



## JACKSON COUNTY PLANNING COMMISSION

### Minutes



Jackson County Administration Building Auditorium  
67 Athens Street  
Jefferson, Georgia

October 25, 2018  
6:00 P.M.

#### Members Present

Marty Clark – Chairman  
David Ayers  
Nick Bledsoe

#### Members Absent

Steve Wittry – Vice-Chairman  
Les Knoblock

#### Staff Present

Justin Crighton - Planner  
Kathy Holloway – Zoning Coordinator

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

David Ayers opened in prayer. Then, Marty Clark led everyone in the Pledge of Allegiance.

Nick Bledsoe made a motion to approved the September 27, 2018 Planning Commission Minutes and was seconded by David Ayers. The motion was approved unanimously.

Justin Crighton noted there will be a November Planning Commission Meeting. The November Planning Commission Meeting will be held on November 15<sup>th</sup> instead of November 22<sup>nd</sup>, due to Thanksgiving Holidays. Furthermore, Mr. Crighton read the public hearing procedures.

#### Old Business –

1. RZ-18-15 – Rosemary Risse, 45 Nowhere Lane, Athens, GA; 6.76 acres; rezone from A-2 to A-R. (Map 008/Parcel 020)

Justin Crighton gave the staff report. The applicant is requesting a rezone from A-2 to A-R in order to subdivide the property into two tracts. Currently, the 6.76 acre tract has 2 dwellings located on it. The applicant would like to sell 1.5 acres with the home to the current tenant. The remainder of the property will be in a tract with the applicant's home. The property gains access off of Nowhere Lane, Athens, GA, which is unpaved. Also, the property is currently served by private well and septic system. Public water and sewer are not available in this area. Staff recommends approval of the rezone from A-2 to A-R in order to subdivide the property.

Ms. Rosemary Risse, 45 Nowhere Rd., Athens, GA was present to represent this case. The current zoning of this property, A-2 zoning, prohibits any subdividing of the property, because the tract is less than the required minimum of 8 acres in size. The proposed rezoning from A-2 to A-R would allow Ms. Risse to subdivide the property into two tracts. Ms. Risse is planning on selling 1.5 acres and home to the current tenant and the 5.26 acre tract and home will remain in Ms. Risse's name. There will be no structural changes made to the property.

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, Nick Bledsoe made a motion to approve the rezone from A-2 to A-R and was seconded by David Ayers. Nick Bledsoe, David Ayers, and Marty Clark approved the rezone.

### **New Business** –

1. MA-18-13 – Tom Thurmond, 38 Bellamy Rd., Athens, GA; 6 acres; change the character area map from “Suburban” to “Rural” and change the future land use map from “Commercial” to “Residential”. (Map 044/Parcel 019N)

Justin Crighton gave the staff report. The applicant is requesting a character area map change from “Suburban” to “Rural” and the future land use map change from “Commercial” to “Residential”. If the map amendment is approved, the applicant would like to rezone the property from A-2 to A-R in order to subdivide the property into 3(2 acre tracts). The property gains access off of Bellamy Rd. with 80 feet of right-of-way. The property is currently served by water from the Jackson County Water & Sewer Authority and a private septic system. Staff recommends approval of this map amendment change.

Mr. Tom Thurmond, 38 Bellamy Rd., Athens, GA was present to represent this case. The applicant is requesting a character area map change from “Suburban” to “Rural”, and the future land use map change from “Commercial” to “Residential”. Currently, Mr. Thurmond lives on Tract 1 and would like to subdivide the 6 acre tract into 3 (2 acre tracts). He plans on selling the other two tracts to family.

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, David Ayers made a motion to approve the character area map change from “Suburban” to “Rural” and the future land use map change from “Commercial” to “Residential” and was seconded by Nick Bledsoe. David Ayers, Nick Bledsoe, and Marty Clark approved the map amendment.

2. RZ-18-19 – South Point Construction, LLC/BJT Investment Property, LLC, Skelton Rd., Jefferson, GA; 5 acres; rezone from A-2 to A-R. (Map 105/Parcel 007D)

Justin Crighton gave the staff report. The applicant is requesting to rezone 5 acres from A-2 to A-R in order to subdivide the property into two tracts. The letter of intent states that the applicant plans to construct a new residential home on each tract. The property will be served with water from the Jackson County Water & Sewer Authority and septic systems. Staff recommends approval with 1 condition: 1) any new home(s) are to be constructed, meaning site-built homes only, as stated in the applicant's letter of intent, and meeting the zoning requirements of the Unified Development Code.

Jennifer Trefren, 92 Cypress Place, Jefferson, GA 30549 was present to represent this rezone case. The current zoning of this property, A-2 zoning, prohibits any subdividing of the 5.0 acre tract, because the tract is less than the required minimum of 8 acres in size. The proposed rezoning from A-2 to A-R would allow the applicant to subdivide the property into 2 tracts. The applicant plans to construct a 2,000 – 3,200 sq. ft. house on each tract that meets the zoning requirements of the Unified Development Code.

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, David Ayers made a motion to approve the rezone from A-2 to A-R with 1 condition: 1) any new home(s) are to be constructed, meaning site-built homes only, as stated in the applicant's letter of intent, and meeting the zoning requirements of the Unified Development Code. The motion was seconded by Nick Bledsoe. David Ayers, Nick Bledsoe, and Marty Clark approved the rezone.

David Ayers made a motion to adjourn the meeting and was seconded by Nick Bledsoe. The meeting adjourned at 6:15 p.m.

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Marty Clark, Chairman

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Date