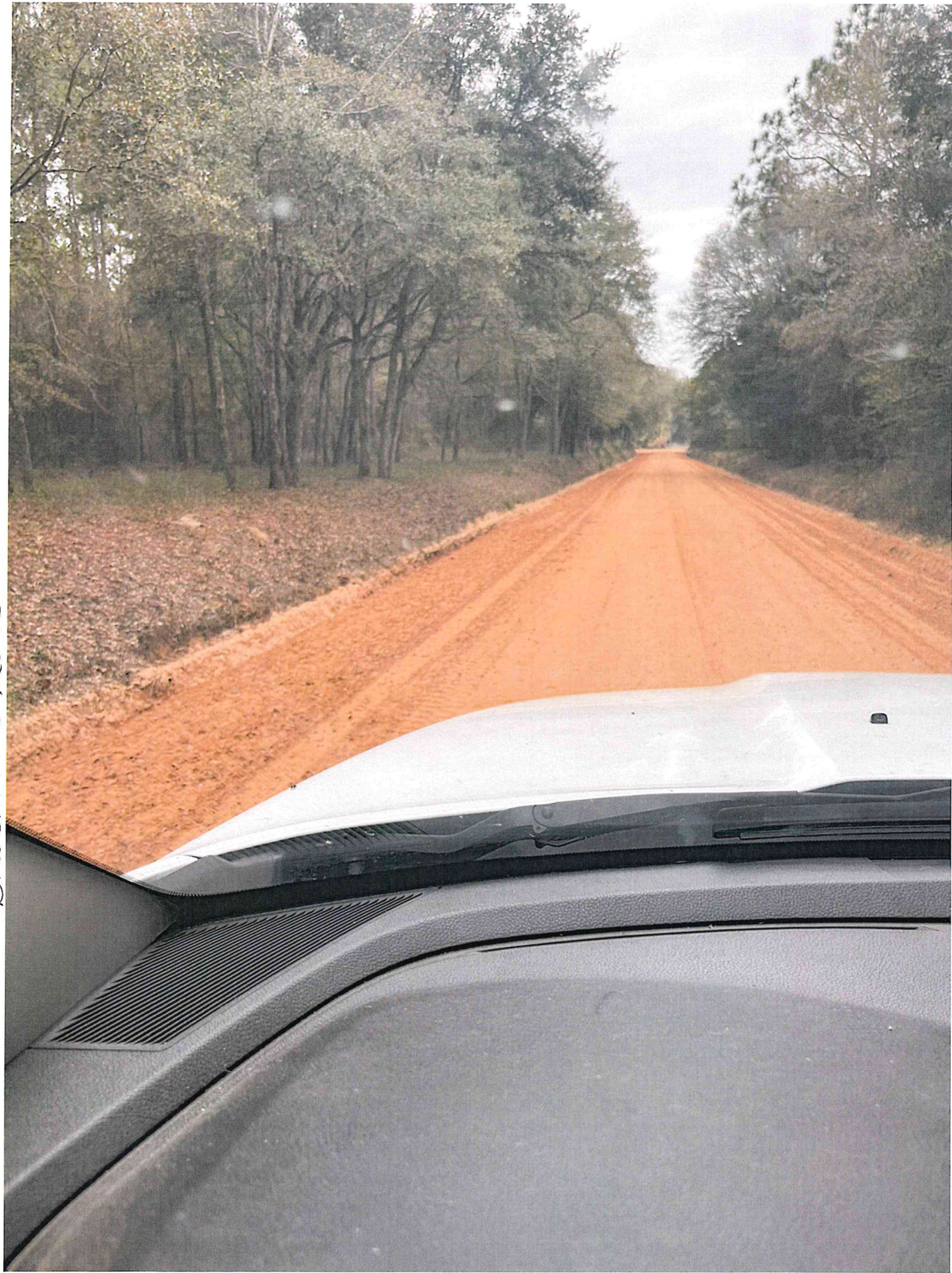
All interested persons are invited to attend these public hearings.



**MITCHELL COUNTY
ZONING
229-336-2060**

MITCHELL COUNTY, GEORGIA
ZONING DEPARTMENT
229-336-2060
The purpose of the Zoning Ordinance is to provide for the health, safety and general welfare of the community by regulating the use of land and buildings. The Ordinance is designed to protect the public interest by preventing the use of land and buildings in a manner which would be injurious to the public health, safety or general welfare. The Ordinance is also designed to protect the public interest by preventing the use of land and buildings in a manner which would be inconsistent with the comprehensive plan of the county.

Branchville Road



Branchville Road



Branchville Road

