



JACKSON COUNTY PLANNING COMMISSION

Minutes

Jackson County Administration Building Auditorium
67 Athens Street
Jefferson, Georgia

November 15, 2018
6:00 P.M.

Members Present

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

Members Absent

David Ayers

Staff Present

Gina Roy – Director
Justin Crighton – Planner
Kathy Holloway – Zoning Coordinator

Marty Clark, Chairman 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 25, 2018 Planning Commission Minutes and was seconded by Steve Wittry. The motion was approved unanimously.

Gina Roy noted there will be a December 20th, 2018 Planning Commission Meeting. The December Planning Commission Meeting is being held one week earlier due to the Thanksgiving Holidays. At the December Planning Commission Meeting, we will appoint a new chairman and vice-chairman as well as appoint a planning commission member as a representative to the Board of Adjustment. Furthermore, Gina Roy read the public hearing procedures and noted they are located on the table by the door.

New Business –

1. MA-18-14 - White Plains Baptist Church, 3650 Hwy. 124 West, Jefferson, GA; 8.05 acres; change the future land use map from “Public/Institutional” to “Residential”.
(Map 094/Parcel 006)

Justin Crighton 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 “Public/Institutional” to “Residential”. This property was part of Westcott Subdivision. Then, White Plains Baptist Church

decided to purchase this property and combine with the Church property as the Church had plans to expand. Now, the Church plans on selling the property to a contractor. Staff has reviewed this application and recommends approval of the map amendment. Then, there was discussion between staff and the board.

Cary Pittman, Pastor of White Plains Baptist Church, 3650 Hwy. 124 West, Jefferson, GA was present to represent this map amendment case. The church would like to change the future land use map from “Public/Institutional” to “Residential”. If the board approves the map change, then they would like to rezone the property from A-2 to R-2 zoning, so that houses can be built on the property. Also, this map amendment change and rezone change, will allow the church to be debt free. The church intends to use the new income from the sale of the property to minister to the community. Mr. Pittman respectfully request the board’s approval of this map amendment change. Then, there was discussion between the board and Mr. Pittman.

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, Nick Bledsoe made a motion to approve the future land use map amendment change from “Public/Institutional” to “Residential” and was seconded by Steve Wittry. Nick Bledsoe, Steve Wittry, and Les Knoblock approved the map amendment.

2. RZ-18-20 - Rancho Investments, LLC, 1040 Cabin Creek Drive, Nicholson, GA; 3.0 acres; rezone from A-2 to A-R to subdivide property. (Map 025/Parcel 027)

Gina Roy noted to the board that the applicant is not present. The board can hear the case tonight or table the case until the next meeting. So, Nick Bledsoe made a motion to table the case until the December 20th, 2018 Planning Commission Meeting and was seconded by Steve Wittry. Nick Bledsoe, Steve Wittry, and Les Knoblock approved for the case to be tabled.

3. RZ-18-21 - Paul & Stacey Stern, corner of Geiger Rd. and W.H. Hayes Rd., Jefferson, GA; 5.925 acres; rezone from A-2 to A-R to subdivide property. (Map 084/Parcel 002J)

Justin Crighton gave the staff report. As currently zoned, the property size of 5.925 acres is too small to split. So, the applicant is requesting to rezone this property from A-2 to A-R in order to subdivide the land into two lots to be used for new residential dwellings. Staff has reviewed this application and recommends approval of the rezone.

Paul & Stacey Stern, 1444 Princeton Drive, Statham, GA, were present to represent this rezone case. Mr. Stern noted to the board that he has purchased this 5.925 acre tract at the corner of Geiger Rd. and W. H. Hayes Rd. The Stern’s would like to subdivide this property into two tracts to include one parcel of approximately 2 acres and one parcel of approximately 3.9 acres. They plan to build their house on the 3.9 acre tract.

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 rezone from A-2 to A-R in order to subdivide the property into two tracts and was seconded by Les Knoblock. Steve Wittry, Les Knoblock, and Nick Bledsoe approved the rezone.

Les Knoblock made a motion to adjourn the meeting and was seconded by Steve Wittry. The meeting adjourned at 6:10 p.m.

Marty Clark, Chairman

Date

DRAFT