



JACKSON COUNTY PLANNING COMMISSION



Minutes

Jackson County Courthouse
Jury Assembly Room
5000 Jackson Parkway
Jefferson, GA 30549

February 24, 2022
6:00 P.M.

Members Present

Steve Wittry, Chairman
Carson Saville, Vice-Chairman
Harold Mull
Les Knoblock
Larry Turner

Staff Present

Jamie Dove – Public Development Manager
Kathy Holloway – Zoning Coordinator

Steve Wittry, Chairman, called the meeting to order at 6:00 pm.

Larry Turner opened in prayer. Then, Steve Wittry, led everyone in the Pledge of Allegiance.

Harold Mull made a motion to approve the January 27, 2022 Planning Commission Minutes and was seconded by Les Knoblock. The motion was approved unanimously.

Jamie Dove noted there will be a March 24, 2022 Planning Commission Meeting.

Steve Wittry noted that he will be resigning tonight after serving 8 years on the Planning Commission Board, as he will be running for District 3 Board of Commissioner in 2022. Mr. Wittry gave a special thanks for the support of Staff, Planning Commission Board, and Ralph Richardson (District 3 Board of Commissioner) over the 8 years that he served on the Planning Commission Board. Then, Carson Saville presented Steve Wittry with a plaque for his hard work and dedication to Jackson County. Steve Wittry noted that Carson Saville, currently Vice-Chairman of the Planning Commission Board, will replace him as Chairman of the Planning Commission Board. Then, Les Knoblock nominated Harold Mull as Vice-Chairman of the Planning Commission Board and was seconded by Carson Saville; the motion was unanimous. Also, Steve Wittry is the current Planning Commission/Board of Adjustment Liaison. So, Steve Wittry nominated Les Knoblock as the Planning Commission/Board of Adjustment Liaison and was seconded by Carson Saville; the motion was unanimous.

Then, Jamie Dove gave the reading of the zoning hearing procedures.

New Business -

1. MA-21-0093 – Keith Hayes Construction, 4608 Winder Hwy., Jefferson, GA; 2.0 acres; change the Character Area Map from “Suburban” to “Urban” for commercial use. (Map 095/Parcel 028G)

Jamie Dove gave the staff report. The applicant/owner is requesting a Character Area Map change from “Suburban” to “Urban” for commercial use. This property has been used as an automotive repair business for many years and it was a “grandfathered use” under the current zoning NRC (Neighborhood Retail Commercial District). The business license for the automotive use lapsed and the “grandfathered use” for automotive repair went away. The applicant/owner is requesting this map amendment to allow them to apply for a rezone to HRC (Highway Retail Commercial District), so the automotive repair business can be reopened. The 2.0 acre, Tract 1, shown on the proposed property survey is the portion of the property proposed for the map amendment and future rezone to the HRC District. Tract 2 shown on the proposed property survey will continue to be used residentially. Staff recommends approval of this map amendment case.

Keith Hayes, 5108 Winder Hwy., Jefferson, GA was present to represent this case. Mr. Hayes noted that Ray Brooks is selling the 2.0 acre tract to Ryan Bruce to run an automotive repair business. Since the grandfathered use for automotive repair went away, they would like to request a map amendment to allow them to apply for a rezone to HRC, so the automotive repair business can be reopened. Also, the automotive repair business has been in this community for 40 years. Mr. Hayes has talked to the neighbors next to this property and they have no problem with the map amendment or rezone of this 2.0 acre tract. Furthermore, Mr. Hayes would like to get this property into compliance with proper zoning.

Greg Berryman, 1563 Jackson Trail Road, Jefferson, GA was present in favor of the map amendment. Mr. Berryman owns the property to the east of the proposed property. He noted that he has no objection to the map amendment change and rezone of the 2.0 acre tract on the Winder Hwy., Jefferson, GA.

There was no one present at the meeting in opposition to this map amendment.

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

Harold Mull made a motion to **approve** the Character Area Map change from “Suburban” to “Urban” for commercial use on the 2.0 acre tract and was seconded by Les Knoblock. The map amendment was **approved** by Harold Mull, Les Knoblock, Carson Saville, and Larry Turner.

2. MA-21-0094 – Genuine Mapping & Design, LLC, 9615 hwy. 53, Braselton, GA; 15.90 acres; change the Future Land Use Map from “Residential” to “Commercial” for a self-service storage facility. (Map 118/Parcel 024)

Jamie Dove gave the staff report. The applicant/owner is requesting a Future Land Use Map amendment from “Residential” to “Commercial for a self-service storage facility. The property is currently zoned A-2 (Agricultural Rural Farm District). If the requested Future Land Use map amendment is approved, the applicant/owner would then be able to apply for a rezone to either the NRC (Neighborhood Retail Commercial District) or CRC (Community Retail Commercial District) zoning. A self-service storage facility is proposed for the site. The property is located within the West Jackson Corridor Overlay District. All proposed development and building on site must comply with the requirements of the Overlay District. Water is available through the Town of Braselton to the property along Highway 53,

but sanitary sewer is not available to the property. Staff recommends denial to the map amendment case due to the request not being consistent with the goals and policies of the Comprehensive Plan.

Ben Drerup of Genuine Mapping & Design, LLC was present to represent this map amendment case. Mr. Drerup noted that he would like the Commissioners to look closer at the surrounding area. This property is close to I-85 and is a transitional area to commercial. On the same side of the road as the proposed property, there is CRC zoning; across the road there are 2 tracts zoned commercial; and there is commercial at the intersection of Hwy. 53 and New Cut Road. Mr. Drerup feels that the self-service storage facility is a low impact use without lots of traffic. There are buffers around this property, as well as they plan to put a fence around the property to help with the visual impact.

There was no one present at the meeting in opposition to this map amendment.

Steve Wittry closed the discussion for public comments and opened it up to the board for discussion, questions, or a motion. Then, there was discussion among the board about the safety issue in regards to the site distance for entering and existing this property.

Les Knoblock made a motion to **deny** the Future Land Use Map change from “Residential” to “Commercial” for a self-service storage facility and was seconded by Carson Saville. The map amendment case was **denied** by Les Knoblock, Carson Saville, Harold Mull, and Larry Turner.

3. MA-21-0095 – EastGroup Properties, 354 Tom White Road, Braselton, GA; 28 acres; change the Character Area Map from “Suburban” to “Urban” and change the Future Land Use Map from “Intensive Agricultural” to “Industrial” for industrial use.
(Map 112/Parcel 004)

Jamie Dove gave the staff report. The applicant/owner request a Character Area Map Amendment from “Suburban” to “Urban” and a Future Land Use Map Amendment from “Intensive Agricultural” to “Industrial” to allow the development of a future industrial project. The property is currently zoned A-2 (Agricultural Rural Farm District). If the map amendments are approved as requested, it would allow the applicant to file for a rezone to either the L-I (Light Industrial District), G-I (General Industrial District), or the H-I (Heavy Industrial District). Water and sewer are available to the property from the Town of Braselton. Road upgrades to be determined by the Jackson County Road Dept. and the GDOT at a later date. Staff recommends approval of this map amendment.

John Ratliff, EastGroup Properties, 4174 McClatchey Circle, Atlanta, GA was present to represent this map amendment case. EastGroup Properties is based out of Jackson, MS and has business parks throughout the southeast region. They plan to develop 2 buildings (190,000 sq. ft. and 204,000 sq. ft.). The front elevations will show extensive storefront glass and above-code minimum landscaping. The business park will feature a mixture of office and distribution businesses. EastGroup Properties attract local businesses not distribution centers with heavy truck traffic. The typical tenant is between 30,000 sq. ft. and 50,000 sq. ft. The front elevations are single-story with glass across the front of the office and showroom areas. Service courts will be in the rear of the buildings. They have built their plan around the Core of Engineer’s survey of this property not to disturb any wetlands. There was some discussion between the board, staff, and applicant about the wetlands and upgrade of roads.

There was no one present at the meeting in opposition to this map amendment.

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

Harold Mull made a motion to **approve** the Character Area Map change from “Suburban” to “Urban” and change the Future Land Use Map from “Intensive Agricultural” to “Industrial” for industrial use. The motion was seconded by Les Knoblock. The map amendment was **approved** by Harold Mull, Les Knoblock, Carson Saville, and Larry Turner.

4. MA-21-0096 – EastGroup Properties, 354 Tom White Road, Braselton, GA; 13.67 acres; change the Character Area Map from “Suburban” to “Urban” and change the Future Land Use Map from “Residential” to “Industrial” for industrial use.

Jamie Dove gave the staff report. The applicant/owner request a Character Area Map Amendment from “Suburban” to “Urban” and a Future Land Use Map Amendment from “Residential” to “Industrial” to allow the development of a future industrial project. The property is currently zoned A-2 (Agricultural Rural Farm District). If the map amendments are approved as requested, it would allow the applicant to file for a rezone to either the L-I (Light Industrial District), G-I (General Industrial District), or the H-I (Heavy Industrial District). Water and sewer are available to the property from the Town of Braselton. Road upgrades to be determined by the Jackson County Road Dept. and the GDOT at a later date. Staff recommends approval of this map amendment.

John Ratliff, EastGroup Properties, 4174 McClatchey Circle, Atlanta, GA was present to represent this map amendment case. EastGroup Properties is based out of Jackson, MS and has business parks throughout the southeast region. They plan to develop 2 buildings (190,000 sq. ft. and 204,000 sq. ft.). The front elevations will show extensive storefront glass and above-code minimum landscaping. The business park will feature a mixture of office and distribution businesses. EastGroup Properties attract local businesses not distribution centers with heavy truck traffic. The typical tenant is between 30,000 sq. ft. and 50,000 sq. ft. The front elevations are single-story with glass across the front of the office and showroom areas. Service courts will be in the rear of the buildings. They have built their plan around the Core of Engineer’s survey of this property not to disturb any wetlands. There was some discussion between the board, staff, and applicant about the wetlands and upgrade of roads.

There was no one present at the meeting in opposition to this map amendment.

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

Harold Mull made a motion to **approve** the Character Area Map from “Suburban” to “Urban” and change the Future Land Use Map from “Residential” to “Industrial” for industrial use. The motion was seconded by Les Knoblock. The map amendment was **approved** by Harold Mull, Les Knoblock, Carson Saville, and Larry Turner.

5. RZ-21-0098 – Atacama Monroe, LLC, 8137 Jefferson Road, Athens, GA; 1.36 acres; rezone from A-2 (Agricultural Rural Farm District) to CRC (Community Retail Commercial District) for commercial use. (Map 042/Parcel 024D)

Jamie Dove gave the staff report. The applicant/owner request a rezone from A-2 (Agricultural Rural Farm District) to CRC (Community Retail Commercial District) to allow for commercial uses. The property is 1.36 acres. The existing building on the lot is a manufactured home. The manufactured home will need to be removed, if the property is rezoned for commercial use. The applicant/owner states that the manufactured home will either be removed or renovated for office use. The East Jackson Overlay District will not allow the existing manufactured home renovated as an office nor as a modular office building. Also, Jackson County Water is available to the proposed property, but public sanitary sewer is not available to the proposed property. Any improvements or changes necessary to the existing

entrance/exit on Hwy. 129 must be approved by the Georgia Department of Transportation. Staff recommends approval with the following conditions: 1) All aspects of the East Jackson Corridor Overlay District must be applied to the property. 2) All building construction, parking lots, required buffers and fences must comply with the requirements of the Jackson County UDC and the CRC Zoning District. **Note:** No site plans or property surveys in any way are being approved as a part of this rezone request. All requirements of the Jackson County UDC must be followed.

Marco Rodriguez (Atacama Monroe, LLC), 315 Rebecca Street, Hoschton, Ga was present to represent this rezone case. Mr. Rodriguez stated that the manufactured home has been sold and will be removed from the property. They have talked with someone about putting a food truck on the property along with picnic tables. Then, there was discussion between the board and the applicant/owner about the driveway and septic system on the property.

There was no one present at the meeting in opposition to this rezone.

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

Harold Mull made a motion to **approve** the rezone from A-2 (Agricultural Rural Farm District) to CRC (Community Retail Commercial District) for commercial use with the following conditions: 1) All aspects of the East Jackson Corridor Overlay District must be applied to the property. 2) All building construction, parking lots, required buffers and fences must comply with the requirements of the Jackson County UDC and the CRC Zoning District. **Note:** No site plans or property surveys in any way are being approved as a part of this rezone request. All requirements of the Jackson County UDC must be followed. The motion was seconded by Les Knoblock. The rezone case was **approved** by Harold Mull, Les Knoblock, Carson Saville, and Larry Turner.

6. RZ-21-0099 – Ronald & Crystal Chapin, Brock Road, Athens, GA; 4.09 acres (Map 043/Parcel 013B); rezone from A-1 (Agricultural Rural Fringe District) to A-2 (Agricultural Rural Farm District) in order to combine Map 043/Parcel 013B with Map 043/Parcel 013A.

Jamie Dove gave the staff report. The applicant/owner request a rezoning from A-1 (Agricultural Rural Fringe District) to A-2 (Agricultural Rural Farm District). If allowed to be rezoned, the applicant/owner wishes to combine the property with the adjacent 4.09 acre parcel to the east of the proposed property (Map 043/Parcel 013A). The two parcels once combined will be 8.18 acres. Also, this property has a septic system and well water, as there is no public water and sewer available to this property. The Jackson County Road Dept. must approve any new driveway or required driveway work.

Ronald Chapin, 2139 Brock Rd., Athens, GA was present to represent this rezone case. Mr. Chapin would like to rezone Map 043/Parcel 013B from A-1 (Agricultural Rural Fringe District) to A-2 (Agricultural Rural Farm District) and then combine both properties into one tract.

There was no one present at the meeting in opposition to this rezone.

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

Les Knoblock made a motion to **approve** the rezone from A-1 (Agricultural Rural Fringe District) to A-2 (Agricultural Rural Farm District) in order to combine Map 043/Parcel 013B and Map 043/Parcel 013A.

The motion was seconded by Larry Turner. The rezone was **approved** by Les Knoblock, Larry Turner, Harold Mull, and Carson Saville.

7. Amendment to the Unified Development Code in regards to the exception to minimum lot area requirement in A-2 zoning and how many exception splits are permissible, as well as amend an area regarding the usage of access easements.

Jamie Dove gave the staff report. Amendments within Article 1 and Article 2 of the Unified Development Code, pertaining to the exception to minimum lot area requirements. This amendment would reduce the lot number from 3 to 2 in terms of how many lots are allowed to meet the 1.5 acre minimum rather than the 8 acre minimum. Staff has also requested to amend an area regarding the usage of access easements, asking that an 80 foot diameter cul-de-sac be installed at the end of the access easement if more than 2 lots are created, solely for public safety purposes. The three sections proposed to be amended are for consistency purposes.

There was no one present at the meeting in opposition to this rezone.

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

Harold Mull made a motion to **approve** the map amendment and was seconded by Les Knoblock. The text amendment was **approved** by Harold Mull, Les Knoblock, Carson Saville, and Larry Turner.

Les Knoblock made a motion to adjourn the meeting and was seconded by Harold Mull. The motion was unanimous. Meeting adjourned at 7:30 p.m.

Carson Saville, Chairman

Date