



JACKSON COUNTY PLANNING COMMISSION

Minutes

Jackson County Administration Building Auditorium
67 Athens Street
Jefferson, Georgia

May 23, 2019
6:00 P.M.

Members Present

David Ayers – Vice-Chairman
Steve Wittry
Nick Bledsoe
Les Knoblock

Members Absent

Marty Clark - Chairman

Staff Present

Gina Roy – Director
Justin Crighton – Planner
Kathy Holloway – Zoning Coordinator

David Ayers, Vice-Chairman called the meeting to order at 6:00 pm.

Steve Wittry opened in prayer. Then, David Ayers led everyone in the Pledge of Allegiance.

Nick Bledsoe made a motion to approve the April 25, 2019 Planning Commission Minutes and was seconded by Les Knoblock. The motion was approved unanimously.

Gina Roy noted there will be a June 27th, 2019 Planning Commission Meeting. Furthermore, Gina Roy read the public hearing procedures and noted they are located on the table by the door.

New Business –

1. SU-19-05 – Majken Olsson, 337 Mark Dodd Rd., Jefferson, GA; 13.98 acres; special use for a wedding venue. (Map 095/Parcel 011E)

Justin Crighton gave the staff report. The applicant is requesting a special use for a special event venue to host weddings on a 13.98 acre tract located at 337 Mark Dodd Road, Jefferson, GA. They would like to host weddings/receptions on the property in and around the area of the barn. The property is connected to public water and septic. Staff has reviewed this application and recommends approval with 3 conditions:

- 1) There shall be no more than 250 guests on the property for an event.
- 2) Only one event shall be in operation at any given time.
- 3) Hours of operation shall be no earlier than 8 a.m. and no later than 10 p.m.

Mr. Sven Olsson, 337 Mark Dodd Rd., Jefferson, GA was present to represent this case. This property has one residence and a barn on approximately 14 acres. Mr. Olsson is requesting a special use permit to be able to host weddings/receptions on their property in and around the area of the barn. The hours of operation would be Monday thru Sunday 12 p.m. to 10 p.m. They are planning to host a few weddings mainly on Saturdays. Parking is available for approximately 50 cars in the pasture to the right and left of the driveway. There are bathroom facilities available in the barn.

There was no opposition to this special use case.

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

Furthermore, Les Knoblock made a motion to approve the special use for a wedding venue with 3 conditions: 1) There shall be no more than 250 guests on the property for an event. 2) Only one event shall be in operation at any given time. 3) Hours of operation shall be no earlier than 8 a.m. and no later than 10 p.m. The motion was seconded by Steve Wittry. The special use was approved by Les Knoblock, Steve Wittry, and Nick Bledsoe.

2. RZ-19-11 – JCDB Properties, LLC, Hwy. 124, Jefferson, GA; 1.6 acres; rezone from HRC to R-3. (Map 105/Parcel 005)

The applicant was not present to represent this rezone case. Therefore, Nick Bledsoe made a motion to table the rezone case until the June 27, 2019 Planning Commission Meeting and was seconded by Steve Wittry. The rezone case was tabled by Nick Bledsoe, Steve Wittry, and Les Knoblock.

3. SU-19-06 – JCDB Properties, LLC, Hwy. 124, Jefferson, GA; 1.6 acres; special use for a R-3, Master Planned Subdivision. (Map 105/Parcel 005)

The applicant was not present to represent this special use case. Therefore, Nick Bledsoe made a motion to table the special use case until the June 27, 2019 Planning Commission Meeting and was seconded by Steve Wittry. The special use case was tabled by Nick Bledsoe, Steve Wittry, and Les Knoblock.

4. RZ-19-12 – JCDB Properties, LLC, Hwy. 124, Jefferson, GA; 3.0 acres; rezone from HRC to R-3. (Map 105/Parcel 005)

The applicant was not present to represent this rezone case. Therefore, Nick Bledsoe made a motion to table the rezone case until the June 27, 2019 Planning Commission Meeting and was seconded by Steve Wittry. The rezone case was tabled by Nick Bledsoe, Steve Wittry, and Les Knoblock.

5. SU-19-07 – JCDB Properties, LLC, Hwy. 124, Jefferson, GA; 3.0 acres; special use for a R-3, Master Planned Subdivision. (Map 105/Parcel 005)

The applicant was not present to represent this special use case. Therefore, Nick Bledsoe made a motion to table the special use case until the June 27, 2019 Planning Commission Meeting and was seconded by Steve Wittry. The special use case was tabled by Nick Bledsoe, Steve Wittry, and Les Knoblock.

6. MA-19-06 – Roger Keith Wilson, 1321 Savage Rd., Bogart, GA; 2.63 acres; change the Character Area Map from “Rural” to “Suburban”. (Map 059/Parcel 010P)

Justin Crighton gave the staff report. The applicant is requesting a map amendment to the Comprehensive Plan in order to change the Character Area Map Designation from “Rural” to “Suburban”. This property has access to public water provided by Jackson County Water & Sewer Authority, but no access to public sewer. Staff recommends approval of this map amendment case.

Roger Keith Wilson, 1321 Savage Rd., Bogart, GA was present to represent this map amendment case. Mr. Wilson is requesting a Character Area Map change from “Rural” to “Suburban”. If the map amendment case is approved, then Mr. Wilson will proceed to rezone the property from A-2 to R-1 in order to divide the property into 2 tracts. There was some discussion between the applicant and the board.

There was no opposition to this map amendment case.

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

Furthermore, Les Knoblock made a motion to approve the Character Area Map change from “Rural” to “Suburban”. The motion was seconded by Nick Bledsoe. The map amendment was approved by Les Knoblock, Nick Bledsoe, and Steve Wittry.

7. MA-19-07 – Gary S. Harvin, Jr., Geiger Rd., Jefferson, GA; 9.362 acres; change the Character Area Map from “Agricultural” to “Rural” and change the Future Land Use Map from “Agricultural” to “Residential”. (Map 083/Parcel 015B)

Justin Crighton gave the staff report. The applicant is requesting a map amendment to the Comprehensive Plan in order to change the Character Area Map Designation from “Agricultural” to “Rural” and change the Future Land Use Map Designation from “Agricultural” to “Residential”. This property has access to public water provided by Jackson County Water & Sewer Authority, but no access to public sewer. Staff recommends approval of this map amendment case.

Gary S. Harvin, Jr., 246 Geiger Rd., Jefferson, GA was present to represent this map amendment case. Mr. Harvin would like to change the Character Area Map Designation from “Agricultural” to “Rural” and change the Future Land Use Map Designation from “Agricultural” to “Residential”. Mr. Harvin has a potential buyer for this property that is interested in dividing this tract into 2 lots rather than the 3 tracts as noted on the concept plan. If the map amendment is approved, then Mr. Harvin will proceed to rezone the property from A-2 to A-R in order to divide the 9.362 acres.

There was no opposition to this map amendment case.

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

Furthermore, Steve Wittry made a motion to approve the Character Area Map change from “Agricultural” to “Rural and change the Future Land Use Map from “Agricultural” to “Residential”. The motion was seconded by Les Knoblock. The map amendment was approved by Steve Wittry, Les Knoblock, and Nick Bledsoe.

8. RZ-19-13 – Christine A. Miller, 710 Cedar Rock Rd., Hoschton, GA; 13.058 acres; rezone from PCFD to A-2. (Map 103/Parcel 002G)

Justin Crighton gave the staff report. The applicant is requesting a rezone from PCFD to A-2 in order to subdivide the property into 2 tracts. The property gains access off of Cedar Rock Road, a private road. There is a well and septic system currently on the property. Staff has reviewed this application and recommends approval of this rezone case.

Bryan Fillingim (Christine Miller's son-in-law), 710 Cedar Rock Rd., Hoschton, GA was present to represent this rezone case. Mr. Fillingim is requesting to rezone the 13.058 acres from PCFD to A-2 in order to split property into 2 tracts. He noted that plans are to locate a mobile home on the new lot for Christine Miller's daughter. There was discussion between the board, applicant, and staff.

There was no opposition to this rezone case.

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

Furthermore, Les Knoblock made a motion to approve the rezone from PCFD to A-2. The motion was seconded by Steve Wittry. The rezone case was approved by Les Knoblock, Steve Wittry, and Nick Bledsoe.

9. RZ-19-14 – Chad Everett Knight, George Doss Rd./Hwy. 82 Spur, Maysville, GA; 6.58 acres; rezone from A-2 to A-R. (Map 047/Parcel 025B)

Justin Crighton gave the staff report. The applicant is requesting to rezone the property from A-2 to A-R in order to divide the property into two lots. The property gains access from Hwy. 82. There is a well and septic system currently on the property. Staff has reviewed this application and recommends approval of this rezone case. Les Knoblock recused himself from this public hearing and vote and left the auditorium.

Chad Everett Knight, 3113 Crossing Place, Commerce, GA was present to represent this rezone case. The current plat shows there are 3 tracts. They plan to divide the property into 2 tracts and construct a single family residences on each tract.

There was no opposition to this rezone case.

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

Furthermore, Nick Bledsoe made a motion to approve the rezone from A-2 to A-R. The motion was seconded by Steve Wittry. The rezone case was approved by Nick Bledsoe, Steve Wittry, and David Ayers.

10. MA-19-08 – Tim Hill, Gum Springs Church Rd., Jefferson, GA; 130.263 acres; change the Character Area Map from "Agricultural" to "Urban" and change the Future Land Use Map from "Agricultural" to "Residential". (Map 105/Parcel 021)

Justin Crighton gave the staff report. The applicant is requesting a map amendment to the Comprehensive Plan in order to change the Character Area Map Designation from "Agricultural" to "Urban" and the Future Land Use Map Designation from "Agricultural" to "Residential". Public water

and sewer are provided by Jackson County Water & Sewerage Authority. Staff has reviewed this application and recommends approval.

Tim Hill, 30 S. Broad Street, Winder, GA was present to represent this map amendment case. Mr. Hill noted they are wanting to change the Character Area Map to Urban and the Future Land Use to Residential. If the map amendment is approved, they plan to rezone the property to residential in order to develop a subdivision.

There was some opposition present to this map amendment case. David Green and Chuck Stone, who live in Traditions of Braselton, are fine with R-2 zoning but not R-3 zoning because of the traffic and school on this road. Then, Mr. Hill's rebuttal was that they plan to develop single family homes not a multi-family development.

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

Furthermore, Les Knoblock made a motion to approve the Character Area Map change from "Agricultural" to "Urban" and the Future Land Use Map change from "Agricultural" to "Residential". The motion was seconded by Nick Bledsoe. The map amendment case was approved by Les Knoblock, Nick Bledsoe, and Steve Wittry.

11. MA-19-09 – Barry D. Lord, Intersection of Ila Rd./D. Williams Rd., Commerce, GA; 5.377 acres; change the Character Area Map from "Rural" to "Suburban" and change the Future Land Use Map from "Residential" to "Commercial". (Map 001/Parcel 024C)

Justin Crighton gave the staff report. The applicant is requesting a map amendment to the Comprehensive Plan in order to change the Character Area Map Designation from "Rural" to "Suburban" and the Future Land Use Map Designation from "Residential" to "Commercial". Public water would be provided by the City of Commerce and public sewer is not available in this area.

Barry D. Lord, 437 Sam Brown Blvd., Commerce, GA, was present to represent this map amendment case. They request to change the Character Area Map from "Rural" to "Suburban" and the change the Future Land Use Map from "Residential" to "Commercial". Mr. Lord noted that the owner, James Seymour, is not expanding his auto repair and maintenance shop that is next to this property, but rather an independent project for a commercial office building. If the map amendment is approved, they will request rezoning to CRC (Community Retail Commercial).

There was opposition present to this map amendment case. Dylan Wilbanks, 1215 S. Elm Street, Commerce, GA was present to represent the Sandy Creek Subdivision Homeowners Association in opposition to this development. The Sandy Creek Subdivision Homeowners Association has the following concerns: A lot of this area is agricultural and residential; more traffic; bad site distance in front of this property; nuisances such as noise, lighting, etc. Mr. Lord's rebuttal is that the concerns regarding lighting, site distance will be addressed at the time of rezoning.

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

Furthermore, Nick Bledsoe made a motion to approve the Character Area Map change from "Rural" to "Suburban" and the Future Land Use Map change from "Residential" to "Commercial". The motion was seconded by Steve Wittry. The map amendment was approved by Nick Bledsoe, Steve Wittry, and Les Knoblock.

12. MA-19-10 – Homecorp Management Developers, Hwy. 124 W., Hoschton, GA; 43.021 acres; change the Future Land Use Map from “Commercial” to “Residential”. (Map 112/Parcel 028A)

Justin Crighton gave the staff report. The applicant is requesting a map amendment to the Comprehensive Plan in order to change the Future Land Use Map Designation from “Commercial” to “Residential”. The property gains access off of Hwy. 124 West, Hoschton, GA. Public water and sewer is provided by Jackson County Water and Sewer Authority.

Toni Funari, 5362 Legends Dr., Braselton, GA was present to represent this map amendment case. Also, Jim Curtis, 134 Piazza Pomino, Dahlonega, GA was present to represent this map amendment case. Mr. Funari and Mr. Curtis is representing Homecorp Management Developers. The applicant is requesting a map amendment to the Comprehensive Plan in order to change the Future Land Use Map Designation from “Commercial” to “Residential”. If the map amendment is approved, they will request rezoning to R-3 in order to develop the site for 344 multi-family dwelling units to be built in two phases.

There was opposition to this map amendment case. Chuck & Paula Stone, David Green, and Gary Harvin had the following concerns for this development: more impact on schools; more crime; lowering of property values; studies needed for this development; more infrastructure to handle traffic; market around here is not ready for this development; etc. There was a rebuttal to the citizen’s concerns. Mr. Funari noted there have been internal market studies done and there is a strong market for this proposed development in this area. Also, there is a development in Macon, Georgia that is similar to this proposed development along with one in Panama City and Pensacola, Florida. There was discussion between the applicant and the board.

David Ayers closed the discussion for public comments and opened it up to the board for discussion, questions, or a motion. There was discussion among the board.

Furthermore, Les Knoblock made a motion to approve the Future Land Use Map change from “Commercial” to “Residential”. The motion was seconded by Nick Bledsoe. The map amendment was approved by Les Knoblock, Nick Bledsoe, and Steve Wittry.

Nick Bledsoe made a motion to adjourn the meeting at 7:12 p.m. and was seconded by Steve Wittry. The motion was unanimous.

Marty Clark, Chairman

Date