



ZONING BOARD MINUTES

6 PM | APRIL 22, 2019

105 UNION POINT ROAD | LEXINGTON, GEORGIA

GENERAL

Zoning Board members present: Jeff Sharp, Janet Hill, Morgan Robinson and Robert Drew.

Staff present: Amy Stone

AGENDA

6 PM. Chairman Sharp called the meeting to order.

Prayer by Morgan Robinson.

ITEM 1. Review of March Minutes. Hill motion to approve, Robinson second. Unanimous.

ITEM 2. Staff presents H. Buddy Robinson, Jr. request for a Conditional Use to construct a 400' tall Telecommunications Tower on 6.2075 acres Elberton Road within Tax Parcel 161 022. Applicant is present and answers questions related to the proposal including confirmation of a 40 year lease on the property with 5 year options thereafter. Applicant also confirms collocation is possible with other providers and that this tower fills a coverage area for the provider which is Southern Link. Hill motion to approve, Robinson second. Unanimous.

ITEM 3. Staff presents William and Karen Wade's request to rezone their property at 22 O'Kelley Road, also known as Tax Parcel 065 064, from AR to R1 in order to create a lot for a residence. Applicant is present and confirms that at one time the property was split and it was combined to create the current configuration. Staff explained that R1 zoning is necessary to split the lot because the current acreage does not meet AR standards and is legal, non-conforming. Hill asks if there are other non-conforming AR lots in the vicinity and Staff confirms. Hill motion to approve, Robinson second. Unanimous.

ITEM 4. Staff presents Robert Jason Smith's request to rezone his property on Elberton Road, also known as Tax Parcel 162 039, from A2 (General Agriculture) to HI(me) (Heavy Industrial – Mineral Extraction) and a variance to reduce the setback from 100' to 0' as required in Section 708.02 (g) and a reduction of the natural buffer strip from 100' to 0' as required in Section 708.02 (h). Staff report is read and highlights some deficiencies in submitted plans and the proposal's location within a Groundwater Recharge Area. A map of the Groundwater Recharge Area is displayed and the definition of Recharge Area and relationship to the Piedmont are provided from DNR Hydrologic Map 18. Applicant's representative is present and answers questions regarding content of letter provided by adjacent neighbor Larry Walker. Hill expresses concern that the submitted letter expressing support of the variance request does not support the location of a mineral extraction site within the buffer, rather it expresses general support of the variance. Also noted was the lack of appropriate buffer on the stream and lack of appropriate buffer next to stockpiles and overburden storage. Hill motioned to deny, Robinson second. Unanimous. The applicant's representative requested clarification of denial and Chairman Sharp noted that the location within the Groundwater Recharge Area was a driving factor. Hill added that the incorrect stream buffer and ambiguous support letter from the adjacent neighbor were also problematic. Drew added that the support letter has an expiration date of December 31, 2019.

The meeting was adjourned at 6:45 pm.