



JACKSON COUNTY PLANNING COMMISSION



Minutes

Jackson County Administration Building Auditorium
67 Athens Street
Jefferson, Georgia

March 25, 2021
6:00 P.M.

Members Present

Marty Clark – Chairman
Steve Wittry – Vice-Chairman
Harold Mull
Les Knoblock
Carson Saville

Staff Present

Jamie Dove – Public Development Manager
Kathy Holloway – Zoning Coordinator

Marty Clark 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 February 25, 2021 Planning Commission Minutes and was seconded by Harold Mull. The motion was approved unanimously.

Jamie Dove noted there will be an April 22, 2021 Planning Commission Meeting. Furthermore, Jamie Dove read the public hearing procedures and noted they are located on the table by the door.

Old Business –

1. CC-20-0008 – Cheryl F. Dunn, 541 P. J. Roberts Rd., Jefferson, GA; 103.85 acres; adding condition to allow lot widths to be a minimum of 60 ft. (Map 094/Parcel 003)

Jamie Dove noted that this afternoon, the Public Development Dept. received a letter from the applicant requesting to table the case due to resolving legal issues and because the applicant's presenter is in the hospital. Also, Ms. Dove stated that she would obtain a formal statement from the county attorney since there are legal questions on both sides.

Marty Clark made a motion to **Table** the change in conditions case until the April 22, 2021 Planning Commission Meeting and include the letter from the county attorney. The motion was seconded by Steve Wittry. The change in conditions case was **Tabled** by the board unanimously to the April 22, 2021 Planning Commission Meeting.

2. MA-20-0038 – Kenny Whitworth, 2500 Holiday Cemetery Rd., Athens, GA; 68.15 acres; change the Character Area Map from “Agricultural” to “Suburban” and change the Future Land Use Map from “Agricultural/Forestry” to “Residential”. (Map 057/Parcel 018B)

Jamie Dove noted that the applicant, Kenny Whitworth, has submitted a withdrawal letter to withdraw the map amendment case.

Marty Clark made a motion to withdraw the map amendment case and was seconded by Les Knoblock. The map amendment case was withdrawn by the board unanimously.

New Business –

1. RZ-21-0058 – May Thao Yang/Tuong M. Nguyen, 4285 Deadwyler Road, Maysville, GA; 10.511 acres; rezone from A-2 to A-R in order to divide property into 7 tracts for residential use. (Map 076/Parcel 003B)

Jamie Dove gave the staff report. The applicant is requesting to rezone 10.511 acres from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) in order to subdivide the property into 7 lots. In 2020, a map amendment case (MA-20-0030) was approved to change the Character Area Map from “Agricultural” to “Rural”. The Future Land Use Map designation remained “Residential”. The proposed property has road frontage on Deadwyler Road and all 7 lots will have access to Deadwyler Road. The Jackson County Road Department must give approval of any new driveway locations. Also, the Jackson County Water & Sewerage Authority has public water within 100 feet of the property. Any necessary upgrades or extensions of the water line will be the responsibility of the developer or owner. Public sanitary sewer is not available to the property. Staff recommends approval of the rezone case.

May Yang, 4285 Deadwyler Road, Maysville, GA was present to represent this rezone case. Ms. Yang noted that they would like to divide the 10.511 acres into 7 lots to build stick built homes on each lot.

There was no opposition present to this rezone.

Marty Clark closed the discussion for public comments and opened it up to the board for discussion, questions, or a motion.

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 7 lots. The motion was seconded by Harold Mull. The rezone was approved unanimously by the board.

2. RZ-21-0059 – Evan Durrence, Stockton Farm Road, Pendergrass, GA; 5.10 acres; rezone from A-2 to A-R in order to divide property into 3 tracts for residential use. (Map 090/Parcel 013A)

Jamie Dove gave the staff report. The applicant is requesting to rezone 5.10 acres from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) in order to subdivide the property into 3 lots. The proposed property has road frontage on Stockton Farm Rd. and all 3 lots will have access to Stockton Farm Road. The Jackson County Road Department must give approval of any new driveway locations. Also, the Jackson County Water & Sewerage Authority has public water within 1500 feet of the property. Any necessary upgrades or extensions of the water line will be the responsibility of the

developer or owner. Public sanitary sewer is not available to the property. Staff recommends approval of the rezone case.

Evan Durrence, 20 Emma Circle, Hoschton, GA, was present to represent this rezone case. Mr. Durrence would like to subdivide the 5.10 acres into 3 – 1.7 acre tracts. The proposed homes will be approximately 75 ft. from the road and 75 ft. for the rear yard. They plan to build approximately 3200 sq. ft. homes with a basement on each lot.

There were a few people present in opposition to this rezone case. Warren Byron and Kathy Underwood of Eagle Lake Subdivision; Rick Cochran, of The Falls of Stockton Farm Subdivision, spoke in opposition to this rezone. A few of their concerns are as follows: impacts this development with small acreage tracts would have on their community which have large acreage tracts; their area of the county has already been impacted by industrial development on Wayne Poultry Rd.; need the boards to protect remaining residential and agricultural properties in this area of the county; encourage homebuilding on existing, vacant residential subdivision lots prior to platting new residential lots; and concerned due to topography of the land, runoff, close proximity of proposed septic tanks to their community well/water supply and the creek feeding their lake. Then, Mr. Durrence gave a rebuttal. Mr. Durrence compromised with the opposition by agreeing to divide the 5.10 acres into only 2 tracts rather than 3 tracts. The houses would be 3200 heated square feet with a basement. There was discussion between the applicant, board, and staff.

Marty Clark closed the discussion for public comments and opened it up to the board for discussion, questions, or a motion.

Steve Wittry made a motion to **approve** the rezone from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) with the following 2 conditions: 1) Property to be split into 2 lots with 1 house per lot. 2) Minimum of 3200 heated sq. ft. homes. The motion was seconded by Harold Mull. The rezone was approved unanimously by the board.

Marty Clark made a motion to adjourn the meeting and was seconded by Steve Wittry. The motion was unanimous. Meeting Adjourned at 6:30 p.m.

Marty Clark, Chairman

Date