



# ZONING BOARD MINUTES

6 PM | December 14, 2020

## GENERAL

Members present: Jeff Sharp, Janet Hill, 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 November Minutes. Robinson motion to approve, Shealy second. Unanimous.

ITEM 2. RZ052 for Twisted Cedar Ranch, LLC has requested a rezone at 191 Morgan Rd, also known as Tax Parcel 068 006C, 066 007, and 066 008 from A2 to A1 in order to construct 12 new poultry houses. Presented Staff Report. Applicant requested that this item be tabled in order to attempt to gain access from Smithonia Road instead of Morgan Road. Robinson motion to table. Drew second. Unanimous.

ITEM 3. RZ053 for Jason Lawson has requested a rezone at 0 Buddy Faust Rd, also known as Tax Parcel 075 022A, from A2 to R1 in order to apply for a Major Subdivision. Presented Staff Report on Items 3, 4, and 5. Applicant says that he has spoken with George Spearing about having a direct connection. The applicant explains that each lot would have its own pump to push the waste into the force main. Applicant says that he took the last meetings comments and tried to amend his plan to benefit both parties. Chairman expresses that he does not believe this preliminary plat meets the standard of our Unified Development Code. Applicant says he does not want Items 3-5 tabled again. He expresses that if the items are not approved, he will go through the Large-Lot Minor Subdivision process, which he says will stop development of this land. Applicant brings up the Future Land Use Map. Chairman expresses that the plan does not meet the new Subdivision Regulations that were updated in 2018. Robinson asks about the Georgia Power easement. Applicant explains that you cannot build on the easement. Hill brings up the typo in Section 1103.09(a) (3) and says from a legal perspective this would only allow for vehicular access by a street within the development. Hill also states the location is good for development, but it should be done in accordance with the UDC. Hill states she does not know if emergency vehicles could turn around in the hammerhead turnaround shown on the plan. Applicant states that if the alley is not there the layout of the rest of the development would not work. Chairman brings up school buses and garbage trucks. Applicant references the 60' temporary cul-de-sac at the end of Patriot Hills Dr. Applicant asks about private access drives. Applicant asks if the layout is the issue and goes on to explain how the street will affect the layout. Robinson motion to approve. Shealy second. Hill opposed. Vote passes 3-1.

ITEM 4. VA011 for Jason Lawson has requested a variance at 0 Buddy Faust Rd, also known as Tax Parcel 075 022A, for the purpose of using Buddy Faust Road for driveways for a Major Subdivision under Section 1103.09(a)(3). Drew motion to approve. Shealy second. Robinson opposed. Vote passes 3-1.

ITEM 5. Preliminary Plat for Patriot Hills Subdivision at 0 Buddy Faust Rd, also known as Tax Parcel 075 022A. Hill motion to deny. Drew second. Unanimous.

ITEM 6. VA012 for Sebastien and Tina Robolin have requested a variance on the 20' setback under Section 402.02 (b) in the Unified Development Code in order to construct a detached garage closer than 20' to the principal building at 238 Hargrove Circle, also known as Tax Parcel 008 131. Presented Staff Report. Applicant explains that he used to be president of HOA, and he is on the Architectural Review Committee. Applicant asks about a second variance on the property line setback, and what the Board would like to see if he brought that before the Board. Drew motion to approve. Shealy second. Unanimous.

Meeting adjourned at 6:49 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.