DEPARTMENT OF PUBLIC DEVELOPMENT

Planning Division

SU-16-05 Staff Report

Planning Commission Public Hearing: November 17, 2016 6:00pm

Board of Commissioners Public Hearing: December 19, 2016 6:00pm

The following report constitutes the assessment and evaluation by Planning Division staff on the above mentioned request.

Applicant:	Hemant Parikh
Property Owner:	Mita Parikh
Property Zoning:	A2 (undergoing rezoning process; RZ-16-16)
Proposed Use:	Residential with Private Streets
Existing Use:	Vacant (Agricultural)
Property Location:	Highway 124
Zoning Map and Parcel:	Map 105 Parcel 007A/007A1 (recently combined)
Total Acres:	10 acres
Future Land Use:	Master-Planned Mixed Use
Character Area Designation:	Urban
Board of Commissioners District:	3 (Commissioner Ralph Richardson)
Zoning of Surrounding Property:	North: A2 South: HRC and R1 East: A2 and NRC West: HRC
Existing Land Uses of Surrounding Property:	North: Single-family Residence South: Undeveloped Commercial and Single-family Residence (across Highway 124) East: Undeveloped Residential and Single-family Residence West: Undeveloped Commercial

Overview of the Request: The applicant is requesting approval of a special use to allow for private roads for a proposed gated community.

Utilities & Infrastructure

Transportation: The property gains access off GA Highway 124 with 100 +/- feet of right of way.

Water & Sewer: The property has access to public water provided by the Jackson County Water and Sewerage Authority. The property has sewer available within 1,500 feet provided by the Jackson County Water and Sewerage Authority.

Wetlands/Watershed Areas: The property is located within the Athens Middle Oconee River Watershed. The property is not located within a groundwater recharge area. According to the National Wetlands Inventory, there are not wetlands on the property. The property is not located within a flood plain.

MS4 Urbanized Area: The property is not located within Jackson County's MS4 Urbanized Area.

DRI Analysis: Not applicable.

Campaign Contributions & Gifts: The applicant and owner has submitted the required affidavit and disclosed no contributions were given to any commissioner over the last 2 years.

Sphere of Influence Comments: This project is not located within the sphere of influence of a municipality.

Property Development History: The property has not been rezoned since the inception of zoning, but a rezoning application has been submitted for this property (RZ-16-16). The property did undergo a successful map amendment recently. The Jackson County Board of Commissioners approved the map amendment application, MA-16-04, on September 19, 2016, changing the Character Area Designation map from "Suburban" to "Urban" and the Future Land Use map from "Commercial" to "Master-Planned Mixed Use".

Comments from Reviewing Agencies:
Georgia DOT: GDOT will have to review and approve all new driveways and/or roadways accessing Highway 124.
Jackson County Road Department: N/A.
Providing Water and Sewage Authority: Letter received from Jackson County Water and Sewer Authority on May 18, 2016.

Special Use Analysis:

The analysis of the application is made based upon the "Standards for Special Use Consideration" as set forth in Section 1206(e) of the *Jackson County Unified Development Code.*

The proposed special use request is consistent with the stated purpose of the zoning district in which it is proposing to be located and is compatible with the goals, objectives, purpose, and intent of the Comprehensive Plan. Changing the roadway from public to private will not impede on the normal and orderly development of surrounding property.

The proposed gated subdivision will have to work with the school district, post office and other public utilities to allow access when it is required for services to be delivered to the subdivision. Emergency services will need at least two options for entering the subdivision in case of emergency this is typically done through a remote access by use of siren or a code access to allow for silent access.

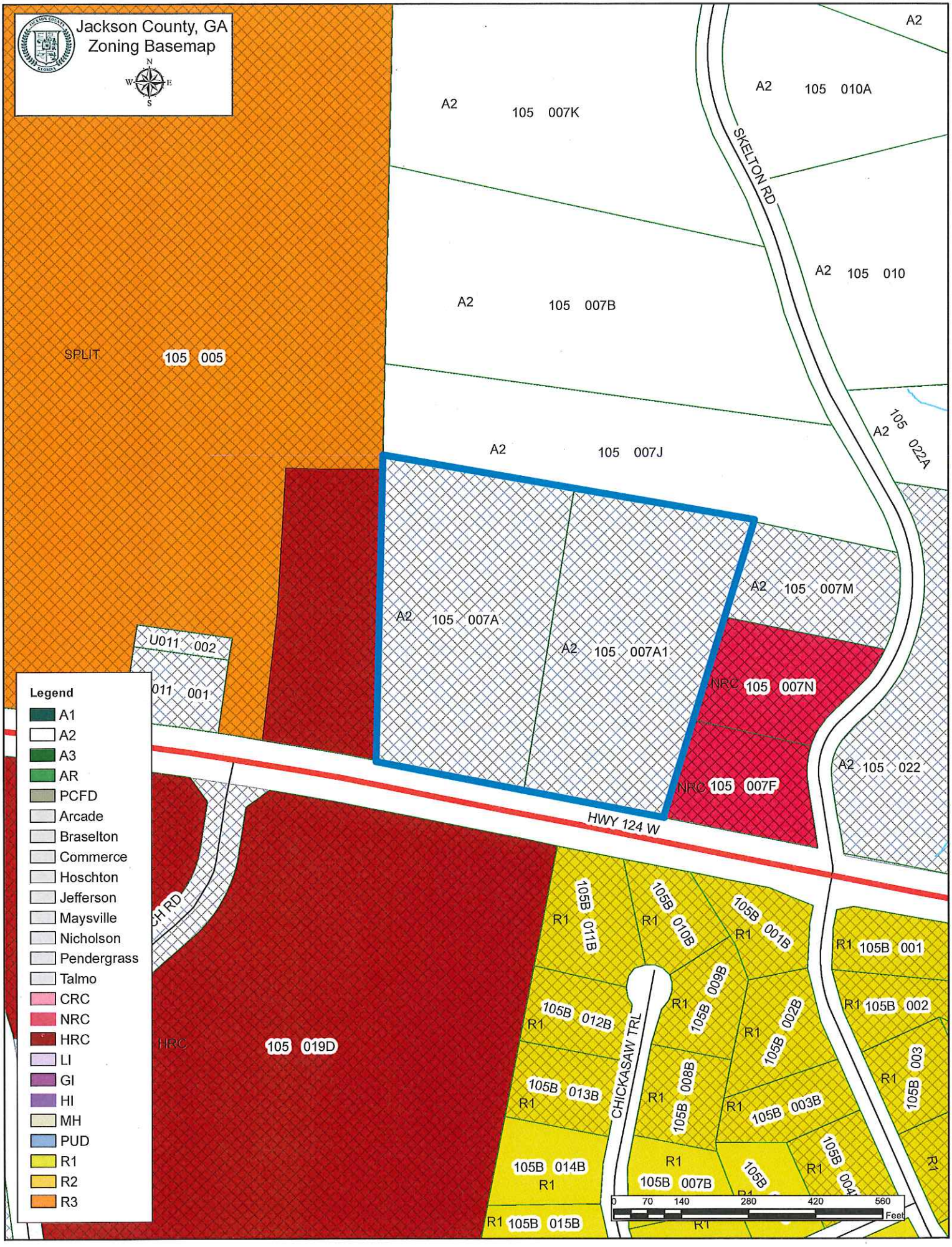
General Notes: *(such notes are for reference and are not to be considered exclusive of all Jackson County Development Standards that will apply)*:

- Must obtain a development permit and submit a performance bond prior to land disturbance.
- All utilities must be located underground.
- All zoning conditions must be met prior to final approval.

Planning Staff Recommendation: Staff recommends that the Planning Commission consider recommending approval with the following conditions:

1. An approved E-911 plan must be provided to Public Development prior to any gates being installed on the property. This approval will require a meeting with E-911 services to decide what type of alternative access they will need to service the proposed private subdivision.
2. The proposed private roads must be completed per Jackson County standards prior to any final plat being issued as required per Jackson County Unified Development Code.

Jackson County, GA
Basemap
N
W
E
S
105 007K
105 010A
SKELTON RD
105 010
105 007B
105 005
105 007J
105 022A
105 007M
105 007A
105 007A1
U011 002
U011 001
105 007N
105 022
105 007F
HWY 124 W
GUM SPRINGS CHURCH RD
105 023B
105 019D
105B 011B
105B 010B
105B 001B
105B 001
105B 009B
105B 012B
CHICKASAW TRL
105B 002B
105B 002
105B 010
105B 011
105 019A
105B 013B
0 125 250 500 750 1,000
Feet


Jackson County, GA
Zoning Basemap
N
W
E
S
A2
105 007K
A2 105 010A
SKELTON RD
A2 105 010
A2 105 007B
SPLIT
105 005
A2 105 007J
105 022A
A2 105 007M
A2 105 007A
A2 105 007A1
NRC 105 007N
U011 002
011 001
A2 105 022
NRC 105 007F
HWY 124 W
HRC
105 019D
CHICKASAW TRL
R1 105B 011B
R1 105B 010B
R1 105B 001B
R1 105B 001
R1 105B 009B
R1 105B 012B
R1 105B 002B
R1 105B 002
R1 105B 008B
R1 105B 013B
R1 105B 003B
R1 105B 003
R1 105B 014B
R1 105B 007B
R1 105B 015B
0 70 140 280 420 560
Feet
Legend
A1
A2
A3
AR
PCFD
Arcade
Braselton
Commerce
Hoschton
Jefferson
Maysville
Nicholson
Pendergrass
Talmo
CRC
NRC
HRC
LI
GI
HI
MH
PUD
R1
R2
R3

SPECIAL USE APPLICATION

JACKSON COUNTY PLANNING DIVISION
67 Athens Street Jefferson, Georgia 30549
706-367-5908

Date Received: 10/3/16 Fee Received: $350.00 Case No.: SU-16-05

Note to Applicant: All applications must be typed or *CLEARLY LEGIBLE* and all entries must be completed on all the required application forms. If you are uncertain to the applicability of an item, contact the Public Development.

Name of Applicant Hemant Parikh
Mailing Address 4255 Treadstone Court Suwanee, Ga 30024
Telephone 770-448-5867 Cell 404-569-4129 E-Mail parikhhemant@gmail.com
Property Owner(s) Mita Parikh
Mailing Address 4255 Treadstone Court Suwanee, Ga 30024
Telephone 770-271-5317 Cell 404-569-4064 E-Mail mitaparikh@gmail.com
Contact Person Matt Sullins
Mailing Address 1380 Ivywood Dr. Athens, Ga 30606
Telephone 678-687-6219 Cell

Address/Location of Property Ga Hwy 124
Tax Map No. 105 Tax Parcel No(s). 007A | 007A1 Total Acreage: 10 AC
Present Zoning District(s): A2 Current Character Area R-3
Current Future Land Use Designation Urban
Proposed Special Use: Private Drive / Gated Community

TAX COMMISSIONER'S OFFICE USE ONLY

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE

The undersigned certifies that all Jackson County taxes billed to date for the parcel listed below have been verified as paid current to the Tax Commissioner of Jackson County, Georgia and confirmed by the signature below. In no case shall an application or re-application for special use action be processed without such property verification.

PARCEL I.D. NUMBER: 105 (Map) - 007A & 007A1 (Parcel)

Name Linda Ingram Title Sr. Property Tax Clerk Date 10-3-16

County of Jackson
Public Development Department
67 Athens St.
Jefferson, GA 30549

Letter of Intent – Rezone: Hwy 124W, Map: 105, Parcel(s): 007A & 007A1, Jackson County, GA

To Whom It May Concern:

Hemant Parikh is submitting this Letter of Intent for the subjected property to be Rezone.

The Property located on GA Hwy 124 W, North of Gum Springs Rd. intersection identified as parcels lying in the 248th District, Lot 3-4 in Plat Book 24, page 65 is an approximate ten-acre vacant lot; the property has approximately .12 miles of highway frontage from Gum Springs Road North. The property is currently zoned under Agriculture-A2 and is requested to be rezoned to R-3.

The intent of this Rezone for the subject property is to allow for the establishment of an "Active Adult/55 or Over" Community. Currently, there is not an active adult community that is serving the Jackson County area in which the growth of 55 and over adults is growing. It is projected by the United States Census Bureau that there will be 92.2 million adults living in the United States age 55 or older in the next decade. This statistic indicates the demand is large and growing for "Active Adult" Communities. Our development proposal has been surveyed amongst the demographics and has received a positive/ enthusiastic response regarding the development of an "Active Adult" Community here in Jackson County.

The project's inspiration is based off "Shantiniketan" located at: 999 David Walker Drive Tavares, FL. The property's design will include 15-20 quadplex with units ranging from 1,400 SF to 1,800 SF. In addition to, the community will have the appropriate amenities and facilities to accommodate the development's occupancy and needs.

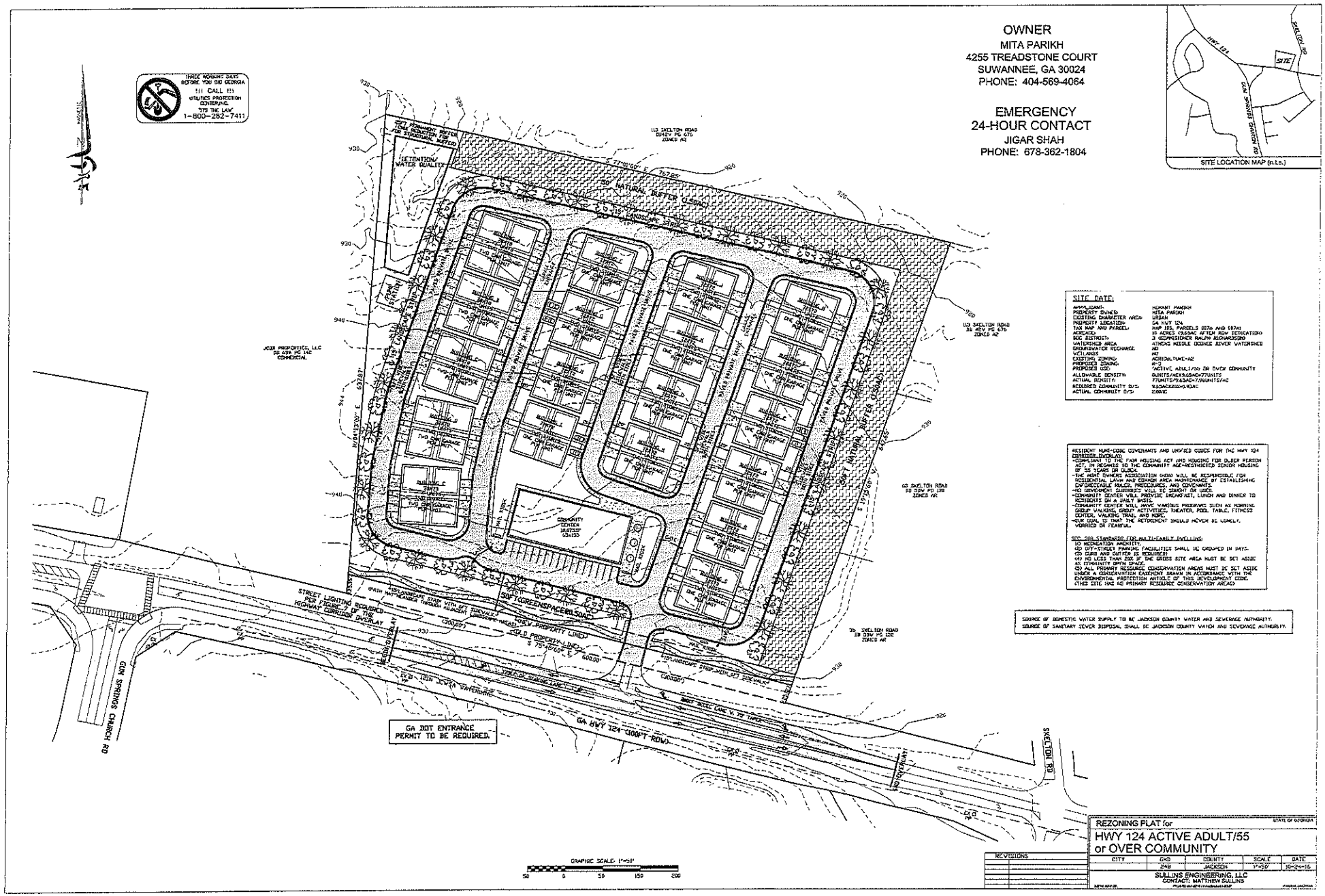
Furthermore, the developers & design team intends to work closely with the local authorities to ensure the resident muni-code covenants and unified development codes for the Hwy 124 Corridor Overlay are integrated. Additionally, the following will also be standardized and monitored:

- Compliant to the Fair Housing Act and Housing for Older Person Act, in regards to the community age-restricted senior housing of 55 years or older.
- The Home Owners Association (HOA) will be responsible for residential lawn and common area maintenance by establishing enforceable rules, procedures, and covenants.
- No government subsidies will be sought or used.
- Community center will provide Breakfast, Lunch and Dinner to the residents on daily basis.
- Community center will have various programs such as Morning group walking, group activities, Theater, Pool table, Fitness Center, Walking trail and more.
- Our goal is that the retirement should never be lonely, worried or fearful.

Please contact Hemant Parikh at 404-569-4129 or Jigar Shah at 678-362-1804 for further information.

Sincerely,

Hemant Parikh



THREE WORKING DAYS BEFORE YOU DIG GEORGIA
!!! CALL !!!
UTILITIES PROTECTION CENTER,INC.
"IT'S THE LAW"
1-800-282-7411
OWNER
MITA PARIKH
4255 TREADSTONE COURT
SUWANNEE, GA 30024
PHONE: 404-569-4064
EMERGENCY
24-HOUR CONTACT
JIGAR SHAH
PHONE: 678-362-1804
SITE LOCATION MAP (n.t.s.)
HWY 124
SITE
SKELTON RD
GUM SPRINGS CHURCH RD
SITE DATE:
APPLICANT: HEMANT PARIKH
PROPERTY OWNER: MITA PARIKH
EXISTING CHARACTER AREA: URBAN
PROPERTY LOCATION: GA HWY 124
TAX MAP AND PARCEL: MAP 105, PARCELS 007A AND 007A1
ACREAGE: 16 ACRES (9.65AC AFTER ROW DEDICATION)
BOC DISTRICT: 3 COMMISSIONER RALPH RICHARDSON
WATERSHED AREA: ATHENS MIDDLE OCONEE RIVER WATERSHED
GROUNDWATER RECHARGE: NO
WETLANDS: NO
EXISTING ZONING: AGRICULTURE-A2
PROPOSED ZONING: R-3
PROPOSED USE: "ACTIVE ADULT/55 OR OVER COMMUNITY
ALLOWABLE DENSITY: 8UNITS/ACX9.65AC=77UNITS
ACTUAL DENSITY: 77UNITS/9.65AC=7.98UNITS/AC
REQUIRED COMMUNITY O/S: 9.65ACX20%=1.93AC
ACTUAL COMMUNITY O/S: 2.00AC
RESIDENT NURS-CODE COVENANTS AND UNIFIED CODES FOR THE HWY 124 CORRIDOR OVERLAY:
-COMPLIANT TO THE FAIR HOUSING ACT AND HOUSING FOR OLDER PERSON ACT, IN REGARDS TO THE COMMUNITY AGE-RESTRICTED SENIOR HOUSING OF 55 YEARS OR OLDER.
-THE HOME OWNERS ASSOCIATION (HOA) WILL BE RESPONSIBLE FOR RESIDENTIAL LAWN AND COMMON AREA MAINTENANCE BY ESTABLISHING ENFORCEABLE RULES, PROCEDURES, AND COVENANTS.
-NO GOVERNMENT SUBSIDIES WILL BE SOUGHT OR USED.
-COMMUNITY CENTER WILL PROVIDE BREAKFAST, LUNCH AND DINNER TO RESIDENTS ON A DAILY BASIS.
-COMMUNITY CENTER WILL HAVE VARIOUS PROGRAMS SUCH AS MORNING GROUP WALKING, GROUP ACTIVITIES, THEATER, POOL TABLE, FITNESS CENTER, WALKING TRAIL AND MORE.
-OUR GOAL IS THAT THE RETIREMENT SHOULD NEVER BE LONELY, WORRIED OR FEARFUL.
SEC. 308 STANDARDS FOR MULTI-FAMILY DWELLING:
(1) RECREATION AMENITY.
(2) OFF-STREET PARKING FACILITIES SHALL BE GROUPED IN BAYS.
(3) GUND AND GUTTER IS REQUIRED)
(4) NO LESS THAN 20% IF THE GROSS SITE AREA MUST BE SET ASIDE AS COMMUNITY OPEN SPACE.
(5) ALL PRIMARY RESOURCE CONSERVATION AREAS MUST BE SET ASIDE UNDER A CONSERVATION EASEMENT DRAWN IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION ARTICLE OF THIS DEVELOPMENT CODE. (THIS SITE HAS NO PRIMARY RESOURCE CONSERVATION AREAS)
SOURCE OF DOMESTIC WATER SUPPLY TO BE JACKSON COUNTY WATER AND SEWERAGE AUTHORITY.
SOURCE OF SANITARY SEWER DISPOSAL SHALL BE JACKSON COUNTY WATER AND SEWERAGE AUTHORITY.
DETENTION/ WATER QUALITY
50' NATURAL BUFFER (1.50AC)
15' LANDSCAPE STRIP
JCDB PROPERTIES, LLC DB 69A PG 142 COMMERCIAL
113 SKELTON ROAD DB 42V PG 676 ZONED AR
113 SKELTON ROAD DB 42V PG 676 ZONED AR
63 SKELTON ROAD DB 30W PG 138 ZONED AR
35 SKELTON ROAD DB 30W PG 132 ZONED AR
COMMUNITY CENTER
50' (GREENSPACE 0.50AC)
(NEW PROPERTY LINE)
(OLD PROPERTY LINE)
STREET LIGHTING REQUIRED PER FIGURE 7 OF THE HIGHWAY CORRIDOR OVERLAY
GA HWY 124 (100FT ROW)
GA DOT ENTRANCE PERMIT TO BE REQUIRED.
GUM SPRINGS CHURCH RD
SKELTON RD
GRAPHIC SCALE: 1"=50'
50 0 50 150 200
REVISIONS
REZONING PLAT for
HWY 124 ACTIVE ADULT/55 or OVER COMMUNITY
STATE OF GEORGIA
CITY
GMD 248
COUNTY JACKSON
SCALE 1"=50'
DATE 10-24-16
SULLINS ENGINEERING, LLC
CONTACT: MATTHEW SULLINS

MAP 105 PARCELS 007 AND 007A1
PLAT BOOK 24 PAGE 65

" LEGEND "

IPF = IRON PIN FOUND
IPS = IRON PIN SET
CMF = CONCRETE MONUMENT FOUND
R/W = RIGHT OF WAY
BL = BUILDING LINE
LL = LAND LOT LINE
L = LAND LOT
N/F = NOW OR FORMERLY
NTS = NOT TO SCALE
CL = CENTER LINE
BM = BENCH MARK
TBM = TEMPORARY BENCH MARK
PC = POINT OF CURVATURE
PI = POINT OF INTERSECTION
PT = POINT OF TANGENCY
R = RADIUS
CH = CHORD
EL = PAVEMENT ELEVATION
-T- = TELEPHONE LINE
-W- = WATER LINE
-G- = GAS LINE
-S- = SEWER LINE
-P- = POWER LINE
MH = MAN HOLE
SSE = SANITARY SEWER EASEMENT
DE = DRAINAGE EASEMENT
CE = CONSTRUCTION EASEMENT
CB = CATCH BASIN
JB = JUNCTION BOX
DI = DROP INLET
HW = HEAD WALL
FH = FIRE HYDRANT
RCP = REINFORCED CONCRETE PIPE

GENERAL NOTES

1) The field data upon which this plat is based has a precision of one foot in 31,327 feet and an angular error of 01" per angle point and was adjusted using least squares.

2) This plat has been calculated for closure and has an accuracy of one foot in 741,351 feet.

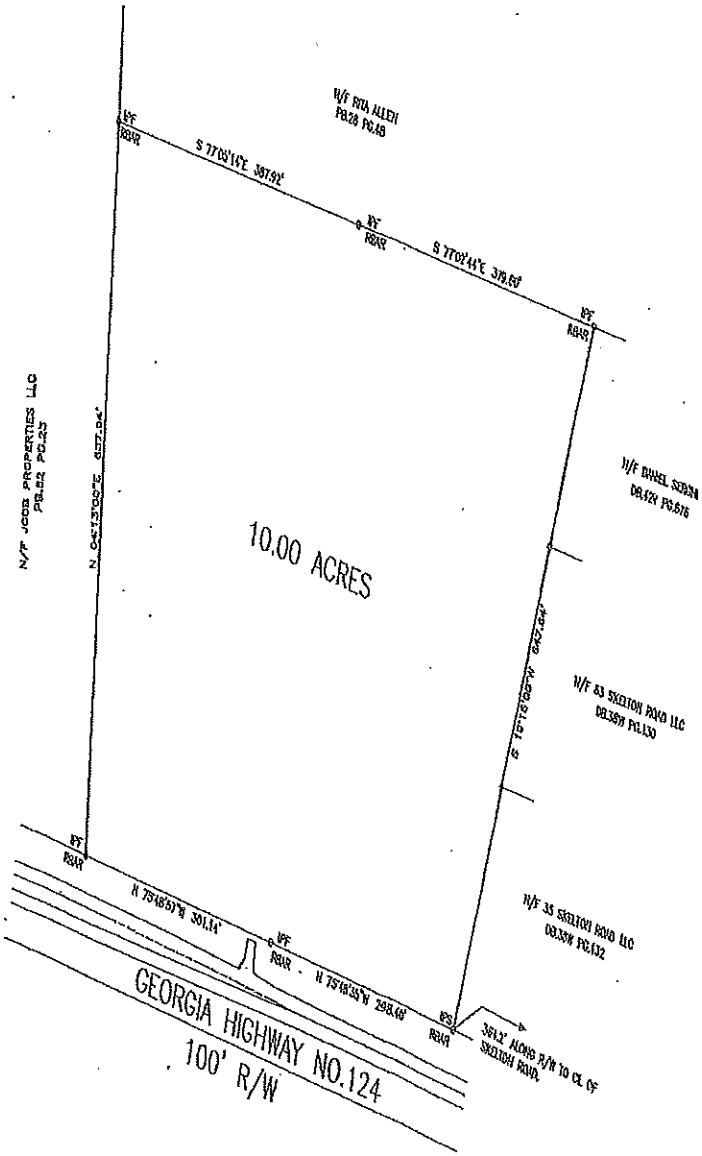
3) Field equipment used for this survey was a Trimble GPT2005.

4) All easements, restrictions, or exceptions to title are shown based on information supplied to INGRAM, LORD AND ASSOCIATES. No Certification as to the completeness or accuracy of any matters of title is made by INGRAM, LORD AND ASSOCIATES.

5) Underground utilities shown on this plat were taken from field observation and from plats by others, the exact location of all utilities should be verified by the respective utility company. INGRAM, LORD AND ASSOCIATES assumes no liability as to the exact location of any underground utility. For verification contact the utilities Protection Center Inc. 1-800-282-7411.

6) This survey is a correct representation of the land platted and has been platted in conformity with the minimum standards of Georgia law. It does not intend to indicate ownership of any parcel or easement, this information should be verified by an attorney licensed by the state of Georgia.

MAGNETIC NORTH



100 0 100 200 300
GRAPHIC SCALE - FEET

Plat Doc: PLAT
Recorded 07/19/2016 04:23PM 23PM
Carole W. Thomas
Clerk Superior Court, JACKSON County, Ga. KSON County, Ga.
Bk 00076 Pg 0303

Approved For Recording
Jackson County, Georgia
Department of Public Development
Planning Division
7/13/16

BOUNDARY SURVEY FOR:
MITA PARIKH
10.00 ACRES
GMD NO.248
JACKSON COUNTY, GEORGIA
SCALE: 1"=100'
DATE: FIELD AND DRAWING 7-07-2016

GEORGIA REGISTERED NO. 2611 LAND SURVEYOR BARRY D. LORD

7-07-16

" The survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia" as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and is set forth in the Georgia Plat Act O.C.G.A. 15-6-67."

INGRAM, LORD & ASSOCIATES
LAND SURVEYING AND PLANNING
437 SAM BROWN BLVD.
COMMERCE, GEORGIA 30529
706-335-9069

IL2935 IL2935

JCWSA
WATER & SEWERAGE AUTHORITY

Board Members

Chairman
Dave Ehrhardt, P.E.

Vice Chairman
Shade Storey

Member
Pat Bell

Member
David Lathem

Member
Joe Hicks

May 18, 2016

Gina Roy
Director
Jackson County Public Development
67 Athens Street
Jefferson, Georgia 30549

Re: Parcel Numbers 1005007A and 1005007A1, Hwy 124W

Dear Ms. Roy

The referenced Parcel's 105007A and 105007A1 (listed ownership being Hemant Parikh) on Hwy 124W, in Jackson County Georgia have public water and sewer available within 1,500 feet provided by the Jackson County Water and Sewerage Authority.

Project approval will consider the amount of water required and current capacity available at the time of development. All commercial/industrial projects with a water demand of 6000 GPD or more and residential projects with a water demand of 15,000 GPD or more require JCWSA Board approval. Request for board approval must be in the form of a Preliminary Application. The JCWSA Board reserves the right to approve or deny any Preliminary Application based on its compliance with the applicable rules, regulations, and master plan, as well as the availability of the requested capacity.

The Authority makes no representation regarding meeting the developer/owner's design requirements. Fire flow and static pressure are the developer's responsibility to obtain and evaluate. If the proposed project is approved, the developer will be required to meet the public water and sewerage system requirements of the Jackson County Unified Development Code and the JCWSA Standards.

Sincerely Yours,

Joey P. Leslie, RLS PE
Authority Engineer

cc: file
Jeremy Coutu

7 11:51AM