

AGENDA
PUBLIC HEARING AND WORK SESSION
COMMISSIONER'S OFFICE
Monday, March 2, 2026, 6:00 PM

CHANGE OF LOCATION: HISTORIC COURTHOUSE

MEETING OPENING:

1. Call to Order
2. Pledge of Allegiance
3. Prayer

PUBLIC HEARING ITEMS: (Must sign up to speak on specific item)

1. Tony Smith has requested a Variance for Tax Parcel 095A 016 to the minimum acreage required for R1 (Single-Family Residential) zoning and a Variance to the minimum lot width required (Requires 200ft lot width). The applicant is requesting these variances to allow the Rezone request in Item 3 to subdivide two existing residences into two 1-acre lots with a minimum lot width of 30ft at the access of Tract 2. **DISTRICT 5 Zoning Board unanimously recommended to approve.**
2. Tony Smith has requested a Rezone for Tax Parcel 095A 016 from AR (Agriculture Residential) to R1 (Single-Family Residential) located at 52 Clark Cir to subdivide two existing residences. **DISTRICT 5 Zoning Board unanimously recommended to approve.**
3. Steven Davidson for RBA Oglethorpe Investments, LLC has requested a Variance to the minimum road frontage required for a Large Parcel Subdivision of Tax Parcel 056 017 located on Faust Farm Rd. The Oglethorpe County UDC A2 Zoning requires 500ft of road frontage for Large Parcel Divisions. This proposed parcel only has 100ft of available access for Tract 5 located off Hutchins Rd. **DISTRICT 4 Zoning Board unanimously recommended to approve.**
4. Review of proposed large lot subdivision for Oglethorpe Investments, LLC. This proposed large lot subdivision is for Tax Parcel 056 017 located on Faust Farm Rd. The Oglethorpe County UDC A2 Zoning Ordinance requires approval for a large lot subdivision (25 acres or more) that creates more than 3 parcels. **DISTRICT 5 Zoning Board unanimously recommended to approve.**
5. Bernardo Acevedo has requested a Rezone from LI (Light Industrial) to A2 (General Agriculture) for Tax Parcel 100 003 located on Washington Rd. This rezone request is for the purpose of making zoning appropriate with the land use and potential to build single-family residences in the future. **DISTRICT 1 TABLED FROM FEBRUARY Zoning Board unanimously recommended to approve.**
6. County Initiated Rezone of Tax Parcels 013 027, 013 027A, and 013 028 located on Black Snake Rd from A1 (Intensive Agriculture) to A2 (General Agriculture) to comply with Section 500.06(B) of the Oglethorpe County UDC. The property owner is aware and in agreement with this rezone as Tax Parcels 013 027 and 013 027A are residential use and the poultry houses located on Tax Parcel 013 028 use has ceased

to exist for over 12 months. DISTRICT 4 Zoning Board unanimously recommended to approve.

7. David & Tammy Owens have requested a Variance to the requirement to pave the private access drive to Tax Parcel 050 018A01 located at 616 Yancey Rd that was approved for Rezone and parcel subdivision in December, 2025. DISTRICT 4 Zoning Board recommended to deny.
8. Jerry Southers has requested a Rezone for Tax Parcel 014 017A from A2 (General Agriculture) to AR (Agriculture Residential) for the purpose of subdividing for family. DISTRICT 4 Zoning Board unanimously recommended to approve.
9. William Cunningham requested a Variance to the minimum acreage required for A2 zoning on an unpaved road for Tax Parcel 078 024B located on Cunningham Rd for the purpose of subdividing. DISTRICT 1 **POSTPONED TO APRIL MEETING**

AGENDA ITEMS:

ADMINISTRATIVE CONSENT AGENDA: (All items listed below are voted on by the Board in one motion unless otherwise specified by the Board)

1. Minutes – February 9, 2026
2. Monthly Financial Report

CHAIRMAN’S REPORT AND OTHER BUSINESS:

PUBLIC COMMENT - Three minutes per participant no discussion from the Board

EXECUTIVE SESSION (If Necessary)



Jay Paul, Chairman

The Oglethorpe County Board of Commissioners' regular monthly meeting will be held in the Board Room at the BOC Office, 105 Union Point Road, Lexington, Georgia.

Simultaneous access will be provided via Zoom for anyone that would like to attend. See details below.

Virtual access: https://us06web.zoom.us/webinar/register/WN_nofM-RD6SzaXlzMW6-xhCw

Telephonic option: If you simply wish to listen to the meeting or if you are unable to access the meeting via Zoom you may Dial (301) 715-8592 or (312) 626-6799 for audio only. Use Webinar ID: 959 9531 3292

When using the telephonic option, you will not be able to participate in the meeting without prior coordination. If you are unable to attend via zoom AND you desire to participate in the meeting by providing input related to a zoning agenda item or to speak during the public comment portion of the meeting - please contact the County Clerk, Amy Forrester at 706-743-5270 prior to the meeting so that we can make arrangements accordingly.