



Planning & Zoning  
105 Union Point Road  
Lexington, GA 30648

### CHANGE OF ZONING CLASSIFICATION OR USE

Applicant Name: JEFF SMITH Applicant Email: MILKMAN17@WINDSTREAM.NET

Applicant Address: 6763 HWY 172 CORNER GA Applicant Phone No: \_\_\_\_\_

Has the applicant made any contributions over \$250 to any local government official of Oglethorpe County? Yes  No

If Applicant & Owner are the same, check here  Note: If applicant is not the owner, as listed on the property deed, a notarized letter from the owner(s) authorizing the applicant to act on their behalf must be included.

Owner Name: SMITH LAND + CATTLE CO. INC Owner Email: \_\_\_\_\_

Owner Address: 6763 HWY 172 CORNER GA Owner Phone No: \_\_\_\_\_

#### Change of Zoning Classification or Use

Applicant is requesting a: Rezone  Conditional Use  Variance

Address(es) of Subject Property: CENTERVILLE ROAD

Tax Parcel ID Number(s): 149 1009C Commissioner District: \_\_\_\_\_

Current Zoning: A2 Proposed Zoning: A1 Current Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Total Acreage of Project: 507.18

Water Supply: Well  Public Water  NONE Sewage Disposal: Septic  Public Sewer  NONE

(Please note that septic systems require separate approval from Oglethorpe County Health Department)

Briefly describe the request: POULTRY STACK HOUSE NO WATER, NO POWER

A

**Submit completed application form and checklist, 5 paper copies of required plans and application fee to the Board of Commissioner's office to the attention of Planning Staff no later than the deadline listed at oglethorpeplanning.com.**

#### Public Notice

The applicant is responsible for posting a sign in a conspicuous location on the subject property where it is visible from the public right-of-way no less than 15 days prior to the public hearing. Signs are provided by Planning Department. The sign must remain posted until after the BOC takes action and returned promptly to the Planning Department thereafter.

Planning Staff will notify adjacent property owners via post and provide notice of the request to the Oglethorpe Echo .

#### Initial Review

The Zoning Board reviews applications on the Monday two weeks in advance of the next scheduled Board of Commissioner's meeting at 6:00 pm at the Board of Commissioners' meeting room, 105 Union Point Street, Lexington Georgia 30648.

#### Public Hearing

The Oglethorpe County Board of Commissioners holds a public hearing on the first Monday of each month at 6:00 pm at the Board of Commissioners' meeting room, 105 Union Point Street, Lexington Georgia 30648. The Oglethorpe BOC may make a final decision at the public hearing or may defer a decision.

By signing, I hereby certify that I have read and examined this application and know the same to be true and correct.

Applicant Signature Jeff Smith

Date 2-18-2021

#### For Staff Use Only

Application received on 02/18/21 by (staff initials) AS Comprehensive Site Development Plan required? Yes  No

Date of Zoning Board Meeting 03/22/21 Recommendation: \_\_\_\_\_

Date of BOC Meeting 04/05/21 Approved  Denied  Fees Paid? Yes  Date Paid: 2/18/21

Mailing Address: P.O. Box 261, Lexington Georgia 30678



Ashley Peterson &lt;apeterson@oglethorpecountyga.gov&gt;

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## More Information Relating to Your Zoning Item

5 messages

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**Ashley Peterson** <apeterson@oglethorpecountyga.gov>  
To: Jeff <milkman17@windstream.net>  
Cc: Thomas Paul Surveying <thomaspaulsurveying@yahoo.com>

Thu, Apr 8, 2021 at 2:13 PM

Good afternoon,

The Zoning Board has requested more information in regards to your recent rezone application. They would like a detailed narrative stating why you are attempting to rezone the two properties on Centerville Road, if there are any future plans for building other structures on the property (Poultry Houses, more Stackhouses, etc.), how you intend to use the chicken litter, and whether or not you would be willing to only rezone a portion of the properties instead of rezoning the entirety of both.

This information would need to be submitted no later than 4/15/2021.

Thanks,  
Ashley Peterson

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**Ashley Peterson**

Planning Director, Oglethorpe County

Office: 706-743-5270

Cell: 706-535-3660

[www.oglethorpecountyga.gov/planning](http://www.oglethorpecountyga.gov/planning)

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**milkman17@windstream.net** <milkman17@windstream.net>  
To: Ashley Peterson <apeterson@oglethorpecountyga.gov>

Wed, Apr 14, 2021 at 4:27 PM

The reason for the A1 rezoning request is not to change what or how much chicken litter and cow manure we will put out, but will simply change how we store it. In the past year we have purchased over 350 tractor trailer loads of chicken litter for our farming operation. Purchasing (yes, it does cost us. the litter is not free as some of the neighbors might think) chicken litter has always been a part of our farming operation just like any other farming operation across the state and country. Currently in the A2 zoning we are allowed to pile chicken litter. For example, 50 tractor trailer loads can be piled on the side of the high way covered in plastic with no sit backs. This is time consuming and labor intensive. Not all Litter comes in at the same time, as we receive it all during the week year round. A stack shed would allow an easier, more practical and convenient way to store the chicken litter. We also operate a dairy that produces 5-6 trailer loads of dry cow manure per week which could also be stored under a shed. There are hundreds of stack houses in Oglethorpe and surrounding counties. The stack houses are solely for our farming operation for fertilizer on our crops. Denying us the permit for the stack houses will be infringing and restricting on our right to farm. The only question here is if this land is suitable for A1 zoning. If you look at the Oglethorpe land use map it clearly states that this part of the county is suitable for A1 zoning. Proof being that land in close proximity to our two tracts are zoned A1. There is a possibility for an additional stack house in the future if needed. We farm 2,000 acres in this area that could require additional storage in the future. If they were constructed they would meet all of the setbacks, buffers and restrictions that are required through a building permit. We have no intentions of

constructing poultry houses or swine farms unless future generations decide to start a poultry farm. If they ever decided to then we would agree to come back to the zoning board for that. After further thought we are not willing to start chopping such a large tract up with 5-10 acre areas in the middle to put a stack house on .

We are attaching pictures of a solid separator at a dairy where the dry manure is separated from the liquid manure. This dry manure would need to be transported and stored to the stack house in Oglethorpe county where all the land is. That way it is readily available to be spread whenever time and weather permits.

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**From:** "Ashley Peterson" <[apeterson@oglethorpecountyga.gov](mailto:apeterson@oglethorpecountyga.gov)>  
**To:** "Jeff" <[milkman17@windstream.net](mailto:milkman17@windstream.net)>  
**Cc:** "Thomas Paul Surveying" <[thomaspaulsurveying@yahoo.com](mailto:thomaspaulsurveying@yahoo.com)>  
**Sent:** Thursday, April 8, 2021 2:13:07 PM  
**Subject:** More Information Relating to Your Zoning Item

[Quoted text hidden]

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### 3 attachments



**solid seperator 3.jpeg**  
85K



**solid seperator 2 .jpeg**  
81K



**solid seperator for dairy 1.jpeg**  
81K

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**milkman17@windstream.net** <[milkman17@windstream.net](mailto:milkman17@windstream.net)>  
To: [apeterson@oglethorpecountyga.gov](mailto:apeterson@oglethorpecountyga.gov)  
Cc: [jeisermann@kmcllaw.com](mailto:jeisermann@kmcllaw.com)

Wed, Apr 14, 2021 at 4:35 PM

Ashley, please reply back and let us know you received this information. Thanks.

**From:** "Jeff" <milkman17@windstream.net>  
**To:** "Ashley Peterson" <apeterson@oglethorpecountyga.gov>  
**Sent:** Wednesday, April 14, 2021 4:27:49 PM  
**Subject:** Re: More Information Relating to Your Zoning Item

[Quoted text hidden]

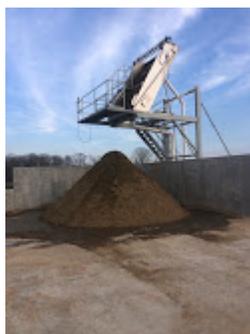
**3 attachments**



**solid seperator 3.jpeg**  
85K



**solid seperator 2 .jpeg**  
81K



**solid seperator for dairy 1.jpeg**  
81K

**Ashley Peterson** <apeterson@oglethorpecountyga.gov>  
 To: "milkman17@windstream.net" <milkman17@windstream.net>  
 Cc: jeisermann@kmcllaw.com

Wed, Apr 14, 2021 at 4:40 PM

Received. This information, including the pictures, will be included in your application and presented to the Zoning Board on Monday April 19th. If you would be able to join via Zoom or in person in case there are any more questions from the Zoning Board, that would be highly recommended; however, it is not required.

Thank you for the response!

[Quoted text hidden]

**Jeff** <milkman17@windstream.net>  
 To: Ashley Peterson <apeterson@oglethorpecountyga.gov>

Wed, Apr 14, 2021 at 4:46 PM

4/15/2021

Oglethorpe County Local Government Mail - More Information Relating to Your Zoning Item

I've been advised by our counsel not to attend or to engage with some of the neighbors that I am sure will be there that we are in litigation with at the time. One other thing I would like to add for the board just because something is on Facebook does not make it a fact are the truth thanks JeffSmith

Sent from my iPhone

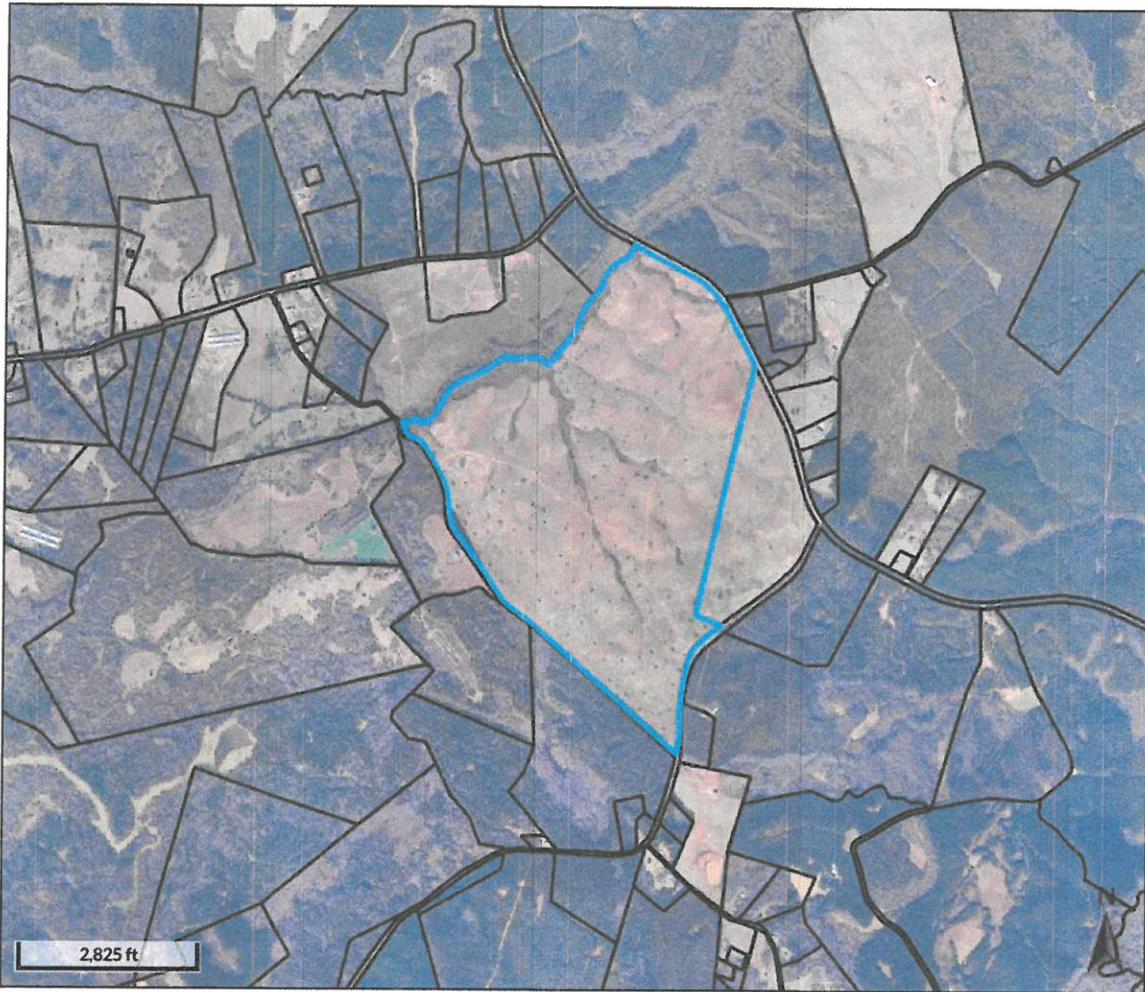
On Apr 14, 2021, at 4:41 PM, Ashley Peterson <[apeterson@oglethorpecountyga.gov](mailto:apeterson@oglethorpecountyga.gov)> wrote:

[Quoted text hidden]









Overview



Legend

-  Parcels
-  Roads

Parcel ID 149009C  
 Class Code Consv Use  
 Taxing District COUNTY  
 Acres 507.18

Owner Smith Land & Cattle Company Inc  
 6763 Hwy 172  
 Comer, GA 30629  
 Physical Address Centerville Rd  
 Assessed Value Value \$1084500

Last 2 Sales			
Date	Price	Reason	Qual
7/11/2011	\$862228	MP	U
12/16/2003	\$811500	LM	Q

(Note: Not to be used on legal documents)

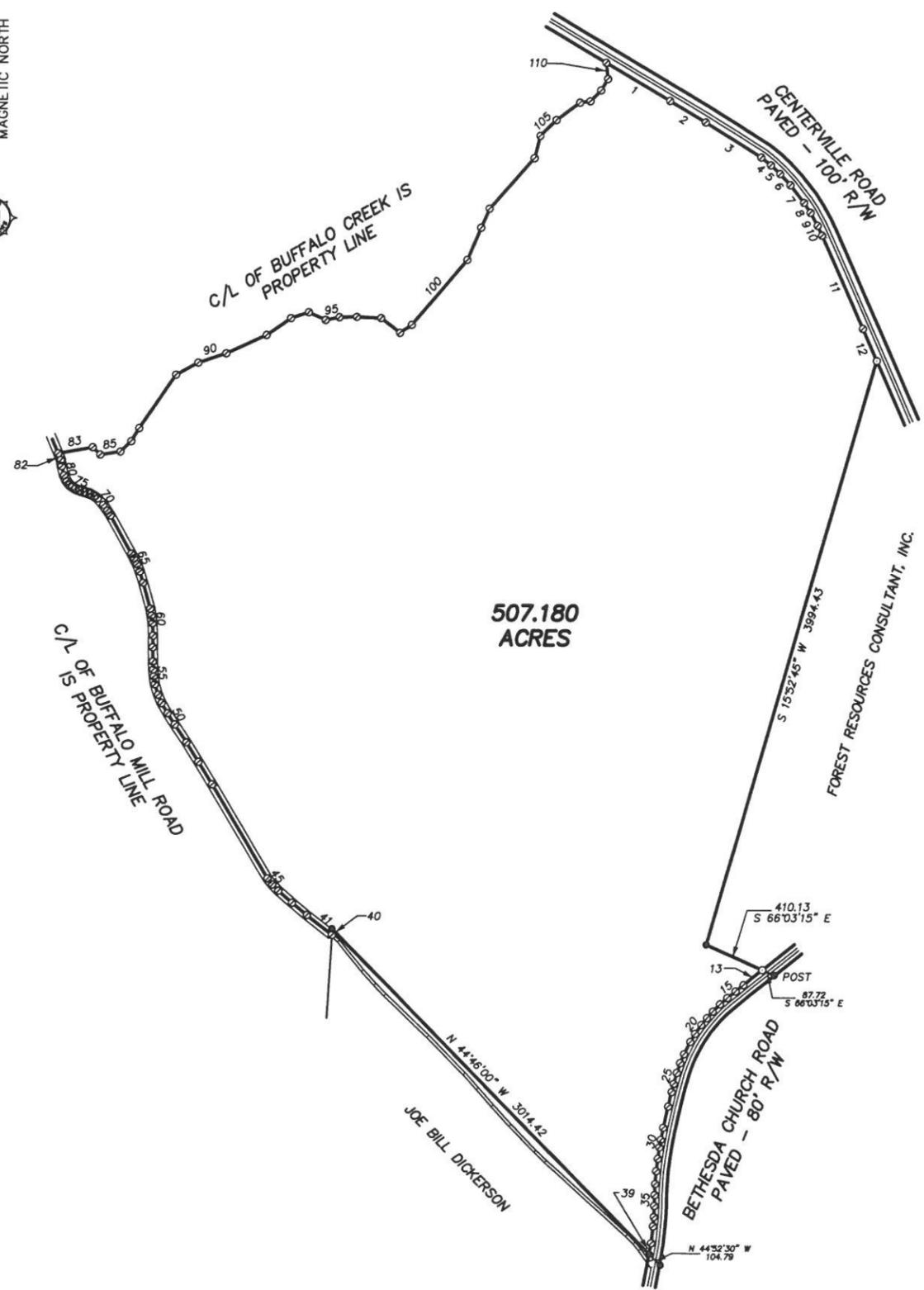
Date created: 2/18/2021  
 Last Data Uploaded: 2/18/2021 6:18:09 AM

Developed by 

A303/4

T02154A

● IFF - IRON PIN FOUND  
 ○ IFS - IRON PIN SET  
 ○ - TRAVERSE POINT  
 □ CM - CONCRETE MONUMENT



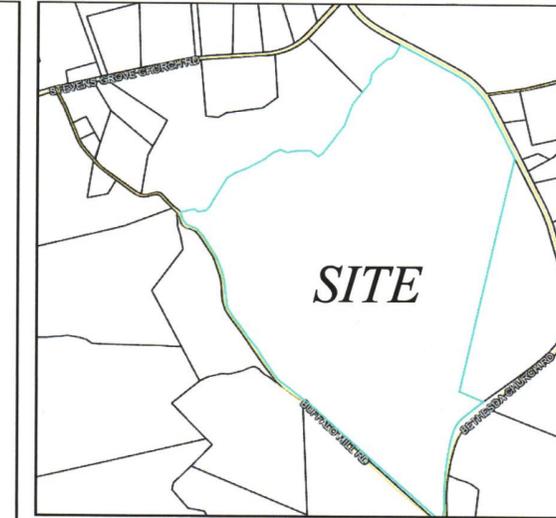
LINE	BEARING	DISTANCE
1	S 59°22'00" E	492.08
2	S 59°18'50" E	276.17
3	S 58°09'30" E	438.48
4	S 51°54'30" E	81.92
5	S 47°10'35" E	85.03
6	S 43°33'55" E	100.26
7	S 38°39'35" E	148.51
8	S 33°38'20" E	78.59
9	S 29°30'15" E	98.25
10	S 25°44'30" E	71.20
11	S 24°25'40" E	672.69
12	S 24°05'40" E	231.02
13	S 51°31'10" W	160.20
14	S 51°22'50" W	66.04
15	S 50°29'40" W	67.82
16	S 49°05'45" W	64.26
17	S 45°07'50" W	67.51
18	S 41°31'00" W	57.93
19	S 38°52'30" W	58.37
20	S 34°56'10" W	71.85
21	S 30°48'00" W	61.63
22	S 26°37'35" W	90.41
23	S 22°07'25" W	64.13
24	S 18°24'20" W	68.14
25	S 15°32'10" W	75.06
26	S 14°09'50" W	55.36
27	S 13°06'00" W	98.42
28	S 12°14'35" W	143.62
29	S 10°40'55" W	80.98
30	S 09°32'20" W	49.87
31	S 08°10'45" W	76.62
32	S 06°40'20" W	82.44
33	S 04°05'50" W	84.45
34	S 02°08'05" W	73.61
35	S 00°59'55" W	71.25
36	S 02°02'35" W	73.29
37	S 03°53'20" W	61.83
38	S 05°43'00" W	112.23
39	S 09°58'25" W	73.00
40	S 00°45'05" W	40.32
41	N 52°14'20" W	211.30
42	N 50°59'55" W	127.64
43	N 49°04'30" W	121.01
44	N 44°14'55" W	57.30
45	N 38°54'45" W	51.13
46	N 31°03'30" W	721.58
47	N 32°09'25" W	174.06
48	N 32°06'00" W	151.05
49	N 34°02'20" W	141.20
50	N 33°39'10" W	88.06
51	N 30°40'40" W	78.36
52	N 24°19'15" W	59.41
53	N 17°19'00" W	72.46
54	N 08°54'40" W	51.61
55	N 05°07'40" W	45.05

LINE	BEARING	DISTANCE
56	N 02°29'10" W	53.86
57	N 01°01'45" W	93.47
58	N 00°45'05" E	76.39
59	N 03°29'30" W	81.27
60	N 07°02'50" W	51.71
61	N 11°11'20" W	45.86
62	N 16°04'20" W	177.35
63	N 17°53'05" W	77.09
64	N 20°52'50" W	52.91
65	N 27°24'15" W	40.98
66	N 29°06'00" W	36.69
67	N 29°49'15" W	288.49
68	N 33°18'15" W	39.72
69	N 35°22'55" W	44.69
70	N 41°37'55" W	56.49
71	N 53°42'00" W	25.37
72	N 61°37'40" W	34.30
73	N 72°46'05" W	37.36
74	N 73°52'15" W	33.97
75	N 68°21'15" W	31.30
76	N 58°57'00" W	24.95
77	N 51°03'35" W	22.81
78	N 40°49'05" W	29.48
79	N 25°09'55" W	42.56
80	N 15°10'45" W	63.35
81	N 07°59'15" W	40.03
82	N 22°02'15" W	47.49
83	N 79°53'05" E	232.02
84	S 46°11'25" E	69.74
85	N 81°03'25" E	134.17
86	N 46°24'25" E	99.13
87	N 30°54'55" E	100.11
88	N 34°15'30" E	426.46
89	N 61°36'10" E	166.46
90	N 71°21'20" E	193.78
91	N 65°33'05" E	292.76
92	N 55°05'50" E	194.86
93	N 71°39'10" E	125.05
94	S 65°38'15" E	122.30
95	N 78°36'35" E	92.11
96	N 88°37'10" E	116.27
97	S 87°17'35" E	160.45
98	S 52°38'45" E	158.36
99	N 56°25'30" E	94.38
100	N 40°18'50" E	561.69
101	N 23°01'20" E	230.54
102	N 23°36'10" E	137.43
103	N 41°38'30" E	445.51
104	N 13°47'45" E	151.36
105	N 45°11'05" E	147.72
106	N 53°15'40" E	192.30
107	N 82°08'50" E	69.15
108	N 43°46'35" E	99.48
109	N 30°13'20" E	88.04
110	N 06°35'15" W	107.64

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



	SURVEY FOR:				<b>TIMBERLAND HARVESTERS, INC.</b>				
	DATE: 11-04-02	COUNTY: OGLETHORPE	STATE: GEORGIA	ADJUSTMENT: NONE	DATE: 11-04-02	COUNTY: OGLETHORPE	STATE: GEORGIA	ADJUSTMENT: NONE	
	THEODOLITE: TOPGUN	DIST. EQUIP.: TOPGUN	CLOSURE: 1"/30,000'	ANGLE CLOSURE: 2"/ANGLE	THEODOLITE: TOPGUN	DIST. EQUIP.: TOPGUN	CLOSURE: 1"/30,000'	ANGLE CLOSURE: 2"/ANGLE	
	SURVEYED BY: <b>PAUL &amp; EVANS</b> LAND SURVEYING, INC. P.O. BOX 282 LEXINGTON, GA 30648 706-743-5208				DRAWN BY: T. PAUL DRAWING NO.: T02154A FIELD BOOK: TDS				



**VICINITY MAP**

NOT TO SCALE

**PROJECT DATA**

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING  
JASON LAWSON, GA. P.E.#34647  
P.O. BOX 269 WATKINSVILLE, GA 30677  
JASON@BASELINEGA.COM  
706-769-6610

1. TOTAL PROJECT ACREAGE: 507.18+/- ACRES
2. TAX PARCEL #: 149 009C
3. NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
4. THIS IS NOT A BOUNDARY SURVEY
5. ZONED A-2
6. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD, SHOWN OR NOT SHOWN
7. TOPOGRAPHIC INFORMATION TAKEN FROM NOAA LIDAR FOR OGLETHORPE COUNTY DATED 2013.
8. THERE IS NO PROPOSED WATER BEING SERVED TO THIS SITE.
9. THERE IS NO PROPOSED SANITARY SEWER PROPOSED ON THIS SITE.

**PLAN FOR:**

JEFF SMITH

233RD GEORGIA  
MILITIA DISTRICT

OGLETHORPE COUNTY

PHYSICAL ADDRESS:

CENTERVILLE ROAD  
LEXINGTON, GA 30648

REVISIONS	DATE

THIS PLAN IS A COPYRIGHT OF BASELINE SURVEYING & ENGINEERING, INC. AND CANNOT BE ALTERED OR COPIED IN ANY FORM WITHOUT WRITTEN CONSENT OF BASELINE SURVEYING & ENGINEERING, INC.

**DATE**  
02/12/21

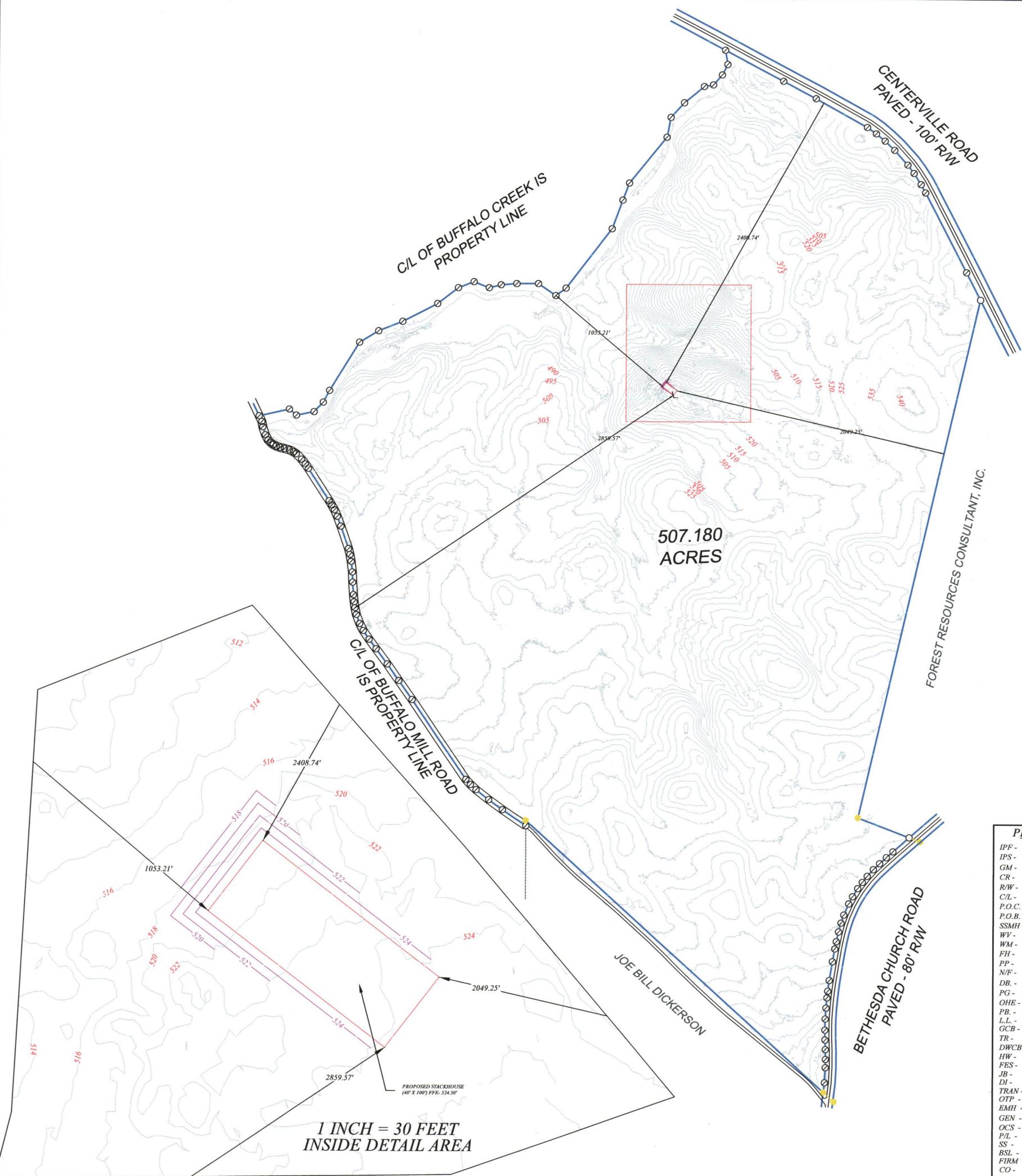
**PROJECT**  
21-2083S

**SITE PLAN**

**SHEET**  
1 OF 1



EXPIRES 12-31-2022



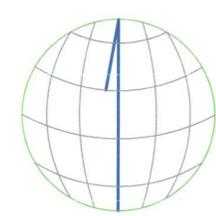
1 INCH = 30 FEET  
INSIDE DETAIL AREA

**PLAN ABBREVIATIONS**

- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- GM - GAS METER
- CR - CABLE RISER
- R/W - RIGHT OF WAY
- C/L - CENTERLINE
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- SSMH - SANITARY SEWER MANHOLE
- WV - WATER VALVE
- WM - WATER METER
- FH - FIRE HYDRANT
- PP - POWER POLE
- N/F - NOW OR FORMERLY
- DB - DEED BOOK
- PG - PAGE
- OHE - OVERHEAD ELECTRIC
- PB - PLAT BOOK
- LL - LAND LOT
- OCB - GATE CONTROL BOX
- TR - TELEPHONE RISER
- DWCB - DOUBLE WING CATCH BASIN
- HW - HEAD WALL
- FES - FLARED END SECTION
- JB - JUNCTION BOX
- DI - DROP INLET
- TRAN - TRANSFORMER
- OTP - OPEN TOP PIPE
- EMH - ELECTRIC MANHOLE
- GEN - GENERATOR
- OCS - OUTLET CONTROL STRUCTURE
- P/L - PROPERTY LINE
- SS - SANITARY SEWER
- BSL - BUILDING SETBACK LINE
- FIRM - FEDERAL INSURANCE RATE MAP
- CO - CLEAN OUT

**SYMBOL LEGEND**

- ⊙ CALCULATED POINT
- IRON MARKER FOUND
- 1/2" IRON PIN SET
- ⊠ CONCRETE MONUMENT
- FENCE



**GRID NORTH**  
BEARINGS ARE BASED ON  
NORTH AMERICAN DATUM OF 1983  
GEORGIA STATE PLANE COORDINATE SYSTEM  
(EASTERN ZONE)

**GRAPHIC SCALE**



1 INCH = 500 FEET