



**PLANNING COMMISSION AGENDA**  
**Jackson County Administration Building Auditorium**  
**67 Athens Street, Jefferson, GA 30549**

**September 24, 2020**  
**6:00 p.m.**

1. Call To Order
2. Invocation & Pledge Of Allegiance
3. Roll Call
4. Approval Of Minutes From Previous Meeting(S)

4.I. PC Minutes For 8-27-20

Documents:

[PC MINUTES 8-27-2020.PDF](#)

5. Planning Staff Comments
6. Reading Of Zoning Hearing Procedures
7. Public Hearing
8. Adjourn

The Jackson County Board of Commissioners will address the recommendation of the Planning Commission Board at a public hearing on **Monday, October 19, 2020** at 6:00 p.m. at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, GA 30549 in the Jury Assembly Room.



## JACKSON COUNTY PLANNING COMMISSION

### Minutes

Jackson County Administration Building Auditorium  
67 Athens Street  
Jefferson, Georgia

August 27, 2020  
6:00 P.M.



#### Members Present

Marty Clark – Chairman  
Les Knoblock– Vice-Chairman  
Steve Wittry  
Nick Bledsoe  
Harold Mull

#### Staff Present

Jamie Dove – Manager  
Toni Harvey – Senior Planner (Virtually)  
Kathy Holloway – Zoning Coordinator

Marty Clark called the meeting to order at 6:00 pm.

Steve Wittry opened in prayer. Then, Marty Clark led everyone in the Pledge of Allegiance.

Steve Wittry made a motion to approve the July 23, 2020 Planning Commission Minutes and was seconded by Harold Mull. The motion was approved unanimously.

Jamie Dove noted there will be September 24, 2020 Planning Commission Meeting. Furthermore, Jamie Dove read the public hearing procedures and noted they are located on the table by the door.

#### New Business –

1. RZ-20-0034 – Gary Harvin (Earth Pro, Inc.), 3920 Winder Hwy., Jefferson, GA; 20 acres; rezone from A-2 to R-1. (Map 083/Parcel 001C)

Toni Harvey gave the staff report. The applicant is requesting a rezone from A-2 (Agricultural Rural Farm District) to R-1 (Single-Family Residential District) for property located at 3920 Winder Hwy., Jefferson, GA. The subject property gains access from Winder Hwy. and the development will have one street with approximately 20 or 21 houses. The proposed property has access to public water and could in the future have access to public sewer provided by the Jackson County Water and Sewer Authority. Staff has reviewed this application and recommends approval with 3 conditions: 1) Dedicate an additional 20 feet of right of way along Winder Hwy. 2) Provide connecting right of way to adjacent property zoned A-2, per the UDC. 3) Maximum of 20 lots to be developed.

Since the staff report was printed, staff has talked with the applicant and approves changing the number of lots from 20 lots to 21 lots.

Gary Harvin 7747 Hwy. 172, Comer, GA was present to represent this rezone case. Mr. Harvin would like to rezone the proposed property, 3920 Winder Hwy., Jefferson, GA, from A-2 to R-1 for a residential subdivision. Also, Mr. Harvin would like to change the number of lots from 20 lots to 21 lots, if the results from the soil test will allow that many lots. They plan to have ranch style homes with 1900 heated sq. ft.; 2 story homes with 2200 heated sq. ft.; hardie board on 3 sides and brick/rock fronts; 2 to 3 side entry garages; homeowner's association; curb and gutter lots because the slope of the property.

There were a few people present in opposition to this rezone. Keith & Maria Conner, 132 Cabots Creek Drive, Jefferson, GA (located in subdivision behind the proposed property). Also, Jared Conner, 3842 & 3864 Hwy. 11, Jefferson, GA (A-2 property next door to the proposed property). They had the following concerns: the lot sizes in the subdivision; the proposed subdivision will add more traffic to the area; drainage problems coming from the proposed property that affects Jared Conner's property; too many new subdivisions being developed in the area; how much buffer between R-1 and A-2 property; don't want close neighbors complaining about loud farm animals (such as guinea, roosters), loud motorbikes, and target shooting.

Gary Harvin's rebuttal to the opposition that was present at the meeting. The lot sizes for the proposed subdivision will be  $\frac{3}{4}$  acre to 1 acre lots. The Future Land Use Map designation for this property is residential, which the citizens of Jackson County have an opportunity to voice their concerns regarding the Comprehensive Plan of their property. The Georgia DOT will handle the permitting of the turn lanes and utility placement in the right of way. Also, the developer plans to pipe the surface water to run into a drain in the right of way to take the water away from the property. Mr. Harvin noted that the owners have a right to sell their property to anyone they prefer. As far as the loud farm animals, the neighbors will have to realize that the Conner's property is zoned for animals. Jamie Dove noted that our code does not have a noise ordinance to enforce. Also, the Sheriff's Department would deal with complaints to target shooting on an individual's property.

Marty Clark closed the discussion for public comments and opened it up to the board for discussion, questions, or a motion. Then, there was discussion between the board, staff, and applicant in regards to an access strip in the back of the property for interconnectivity between subdivisions, which is required by the UDC.

Furthermore, Steve Wittry made a motion to approve the rezone from A-2 (Agricultural Rural Farm District) to R-1 (Single Family Residential District) with the following conditions: 1) Dedicate an additional 20 feet of right of way along Winder Hwy. 2) Provide connecting right of way to adjacent property zoned A-2, per the UDC. 3) Maximum of 21 lots to be developed. The motion was seconded by Les Knoblock. The rezone case was approved by Steve Wittry, Les Knoblock, and Nick Bledsoe. The rezone was denied by Harold Mull. Thus, the rezone was approved.

2. RZ-20-0035 – Kenneth Whitworth, 1904 Hwy. 124, Jefferson, GA; 79.281 acres; rezone from A-2 to R-1. (Map 094/Parcel 016)

Toni Harvey gave the staff report. The applicant is requesting a rezone from A-2 to R-1 for a residential subdivision. The concept plan shows the intent of developing an open space subdivision that will protect the various streams and flood plain on the property per the goals and objectives of the comprehensive plan. The property gains access off of Hwy. 124. Also, the proposed property has access to public water and sewer provided by the Jackson County Water and Sewer Authority. A sewer easement will be required because other properties must be crossed to reach the proposed subdivision. The Georgia DOT

access will be reviewed at the time of development. Staff has reviewed this application and recommends approval with 2 conditions: 1) To be developed as an Open Space Subdivision. 2) Must meet the minimum standards for access per the Jackson County Unified Development Code.

Kenny Whitworth, 3173 Mulberry Greens Lane, Jefferson, GA was present to represent this rezone case. Since their map amendment for this property was approved by the Board of Commissioners, they are ready to rezone the property from A-2 to R-1 for a residential subdivision. Mr. Whitworth noted they plan to develop 125 lots and lots size will be approximately 14,520 sq. ft. Per the Unified Development Code, 125 lots require 2 accesses into the subdivision and up to 99 lots require 1 access into the subdivision. The site distance on Hwy. 124 will be determined by the GDOT during the development review process. There was some discussion between the board and staff in regards to the site distance on Hwy. 124.

There was no opposition to the rezone case.

Marty Clark closed the discussion for public comments and opened it up to the board for discussion, questions, or a motion.

Furthermore, Les Knoblock made a motion to approve the rezone from A-2 (Agricultural Rural Farm District) to R-1 (Single Family Residential District) with 2 conditions: 1) To be developed as an Open Space Subdivision. 2) Must meet the minimum standards for access per the Jackson County Unified Development Code. The motion was seconded by Steve Wittry. The rezone case was approved by Les Knoblock, Steve Wittry, Nick Bledsoe, and Harold Mull.

3. MA-20-0023 – Omar Ramirez, 625 Curk Roberts Rd., Braselton, GA; 4.594 acres; change the Character Area Map from “Agricultural” to “Rural”. (Map 118/Parcel 007A)

Jamie Dove gave the staff report. The applicant is requesting a map amendment to the Comprehensive Plan in order to change the Character Area Map designation from “Agricultural” to “Rural” and the Future Land Use Map designation will remain unchanged (Residential). The letter of intent submitted by the applicant states that if approved, a rezoning would be requested in order to subdivide the property into two tracts for residential use. Staff has reviewed this application and recommends approval.

Omar Ramirez, 625 Curk Roberts Rd., Braselton, GA was present to represent this map amendment case. Mr. Ramirez noted that there are two dwellings on this property. He currently lives in the double wide mobile home and will be removing the old single wide mobile home. If the map amendment is approved, he would like to rezone the property from A-2 to M-H. Also, he would like to divide the property into 2 tracts. One tract would be the minimum amount allowed for a mobile home. The second tract will be for his future house that will be approximately between 2,000 and 2,600 sq. ft. There was some discussion between the board, staff, and the applicant regarding the Georgia Power easement that runs on the right side of the property.

There was no opposition to the map amendment case.

Marty Clark closed the discussion for public comments and opened it up to the board for discussion, questions, or a motion.

Furthermore, Nick Bledsoe made a motion to approve the change of the Character Area Map designation from “Agricultural” to “Rural”. The motion was seconded by Harold Mull. The map amendment case was approved by Nick Bledsoe, Harold Mull, Steve Wittry and Les Knoblock.

Nick Bledsoe made a motion to adjourn the meeting and was seconded by Steve Wittry. Meeting Adjourned at 6:35 p.m.

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Marty Clark, Chairman

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Date

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