



JACKSON COUNTY PLANNING COMMISSION

Minutes



Jackson County Administration Building Auditorium
67 Athens Street
Jefferson, Georgia

October 28, 2021
6:00 P.M.

Members Present

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

Staff Present

Jamie Dove – Public Development Manager
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.

Steve Wittry made a motion to approve the September 23, 2021 Planning Commission Minutes and was seconded by Les Knoblock. The motion was approved unanimously.

Jamie Dove noted there will be a November 18, 2021 Planning Commission Meeting. Then, Ms. Dove read the public hearing procedures and noted they are located on the table by the door.

New Business -

1. MA-21-0082 – Worley David, Jr., 10447 Hwy. 334, Nicholson, GA; 6.015 acres; Character Area Map change from “Conservation” to “Rural” in order to divide property.
(Map 007/Parcel 006B)

Jamie Dove gave the staff report. The applicant/owner request to change the Character Area Map from “Conservation” to “Rural”. The Future Land Use Map will remain “Residential”. If the Character Area Map change is allowed, then this will allow the applicant/owner to file for a rezone of the property from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District). Also, the A-R zoning will allow the applicant/owner to divide the property into 2 tracts (Tract 1 – 3.014 acres and Tract 2 – 3.001 acres). The property currently has frontage on Hwy. 334. Tract 1 has an existing driveway serving the house. The concept plan shows another existing driveway that is an easement to the property behind the proposed property and the driveway will be used for Tract 2, thus a new driveway will not be needed. Also, public water is available for the property, but sanitary sewer is not available. Staff recommends approval of this map amendment. No plans are being approved in any way at this time.

Worley David, Jr., 330 Reynolds Road, Athens, GA was present to represent this map amendment case. Mr. David would like to change the Character Area Map from “Conservation” to “Rural” in order to divide the property into 2 tracts.

Yvette Wise, 10468 Hwy. 334, Nicholson, GA was present not in opposition to the map amendment, but with concerns on how it would affect her property. Some of Ms. Wise’s concerns: how many times can the property be split; will she be able to use the current driveway/easement to her property; the reason for buying her current property was for privacy and rural setting, but Tract #2 of Mr. David’s property is going to reduce the privacy to her home. There was discussion between the board, staff, and Ms. Wise. Then, Mr. David’s rebuttal was that he could have the surveyor to move Tract #2’s property line forward to give Ms. Wise more privacy. There was further discussion between the board, staff, and Ms. Wise in regards to the easement to her property.

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 Character Area Map change from “Conservation” to “Rural” in order to divide the property. The motion was seconded by Les Knoblock. The map amendment was **approved** by Steve Wittry, Les Knoblock, Harold Mull, and Carson Saville.

2. MA-21-0083 – Genuine Mapping & Design, LLC (Ben Drerup), 9615 Hwy. 53, Braselton, GA; 15.90 acres; Character Area Map change from “Suburban” to “Urban” and change the Future Land Use Map from “Residential” to “Industrial” in order to develop an industrial park. (Map 118/Parcel 024)

Jamie Dove gave the staff report. The applicant request a Character Area Map amendment from “Suburban” to “Urban” and a Future Land Use Map amendment from “Residential” to “Industrial” to allow development of an industrial park. If the map amendment is approved, it would allow the applicant to rezone the property to either LI (Light Industrial Zoning District), GI (General Industrial Zoning District), or HI (Heavy Industrial Zoning District). There is water service available to the proposed property by the Town of Braselton. Also, the proposed property is located in the West Jackson Corridor Overlay District. Staff recommends denial of this map amendment because the map amendment does not agree with the Comprehensive Plan, as Hwy. 53 corridor is mainly a commercial and residential corridor at this location.

Johnny Free, of Genuine Mapping & Design, LLC, P. O. Box 631, Jefferson, GA was present to represent this map amendment case. Mr. Free noted that they are aware of staff’s denial of the map amendment, but they feel that light industrial warehouses would be suited for the area. Also he noted, there is a need for small businesses in the county at this time. They plan for a 60 foot buffer and 8 foot fences so that the development will have a minimal impact on the surrounding neighbors. Also, they are flexible on any other restrictions that the county might impose, if this map amendment is approved.

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. Then, there was discussion among the board members.

Steve Wittry made a motion to **deny** the Character Area Map change from “Suburban” to “Urban” and a Future Land Use Map change from “Residential” to “Industrial” to allow development of an industrial park. The motion was seconded by Les Knoblock. The map amendment was **denied** by Steve Wittry, Les Knoblock, Harold Mull, and Carson Saville.

3. MA-21-0084 – Genuine Mapping & Design, LLC (Ben Drerup), 182 Julia Lane, Hoschton, GA; 0.61 acre; Future Land Use Map change from “Residential” to “Commercial” in order to develop a self-storage facility and a convenience store with fuel pumps. (Map 105/Parcel 004G1)

Jamie Dove gave the staff report. The applicant request to change the Future Land Use Map from “Residential” to “Commercial” on a 0.61 acre tract (Map 105/Parcel 004G1) in order to develop a self-storage facility and a convenience store with fuel pumps. If the map amendment and rezone are approved, then they will combine Map 105/Parcel 004G1 and Map 105/Parcel 004E for this development. The property is located in the West Jackson Corridor Overlay District. Also, there is public water and sewer available along Hwy. 124. Staff recommends approval of this map amendment. No plans for the proposed project are being approved in any way at this time.

Johnny Free, of Genuine Mapping & Design, LLC, P. O. Box 631, Jefferson, GA was present to represent this map amendment case. They would like to change the Future Land Use Map from “Residential” to “Commercial” on the 0.61 acre tract. If the map amendment is approved, then they would like to rezone the property to CRC. The 0.61 acre tract (Map 105/Parcel 004G1) will be combined with the 4.0 acre tract (Map 105/Parcel 004E) that fronts on Hwy. 124 for a self-storage facility and convenience store with fuel pumps. The 0.61 acre tract will be used as a buffer and they will remove the mobile home from the property. Then, there was discussion between the applicant 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.

Les Knoblock made a motion to **approve** the Future Land Use Map change from “Residential” to “Commercial” in order to develop a self-storage facility and a convenience store with fuel pumps. The motion was seconded by Steve Wittry. The map amendment was **approved** by Les Knoblock, Steve Wittry, Harold Mull, and Carson Saville.

4. MA-21-0085 – Derek and Amber Abbott, 2160 Athens Hwy., Jefferson, GA; 35.51 acres; Future Land Use Map change from “Residential” to “Agricultural/Forestry” in order to divide property. (Map 069/Parcel 039A)

Jamie Dove gave the staff report. The applicant request to change the Future Land Use Map from “Residential” to “Agricultural/Forestry” in order to divide the 35.51 acre tract into 8 acre tracts or larger. If the map amendment is approved, then the applicant can request to rezone the property from A-3 to A-2 zoning that would allow the split of the property into large tracts. There is public water available along Athens Hwy., but sewer is not available. The frontage for each tract will be off of the easement that will run through the property. Staff recommends approval of this map amendment. No plans are being approved in any way at this time.

Amber Abbott, 440 Fountainhead Drive, Jefferson, GA was present to represent this map amendment case. Mrs. Abbott would like to change the Future Land Use Map from “Residential” to “Agricultural/Forestry” in order to divide the large tract of land into 8 acre tracts or larger for their family.

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.

Steve Wittry made a motion to **approve** the Future Land Use Map change from “Residential” to “Agricultural/Forestry” in order to divide property. The motion was seconded by Les Knoblock. The map amendment was **approved** by Steve Wittry, Les Knoblock, Harold Mull, and Carson Saville.

Marty Clark made a motion to adjourn the meeting and was seconded by Steve Wittry. The motion was unanimous. Meeting adjourned at 6:25.

Marty Clark, Chairman Date

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