



ZONING BOARD MINUTES

6 PM | November 23, 2020

GENERAL

Members present: Jeff Sharp, Janet Hill, Jimmy Shealy, Morgan Robinson, and Robert Drew. Staff present: Ashley Peterson, Amy Stone

AGENDA

6:00 PM. Call to Order

Prayer by Jeff Sharp.

ITEM 1. Review of October Minutes. Hill motion to approve, Robinson second. Unanimous.

ITEM 2. RZ051 for Teresa Hill has requested a rezone at 31 Hill Dr, also known as Tax Parcel 113 045, from AR to R1 in order to subdivide. Presented Staff Report for Items 2 & 3. Discussion about the amount of houses on the property already. Hill asked about the existing Septic. Discussion about if each home would be within the proposed properties. Discussion about the ages and class of manufactured homes on the property already. Hill asks what her intentions are. Robinson points out the handwritten letter included in the application. Robinson asks which she lives in. Discussion about the property card provided by qPublic. Sharp points out people are already living there, so the Private Drive variance is not an issue for him. Shealy points out that the zoning designation doesn't fit with the surrounding properties, but the homes are already there. Drew asks if Hill Dr is mostly family occupants. Robinson motion to approve. Drew second. Hill abstained. Vote passes 3-1.

ITEM 3. VA010 for Teresa Hill has requested a variance at 31 Hill Dr, also known as Tax Parcel 113 045, for the number of lots that can be accessed by a Private Access Drive under Section 1111.07. Drew motion to approve. Robinson second. Unanimous.

ITEM 4. RZ052 for Twisted Cedar Ranch, LLC has requested a rezone at 191 Morgan Rd, also known as Tax Parcels 066 007, 066 008, and 068 006C, from A2 to A1 in order to construct 12 new poultry houses. Presented Staff Report. Discussion about adjacent property owner concern. Board discussed the quality of Morgan Road and if it was in suitable condition to handle the additional traffic the proposal would make. Applicant stated that they had been in conversation with surrounding land owners about straightening out the sharp curve at the beginning of Morgan Rd. Applicant stated it would be at their expense. Board wants more information on the Morgan Rd situation with surrounding land owners. Hill motion to table. Shealy second. Unanimous.

ITEM 5. RZ053 for Jason Lawson has requested a rezone at 0 Buddy Faust Rd, also known as Tax Parcel 075 022A, from A2 to R1 in order to apply for a Major Subdivision. Presented Staff Report. Applicant explained why he provided a site plan: to demonstrate what the Major Subdivision if they used every square inch of the tract of land. The site plan is non-binding and was provided as a courtesy. Board expressed concern about rezoning the entire parcel if the

Preliminary Plat is only for a small portion of the parcel. Board asked about adjacent property owners. Staff stated there was notice given about a neighborhood meeting. One neighbor called to express his feelings on the amount of driveways from Buddy Faust, but did think development in this area was a great idea. The other neighbor did not show up. Hill expressed concerns about the amount of driveways off of Buddy Faust and how those would affect the traffic flow along that road. Applicant mentions the idea of an alleyway that would feed into the back of the homes. Concerns were expressed about if the driveway is shared whether or not there would be neighborly disputes about those. Applicant explains that he does not want the road frontage to go to waste and does not want the drive-by view to be backyards. Hill agrees with development, but does not agree that this configuration is the best way to do it. Hill states that houses in a subdivision should truly be within the subdivision. Drew motion to table. Robinson second. Unanimous.

Since Item 5 was tabled, the remaining two items were tabled automatically.

Meeting adjourned a 7:23 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.