



ZONING BOARD AGENDA

6 PM | October 23, 2025

GENERAL

The members of the Zoning Board are residents of the community that have been appointed by the Board of Commissioners to help review zoning applications and to make recommendations on zoning decisions. Any action taken by the Zoning Board is in the form of a recommendation to the Board of Commissioners. Zoning Board members are not compensated for their time and effort. The current Zoning Board members are Janet Hill, Morgan Robinson, Jimmy Shealy, JF Hansford and Sam Nash.

AGENDA

6 PM. Call to Order

ITEM 1. Review of August, 2025 and September, 2025 minutes.

ITEM 2. **RZ169 Tim Kelley** has requested a Rezone of a portion of Tax Parcel 064 015 located at 2522 Comer Rd from A2 (General Agriculture) to AR (Agriculture Residential) to subdivide 7.20 acres. An existing residence is located on the 7.20 acres and the applicant wishes to sell the remaining 23.22 acres to an adjacent property owner. The remaining 23.22 acres will remain zoned A2 (General Agriculture). **DISTRICT 5**

ITEM 3. **RZ170 Kevin Bright** has requested a Rezone from A2 (General Agriculture) to AR (Agriculture Residential) for Tax Parcel 134 014A located on Washington Rd to subdivide 3 acres as a family split. The reason this needs to be rezoned to do a family split is due to the remaining 5.31 acres does not meet zoning acreage requirements for A2 (General Agriculture). **DISTRICT 1**

ITEM 4. **RZ171 Jennifer Elliott** has requested a Rezone of a portion of Tax Parcel 101 026 located at 1380 Dunlap Rd from AR (Agriculture Residential) to R1 (Single-Family Residential) to subdivide 2.284 acres from the total 7.78 acres to build a home. The remaining 5 acres with the existing residence would stay zoned AR (Agriculture Residential). **DISTRICT 4**

ITEM 5. **RZ172 Leonard Arnold** has requested a Rezone of 5 acres of Tax Parcel 118 002 located at 190 Paradise Hogan Rd from A2 (General Agriculture) to AR (Agriculture Residential) to subdivide for non-immediate family. The remaining 22.80 acres would stay zoned A2 (General Agriculture). **DISTRICT 1**

ITEM 6. **RZ173 SPG Planners & Engineers** have requested a Rezone of Tax Parcel 077 005E located on Athens Rd from A2 (General Agriculture) to PD/R-3 (Planned Development with Multi-Family Residential overlay) for a mixed-density residential development. **DISTRICT 1**

ITEM 7. **VA037 TowerCo for T-Mobile** has requested a Variance to the setbacks required for a self-supported Telecommunications Tower in A2(General Agriculture) zoning district located at 156 Melton Rd from the required 755ft (height of tower (255') + 500ft) from adjacent residential-use properties. The applicant has provided a description of their request and the reasons a Variance is necessary. **DISTRICT 5**

ITEM 8. **CU015 TowerCo for T-Mobile** has requested a Conditional Use for Tax Parcel 020 157B located at 156 Melton Rd for a 255ft self-supported Telecommunications Tower in A2 (General Agriculture) zoning district. This request consists of the required Comprehensive Site Plan, land easement agreement, description of the property, zoning coverage justification,

certificate of liability insurance, required surety bond, tower registration, aeronautical study and environmental assessment, frequency data and a computer simulated study. **DISTRICT 5**

ITEM 9. Revisions made to the Subdivision Ordinance in the Oglethorpe County Unified Development Code.

ITEM 10. Revisions made to the Recreational Vehicles Ordinance in the Oglethorpe County Unified Development Code Section 404.

ITEM 11. Revisions made to the Erosion and Sedimentation Control Ordinance. Section 606.

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.