



ZONING BOARD MINUTES

6 PM | July 29, 2019

105 UNION POINT ROAD | LEXINGTON, GEORGIA

GENERAL

Present Zoning Board members were: Jeff Sharp, Janet Hill, Morgan Robinson, Robert Drew and Jimmy Shealy.

Present Staff: Amy Stone

Meeting called to order at 6 pm by Chairman Jeff Sharp. Introduction of new member Jimmy Shealy. Prayer by Jimmy Shealy.

Review of June Minutes. **Hill motion to approve, Robinson second. Unanimous.**

Staff Presentation of RZ-031 for Teresa Hitchcock, on behalf of the owner Larry Davenport, who requested a rezone of property at 480 Sandy Cross Road, also known as Tax Parcel 113 056 and comprising 5.461 acres from Rural Residential (AR) to Single Family Residential (R-1) for the purposes of creating a second parcel for a residence. Discussion from Board about other sub-5 acre lots in immediate vicinity. **Hill motion to approve, Robinson second. Unanimous.**

Staff Presentation of CU-00 for Wolfskin Solar LLC, on behalf of the owner Shealy Farms Inc., who requested a Conditional Use at Shealy Hog Farm Road, identified as Tax Parcels 012 015 and 012 017 and comprising approximately 380 acres to allow a Large Scale Solar Farm in the A1 (Intensive Agriculture) zone.

Zoning Board member Jimmy Shealy requests to be recused from discussion.

Hill asked about access to existing cemetery, applicant representative Rachel Donahue indicated that utility/access easement provided for nearby Georgia Power substation would double as access for cemetery. Hill asked about screening from nearby subdivision and Applicant Donahue replied that preference will be to utilize 50' wide natural vegetation where possible and planted/supplemented buffer where adequate vegetation does not exist. Confirmation from applicant that swine farming no longer operational on property. **Robinson motion to approve, Drew second. Unanimous.**

Zoning Board member Jimmy Shealy rejoins discussion.

Staff presentation of VA005 for Travis Legg, on behalf of the owner Twisted Cedar Ranch LLC, who requested a variance to the Oglethorpe Unified Development Code Section 500.03 on Smithonia Road, identified as Tax Parcel 068 006 B to reduce the setback for an intensive agriculture structure on property zoned A-1 prior to September 8, 2015 from 200' to 106.61' along the southern border and 111.76' along the western border.

Hill states concerns over access to property via private easement off Smithonia Road. Applicant Travis Legg responds that he intends to build pullet houses which house fewer birds and necessitate less truck traffic due to have 2 flocks a year versus 6 flocks or more in broiler houses. Shealy requests confirmation of accuracy of floodplain; Robinson noted that the stream may be intermittent; Hill asks if a stackhouse will be constructed; Applicant Legg states that stackhouse will not be needed as death rates are lower for pullet houses; Drew asks for clarification of location of property in proximity to Beaverdam Road. Drew asks if pullet houses can be converted to broiler houses. Applicant Legg states they can but he is not interested in broilers.

Drew states a preference for more time to consider; **motions to Table. Hill seconds.** Discussion.

Applicant Legg interjects desire to have a vote tonight and states that he could put houses in without variance. Shealy asks how many pullet houses he will put in; Legg responds two at first and potentially four as shown on plans; Applicant Legg states that no adjacent neighbors have conflict but has not spoken to all yet; Applicant Legg states that pullet houses have approximately 18k birds versus 30k birds in broiler houses.

Chairman Sharp ends discussion and calls for vote on motion.

Hill, Drew, Robinson vote to affirm the Table. Shealy votes against. Motion carries 3-1.

Staff confirms to Applicant Legg that item will be on the upcoming Zoning Board meeting on August 19, 2019.

Meeting adjourned at 6:37 pm.