

**STAFF REPORT**  
**CU-010 140 Twin Oaks Road**  
**January 23, 2023**

**REQUEST**

APPLICANT:	Travis Byron Fleeman
OWNER:	Travis Byron Fleeman
REQUEST:	Conditional Use for a Deer Processor
COUNTY COMMISSION DISTRICT	1
SIZE OF THE PROPERTY:	28.98 acres
PRESENT USE/ZONING:	A2
PROPOSED USE OF PROPERTY	Deer Processing Plant
TAX MAP NUMBER:	037 011A
ADJACENT ZONING:	A2

**PURPOSE**

The purpose of this request is to allow a Conditional Use for a Deer Processor in A2 (General Agriculture) zoning district. The applicant has submitted a Site Plan, Building Blueprint, and Letter of Intent.

**COMPATIBILITY WITH FUTURE LAND USE PLAN**

The currently adopted Future Land Use Map designation is “Back Forty”.

***Back Forty***

This character area is dominated by forests and farms. Preservation of undeveloped land takes priority. Public services cannot be efficiently provided in this area. The character area has the lowest level of infrastructure support. Residential growth should be limited and low density. The most appropriate land uses should impose a low demand on infrastructure and services. As an exception, where necessary, areas should be accessible by heavy trucks for the purpose of supporting responsible farming, forestry, and mining activities. The area should have clean surface water and a healthy wildlife habitat. ***Compatible Zoning Designations: A1, A2, B1, HI(me), PD***

The proposed Conditional Use for a Deer Processor does not appear to violate either the policy or the intent of the Back Forty Character Area. The request would not increase demand for services, increase residential density, or impact valuable historic resources.

**REVIEW OF THE PLAN**

The applicant has submitted a site plan as required by Section 1202. The request is for Conditional Use to allow for a Deer Processing Facility. There is no mention of a deer processing facility in our Unified Development Code. However, there is mention of a “Commercial Slaughterhouse” in Section 501.07 of our UDC. Slaughterhouses, according to the UDC, shall not be located any closer than 300’ from any side or rear property line or closer than 500’ from any existing residence under separate ownership.

Adjacent properties are also zoned A2. The nearest residence is at 132 Twins Oaks Rd and is approximately 200 feet away from the building site and is owned by the applicant and his family.

The applicant plans to build a facility to operate a deer processing plant with the emphasis being on quality and sanitation in the process of providing their services. The total acreage of the parcel is 28.98.

The facility is proposed to be 24ft x 32ft, with a minimum of 3 doorways and a minimum of 3 windows. A circular driveway will be placed around the building to facilitate drop offs and pick-ups. Up to 10 parking spaces will be provided for employees and customers.

The deer processing facility will have 1 operator with a possibility of multiple employees. The facility will be operational from the opening day of deer season, until the completion of the last deer. This will be the end of deer season. Approximately late September thru mid-January.

## CURRENT STATUS

This request will be heard by the Oglethorpe County Zoning Board at their January 23, 2023 meeting.

Should the Zoning Board take action on the request at their September meeting, the request will go before the Oglethorpe County Board of Commissioners on February 6, 2023.

## PUBLIC NOTICE

In accordance with Section 1405 of the Oglethorpe County Zoning Ordinance, public notice of this zoning request was posted on or near the subject property(s) by January 13, 2020.

## EXHIBITS

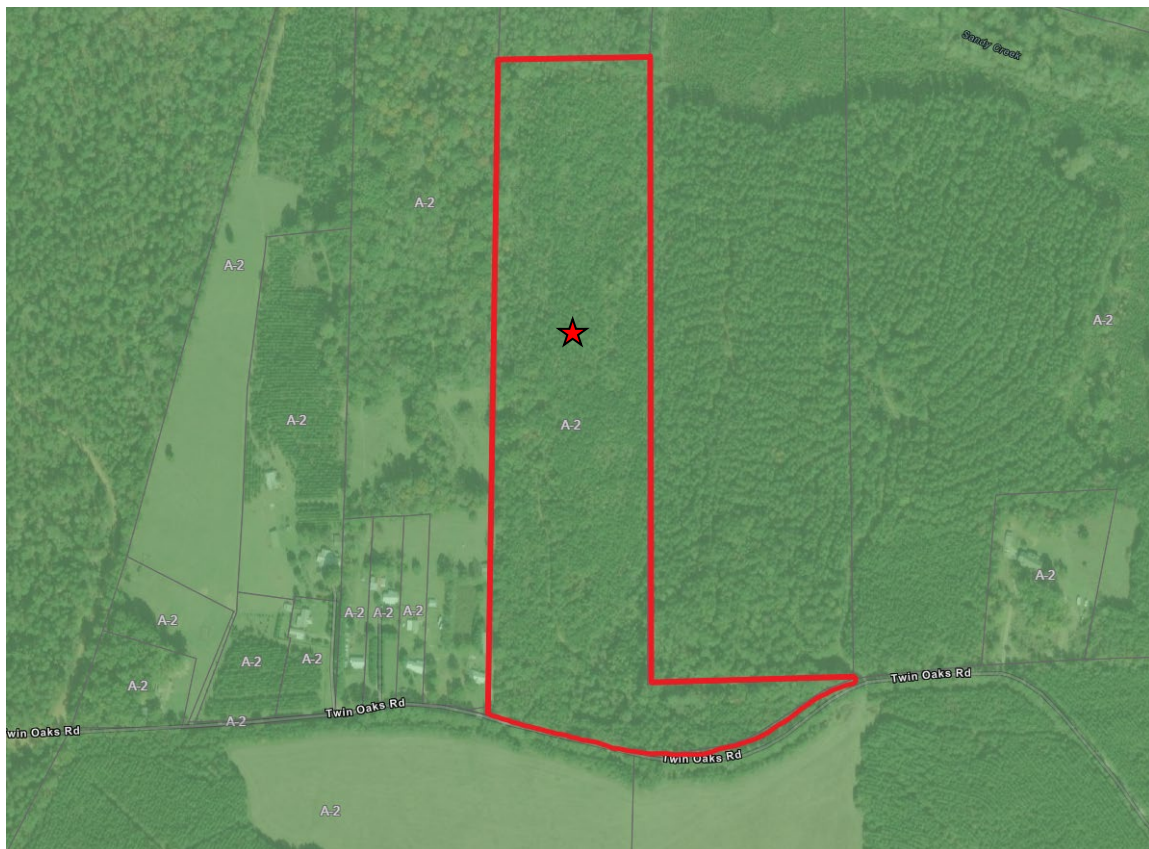


Figure 1 Adjacent Property's Zoning



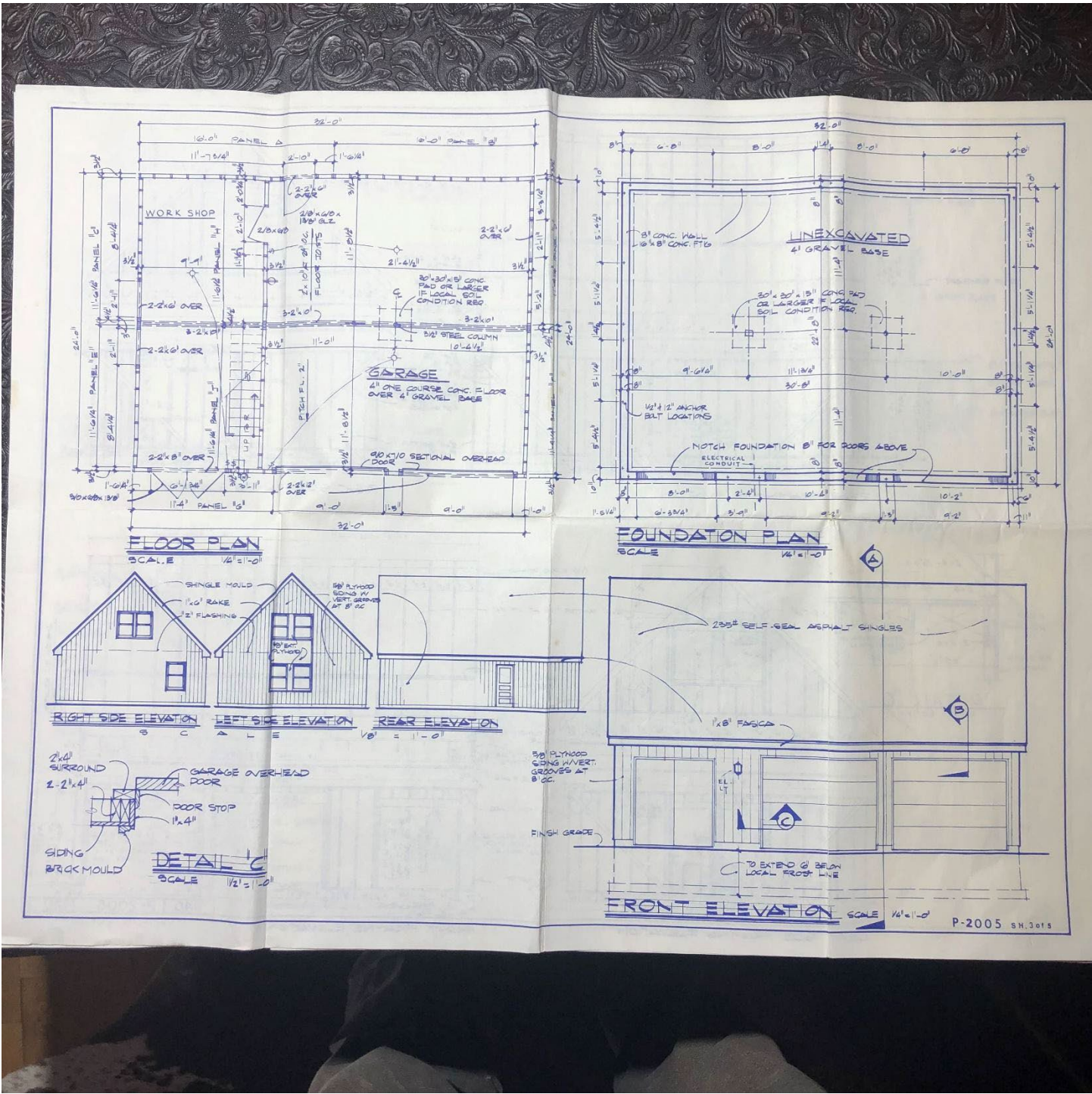


Figure 2 Building Blueprint

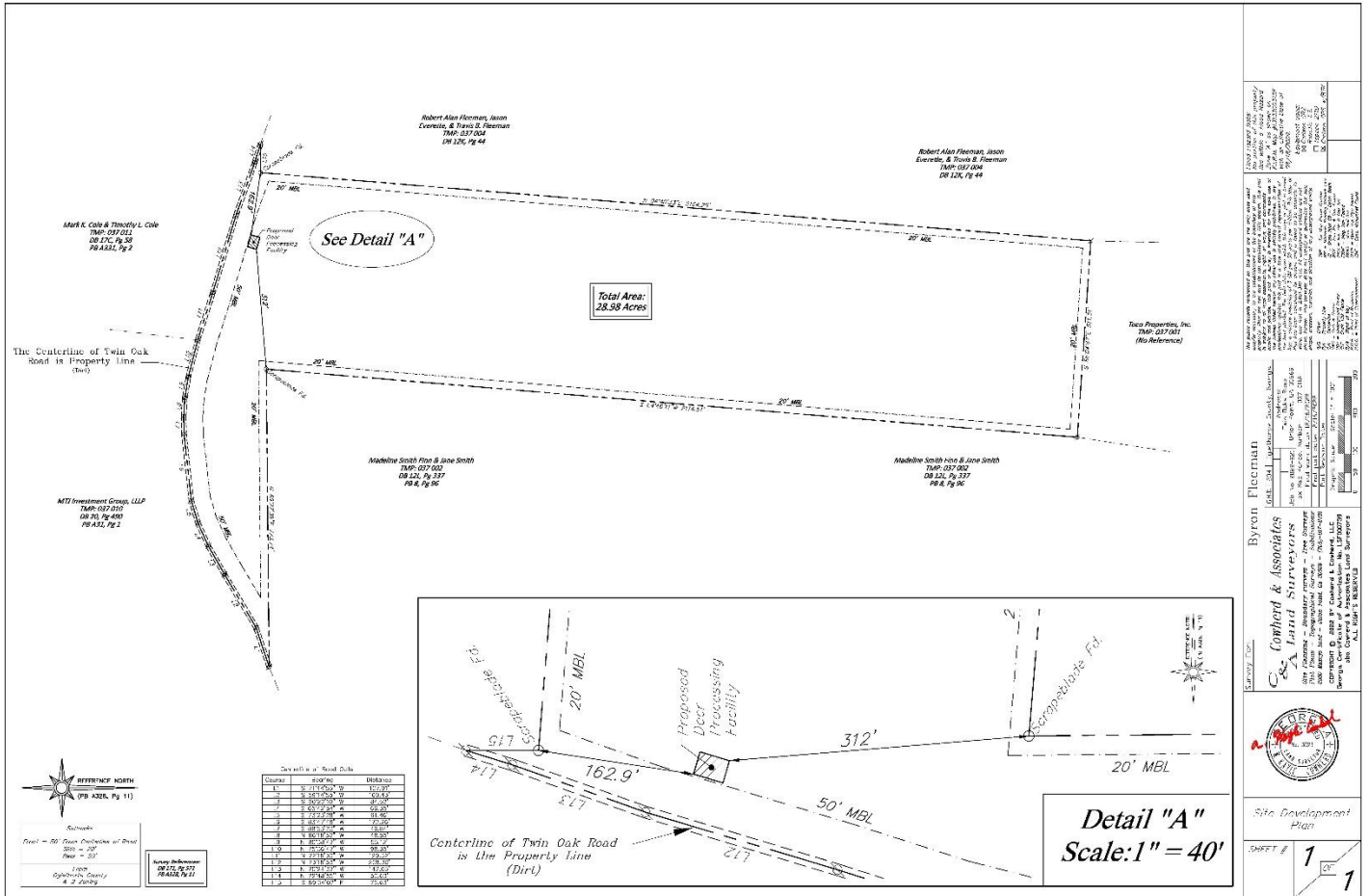


Figure 3 Site Plan

**Section 1403 Evaluation Standards**

*The Zoning Board and the Board of Commissioners shall consider factors relevant in balancing the interest in promoting the public health, safety, morals, or general welfare against the right of the individual to the unrestricted use of property, and shall specifically consider the following criteria:*

- Whether the zoning proposal is in conformity with the policy and intent of the Oglethorpe County Comprehensive Plan, the Transportation Plan, or any other duly adopted plans for the development of the County.
- Whether there is reasonable evidence, based upon existing and anticipated land use, which would indicate a mistake was made in the original zoning of the property.
- Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area.
- Whether the change will create an isolated district unrelated to the surrounding districts, such as “spot zoning?”
- Whether the need for rezoning could be handled instead by a variance request to the Zoning Board of Adjustments.
- Whether the subject property is suitable for the existing zoned purpose.
- Whether the subject property is suitable for the proposed zoning or use (location, size, lot configuration, topography, drainage, availability of public water supply and sewage system, or space and soil type to accommodate a safe water supply and an appropriately sized septic system, etc.).
- Whether the zoning proposal will permit a use that is suitable in view of the use, development, and zoning of adjacent and nearby property.

- The impact and suitability of the most intense possible future use that would be permitted on the subject property under the proposed change in zoning classification.
- Whether the change requested is out of scale with the immediate neighborhood or the needs of the county as a whole.
- Whether the zoning proposal will result in a use that could cause an excessive or burdensome use of or other adverse impact on existing streets, traffic patterns and congestion, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical services.
- Whether the zoning proposal will result in a use that will have an adverse impact on population density in the area.
- Whether there could be a significant threat for ecological, environmental, or pollution impact, including but not limited to air quality; ground and surface water supply and quality; significant destruction of habitat for wildlife, deterioration or destruction of significant or sensitive natural and environmental resources, habitat for endangered or threatened plants or animals, waste generation and disposal; waste water quality, sanitary sewage disposal capacity; toxic or hazardous materials; odors, noise, vibration, and other nuisances; diseases of public health importance, and any related concerns, resulting from the proposed use or from major modifications to the land if the request is granted.
- Whether the requested change would have an adverse impact on significant natural, historic, or scenic resources.
- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
- To what extent the zoning proposal will adversely affect the property values of adjacent or nearby property.
- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- The length of time the property has been vacant as zoned considered in the context of land development in the area, in the vicinity of the property.
- Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.