



JACKSON COUNTY PLANNING COMMISSION

Minutes

Jackson County Administration Building Auditorium
67 Athens Street
Jefferson, Georgia

December 16, 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 November 18, 2021 Planning Commission Minutes and seconded by Steve Wittry. The motion was approved unanimously.

Jamie Dove noted there will be a January 27, 2021 Planning Commission Meeting. Then, Ms. Dove noted that starting in January 2022 all Planning Commission Meetings will be held at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, GA in the Jury Assembly Room on the main floor. Sadly, Steve Wittry recognized that Marty Clark will be leaving the Planning Commission Board and presented Mr. Clark with a plaque in appreciation for all of his services to Jackson County.

New Business -

1. MA-21-0086 – Michael Nanni, 5259 Brockton Loop Rd., Jefferson, GA; 2.23 acres; Character Area Map change from “Agricultural” to “Rural” and Future Land Use Map change from “Intensive Agricultural” to “Agricultural/Forestry” for residential use. (Map 039/Parcel 015E)

Jamie Dove gave the staff report. The applicant/owner request a Character Area Map change from “Agricultural” to “Rural” and a Future Land Use Map change from “Intensive Agricultural” to “Agricultural/Forestry” on 2.23 acres of Tract #3 which will be added to Tract #4. Currently Tract #3 is 41.080 acres and Tract #4 is 13.525 acres. If the Character Area Map and Future Land Use Map requested amendments are approved, it would then allow the applicant to file for a rezone of the property

from PCFD to AR. If the map amendment and rezone are approved, then the new Tract 3 will be 38.85 acres and the new Tract 4 will be 15.755 acres (hopes to develop 4 new residential lots with each lot to be 3+ acres). Jackson County Water & Sewerage Authority states that public water is available for this property, but sanitary sewer is not available for this property. Staff recommends approval of this map amendment case.

Michael Nanni, 1165 Boss Hardy Road, Auburn, GA 30011 was present to represent this map amendment case. He is taking 2.23 acres out of his tract (Tract #3) and putting into Tract #4 to increase the size of each lot to 3+ acres.

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 Character Area Map change from “Agricultural” to “Rural” and the Future Land Use Map change from “Intensive Agricultural” to “Agricultural/Forestry” for residential use. The motion was seconded by Les Knoblock. The map amendment case was **approved** by Steve Wittry, Les Knoblock, Harold Mull, and Carson Saville.

2. MA-21-0087 – Ingram, Lord & Associates (Barry Lord), corner of Ed Bennett Road/Hwy. 441 S., Nicholson, GA; 8.22 acres; Future Land Use Map change from “Residential” to “Commercial for commercial use. (Map 017/Parcel 025)

Jamie Dove gave the staff report. The applicant/owner seeks a map amendment to change the 8.22 acres Future Land Use Map from “Residential” to “Commercial”. They plan to develop a hardware store to better serve the area. Also, this property is located in the East Jackson Corridor Overlay District. The Jackson County Water & Sewerage Authority states that public water is available, but sanitary sewer is not available for this property. Staff recommends approval of this map amendment case.

Barry Lord of Ingram, Lord, and Associates was present to represent the owners of this property for a map amendment of the proposed property. The property is located on the corner lot of Hwy. 441 and Ed Bennett Road, Nicholson, GA. If the map amendment is approved, the applicant/owner would like to rezone this property to a commercial zoning.

Ian Brooks, 784 Brooks Drive, Nicholson, GA was present with concerns about this proposed commercial development. Mr. Brooks is located down the road from this property. Some of his concerns are adding a lot more traffic to the area; safety concerns with pedestrians crossing Hwy. 441 to this proposed development from a rental housing development across Hwy. 441; like to see the hill on Ed Bennett Road near this development flattened for safety concerns; don't believe this commercial development is a good proposal for a residential and agricultural area. Then, Barry Lord gave his rebuttal. Mr. Lord stated that this proposed development will have to meet all the Unified Development Code requirements for a commercial development, as well as meet site distance requirements and driveway separation requirements to make this development as safe as possible.

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 change of the Future Land Use Map from “Residential” to “Commercial” for commercial use. The motion was seconded by Les Knoblock. The map amendment

was approved by Steve Wittry, Les Knoblock, and Carson Saville. The map amendment was denied by Harold Mull. Thus, the map amendment case was **approved**.

3. RZ-21-0093 – Ingram, Lord & Associates (Barry Lord), 2909 Ila Road, Commerce, GA; 16.956 acres; rezone from A-2 (Agricultural Rural Farm District) to GI (General Industrial District) for industrial use. (Map 001/Parcel 022C)

Jamie Dove gave the staff report. Back on February 15, 2021, the Board of Commissioners voted to amend the Character Area Map from “Rural” to “Urban”. Now, the applicant/owner is requesting a rezone from A-2 (Agricultural Rural Farm District) to GI (General Industrial District). The rezone is being requested to bring the property into conformance with its current use. Currently, the property is used for automotive repair, a salvage yard, and as a towing facility. There is public water available to this property from the City of Commerce, but there is not public sanitary sewer available to this property. Staff recommends approval of the rezone from A-2 to GI with the following conditions: 1) The property must adhere to the minimum buffer requirements of Article 12 in the Jackson County Unified Development Code. All surrounding properties zoned A-2 must have a 150 foot buffer. The frontage buffer along Ila Road shall be 40 feet. 2) Any future building construction or improvements of any kind must comply with the most current version of the Jackson County Unified Development Code. Note: 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.

Barry Lord of Ingram, Lord, and Associates was present to represent the owners of the property for a rezone. The owners are wanting to bring the property into conformance with its current use by rezoning from A-2 (Agricultural Rural Farm District) to GI (General Industrial District) in order to settle the estate. There will be no new uses added to this property. There was some discussion between Mr. Lord 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 rezone from A-2 (Agricultural Rural Farm District) to GI (General Industrial District) for industrial use with the following conditions: 1) The property must adhere to the minimum buffer requirements of Article 12 in the Jackson County Unified Development Code. All surrounding properties zoned A-2 must have a 150 foot buffer. The frontage buffer along Ila Road shall be 40 feet. 2) Any future building construction or improvements of any kind must comply with the most current version of the Jackson County Unified Development Code. The motion was seconded by Harold Mull. The rezone was **approved** by Les Knoblock, Harold Mull, Steve Wittry, and Carson Saville.

4. Text Amendment to the Unified Development Code in regards to Raised Slab Foundations.

Jamie Dove gave the staff report. Planning Staff is proposing amendments within Article 3 of the Unified Development Code to require all new single-family detached homes in major subdivisions, or phases of a major subdivision that have a final plat approved after a certain date be constructed with either a crawl space, raised slab or basement foundation. Staff recommends approval of this text amendment.

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 to the Unified Development Code in regards to Raised Slab Foundations. The motion was seconded by Steve Wittry. The text amendment was **approved** by Harold Mull, Steve Wittry, Les Knoblock, and Carson Saville.

5. Text Amendment to the Unified Development Code in regards to Land Disturbance within County-Imposed Stream Buffers.

Jamie Dove gave the staff report. Planning Staff is proposing amendments within Article 8 of the Unified Development Code to allow for the placement of BMP's (best management practices) within the County's portion of the 75-foot stream buffer that is currently in place (outside the State-imposed buffer, but between the 25 and 75 feet from the stream). Staff recommends approval of this text amendment.

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 to the Unified Development Code in regards to Land Disturbance within County-Imposed Stream Buffers. The motion was seconded by Steve Wittry. The text amendment was **approved** by Harold Mull, Steve Wittry, Les Knoblock, and Carson Saville.

6. Text Amendment to the Unified Development Code in regards to Fencing, Walls, and Retaining Walls.

Jamie Dove gave the staff report. Planning Staff is proposing amendments within Article 3 of the Unified Development Code proposing a retaining wall required slope and introducing regulations and requirements when berms are utilized as a screening mechanism. Staff recommends approval of this text amendment.

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 to the Unified Development Code in regards to Fencing, Walls, and Retaining Walls. The motion was seconded by Steve Wittry. The text amendment was **approved** by Harold Mull, Steve Wittry, Les Knoblock, and Carson Saville.

7. Text Amendment to the Unified Development Code in regards to Minimum Lot Area Size and Density Dimensions for R-1, R-2, and R-3 zonings.

Jamie Dove gave the staff report. Planning Staff is proposing amendments within Article 2 and Article 3 of the Unified Development Code to minimum lot area size and density dimensions for R-1, R-2, R-3 zoned lots and eliminating open space subdivisions after a certain date. Staff recommends approval of this text amendment with the following condition: 1) Text amendment shall not be implemented or enforced until after September 20, 2022.

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 to the Unified Development Code in regards to Minimum Lot Area Size and Density Dimensions for R-1, R-2, and R-3 zonings with the following condition: 1) Text amendment shall not be implemented or enforced until after September 20, 2022. The motion was seconded by Steve Wittry. The text amendment was **approved** by Harold Mull, Steve Wittry, 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 6:26 p.m.

Steve Wittry, Vice-Chairman

Date

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