



JACKSON COUNTY PLANNING COMMISSION

Minutes

Jackson County Administration Building Auditorium
67 Athens Street
Jefferson, Georgia

November 18, 2021
6:00 P.M.



Members Present

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

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.

Les Knoblock made a motion to approve the October 28, 2021 Planning Commission Minutes and seconded by Steve Wittry. The motion was approved unanimously.

Jamie Dove noted there will be a December 16, 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. RZ-21-0092 – MasterCraft Pro Service, Inc. (MasterCraft Plumbing), 3253 Jackson Trail Rd., Jefferson, GA; 0.97 acres; rezone from A-2 (Agricultural Rural Farm District) to CRC (Community Retail Commercial District) for a commercial office. (Map 095/Parcel 031A)

Jamie Dove gave the staff report. The applicant and owner are requesting a rezone from A-2 (Agricultural Rural Farm District) to CRC (Community Retail Commercial District) to allow for a small commercial office use for MasterCraft Plumbing. The property is 0.97 acres. The existing building on the lot was used as a commercial business in the past. But, the business license lapsed years ago. So, this property needs to be brought into compliance by rezoning to commercial zoning. Jackson County Water is available on Jackson Trail Road, but no sewer available. Staff recommends approval of this rezone. No site 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.

Greg Griffin, 610 Bill Watkins Rd., Hoschton, GA was present to represent this rezone case. They plan to use the existing building for a plumbing office. There will be some renovations to the inside of the building as well as painting the outside of the building. Also, they plan to have 3 to 4 office staff. The men will keep their trucks at home and will be dispatched from home. They get their material from the supply warehouses. There will be no equipment or manufacturing on site, as well as no nights or weekends on site. The office hours are from 8:00 am to 4:00 pm. In regards to traffic concerns, the driveway on Jackson Trail Road will be blocked off and they will use the driveway on Hammond Road for safety reasons. There was some discussion among the board, staff, and the applicant.

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 rezone from A-2 (Agricultural Rural Farm District) to CRC (Community Retail Commercial District) for a commercial office. The motion was seconded by Les Knoblock. The rezone was **approved** by Steve Wittry, Les Knoblock, Harold Mull, and Carson Saville.

2. Text Amendment of the Unified Development Code to allow for Electronic Changeable Copy Signs in commercial zonings and on properties designated on FLU Map as “Public Institutional”.

Jamie Dove gave the staff report. Planning Staff has made note of situations regarding signage within unincorporated Jackson County that would require those interested in the noted time of signage to make significant changes and applications to the property, specifically churches. Churches are allowed within any of the zoning districts provided within the UDC, however electronic changeable copy signs are not. From time to time, churches request these signs, only to find out that they have to be zoned commercially to permit for one of these signs. Staff is proposing amendments within Article 7 of the Unified Development Code to allow for electronic changeable copy signs to be permitted in commercial zoning districts and also on properties designated on the Future Land Use Map as “Public Institutional”.

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 text amendment of the Unified Development Code to allow for Electronic Changeable Copy Signs in commercial zonings and on properties designated on FLU Map as “Public Institutional”. The motion was seconded by Carson Saville. The text amendment was **approved** by Harold Mull, Carson Saville, Steve Wittry, and Les Knoblock.

3. Text Amendment of the Unified Development Code for additions to Manufactured Home requirements.

Jamie Dove gave the staff report. Planning Staff is looking to strengthen the portion of the Unified Development Code that discusses manufactured homes. Currently, the Unified Development Code does not note a required minimum heated square footage that the manufactured home must be at the time of move in. Staff requests that amendments be made that require a manufactured home to meet minimum heated square footage (1,400) at the time of move in. Also note that manufactured homes are not to be added onto for safety purposes, but added porches on the front and back of manufactured homes are required.

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.

Carson Saville made a motion to **approve** the text amendment of the Unified Development Code for additions to Manufactured Home requirements. The motion was seconded by Steve Wittry. The text amendment was **approved** by Carson Saville, Steve Wittry, Les Knoblock and Harold Mull.

4. Text Amendment of the Unified Development Code for adopting provisions regarding Barndominium Dwellings for single-family residential use.

Jamie Dove gave the staff report. Planning Staff is proposing to adopt an ordinance with provisions regarding barndominium dwellings for single-family residential use. This would allow for dwellings of this nature to be permitted within PCFD, A-2, and A-R zoning districts, but not within residential common developments. Metal siding would be a permitted exterior siding. The required minimum heated square footage would still be 1,400 heated square feet. Also, a firewall will be required to separate the living quarters on the top floor from storage on the bottom floor.

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 text amendment of the Unified Development Code for adopting provisions regarding Barndominium Dwellings for single-family residential use. The motion was seconded by Les Knoblock. The text amendment was **approved** by Harold Mull, Les Knoblock, Steve Wittry and Carson Saville.

5. Text Amendment of the Unified Development Code to allow Jackson County Code Enforcement to write citations for clearly noted Prohibited Outdoor Burning.

Jamie Dove gave the staff report. Planning Staff is proposing to adopt an ordinance with provisions regarding outdoor burning regulations that would allow Jackson County Code Enforcement to write citations in situations that are clearly noted as prohibited.

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 text amendment of the Unified Development Code to allow Jackson County Code Enforcement to write citations for clearly noted Prohibited Outdoor Burning. The motion was seconded by Harold Mull. The text amendment was **approved** by Steve Wittry, Harold Mull, Les Knoblock 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 6:15 p.m.

Marty Clark, Chairman

Date