



ZONING BOARD MINUTES

6 PM | August 19, 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 6:04 pm by Chairman Jeff Sharp. Prayer by Jeff Sharp.

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

Chairman Sharp read aloud the conditions for Variance Evaluation.

Staff read the request for VA005 by 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.

Member Hill requested clarification of location of 6 acre tract mentioned at previous meeting. Staff shared that she believed it to be located nearby but not actually adjacent to the tract.

Chairman Sharp asked Applicant Legg if he could put two houses on one side of creek and two houses on other and stated belief that integrator may prefer that arrangement. Applicant stated preference to keep houses together to save money on generators and wells and to avoid a low spot on the property. Member Hill stated concern about large trucks using private access easement. Neighbors in attendance were asked by Chairman Sharp about their position. Neighbor lives approximately 1-2 miles from property and stated disagreement with variance. Member Shealy stated that he understood the burden of large setbacks based on his history of hog farming but felt that 100' was not enough setback. Member Shealy asked if he could build chicken houses without variance and Legg stated he likely could but the configuration he submitted was the best. Member Drew expressed his support for farming but did not feel proposal met variance conditions.

Drew motion to Deny, Hill second. Unanimous denial.

Meeting adjourned at 6:25 pm.