



JACKSON COUNTY PLANNING COMMISSION

Minutes

Jackson County Administration Building Auditorium
67 Athens Street
Jefferson, Georgia

September 24, 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
Justin Crighton – Planner
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 August 27, 2020 Planning Commission Minutes and was seconded by Steve Wittry. The motion was approved unanimously.

Jamie Dove noted there will be an October 22, 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-20-0036 – Adam & Karen Sibcy, Corner of Jarrett Road/Unity Church Road, Maysville, GA; 10.7 acres; rezone from A-2 to A-R to split property into 3 tracts for residential use. (Map 086A/Parcel 016)

Justin Crighton gave the staff report. The applicant is requesting a rezoning from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) in order to divide the property into 3 tracts for residential use. The property gains access from both Unity Church Road and Jarrett Road. The property has access to public water provided by the Jackson County Water & Sewer Authority. There is no public sewer available in this area. Staff has reviewed this application and recommends approval.

Adam Sibcy, 237 Skeeter Drive, Maysville, GA was present to represent this rezone case. Mr. Sibcy noted that this property has been in the family for years. He would like to rezone from A-2 to A-R in order to divide the property into 3 tracts for he and his kids to build a house on.

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, Steve Wittry made a motion to approve the rezone from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) in order to divide the property into 3 tracts for residential use. The motion was seconded by Nick Bledsoe. The rezone case was approved by Steve Wittry, Nick Bledsoe, Les Knoblock, and Harold Mull.

2. RZ-20-0037 – Kenneth Williams, 9246 Commerce Road, Athens, GA; 0.93 acre; rezone from NRC to R-1 for residential use. (Map 017A/Parcel 054)

Justin Crighton gave the staff report. The applicant was just approved by the Board of Commissioners with a Future Land Use Map change from “Commercial” to “Residential” to allow for a rezone. Now, the applicant is requesting a rezoning from NRC (Neighborhood Retail Commercial District) to R-1 (Single Family Residential District) for residential use. This property was rezoned to B-1 in the late 1990’s and has been used for a variety of commercial uses. The old B-1 classification was replaced with the current classification of NRC. The property gains access from both Commerce Rd. and Abby Lane. The property has access to public water provided by the Jackson County Water & Sewer Authority. There is no public sewer available in this area. Staff has reviewed this application and recommends approval.

Kenneth Williams, 4570 Hwy. 106 South, Hull, GA was present to represent this rezone case. Mr. Williams would like to make some repairs to the dwelling and then move into the residence.

There was no opposition to this rezone case.

Furthermore, Les Knoblock made a motion to approve the rezone from NRC (Neighborhood Retail Commercial District) to R-1 (Single Family Residential District) for residential use. The motion was seconded by Steve Wittry. The rezone case was approved by Les Knoblock, Steve Wittry, Nick Bledsoe, and Harold Mull.

3. RZ-20-0039 – Mike Malerba (MLM Homes, LLC), Brockton Road, Jefferson, GA; 40.532 acres; rezone from A-2 to R-1 for a residential subdivision. (Map 052/Parcel 033)

Jamie Dove gave the staff report. The applicant was just approved by the Board of Commissioners with a map amendment change from “Rural” to “Suburban” to allow for a rezone. Now, the applicant is requesting a rezone from A-2 (Agricultural Rural Farm District) to R-1 (Single Family Residential) for a residential subdivision. The property gains access from Hwy. 335 (Brockton Road). The property has access to public water provided by the Jackson County Water & Sewer Authority. Public sewer is not available in this area. Thus, private septic systems shall be utilized. Staff has reviewed this application and recommends approval with 1 condition: 1) Dedicate 10 feet of right of way along Hwy. 335.

David Elder, 123 Bear Creek Lane, Bogart, GA was present to represent this rezone case. He noted that the Board of Commissioners just approved the map amendment change so that the applicant could rezone the property. Now, the applicant is ready to rezone the property from A-2 to R-1 for a residential subdivision. The lots will be on septic systems with the minimum lot size between $\frac{3}{4}$ acre and 1 acre. The perk test for the septic systems came back excellent. Mr. Elder noted that this property is pasture land and there will not be extensive grading for this subdivision.

Sherri Moore, 92 Still Water Lane, Jefferson, GA (Shepherds Crossing Subdivision) was present with concerns or a request regarding this proposed subdivision. This proposed property abuts lots in Shepherds Crossing Subdivision. Also, the square footage of houses in Shepherds Crossing is a minimum of 1600 heated sq. ft. for a single-story house and a minimum of 1800 heated sq. ft. for 2-story house. Thus, Mrs. Moore put in a request for the proposed subdivision to have a minimum of 1600 heated sq. ft. for a single-story house and a minimum of 1800 heated sq. ft. for a 2-story house. Also, Mrs. Moore requested an extra 10 feet of undisturbed vegetative buffer on all lots that abuts Shepherds Crossing Subdivision. There was discussion between the board and staff. Staff noted, there is no buffer between the proposed subdivision and Shepherds Crossing Subdivision. The 10 ft. undisturbed vegetative buffer, requested by Mrs. Moore, will be included in the 40 ft. rear setback for each lot that abuts Shepherds Crossing Subdivision. Then, David Elder noted that he had no problem with Mrs. Moore's requests.

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 rezone from A-2 (Agricultural Rural Farm District) to R-1 (Single Family Residential District) for a residential subdivision with the following 3 conditions: 1) Dedicate 10 feet of right of way along Hwy. 335. 2) Minimum of 1600 heated sq. ft. for a single-story house and a minimum of 1800 heated sq. ft. for a 2-story house. 3) 10 feet of undisturbed vegetative buffer for all lots that abuts Shepherds Crossing Subdivision. The existing vegetation needs to be maintained and where vegetation doesn't exist, vegetation needs to be planted. The motion was seconded by Steve Wittry. The rezone case was approved by Nick Bledsoe, Steve Wittry, Les Knoblock, and Harold Mull.

4. RZ-20-0040 – Ray Vaughn, Jackson Trail Road, Hoschton, GA; 44.52 acres; rezone from A-2 to R-1 for a residential subdivision. (Map 106/Parcel 011A)

Marty Clark, Chairman, recused himself from this rezone case due to family ties with this development, and turned the meeting over to Les Knoblock, Vice-Chairman. Jamie Dove 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 a residential subdivision. The property gains access from Jackson Trail Road. Also, the property has access to public water and public sewer provided by the Jackson County Water & Sewer Authority. Staff has reviewed this application and recommends approval with the following 3 conditions: 1) To be developed as an Open Space or Master Plan Subdivision. 2) To be developed as a single family development. 3) Required open space to include the area on the rear of the property shown as open space on the concept plan. The open space shall be connected to the development by a pedestrian access/walking trail along the proposed sewer easement constructed of gravel or other permeable surface.

David Elder, 123 Bear Creek Lane, Bogart, GA was present to represent this rezone case. This development will be on sewer and the lots will be 75' x 150' which is a little over .25 acre lots. Mr. Elder noted that since the lots were only 75' wide that the lots would not meet the special use condition #3 – all driveways must meet required separation of 125'. So, he asked the board if the driveway separation condition could be eliminated from the special use conditions, as this condition does not fit a sewer development. There was discussion between the applicant, the board, and staff.

There was no opposition to the rezone case.

Les Knoblock 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 rezone from A-2 (Agricultural Rural Farm District) to R-1 (Single Family Residential District) with the following 3 conditions: 1) To be developed as an Open Space or Master Plan Subdivision. 2) To be developed as a single family development. 3) Required open space to include the area on the rear of the property shown as open space on the concept plan. The open space shall be connected to the development by a pedestrian access/walking trail along the proposed sewer easement constructed of gravel or other permeable surface. The motion was seconded by Harold Mull. The rezone case was approved by Steve Wittry, Harold Mull, and Nick Bledsoe.

5. SU-20-0009 – Ray Vaughn, Jackson Trail Road, Hoschton, GA; 44.52 acres; special use for a master planned development. (Map 106/Parcel 011A)

Marty Clark, Chairman, recused himself from this special use case due to family ties with this development, and turned the meeting over to Les Knoblock, Vice-Chairman. Jamie Dove gave the staff report. The applicant is requesting to develop the site into a Master Plan Subdivision. The property gains access from Jackson Trail Road. Also, the property has access to public water and public sewer provided by the Jackson County Water & Sewer Authority. Staff has reviewed this application and recommends approval with the following 4 conditions: 1) No vinyl siding to be used within development. 2) Lot width shall be a minimum of 75 feet. 3) All driveways must meet required separation. 4) No more than 94 lots shall be developed.

David Elder, 123 Bear Creek Lane, Bogart, GA was present to represent this special use case. This development will be on sewer and the lots will be 75' x 150' which is a little over .25 acre lots. Mr. Elder noted that since the lots were only 75' wide that the lots would not meet the special use condition #3 – all driveways must meet required separation of 125'. So, he asked the board if the driveway separation condition could be eliminated from staff's conditions, as this condition does not fit a sewer development. There was discussion between the applicant, the board, and staff.

There was no opposition to the special use case.

Les Knoblock 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 special use for a master planned subdivision with the following 3 conditions: 1) No vinyl siding to be used within development. 2) Lot width shall be a minimum of 75 feet. 3) No more than 94 lots shall be developed. The motion was seconded by Harold Mull. The special use case was approved by Steve Wittry, Harold Mull, and Nick Bledsoe.

6. Adoption of the Official Zoning Map

Justin Crighton gave the staff report. Staff proposes the adoption of the Official Zoning Map of Jackson County. The map is amended as needed based on the outcomes of the monthly rezoning cases heard by both the Planning Commission Board and the Board of Commissioners. The last formal adoption of a County-wide map was in October of 2017. This Official Zoning Map update reflects all of the rezone changes since October 2017, according to the rules and procedures of The Jackson County Unified Development Code and the Georgia Zoning Procedures Law. There was some discussion between staff and the board.

There was no one present to speak in favor nor in opposition of the Adoption of the Official Zoning Map.

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

Nick Bledsoe made a motion to approve the adoption of the official zoning map and was seconded by Les Knoblock. The motion was approved unanimously.

Marty Clark made a motion to adjourn the meeting and was seconded by Steve Wittry. Meeting Adjourned at 6:27 p.m.

Marty Clark, Chairman

Date

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