

## **PUBLIC HEARING**

### **TXT-2023-01 ULDC Text Amendments**

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated the ULDC Text Amendments have been prepared by staff, a consultant, County Leadership and the County Attorney's Office. Mr. Dillard gave an overview of the text amendments for consideration:

1. Variances
2. Code Lists
3. Chickens
4. Time Measurement
5. Solar and Enforcement
6. OCGA ZBOA (Zoning Board of Appeals)
7. Day Cares

Commissioner Marshall asked for clarification regarding chickens not being allowed in conservation? Mr. Dillard stated conservation zoning is typically held for most of our water resource protection flood plains areas with very limited use allowed in those zoning districts, and the use of chickens would be excluded from that area. Chairman Slaughter stated he thought Mr. Dillard was answering conservation from a land use versus conservation under tax laws, which Commissioner Marshall was inquiring. Chairman Slaughter and Mr. Dillard agreed chickens are allowed in conservation under tax laws. Gretchen Quarterman, 6565 Quarterman Road, spoke against this request. Mrs. Quarterman stated she is not in objection to the amendments, but in the process. Mrs. Quarterman stated this meeting being held tonight is the first meeting where an overview of the amendments has been given. Mrs. Quarterman mentioned the amendment that concerns her, is regarding chickens. She stated people living in neighborhoods may want the opportunity to speak against. Mrs. Quarterman stated her objection is when making changes, she would like the public to have the opportunity to have input. No one spoke in favor of the request. Chairman Slaughter asked if anyone had rebuttal comments to make? No one spoke. Commissioner Griner made a motion to approve the amendments as presented, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

### **REZ-2023-09 – South GA Boat and RV Storage, ~22 acres, 6153 Inner Perimeter, from I-S to C-H, Well & Septic**

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request is to rezone approximately twenty-two (22) acres from its current I-S (Intensive Services) zoning district to C-H (Highway Commercial) for semi-speculative commercial purposes. Mr. Dillard stated in 2009, the property was rezoned from E-A to I-S for a business fuel plant for a forty (40) megawatt biomass electric generating plant. Since that has not come to fruition, the applicant is now requesting to rezone to C-H (Highway Commercial) and the first phase, at least five acres will be used to construct an RV and boat storage facility, with the additional property being developed at a later date. Mr. Dillard stated it is within transportation and communication overlay which allows for Commercial Highway zoning. Mr. Dillard stated the Planning Commission recommended approval and the TRC had no objectionable comments. No one spoke for or against the request. Vice Chairman Wisenbaker made a motion to approve approximately twenty-two (22) acres from its current I-S (Intensive Services) zoning classification to C-H (Highway Commercial), Commissioner Griner second. All voted in favor, no one opposed. Motion carried.