



ZONING BOARD MINUTES

6 PM | March 22, 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 February Minutes. Hill motion to approve. Robinson second. Unanimous.

ITEM 2. RZ 056 for Jim Appelbaum has requested a rezone at 32 and 36 Adam King Road, also known as Tax Parcel 008 100 from AR (Rural Residential) to R1 (Single-Family Residential) in order to subdivide. Presented Staff Report. Hill asks about road frontage on current plat. The road frontage was just over 30 ft. The required road frontage is 100 ft. Hill motion to approve with the condition that the plat is fixed to represent 100 ft of road frontage. Shealy second. Unanimous. **NOTE: The condition was met and will be presented to the BOC at the April 5, 2021 meeting.**

ITEM 3. RZ 057 for Donald McAvoy has requested a rezone at 3644 Smithonia Road, also known as Tax Parcel 068 032, from AR (Rural Residential) to R1 (Single-Family Residential) in order to subdivide. Presented Staff Report. Sharp asked if this was in order to receive a loan. Applicant confirmed. Drew motion to approve. Robinson second. Unanimous.

ITEM 4. RZ0 58 for Ruby Waldroup has requested a rezone at 37 Johnson Road, also known as Tax Parcel 129 018, from AR (Rural Residential) to R1 (Single-Family Residential) in order to subdivide. Presented Staff Report. Sharp points out that there was Medical Hardship Manufactured Housing case that was approved for this property. Staff explains the rules for Medical Hardship Manufactured Housing cases and states that if this rezone is to be approved we would terminate the hardship status since the property would be in compliance. Robinson motion to approve. Shealy second. Unanimous.

Chairman Sharp addressed the people that attended the meeting. He told them this meeting was not to turn into a discussion about sludge. They are there to vote on the application that was submitted.

ITEM 5. RZ059 for Smith Land and Cattle Company, Inc. has requested a rezone at 0 Centerville Road, also known as Tax Parcel 167 001, from A2 (General Agriculture) to A1 (Intensive Agriculture) in order to construct a Poultry Stackhouse. Presented Staff Report. Sharp and Shealy explain that having Stackhouses on a property with no Poultry Houses is a common practice, especially in south Georgia. Board asks what is the minimum acreage for a use such as this one. Staff informs the Board that it would be 30 acres. Drew asks if there is anyone representing the applicant. Staff confirms there is not. Drew is curious as to why the applicant is requesting a rezone for the entirety of the

properties. Board agrees that is not something they plan on recommending to the Board of Commissioners. Sharp explains that you can only have a Stackhouse in A1 zoning. Sharp states he would like to see Stackhouses be a Conditional Use in A2. A member of the public asks for clarification on what exactly a Stackhouse is and does. Shealy provides an explanation. The Board is concerned about the lack of detail in the application. Discussion about tabling it until we get more information. Drew motion to table. Shealy second. Unanimous.

ITEM 6. RZ060 for Smith Land and Cattle Company, Inc. has requested a rezone at 0 Centerville Road, also known as Tax Parcel 149 009C, from A2 (General Agriculture) to A1 (Intensive Agriculture) in order to construct a Poultry Stackhouse. Drew motion to table. Shealy second. Unanimous.

Meeting adjourned at 6:41 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.