



ZONING BOARD MINUTES

6 PM | October 19, 2020

GENERAL

Members present: Jeff Sharp, Janet Hill, Jimmy Shealy, Morgan Robinson, and Robert Drew. Staff present: Ashley Peterson, Amy Stone

AGENDA

6:01 PM. Call to Order

Prayer by Jeff Sharp.

ITEM 1. Review of September Minutes. Drew motion to approve, Shealy second. Unanimous.

ITEM 2. RZ048 for **GKW Enterprises** has requested a rezone at 20 Busbin Dr, also known as Tax Parcel 024 012, from AR to R1 in order to sell and recombine. Presented Staff Report. Discussion about what the applicant is trying to do. Hill asked why they were requesting R1. Discussion about who the owner of Tax Parcel 024 011 is. Discussion about why the remainder 3.30 acres would have to be combine with Tax Parcel 024 011. Drew asked about any Public Comment. Drew expressed concerns about someone coming in and changing the use of the event facility to something like a shop. Discussion of R1 being nearby. Shealy motion to approve rezone with the condition that the remaining 3.30 acres from Tax Parcel 024 012 be combined with Tax Parcel 024 012 within 30 days following the approval of the rezoning. Robinson second. Unanimous.

ITEM 3. RZ049 for **Wanda Lynn Compton** has requested a rezone at 3267 Centerville Rd, also known as Tax Parcel 130 037, from A2 to HI-ME in order to construct a quarry. Presented Staff Report. Hill asked about how they plan on not using cranes. Applicant explained that they would have a driveway down into the pit. Drew asked the applicant if they would be the closest and if they were okay with that. Applicant expressed that they were fine with that. Applicant also told Drew that they had spoken with their neighbors to let them know their intent. Applicant also pointed out their proximity to another quarry. Sharp expressed that quarries are a viable industry in Oglethorpe County. Drew motion to approve. Hill Second. Unanimous.

ITEM 4. RZ050 for **Alejandro Hernandez** has requested a rezone at 642 Washington Rd, also known as Tax Parcel 097D 007, from B1 to R1 in order to remodel existing structure into a residence. Presented Staff Report. Discussion about how this would use that parcel instead of it being abandoned. Hill mentioned that there is already a driveway, so it would not add to the amount of driveways coming off of US Highway 78. Robinson motion to approve. Drew second. Unanimous.

ITEM 5. Discussion of Text Amendments to the Unified Development Code. Staff presented examples of Agritourism Ordinances from around the state. There was a discussion on whether Agritourism should be its own zoning designation or whether there should be a tiered system (i.e. Troup County) for these types of operations. Staff

presented some options for Tiny Homes, including Appendix S from the state that would have to be adopted within the county. Hill pointed out that if we were to allow Tiny Homes as an ADU and take away a minimum square footage, then what would separate a Tiny Home from a Single Wide Manufactured Home.

Meeting adjourned a 6:54 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.