



ZONING BOARD MINUTES

6 PM | July 19, 2021

GENERAL

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

AGENDA

6:01 PM. Call to Order

Prayer by Robert Drew.

ITEM 1. Review of June Minutes. Hill points out her name is not included under members present. Robinson motion to approve. Drew second. Unanimous.

ITEM 2. Text Amendment to Section 501. Discussion about a public road setback being added to the amendment because only side and rear yard setbacks are addressed. Staff reminded that the Zoning Board that they would have the opportunity to review any application for a Stackhouse in A-2 zoning. Drew states that he disagrees with the amendment. He also states he is not a farmer, so he does acknowledge that his information and understanding is one of someone who is not in the farming business. Drew states that he does not understand the need to move litter from one property to another instead of keeping the chicken litter closer to the chicken houses where the smell is already at. Drew also points out that there are a lot of A-2 properties adjacent to residential zoning designations. Shealy does state that is already allowed to move litter onto property that is zoned A-2, so long as the litter is covered or to spread. Shealy also mentions it feels like we are making an amendment for one person that is currently tied up with environmental litigation. Hill asks if the application seen a few months ago for stackhouses on a property zoned A-2 could reapply. Staff confirms. Shealy is in favor of stackhouses. Drew agrees. Sharp does admit the Smith rezone is fresh in everyone's minds, but he speaks on personal experience in dealing with poultry farmers who need to clean out their poultry houses, even if it is not a good time to spread the litter. Hill wonders if this is the right time for this text amendment because it is so soon after the Smith rezone. Drew motion to deny. Hill second. Unanimous.

ITEM 3. Text Amendments to Sections 503 and 712. Discussion about adding a third tier to Solar Farms for residential arrays that are limited to 10 kW. Small scale solar farms allow for 5 MW, so the Zoning Board was apprehensive about approving that large of a threshold for a residential array. Staff will take comments and apply them to the text amendments.

Meeting adjourned at 6:22 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.