



JACKSON COUNTY PLANNING COMMISSION

Minutes

Jackson County Administration Building Auditorium
67 Athens Street
Jefferson, Georgia

May 27, 2021
6:00 P.M.

Members Present

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

Member Absent

Marty Clark, Chairman

Staff Present

Jamie Dove – Public Development Manager
Kathy Holloway – Zoning Coordinator

Steve Wittry, Vice-Chairman, called the meeting to order at 6:00 pm.

Carson Saville opened in prayer. Then, Steve Wittry led everyone in the Pledge of Allegiance.

Les Knoblock made a motion to approve the April 22, 2021 Planning Commission Minutes and was seconded by Carson Saville. The motion was approved unanimously.

Jamie Dove noted there will be a June 24, 2021 Planning Commission Meeting. Furthermore, Jamie Dove read the public hearing procedures and noted they are located on the table by the door.

New Business -

1. MA-21-0071 – Keith Hayes, 1105 Winder Hwy., Jefferson, GA; 0.46 acre; change the Future Land Use Map from “Residential” to “Commercial”.
(Map J04/Parcel 040)

Jamie Dove gave the staff report. The applicant/owner is requesting to change the Future Land Use Map from “Residential” to “Commercial” in order to have a small office. If the Commercial Future Land Use Map Amendment is approved, it would then allow the applicant to file for a rezone from the current A-2 zoning (Agricultural Rural Farm District) to either the NRC (Neighborhood Retail Commercial District) or the CRC (Community Retail Commercial District) zoning. Public water is available through the City of Jefferson, but sewer is not available. Staff recommends approval of this map amendment case.

Hunt Hayes, 1177 Winder Hwy., Jefferson, GA was present to represent this map amendment case. Mr. Hayes stated that he would like to change the Future Land Use Map from “Residential” to “Commercial” for a small office. Also, Mr. Hayes noted that the proposed commercial office would fit in with the other commercial businesses in the area such as a bank, bowling alley, small offices, and a strip mall as well as a Church across the street.

There was no opposition present.

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

Harold Mull made a motion to **approve** the Future Land Use Map change from “Residential” to “Commercial” and was seconded by Les Knoblock. The map amendment case was **approved** by Harold Mull, Les Knoblock, and Carson Saville.

2. MA-21-0072 – Brian Pierce, 524 Dan Waters Rd., Commerce, GA; 10.34 acres; change the Character Area Map from “Agricultural” to “Rural”. (Map 009/Parcel 010)

Jamie Dove gave the staff report. The applicant is requesting to change the Character Area Map from “Agricultural” to “Rural” in order to subdivide the property. If the map amendment is approved, this will allow the applicant to rezone the property from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District). The A-R zoning district would allow a minimum lot size of 1.50 acre lots. The City of Commerce does not have public water or sewer available for this property. Also, the surrounding area is a mix of agricultural and residential uses. Staff recommends approval of this map amendment case.

Spencer Lord, 437 Sam Brown Blvd., Commerce, GA was present to represent this case. Mr. Lord noted that the applicant would like to divide the property into 3 (1.50 acre lots) along Dan Waters Rd. The lots would be on well water and septic systems.

Amanda Barnett, 886 Dan Waters Rd., Commerce, GA was present in opposition to this map amendment case. Ms. Barnett noted that she has lived in Jackson County for 45 years. She and her husband bought approximately 14 acres approximately 4 years ago at the corner of Dan Waters and Old Airport Rd. to build a house and to have farm animals. They picked this property very carefully by checking out the surrounding properties to make sure they were larger tracts of land for agricultural uses. Mrs. Barnett wants to keep this area of the county with at least 3 acre tracts or more as it has been for years. There were also concerns of 3 driveways on a curve with the amount of traffic on that road. Then, there was rebuttal time for the applicant. Barry Lord, 437 Sam Brown Blvd., Commerce, GA stated that all the driveways would front on Dan Waters Rd. and have the required driveway separation per the county code. Then, there was discussion between staff and the board.

Steve Wittry 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 Character Area Map change from “Agricultural” to “Rural” and failed for the lack of a second. Then, Harold Mull made a motion to deny the Character Area Map change from “Agricultural” to “Rural” and was seconded by Carson Saville. The map amendment was denied by Harold Mull and Carson Saville. The map amendment was approved by Les Knoblock. Thus, the map amendment case was **denied**.

3. MA-21-0073 - DuSouth Surveying & Engineering, 3110 Ila Road/Club Drive, Commerce, Ga; 17.60 acres; change the Future Land Use Map from “Commercial” to “Residential”. (Map 001/Parcel 028A)

The applicant was not present. So, Les Knoblock made a motion to table the case until the June 24, 2021 Planning Commission Meeting and was seconded by Harold Mull. The applicant was running late and the board decided to hear the case since there were numerous people in attendance regarding this case. So, Les Knoblock made a motion to hear the case this evening and was seconded by Harold Mull. The motion was unanimous.

Jamie Dove gave the staff report. The applicant is requesting to change the Future Land Use Map from “Commercial” to “Residential” for a residential subdivision. If the map amendment is approved by the Board of Commissioners, the applicant will rezone the property from NRC (Neighborhood Retail Commercial District) to R-1 (Single Family Residential District) for a 16 lot subdivision. There is City of Commerce water available, but no sewer available in this area. Staff recommends approval of this map amendment case.

Jerry Wood, owner of DuSouth Surveying, Engineering, and Civil Contracting, 22 South Barnett Shoals Road, Watkinsville, GA 30677, was present to represent this map amendment case. Since 2007, Mr. Wood has done numerous residential and commercial projects in the Athens/Watkinsville area as well as the Jackson County area. They have a buyer for the lots, J. W. North Homes (Jerry North), to build single family residential homes on the proposed lots. There has been no soil testing yet, but anticipate to lose some lots because of the type of soil on the property. Mr. Wood stated that he would be glad to meet with the golf community with their concerns on the value of the type of house that will be built on the lots. The builder, J. W. North Homes, is a respected builder in the Athens area. There was some discussion between the board, staff, and Mr. Wood.

There were a number of individuals in this area of the county that were present in opposition to this residential development. A few individuals who spoke in opposition were Mo Salehi (owner of Double Oaks Golf Community) and Doug Imig (who lives in the Double Oaks Golf Community). Mr. Salehi noted that he has 32 vacant lots in the Double Oaks Golf Community that he and his partner have been trying to sell in the past 6 years. There was discussion between Mr. Salehi and the board. Jamie Dove noted that Mr. Salehi’s phase of the Double Oaks Golf Community has been out of compliance with Jackson County regulations, and just recently has been brought up to Jackson County standards. Also, Doug Imig had the following concerns: the proposed subdivision causing a lot of congestion on Club Drive and the entrance/exit on Ila Road; questions on the size of the proposed houses and whether they will follow the guidelines of the Double Oaks Golf Community Home Owners Association; he loves the golf course that was well designed for homes on large big lots, the reason for moving to this community. There was discussion between the board and Mr. Imig. Then, there was rebuttal time for the applicant, Jerry Wood. Mr. Wood noted that this development would not start until around 2023, as they would have to go through a rezone process, development process, final plat process, and soil testing. Everything in this area is residential. The concept plan is showing the maximum density of lots, but there may be less lots due to the soils, storm water and water quality management. Mr. Wood noted that he and the builder would be glad to meet with the Home Owners Association and concerned citizens of the Golf Community, but it would be up to the builder to make the decision on whether to go with the HOA guidelines of the golf community.

Steve Wittry 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 Future Land Use Map change from “Commercial” to “Residential” and was seconded by Carson Saville. The map amendment was **approved** by Les Knoblock, Carson Saville, and Harold Mull.

4. MA-21-0074 – DuSouth Surveying & Engineering, 1902 Old Hoods Mill Road, Commerce, GA; 20.23 acres; change the Character Area Map from “Rural” to “Suburban” and change the Future Land Use Map from “Agricultural/Forestry” to “Residential”. (Map 023/Parcel 020)

The applicant was not present. So, Les Knoblock made a motion to table the case until the June 24, 2021 Planning Commission Meeting and was seconded by Harold Mull. The applicant was running late and the board decided to hear the case since there were numerous people in attendance regarding this case. So, Les Knoblock made a motion to hear the case this evening and was seconded by Harold Mull. The motion was unanimous.

Jamie Dove gave the staff report. The applicant request a Character Area Map change from “Rural” to “Suburban” and Future Land Use Map change from “Agricultural/Forestry” to “Residential” for a residential development. The property is currently zoned A-2 (Agricultural Rural Farm District). If the map amendment is approved by the BOC, it would allow the applicant to file for a rezone to R-1 (Single Family Residential District). The applicant has submitted a Preliminary Concept Plan showing 21 lots. The property currently has road frontage on Olds Hoods Mill Road, White Hill School Road, and Dewaters Road. The Jackson County Water & Sewer Authority sent a letter stating that public water is available to the property, but no sewer available. Also, the City of Commerce sent a letter stating that public water is available to the property, but no sewer available. Staff recommends approval of this map amendment.

Jerry Wood, owner of DuSouth Surveying, Engineering, and Civil Contracting, 22 South Barnett Shoals Road, Watkinsville, GA 30677, was present to represent this map amendment case. Since 2007, Mr. Wood has done numerous residential and commercial projects in the Athens/Watkinsville area as well as the Jackson County area. They have a buyer for the lots, J. W. North Homes (Jerry North), to build single family residential homes on the proposed lots. There has been no soil testing yet, but anticipate to lose some lots because of the type of soil on the property. The builder, J. W. North Homes, is a respected builder in the Athens area, and builds a quality home.

There were a number of individuals in this area of the county that were present in opposition to this residential development. The following individuals who live in the area were present and spoke in opposition: Johnny Briscoe, Shawn Jones, and Rob Jordan. Some of their concerns are as follows: traffic concerns with narrow and curvy roads; water runoff onto neighboring properties; this area of the county is a beautiful farm community and they want it to stay that way; concerns with kids coming on neighboring properties that have bulls and a lake; another development being proposed on White Hill School Rd. and the traffic concerns in an already high traffic area; looking at backyards driving down Old Hoods Mill Rd. instead of the front of the houses; this development doesn't improve the quality of life in Jackson County; just because there are new companies coming into Jackson County, doesn't mean that we have to supply everyone a place to live; if this development was 3 acres or more with nice quality homes, you wouldn't

have the opposition that is present tonight. Then, there was a rebuttal from Jerry Wood. Mr. Wood stated that he has much respect for the farming community as he grew up on a farm. There will be a buffer between the proposed property and neighboring properties. They will meet all water quality standards to take care of water runoff. Jamie Dove noted there will be a 50 ft. buffer between the R-1 and A-2 properties or the buffer can be reduced to a 25 ft. structural buffer.

Steve Wittry closed the discussion for public comments and opened it up to the board for discussion, questions, or a motion. Then, there was discussion among the board, and Steve Wittry explained the map amendment and rezone process to the audience.

Harold Mull made a motion to **deny** the Character Area Map change from “Rural” to “Suburban” and the Future Land Use Map from “Agricultural/Forestry” to “Residential”. The motion was seconded by Carson Saville. The map amendment was **denied** by Harold Mull, Carson Saville, and Les Knoblock.

Steve Wittry made a motion to adjourn the meeting and was seconded by Harold Mull. The motion was unanimous. Meeting Adjourned at 7:30 p.m.

Marty Clark, Chairman

Date