



JACKSON COUNTY PLANNING COMMISSION

Minutes



Jackson County Administration Building Auditorium
67 Athens Street
Jefferson, Georgia

December 19, 2019
6:00 P.M.

Members Present

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

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.

David Ayers term will be finished the end of 2019. Marty Clark recognized Mr. Ayers for his four years of service to the Planning Commission Board, and he will truly be missed. His replacement is Harold Mull who has been appointed to serve a 4 year term starting January 1, 2020.

David Ayers made a motion to approve the November 21, 2019 Planning Commission Minutes and was seconded by Steve Wittry. The motion was approved unanimously.

Gina Roy noted there will be a January 23, 2020 Planning Commission Meeting. We will elect Chairman and Vice-Chairman for 2020 at the January 23rd, 2020 PC Meeting. Also, the Board of Commissioners Meeting has been changed to January 13, 2020 as Jackson County Government Offices will be closed on January 20, 2020 for Martin Luther King Holiday. Furthermore, Gina Roy read the public hearing procedures and noted they are located on the table by the door.

New Business –

1. RZ-19-37 – Claudia Madera, 1707 Mountain Creek Church Rd., Pendergrass, GA; 5.62 acres; rezone from A-2 to A-R. (Map 109/Parcel 060)

Justin Crighton gave the staff report. The applicant is requesting to rezone 5.62 acres at 1707 Mountain Creek Church Rd., Pendergrass, GA from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) in order to subdivide the property for single-family residential use. The property

gains access from Mountain Creek Church Road. Public water is available within 1,500 ft. of the property provided by the Jackson County Water & Sewerage Authority, but no public sewer available in the area. Staff has reviewed this application and recommends approval.

David & Luisa Madera, 1707 Mountain Creek Church Road, Pendergrass, GA are the property owners. Their daughter, Claudia Madera, was present to represent this rezone case. David & Luisa Madera are requesting to rezone their property from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) in order to subdivide their property so their daughter and her family can construct a home on 1.5 acres. The new home will be serviced by public water and a septic system.

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, Les Knoblock made a motion to approve the rezone from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) in order to subdivide the property into 2 tracts. The motion was seconded by Nick Bledsoe. The rezone case was approved by Les Knoblock, Nick Bledsoe, Steve Wittry, and David Ayers.

2. RZ-19-38 – Kedrick C. Scott, 3649 Hwy. 60, Pendergrass, GA; 4.81 acres; rezone from A-2 to A-R. (Map 110/Parcel 019A)

Justin Crighton gave the staff report. The applicant is requesting to rezone 4.81 acres at 3649 Hwy. 60, Pendergrass, GA from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) in order to subdivide the property for single-family residential use. The property gains access from Hwy. 60 and Pocket Road. Public water is available within 1,500 ft. of the property provided by the Jackson County Water and Sewerage Authority. There is no public sewer available within 1,500 ft. Staff has reviewed this application and recommends approval with 1 condition: 1) Side setback on proposed Tract #1 shall be 20 ft. to accommodate the existing accessory structure.

Kedrick C. Scott, 4875 Hwy. 332, Hoschton, GA was present to represent this case. His mother-in-law, Marilyn Carlyle, owns the property at 3649 Hwy. 60, Pendergrass, GA. Ms. Carlyle would like to rezone the property from A-2 (Agricultural Rural Farm District) to A-R (Agriculture Residential District) in order to subdivide the 4.81 acre tract into 2 lots so that her daughter and son-in-law can build a house next to her. They request that Tract #1's side setback line be reduced from 40 ft. to 20 ft. for the existing garage. There was discussion between the board and applicant in regards to the driveway permit. The driveway permit will be permitted through the Jackson County Road Dept.

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, Les Knoblock made a motion to approve the rezone from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) in order to subdivide the property into 2 tracts with 1 condition: 1) Side setback on proposed Tract #1 shall be 20 ft. to accommodate the existing accessory structure. The motion was seconded by Steve Wittry. The rezone case was approved by Les Knoblock, Steve Wittry, Nick Bledsoe, and David Ayers.

Marty Clark made a motion to adjourn the meeting and was seconded by Nick Bledsoe. Meeting adjourned at 6:10 p.m.

Marty Clark, Chairman

Date

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