STAFF REPORT RZ149 - Tax Parcel 022 037 May 19, 2025 Tabled from April 21, 2025

REQUEST

APPLICANT: OWNER: REQUEST: COUNTY COMMISSION DISTRICT: SIZE OF THE PROPERTY: PRESENT USE/ZONING: PROPOSED USE OF PROPERTY TAX MAP NUMBER: ADJACENT ZONING: William Radford DBA Redhillbuilders, LLC Redhillbuilders, LLC Rezone AR to R1 4 5.87 acres AR Agriculture Residential R1 Single Family Residential 022 037 A1, A2, AR

PURPOSE

The purpose of this request is to rezone Tax Parcel 022 037 from AR (Agriculture Residential) to R1 (Single Family Residential) to subdivide into 3 lots.

COMPATIBILITY WITH FUTURE LAND USE PLAN

The currently adopted Future Land Use Map designation is "Rural Living".

Rural Living

This character area is a balanced mix of forestry, farms, and homes. The area is within reasonable commuting distance to major regional employers. It represents an area under pressure to develop but is also an area where services cannot be most efficiently provided. Major residential development that characterizes suburban sprawl should be prohibited. Tracts commonly range in size from 10 to 20 acres. Grazing, row crops and other general agricultural uses are appropriate, but this character area should not experience new intensive agriculture. Adequate buffers should mitigate land use conflict between existing intensive agriculture and existing residential areas. The Smithonia Historic District is identified on the National Register of Historic Places and all development within and adjacent to the district should be compatible with the historic value.

Compatible Zoning Designations: A2, AR, B1, OS

The proposed zoning of R1 (Single Family Residential) is **NOT compatible** with the character area "Rural Living".

REVIEW OF THE PLAN

The applicant has requested that Tax Parcel 022 037 to be rezoned from to AR (Agriculture Residential) to R1 (Single-Family Residential) to subdivide.

Adjacent Properties are zoned A1 (Intensive Agriculture), A2 (General Agriculture) and AR (Agriculture Residential). This tax parcel is 5.87 acres total and is located on Dudley Farm Rd.

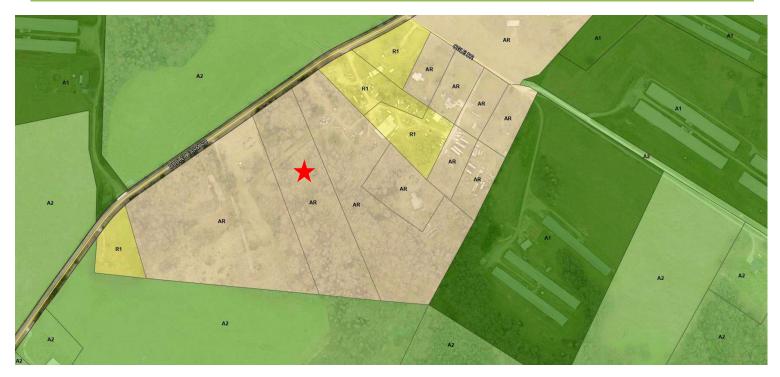
This request will be heard by the Oglethorpe County Zoning Board at their May 19, 2025 meeting.

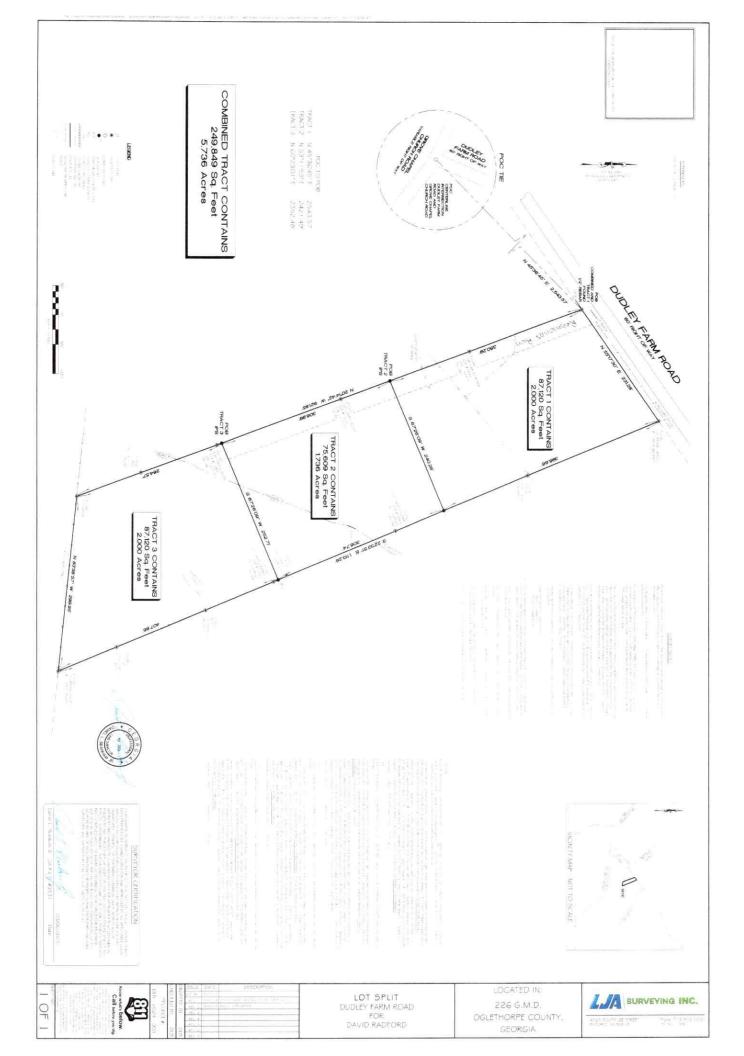
Should the Zoning Board take action on the request at their May meeting, the request will go before the Oglethorpe County Board of Commissioners on June 2, 2025.

PUBLIC NOTICE

In accordance with Section 1405 of the Oglethorpe County Zoning Ordinance, public notice of this zoning request was posted on or near the subject property(s) by May 9, 2025.

EXHIBITS





- Whether the zoning proposal is in conformity with the policy and intent of the Oglethorpe County Comprehensive Plan, the Transportation Plan, or any other duly adopted plans for the development of the County.
- Whether there is reasonable evidence, based upon existing and anticipated land use, which would indicate a mistake was
 made in the original zoning of the property.
- Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area.
- Whether the change will create an isolated district unrelated to the surrounding districts, such as "spot zoning?"
- Whether the need for rezoning could be handled instead by a variance request to the Zoning Board of Adjustments.
- Whether the subject property is suitable for the existing zoned purpose.
- Whether the subject property is suitable for the proposed zoning or use (location, size, lot configuration, topography, drainage, availability of public water supply and sewage system, or space and soil type to accommodate a safe water supply and an appropriately sized septic system, etc.).
- Whether the zoning proposal will permit a use that is suitable in view of the use, development, and zoning of adjacent and nearby property.
- The impact and suitability of the most intense possible future use that would be permitted on the subject property under the proposed change in zoning classification.
- Whether the change requested is out of scale with the immediate neighborhood or the needs of the county as a whole.
- Whether the zoning proposal will result in a use that could cause an excessive or burdensome use of or other adverse impact on existing streets, traffic patterns and congestion, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical services.
- Whether the zoning proposal will result in a use that will have an adverse impact on population density in the area.
- Whether there could be a significant threat for ecological, environmental, or pollution impact, including but not limited to
 air quality; ground and surface water supply and quality; significant destruction of habitat for wildlife, deterioration or
 destruction of significant or sensitive natural and environmental resources, habitat for endangered or threatened plants or
 animals, waste generation and disposal; waste water quality, sanitary sewage disposal capacity; toxic or hazardous
 materials; odors, noise, vibration, and other nuisances; diseases of public health importance, and any related concerns,
 resulting from the proposed use or from major modifications to the land if the request is granted.
- Whether the requested change would have an adverse impact on significant natural, historic, or scenic resources.
- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
- To what extent the zoning proposal will adversely affect the property values of adjacent or nearby property.
- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- The length of time the property has been vacant as zoned considered in the context of land development in the area, in the vicinity of the property.
- Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

STAFF REPORT RZ153 - Tax Parcel 021 021 May 19, 2025 Tabled from April 21, 2025

REQUEST

APPLICANT: OWNER: REQUEST: COUNTY COMMISSION DISTRICT: SIZE OF THE PROPERTY: PRESENT USE/ZONING: PROPOSED USE OF PROPERTY TAX MAP NUMBER: ADJACENT ZONING: Jeremiah Peters JPG Realty, LLC Rezone AR to R1 3 .5 acres AR Agriculture Residential R1 Single-Family Residential 021 021 AR

PURPOSE

The purpose of this request is to rezone Tax Parcel 021 021 from AR (Agriculture Residential) to R1 (Single-Family Residential) to subdivide existing residences into separate parcels.

COMPATIBILITY WITH FUTURE LAND USE PLAN

The currently adopted Future Land Use Map designation is "Rural Living".

Rural Living

This character area is a balanced mix of forestry, farms, and homes. The area is within reasonable commuting distance to major regional employers. It represents an area under pressure to develop but is also an area where services cannot be most efficiently provided. Major Residential development that characterizes suburban sprawl should be prohibited. Tracts commonly range in size from 10 to 20 acres. Grazing, row crops and other general agricultural uses are appropriate, but this character area should not experience new intensive agriculture. Adequate buffers should mitigate land use conflict between existing intensive agriculture and existing residential areas. The Smithonia Historic District is identified on the National Register of Historic Places and all development within and adjacent to the district should be compatible with the historic value.

Compatible Zoning Designations: A2, AR, B1, OS

The proposed zoning of R1 (Single-Family Residential) **is NOT compatible** with the character area "Rural Living".

REVIEW OF THE PLAN

The applicant has requested that Tax Parcel 021 021 to be rezoned from to AR (Agriculture Residential) to R1 (Single-Family Residential) to subdivide two existing residences into separate parcels.

Adjacent Properties are zoned are AR (Agriculture Residential). This tax parcel is 3 acres total and is located on the corner of Red Oak Run and Red Oak Lane.

This request will be heard by the Oglethorpe County Zoning Board at their May 19, 2025 meeting.

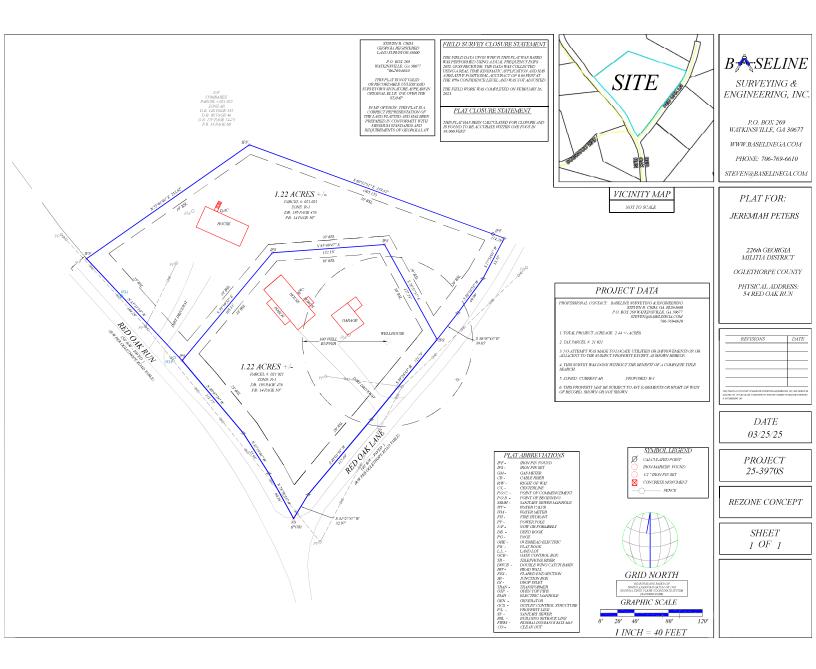
Should the Zoning Board take action on the request at their May meeting, the request will go before the Oglethorpe County Board of Commissioners on June 2, 2025.

PUBLIC NOTICE

In accordance with Section 1405 of the Oglethorpe County Zoning Ordinance, public notice of this zoning request was posted on or near the subject property(s) by May 9, 2025.

EXHIBITS





- Whether the zoning proposal is in conformity with the policy and intent of the Oglethorpe County Comprehensive Plan, the Transportation Plan, or any other duly adopted plans for the development of the County.
- Whether there is reasonable evidence, based upon existing and anticipated land use, which would indicate a mistake was made in the original zoning of the property.
- Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area.
- Whether the change will create an isolated district unrelated to the surrounding districts, such as "spot zoning?"
- Whether the need for rezoning could be handled instead by a variance request to the Zoning Board of Adjustments.
- Whether the subject property is suitable for the existing zoned purpose.
- Whether the subject property is suitable for the proposed zoning or use (location, size, lot configuration, topography, drainage, availability of public water supply and sewage system, or space and soil type to accommodate a safe water supply and an appropriately sized septic system, etc.).
- Whether the zoning proposal will permit a use that is suitable in view of the use, development, and zoning of adjacent and nearby property.
- The impact and suitability of the most intense possible future use that would be permitted on the subject property under the proposed change in zoning classification.
- Whether the change requested is out of scale with the immediate neighborhood or the needs of the county as a whole.
- Whether the zoning proposal will result in a use that could cause an excessive or burdensome use of or other adverse impact on existing streets, traffic patterns and congestion, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical services.
- Whether the zoning proposal will result in a use that will have an adverse impact on population density in the area.
- Whether there could be a significant threat for ecological, environmental, or pollution impact, including but not limited to
 air quality; ground and surface water supply and quality; significant destruction of habitat for wildlife, deterioration or
 destruction of significant or sensitive natural and environmental resources, habitat for endangered or threatened plants or
 animals, waste generation and disposal; waste water quality, sanitary sewage disposal capacity; toxic or hazardous
 materials; odors, noise, vibration, and other nuisances; diseases of public health importance, and any related concerns,
 resulting from the proposed use or from major modifications to the land if the request is granted.
- Whether the requested change would have an adverse impact on significant natural, historic, or scenic resources.
- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
- To what extent the zoning proposal will adversely affect the property values of adjacent or nearby property.
- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- The length of time the property has been vacant as zoned considered in the context of land development in the area, in the vicinity of the property.
- Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

STAFF REPORT VA034 Tax Parcel 077 005E May 19, 2025

REQUEST	
APPLICANT:	Andy Barrs
OWNER:	Barrs Natural Resources, LLC
REQUEST:	Variance to the minimum required acreage to be considered for a planned development.
COUNTY COMMISSION DISTRICT:	1
SIZE OF THE PROPERTY:	16.90 acres
PRESENT USE/ZONING:	A2 (General Agriculture)
PROPOSED USE OF PROPERTY	PD (Planned Development)
TAX MAP NUMBER:	077 005E
ADJACENT ZONING:	PG, AR, A2, R1

PURPOSE

The applicant is requesting a variance to 513.05(e); the minimum required acreage for a Planned Development consideration.

REVIEW OF THE PLAN

The applicant is requesting a variance to the 50 acre minimum requirement for a Planned Development zoning in order to work more closely with county staff to develop a plan for future planned development.

CURRENT STATUS

This request will be heard by the Oglethorpe County Zoning Board at their May 19, 2025 meeting.

Should the Zoning Board take action on the request at their May meeting, the request will go before the Oglethorpe County Board of Commissioners on June 2, 2025.

PUBLIC NOTICE

In accordance with Section 1405 of the Oglethorpe County Zoning Ordinance, public notice of this zoning request was posted on or near the subject property(s) by May 9, 2025.



Figure 1 – Adjacent Zoning

Bisson Woods Oglethorpe County, Georgia





Concept Plan - Single & Multi-Family Residential Bisson Woods, Oglethorpe County, Georgia N 0 75 150 30



Single-Family Residential - Inspirational Imagery Bisson Woods, Oglethorpe County, Georgia



Cottage Court - Inspirational Imagery Bisson Woods, Oglethorpe County, Georgia



Multi-Family Residential - Inspirational Imagery Bisson Woods, Oglethorpe County, Georgia



Open Space & Amenities - Inspirational Imagery Bisson Woods, Oglethorpe County, Georgia

- Whether the zoning proposal is in conformity with the policy and intent of the Oglethorpe County Comprehensive Plan, the Transportation Plan, or any other duly adopted plans for the development of the County.
- Whether there is reasonable evidence, based upon existing and anticipated land use, which would indicate a mistake was
 made in the original zoning of the property.
- Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area.
- Whether the change will create an isolated district unrelated to the surrounding districts, such as "spot zoning?"
- Whether the need for rezoning could be handled instead by a variance request to the Zoning Board of Adjustments.
- Whether the subject property is suitable for the existing zoned purpose.
- Whether the subject property is suitable for the proposed zoning or use (location, size, lot configuration, topography, drainage, availability of public water supply and sewage system, or space and soil type to accommodate a safe water supply and an appropriately sized septic system, etc.).
- Whether the zoning proposal will permit a use that is suitable in view of the use, development, and zoning of adjacent and nearby property.
- The impact and suitability of the most intense possible future use that would be permitted on the subject property under the proposed change in zoning classification.
- Whether the change requested is out of scale with the immediate neighborhood or the needs of the county as a whole.
- Whether the zoning proposal will result in a use that could cause an excessive or burdensome use of or other adverse impact on existing streets, traffic patterns and congestion, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical services.
- Whether the zoning proposal will result in a use that will have an adverse impact on population density in the area.
- Whether there could be a significant threat for ecological, environmental, or pollution impact, including but not limited to air quality; ground and surface water supply and quality; significant destruction of habitat for wildlife, deterioration or destruction of significant or sensitive natural and environmental resources, habitat for endangered or threatened plants or animals, waste generation and disposal; waste water quality, sanitary sewage disposal capacity; toxic or hazardous materials; odors, noise, vibration, and other nuisances; diseases of public health importance, and any related concerns, resulting from the proposed use or from major modifications to the land if the request is granted.
- Whether the requested change would have an adverse impact on significant natural, historic, or scenic resources.
- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
- To what extent the zoning proposal will adversely affect the property values of adjacent or nearby property.
- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

- The length of time the property has been vacant as zoned considered in the context of land development in the area, in the vicinity of the property.
- Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

CONDITIONS AND FINDINGS

PLEASE NOTE THAT CONDITIONS AND FINDINGS FOR VARIANCE REQUESTS DIFFER FROM CONDITIONS AND FINDINGS FOR REZONING/CONDITIONAL USE REQUESTS.

Section 1201.02 of the Oglethorpe County Unified Code of Ordinances states that: Variances may be granted in such individual cases for practical difficulty or unnecessary hardship only upon a finding by the Board of Commissioner's that following conditions exist:

- There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, character, topography; and
- The application of this Regulation to this particular piece of property would create a necessary hardship; and
- Such conditions are peculiar to the particular piece of property involved; and
- The special conditions and circumstances do not result from actions of the applicant; and
- Relief, if granted, would not cause substantial detriment to the public good of impair the purposes and intent of this Ordinance; and
- The variance requested is the minimum necessary to make possible the legal use of the land, building or structure.

STAFF REPORT RZ157 - Tax Parcel 118 008B MAY 19, 2025

REQUEST	
APPLICANT:	David Bridges
OWNER:	David Bridges
REQUEST:	Rezone A2 to R1
COUNTY COMMISSION DISTRICT:	1
SIZE OF THE PROPERTY:	1.50 Acres
PRESENT USE/ZONING:	A2 General Agriculture
PROPOSED USE OF PROPERTY	R1 Single-Family Residential
TAX MAP NUMBER:	118 008B
ADJACENT ZONING:	A2

PURPOSE

The purpose of this request is to rezone Tax Parcel 118 008B from A2 (General Agriculture) to R1 (Single-Family Residential) to subdivide an existing residence.

COMPATIBILITY WITH FUTURE LAND USE PLAN

The currently adopted Future Land Use Map designation is "Back-Forty".

Back-Forty

This character area is dominated by forests and farms. Preservation of undeveloped land takes priority. Public services cannot be efficiently provided in this area. The character area has the lowest level of infrastructure support. Residential growth should be limited and low density. The most appropriate land uses should impose a low demand on infrastructure and services. As an exception, where necessary, areas should be accessible by heavy trucks for the purpose of supporting responsible farming, forestry, and mining activities. The area should have clean surface water and a healthy wildlife habitat. The Philomath Historic District is in this character area and identified on the National Register of Historic Places. All development and land use within and adjacent to the historic district should be compatible with the historic value. *Compatible Zoning Designations: A1, A2, B1, Hi(me), PD*

The proposed zoning of R1 (Single-Family Residential) **is NOT compatible** with the character area "Back-Forty".

REVIEW OF THE PLAN

The applicant has requested that Tax Parcel 118 008B to be rezoned from to A2 (General Agriculture) to R1 (Single-Family Residential) to subdivide an existing residence.

Adjacent Properties are zoned A2 (General Agriculture). This tax parcel if rezoned will be 1.50 acres and is located on Davids Rd. The remaining 11.23 acres will stay zoned A2 (General Agriculture).

This request will be heard by the Oglethorpe County Zoning Board at their May 19, 2025 meeting.

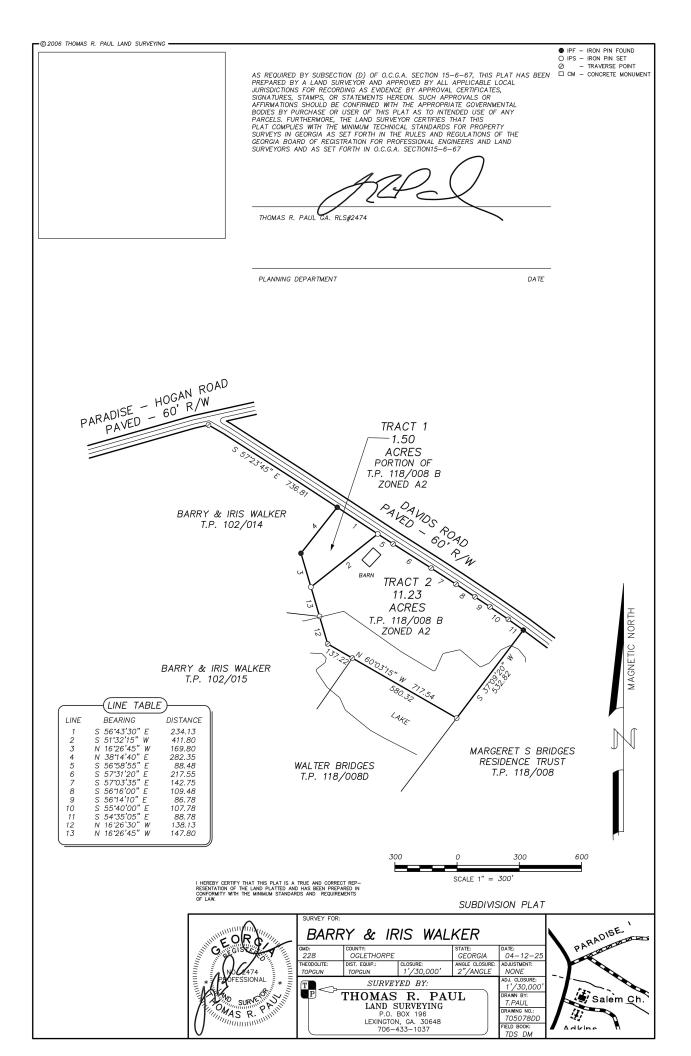
Should the Zoning Board take action on the request at their May meeting, the request will go before the Oglethorpe County Board of Commissioners on June 2, 2025.

PUBLIC NOTICE

In accordance with Section 1405 of the Oglethorpe County Zoning Ordinance, public notice of this zoning request was posted on or near the subject property(s) by May 9, 2025.

EXHIBITS





- Whether the zoning proposal is in conformity with the policy and intent of the Oglethorpe County Comprehensive Plan, the Transportation Plan, or any other duly adopted plans for the development of the County.
- Whether there is reasonable evidence, based upon existing and anticipated land use, which would indicate a mistake was made in the original zoning of the property.
- Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area.
- Whether the change will create an isolated district unrelated to the surrounding districts, such as "spot zoning?"
- Whether the need for rezoning could be handled instead by a variance request to the Zoning Board of Adjustments.
- Whether the subject property is suitable for the existing zoned purpose.
- Whether the subject property is suitable for the proposed zoning or use (location, size, lot configuration, topography, drainage, availability of public water supply and sewage system, or space and soil type to accommodate a safe water supply and an appropriately sized septic system, etc.).
- Whether the zoning proposal will permit a use that is suitable in view of the use, development, and zoning of adjacent and nearby property.
- The impact and suitability of the most intense possible future use that would be permitted on the subject property under the proposed change in zoning classification.
- Whether the change requested is out of scale with the immediate neighborhood or the needs of the county as a whole.
- Whether the zoning proposal will result in a use that could cause an excessive or burdensome use of or other adverse impact on existing streets, traffic patterns and congestion, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical services.
- Whether the zoning proposal will result in a use that will have an adverse impact on population density in the area.
- Whether there could be a significant threat for ecological, environmental, or pollution impact, including but not limited to
 air quality; ground and surface water supply and quality; significant destruction of habitat for wildlife, deterioration or
 destruction of significant or sensitive natural and environmental resources, habitat for endangered or threatened plants or
 animals, waste generation and disposal; waste water quality, sanitary sewage disposal capacity; toxic or hazardous
 materials; odors, noise, vibration, and other nuisances; diseases of public health importance, and any related concerns,
 resulting from the proposed use or from major modifications to the land if the request is granted.
- Whether the requested change would have an adverse impact on significant natural, historic, or scenic resources.
- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
- To what extent the zoning proposal will adversely affect the property values of adjacent or nearby property.
- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- The length of time the property has been vacant as zoned considered in the context of land development in the area, in the vicinity of the property.
- Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

STAFF REPORT RZ158 - Tax Parcel 078 035 MAY 19, 2025

REQUEST

APPLICANT: OWNER: REQUEST: COUNTY COMMISSION DISTRICT: SIZE OF THE PROPERTY: PRESENT USE/ZONING: PROPOSED USE OF PROPERTY TAX MAP NUMBER: ADJACENT ZONING: James Walden, Jr. James Walden, Jr. Rezone AR to R1 1 2 Acres AR Agriculture Residential R1 Single-Family Residential 078 035 A2, AR

PURPOSE

The purpose of this request is to rezone Tax Parcel 078 035 from AR (Agriculture Residential) to R1 (Single-Family Residential) to subdivide for family.

COMPATIBILITY WITH FUTURE LAND USE PLAN

The currently adopted Future Land Use Map designation is "Back-Forty".

Back-Forty

This character area is dominated by forests and farms. Preservation of undeveloped land takes priority. Public services cannot be efficiently provided in this area. The character area has the lowest level of infrastructure support. Residential growth should be limited and low density. The most appropriate land uses should impose a low demand on infrastructure and services. As an exception, where necessary, areas should be accessible by heavy trucks for the purpose of supporting responsible farming, forestry, and mining activities. The area should have clean surface water and a healthy wildlife habitat. The Philomath Historic District is in this character area and identified on the National Register of Historic Places. All development and land use within and adjacent to the historic district should be compatible with the historic value. *Compatible Zoning Designations: A1, A2, B1, Hi(me), PD*

The proposed zoning of R1 (Single-Family Residential) **is NOT compatible** with the character area "Back-Forty".

REVIEW OF THE PLAN

The applicant has requested that Tax Parcel 078 035 to be rezoned from to AR (Agriculture Residential) to R1 (Single-Family Residential) to subdivide for family.

Adjacent Properties are zoned are A2 (General Agriculture) and AR (Agriculture Residential). This tax parcel if rezoned will be 2 acres and is located on Union Point Rd. The remaining 8 acres will stay zoned AR (Agriculture Residential).

This request will be heard by the Oglethorpe County Zoning Board at their May 19, 2025 meeting.

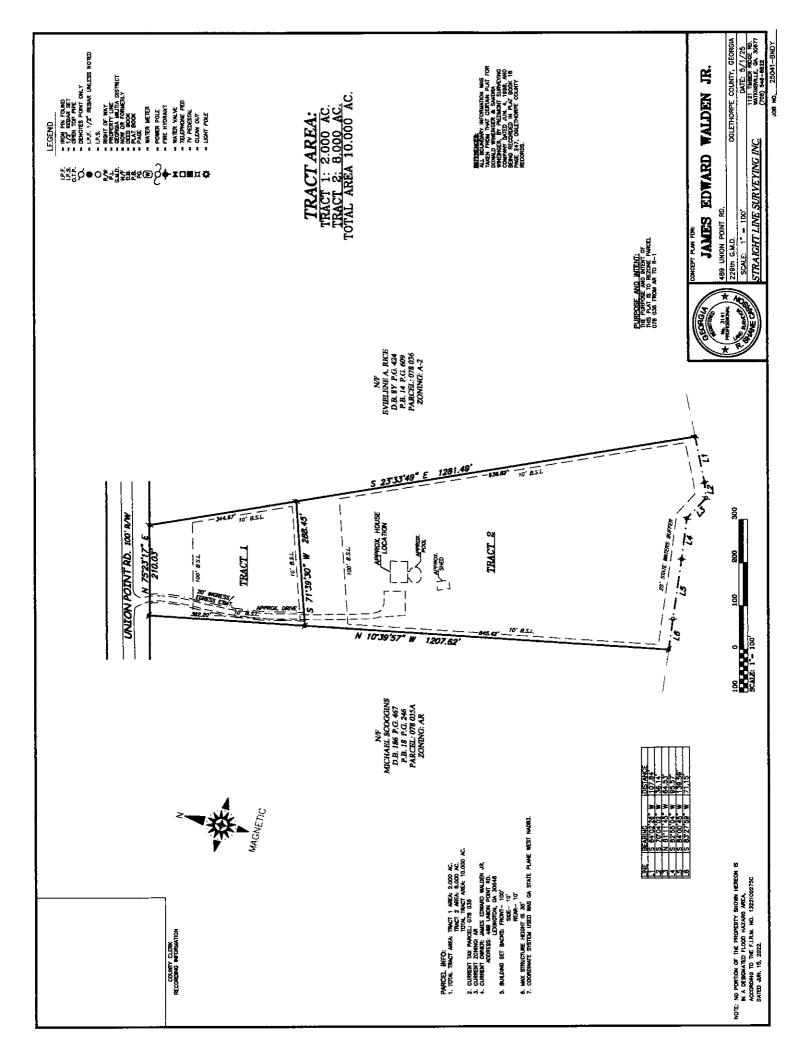
Should the Zoning Board take action on the request at their May meeting, the request will go before the Oglethorpe County Board of Commissioners on June 2, 2025.

PUBLIC NOTICE

In accordance with Section 1405 of the Oglethorpe County Zoning Ordinance, public notice of this zoning request was posted on or near the subject property(s) by May 9, 2025.

EXHIBITS





- Whether the zoning proposal is in conformity with the policy and intent of the Oglethorpe County Comprehensive Plan, the Transportation Plan, or any other duly adopted plans for the development of the County.
- Whether there is reasonable evidence, based upon existing and anticipated land use, which would indicate a mistake was made in the original zoning of the property.
- Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area.
- Whether the change will create an isolated district unrelated to the surrounding districts, such as "spot zoning?"
- Whether the need for rezoning could be handled instead by a variance request to the Zoning Board of Adjustments.
- Whether the subject property is suitable for the existing zoned purpose.
- Whether the subject property is suitable for the proposed zoning or use (location, size, lot configuration, topography, drainage, availability of public water supply and sewage system, or space and soil type to accommodate a safe water supply and an appropriately sized septic system, etc.).
- Whether the zoning proposal will permit a use that is suitable in view of the use, development, and zoning of adjacent and nearby property.
- The impact and suitability of the most intense possible future use that would be permitted on the subject property under the proposed change in zoning classification.
- Whether the change requested is out of scale with the immediate neighborhood or the needs of the county as a whole.
- Whether the zoning proposal will result in a use that could cause an excessive or burdensome use of or other adverse impact on existing streets, traffic patterns and congestion, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical services.
- Whether the zoning proposal will result in a use that will have an adverse impact on population density in the area.
- Whether there could be a significant threat for ecological, environmental, or pollution impact, including but not limited to
 air quality; ground and surface water supply and quality; significant destruction of habitat for wildlife, deterioration or
 destruction of significant or sensitive natural and environmental resources, habitat for endangered or threatened plants or
 animals, waste generation and disposal; waste water quality, sanitary sewage disposal capacity; toxic or hazardous
 materials; odors, noise, vibration, and other nuisances; diseases of public health importance, and any related concerns,
 resulting from the proposed use or from major modifications to the land if the request is granted.
- Whether the requested change would have an adverse impact on significant natural, historic, or scenic resources.
- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
- To what extent the zoning proposal will adversely affect the property values of adjacent or nearby property.
- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- The length of time the property has been vacant as zoned considered in the context of land development in the area, in the vicinity of the property.
- Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

STAFF REPORT RZ159 - Tax Parcel 081 030 MAY 19, 2025

REQUEST	
APPLICANT:	Roddy Sturdivant
OWNER:	Roddy Sturdivant
REQUEST:	Rezone A2 to R1
COUNTY COMMISSION DISTRICT:	1
SIZE OF THE PROPERTY:	2.25 Acres
PRESENT USE/ZONING:	A2 General Agriculture
PROPOSED USE OF PROPERTY	R1 Single-Family Residential
TAX MAP NUMBER:	081 030
ADJACENT ZONING:	A2

PURPOSE

The purpose of this request is to rezone Tax Parcel 081 030 from A2 (General Agriculture) to R1 (Single-Family Residential) to subdivide existing residence.

COMPATIBILITY WITH FUTURE LAND USE PLAN

The currently adopted Future Land Use Map designation is "Back-Forty".

Back-Forty

This character area is dominated by forests and farms. Preservation of undeveloped land takes priority. Public services cannot be efficiently provided in this area. The character area has the lowest level of infrastructure support. Residential growth should be limited and low density. The most appropriate land uses should impose a low demand on infrastructure and services. As an exception, where necessary, areas should be accessible by heavy trucks for the purpose of supporting responsible farming, forestry, and mining activities. The area should have clean surface water and a healthy wildlife habitat. The Philomath Historic District is in this character area and identified on the National Register of Historic Places. All development and land use within and adjacent to the historic district should be compatible with the historic value. *Compatible Zoning Designations: A1, A2, B1, Hi(me), PD*

The proposed zoning of R1 (Single-Family Residential) **is NOT compatible** with the character area "Back-Forty".

REVIEW OF THE PLAN

The applicant has requested that Tax Parcel 081 030 to be rezoned from to A2 (General Agriculture) to R1 (Single-Family Residential) to subdivide existing residence.

Adjacent Properties are zoned are A2 (General Agriculture). This tax parcel is 2.25 acres and is located on Stephens Salem Rd.

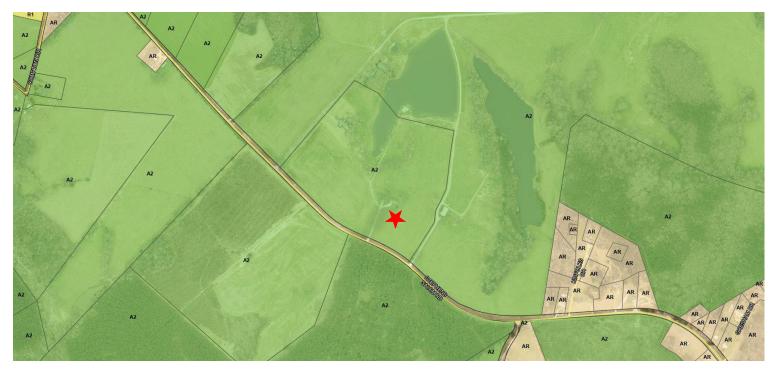
This request will be heard by the Oglethorpe County Zoning Board at their May 19, 2025 meeting.

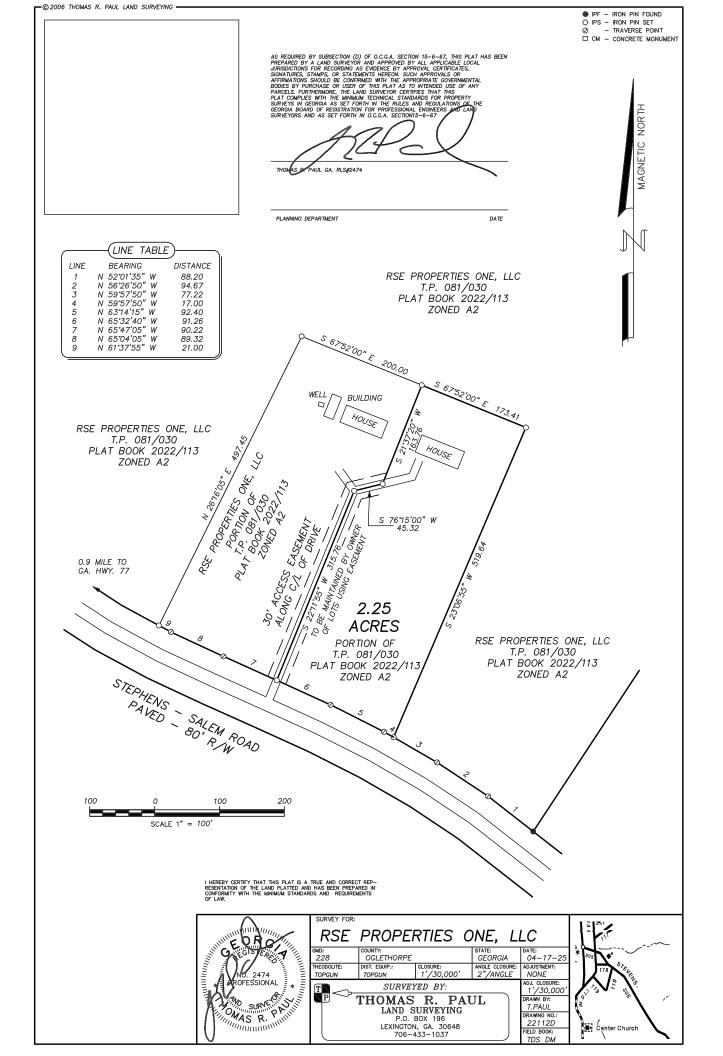
Should the Zoning Board take action on the request at their May meeting, the request will go before the Oglethorpe County Board of Commissioners on June 2, 2025.

PUBLIC NOTICE

In accordance with Section 1405 of the Oglethorpe County Zoning Ordinance, public notice of this zoning request was posted on or near the subject property(s) by May 9, 2025.

EXHIBITS





- Whether the zoning proposal is in conformity with the policy and intent of the Oglethorpe County Comprehensive Plan, the Transportation Plan, or any other duly adopted plans for the development of the County.
- Whether there is reasonable evidence, based upon existing and anticipated land use, which would indicate a mistake was made in the original zoning of the property.
- Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area.
- Whether the change will create an isolated district unrelated to the surrounding districts, such as "spot zoning?"
- Whether the need for rezoning could be handled instead by a variance request to the Zoning Board of Adjustments.
- Whether the subject property is suitable for the existing zoned purpose.
- Whether the subject property is suitable for the proposed zoning or use (location, size, lot configuration, topography, drainage, availability of public water supply and sewage system, or space and soil type to accommodate a safe water supply and an appropriately sized septic system, etc.).
- Whether the zoning proposal will permit a use that is suitable in view of the use, development, and zoning of adjacent and nearby property.
- The impact and suitability of the most intense possible future use that would be permitted on the subject property under the proposed change in zoning classification.
- Whether the change requested is out of scale with the immediate neighborhood or the needs of the county as a whole.
- Whether the zoning proposal will result in a use that could cause an excessive or burdensome use of or other adverse impact on existing streets, traffic patterns and congestion, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical services.
- Whether the zoning proposal will result in a use that will have an adverse impact on population density in the area.
- Whether there could be a significant threat for ecological, environmental, or pollution impact, including but not limited to air quality; ground and surface water supply and quality; significant destruction of habitat for wildlife, deterioration or destruction of significant or sensitive natural and environmental resources, habitat for endangered or threatened plants or animals, waste generation and disposal; waste water quality, sanitary sewage disposal capacity; toxic or hazardous materials; odors, noise, vibration, and other nuisances; diseases of public health importance, and any related concerns, resulting from the proposed use or from major modifications to the land if the request is granted.
- Whether the requested change would have an adverse impact on significant natural, historic, or scenic resources.
- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
- To what extent the zoning proposal will adversely affect the property values of adjacent or nearby property.
- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- The length of time the property has been vacant as zoned considered in the context of land development in the area, in the vicinity of the property.
- Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

STAFF REPORT RZ160 - Tax Parcel 142 034 MAY 19, 2025

REQUEST

APPLICANT: OWNER: REQUEST: COUNTY COMMISSION DISTRICT: SIZE OF THE PROPERTY: PRESENT USE/ZONING: PROPOSED USE OF PROPERTY TAX MAP NUMBER: ADJACENT ZONING: Rickie & Lori Glenn Rickie Glenn Rezone AR to R1 2 5.56 Acres AR Agriculture Residential R1 Single-Family Residential 142 034 AR, A2

PURPOSE

The purpose of this request is to rezone Tax Parcel 142 034 from AR (Agriculture Residential) to R1 (Single-Family Residential) to subdivide for family split.

COMPATIBILITY WITH FUTURE LAND USE PLAN

The currently adopted Future Land Use Map designation is "Back-Forty".

Back-Forty

This character area is dominated by forests and farms. Preservation of undeveloped land takes priority. Public services cannot be efficiently provided in this area. The character area has the lowest level of infrastructure support. Residential growth should be limited and low density. The most appropriate land uses should impose a low demand on infrastructure and services. As an exception, where necessary, areas should be accessible by heavy trucks for the purpose of supporting responsible farming, forestry, and mining activities. The area should have clean surface water and a healthy wildlife habitat. The Philomath Historic District is in this character area and identified on the National Register of Historic Places. All development and land use within and adjacent to the historic district should be compatible with the historic value. *Compatible Zoning Designations: A1, A2, B1, Hi(me), PD*

The proposed zoning of R1 (Single-Family Residential) **is NOT compatible** with the character area "Back-Forty".

REVIEW OF THE PLAN

The applicant has requested that Tax Parcel 142 034 be rezoned from AR (Agriculture Residential) to R1 (Single-Family Residential) to subdivide for family split.

Adjacent Properties are zoned are A2 (General Agriculture) and AR (Agriculture Residential). This tax parcel is 5.56 acres total to be split into a 2.54 acre tract and a 3.04 acre tract. This property is located on Eades Rd.

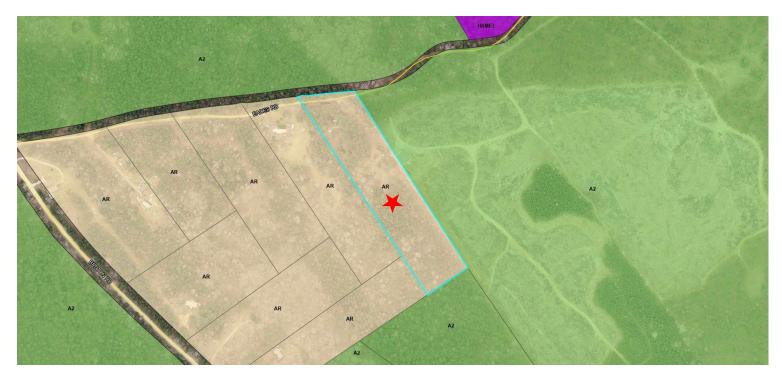
This request will be heard by the Oglethorpe County Zoning Board at their May 19, 2025 meeting.

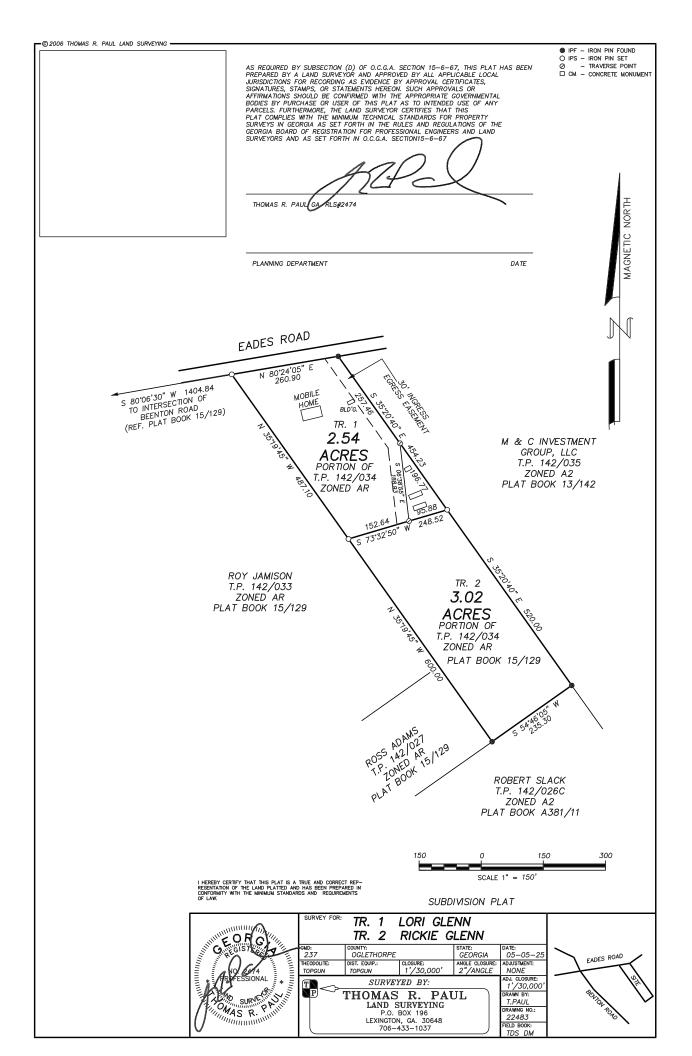
Should the Zoning Board take action on the request at their May meeting, the request will go before the Oglethorpe County Board of Commissioners on June 2, 2025.

PUBLIC NOTICE

In accordance with Section 1405 of the Oglethorpe County Zoning Ordinance, public notice of this zoning request was posted on or near the subject's property by May 9, 2025.

EXHIBITS





- Whether the zoning proposal is in conformity with the policy and intent of the Oglethorpe County Comprehensive Plan, the Transportation Plan, or any other duly adopted plans for the development of the County.
- Whether there is reasonable evidence, based upon existing and anticipated land use, which would indicate a mistake was made in the original zoning of the property.
- Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area.
- Whether the change will create an isolated district unrelated to the surrounding districts, such as "spot zoning?"
- Whether the need for rezoning could be handled instead by a variance request to the Zoning Board of Adjustments.
- Whether the subject property is suitable for the existing zoned purpose.
- Whether the subject property is suitable for the proposed zoning or use (location, size, lot configuration, topography, drainage, availability of public water supply and sewage system, or space and soil type to accommodate a safe water supply and an appropriately sized septic system, etc.).
- Whether the zoning proposal will permit a use that is suitable in view of the use, development, and zoning of adjacent and nearby property.
- The impact and suitability of the most intense possible future use that would be permitted on the subject property under the proposed change in zoning classification.
- Whether the change requested is out of scale with the immediate neighborhood or the needs of the county as a whole.
- Whether the zoning proposal will result in a use that could cause an excessive or burdensome use of or other adverse impact on existing streets, traffic patterns and congestion, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical services.
- Whether the zoning proposal will result in a use that will have an adverse impact on population density in the area.
- Whether there could be a significant threat for ecological, environmental, or pollution impact, including but not limited to
 air quality; ground and surface water supply and quality; significant destruction of habitat for wildlife, deterioration or
 destruction of significant or sensitive natural and environmental resources, habitat for endangered or threatened plants or
 animals, waste generation and disposal; waste water quality, sanitary sewage disposal capacity; toxic or hazardous
 materials; odors, noise, vibration, and other nuisances; diseases of public health importance, and any related concerns,
 resulting from the proposed use or from major modifications to the land if the request is granted.
- Whether the requested change would have an adverse impact on significant natural, historic, or scenic resources.
- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
- To what extent the zoning proposal will adversely affect the property values of adjacent or nearby property.
- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- The length of time the property has been vacant as zoned considered in the context of land development in the area, in the vicinity of the property.
- Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

STAFF REPORT RZ161 - Tax Parcel 162 050 MAY 19, 2025

REQUEST

APPLICANT: OWNER: REQUEST: COUNTY COMMISSION DISTRICT: SIZE OF THE PROPERTY: PRESENT USE/ZONING: PROPOSED USE OF PROPERTY TAX MAP NUMBER: ADJACENT ZONING: Hunter Downing Capital Resource Management, LLC Rezone AR to R1 2 11.5 Acres AR Agriculture Residential R1 Single-Family Residential 162 050 AR, A2

PURPOSE

The purpose of this request is to rezone Tax Parcel 162 050 from AR (Agriculture Residential) to R1 (Single-Family Residential) to subdivide 3 residential lots.

COMPATIBILITY WITH FUTURE LAND USE PLAN

The currently adopted Future Land Use Map designation is "Back-Forty".

Back-Forty

This character area is dominated by forests and farms. Preservation of undeveloped land takes priority. Public services cannot be efficiently provided in this area. The character area has the lowest level of infrastructure support. Residential growth should be limited and low density. The most appropriate land uses should impose a low demand on infrastructure and services. As an exception, where necessary, areas should be accessible by heavy trucks for the purpose of supporting responsible farming, forestry, and mining activities. The area should have clean surface water and a healthy wildlife habitat. The Philomath Historic District is in this character area and identified on the National Register of Historic Places. All development and land use within and adjacent to the historic district should be compatible with the historic value. *Compatible Zoning Designations: A1, A2, B1, Hi(me), PD*

The proposed zoning of R1 (Single-Family Residential) **is NOT compatible** with the character area "Back-Forty".

REVIEW OF THE PLAN

The applicant has requested that Tax Parcel 162 050 be rezoned from AR (Agriculture Residential) to R1 (Single-Family Residential) to subdivide into 3 residential lots.

Adjacent Properties are zoned are A2 (General Agriculture) and AR (Agriculture Residential). This tax parcel is 11.5 acres total to be split into 3 lots. Proposed lot 1 is 4.224 acres; Lot 2 is 3.737 acres; Lot 3 is 3.662 acres. This property is located on Elberton Rd, Highway 77 N.

This request will be heard by the Oglethorpe County Zoning Board at their May 19, 2025 meeting.

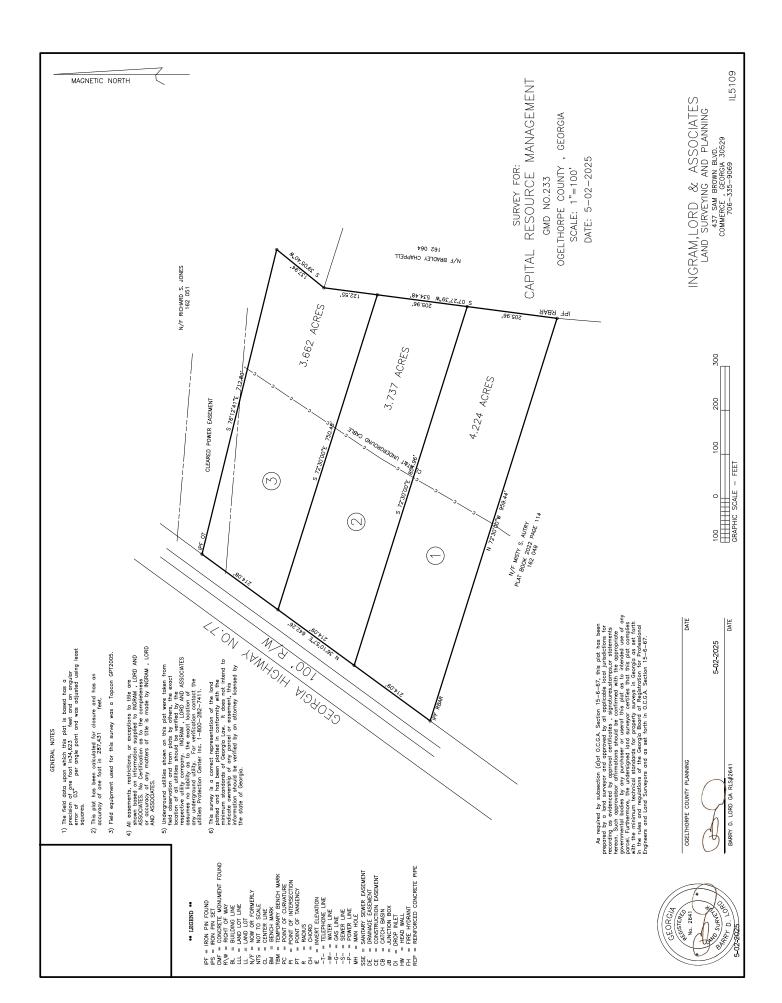
Should the Zoning Board take action on the request at their May meeting, the request will go before the Oglethorpe County Board of Commissioners on June 2, 2025.

PUBLIC NOTICE

In accordance with Section 1405 of the Oglethorpe County Zoning Ordinance, public notice of this zoning request was posted on or near the subject's property by May 9, 2025.

EXHIBITS





- Whether the zoning proposal is in conformity with the policy and intent of the Oglethorpe County Comprehensive Plan, the Transportation Plan, or any other duly adopted plans for the development of the County.
- Whether there is reasonable evidence, based upon existing and anticipated land use, which would indicate a mistake was made in the original zoning of the property.
- Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area.
- Whether the change will create an isolated district unrelated to the surrounding districts, such as "spot zoning?"
- Whether the need for rezoning could be handled instead by a variance request to the Zoning Board of Adjustments.
- Whether the subject property is suitable for the existing zoned purpose.
- Whether the subject property is suitable for the proposed zoning or use (location, size, lot configuration, topography, drainage, availability of public water supply and sewage system, or space and soil type to accommodate a safe water supply and an appropriately sized septic system, etc.).
- Whether the zoning proposal will permit a use that is suitable in view of the use, development, and zoning of adjacent and nearby property.
- The impact and suitability of the most intense possible future use that would be permitted on the subject property under the proposed change in zoning classification.
- Whether the change requested is out of scale with the immediate neighborhood or the needs of the county as a whole.
- Whether the zoning proposal will result in a use that could cause an excessive or burdensome use of or other adverse impact on existing streets, traffic patterns and congestion, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical services.
- Whether the zoning proposal will result in a use that will have an adverse impact on population density in the area.
- Whether there could be a significant threat for ecological, environmental, or pollution impact, including but not limited to
 air quality; ground and surface water supply and quality; significant destruction of habitat for wildlife, deterioration or
 destruction of significant or sensitive natural and environmental resources, habitat for endangered or threatened plants or
 animals, waste generation and disposal; waste water quality, sanitary sewage disposal capacity; toxic or hazardous
 materials; odors, noise, vibration, and other nuisances; diseases of public health importance, and any related concerns,
 resulting from the proposed use or from major modifications to the land if the request is granted.
- Whether the requested change would have an adverse impact on significant natural, historic, or scenic resources.
- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
- To what extent the zoning proposal will adversely affect the property values of adjacent or nearby property.
- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- The length of time the property has been vacant as zoned considered in the context of land development in the area, in the vicinity of the property.
- Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.