



ZONING BOARD MINUTES

6 PM | August 19, 2019

105 UNION POINT ROAD | LEXINGTON, GEORGIA

GENERAL

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

Present Staff: Amy Stone

Meeting called to order at 6:00 pm by Chairman Jeff Sharp. Prayer by Jeff Sharp.

Item 1. Review of August Minutes. **Drew motion to approve, Robinson second. Unanimous.**

Item 2. Staff read the request for CU002 for **Wolfskin Solar LLC**, on behalf of the owner Shealy Farms Inc., has 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 recused himself from discussion.

Staff confirmed no changes were made to application from original consideration but was being reheard due to issues related to public notice requirements. Drew motion to approve, Robinson second. **3-0 in favor.**

Zoning Board member Jimmy Shealy rejoins discussion.

Item 3. Staff read the request for **Phillips Brothers Contracting, Inc.**, on behalf of the owner Outz Land LLP, to request a rezone from General Agriculture (A2) to HI(me) for a Conditional Use in the Heavy Industrial District at Benton Road, identified as Tax Parcel 160 013 and comprising approximately 499 acres, to allow for a mining operation.

Staff confirmed that the request will be within the groundwater recharge area. Board members discussed review criteria and conflict with Unified Development Code. Shealy motion to deny, Drew second. **4-0 to deny.**

Item 4. Staff read the request for **Baseline Surveying and Engineering**, on behalf of the owners Matt and Tracey Patrick, to request a rezone from Rural Residential (AR) to Single-Family Residential (R-1) at 155 Bairdstown Loop, identified as Tax Parcel 107 006 and comprising approximately 3.22 acres, to allow for the creation of a second lot. Member Shealy asked applicant if the parcel will be for family. Applicant confirmed. Robinson motion to approve, Drew second. **4-0 in favor.**

Item 5. Staff read the request for Karen Cornwell to request a rezone from A2 (General Agriculture) to R1 (Single Family Residential) at 51 Maryland Lane, identified as Tax Parcel 064 010 and comprising approximately 6.81 acres, to allow for the creation of a second lot. Robinson motion to approve, Drew second. **4-0 in favor.**

End of Zoning Applications.

Item 6. Discussion of Long Range Planning Issues.

Public Hearing. Some members would like to have more public input, however opening the meeting to be a second public hearing was not favorably received. The current process of encouraging attendance by applicants and permitting the Chair to engage in discussion when questions or issue arise was generally favored. This practice could be captured more completely in revised bylaws.

Scheduling public hearing. Issue of needing 15 days to advertise public hearing, yet having only 14 days between Zoning Board and BOC meeting – members expressed willingness to move meeting date to allow for public hearing notice to occur after Zoning Board.

Bylaws. Agreement that bylaws needed housekeeping.

Telecommunications Towers. Agreement to move forward with a draft amendment to allow fall zones to be reduced with assertion from structural engineer.

Groundwater Recharge Area. Members expressed desire to hear from experts on both sides of the issue (regulatory and development) to better understand implications and reasons for protection of GRA's. Ideal speaker/expert would be someone who understands both sides. Staff to solicit assistance on this issue and present back to Board.

Meeting adjourned at 7:25 pm.