



DEPARTMENT OF PUBLIC DEVELOPMENT

Planning Division

MA-16-07

Staff Report

Planning Commission Public Hearing:	November 17, 2016	6:00 pm
Board of Commissioners Public Hearing:	December 19, 2016	6:00 pm

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

Applicant:	Inland Holdings, LLC
Property Owner:	E.W.C. Commons, LLC
Existing Character Area:	Urban
Requested Character Area:	Urban
Existing Future Land Use:	Commercial and Industrial
Requested Future Land Use:	Industrial
Property Location:	SW intersection of Hog Mountain Road and Storey Lane
Tax Map and Parcel:	Map 079, Parcel 029
Acreage:	89.64 acres
BOC District:	1 (Commissioner Jim Hix)
Future Land Use of Surrounding Property:	North: Industrial and Commercial (across Hog Mountain Road) South: Agricultural East: Commercial, Residential, and Intensive Agricultural (across Storey Lane) West: Industrial
Existing Land Uses of Surrounding Property:	North: Single-family Residence and Undeveloped Agricultural (across Hog Mountain Road) South: Single-family Residence East: Single-family Residence and Agricultural (across Storey Lane) West: Undeveloped Industrial

Overview of the Request:

The applicant is requesting a map amendment to the Comprehensive Plan in order to change the Future Land Use map from "Commercial" and "Industrial" to solely "Industrial" with the intent to use the property for either a manufacturing or distribution center.

Utilities & Infrastructure:

Transportation: The property gains access to both Hog Mountain Road (80 feet of right-of-way) and Storey Lane (60/80 +/- feet of right-of-way).

Water: According to the City of Jefferson's Public Works Department, public water is available alongside both Hog Mountain Road and Storey Lane.

Sewerage: According to the City of Jefferson's Public Works Department, sanitary sewer is available within 500 feet (from the referenced property in The Heritage subdivision).

Wetlands/Watershed Areas: The property is partially located within the Athens Middle Oconee River Watershed, the Jefferson Watershed, and the North Oconee Watershed. The property is entirely located within the A.C.C. Local Intake – Middle Oconee Watershed and the Upper Oconee 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. There are numerous streams/creeks (Holders Creek) that are noted on the South-portion of the property.

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

DRI Analysis: The DRI has been submitted and reviewed. The final report indicated "the development as proposed would not be strictly incompatible with any existing local or regional plan."

Traffic Study: WMB Engineering submitted the traffic impact study for this project on October 14, 2016. Planning staff has received and reviewed the traffic study.

Campaign Contributions & Gifts: The applicant and property owner submitted the required affidavit and did not disclose any contributions within the last 2 years.

Sphere of Influence: This project is within the City of Jefferson's sphere of influence. Notice was sent to Mayor Roy Plott on October 4, 2016.

Property Development History: This piece of property has not been rezoned since the inception of zoning. It should be noted that a 40-foot natural gas easement runs through the subject property.

Comments from Reviewing Agencies:

- Georgia DOT: None provided.
- Road Department: Would be reviewed at time of rezone
- Providing Water and Sewage Authority: Letter received from the City of Jefferson's Public Works Department on September 6, 2016.

Comprehensive Plan Map Amendment Analysis:

The analysis of the application is made based upon the "Comprehensive Plan Amendment Consideration" as set forth in Section 1204(d) of the *Jackson County Unified Development Code*.

The Planning Commission and the Board of Commissioners shall consider the following in evaluating a Comprehensive Plan amendment, giving due weight or priority to those factors particularly appropriate to the circumstances of the application:

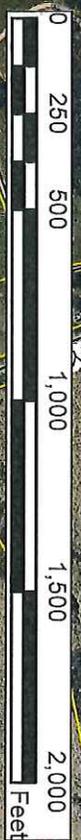
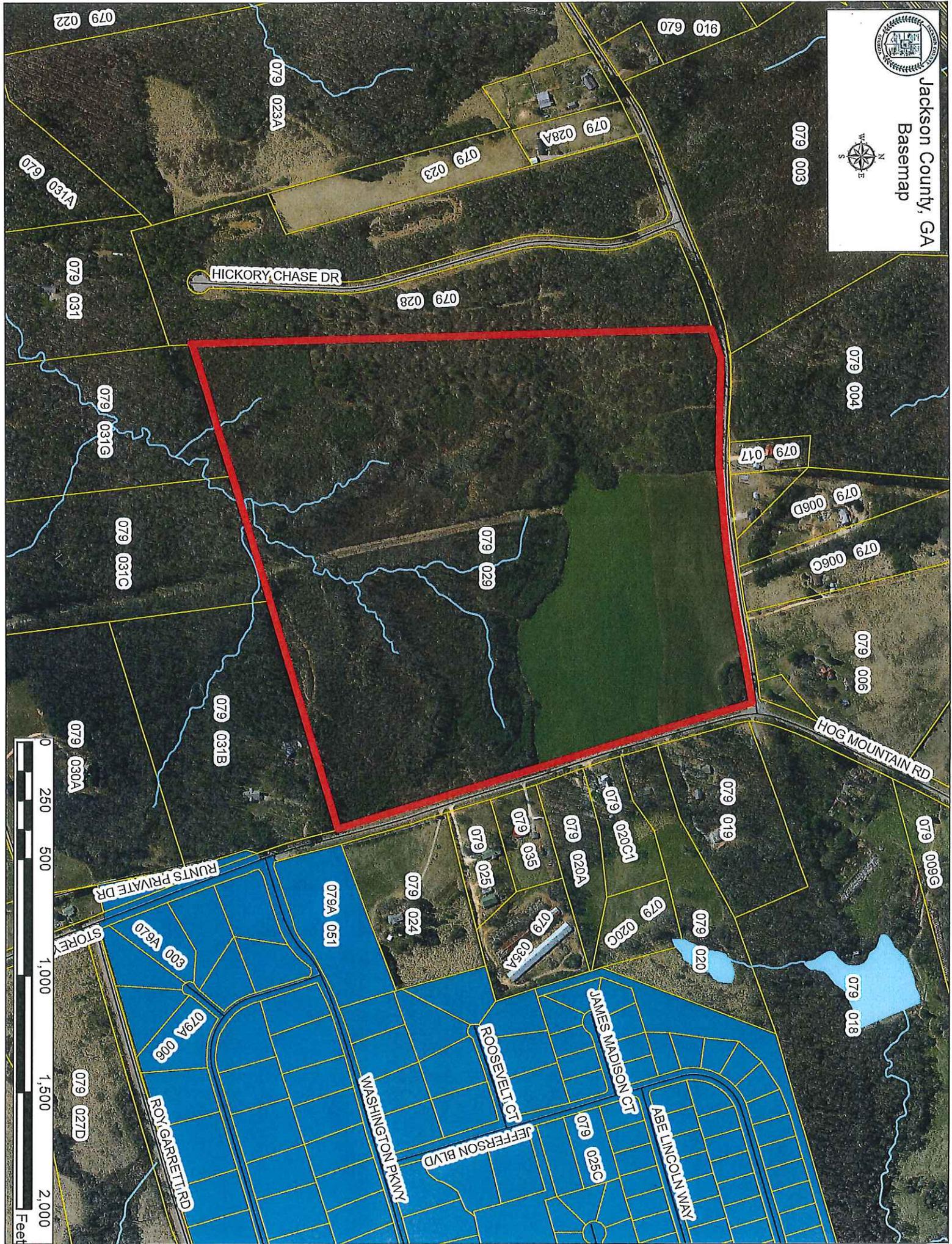
- a. The extent to which a change in the economy, land use, or development opportunities of the area has occurred.*** The subject property is located along an industrial corridor that has continued to develop over the years.

- b. **The extent to which the proposed designation is in compliance with the goals and policies of the Comprehensive Plan.** The Character Area map shows a designation of "Urban". The request to have the Future Land Use map show solely "Industrial" meets the goals and policies of the Comprehensive Plan.
- c. **The extent to which the proposed designation would require changes in the provision of public facilities and services.** With the City of Jefferson's sanitary sewer 500 feet away, the property will be served by the required infrastructure for the "Urban" designation as defined by the Comprehensive Plan. The applicant has noted that on-site storm water management will be provided, as well as road improvements.
- d. **The extent to which the proposed designation would impact the public health, safety and welfare.** With the Character Area map reading as "Urban", development will gravitate towards this area. The Hog Mountain Road corridor already houses numerous industrial properties.
- e. **The extent to which additional land area needs to be made available or developed for a specific type of use.** Additional land area will not be needed due to the size of the subject property.
- f. **The extent to which area demographics or projections are not occurring as projected.** The subject property's close proximity to I-85 and other industrial developments show the reasoning for the industrial trend along Hog Mountain Road.

Planning Staff Recommendation: Staff has reviewed this application, along with the existing zoning on this property and the adjacent properties, the current use of the property, level of development occurring in the area, current infrastructure and the natural resources. Staff recommends that this request be **approved**.

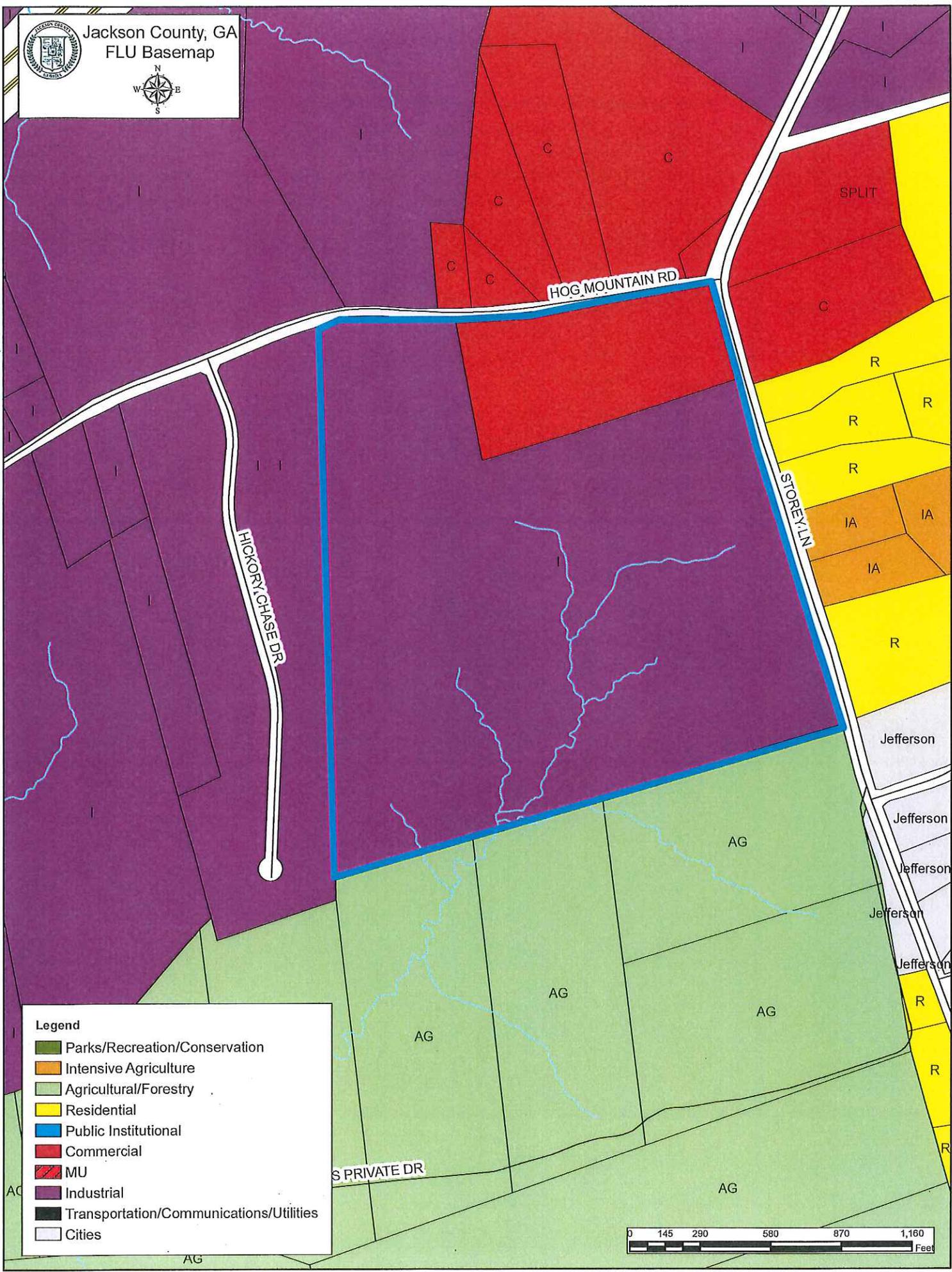


Jackson County, GA
Basemap



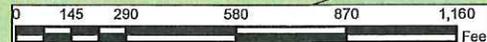


Jackson County, GA
FLU Basemap



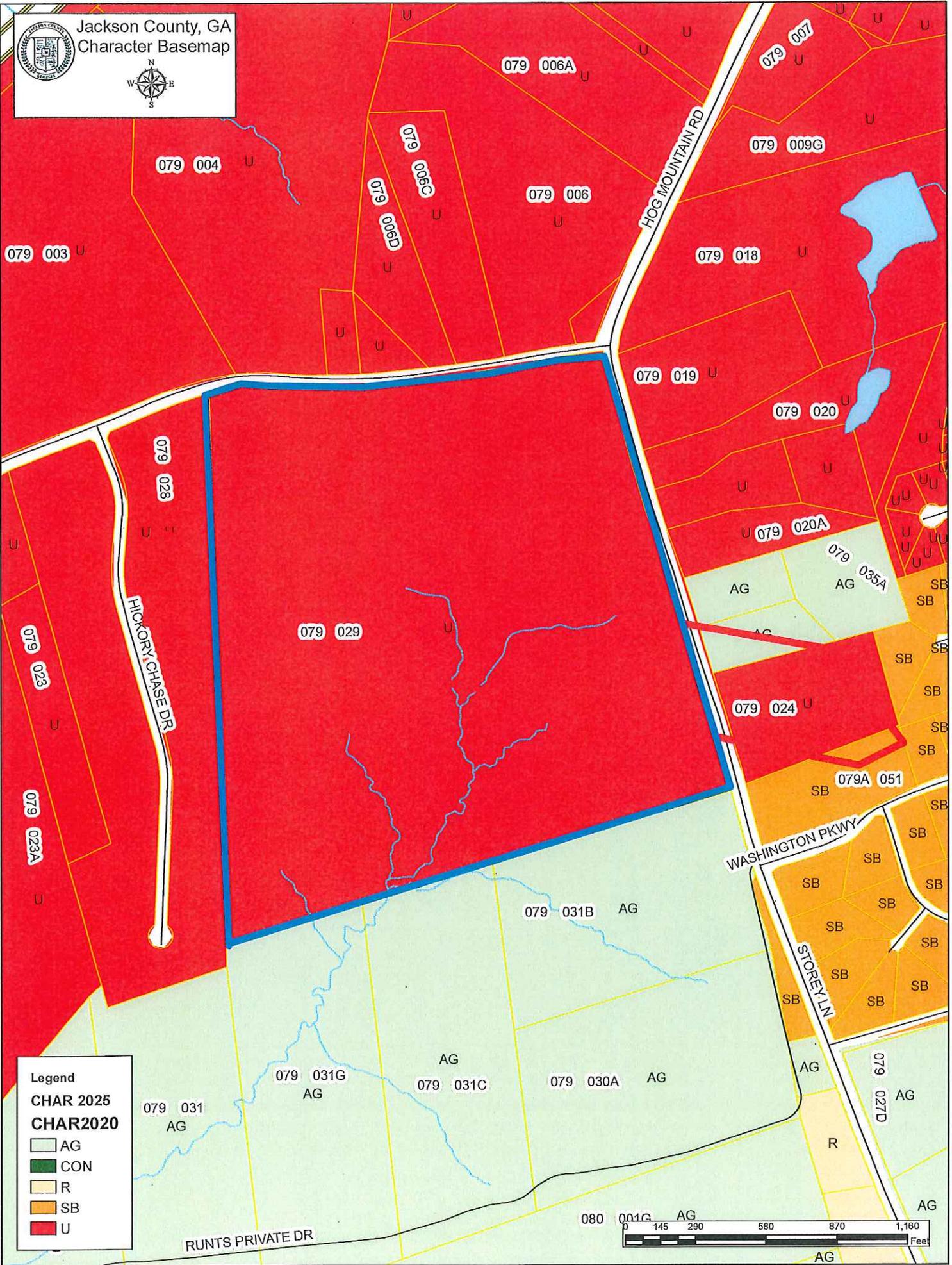
Legend

-  Parks/Recreation/Conservation
-  Intensive Agriculture
-  Agricultural/Forestry
-  Residential
-  Public Institutional
-  Commercial
-  MU
-  Industrial
-  Transportation/Communications/Utilities
-  Cities





Jackson County, GA
Character Basemap



Legend

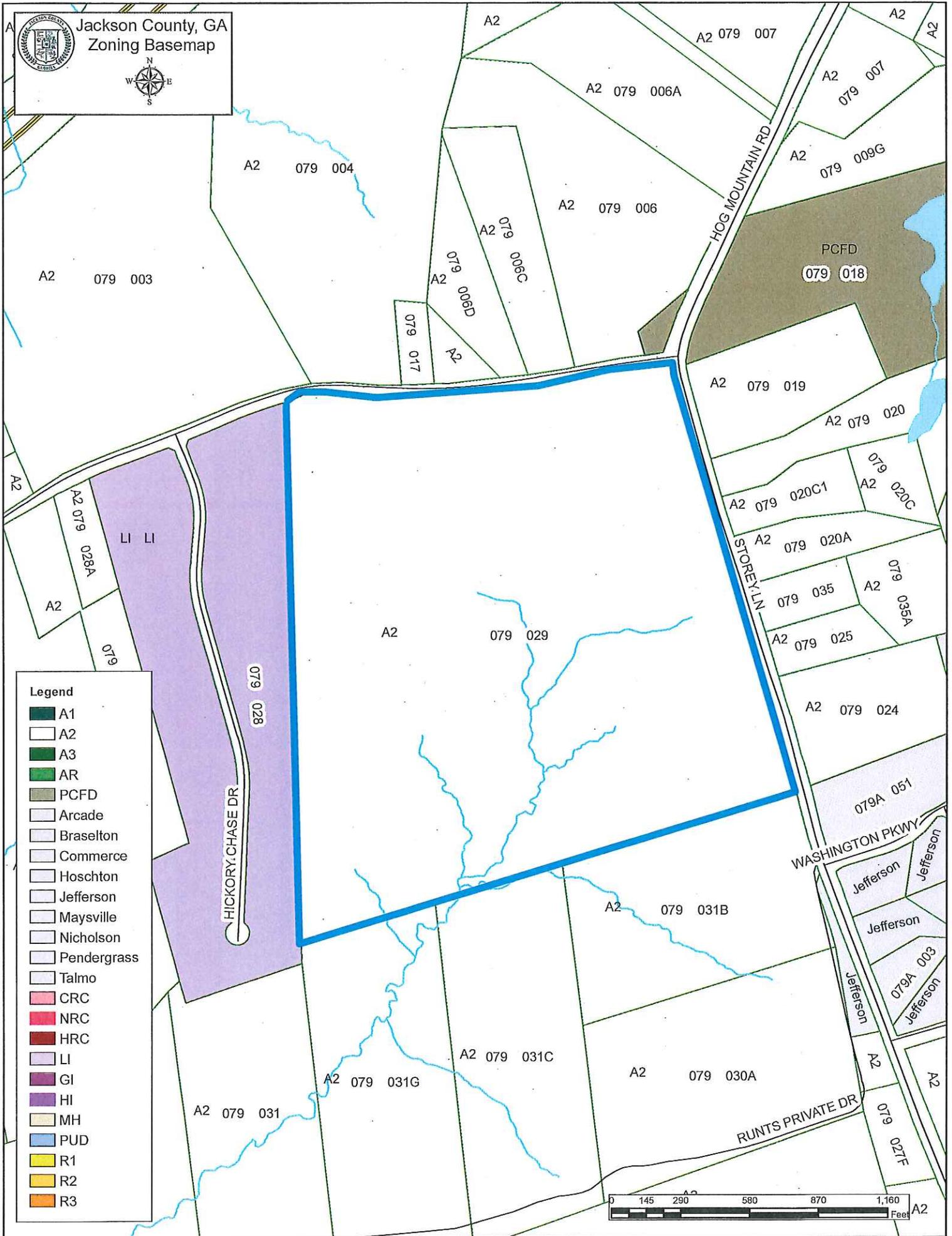
CHAR 2025

CHAR2020

- AG
- CON
- R
- SB
- U

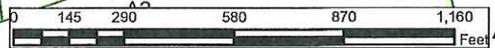


Jackson County, GA
Zoning Basemap



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





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

Date Received: 9/6/2016 Fee Received: \$250.⁰⁰ Case No.: MA-16-07

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 Planning Division.

Name of Applicant Inland Holdings, LLC

Mailing Address PO Box 661, Hoschton, GA 30548

Telephone _____ Cell 404-277-4230 E-Mail chaz@inlandllc.com

Property Owner(s) E.W.C. Commons, LLC

Mailing Address PO Box 661, Hoschton, GA 30548

Telephone _____ Cell 404-277-4230 E-Mail chaz@inlandllc.com

Contact Person Eric Johansen, Inland Group, LLC, Agent for the Applicant

Mailing Address 2180 Satellite Boulevard, Suite 400-15, Duluth, GA 30097

Telephone _____ Cell 678-571-4843 eric@inlandllc.com

Address/Location of Property SW Intersection of Hog Mountain Road and Storey Lane (see attached GIS)

Tax Map No. 079 Tax Parcel No(s). 029 Total Acreage: +/- 89.71 acres

Present Zoning District(s): A2

Current Character Area Urban Proposed Character Area Urban

Current Future Land Use Designation Split between (3) land uses: C, I, and AG

Proposed Future Land Use Designation Industrial only

TAX COMMISSIONER'S OFFICE USE ONLY

VERIFICATION OF CURRENT PAID PROPERTY TAXES

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 zoning action be processed without such property verification.

PARCEL I.D. NUMBER: 079 - 029
 Map Parcel

Name Janina Simmons Title Tax Clerk Date 9/6/16



September 5, 2016

Jackson County Board of Commissioners
c/o Gina Roy
Public Development Director
67 Athens Street
Jefferson, GA 30549

**Re: Map Amendment for Parcel 079 029
SW intersection of Hog Mountain Road and Storey Lane
Jackson County, GA**

Dear Ms. Roy,

Inland Group, LLC ("Inland") has been retained by Inland Holdings, LLC (the "Applicant") and E.W.C. Commons, LLC (the "Property Owner") to pursue a proposed Map Amendment (the "Application") for real property located at the southwest intersection of Hog Mountain Road and Storey Lane and further described as Parcel 0479 029 that are approximately ±89.71 acres (the "Subject Property"). **The Applicant is the Property Owner of the Subject Property.** The Subject Property located in Jackson County, GA (the "County") is currently zoned A2 (Agricultural) and is surrounded by a mixture of random zoning district along the Hog Mountain and Storey Lane corridors to include the following: I1 to the west, A2 and PCFD to the north, A2 and Residential in the City of Jefferson to the east, and A2 to the south.

The Applicant is proposing to market and ultimately sell the Subject Property for an **Industrial Development** to either a Manufacturing or Distribution Center type end user. The Subject Property used as an Industrial development will generate taxes greater than those generated as an Agricultural development for the County, and will promote positive sustainable growth for the immediate and surrounding areas. As you are aware, the Hog Mountain corridor has been slated as a commercial and industrial corridor and is further evidenced by the recent Industrial developments that span from the intersection of Hog Mountain Road and Highway 129 towards the Subject Property and

2180 Satellite Boulevard / Suite 400-15 / Duluth, Georgia 30097
(404) 355-6700 Phone (404) 355-6760 Fax
www.inlandgrp.com

continuing in a northern growth pattern. Currently, the Subject Property is characterized as "Urban" by the Character Maps and is identified as Commercial and Industrial on the Future Land Use Maps. The Applicant, thru this Application, would request for the Subject Property to be amended to reflect **Industrial as the main and sole use.**

Assuming this Application is approved, the Applicant will submit a subsequent rezoning application for the Subject Property that will reflect a change in zoning from agricultural to industrial. At the time of the rezoning application submission to the County, the proposed development plans will show the intended use as Industrial on the Subject Property.

We respectfully request your approval of this request for the Application as presented. Inland and the Applicant are available to meet with the County staff and the District Representatives at any time to further discuss the merits of this Application upon request.

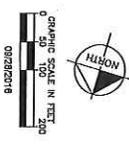
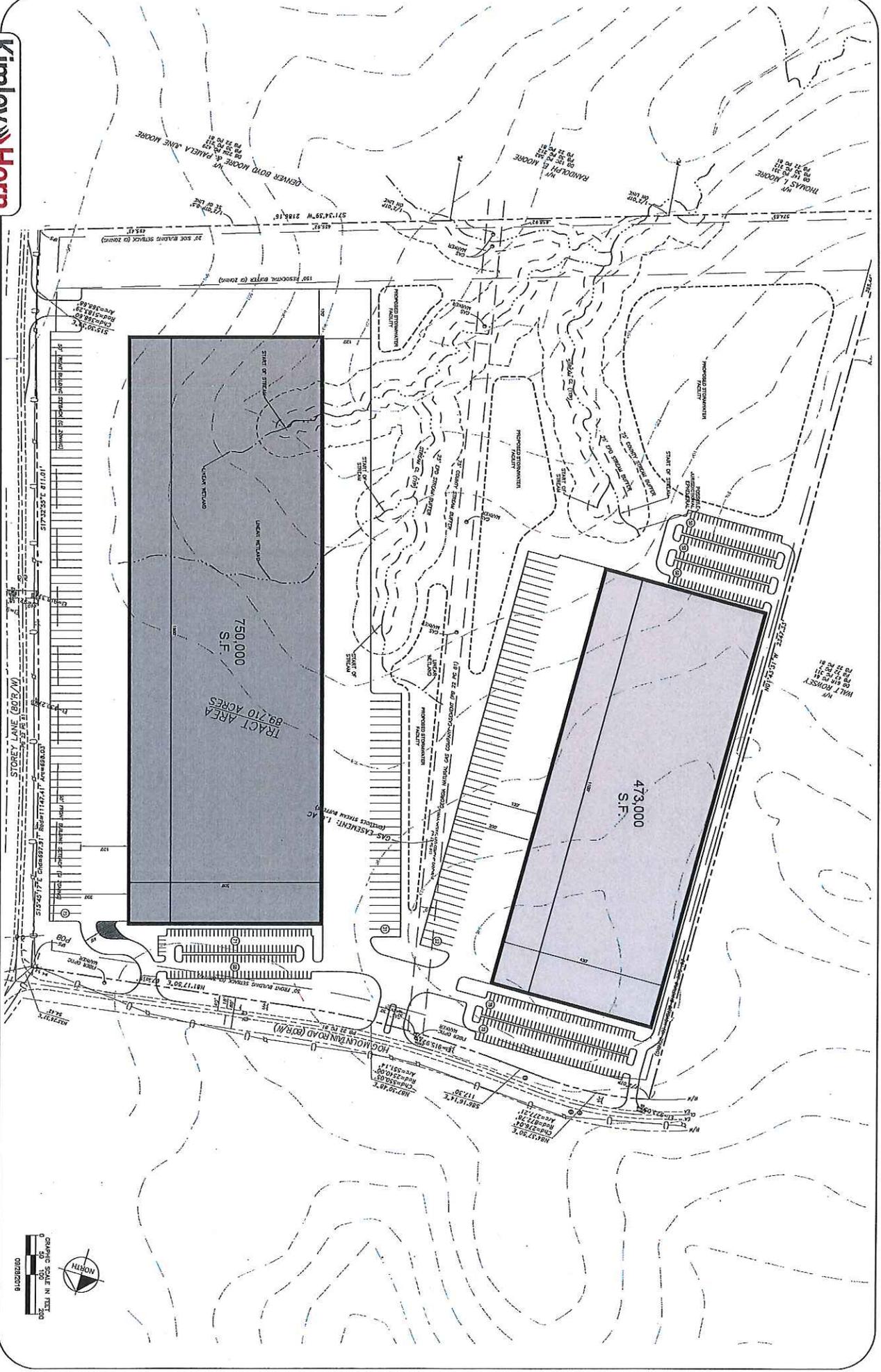
Thank you for your consideration of this Application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Johansen', with a stylized flourish at the end.

Eric Johansen, RLA
Inland Group, LLC
Agent for the Applicant

cc: Inland Holdings, LLC
E.W.C. Commons, LLC
File



THIS DOCUMENT, DRAWINGS AND ALL CONTENTS ARE THE PROPERTY AND DESIGN OF KIMLEY-HORN AND ASSOCIATES, INC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. KIMLEY-HORN AND ASSOCIATES, INC. DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED HEREIN.



DEVELOPMENTS OF REGIONAL IMPACT

Final Report

NORTHEAST GEORGIA REGIONAL COMMISSION · 305 RESEARCH DRIVE, ATHENS, GEORGIA · WWW.NEGRC.ORG

The Northeast Georgia Regional Commission (NEGRC) has completed its review of the following Development of Regional Impact (DRI). This report contains the NEGRC's assessment of how the proposed project relates to the policies, programs, and projects articulated in the Regional Plan and Regional Resource Plan. Also included is an assessment of likely interjurisdictional impacts resulting from the proposed development, as well as all comments received from identified affected parties and others during the fifteen-day comment period.

The materials presented in this report are purely advisory and under no circumstances should be considered as binding or infringing upon the host jurisdiction's right to determine for itself the appropriateness of development within its boundaries.

Transmittal of this DRI report officially completes the DRI process. The submitting local government may proceed with whatever final official actions it deems appropriate regarding the proposed project, but it is encouraged to take the materials presented in the DRI report into consideration when rendering its decision.

Project I.D.:	DRI #2633
Name of Project:	Hog Mountain Industrial Development
Name of Host Jurisdiction:	Jackson County

Background

DRI review was initiated following an application for an amendment to the Jackson County Future Land Use Map to change the parcel's designation to industrial. Affected parties were asked to submit their comments about the proposed development for fifteen-days beginning on September 16, 2016 and ending on September 30, 2016.

Proposed Development

The proposed project will be the construction of 2 buildings, with a total of approximately 1,200,000 ft² located on a parcel of approximately 90 acres in unincorporated Jackson County. According to the information submitted as part of this review the future use of the buildings is intended to be manufacturing.

Compatibility with Existing Plans

The 2020 Future Land Use Map and the County's 2015 Comprehensive Plan identify project location split between commercial, agricultural, and industrial on the Future Land Use map and within the boundaries of the "Urban" Character Area. The Northeast Georgia Regional Development Map designates the site as "Developing". The project site is not located within one mile of any designated Regionally Important Resource on the NEGRC Regional Resource Map. The development as proposed would not be strictly incompatible with any existing local or regional plan.

Potential Interjurisdictional Impacts

According to information submitted by the applicant, the proposed development will be located within, or likely affect an identified small water supply watershed, and jurisdictional wetlands. The applicant noted: "There are some linear wetlands on the subject property that will be reduced through Army Corps of Engineers Nationwide Permit request."

Comments from Affected Parties

No comments were received during the 15 day comment period.

PUBLIC NOTICE Land Use Map Amendment

ANY ZONING ORDINANCE THAT RELIES UPON THE
JACOBI COURT IS BEING
REVISED TO
THE FUTURE LAND USE MAP

USED FOR THE CHANGE
FROM
COMMERCIAL TO INDUSTRIAL
FROM
M-10 TO -O7

PLANNING DEPARTMENT
1000
MAY 1, 2016
1000
MAY 1, 2016

FOR ADDITIONAL INFORMATION CALL
JACOBI COURT PLANNING AND DEVELOPMENT
304.421.1100

1 11:08AM



PUBLIC NOTICE
MAY 11 11:06 AM

1 11:06 AM