



JACKSON COUNTY PLANNING COMMISSION

Minutes

Jackson County Administration Building Auditorium
67 Athens Street
Jefferson, Georgia

June 25, 2020
6:00 P.M.



Members Present

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

Staff Present

Jamie Dove - Manager
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.

Les Knoblock made a motion to approve the May 28, 2020 Planning Commission Minutes and was seconded by Harold Mull. The motion was approved unanimously.

Jamie Dove noted there will be a July 23, 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-20-0023 – Ray Vaughn, Jackson Trail Rd., Hoschton, GA; 44.52 acres; rezone from A-2 (Agricultural Rural Farm District) to R-2 (Residential, Medium-Density District) for a residential development. (Map 106/Parcel 011A)

Jamie Dove gave the staff report. The applicant is requesting a rezoning from A-2 to R-2 in order to develop a residential subdivision. The property gains access from Jackson Trail Road. Public water and sewer will be provided by the Jackson County Water and Sewerage Authority. The proposed rezoning classification is not appropriate per the concept plan and letter of intent presented. The concept plan presented does not meet the minimum standards per Section 1333 of the Unified Development Code. The parcel is bordered on two sides by MS4 so additional consideration needs to be taken when looking at lot coverage and density. The property would be more appropriate to be rezoned to R-1 rather than R-2. By rezoning to R-1 rather than R-2, the applicant could only build single family homes as stated in the Letter of Intent; R-1 will allow for 40% lot coverage rather than 50% lot coverage in R-2; and R-1 & R-2 will allow for the minimum lot size of 14,520 sq. ft. Staff has reviewed this application and recommends that

this rezone be approved with an R-1 zoning. Marty Clark recused himself due to family interest in this development. Les Knoblock, Vice-Chairman, was in charge of the meeting for this case.

Ray Vaughn, 974 Hwy. 332, Pendergrass, GA was present to represent this rezone case. Mr. Vaughn noted there is residential development in front and back of this property. Traditions of Braselton backs up to the proposed property and Becca's Walk is across the road from the proposed property. Mr. Vaughn stated that the existing Character Area Map is "Suburban" and the Future Land Use Map is "Residential" which will allow him to rezone the proposed property to R-2. Thus, he would ask the board to consider the rezoning of the proposed property to R-2 with the condition of only single family homes built on the property and no construction of townhomes, condominiums, nor duplexes. Also, Mr. Vaughn noted that his engineer, David Elder, 123 Bear Creek Lane, Bogart, GA is present to answer any technical questions about this development. There was discussion between staff and the board. Then, there were questions regarding the differences in R-1 and R-2 in lot coverage as well as the number of lots loss going from R-2 zoning to R-1 zoning. R-1 will allow for 40% lot coverage rather than 50% lot coverage in R-2. Mr. Elder noted there would be approximately 25% of a decrease in the number of lots going from R-2 zoning to R-1 zoning. The depth of the lots would be the same but the width of the lots would increase.

There was no opposition to this rezoning case.

Les Knoblock 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 rezoning from A-2 (Agricultural Rural Farm District) to R-1 (Residential, Low-Density Single-Family District). The motion was seconded by Steve Wittry. Nick Bledsoe, Steve Wittry, and Harold Mull approved the rezoning case.

2. RZ-20-0025 – Galilee Springs, LLC (Kenny Whitworth), 3945 Hwy. 332, Hoschton, GA; 1 acre; rezone from A-2 (Agricultural Rural Farm District) to CRC (Community Retail Commercial District) for a mini storage facility. (Map 104/Parcel 019B)

Jamie Dove gave the staff report. The applicant is requesting a rezoning from A-2 to CRC in order to develop the property as a mini storage facility. The property gains access from Hwy. 332. Public water is available within 1,500 ft. of the property provided by the Jackson County Water and Sewerage Authority. There is no public sewer available in the area. This property has been zoned A-2 and used for residential purposes since the County adopted zoning in 1974. A change in the Future Land Use Map to Commercial and a change in the Character Area Map to Suburban was approved in November 2019 (MA-19-15). Staff has reviewed this application and recommends approval.

Kenny Whitworth, 3173 Mulberry Greens Lane, Jefferson, GA, was present to represent this case. Mr. Whitworth noted that this property adjoins the property of the new Jackson County High School. Currently, a lot of the storage facilities in the area are full. This proposed facility will have an adequate amount of storage that will benefit the community. This development will consist of climate control storage units, regular storage units, as well as three-sided covered parking areas for RV's and boats.

There was no opposition to this rezoning 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 CRC (Community Retail Commercial District) in order to develop the property for a mini storage facility. The motion was seconded by Nick Bledsoe. Les Knoblock, Nick Bledsoe, Steve Wittry, and Harold Mull approved the rezone case.

3. RZ-20-0026 – Galilee Springs, LLC (Kenny Whitworth), Hwy. 332, Hoschton, GA; 12.78 acres; rezone from A-2 (Agricultural Rural Farm District) to CRC (Community Retail Commercial District) for a mini storage facility. (Map 104/Parcel 019B1)

Jamie Dove gave the staff report. The applicant is requesting a rezoning from A-2 to CRC in order to develop the property as a mini storage facility. The property gains access from Hwy. 332. Public water is available within 1,500 ft. of the property provided by the Jackson County Water and Sewerage Authority. There is no public sewer available in the area. This property has been zoned A-2 and used for residential purposes since the County adopted zoning in 1974. A change in the Future Land Use Map to Commercial and a change in the Character Area Map to Suburban was approved in November 2019 (MA-19-16). Staff has reviewed this application and recommends approval.

Kenny Whitworth, 3173 Mulberry Greens Lane, Jefferson, GA, was present to represent this case. Mr. Whitworth noted that this property adjoins the property of the new Jackson County High School. Currently, a lot of the storage facilities in the area are full. This proposed facility will have an adequate amount of storage that will benefit the community. This development will consist of climate control storage units, regular storage units, as well as three-sided covered parking areas for RV's and boats.

There was no opposition to this 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 CRC (Community Retail Commercial District) in order to develop the property for a mini storage facility. The motion was seconded by Steve Wittry. Les Knoblock, Steve Wittry, Nick Bledsoe, and Harold Mull approved the rezone case.

4. MA-20-0018 – Kenneth Williams, 9246 Commerce Rd., Athens, GA; 0.93 acre; change the Future Land Use Map from “Commercial” to “Residential”. (Map 017A/Parcel 054)

Jamie Dove gave the staff report. The applicant is requesting a map amendment to the Comprehensive Plan in order to change the Future Land use designation from “Commercial” to “Residential”. The letter of intent submitted by the applicant states that if the map amendment is approved, a rezoning to R-1 will be requested. The property gains access from Commerce Road (Old U.S. Hwy. 441) and Abby Lane, Nicholson, GA. Public water is available within 1,500 ft. of this property, provided by Jackson County Water and Sewer Authority. There is no public sewer available in the area. Back in 2003, this property was rezoned to NRC for commercial use. Staff has reviewed this application and recommends approval.

Kenneth Williams, 4570 Hwy. 106 South, Hull, GA was present to represent this map amendment case. Mr. Williams noted that this building is an old general store built back in the 1940's. The building needs some cosmetic changes in order to make it his new residence.

There was no opposition to this 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, Steve Wittry made a motion to approve the Future Land Use Map change from “Commercial” to “Residential”. The motion was seconded by Les Knoblock. Steve Wittry, Les Knoblock, Nick Bledsoe, and Harold Mull approved the map amendment case.

5. MA-20-0019 – Jeff Halley (Halbro Tree Service), 2832 Commerce Rd., Jefferson, GA; 3.42 acres; change the Character Area Map from “Rural” to “Urban” and change the Future Land Use Map from “Residential” to “Commercial”. (Map 051/Parcel 046B)

Jamie Dove gave the staff report. The applicant is requesting a map amendment to the Comprehensive Plan in order to change the Character Area designation from “Rural” to “Urban” and change the Future Land Use designation from “Residential” to “Commercial”. If the map amendment is approved, the applicant will request a rezone in order to relocate the applicant’s tree service business to the property. The property gains access from Commerce Road in Jefferson, GA. Public water is available within 1,500 ft. of this property, to be provided by Jackson County Water and Sewer Authority. Public sewer is not available in the area. The Comprehensive Plan requires both public water and sewer for an “Urban” Character Area designation. Thus, a Character Area designation of “Suburban” would be more appropriate for this tract of land, since the property doesn’t have sewer available in the area. The request to change the Future Land Use designation to “Commercial” does comply with the Comprehensive Plan.

Staff has reviewed this application and recommends the requested change in Character Area designation to “Urban” be denied and the requested change in the Future Land Use designation to “Commercial” be approved. Staff would support a recommendation of a change in Character Area designation to “Suburban” excluding the portion of the property currently designated as “Conservation”, and a change in the Future Land Use designation to “Commercial”.

Jeff Halley, 531 Mauldin Rd., Jefferson, GA was present to represent this map amendment case. Mr. Halley would like to move his tree service business to this location. He plans to build a butler building similar to the butler building next door that is being used for a used tire store. The proposed butler building will be approximately 50’ x 100’ with an enclosed garage on one end and open bays on the other end. There was discussion between the board, staff, and the applicant. Also, Mr. Halley noted that in order to rezone this property to HRC (Highway Retail Commercial District) for his business, he would need to have a Character Area Map designation of “Urban” and Future Land Use Map designation of “Commercial”. The Character Area Map designation of “Urban” is required to have sewer available, but there is no sewer in the area currently nor expected in the near future. But, there are 3 septic systems on the property which would handle the amount of people in and out of this building until sewer is located in the area.

There was no opposition to this 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, Les Knoblock made a motion to approve the Character Area Map change from “Rural” to “Urban” and approve the Future Land Use Map change from “Residential” to “Commercial”. The motion was seconded by Harold Mull. Les Knoblock, Harold Mull, Nick Bledsoe, and Steve Wittry approved the map amendment case.

Meeting Adjourned at 6:35 p.m.

Marty Clark, Chairman

Date

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