



JACKSON COUNTY PLANNING COMMISSION

Minutes

Jackson County Administration Building Auditorium
67 Athens Street
Jefferson, Georgia

June 27, 2019
6:00 P.M.



Members Present

Marty Clark – Chairman
Steve Wittry
Nick Bledsoe
Les Knoblock

Members Absent

David Ayers – Vice-Chairman

Staff Present

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

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

Nick Bledsoe opened in prayer. Then, Marty Clark led everyone in the Pledge of Allegiance.

Steve Wittry made a motion to approved the May 23, 2019 Planning Commission Minutes and was seconded by Les Knoblock . The motion was approved unanimously.

Gina Roy noted there will be a July 25, 2019 Planning Commission Meeting. Furthermore, Gina Roy read the public hearing procedures and noted they are located on the table by the door.

New Business –

1. RZ-19-11 – JCDB Properties, LLC, Hwy. 124, Jefferson, GA; 1.6 acres; rezone from HRC to R-3. (Map 105/Parcel 005)

Justin Crighton gave the staff report. The applicant is requesting a rezone of the 1.6 acre portion of the subject property from HRC to R-3 for inclusion in a master planned residential development of 173.3 acres. This property was rezoned in May of 2016 from A-2 to HRC. At that time the applicant intended to develop the property as a commercial component of a master planned development. A Map Amendment to the Comprehensive Plan changing the Future Land Use designation from “Commercial” to “Residential” for this property was approved in March of 2019. The 169.1 acre residential portion of the proposed development was rezoned in May of 2016 from A-2 to R-3 (RZ-16-07) and (SU-16-02) with 16

conditions. A requested change to add 2 additional conditions was subsequently approved in July of 2017 (CC-17-01). Staff has reviewed this application and recommends approval with the 18 conditions applied to 169.1 acre residential portion of the property as approved in CC-17-01 as follows: 1) Access shall be shared between the proposed parcel and the parent parcel as shown in the concept plan provided as part of this rezoning request. 2) Sidewalks shall be shared between the proposed parcel and the parent parcel as described in the West Jackson Overlay as required by the Jackson County Unified Development Code. 3) Detention facility shall be shared between the proposed parcel and the parent parcel. 4) Intersection improvements on Highway 124 must be completed prior to the Final Plat of the first phase of construction. The upgrades must be approved by GDOT prior to the issuance of a land disturbance permit. 5) The project shall comply with the West Jackson Overlay as required by the Jackson County Unified Development Code. 6) The community will adopt covenants and restrictions, prior to the final platting of the first phase of development, that designates the community as an Active Adult/55 or older community and establish policies and procedures to such effect. 7) Residences shall be constructed of masonry siding, brick, and/or stone. 8) Development shall be limited to single-family homes only. 9) A minimum of one tree unit shall be planted in the front yard of each lot. 10) A minimum of 20% shall be dedicated to open space and amenity areas. 11) Minimum setbacks from each property line shall be 7.5 feet from each side, 20 feet from the rear and 20 feet from the front as defined in the Jackson County Unified Development Code. 12) Minimum lot size shall be 6,000 square feet. 13) The residential development may have one entrance sign at each intersection on Highway 124, in addition to the commercial development signs. A minimum of 200 feet separation between the commercial development sign and the residential development sign. 14) Amenity area must be constructed during the first phase of construction. 15) Upgrade street sign post. 16) Amenity Buildings/Accessory Buildings shall be constructed of masonry siding, brick, and/or stone. 17) Minimum lot width shall be 45 feet. 18) Minimum house size is 1500 heated sq. ft.

Mark Rudolph, 975 Old Forge Lane, Jefferson, GA was present to represent this rezone case. Mr. Rudolph noted that he wanted to let the board and the citizens present in opposition to this development know that the rumors going around are false. This development is going to be a single family residential development not apartments. It will be an active adult/55 or older community. The 1.6 acre tract located across from the entrance of Traditions of Braselton on Hwy. 124, which is currently HRC, was planned for a bank. The 3.0 acre tract located at the entrance of Gum Springs Church Road/Hwy. 124 was planned for a medical facility. Mr. Rudolph would like to add the 1.6 acre tract and the 3.0 acre tract, currently zoned commercial, into the already zoned R-3 master planned residential development. By taking the commercial zonings out will decrease the traffic by 50% on Hwy. 124. Also, the GDOT and Wilburn Engineering recommends one entrance to this development. Therefore, Mr. Rudolph will go before the Board of Adjustment in the weeks ahead for a variance to decrease the 2 entrances as required by the Jackson Co. Unified Development Code (one entrance across from the Traditions of Braselton entrance on Hwy. 124 and one at the intersection of Gum Springs Church Rd/Hwy. 124) down to one entrance at the intersection of Hwy. 124 and Gum Springs Church Road.

There was opposition to this rezone case. The following citizens spoke in opposition or had questions in regards to this development: Marc Gordon, David Green, Ralph Nesmith, Lynn Wilson, and Terry Miller. The citizens had the following concerns: will there be apartments or single family homes; where will the entrance(s) be to the subdivision; how many homes plan to be built in this subdivision; concerns regarding the gas main on Hwy.124/Gum Springs Road intersection; can you have apartments in R-3 zoning; questions regarding R-3 zoning and the 18 conditions. There was discussion between the citizens, board, and staff. Also, Gina Roy noted where to go on our website to find information about upcoming zoning cases, how to be notified of the upcoming agendas for the different boards, and where to go on our website to find the Unified Development Code. Then, Mark Rudolph gave a rebuttal. Mr. Rudolph stated that the GDOT dictates how many entrances you can have off of Hwy. 124. The GDOT notified Mr. Rudolph that there can only be one entrance to the subdivision and it will be at Gum Springs

Church Road/Hwy. 124. The Jackson County Unified Development Code requires 2 entrances for this development. Thus, Mr. Rudolph will be filing a variance application requesting one entrance instead of two entrances, and there will be blue and white variance signs going up on the property in the upcoming weeks for the variance meeting. Also, the Gas Co. (Liberty Utilities) has an agreement with Mr. Rudolph to remove the fences and move the gas lines over 25 ft. and back 25 ft. Furthermore, there will be approximately 366 houses in this active adult/55 or older community.

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 HRC to R-3 of the 1.6 acre portion of the 173.3 acre master planned subdivision with the 18 conditions applied to 169.1 acre residential portion of the property as approved in CC-17-01 as follows: 1) Access shall be shared between the proposed parcel and the parent parcel as shown in the concept plan provided as part of this rezoning request. 2) Sidewalks shall be shared between the proposed parcel and the parent parcel as described in the West Jackson Overlay as required by the Jackson County Unified Development Code. 3) Detention facility shall be shared between the proposed parcel and the parent parcel. 4) Intersection improvements on Highway 124 must be completed prior to the Final Plat of the first phase of construction. The upgrades must be approved by GDOT prior to the issuance of a land disturbance permit. 5) The project shall comply with the West Jackson Overlay as required by the Jackson County Unified Development Code. 6) The community will adopt covenants and restrictions, prior to the final platting of the first phase of development, that designates the community as an Active Adult/55 or older community and establish policies and procedures to such effect. 7) Residences shall be constructed of masonry siding, brick, and/or stone. 8) Development shall be limited to single-family homes only. 9) A minimum of one tree unit shall be planted in the front yard of each lot. 10) A minimum of 20% shall be dedicated to open space and amenity areas. 11) Minimum setbacks from each property line shall be 7.5 feet from each side, 20 feet from the rear and 20 feet from the front as defined in the Jackson County Unified Development Code. 12) Minimum lot size shall be 6,000 square feet. 13) The residential development may have one entrance sign at each intersection on Highway 124, in addition to the commercial development signs. A minimum of 200 feet separation between the commercial development sign and the residential development sign. 14) Amenity area must be constructed during the first phase of construction. 15) Upgrade street sign post. 16) Amenity Buildings/Accessory Buildings shall be constructed of masonry siding, brick, and/or stone. 17) Minimum lot width shall be 45 feet. 18) Minimum house size is 1500 heated sq. ft. The motion was seconded by Les Knoblock. The rezone was approved by Steve Wittry, Nick Bledsoe, and Les Knoblock.

2. SU-19-06 – JCDB Properties, LLC, Hwy. 124, Jefferson, GA; 1.6 acres; special use for a R-3, Master Planned Subdivision. (Map 105/Parcel 005)

Justin Crighton gave the staff report. The applicant is requesting a special use of the 1.6 acre portion of the subject property for inclusion in a master planned residential development of 173.3 acres. This property was rezoned in May of 2016 from A-2 to HRC. At that time the applicant intended to develop the property as a commercial component of a master planned development. A Map Amendment to the Comprehensive Plan changing the Future Land Use designation from “Commercial” to “Residential” for this property was approved in March of 2019. The 169.1 acre residential portion of the proposed development was rezoned in May of 2016 from A-2 to R-3 (RZ-16-07) and (SU-16-02) with 16 conditions. A requested change to add 2 additional conditions was subsequently approved in July of 2017 (CC-17-01). Staff has reviewed this application and recommends approval with the 18 conditions applied to 169.1 acre residential portion of the property as approved in CC-17-01 as follows: 1) Access shall be shared between the proposed parcel and the parent parcel as shown in the concept plan provided as part of this rezoning request. 2) Sidewalks shall be shared between the proposed parcel and the parent parcel as

described in the West Jackson Overlay as required by the Jackson County Unified Development Code. 3) Detention facility shall be shared between the proposed parcel and the parent parcel. 4) Intersection improvements on Highway 124 must be completed prior to the Final Plat of the first phase of construction. The upgrades must be approved by GDOT prior to the issuance of a land disturbance permit. 5) The project shall comply with the West Jackson Overlay as required by the Jackson County Unified Development Code. 6) The community will adopt covenants and restrictions, prior to the final platting of the first phase of development, that designates the community as an Active Adult/55 or older community and establish policies and procedures to such effect. 7) Residences shall be constructed of masonry siding, brick, and/or stone. 8) Development shall be limited to single-family homes only. 9) A minimum of one tree unit shall be planted in the front yard of each lot. 10) A minimum of 20% shall be dedicated to open space and amenity areas. 11) Minimum setbacks from each property line shall be 7.5 feet from each side, 20 feet from the rear and 20 feet from the front as defined in the Jackson County Unified Development Code. 12) Minimum lot size shall be 6,000 square feet. 13) The residential development may have one entrance sign at each intersection on Highway 124, in addition to the commercial development signs. A minimum of 200 feet separation between the commercial development sign and the residential development sign. 14) Amenity area must be constructed during the first phase of construction. 15) Upgrade street sign post. 16) Amenity Buildings/Accessory Buildings shall be constructed of masonry siding, brick, and/or stone. 17) Minimum lot width shall be 45 feet. 18) Minimum house size is 1500 heated sq. ft.

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There was opposition to this special use case. The following citizens spoke in opposition or had questions in regards to this development: Marc Gordon, David Green, Ralph Nesmith, Lynn Wilson, and Terry Miller. The citizens had the following concerns: will there be apartments or single family homes; where will the entrance(s) be to the subdivision; how many homes plan to be built in this subdivision; concerns regarding the gas main on Hwy.124/Gum Springs Road intersection; can you have apartments in R-3 zoning; questions regarding R-3 zoning and the 18 conditions. There was discussion between the citizens, board, and staff. Also, Gina Roy noted where to go on our website to find information about upcoming zoning cases, how to be notified of the upcoming agendas for the different boards, and where to go on our website to find the Unified Development Code. Then, Mark Rudolph gave a rebuttal. Mr. Rudolph stated that the GDOT dictates how many entrances you can have off of Hwy. 124. The GDOT notified Mr. Rudolph that there can only be one entrance to the subdivision and it will be at Gum Springs Church Road/Hwy. 124. The Jackson County Unified Development Code requires 2 entrances for this development. Thus, Mr. Rudolph will be filing a variance application requesting one entrance instead of two entrances, and there will be blue and white variance signs going up on the property in the upcoming weeks for the variance meeting. Also, the Gas Co. (Liberty Utilities) has an agreement with Mr. Rudolph

to remove the fences and move the gas lines over 25 ft. and back 25 ft. Furthermore, there will be approximately 366 houses in this active adult/55 or older community.

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 special use for the 1.6 acre portion of the subject property for inclusion in a master planned residential development of 173.3 acres with the 18 conditions applied to 169.1 acre residential portion of the property as approved in CC-17-01 as follows: 1) Access shall be shared between the proposed parcel and the parent parcel as shown in the concept plan provided as part of this rezoning request. 2) Sidewalks shall be shared between the proposed parcel and the parent parcel as described in the West Jackson Overlay as required by the Jackson County Unified Development Code. 3) Detention facility shall be shared between the proposed parcel and the parent parcel. 4) Intersection improvements on Highway 124 must be completed prior to the Final Plat of the first phase of construction. The upgrades must be approved by GDOT prior to the issuance of a land disturbance permit. 5) The project shall comply with the West Jackson Overlay as required by the Jackson County Unified Development Code. 6) The community will adopt covenants and restrictions, prior to the final platting of the first phase of development, that designates the community as an Active Adult/55 or older community and establish policies and procedures to such effect. 7) Residences shall be constructed of masonry siding, brick, and/or stone. 8) Development shall be limited to single-family homes only. 9) A minimum of one tree unit shall be planted in the front yard of each lot. 10) A minimum of 20% shall be dedicated to open space and amenity areas. 11) Minimum setbacks from each property line shall be 7.5 feet from each side, 20 feet from the rear and 20 feet from the front as defined in the Jackson County Unified Development Code. 12) Minimum lot size shall be 6,000 square feet. 13) The residential development may have one entrance sign at each intersection on Highway 124, in addition to the commercial development signs. A minimum of 200 feet separation between the commercial development sign and the residential development sign. 14) Amenity area must be constructed during the first phase of construction. 15) Upgrade street sign post. 16) Amenity Buildings/Accessory Buildings shall be constructed of masonry siding, brick, and/or stone. 17) Minimum lot width shall be 45 feet. 18) Minimum house size is 1500 heated sq. ft. The motion was seconded by Steve Wittry. The special use was approved by Steve Wittry, Nick Bledsoe, and Les Knoblock.

3. RZ-19-12 – JCDB Properties, LLC, Hwy. 124, Jefferson, GA; 3.0 acres; rezone from HRC to R-3. (Map 105/Parcel 005)

Justin Crighton gave the staff report. The applicant is requesting to rezone a 3.0 acre portion of the subject property from HRC to R-3 for inclusion in a master planned residential development of 173.3 acres. This property was rezoned in May of 2016 from A-2 to HRC. At that time the applicant intended to develop the property as a commercial component of a master planned development. A Map Amendment to the Comprehensive Plan changing the Future Land Use designation from “Commercial” to “Residential” for this property was approved in March of 2019. The 169.1 acre residential portion of the proposed development was rezoned in May of 2016 from A-2 to R-3 (RZ-16-07) and (SU-16-02) with 16 conditions. A requested change to add 2 additional conditions was subsequently approved in July of 2017 (CC-17-01). Staff has reviewed this application and recommends approval with the 18 conditions applied to 169.1 acre residential portion of the property as approved in CC-17-01 as follows: 1) Access shall be shared between the proposed parcel and the parent parcel as shown in the concept plan provided as part of this rezoning request. 2) Sidewalks shall be shared between the proposed parcel and the parent parcel as described in the West Jackson Overlay as required by the Jackson County Unified Development Code. 3) Detention facility shall be shared between the proposed parcel and the parent parcel. 4) Intersection improvements on Highway 124 must be completed prior to the Final Plat of the first phase of construction. The upgrades must be approved by GDOT prior to the issuance of a land disturbance

permit. 5) The project shall comply with the West Jackson Overlay as required by the Jackson County Unified Development Code. 6) The community will adopt covenants and restrictions, prior to the final platting of the first phase of development, that designates the community as an Active Adult/55 or older community and establish policies and procedures to such effect. 7) Residences shall be constructed of masonry siding, brick, and/or stone. 8) Development shall be limited to single-family homes only. 9) A minimum of one tree unit shall be planted in the front yard of each lot. 10) A minimum of 20% shall be dedicated to open space and amenity areas. 11) Minimum setbacks from each property line shall be 7.5 feet from each side, 20 feet from the rear and 20 feet from the front as defined in the Jackson County Unified Development Code. 12) Minimum lot size shall be 6,000 square feet. 13) The residential development may have one entrance sign at each intersection on Highway 124, in addition to the commercial development signs. A minimum of 200 feet separation between the commercial development sign and the residential development sign. 14) Amenity area must be constructed during the first phase of construction. 15) Upgrade street sign post. 16) Amenity Buildings/Accessory Buildings shall be constructed of masonry siding, brick, and/or stone. 17) Minimum lot width shall be 45 feet. 18) Minimum house size is 1500 heated sq. ft.

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There was opposition to this rezone case. The following citizens spoke in opposition or had questions in regards to this development: Marc Gordon, David Green, Ralph Nesmith, Lynn Wilson, and Terry Miller. The citizens had the following concerns: will there be apartments or single family homes; where will the entrance(s) be to the subdivision; how many homes plan to be built in this subdivision; concerns regarding the gas main on Hwy. 124/Gum Springs Road intersection; can you have apartments in R-3 zoning; questions regarding R-3 zoning and the 18 conditions. There was discussion between the citizens, board, and staff. Also, Gina Roy noted where to go on our website to find information about upcoming zoning cases, how to be notified of the upcoming agendas for the different boards, and where to go on our website to find the Unified Development Code. Then, Mark Rudolph gave a rebuttal. Mr. Rudolph stated that the GDOT dictates how many entrances you can have off of Hwy. 124. The GDOT notified Mr. Rudolph that there can only be one entrance to the subdivision and it will be at Gum Springs Church Road/Hwy. 124. The Jackson County Unified Development Code requires 2 entrances for this development. Thus, Mr. Rudolph will be filing a variance application requesting one entrance instead of two entrances, and there will be blue and white variance signs going up on the property in the upcoming weeks for the variance meeting. Also, the Gas Co. (Liberty Utilities) has an agreement with Mr. Rudolph to remove the fences and move the gas lines over 25 ft. and back 25 ft. Furthermore, there will be approximately 366 houses in this active adult/55 or older community.

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 HRC to R-3 of the 3.0 acre portion of the 173.3 acre master planned subdivision with the 18 conditions applied to 169.1 acre residential portion of the property as approved in CC-17-01 as follows: 1) Access shall be shared between the proposed parcel and the parent parcel as shown in the concept plan provided as part of this rezoning request. 2) Sidewalks shall be shared between the proposed parcel and the parent parcel as described in the West Jackson Overlay as required by the Jackson County Unified Development Code. 3) Detention facility shall be shared between the proposed parcel and the parent parcel. 4) Intersection improvements on Highway 124 must be completed prior to the Final Plat of the first phase of construction. The upgrades must be approved by GDOT prior to the issuance of a land disturbance permit. 5) The project shall comply with the West Jackson Overlay as required by the Jackson County Unified Development Code. 6) The community will adopt covenants and restrictions, prior to the final platting of the first phase of development, that designates the community as an Active Adult/55 or older community and establish policies and procedures to such effect. 7) Residences shall be constructed of masonry siding, brick, and/or stone. 8) Development shall be limited to single-family homes only. 9) A minimum of one tree unit shall be planted in the front yard of each lot. 10) A minimum of 20% shall be dedicated to open space and amenity areas. 11) Minimum setbacks from each property line shall be 7.5 feet from each side, 20 feet from the rear and 20 feet from the front as defined in the Jackson County Unified Development Code. 12) Minimum lot size shall be 6,000 square feet. 13) The residential development may have one entrance sign at each intersection on Highway 124, in addition to the commercial development signs. A minimum of 200 feet separation between the commercial development sign and the residential development sign. 14) Amenity area must be constructed during the first phase of construction. 15) Upgrade street sign post. 16) Amenity Buildings/Accessory Buildings shall be constructed of masonry siding, brick, and/or stone. 17) Minimum lot width shall be 45 feet. 18) Minimum house size is 1500 heated sq. ft. The motion was seconded by Steve Wittry. The rezone was approved by Steve Wittry, Nick Bledsoe, and Les Knoblock.

4. SU-19-07 – JCDB Properties, LLC, Hwy. 124, Jefferson, GA; 3.0 acres; special use for a R-3, Master Planned Subdivision. (Map 105/Parcel 005)

Justin Crighton gave the staff report. The applicant is requesting a special use of the 3.0 acre portion of the subject property for inclusion in a master planned residential development of 173.3 acres. This property was rezoned in May of 2016 from A-2 to HRC. At that time the applicant intended to develop the property as a commercial component of a master planned development. A Map Amendment to the Comprehensive Plan changing the Future Land Use designation from “Commercial” to “Residential” for this property was approved in March of 2019. The 169.1 acre residential portion of the proposed development was rezoned in May of 2016 from A-2 to R-3 (RZ-16-07) and (SU-16-02) with 16 conditions. A requested change to add 2 additional conditions was subsequently approved in July of 2017 (CC-17-01). Staff has reviewed this application and recommends approval with the 18 conditions applied to 169.1 acre residential portion of the property as approved in CC-17-01 as follows: 1) Access shall be shared between the proposed parcel and the parent parcel as shown in the concept plan provided as part of this rezoning request. 2) Sidewalks shall be shared between the proposed parcel and the parent parcel as described in the West Jackson Overlay as required by the Jackson County Unified Development Code. 3) Detention facility shall be shared between the proposed parcel and the parent parcel. 4) Intersection improvements on Highway 124 must be completed prior to the Final Plat of the first phase of construction. The upgrades must be approved by GDOT prior to the issuance of a land disturbance permit. 5) The project shall comply with the West Jackson Overlay as required by the Jackson County Unified Development Code. 6) The community will adopt covenants and restrictions, prior to the final platting of the first phase of development, that designates the community as an Active Adult/55 or older community and establish policies and procedures to such effect. 7) Residences shall be constructed of masonry siding, brick, and/or stone. 8) Development shall be limited to single-family homes only. 9) A

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shall be shared between the proposed parcel and the parent parcel as described in the West Jackson Overlay as required by the Jackson County Unified Development Code. 3) Detention facility shall be shared between the proposed parcel and the parent parcel. 4) Intersection improvements on Highway 124 must be completed prior to the Final Plat of the first phase of construction. The upgrades must be approved by GDOT prior to the issuance of a land disturbance permit. 5) The project shall comply with the West Jackson Overlay as required by the Jackson County Unified Development Code. 6) The community will adopt covenants and restrictions, prior to the final platting of the first phase of development, that designates the community as an Active Adult/55 or older community and establish policies and procedures to such effect. 7) Residences shall be constructed of masonry siding, brick, and/or stone. 8) Development shall be limited to single-family homes only. 9) A minimum of one tree unit shall be planted in the front yard of each lot. 10) A minimum of 20% shall be dedicated to open space and amenity areas. 11) Minimum setbacks from each property line shall be 7.5 feet from each side, 20 feet from the rear and 20 feet from the front as defined in the Jackson County Unified Development Code. 12) Minimum lot size shall be 6,000 square feet. 13) The residential development may have one entrance sign at each intersection on Highway 124, in addition to the commercial development signs. A minimum of 200 feet separation between the commercial development sign and the residential development sign. 14) Amenity area must be constructed during the first phase of construction. 15) Upgrade street sign post. 16) Amenity Buildings/Accessory Buildings shall be constructed of masonry siding, brick, and/or stone. 17) Minimum lot width shall be 45 feet. 18) Minimum house size is 1500 heated sq. ft. The motion was seconded by Nick Bledsoe. The special use was approved by Steve Wittry, Nick Bledsoe, and Les Knoblock.

5. MA-19-11 – Stovall & Company, Inc., 8188 Hwy. 53, Braselton, GA; 0.832 acres; Character Area Map change from “Suburban” to “Urban” and Future Land Use Map change from “Residential” to “Commercial”. (Map 122/Parcel 007A)

Justin Crighton gave the staff report. The applicant is requesting a map amendment to the Comprehensive Plan in order to change the Character Area Map from “Suburban” to “Urban” and change the Future Land Use Map from “Residential” to “Commercial”. The property gains access off of Hwy. 53. The Town of Braselton provides both public water and sewer to the site. Staff recommends approval.

Thomas C. Jones, Jr., Stovall & Company, Inc., 5157 Carson Court, Buford, GA, was present to represent this case. Stovall & Company, Inc. recently purchased a .832 acre piece of property at 8188 Hwy. 53 which is adjacent to other property that they own on Hwy. 53. Mr. Jones is requesting to change the Character Area Map from “Suburban” to “Urban” and change the Future Land Use Map from “Residential” to “Commercial”. If the map amendment is approved, then they would like to rezone the 0.832 acre tract from NRC (Neighborhood Retail Commercial) to HRC (Highway Retail Commercial) to match the zoning of their adjacent properties on Hwy. 53.

There was no opposition.

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 Character Area Map change from “Suburban” to “Urban” and Future Land Use Map change from “Residential” to “Commercial”. The motion was seconded by Les Knoblock. The map amendment was approved by Steve Wittry, Nick Bledsoe, and Les Knoblock.

6. RZ-19-16 – Kevin D. Cleveland (RACO General Contractors, Inc.), Raco Parkway, Pendergrass, GA; 24.729 acres; rezone from L-I to G-I. (Map 078/Parcel 004C)

Justin Crighton gave the staff report. The applicant is requesting a rezoning from L-I to G-I in order to be able to combine the property with the adjacent parcel to the north. According to the applicant's letter of intent, the plan is to construct an additional 750,000 sq. ft. building as part of the overall industrial development on the larger parcel. The property gains access from Raco Parkway. The property is served by Jackson County Water and Sewer Authority. Staff recommends approval with 3 conditions as follows: 1) The zoning buffer as required per the Jackson County Unified Development Code shall be located between the future roadway and the adjacent property on the wester boarder of the property. 2) At least one building shall offer outside space on-site for tractor-trailer storage parking lot meeting parking lot standards within the Jackson County Unified Development Code with 24-hour access to eliminate parking on the future right of way. 3) To pro-actively participate and address future infrastructure improvements, the owner, the owner, upon certificate of completion of the first building will contribute \$50,000 to the county dedicated to the improvements along Dry Pond Road.

Kevin D. Cleveland, CEO of RACO General Contractors, Inc., 1401 Dalon Rd., Atlanta, GA, was present to represent this case. The developer wants to purchase this 24.729 acre tract which is zoned L-I and an adjacent site (which was recently rezoned to G-I) in order to build a 750,000 sq. ft. building. To build a facility covering both sites, the property will need to have the same zoning. Therefore, the developer is requesting to rezone the 24.729 acre tract from L-I to G-I.

There was no opposition.

Steve Wittry made a motion to approve the rezone from L-I to G-I with 3 conditions as follows: 1) The zoning buffer as required per the Jackson County Unified Development Code shall be located between the future roadway and the adjacent property on the western boarder of the property. 2) At least one building shall offer outside space on-site for tractor-trailer storage parking lot meeting parking lot standards within the Jackson County Unified Development Code with 24-hour access to eliminate parking on the future right of way. 3) To pro-actively participate and address future infrastructure improvements, the owner, upon certificate of completion of the first building will contribute \$50,000 to the county dedicated to the improvements along Dry Pond Road. The motion was seconded by Les Knoblock. The rezone was approved by Steve Wittry, Nick Bledsoe, and Les Knoblock.

Nick Bledsoe made a motion to adjourn the meeting and was seconded by Les Knoblock. The motion was approved unanimously. Meeting Adjourned at 6:35 p.m.

Marty Clark, Chairman

Date