



ZONING BOARD MINUTES

6 PM | October 23, 2025

GENERAL

Members present: Janet Hill, Morgan Robinson, JF Hansford, Sam Nash. Jimmy Shealy was not present.
Staff present: Jeff Sharp, Teresa Campbell

AGENDA

6:00PM. Call to Order

ITEM 1. Review of August and September 2025 zoning minutes.
Robinson motion to approve. Hansford second. Unanimous.

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**

Sharp explains location of property and Hill asks if there are any questions from the Board. No additional questions.

Hansford motion to approve. Robinson Second. Unanimous.

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**

Robinson confirms that there are not any existing structures on this parcel. Hill asks about ingress to property and sees that there is access on adjacent family's property.

Robinson motion to approve. Hansford second. Unanimous.

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**

Hill advises the Board that we had a late public comment submission that was received in objection to this rezone application and asks Teresa to read. Teresa reads submission stating that they are in objection due to this not being compatible with the Comprehensive Plan and that this property has already been subdivided once with no objection, and notes this will be the second subdivision of this property. Robinson asks which part of the property has already been subdivided and it is a parcel that this parcel surrounds on 3 sides. Sharp advises that there are some R1 parcels in this area and explains the location of the previous subdivision of this parcel.

The applicant was in attendance and Robinson asked if this intent is to subdivide for family. The applicant states that the existing home is just too much for them going into retirement and their plan is to sell and build a smaller home on the subdivided parcel. Robinson motion to approve. Hansford second. Unanimous.

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 family. The remaining 22.80 acres would stay zoned A2 (General Agriculture). **DISTRICT 1 Sharp advises the applicant is present if there are any questions. No questions. Hansford motion to approve. Nash second. Unanimous.**

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 Hill advises board that this came before us in May. Sharp explains that the Variance came before the board in May and since that was granted, they were able to move forward with their plan to request a Rezone to PD/R-3 and that this request is something that works with our comprehensive plan of focusing growth and development into our Gateway Corridor. Hill mentions the second exit and Sharp explains that it is only for emergency purposes (EMS/Fire/etc.) and not to be used by residents unless there is an emergency. Robinson asks about the size of the emergency exit as it seemed smaller than normal. The applicant advises that there is not enough room for access other than for emergency vehicles if necessary. Hill notes that she thinks this is a great location with access to sewer/water and focuses on our growth in this area. Robinson motion to approve. Nash second. Unanimous.**

ITEM 7. **TABLED 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 Hill recognizes there has been a lot of public comment and advises that there was an attorney's submission for adjacent property's objection. Sharp explains they included appraisal studies showing property values are decreased near a cell tower and Hill advises there are coverage maps showing existing adequate coverage for the area already. Hill explains the Variance Ordinance in the Oglethorpe County UDC, stating what dictates the needs for a Variance and Sharp reads the Ordinance. Hill asks if there are multiple Variance requests. Sharp states that this one Variance would cover the Variances they need for the multiple property lines they are requesting it for. Sharp explains that our Telecommunications Tower Ordinance states that everything in the required setbacks must be under the control of the property owner, and that this proposed Tower location's setbacks encroach on multiple adjacent properties and residences. Hill advises the Board that the applicant's attorney is present if they have any questions. Hill confirms with attorney that there is only one lease for the tower site. Hill confirms that the setback required is minimally the height of the tower from adjacent property lines and that it does not meet that requirement. The attorney explains that he needs to confirm that with his information. Sharp advises that while the property owner owns the adjacent property across Melton Rd from the site, that the road is owned by the county and that it encroaches on that property line as well as another adjacent property on May Pop Dr. Sharp explains that the tower height is stated at 255', but it is an additional 5' for the light and 755' is required setback from adjacent residential uses. Hill asks applicant about the coverage deficiency in the area. The attorney explains the coverage map included that shows their lack of coverage, and Hill compares it to the coverage map that T-Mobile has posted as available coverage area that was submitted by the opposition's attorney showing they are advertising adequate coverage in the area for new**

customers. Robinson asks the attorney if there are any additional towers located in the area that they could use instead and the attorney states there are none that would help them with coverage in this area. Hanford makes a motion to table to give more time for the applicant and opposition to communicate about discrepancies. Robinson states that in light of the large difference in setbacks that they are requesting, she makes a motion to deny. Hill states they need to vote on the first motion to table, Nash seconds the motion to table. Robinson agrees to motion to table for time to review the opposition's attorney's submission
Hansford motion to table. Robinson motion to deny. Nash seconded Hansford's motion to table. Unanimous.

ITEM 8. **TABLED 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 Hill states that since the Variance has been tabled, we cannot approve the Conditional Use, so that this may need to be tabled as well.**
Hansford motion to table. Robinson seconded. Unanimous.

ITEM 9. Revisions made to the Subdivision Ordinance in the Oglethorpe County Unified Development Code.
Hansford motion to approve. Robinson seconded. Unanimous.

ITEM 10. Revisions made to the Recreational Vehicles Ordinance in the Oglethorpe County Unified Development Code Section 404.
Robinson motion to approve. Hansford seconded. Unanimous.

ITEM 11. **WITHDRAWN** Erosion and Sedimentation Control Ordinance. Section 606.
Robinson motion to approve with revisions Janet Hill suggested. Hansford seconded. Unanimous.
Withdrawn before the County Commissioner's Meeting

Meeting adjourned 6:49pm.

PROCEDURE

1. The 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. The Zoning Board will recommend one of the following actions: Approval, Approval with Conditions, Table or Deny.
5. The 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.