



## JACKSON COUNTY PLANNING COMMISSION

### Minutes

Jackson County Administration Building Auditorium  
67 Athens Street  
Jefferson, Georgia

July 25, 2019  
6:00 P.M.



#### Members Present

Marty Clark – Chairman  
David Ayers – Vice-Chairman  
Steve Wittry  
Les Knoblock

#### Members Absent

Nick Bledsoe

#### Staff Present

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

Marty Clark called the meeting to order at 6:00 pm.

Steve Wittry opened in prayer. Then, Marty Clark led everyone in the Pledge of Allegiance. Steve Wittry made a motion to approved the June 27, 2019 Planning Commission Minutes and was seconded by Les Knoblock. The motion was approved unanimously.

Gina Roy noted there will be an August 22, 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. MA-19-12 – The Church at Southside, 100 Crooked Creek Road, Athens, GA; 8.82 acres; character area map change from “Agricultural” to “Suburban” and future land use map change from “Public/Institutional” to “Commercial”. (Map 042/Parcel 036)

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 “Suburban” and change the Future Land Use Designation from “Public/Institutional” to “Commercial”. According to the applicant’s letter of intent, if the Map Amendment is approved, the intent is to request a rezoning to a commercial district. There is public water available within 1,500 ft. of the property and provided by Jackson County Water & Sewerage Authority, but no public sewer available in the area. This property was the former location of the Church at Southside before it relocated to the former South

Jackson Elementary School across Jefferson Rd. The Church applied for and received approval for a special use to host weddings back in 2017 (SU-17-10). Also, this property lies within the East Jackson Overlay district. Thus, any future rezoning will require the property to be brought into conformance with the standards in Article 4, Division 3 of the Unified Development Code. Staff has reviewed this application and recommends approval.

Aaron Brackman was present to represent The Church at Southside for this map amendment case. Mr. Brackman noted that The Church at Southside would like to change the Character Area Map to “Suburban” and change the Future Land Use Map to “Commercial”. If the map amendment is approved, they would request to rezone the property from agricultural to commercial in order to sell the property.

There was no opposition to this map amendment case.

Marty Clark 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 “Suburban” and the Future Land Use Map change from “Public/Institutional” to “Commercial”. The motion was seconded by David Ayers. The map amendment case was approved by Les Knoblock, David Ayers, and Steve Wittry.

2. RZ-19-17 – Bradley W. Cowart, 9282 Hwy. 334, Nicholson, GA; 5 acres; rezone from A-2 to M-H. (Map 006/Parcel 028B)

Justin Crighton gave the staff report. The applicant is requesting a rezoning from A-2 to M-H in order to divide the 5 acres into 2 tracts. They plan to locate a manufactured home on the newly created 2 acre tract. There is public water available within 1,500 feet of the property provided by Jackson County Water and Sewerage Authority, but no sewer available in the area. Staff has reviewed this application and recommends approval.

Carrie Cowart, 9282 Hwy. 334, Nicholson, GA was present to represent the rezone case. Mrs. Cowart requested a rezone from A-2 to M-H in order to divide the property into 2 tracts. They plan to locate a manufactured home on the newly created 2 acre tract.

There was no opposition to this rezone case.

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

Furthermore, David Ayers made a motion to approve the rezone from A-2 to M-H in order to divide the property into 2 tracts. The motion was seconded by Steve Wittry. The rezone case was approved by David Ayers, Steve Wittry, and Les Knoblock.

3. MA-19-13 – McKinley Homes US LLC, 8308 Hwy. 53, Braselton, GA; 73.762 acres; change the Character Area Map from “Agricultural” to “Suburban” and change the Future Land use Map from “Agricultural/Forestry” to “Residential”. (Map 117/Parcel 024)

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 “Suburban” and change the Future Land Use Map from “Agricultural/Forestry” to “Residential”. If the map amendment is approved, the applicant will request rezoning and a special use in order to develop the

property under Jackson County’s open space residential subdivision standards. The proposed development will consist of 151 single-family lots. Public water and sewer area are available and provided by the Town of Braselton. Staff has reviewed this application and recommends approval.

Jonathan C. Beard, Attorney for McKinley Homes, 202 Tribble Gap Road, Ste. 200, Cumming, GA 30040. Mr. Beard noted that tonight they are requesting a Character Area Map change from “Agricultural” to “Suburban” and a Future Land Use Map change from “Agricultural/Forestry” to “Residential”. If the map amendment is approved, they will proceed with the rezoning of the property to residential. Mr. Beard noted that the proposed property is located east of the intersection of Hwy. 53 and Hunting Hills Drive, Braselton, GA. The applicant seeks to develop a residential subdivision consisting of 151 single family units with 1,400 square feet minimum heated floor space. The proposed minimum lot size is 14,520 sq. ft. pursuant to open space subdivisions performance standards. The proposed density is 1.7 units per acre. The proposed property’s shape, size, and topography substantially limit the buildable area. Also, the shape, size, topography of the property, and the resulting setbacks and landscaping requirement along the boundary lines necessitate placement of the houses in the locations proposed by the applicant. The proposed property will be served by public sewer and water by the Town of Braselton. There was discussion between Mr. Beard, Mr. Guthrie (the engineer for this project), the board, and staff.

There were several people in Hunting Hills Subdivision present that had questions and concerns regarding this development. Nichelle Monroe and Chris Smith, who both live in Hunting Hills Subdivision, were present with the following concerns: adding more cars to an already busy Hwy. 53; water run-off issues from the hill on the proposed development toward their properties that back up to this development; sink hole in Mr. Smith’s backyard as a result from just the water run-off from Hwy. 53; will there be a tree line buffer between the two subdivisions; this development will have a big impact on the school system; GDOT plans for Hwy. 53/entrance to this subdivision. Gina Roy explained that the map amendment was the first step in this development process. If the map amendment is approved, then they go on to the rezone process which will look into the concerns listed above. Development plans will have to be designed to meet States guidelines regarding soil and water conservation and water run-off, as well as meet county zoning with lot layout, buffers, entrances, infrastructure, etc. There was a rebuttal by Mr. Beard. He stated that the map amendment is just the beginning stage of the development. McKinley Homes and their engineer, Corey Guthrie, will be working with the State and County in regards to this development in the days ahead as well as talking with the neighbors with their concerns.

Marty Clark 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 “Suburban” and the Future Land Use Map change from “Agricultural/Forestry” to “Residential”. The motion was seconded by Steve Wittry. The map amendment case was approved by Les Knoblock, Steve Wittry, and David Ayers.

Meeting Adjourned at 6:35 p.m.

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Marty Clark, Chairman

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Date