



ZONING BOARD MINUTES

6 PM | February 8, 2021

GENERAL

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

AGENDA

5:59 PM. Call to Order

Prayer by Jimmy Shealy.

ITEM 1. Review of January Minutes. Robinson motion to approve, Shealy second. Unanimous.

ITEM 2. RZ054 for Shannon Spisak has requested a rezone at 33 and 35 Terry Dee Lane, also known as Tax Parcel 021 243 from AR (Rural Residential) to R1 (Single- Family Residential) in order to subdivide. Presented Staff Report. Hill points out at least one mobile home is unlivable. Staff explained the intent behind the request. Sharp states that it was already a non-conforming lot at 3.62 acres. Drew states he is in agreement with the rezone. Robinson motion to approve. Hill second. Unanimous.

ITEM 3. RZ055 for Brian Sisk has requested a rezone at 541 Stevens Grove Church Road, also known as Tax Parcel 132 026, from A2 to R1 in order to subdivide. Presented Staff Report. Sharp asked if this was also an existing non-conforming lot. He asked about the plan for the 2 + acre tract. Hill recused herself. Robinson motion to approve. Shealy second. 3-0. Motion passes.

ITEM 4. Text Amendments to Section 500 and 1200.03 of the Unified Development Code. Hill asks if this would specifically apply to agriculture, and Staff showed that it would. Hill points out that you do have to read a bit for you realize that it only applies to agricultural structures, but it would fall to the Planner to point that out to anyone that asked. Drew motion to approve. Robinson second. Unanimous.

ITEM 5. Discussion about Agritourism Ordinance. Hill asked about stakeholder meeting. Staff explained that Cloverleaf was the only participant, who did not have many concerns about Zoning. Shealy states that he would like to see at least a little control. Hill states that she thinks the Troup and Spalding county examples might be too much at this time. It was agreed upon by the Board that a separate zoning designation was unnecessary. The Board also agreed that they wanted to make it an easy transition for current operations, as well. Discussion about a possible minimum acreage for an agritourism operation. A possible number that came up was 2 acres because of the current regulations with farm animals in R1 and AR districts.

Before adjournment, Hill inquired about the need for families to have housing aging parents. Hill inquired about accessory structures. Staff explained about the difference between an ADU and accessory structure with a bed.

Meeting adjourned at 6:25 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.