



JACKSON COUNTY PLANNING COMMISSION

Minutes

Jackson County Administration Building Auditorium
67 Athens Street
Jefferson, Georgia

August 26, 2021
6:00 P.M.



Members Present

Marty Clark, Chairman
Les Knoblock
Carson Saville
Harold Mull
Steve Wittry

Staff Present

Barry Edgar– 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.

Les Knoblock made a motion to approve the June 24, 2021 Planning Commission Minutes and was seconded by Steve Wittry. Then, Les Knoblock made a motion to approve the July 22, 2021 Planning Commission Minutes and was seconded by Harold Mull.

Barry Edgar noted there will be a September 23, 2021 Planning Commission Meeting. Furthermore, Barry Edgar read the public hearing procedures and noted they are located on the table by the door.

New Business -

1. MA-21-0078 – D. O. Overstreet, LLC, etal, Pettijohn Rd., Pendergrass, GA; 150.87 acres; change the Character Area Map from “Agricultural” to “Urban” and change the Future Land Use Map from “Agricultural/Forestry” to “Industrial”. (Map 090/Parcel 005A)

Barry Edgar gave the staff report. The applicant seeks a Character Area Map change from “Agricultural” to “Urban” and a Future Land Use Map change from “Agricultural/Forestry” to “Industrial” to allow the development of a future industrial project. The property is currently zoned A-2 (Agricultural Rural Farm District). If the map amendment is approved by the Board of Commissioners, it would allow the applicant to file for a rezone to either the LI (Light Industrial District), GI (General Industrial District), or HI (Heavy Industrial District). This property currently has road frontage on Pettijohn Road (Private Road). If it is determined in the future that Pettijohn Road will be used by any future projects on this

property, there will be upgrades necessary for the road, its right of way, and at the intersection with Wayne Poultry Road. There are flood plain areas and wetlands areas identified on this property. The Jackson County Water & Sewer Authority states that public water is available along Wayne Poultry Road, but sanitary sewer is available approximately 5,500 feet from property on Toy Wright Road. Staff recommends approval of this map amendment case, but no plans for the proposed project are being approved in any way at this time.

Stanton Porter, Law Offices of Stell, Smith & Mattison, P.C., 98 North Broad Street, Winder, GA 30680 was present to represent this map amendment case. The applicant request to change the Character Area Map from “Agricultural” to “Urban” and change the Future Land Use Map from “Agricultural/Forestry” to “Industrial”. The adjacent and nearby properties are presently industrial type uses or undeveloped land. Also, the proposed property is close to Interstate 85 and Highway 129. Mr. Porter noted that this development will benefit the County and add to the tax base. The applicant is currently working on a concept plan. Also, the developer will bear the cost of any improvements to Pettijohn Road from one end to the other. There was discussion between Mr. Porter and the board in regards to property owners giving up right of way on Pettijohn Road; concerns regarding the soils, flood plain and wetlands; Comprehensive Plan showing Future Land Use Map as Agriculture.

Susan Francis, 2612 Gum Springs Church Rd., Jefferson, GA was present to speak in opposition to this map amendment. Ms. Francis stated that she was a concerned citizen of Jackson County noting that she would like for the boards to preserve and protect agricultural lands.

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 **deny** the Character Area Map change from “Agricultural” to “Urban” and the Future Land Use Map change from “Agricultural/Forestry” to “Industrial”. The motion was seconded by Harold Mull. The map amendment was **denied** by Les Knoblock, Harold Mull, Steve Wittry, and Carson Saville.

2. RZ-21-0071 – Stell, Smith & Mattison, P.C, 1681 Pettijohn Road, Pendergrass, GA; 116.60 acres; rezone from A-2 to LI for industrial use.
(Map 090/Parcel 006)

Barry Edgar gave the staff report. The applicant and owner are requesting a rezone of a 116.60 acre tract from A-2 (Agricultural Rural Farm District) to LI (Light Industrial District) to allow for a future industrial project. The property has road frontage on Pettijohn Road and Wayne Poultry Road. Public water is available to the property located along Wayne Poultry Road. Any water line extensions necessary to serve the property will be done at the expense of the owner or developer. Public sanitary sewer is available nearby for this property, however, a sanitary sewer trunk line will have to be extended to the site at the expense of the developer or owner. On March 15, 2021, the Board of Commissioners voted to amend the Character Area Map from “Rural” to “Urban” and the Future Land Use Map from “Residential” to “Industrial” (MA-21-0040). Staff recommends approval of the rezone from A-2 to LI. No plans or property surveys in any way are being approved as a part of this rezone request. All requirements of the Jackson County UDC must be followed.

Stanton Porter, Law Offices of Stell, Smith & Mattison, P.C., 98 North Broad Street, Winder, GA 30680 was present to represent to represent this rezone case. The applicant request to rezone the proposed property from A-2 (Agricultural Rural Farm District) to LI (Light Industrial District) to allow for a future industrial development. The adjacent and nearby properties are presently industrial type uses or undeveloped land. Also, the proposed property is close to Interstate 85 and Highway 129. Mr. Porter

noted that this development will benefit the county and add to the tax base. The property has road frontage on Pettijohn Road and Wayne Poultry Road. The concept plan shows two entrances off of Pettijohn Road. Also, the developer will bear the cost of any improvements to Pettijohn Road. Then, there was discussion between Mr. Porter and the board in regards to the entrances to this development, right of way on Pettijohn Road, and the alignment of Pettijohn Road/Wayne Poultry Road intersection with Toy Wright Road.

There was no opposition present.

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 LI (Light Industrial District) with 1 condition: 1) Entrance/egress to this industrial development be off of Wayne Poultry Road. The motion was seconded by Harold Mull. The rezone was approved by Les Knoblock, Harold Mull, Steve Wittry, and Carson Saville.

3. RZ-21-0084 – Scott Evans, Sr., Hwy. 441, Commerce, GA; 2.04 acres; rezone from GI to HRC for an outdoor sporting goods store/indoor archery range. (Map 020/Parcel 004A)

Barry Edgar gave the staff report. The applicant is requesting a rezone from GI (General Industrial District) to HRC (Highway Retail Commercial) on a 2.04 acre tract on Hwy. 441, Commerce, GA to allow for an outdoor sporting goods store with an indoor archery range. The property is located in the East Jackson Corridor Overlay District. A very basic site plan has been provided and a more detailed engineered site plan will be required as per the Jackson County Unified Development Code. The Georgia Department of Transportation will need to be consulted for the driveway access to the property. The City of Commerce Water Dept. states in a letter dated July 1, 2021 that public water is available to the property along Highway 441. Any water line extensions necessary to serve the property will be done at the expense of the owner or developer. Public sanitary sewer is available approximately ¼ mile to the east and it is uphill from the proposed property. The property was rezoned by the Board of Commissioners from A-2 to MI (equivalent to today's GI) on October 10, 1984. Staff recommends approval of the rezone from GI (General Industrial District) to HRC (Highway Retail Commercial District). No plans or property surveys in any way are being approved as a part of this rezone request. All requirements of the Jackson County Unified Development Code must be followed.

Scot Evans, 3837 Damascus Road, Baldwin, GA 30511 was present to represent this rezone case. Mr. Evans noted that they currently own and operate Feathers and Antlers Outdoors at Tanger Mall on Steven B. Tanger Blvd., Commerce, GA. They have 2 locations in the Tanger Mall. One store is a 5,000 sq. ft. retail outlet with camouflage for hunting, fishing supplies, and full archery shop. Six doors down is an inside archery range. They would like to broaden what they currently have at Tanger Mall by opening a new store on Hwy. 441 that includes a retail store and indoor archery range. Thus, they would like to rezone the proposed property on Hwy. 441 from GI to HRC. Also, Mr. Evans noted that he has been in contact with the Georgia Department of Transportation regarding the driveway permit on Hwy. 441. There was some discussion between Mr. Evans and the board.

There was no opposition present.

Marty Clark 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 rezone from GI (General Industrial District) to HRC (Highway Retail Commercial District) to allow for an outdoor sporting goods store with an indoor archery range. The motion was seconded by Les Knoblock. The rezone was approved by Harold Mull, Les Knoblock, Steve Wittry, and Carson Saville.

Steve Wittry made a motion to adjourn the meeting and was seconded by Harold Mull. The motion was unanimous. Meeting adjourned at 6:35 p.m.

Marty Clark, Chairman

Date

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