



ZONING BOARD MINUTES

6 PM | June 22, 2020

GENERAL

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

AGENDA

6:00 PM. Call to Order

Prayer by Jeff Sharp.

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

ITEM 2. RZ043 for **Wesley Thurmond** has requested a rezone at 1584 and 1588 Dunlap Rd, also known as Tax Parcels 009 159D and 009 159E, from A2 to R1 in order to recombine the two lots. Presentation of staff report. Discussion about the amount of lots that could result from an R1 zoning. Shealy noted that one additional lot could be created with AR zoning proposed by Staff. Hill motion to approve AR zoning, Shealy second. Unanimous.

ITEM 3. VA 008 **David F. Ogle** has requested a variance on the 200' setback under Section 500.03 in the Unified Development Code in order to construct three more poultry houses at 67 Dudley Farm Rd, also known as Tax Parcel 022 020. The request is to reduce the setbacks to 103.88 ft (neighboring Tax Parcel 022 021) and 150' (neighboring Tax Parcel 022 019). Presentation of staff report. It was noted that one person had called in to request more information about the number of proposed poultry houses and the exact setbacks being proposed. Discussion about the difference between Legacy Setbacks and the variance required to change those and the process for changing the 600' setback with poultry houses built after 2015. Shealy and Sharp were supportive. Shealy noted that this could be good for economy. Members also noted the close proximity of other poultry houses in the area and the signed letters from the affected adjacent property owners. Robinson motion to approve, Drew second. Unanimous.

ITEM 4. RZ 99 004 **Oglethorpe County** initiates a rezone of 1495 Athens Road, also known as Tax Parcel 051 002, from A1 (Intensive Agriculture) to A2 (General Agriculture). The property was rezoned in 2007 by Nichols Land Development for the purpose of constructing a fish hatchery which did not come to be. *Per the provisions of Section 500.06 of the Oglethorpe County Unified Development Code, if, after a tract is zoned A-1, such land is not actively used for intensive agricultural purposes within twelve (12) months of such rezoning...the County may, at its discretion, initiate a review of the zoning classification of said tract and consider the rezoning of said tract to A-2.* Presentation of staff report. Hill was supportive. Drew motion to approve, Robinson second. Unanimous.

ITEM 5. RZ 99 005 **Oglethorpe County** initiates a rezone of 2337 Washington Rd, also known as Tax Parcels 152 001 and 152 001A, from PG (Public/Government) to A-2 (General Agriculture). *Per Section 512 of the Oglethorpe County Unified Development Code, if Public/Government-zoned property is zoned to a private individual or individuals, such property shall be*

rezoned to a classification that is compatible with the surrounding area and the intent of this Ordinance. Presentation of staff report. Hill motioned to approve, Robinson seconded. Unanimous.

ITEM 6. Discussion of the Revised Bylaws. The Zoning Board was in agreement that they would like some policy changes to be able to receive some form of public comment. Discussion of whether a Public Hearing was necessary because of State Zoning Laws. Discussion on best way to accept public comment: web form, written letters, phone calls, etc. Robinson was supportive of moving the submission deadline for applications back. Drew was supportive of an online form with the applications being available online. Hill stated that some form of public input would be beneficial to the board, but it did not necessarily have to be a Public Hearing. Discussed the possibility of formalizing this form of public comment within the Bylaws. Discussed the possibility of a press release to the Echo to explain changes in Zoning Board policy. Discussed the possibility of a text amendment within the Unified Development Code about the Zoning Board hearing and approving Variances to make that process shorter.

ITEM 7. Presentation of the Replacement Official Zoning Map of Oglethorpe County, Georgia. Staff explained the process of correcting the map and the use of the map online. Staff explained the Conditional Use and Variance layer to be used online but not on the print map. Staff asked the Zoning Board to send any comments, critiques, or concerns about the map to be fixed or edited.

Meeting adjourned a 6:47 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.