



JACKSON COUNTY PLANNING COMMISSION

Minutes



Jackson County Administration Building Auditorium
67 Athens Street
Jefferson, Georgia

January 26, 2017
6:00 P.M.

Members Present

Marty Clark – Vice-Chairman
Nick Bledsoe
David Ayers

Members Absent

Jeff Perry – Chairman
Steve Wittry

Staff Present

Gina Roy – Director
Jamie Dove – Planner
Kathy Holloway – Zoning Coordinator

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

David Ayers opened in prayer.

Nick Bledsoe made a motion to maintain the current officers, Jeff Perry – Chairman and Marty Clark – Vice-Chairman, and was seconded by David Ayers. The vote was unanimous. There were no other nominations for Chairman or Vice-Chairman.

Nick Bledsoe made the motion to approve the minutes from December 15, 2016 Planning Commission Meeting and was duly seconded by David Ayers. The motion passed unanimously.

Gina Roy noted there will be a February 23, 2017 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-17-01 – Greenland Opportunities, LLC, U.S. Highway 441 South, Commerce, GA; 9.2 acre tract; rezone from HRC to L-I. (Map 010/Parcel 051)

Jamie Dove gave the staff report. The applicant is requesting approval to rezone the subject tract from HRC to L-I in order to combine with four other parcels and use the property as a vehicle processing plant for Southeast Toyota Distributors at the intersection of Ga. Hwy. 334 and U.S. Hwy. 441. The request is

consistent with the urban character area designation and industrial future land use designation, which was recently changed. The proposed project will have six buildings comprising approximately 330,000 sq. ft. on 253.42 acres of land. The development will have capacity to accommodate 90 rail cars, receiving vehicles from Kentucky, Mississippi, Indiana, Texas, and Ontario. Staff recommends approval of this rezone.

Wayne Reece, Greenland Opportunities, LLC, 4200 Northside Parkway, N.W., Building 7, Atlanta, GA 30327 was present to represent this case. Mr. Reece noted that a traffic study has been done by John Karnowski of CALYX Engineers and Consultants and submitted to GDOT. GDOT permits will need to be obtained for the proposed median cut and traffic signal on Hwy. 441 and entrances on Hwy. 441 and Hwy. 334. Mr. Reece noted that the current location of Southeast Toyota on Hwy. 334 was built in 1988. Southeast Toyota has exceeded its capacity at its current location and is limited in the growth and flexibility of its operations. To continue operating with the best and most efficient practices and processes, the company has identified the opportunity to expand its operations to another location (five parcels on 253.42 acres at the intersection of Ga. Hwy. 334 and U.S. Hwy. 441) to meet its current and future business needs. There was discussion between the board and applicant regarding the entrances on Hwy. 441, median cut and traffic signal on Hwy. 441, and Georgia Power utility right-of-way encroachment agreement.

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.

Furthermore, David Ayers made a motion to approve the rezone from HRC to L-I and was seconded by Nick Bledsoe. The rezone was approved by David Ayers, Nick Bledsoe, and Marty Clark. (3-0)

2. RZ-17-02 – Jerry W. Stone, 553 Davenport Rd., Braselton, GA; 3.4 acre tract; rezone from A-R to M-H. (Map 117/Parcel 019K)

Jamie Dove gave the staff report. The applicant is requesting approval to rezone the subject tract from A-R to M-H in order to remove the current, older manufactured home off of the property and replace it with a new and nicer model. The subject property was rezoned from A-2 to A-R on June 2, 2003 with seven conditions. There is currently a mobile home on the front portion of the property. In order to remove the current mobile home and replace with a nicer mobile home, the zoning must change, as A-R zoning will not allow a manufactured home on property. Staff recommends approval of this rezone. Then, David Ayers asked about the seven conditions on this property. Ms. Dove noted that once it's rezoned to another zoning that will remove the previous zoning conditions.

Jerry W. Stone, 639 Davenport Rd., Braselton, GA was present to represent this case. Mr. Stone noted that he just went through a divorce. In the settlement of the divorce, Mr. Stone gets the property located at 553 Davenport Road, Braselton, GA. Mr. Stone would like to remove the current mobile home and replace it with a nicer manufactured home that meets the county mobile home regulations.

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.

Furthermore, Nick Bledsoe made a motion to approve the rezone from A-R to M-H and was seconded by David Ayers. The rezone was approved by David Ayers, Nick Bledsoe, and Marty Clark. (3-0)

3. RZ-17-03 – Traditions of Braselton Community Association, Gum Springs Church Rd., Jefferson, GA; 2.01 acre tract; rezone from A-2 to R-1. (Map 105/Parcel 019L)

Jamie Dove noted to the board that in their packets there is a letter from Jennifer Giacin, Community Manager for Traditions of Braselton, requesting for this case to be tabled to the February 23, 2017 Planning Commission Meeting.

Furthermore, Nick Bledsoe made a motion to table the rezone case to the February 23, 2017 Planning Commission Meeting and was seconded by David Ayers. The motion to table the case to the February 23rd, 2017 Planning Commission Meeting was approved by David Ayers, Nick Bledsoe, and Marty Clark. (3 -0)

4. RZ-17-04 – Jerry A. Corwin, 1793 Davenport Rd., Braselton, GA; 5 acres; rezone from A-2 to M-H. (Map 117/Parcel 040)

Jamie Dove gave the staff report. The applicant is requesting approval to rezone the property from A-2 to M-H in order to split the property into two tracts. Mr. Corwin has a manufactured home on the front of the property. Currently, the property is zoned A-2 with a total of 5 acres, which is not enough acreage to split property in an A-2 zoning. Thus, Mr. Corwin would like to rezone from A-2 to M-H zoning which will allow him to split the property into two tracts and put another double wide mobile home on the back half of the property for family. Staff recommends approval of this rezone. Then, there was discussion between staff and the board.

Mr. Jerry A. Corwin, 5720 Hog Mountain Road, Flowery Branch, GA was present to represent this case. Mr. Corwin noted that he would like to rezone the property at 1793 Davenport Rd. from A-2 to M-H in order to split the property into two tracts. Mr. Corwin would like to put a double wide mobile home on the back half of the property for family. In order to meet the 60 foot road frontage requirement for the 2nd tract, he has swapped 4 ft. of property on the back of his property so that he can obtain 4 ft. more on the front of his property. He has swapped land with the neighbor who lives at 1771 Davenport Rd. Then, there was discussion between staff, the board, and Mr. Corwin.

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.

Furthermore, Marty Clark made a motion to approve the rezone from A-2 to M-H in order to split the property into two tracts and was seconded by David Ayers. The rezone was approved by Marty Clark, David Ayers, and Nick Bledsoe. (3-0)

Next, Rock Feeman, a real estate agent, was present with concerns about commercial or industrial property adjacent to residential properties. He noted to the board that he would like to see stricter buffer requirements (such as berms, better landscaping and screening) and stricter noise ordinance between commercial or industrial zonings and residential zoned properties in the county. Marty Clark thanked Mr. Feeman for coming before them with his concerns. Mr. Bledsoe noted that Mr. Feeman's concerns would be taken into consideration by staff as they look into changing the Unified Development Code in the near future. Mrs. Roy noted to Mr. Feeman that the county does not have a noise ordinance and that he would need to bring that up with the Board of Commissioners.

Meeting Adjourned at 6:30 p.m.

Jeff Perry, Chairman

Date

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