



ZONING BOARD MINUTES

6 PM | March 28, 2022

GENERAL

Members present: Jeff Sharp, Jimmy Shealy, Morgan Robinson, Robert Drew and Janet Hill

Staff present: Scottie Waldroup and Hattie Collins

AGENDA

6:00 PM. Call to Order

ITEM 1. Review of January Minutes.

- Robinson motion to approve. Drew second. Unanimous approval.

ITEM 2. RZ 99 017 Oglethorpe County initiates a rezone of 51 Arnold PL., also known as a portion of Tax Parcel 150 016, from AR to A2. This will get the parcel in compliance with the UDC.

- Shealy motion to approve. Robinson second. 4 votes to recommend approval. Sharp abstained from the vote as chairman of the board.

ITEM 3. Preliminary Plat for The Pines at Creek Grove Subdivision at Bunker Hill Rd., also known as Tax Parcel C3 001.

- Shealy recused himself from conversation and voting on item 3 due to having an interest in the property.
- Sharp asked the question if an item such as this subdivision was not a rezone did it need to be presented to the zoning board or could it be administratively approved and presented to the Board of Commissioners.
- Hill expressed concerns about traffic at the intersections at each end of Bunker Hills Rd. She also inquired about the price point of the houses in the subdivision. The developer stated the houses would be in the high 200's to 300's. She also asked about the timeline for the development. The Developers stated after final approval it would likely be 8 to 12 months to develop. She also asked about the open space and would it be landscaped. The developer stated it would be landscaped but they would be limited on what could be planted due to the Georgia Power right of way. Janet asked if they were going to clear cut the area like another development in the area. The developer replied they were going to do only what was necessary for development and leave area as natural as possible.
- Drew asked who would be doing the construction. The developers stated they would be doing the construction and bringing in other construction crews they have used in the past. The exact crews had not been determined at the time of this meeting.

- Sharp asked that a no ingress/egress easement stipulation be placed on lot #25 to keep the future owners from adding a second driveway that would access Wall Street.
- Hill asked the developers if they have considered making a way for the residents to access the Recreational Department, which the development will be adjoining. The developer stated they have been approached by Michael White about access to the recreation department and they agreed that it would be a benefit to the future residence to have that ease of access to the recreation department.
- Robinson made motion to approve with the condition of the no ingress/egress easement on lot #25 that would access Wall Street. Hill second the motion. The panel recommended approval of the preliminary plat with 3 votes for, 1 recusal, and 1 abstention by Sharp as chairman of the board.

Robinson made a motion to adjourn the meeting and Hill second the motion.

Meeting adjourned at 6:15 pm.

PROCEDURE

1. Zoning Board Meetings are conducted as Open Meetings under the Official Code of Georgia §50-14.
2. Meetings may be recorded.
3. Staff will describe the applicant's request.
4. Zoning Board will recommend one of the following actions: Approval, Approval with Conditions, Table or Deny.
5. Zoning Board will have 60 days or two regular meetings, whichever is greater, from the date the application is officially received to submit a recommendation to the Oglethorpe County Board of Commissioners.