



PLANNING COMMISSION AGENDA
Jackson County Administration Building Auditorium
67 Athens Street
Jefferson, GA 30549

February 25, 2021
6:00 p.m.

1. Call To Order
2. Invocation & Pledge Of Allegiance
3. Roll Call
4. Approval Of Minutes From Previous Meeting(S)
 - 4.I. PC Minutes For 1-28-2021

Documents:

[PC MINUTES 1-28-2021.PDF](#)

5. Planning Staff Comments
6. Reading Of Zoning Hearing Procedures
7. Public Hearing
8. Adjourn

The Jackson County Board of Commissioners will address the recommendation of the Planning Commission Board at a public hearing on **Monday, March 15, 2021** at 6:00 p.m. at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, GA 30549 in the Jury Assembly Room.



JACKSON COUNTY PLANNING COMMISSION



Minutes

Jackson County Administration Building Auditorium
67 Athens Street
Jefferson, Georgia

January 28, 2021
6:00 P.M.

Members Present

Marty Clark – Chairman
Steve Wittry
Harold Mull
Carson Saville

Member Absent

Les Knoblock – Vice-Chairman

Staff Present

Jamie Dove - Manager
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 nominate Marty Clark as Chairman of the Planning Commission Board and was seconded by Harold Mull. The motion was unanimous. Marty Clark made a motion to nominate Steve Wittry as Vice-Chairman of the Planning Commission Board and was seconded by Harold Mull. The motion was unanimous.

Steve Wittry made a motion to approve the December 17, 2020 Planning Commission Minutes and was seconded by Harold Mull. The motion was approved unanimously.

Marty Clark introduced our new board member, Carson Saville, who replaced Nick Bledsoe.

Jamie Dove noted there will be a February 25, 2021 Planning Commission Meeting. Also, Ms. Dove welcomed Barry Edgar, our new planner, to the Public Development Dept., and asked the board to stop by and meet him. Furthermore, Jamie Dove read the public hearing procedures and noted they are located on the table by the door.

New Business –

1. SU-20-0012 – Maser Consulting, Inc., 6275 Hwy. 53, Braselton, GA; 62.50 acres; special use as part of the West Jackson Overlay District for outdoor storage of trailers for R & L Carriers. (Map 118/parcel 042F)

Jamie Dove gave the staff report. The applicant is requesting a special use permit to establish a regional hub truck terminal on the subject site which contains a 62.50 acre tract. The subject property is within the West Jackson Overlay District. Also, the proposed truck terminal also includes a 3.93 acre tract that lies within the Town of Braselton and is zoned G-C (General Commercial) and excluded from this special use permit, since it is out of jurisdiction. The property gains access off of Hwy. 53 and Braselton Parkway. The proposed property is approved for public water and sewer service from the Town of Braselton. In 2020, a variance was sought to reduce the required county stream buffer on the property from 50 ft. or 0 ft. The variance was approved with conditions, one of which limits the variance approval to the type of business proposed in the subject application (i.e., regional truck hub). Staff does not necessarily support the special use application and the proposed use of a truck terminal, because it is likely to have major traffic impacts on the I-85 interchange. Also, staff notes how Braselton Parkway is a town street and Hwy. 53 is a state route, and that the county does not have jurisdiction or responsibility for the roads serving the property. Staff recommends approval of the special use case.

Tom True, Maser Consulting, Mall of Georgia Blvd., Buford, GA and Stan Richards, R & L Carriers, 600 Gillam Rd., Wilmington, OH were present to represent this application. They noted that there will be 236 bays, truck wash, and a repairs building. They don't warehouse the materials. The pallets are loaded onto the trucks and distributed. There was some discussion between the board and applicant.

There was no opposition to this special use case.

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 **deny** the special use permit as part of the West Jackson Overlay District for outdoor storage of trailers for R & L Carriers. The motion was seconded by Harold Mull. The special use permit was **denied** by Steve Wittry, Harold Mull, and Carson Saville.

2. RZ-20-0049 – JTG Holdings, LLC (Andrew Bishop), on Maddox Road, Hoschton, GA; 25 acres; rezone from A-2 to R-2 for a residential subdivision. (Map 112/Parcel 035)

Jamie Dove gave the staff report. The applicant is requesting to rezone property from A-2 to R-2 and a special use for a master planned residential subdivision. They propose 66 lots on the 25 acre tract, a site density of 2.64 units per acre according to the letter of intent. The density authorized by code is up to 3.5 units per acre in the R-2 zoning when connected to public water and sanitary sewer. The property has access to Maddox Road. The Town of Braselton will provide the public water and sewer. Staff recommends approval of the rezone case and see conditions of the special use approval in SU-20-0011.

Andrew Bishop, 2166 Leafmore Drive, Decatur, GA was present to represent this rezone case. They propose to rezone the 25 acre tract from A-2 to R-2 for a master planned residential subdivision with 66 lots. Also, there will be a mail kiosk and walking trails throughout the open space. There will be public water and sewer. There will be 2.64 units per acre and the minimum heated square feet for each home will be 1800 sq. ft.

Scott Cathey, 1127 Maddox Road, Hoschton, GA was present with questions and concerns on how this will affect his property. Mr. Cathey has an easement through the proposed property to his home. He just wanted to make sure that this development wouldn't affect the access to his property, and to see if there was a buffer between the two properties. The buffer between the two properties will be 50 ft.

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 rezone from A-2 to R-2 for a master planned residential subdivision. The motion was seconded by Harold Mull. The rezone case was **approved** by Steve Wittry, Harold Mull, and Carson Saville.

3. SU-20-0011 - JTG Holdings, LLC (Andrew Bishop), on Maddox Road, Hoschton, GA; 25 acres; special use for a master planned open space subdivision. (Map 112/Parcel 035)

Jamie Dove gave the staff report. The applicant is requesting to develop the site as a Master Planned Subdivision with 66 lots. The proposed tract meets the minimum requirements of 25 acres for a master-planned subdivision. At least 20 percent of the subdivision (a minimum of 5 acres) must be set aside as open space per our code. Also, the applicant proposes a minimum lot width of 65 feet which is compatible and consistent with lot widths in the Brighton Park Subdivision which is across the street (in the City of Hoschton). Staff recommends approval of this special use case with 6 conditions: 1) All lots shall be accessed only from internal subdivision streets. A 10 foot wide no access easement shall be required along the entire property fronting Maddox Road except for approved subdivision street connection. 2) No vinyl siding to be used within development. 3) Minimum lot size shall be 7,250 square feet. 4) Lot width shall be a minimum of 65 feet. 5) Principal building setbacks proposed are 20 feet front, 7.5 feet side, and 30 feet rear. 6) A preliminary plat shall be required to be submitted and administratively approved by the Department of Public Development prior to issuance of a land disturbance or development permit. The preliminary plat must demonstrate compliance with these conditions of special use approval and, in addition, must provide a functional, accessible open space network with usable open space approved by the Department.

Andrew Bishop, 2166 Leafmore Drive, Decatur, GA was present to represent this rezone case. They propose to rezone the 25 acre tract from A-2 to R-2 for a master planned residential subdivision with 66 lots. Also, there will be a mail kiosk and walking trails throughout the open space. There will be public water and sewer. There will be 2.64 units per acre and the minimum heated square feet for each home will be 1800 sq. ft.

Scott Cathey, 1127 Maddox Road, Hoschton, GA was present with questions and concerns on how this will affect his property. Mr. Cathey has an easement through the proposed property to his home. He just wanted to make sure that this development wouldn't affect the access to his property, and to see if there was a buffer between the two properties. The buffer between the two properties will be 50 ft.

Marty Clark 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 special use for a master planned open space subdivision with 6 conditions: 1) All lots shall be accessed only from internal subdivision streets. A 10 foot wide no access easement shall be required along the entire property fronting Maddox Road except for approved subdivision street connection. 2) No vinyl siding to be used within development. 3) Minimum lot size shall be 7,250 square feet. 4) Lot width shall be a minimum of 65 feet. 5) Principal building setbacks proposed are 20 feet front, 7.5 feet side, and 30 feet rear. 6) A preliminary plat shall be required to be submitted and administratively approved by the Department of Public Development prior to issuance of a land disturbance or development permit. The preliminary plat must demonstrate compliance with these conditions of special use approval and, in addition, must provide a functional, accessible open space network with usable open space approved by the Department.

The motion was seconded by Harold Mull. The special use case was **approved** by Steve Wittry, Harold Mull, and Carson Saville.

4. RZ-20-0050 – Scott Major, 354 & 430 Lewis Roberts Road, Jefferson, GA; 3.11 acres; rezone from A-2 to M-H in order to divide property into 2 tracts for residential use. (Map 095/Parcel 035B)

Jamie Dove gave the staff report. The applicant is requesting to rezone from A-2 to M-H to allow for the division of the 3.11 acre site for two manufactured homes. The site already has two manufactured homes on it. The applicant desires to replace a 1972 manufactured home, which could be done under the current A-2 zoning district. However, the applicant wants to divide the 3.11 acre tract so that each home is on its own lot, which cannot be done under the A-2 zoning. But, the 3.11 acre tract can be split in the M-H zoning with two 1.5 acre lots. Both of these lots have existing driveways onto Lewis Roberts Road. Each home has its own well and septic tank. Staff recommends approval of this rezone case.

Shannan Cole, 430 Lewis Roberts Rd., Jefferson, GA, was present to represent this rezone case. She requested to rezone the property from A-2 to M-H in order to split the property into two 1.5 acre tracts. Also, the applicant desires to replace the 1972 manufactured home on the property.

There was no opposition to the rezone case.

Marty Clark 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 rezone from A-2 to M-H in order to divide the property into 2 tracts for residential use. The motion was seconded by Harold Mull. The rezone case was **approved** by Steve Wittry, Harold Mull, and Carson Saville.

5. MA-20-0034 – Meritage Homes of Georgia, Inc., corner of Skelton Road and Hwy. 332, Hoschton, GA; 64.02 acres; change the Future Land Use Map from “Residential” and “Commercial” to “Residential”. (Map 104/Parcel 028)

Jamie Dove gave the staff report. The applicant seeks to change the 2050 Future Land Use Map from “Commercial” (along the front of Hwy. 332 and along part of Skelton Road) and “Residential” to “Residential”. The purpose is to develop a residential subdivision of detached, single-family homes. Public water is available and sanitary sewer is anticipated to be available by the Jackson County Water & Sewer Authority. Access to Skelton Road would require Jackson County Road Dept. approval. Access onto Hwy. 332 would require Georgia Dept. of Transportation approval. Staff recommends approval of this map amendment case.

Mitch Peavy, 6095 Atlanta Hwy., Buford, GA was present to represent this case. They would like to change the Future Land Use Map to Residential in order to develop the property into a 181 lot residential subdivision. This development will have an amenity area and open space with similar lot sizes as the subdivision located south of this property (Charlotte Estates).

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, Steve Wittry made a motion to **approve** the Future Land Use Map change from “Residential” and “Commercial” to “Residential”. The motion was seconded by Harold Mull. The map amendment case was **approved** by Steve Wittry, Harold Mull, and Carson Saville.

6. MA-20-0036 – Barry Lord, 1596 Ridgeway Church Road, Commerce, GA; 1.47 acres; change the Future Land Use Map from “Industrial” to “Commercial”. (Map 020/Parcel 001A)

Jamie Dove gave the staff report. The applicant request to change the Future Land Use Map from “Industrial” to “Commercial” for a 1.47 acre tract. The property fronts on the east side of Ridgeway Church Road and the south side of Haggard Road. Commerce water is available. Sanitary Sewer does not appear to be immediately available. Staff recommends approval of this map amendment case.

Barry Lord, 437 Sam Brown Blvd., Commerce, GA was present to represent this case. He would like to change the Future Land Use Map to “Commercial” and Character Area Map remains “Urban”. This property is located across the street from the electric battery manufacturing plant.

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.

Steve Wittry made a motion to **approve** the Future Land Use Map Change from “Industrial” to “Commercial” and was seconded by Harold Mull. The map amendment case was **approved** by Steve Wittry, Harold Mull, and Carson Saville.

7. MA-20-0037 – Barry Lord, 2909 Ila Road, Commerce, GA; 16.956 acres; change the Character Area Map from “Rural” to “Urban”. (Map 001/Parcel 022C)

Jamie Dove gave the staff report. The applicant is requesting to change the Character Area map from “Rural” to “Urban”. The current zoning is A-2. The site is a nonconforming commercial automobile salvage yard (Seymour’s Garage & Towing). The use of the property is considered industrial. Thus, the only way to obtain industrial zoning is to change the rural character area map to urban. This area is served by Commerce water, but sewer is not available. Staff recommends denial of this map amendment on the basis that it would be a spot designation, without urban services, in a remote location (close to the county line), wholly unrelated to the prevailing land use pattern in the vicinity.

Barry Lord, 437 Sam Brown Blvd., Commerce, GA was present to represent this case. He would like to change the Character Area Map from “Rural” to “Urban” to bring the property into compliance with the industrial use. There are 2 restrooms on site. There was some discussion between the board and staff.

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.

Steve Wittry made a motion to **approve** the Character Area Map change from “Rural” to “Urban” and was seconded by Harold Mull. The map amendment case was **approved** by Steve Wittry, Harold Mull, and Carson Saville.

Marty Clark made a motion to adjourn the meeting and was seconded by Steve Wittry.
Meeting Adjourned at 6:45 p.m.

Marty Clark, Chairman

Date

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