



# ZONING BOARD MINUTES

6 PM | May 18, 2020

## GENERAL

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

## AGENDA

6:03 PM. Call to Order

Prayer by Jimmy Shealy.

ITEM 1. Review of March Minutes. Hill motion to approve, Robinson second. Unanimous.

ITEM 2. RZ042 for **John Philips**, on behalf of S & L Farms, LLC, has requested a rezone at 764 Athens Rd, also known as Tax Parcel 075 033, from OIP to B2 in order to remodel the existing building on the property and convert it into a poultry equipment store. Presentation of staff report. Hill asked about the type of equipment sold as the building appeared somewhat small. Applicant Phillips stated that it is repair parts, feeders and waterers for commercial poultry houses. Robinson asked how the inventory differs from a nearby operation 3 miles down the road. Applicant was not aware of nearby business and could not say. Drew motion to approve, Hill second. Unanimous.

ITEM 3. CU006 for **Kiersten Lurer**, on behalf of Charles P. Harris, has requested a Conditional Use to construct a 265' tall Telecommunications Tower on 0.230 acres on Harris Rd within Tax Parcel 090 065. Presentation of staff report. Hill pointed out that AR zoning dominates the adjacent parcels and does not allow telecommunications towers. Neighbor Richard Grossmark did not receive notice of balloon testing. Peter Kalla and other neighbors in Emerald Green subdivision are opposed. Staff stated that balloon testing notice did not go to all adjacent property owners, just those with residential zoning designations. Hill noted that while some neighbors had agricultural zoning, they had residences on their parcels. Robinson motion to approve, Shealy second. Drew and Sharp in favor, Hill opposed. Motion carries 4-1.

ITEM 4. CU007 for **Ed Lane**, on behalf of CED Solar Development, LLC, has requested a Conditional Use in order to construct a Large Scale Solar Farm on 11372.2 acres off of Goose Pond Rd, also known as Tax Parcel 185 005. Presentation of staff report. Sharp asked if any public input had been received. Staff responded that calls were received by an adjacent neighbor that the fence might cause injury to deer and a hunting club was concerned about a change to the underlying zoning. Staff shared with hunting club that underlying zoning would remain and an approval would be for a Conditional Use. Hill asked about road abandonment and whether the Goose Pond Road terminated within the property or beyond the property. Sharp stated that road abandonment would be a separate process and was not sure if it would make or break project. Staff confirmed that road abandonment process had been shared with applicant and was a separate process. Robinson motion to approve, Shealy second. Unanimous.

ITEM 5. The Board of Commissioners voted at their May 4<sup>th</sup> meeting to send back RZ039 for **Tomasz Pelewski** on Tax Parcel 075 014B, to the Zoning Board for their review and recommendation on amendments to the site plan previously

recommended for approval at the Zoning Board's March 23<sup>rd</sup> meeting. Presentation of staff report as it relates to new site plan. Hill asked where the entry to Oak Tree Plaza would be exactly. Staff referred question to applicant; no applicant present. Staff explained that traffic study was not requested because the proposal did not trip the minimum number of ADTs to warrant one based on the ITE manual. Hill stated that the new plan was better overall and appeared to alleviate impact of traffic on Oglethorpe Drive. Drew stated that there was a need to keep seniors in the county and needed to ensure that this project remained for seniors. Hill stated that the condition to comply with Housing for Older Persons Act of 1995 will help. Does not believe that this development takes away from character of existing development. Robinson pointed out that the new plan does not have pedestrian access to Dollar General, Senior Center or Oak Tree Plaza. Hill, Sharp agreed this was a good idea. Hill motioned to approve the rezone and associated revised site plan with the condition that the project comply with HOPA, the applicant record an access easement through the Oak Tree Plaza property prior to permitting and with the recommendation that they add pedestrian access to the senior center and Oak Tree Plaza. Shealy seconded. Unanimous.

Brief discussion of how the Zoning Board might respond to recent increase in public interest in their proceedings. Hill and Sharp both supportive of proposals of how to provide opportunity for public comment from Staff.

Meeting adjourned a 6:56 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.