



JACKSON COUNTY PLANNING COMMISSION

Minutes

Jackson County Administration Building Auditorium
67 Athens Street
Jefferson, Georgia

November 19, 2020
6:00 P.M.



Members Present

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

Member Absent

Nick Bledsoe

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 October 22, 2020 Planning Commission Minutes and was seconded by Steve Wittry. The motion was approved unanimously.

Jamie Dove noted there will be a December 17, 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-20-0044 – Omar Ramirez, 625 Curk Roberts Rd., Braselton, GA; 4.594 acres; rezone from A-2 to M-H for residential use. (Map 118/Parcel 007A)

Jamie Dove gave the staff report. The applicant is requesting a rezone from A-2 (Agricultural Rural Farm District) to M-H (Manufactured Housing District) in order to split property into 2 tracts for residential use. The applicant, Omar Ramirez, was present to represent this rezone case. Mr. Ramirez purchased this property in June 2019. Currently, there is a mobile home on this tract. He would like to split the property into 2 tracts so that he can build a stick-built home on the other tract. Staff has reviewed this application and recommends approval of the rezone case.

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 M-H (Manufactured Housing District) in order to split the property into 2 tracts for residential use. The motion was seconded by Les Knoblock. The rezone case was approved by Steve Wittry, Les Knoblock, and Harold Mull.

2. RZ-20-0047 – Braselton Circuit, LLC (Phillip Galbreath), 6275 Hwy. 53, Braselton, GA; 7.492 acres; rezone from G-I to HRC for commercial use. (Map 118/Parcel 042)

Jamie Dove gave the staff report. The applicant is requesting to rezone two tracts (4.2 acre and a 3.2 acre parcel) fronting on Hwy. 53 from the parent 62.50 acre parcel which is currently zoned G-I (General Industrial District) to HRC (Highway Retail Commercial District). John Stell, Attorney, 98 North Broad Street, Winder, GA 30680 was present to represent this rezone case. The adjacent properties are presently zoned and used as either commercial or industrial uses. The Georgia Department of Transportation is in charge of the commercial access to this parcel from Hwy. 53. There will be inter-parcel access behind this property to Braselton Parkway. Staff has reviewed this application and recommends approval with 1 condition: 1) Must follow the guidelines of the West Jackson Overlay District.

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 G-I (General Industrial District) to HRC (Highway Retail Commercial District) for commercial use with 1 condition: 1) Must follow the guidelines of the West Jackson Overlay District. The motion was seconded by Harold Mull. The rezone case was approved by Steve Wittry, Harold Mull, and Les Knoblock.

3. MA-20-0025 – Chafin Communities (Clint Dixon), 1288 Maddox Road, Hoschton, GA; part of 94.798 acres; change the Character Area Map from “Agricultural” to “Suburban” and change the Future Land Use Map from “Agricultural/Forestry” to “Residential” for a residential subdivision. (Map 112/Parcel 037)

Jamie Dove gave the staff report. The applicant is requesting a change in the Character Area Map from “Agricultural” to “Suburban” and a change in the Future Land Use Map from “Agricultural/Forestry” to “Residential” to develop a single-family residential subdivision. The proposed property is located on both sides of Maddox Road. If the map amendment is approved, it will authorize the applicant to file for R-1 or R-2 zoning. Staff has reviewed this application and recommends approval.

Then, Clint Dixon, Chafin Communities, 5230 Bellewood Court, Buford, GA 30518 was present to represent this map amendment case. Mr. Dixon noted that if the map amendment is approved, they plan to rezone the property to R-2 for a residential subdivision. Currently, two out of the three residential developments on Maddox Road are in the Town of Braselton. The concept plan shows 167 lots which will be serviced by the Town of Braselton with water and sewer.

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 change of the Character Area Map from “Agricultural” to “Suburban” and change the Future Land Use Map from “Agricultural/Forestry” to “Residential” for a residential subdivision. The motion was seconded by Steve Wittry. The map amendment case was approved by Les Knoblock, Steve Wittry, and Harold Mull.

4. MA-20-0026 – Chafin Communities (Clint Dixon), 1288 Maddox Road, Hoschton, GA; part of 94.798 acres; change the Character Area Map from “Agricultural” to “Suburban” and change the Future Land Use Map from “Agricultural/Forestry” and “Residential” to “Residential” for a residential subdivision. (Map 112/Parcel 037A)

Jamie Dove gave the staff report. The applicant is requesting a change in the Character Area Map from “Agricultural” to “Suburban” and a change in the Future Land Use Map from “Agricultural/Forestry” and “Residential” to “Residential” to develop a single-family residential subdivision. The proposed property is located on both sides of Maddox Road. If the map amendment is approved, it will authorize the applicant to file for R-1 or R-2 zoning. Staff has reviewed this application and recommends approval.

Clint Dixon, Chafin Communities, 5230 Bellewood Court, Buford, GA 30518 was present to represent this map amendment case. Mr. Dixon noted that if the map amendment is approved, they plan to rezone the property to R-2 for a residential subdivision. Currently, two out of the three residential developments on Maddox Road are in the Town of Braselton. The concept plan shows 167 lots which will be serviced by the Town of Braselton with water and sewer.

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 change of the Character Area Map from “Agricultural” to “Suburban” and change the Future Land Use Map from “Agricultural/Forestry” and “Residential” to “Residential” for a residential subdivision. The motion was seconded by Steve Wittry. The map amendment case was approved by Les Knoblock, Steve Wittry, and Harold Mull.

5. MA-20-0027 – New Liberty United Methodist Church (Brett Gallman), 17 Thompson Mill Road, Braselton, GA; 6.44 acres; change the Future Land Use Map from “Public Institutional” and “Residential” to “Commercial” for a LED sign. (Map 123/Parcel 009)

Jamie Dove gave the staff report. The applicant is requesting a change in the Future Land Use Map from “Public Institutional” and “Residential” to “Commercial” for a LED sign. The church currently has a changeable copy sign where the letters are changed manually. Electronic Changeable Copy Signs are allowed only in commercial zoning districts per our Unified Development Code. A “Commercial” Future Land Use designation is required in order to allow the church to apply for a “Commercial” zoning district for an electronic changeable copy sign. Staff has reviewed this application and recommends approval.

Brett Gallman, Chairman of the Board of Trustees for New Liberty United Methodist Church, was present to represent this map amendment case. Mr. Gallman noted that he is the one that manually changes the

church sign and is looking forward to the electronic changeable copy sign. The proposed LED portion of the sign will go on top of the manual changeable portion of the existing sign.

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 “Public Institutional” and “Residential” to “Commercial” for a LED sign. The motion was seconded by Les Knoblock. The map amendment case was approved by Steve Wittry, Les Knoblock, and Harold Mull.

6. MA-20-0028 – Old Mill Properties, LLC (Adam Ewing), Big Bear Rd./Savage Rd./Hwy. 330, Bogart, GA; approximately 32 acres; change the Character Area Map from “Agricultural” to “Suburban” for a residential subdivision. (Map 045/Parcel 022)

The applicant was not present. So, Marty Clark made a motion to table the case until the December 17th, 2020 Planning Commission Meeting. The motion was seconded by Steve Wittry. The board approved unanimously to table the map amendment case to the December 17th, 2020 Planning Commission Meeting.

7. MA-20-0029 – Genuine Mapping & Design, LLC (Ben Drerup), County Farm Rd., Jefferson, GA; 113.61 acres; change the Character Area Map from “Agricultural” to “Rural” and change the Future Land Use Map from “Agricultural/Forestry” to “Residential” for a residential subdivision. (Map 051/Parcel 007)

Jamie Dove gave the staff report. The applicant is requesting to change the Character Area Map from “Agricultural” to “Rural” and change the Future Land Use Map from “Agricultural/Forestry” to “Residential” for a residential subdivision. The concept plan shows 77 proposed lots ranging in size from 0.75 acre to 2.8 acres which will be served by public water and septic systems. There is water on County Farm Road and/or Jefferson Commerce Highway (Hwy. 15) serviced by Jackson County Water & Sewer Authority, but no sewer available. Staff has reviewed this application and recommends approval.

David Johnson, 9194 Lakeside Way, Gainesville, GA, was present representing Genuine Mapping & Design, LLC. The property fronts on County Farm Road, Jefferson, GA. There are wetlands that run through the property. There was discussion between the applicant and the board in regards to soil analysis, market analysis, and size of the lots.

There were a number of people present in opposition to this map amendment case. The following citizens were present at the meeting that live on County Farm Road or near County Farm Road: Joe Jackson, Bess Jackson, Ray Scott, Iris and Allen Wix, Chuck Rigdon, and Charles Duke. Also, a letter was submitted from citizens of the community with their concerns about the proposed development. The citizens had the following concerns: This property was used as a landfill for the City of Jefferson years ago and concerns of toxic material getting into the water and well water; traffic concerns for County Farm Road; water runoff that could backup onto neighboring property; buffers; want homes with greater than 1400 square feet and high quality material of the houses; measures taken to assure no runoff of septic systems into any of the streams or springs on or adjacent to this development; and don’t want a subdivision on County Farm Road. Staff noted that they would check with the State EPD Office regarding the old landfill on the proposed property.

There was discussion among the board and applicant, Ben Drerup of Genuine Mapping & Design, LLC.

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 Character Area Map change from “Agricultural” to “Rural” and change the Future Land Use Map from “Agricultural/Forestry” to “Residential” for a residential subdivision. The motion was seconded by Harold Mull. The map amendment was approved by Steve Wittry and Harold Mull. The map amendment was denied by Les Knoblock. Thus, the map amendment was approved.

8. MA-20-0032 – L.T.R. Investments, LLC (Larry Ross), at the intersection of Hwy. 124 West and Olde Wick Trail, Hoschton, GA; 22.726 acres; change the Character Area Map from “Suburban” to “Urban”. (Map 105/Parcel 001A)

Jamie Dove gave the staff report. The applicant is requesting a Character Area Map change from “Suburban” to “Urban” for the 22.76 acre tract located at the intersection of Hwy. 124 and Oldewick Trail. If the map amendment is approved, they would like to rezone the property from R-1 to R-3 for an upscale townhome development. Also, this property is in the West Jackson Overlay. Staff has reviewed this application and recommends approval.

Jack Wilson, Attorney, 10 Lumpkin Street, Lawrenceville, GA 30046 was present to represent this case. The property was rezoned in 2018 to allow medium density senior housing. Efforts to market the property as a senior development have not been successful because of market saturation. The property is adjacent to “Urban” Character Area Map designation all the way down Hwy. 124 to Hwy. 332. Sewer and water are available to service the proposed property. Then, there was discussion between the applicant and the board regarding the traffic concerns with at least 103 more vehicles coming out on Hwy. 124 with no traffic lights. Mr. Wilson noted they will adhere to whatever the Georgia Department of Transportation requires for this ingress/egress on Hwy. 124. Also, Mr. Wilson noted there is another ingress/egress that runs behind the commercial business that fronts on Hwy. 124 to the Publix Parking area, where there are several exits.

Mark Miller, 425 Olde Wick Trail, Hoschton, GA (directly across from this proposed property in Olde Wick Trail Subdivision) was present in opposition to this development. He has lived in this area for the past 14 years and traffic is steadily getting worse. Traffic is so congested on Hwy. 124 and pulling out onto Hwy. 124 is very dangerous. Also, he noted that directing traffic through the Publix parking area, as noted by the applicant, as well as adding at least 103 more vehicles in and out of this development will be a nightmare.

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

Steve Wittry made a motion to deny the Character Area Map change from “Suburban” to “Urban” for an upscale townhome development. The motion was seconded by Les Knoblock. The map amendment case was denied by Steve Wittry, Les Knoblock, and Harold Mull.

Steve Wittry made a motion to adjourn the meeting and was seconded by Les Knoblock. Meeting adjourned at 7:00 p.m.

Marty Clark, Chairman

Date