



# ZONING BOARD MINUTES

6 PM | January 23, 2023

## GENERAL

Members present: Jimmy Shealy, Morgan Robinson, and Robert Drew. Janet Hill participated via Zoom.  
Staff present: Jeff Sharp, McKenzie Spooner

## AGENDA

5:58 PM. Call to Order

Prayer by Jimmy Shealy.

ITEM 1. Review of July 2022 Minutes. Robinson motion to approve. Drew second. Unanimous.

ITEM 2. RZ 078 Amy Deflin-Torres has requested a rezone of 9 Callaway Road, also known as Tax Parcels 075 015 02 and 075 015 03 from OIP (Office/ Inst./ Professional) to B1 (Local Business) in order to build a coffee shop in the existing building. Robinson asks all members to consider the location of the proposed cafe, located next to Oglethorpe Children's Academy, which has heavy traffic in the weekday mornings. Robinson motion to approve. Drew second. Unanimous.

ITEM 3. RZ 079 Lay Moo has requested a rezone of 757 Ruffs Road, also known as Tax Parcel 143 023D, from A2 (General Agriculture) to R1 (Single-Family Residential) in order to subdivide the property. Shealy addresses Tommy Paul, asking about the applicant and his need for rezone. Shealy asks if this is approved, how many times can it be split to add additional houses. Staff answers it could be split 3 additional times, with 1.5 acre minimums. Drew motion to approve with the condition it can no longer be subdivided. Shealy second. Unanimous.

ITEM 4. RZ 080 Robert Strother has requested a rezone for Tax Parcels 150 005 and 151 001 from A2 (General Agriculture) to A1 (Intensive Agriculture) to allow poultry houses. Board members show concern about the condition of Bethesda Church Rd, as well as the width. Staff addresses the board to verify this is a speculative rezone. Shealy asks about the ability of the road to withstand more chicken trucks. Drew motion to table. Hill second. Unanimous.

ITEM 5. CU 009 Byron Fleeman has requested a Conditional Use on Tax Parcel 037 011A to open a deer processing plant. Hill questions the ability of applicant to open a full slaughterhouse with approval of Conditional Use. Staff confirms. Robinson suggests approving with conditions. Drew

states deer season only lasts 4 seasons out of the year. Drew motion to approve. Shealy second. Unanimous.

Meeting adjourned at 6:32 pm.

#### PROCEDURE

1. Zoning Board Meetings are conducted as Open Meetings under the Official Code of Georgia §50-14.
2. Meetings may be recorded.
3. Staff will describe the applicant's request.
4. Zoning Board will recommend one of the following actions: Approval, Approval with Conditions, Table or Deny.
5. Zoning Board will have 60 days or two regular meetings, whichever is greater, from the date the application is officially received to submit a recommendation to the Oglethorpe County Board of Commissioners.