



## JACKSON COUNTY PLANNING COMMISSION



### Minutes

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

May 26, 2022  
6:00 P.M.

#### Members Present

Carson Saville, Chairman  
Harold Mull, Vice-Chairman  
Les Knoblock  
Larry Turner

#### Members Absent

Chris Meadows

#### Staff Present

Jamie Dove – Public Development Manager  
Kathy Holloway – Zoning Coordinator

Carson Saville, Chairman, called the meeting to order at 6:00 pm.

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

Les Knoblock made a motion to approve the April 28, 2022 Planning Commission Minutes and was seconded by Larry Turner. The motion was approved unanimously.

Jamie Dove noted there will be a June 23, 2022 Planning Commission Meeting. Then, Jamie Dove read the zoning hearing procedures.

#### New Business -

1. MA-22-0106 – Genuine Mapping & Design, LLC (Ben Drerup), 9615 Hwy. 53, Braselton, GA; 15.90 acres; change the Future Land Use Map from “Residential” to “Commercial” for a self-service storage facility. (Map 118/Parcel 024)

Jamie Dove gave the staff report. The applicant/owner seeks a Future Land Use Map amendment from “Residential” to “Commercial”. Currently, the property is zoned A-2 (Agricultural Rural Farm District). If the requested Future Land Use Map Amendment is approved, the applicant/owner would then be able to apply for a rezone to either NRC (Neighborhood Retail Commercial District) or CRC (Community Retail Commercial District). A self-service storage facility is proposed for the site. The property is located within the West Jackson Corridor Overlay District. All proposed development and building on

site must comply with the requirements of the Overlay District. Any entrances proposed along Hwy. 53 must be approved by the Georgia Department of Transportation. The Town of Braselton's Public Works Dept. states that public water is available, but sanitary sewer is not available to the property. On March 21, 2022, the Board of Commissioners denied the request to change the Future Land Use Map from "Residential" to "Commercial". Staff recommends denial of this map amendment case due to the request not being consistent with the goals and policies of the Comprehensive Plan.

Johnny Free, 116 Samuel Lane, Jefferson, GA was present representing Genuine Mapping & Design, LLC for the map amendment. The last time that this case came up with the Planning Commission Board, there was denial based on the site distance and the comprehensive plan for this site. Since then, they have done more research on this area. They feel that this corridor is going to be widened to a 4-lane at some point. To the right of this property is an automotive repair shop; to the left of this property is a window/door company; at the intersection towards Braselton is a Cork and Keg Shop; down the road towards Gainesville is a Dollar General Store and Stovall Landscape business; across the road is commercial zoning. They have talked with Georgia Department of Transportation about improvements to the front of the property to help with the site distance. They feel that the Future Land Use Map of the Comprehensive Plan for this corridor in the future will be "Commercial" instead of "Residential".

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. Then, there was discussion among the board and applicant regarding the site distance to this property, as well as commercial versus residential development on Hwy. 53.

Les Knoblock made a motion to **deny** the Future Land Use Map change from "Residential" to "Commercial" for a self-service storage facility. The motion was seconded by Larry Turner. Les Knoblock, Larry Turner, and Harold Mull denied the map amendment case.

2. RZ-22-0118 – Intown Home Builders (Randall Wallis), 330 Davenport Rd., Braselton, GA; 5.27 acres; rezone from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) to divide property into 2 tracts. (Map 117/Parcel 031)

Jamie Dove gave the staff report. The applicant is requesting to rezone this property from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District), since the property is less than 8 acres. If allowed to be rezoned, the applicant wishes to subdivide the property into 2 tracts. Each lot must be a minimum of 1.5 acres and each lot must be a minimum of 150 feet wide at the building line. The Jackson County Road Department must give approval of any new driveway locations or required driveway work within the Davenport Road right of way. All driveway separation requirements must be met. Ms. Dove noted that due to the limited amount of road frontage, this may be one that the road department may see that a shared driveway may be more appropriate. Also, the Braselton Public Works Dept. stated that public water is available to the property along Davenport Road, but sanitary sewer is not available to the property. Staff recommends approval of this rezone case with the following condition: 1) All driveways must be approved by the Jackson County Road Department. All driveway separation requirements must be met. 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 adhered to.

Randy Wallis 506 Carriage Drive, Bethlehem, GA was present to represent Intown Home Builders for the rezone. They plan to tear down the old house and accessory structure on the property. If the rezone is approved, they plan to subdivide the property into 2 tracts, and build a house on each tract.

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. Then, there was discussion between the board and staff in regards to the driveways.

Harold Mull made a motion to **approve** the rezone from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) to subdivide the property into 2 tracts **with one condition**: 1) All driveways must be approved by the Jackson County Road Department. Due to the limited road frontage, there needs to be a shared driveway instead of 2 separate driveways. 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 adhered to. The motion was seconded by Les Knoblock. Harold Mull, Les Knoblock, and Larry Turner **approved the rezone with one condition**.

3. RZ-22-0119 – Intown Home Builders (Randall Wallis), 48 Wildflower Rd., Braselton, GA; 3.01 acres; rezone from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) to divide property into 2 tracts. (Map 117/Parcel 019T)

Jamie Dove gave the staff report. The applicant seeks a rezoning from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District). If allowed to be rezoned, the applicant wishes to subdivide the property into 2 tracts, since the property is less than 8 acres. Each lot must be a minimum of 1.5 acres and each lot must be a minimum of 150 feet wide at the building line. The property has road frontage on Davenport Road and Wildflower Road. Wildflower Road is a private road. The existing house has a driveway coming from Davenport Road and connecting over to Wildflower Road. The proposed new house will need a new driveway. The Jackson County Road Department must give approval of any new driveway locations or required work related to a new driveway. Also, the Braselton Public Works Department states that public water is available to the property along Wildflower Road, but sanitary sewer is not available to the property. Staff recommends approval from A-2 to A-R with the following condition: 1) If the applicant wishes to have the new lots driveway accessing Wildflower Road, which is a private road, he will have to provide an easement agreement to the Public Development Office from the property owner (Tax Map 117/Parcel 019C) of Wildflower Road stating that they will allow the new driveway. Or, the new lot will have to share the existing Davenport Road entrance. 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 adhered to.

Randy Wallis, 506 Carriage Drive, Bethlehem, GA was present to represent Intown Home Builders for the rezone. They plan to subdivide this property into 2 tracts. On the front lot, they plan to remove the mobile home and build a house, as well as build a house on the back lot with a driveway off of Wildflower Road. The front lot also has access to Wildflower Road. Wildflower Road is a dirt road and wide enough for in and out traffic. There are two more houses down Wildflower Road past the proposed lot. There was discussion among the board and applicant in regards to the driveways. Mr. Wallis has not discussed the driveway entrance off of Wildflower Road with the owner of the private road. If an agreement can't be made with the owner of the private road, Mr. Wallis is flexible with having a shared driveway on Davenport Road.

Jeannie Hypes, 198 Wildflower Road, Braselton, GA was present in opposition to them using Wildflower Road without an easement agreement from the property owner. Ms. Hypes noted that her family owns and maintains Wildflower Road. They have issues with erosion problems as well as passing when meeting a vehicle traveling on Wildflower Road.

Lonnie Hypes, 194 Wildflower Road, Braselton, GA was present in opposition to them using Wildflower Road without an easement agreement from the property owner. Mr. Hypes just wanted to make sure where the other new driveway would be located on Wildflower Road. He also noted that you can't pass when meeting a vehicle on Wildflower Road.

Then, Randy Wallis gave his rebuttal. Mr. Wallis stated that he is flexible in using a shared driveway on Davenport Road for both tracts.

Carson Saville closed the discussion for public comments and opened it up to the board for discussion, questions, or a motion. Then, there was discussion between the board and staff in regards to the driveways.

Harold Mull made a motion to **approve** the rezone from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) in order to divide the property into 2 tracts **with one condition:** 1) Shared driveway off of Davenport Road to access both tracts. 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 adhered to. The motion was seconded by Les Knoblock. Harold Mull, Les Knoblock, and Larry Turner **approved the rezone with one condition.**

4. RZ-22-0120 – Loudermilk Co., LLC, Sanford Road/Watkins Farm Road, Athens, GA; 346.66 acres; rezone from PCFD (Planned Commercial Farm District) to A-2 (Agricultural Rural Farm District) to divide property into 8 acre tracts or larger. (Map 005/Parcel 001)

Jamie Dove gave the staff report. The applicant seeks a rezoning on a 346.66 acre tract in the Nicholson area although it has an Athens address from PCFD (Planned Commercial Farm District) to A-2 (Agricultural Rural Farm District) to divide property into 8 acre tracts or larger. The concept plan indicates that there will be 11 new lots on one side of Watkins Farm Rd. and 3 tracts on the other side of Watkins Farm Road. Each lot must be a minimum of 8 acres and each lot must be a minimum of 200 feet wide at the building line. There is currently water down Sanford Road and Watkins Farm Road serviced by the City of Nicholson. As currently zoned (PCFD), they could split into 10+ acre tracts as per the concept plan. In case some of the lots would not have road frontage, they would need to rezone to A-2 (Agricultural Rural Farm District), which would allow an access easement to the back of the property. Staff recommends approval of this rezone case. 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. Then, there was some discussion between staff and the board on the number of lots for this rezone.

Chip Pottinger, 309 East Paces Ferry Rd., NE, Ste. 1200, Atlanta, GA was present to represent The Loudermilk Companies for this rezone case. Mr. Pottinger noted that they plan to sell the tracts as noted on the concept plan. In case some of the lots can't be sold as large tracts, then they would need to split the property into 2 tracts by an access easement. An access easement is not allowed in PCFD zoning, but an access easement is allowed in A-2 zoning. There was discussion between the board and the applicant about whether they were timber harvesting on this property. Mr. Pottinger noted they were not timber harvesting, but they took out every other row so that they could present this property to potential buyers. Also, there is a conservation buffer or stream that runs through the middle of the property.

Faith Bishop Rogers and Damon Rogers, who own property across the road from this development, were present to obtain information about this development. The Rogers wanted to know if this property would still be good for a water reservoir for Jackson County. Then, there was discussion with the board, applicant, and staff in regards to the water reservoir for this proposed property. It was noted that approximately 15 years ago the county looked at the proposed property for a water reservoir, but the soil

and land would not support a water reservoir. Jamie Dove noted that Joey Leslie, Head Engineer with the Jackson County Water & Sewer Authority, would be the person to talk with concerning future plans for a county reservoir. Ms. Dove noted to Mr. Rogers that she would be glad to forward his contact information to Mr. Leslie. There was no rebuttal by Mr. Pottinger.

Carson Saville 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 of the 346.66 acre tract from PCFD (Planned Commercial Farm District) to A-2 (Agricultural Rural Farm District) in order to divide property into 8 acre tracts or larger. 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 adhered to. The motion was seconded by Les Knoblock. The rezone was **approved** by Harold Mull, Les Knoblock, and Larry Turner.

Carson Saville made a motion to adjourn the meeting. The motion was seconded by Harold Mull. The motion was unanimous. Meeting adjourned at 6:45 p.m.

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Carson Saville, Chairman

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Date

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