



JACKSON COUNTY PLANNING COMMISSION



Minutes

Jackson County Courthouse
Jury Assembly Room
5000 Jackson Parkway
Jefferson, GA 30549

April 28, 2022
6:00 P.M.

Members Present

Carson Saville, Chairman
Les Knoblock
Larry Turner

Members Absent

Harold Mull, Vice-Chairman
Chris Meadows

Staff Present

Jamie Dove – Public Development Manager
Kathy Holloway – Zoning Coordinator

Carson Saville, Chairman, called the meeting to order at 6:05 pm.

Larry Turner opened in prayer, then Carson Saville led everyone in the Pledge of Allegiance.

Les Knoblock made a motion to approve the March 24, 2022 Planning Commission Minutes and was seconded by Larry Turner. The motion was approved unanimously.

Jamie Dove noted there will be a May 26, 2022 Planning Commission Meeting. Then, Jamie Dove read the zoning hearing procedures.

New Business -

1. RZ-22-0109 – Paul & Bridget Dawson, 74 Garner Rd., Braselton, GA; 4.65 acres; rezone from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) in order to divide property into 2 tracts. (Map 117/Parcel 002D)

Jamie Dove gave the staff report. The applicant/owner is requesting a rezoning from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) in order to subdivide the property into 2 tracts. Tract 1 will be for the existing home and Tract 2 will be for a new home. Each lot must be a minimum of 1.5 acres and a minimum of 150 feet wide at the building line. Tract 1 has an existing driveway and Tract 2 will need a new driveway that will need approval through the Jackson County Road Department. Braselton Public Works Department stated that public water is available to the property

along Garner Road, but sanitary sewer is not available to the property. Staff recommends approval of this rezone from A-2 to A-R, but 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 adhered to.

The applicants/owners were not present to represent this rezone case.

There was no one present at the meeting in opposition to this rezone.

Carson Saville 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 A-R (Agricultural Residential District) in order to subdivide the property into 2 tracts. The motion was seconded by Larry Turner. The rezone case was **approved** by Les Knoblock, Larry Turner, and Carson Saville.

2. RZ-22-0110 – Michael Nanni, 5259 Brockton Loop Rd., Jefferson, GA; 15.755 acres – Tract #4; rezone from PCFD (Planned Commercial Farm District) to A-R (Agricultural Residential District) to divide into 3+ acre tracts. (Map 039/Parcel 015F)

Jamie Dove gave the staff report. The applicant is requesting to rezone from PCFD (Planned Commercial Farm District) to A-R (Agricultural Rural Farm District). If allowed to be rezoned, the applicant wishes to subdivide the 15.755 acre property into 5 lots to allow 5 residential homes to be built. The applicant is proposing per the concept plan for each lot to be 3+ acres and each lot must be a minimum of 150 feet wide at the building line. Also, the proposed property has road frontage on Brockton Loop Road and any new driveway locations must be approved by the Jackson County Road Department. The Jackson County Water and Sewer Authority states that public water is immediately available for this property, but sanitary sewer is not available for this property. Now a little history on this tract of land. Back in 2021, the Board of Commissioners approved the map amendment change (MA-21-0069), but denied the rezone change to A-R (RZ-21-0079) to allow 5 new lots with a minimum of 1.5 acre tracts, due to the district commissioner for that area wanting the lots to be a minimum of 3 acre lots. Then, back in February 21, 2022, the Board of Commissioners approved the map amendment change of 2.23 acres out of the tract behind the proposed tract, so that the 2.23 acres could be added to the proposed tract to make the lot sizes a minimum of 3 acres. Now, they are coming before you with the rezone of the 15.755 acres to be rezoned from PCFD to A-R. Staff recommends approval of this rezone from PCFD to A-R with the following condition: 1) It must be noted on the final plat that the 5 new A-R Zoned lots cannot be further subdivided in the future. 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.

Michael Nanni, 1165 Boss Hardy Road, Auburn, GA 30011 was present to represent this rezone case. Mr. Nanni noted that he has complied with the request from the district commissioner regarding the lot size for this development and just asking for the approval of this rezone from PCFD to A-R.

There was no one present at the meeting in opposition to this rezone.

Carson Saville 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 PCFD (Planned Commercial Farm District) to A-R (Agricultural Residential District) in order to divide into 3+ acre lots with the following condition: 1) It must be noted on the final plat that the 5 new A-R Zoned lots cannot be further subdivided in the future. 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. The motion was seconded by Larry Turner. The rezone case was **approved** by Les Knoblock, Larry Turner, and Carson Saville.

3. RZ-22-0111 – Keith Hayes Construction, 4608 Winder Hwy., Jefferson, GA; 2.0 acres; rezone from NRC (Neighborhood Retail Commercial District) to HRC (Highway Retail Commercial District) for commercial use. (Map 095/Parcel 028G)

Jamie Dove gave the staff report. The applicant and owner are requesting a rezone from the NRC (Neighborhood Retail Commercial District) to the HRC (Highway Retail Commercial District). The property proposed for rezone is only 2.0 acres out of the 4.98 acre parcel. The remaining 2.98 acres will remain NRC (Neighborhood Retail Commercial District) and used as residential. The property owner allowed the occupational tax certificate to lapse for the automotive repair business on the 2.0 acre site, therefore they lost their grandfathering status for the automotive repair business to be conducted in the NRC zoning district. To bring the automotive repair business into compliance with zoning, it is requested to be rezoned to the HRC District. Any proposed driveway upgrades or new driveways must be approved by the Georgia Department of Transportation. Water is provided to the property by the Jackson County Water & Sewer Authority, but sanitary sewer is not available to the property. On March 21, 2022, the Board of Commissioners approved a map amendment change from “Suburban” to “Urban” (MA-21-0093). Staff recommends approval of the rezone from NRC to HRC. No plans or property surveys in any way are being approved as a part of this rezone request. All requirement of the Jackson County Unified Development Code must be followed.

Hunt Hayes, 1177 Winder Hwy., Jefferson, GA was present to represent this rezone case. Mr. Hayes noted that he would like to bring the 2.0 acre tract into compliance for this business by rezoning the 2 acres from NRC to HRC.

There was no one present at the meeting in opposition to this rezone.

Carson Saville 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 of the 2.0 acre tract from NRC (Neighborhood Retail Commercial District) to HRC (Highway Retail Commercial District) in order to be in compliance to run the business. The motion was seconded by Larry Turner. The rezone was **approved** by Les Knoblock, Larry Turner, and Carson Saville.

4. RZ-22-0112 thru RZ-22-0115 - Hardie Real Estate Group, LLC (Daniel Hanison), Wayne Poultry Rd., Pendergrass, GA; 141.21 acres; rezone from A-2 (Agricultural Rural Farm District) to L-I (Light Industrial District) for industrial use. (Map 078/Parcels 007, 008C, 008, 018)

Jamie Dove noted to the board that the applicant sent a withdrawal letter to us this afternoon requesting to withdraw the rezone cases RZ-22-0112 thru RZ-22-0115.

5. RZ-22-0116 and RZ-22-0117 - East Group Properties, 354 Tom White Road, Braselton, GA; 41.67 acres; rezone from A-2 (Agricultural Rural Farm District) to L-I (Light Industrial District) for a business park with two office distribution buildings.
(Map 112/Parcels 004, 004A)

Jamie Dove gave the staff report. The applicant, East Group Properties, is requesting a rezone from A-2 (Agricultural Farm District) to L-I (Light Industrial District) on Tom White Road. There are 2 pieces of property being considered for rezone. The first property is 28 acres and the second is 13.67 acres. These properties were presented in January for a map amendment. The change was made to an urban character area and an industrial future land use. Water and sewer will be provided by the city of Braselton because the city limits are across the street. The plan for building is to have commercial in the front with some distribution in the back of the properties. Tom White road is an industrial road and the county brought it up to standards. Planning staff has recommended approval with 2 conditions 1) upgrades are required to Tom White road from the intersection of Hwy 124 to the property/ proposed project entrance and the upgrades are to be determined by the Jackson County Road Department and the Georgia Department of Transportation 2) all stream buffers and zoning buffers must be adhered to.

Andre Washington, 1967 Light Blvd. Duluth, Ga, was present to represent this rezone case. He stated East Group Properties would like to build one 190,000 sq. ft. facility and another around 205,00 sq. ft. This area will be high quality transitional. Les Knoblock asked Washington he had any issues with the conditions proposed by the staff. Washington had no issues with staff conditions.

Seth Odom, 2154 George Bush Lane Jefferson, spoke in opposition of this rezone. He is concerned with the over industrialization of the county. He is asking for the citizens voices and concerns to be taken into consideration. He does not think the Chamber of Commerce represents the citizens. He is not against business, but rather against industrialization. He wants to slow down development of the county.

Andre Washington responded to the opposition by giving examples of the types of businesses coming to the facilities. He made a point that they will not be used as a home to 18-wheelers dropping off cargo as much as it will be used for delivery services like FedEx. This is a \$40 billion development that will create 400 jobs. The facilities are not designed to be strictly industrial warehouses. They serve the purpose a creating local businesses. The developers do not plan to sell. They plan to stay and develop within Jackson County. Also, the previous owner of the property is in support of the rezone. The development will not be as intense as those surrounding it. The overall goal is to be a transitional commercial zone. Les Knoblock asked for clarification on his assumption that the businesses coming are typically smaller ones that hire local people and tend to stay in the area. Washington stated that is correct.

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

RZ-21-0116

Larry Turner made a motion to **approve** the rezone from A-2 (Agricultural Rural Farm District) to L-I (Light Industrial District) with the following conditions:

- 1). The property currently has road frontage on Tom White Road. Tom White Road will be used for access to the property. The Jackson County Road Department will require upgrades to Tom White Road, from the intersection of Highway 124 to the property / proposed project entrance. Road upgrades to be determined by the Jackson County Road Department and the Georgia Department of Transportation at a later date. 2). All stream buffers and zoning buffers must be adhered to. The motion was seconded by Les Knoblock. The rezone case was **approved** by Larry Turner, Les Knoblock, and Carson Saville.

RZ-21-0117

Les Knoblock made a motion to **approve** the rezone from A-2 (Agricultural Rural Farm District) to L-I (Light Industrial District) with the following conditions: 1). The property currently has road frontage on Tom White Road. Tom White Road will be used for access to the property. The Jackson County Road Department will require upgrades to Tom White Road, from the intersection of Highway 124 to the property / proposed project entrance. Road upgrades to be determined by the Jackson County Road Department and the Georgia Department of Transportation at a later date. 2). All stream buffers and zoning buffers must be adhered to. The motion was seconded by Larry Turner. The rezone case was **approved** by Les Knoblock, Larry Turner, and Carson Saville.

6. Text Amendment – Amendments within Article 3 of the Unified Development Code pertaining to allowable fencing materials, proposing a retaining wall required slope and introducing regulations and requirements when berms are utilized as a screening mechanism.

Jamie Dove gave the staff report. This text amendment regards fencing materials, retaining wall slopes, and introducing berms as a screening mechanism. These are topics that get brought up in many public hearings, but they were not addressed in the development code. The materials are listed for what will be prohibited for no solid metal fencing allowed. Retaining walls will be given a 1-3% slope. A definition was given for berms, and that they should be 3-6 ft tall.

There was no one present at the meeting in opposition to this text amendment.

Carson Saville 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** this text amendment and was seconded by Larry Turner. The text amendment was **approved** by Les Knoblock, Larry Turner, and Carson Saville.

7. Text Amendment – Amendments within Article 8 and 11 of the Unified Development Code pertaining to storm water detention ponds and their required slopes.

Jamie Dove gave the staff report. This text amendment regards detention ponds and their slopes. It will introduce a 4 to 1 slope as a minimum. This will allow them to be more spread out for a relaxed and shallow feel rather than a tight and narrow feel. This will change in several places throughout the code to remain consistent, but it will be the same wording.

There was no one present at the meeting in opposition to this text amendment.

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

Larry Turner made a motion to **approve** this text amendment and was seconded by Les Knoblock. The text amendment was **approved** by Carson Saville, Les Knoblock, and Larry Turner.

8. Text Amendment – Amendments within Article 2 and 3 of the Unified Development Code pertaining to the minimum lot area size for R-1, R-2, R-3 zoning and removing open space subdivisions and the availability of development for single-family detached residential uses in R-2 and R-3 zonings.

Jamie Dove gave the staff report. This text amendment regards single-family residential lot sizes. There will be an acre and a half lot size needed for well and septic tanks. There will be a $\frac{3}{4}$ acre lot needed for

public water and septic tanks. There will be a ½ an acre lot needed for public water and sewer. This will also eliminate single-family residential in the R-2 and R-3 zonings. Due to the increased lot sizes, open space subdivisions will be eliminated.

There was no one present at the meeting in opposition to this text amendment.

Carson Saville 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** this text amendment and was seconded by Larry Turner. The text amendment was **approved** by Carson Saville, Les Knoblock, and Larry Turner.

Les Knoblock made a motion to adjourn the meeting. The motion was seconded by Larry Turner. The motion was unanimous. Meeting adjourned at 6:40 p.m.

Carson Saville, Chairman

Date

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