



ZONING BOARD MINUTES

6 PM | January 24, 2022

GENERAL

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

AGENDA

6:00 PM. Call to Order

Prayer by Jimmy Shealy.

ITEM 1. Review of September Minutes. Robinson mentioned the date was wrong. Staff made appropriate changes
Robinson motion to approve. Shealy second. Unanimous.

ITEM 2. RZ066 for **Ada Perez** has requested a rezone of a portion of 1285 and 1287 Athens Road, also known as Tax
Parcel 053 016, from B2 (Highway Business District) to R1 (Single Family Residential) because they are no longer
conducting business on the property. Staff presented Staff Report. Robinson motion to approve. Shealy second.
Unanimous.

ITEM 3. Preliminary Plat for Mill Creek Meadows Subdivision at 124 White's Run, also known as Tax Parcel 025 029A.
Staff presented Staff Report. Discussion about how many lots would be accessing the private portion of Brooks Lane
and where the public portion ends. Sharp points out the portion of land separating these properties from the road
used to be owned by the railroad. Discussion about the substandard lot and what it would need to be to not be
considered substandard. Staff mentioned it would have to be 1.5 acres to comply. Discussion about why Lots 1, 2, and
3 were not included in the water capacity letter. Sharp asked why they are allowed to do this without access to sewer.
Staff explained that because this property is zoned R1 it is an existing non-conforming lot, and is "grandfathered in."
Shealy motion to approve with the conditions that the 1.15 pond lot be brought into compliance and the water issue
with lots 1, 2, and 3 be addressed before February 7, 2022 meeting of the Board of Commissioners. Robinson second.
Unanimous.

ITEM 4. RZ 99 014 **Oglethorpe County** initiates a rezone of 0 Bridges Road, also known as a portion of Tax
Parcel 146 039, from AR (Rural Residential) to A2 (General Agriculture). This property was combined with some
property that is zoned A2, so this would clean up a split zoning case along with bringing a non-conforming lot into
compliance. Hill motion to approve. Robinson second. Unanimous.

ITEM 5. RZ 99 015 **Oglethorpe County** initiates a rezone of a portion of 0 Arnoldsville Road, also known as a
portion of Tax Parcel 008 145, from A2 (General Agriculture) to R1 (Single Family Residential). This property was
combined with some property that is zoned R1, so this would clean up a split zoning case. Shealy motion to approve.
Robinson second. Unanimous.

ITEM 6. RZ 99 016 **Oglethorpe County** initiates a rezone of 0 Hargrove Lake Road, also known as Tax Parcel
021 044, from R1 (Single Family Residential) to A2 (General Agriculture). This property was combined with some
property that is zoned A2, so this would clean up a split zoning case. Robinson motion to approve. Shealy second.
Unanimous.

Meeting adjourned at 6:12 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.