

Proffered Conditions: None.

Sphere of Influence: This property is not within any city sphere of influence.

Property Development History: This property was rezoned from A2 to PUD on October 13, 1998 (RZ-98-24).

Variance Analysis: This analysis is based upon both the "Standards for Special Exception Variances" as set forth in Section 1304(b) of the Jackson County Unified Development Code, as well as general characteristics of the subject property and the extent to which it is impacted by county regulations.

General Findings

Greenways established by the Unified Development Code are required to remain in a natural, undisturbed state of vegetation, and land disturbing activities are not allowed (Sec. 906(c)). Property owners may thin or trim vegetation in that part of a greenway outside of stream buffers required by Sec. 1104 of the UDC. Thinning of vegetative cover may occur if some protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed (Sec. 906).

The applicant is requesting a stream buffer variance to reduce the 50-foot county stream buffer to 10 feet. This variance request does not amend the required 25-foot stream buffer required by the state. If this request is granted as requested the buffer will be reduced to a total of 35 feet.

When a final plat revision of Fairways at Traditions POD G was recorded in 2007, a 50-foot zoning buffer was established and a 25-foot stream (state imposed) buffer was also delineated along the rear property line. Subsequently, all undeveloped lots including the subject lot are required to comply with the county's UDC requirements for stream buffers, which establish a 50-foot wide stream buffer requirement in addition to the 25-foot wide, state-imposed, stream buffer, for a total of 75 feet from the stream.

Please refer to the concept plan in the packet provided to show the variance requested. Currently the 50-foot county stream buffer runs through the center of the proposed house.

Special Exception (Sec. 1304) Criteria

(1) Whether relief, if granted, would cause substantial detriment to the public good; and

Finding: There is no evidence that a full 40-foot reduction of the buffer is essential or necessary. After watching this particular waterway closely for the past six months through MS4 stormwater inspections, it is noted that this waterway is especially sensitive and the state and county greenway buffers are crucial to its well-being.

(2) Whether relief if granted would be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity; and

Finding: There are multiple beneficial public purposes of stream buffers. A serious reduction of a stream buffer, when unnecessary or unjustified, is injurious to the environment, can negatively impact water quality downstream, and can therefore adversely affect downstream properties.

(3) Whether the variance would diminish and impair property values within the surrounding neighborhood; and

Finding: A stream buffer reduction could diminish or impair property values of the surrounding neighborhood if the stream were to be negatively impacted due to a buffer reduction.

(4) Whether an expectation of public facilities in the future would be created by the variance if granted.

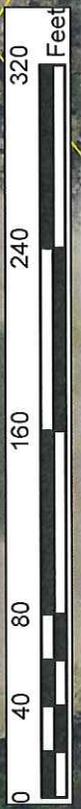
Finding: not applicable

Conclusion, Sec. 1304 Criteria: In staff's view, the application does not meet the criteria of Sec. 1304 for a special exception variance.

Planning Staff Recommendation: Staff has reviewed this application in conjunction with the standards for approval set forth by the Jackson County Unified Development Code. The staff recommends that the Board of Adjustment **deny** this request to reduce the county stream buffer by 40 feet. Planning staff does not feel as if 40 feet of the county stream buffer needs to be eliminated. However, staff would be in favor to grant some relief. If a reduction is granted by the Board, staff recommends that the buffer be reduced to no less than 20 feet outside the state-required 25-foot buffer (i.e., reduction from 75 feet to no less than 45 feet). Staff also recommends a condition be placed on the property: (1) southern and western portions of the property's yard be sodded.



Jackson County, GA
Basemap





Jackson County, GA
Zoning Basemap



R1 105 013A

105D OPEN

105D 033H

PUD 105D 021G

PUD 105D 034H

PUD 105D 020G

PUD 105D 019G

FAIRWAYS LN

PUD 105D 012G

PUD 105D 018G

PUD 105D 013G

AR 105 129

PUD 105D 017G

PUD 105D 014G

PUD 105D 015G

PUD 105D 016G

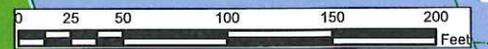
105 130
AR

105D GOLFCRS
PUD

105 131

PUD 105D 003F
105D 090F

AR 105 132



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



VARIANCE/APPEAL APPLICATION
JACKSON COUNTY PLANNING DIVISION
 67 Athens Street Jefferson, Georgia 30549
 706-367-5908

Date Received: 10/25/16 Fee Received: \$250.⁰⁰ Case No.: BOA - 16-11
 Variance Type: Administrative Special Exception Hardship Flood Protection Appeals

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 Public Development.

Name of Applicant Land Traditions, LLC
 Mailing Address 500 Southland Dr. Suite 102 Birmingham, AL
 Telephone 205) 936-9799 Cell 404) 427-4014 E-Mail tristara@realstate-services.com
 Applicant is the: Agent Property Owner Contract Purchaser
 Property Owner(s) Land Traditions, LLC
 Mailing Address 500 Southland Dr. Suite 102 Birmingham, AL 35226
 Telephone 205) 936-9799 Cell 404) 427-4014 E-Mail tristara@realstate-services.com
 Contact Person Brian Simmons
 Mailing Address briansimmons55@gmail.com
 Telephone 404) 427-4014 Cell _____

Address/Location of Property 4795 Fairways Lane
 Tax Map No. 105D Tax Parcel No(s). 0116G Total Acreage: ~~0.99~~ 0.99 Zoning District(s): R-PUD
 Requested Variance or Appeal Reduce the County's stream buffer from 50' to 10' for the purpose of placing the house on the lot
 Variance/Appeal of Section(s) Sec 906 Greenways of the Jackson County Unified Development Code.

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 a variance/appeal action be processed without such property verification.

PARCEL I.D. NUMBER: 105D - 0166
 Map Parcel

Name: Brian Simmons Title: Tax Clerk Date: 10/25/16

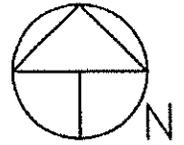
LETTER OF INTENT

The purpose of this letter is to apply for a Variance for Lot 16 Pod G Fairways of Traditions Phase One. Lot 16 is a cul-de-sac lot containing 0.99ac. The Variance request is to reduce the 50ft minimum setback requirement of land disturbance to build a single family residence. The request will reduce the setback from 50ft to 10ft as shown on the attached Concept Plan. The 25ft state buffer as measured from the banks will not be disturbed. The proposed 3600sf residential size house is consistent with the surrounding subdivision. The following is recap:

- 1) RESIDENTIAL LOT: THE RESIDENTIAL LOT WILL BE USED TO BUILD A 3600+ SF HOUSE WITH A BASEMENT.
- 2) ACREAGE OF TRACT: 0.99ACRES
- 3) ZONING: PUD(RESIDENTIAL)
- 4) VARIANCE REQUEST: SECTION 906-GREENWAYS, REQUESTING TO REDUCE THE MINIMUM SETBACK REQUIREMENT FOR LAND DISTURBANCE TO BUILD A SINGLE FAMILY RESIDENTIAL HOUSE. THE RESIDENTIAL LOT WILL BE UNBUILDABLE WITHOUT A REDUCTION.
- 5) HOUSE SIZE: 3600SF+

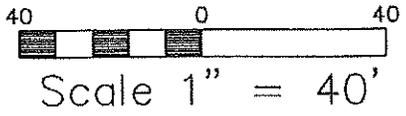
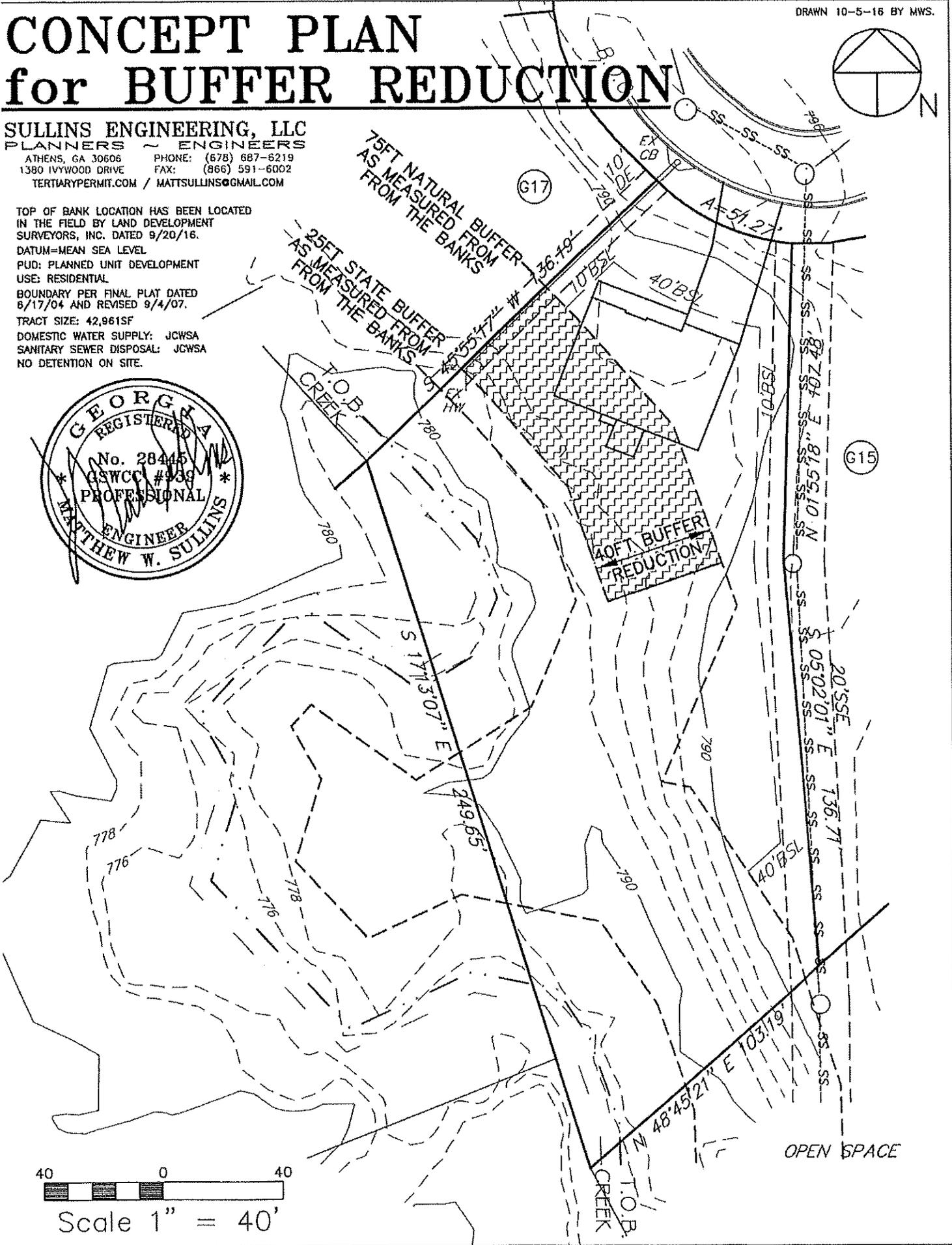
CONCEPT PLAN for BUFFER REDUCTION

DRAWN 10-5-16 BY MWS.

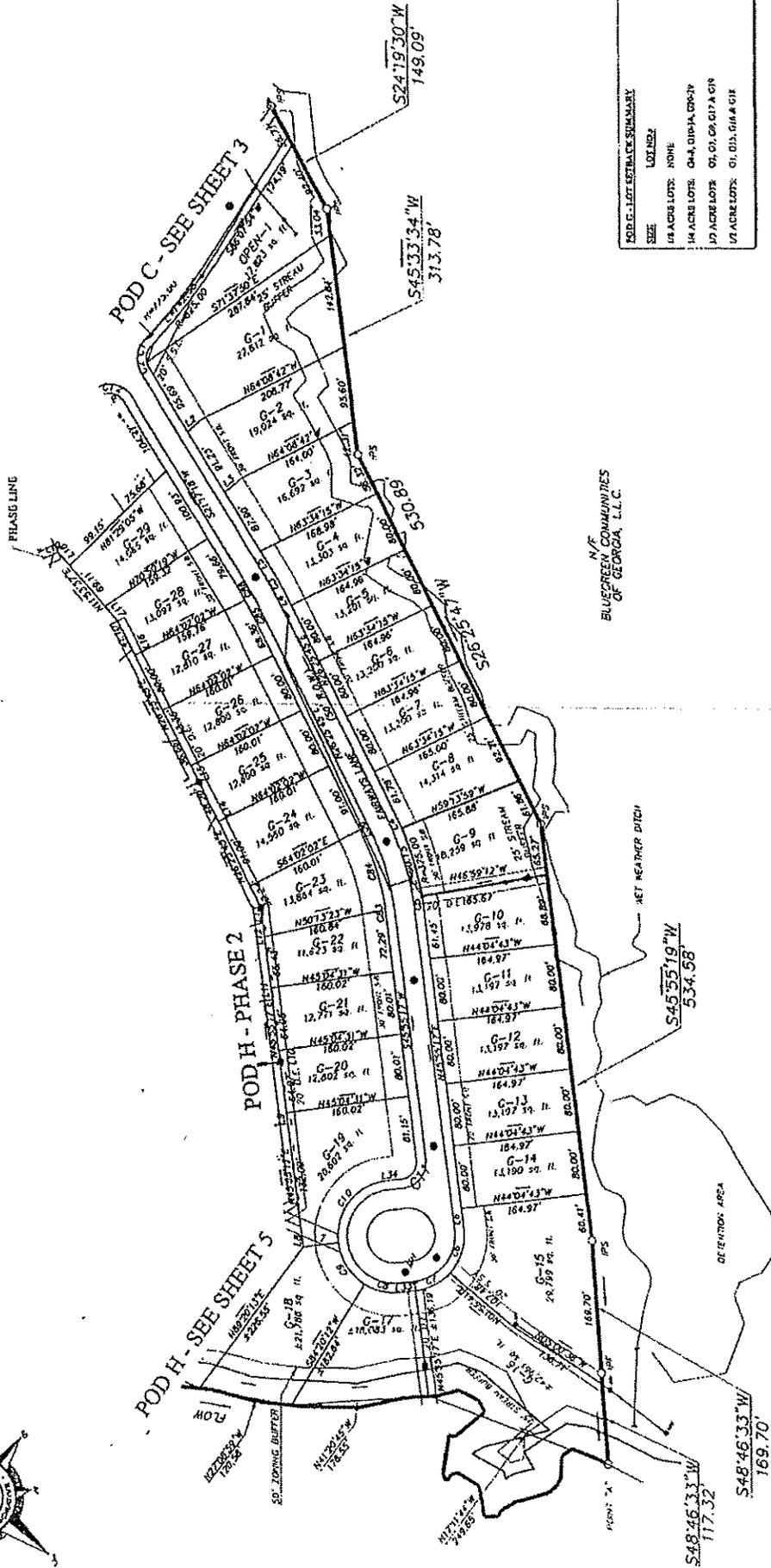


SULLINS ENGINEERING, LLC
PLANNERS ~ ENGINEERS
 ATHENS, GA 30606 PHONE: (878) 687-6219
 1380 IVYWOOD DRIVE FAX: (866) 591-6002
 TERTIARYPERMIT.COM / MATTSULLINS@GMAIL.COM

TOP OF BANK LOCATION HAS BEEN LOCATED
 IN THE FIELD BY LAND DEVELOPMENT
 SURVEYORS, INC. DATED 9/20/16.
 DATUM=MEAN SEA LEVEL
 PUD: PLANNED UNIT DEVELOPMENT
 USE: RESIDENTIAL
 BOUNDARY PER FINAL PLAT DATED
 8/17/04 AND REVISED 9/4/07.
 TRACT SIZE: 42,981SF
 DOMESTIC WATER SUPPLY: JCWSA
 SANITARY SEWER DISPOSAL: JCWSA
 NO DETENTION ON SITE.



OPEN SPACE



POD G-1 LOT ESTIMATE SUMMARY

SIZE	LOT NO.
1/4 ACRES LOTS:	NONE
1/4 ACRES LOTS:	G-4, G-10, G-14, G-15
1/2 ACRES LOTS:	G-1, G-2, G-3, G-5, G-6, G-7, G-8, G-9, G-11, G-12, G-13, G-16, G-17, G-18, G-19, G-20, G-21, G-22, G-23, G-24, G-25, G-26, G-27, G-28, G-29
1/2 ACRES LOTS:	G-1, G-2, G-3, G-5, G-6, G-7, G-8, G-9, G-11, G-12, G-13, G-16, G-17, G-18, G-19, G-20, G-21, G-22, G-23, G-24, G-25, G-26, G-27, G-28, G-29
1/2 ACRES LOTS:	G-1, G-2, G-3, G-5, G-6, G-7, G-8, G-9, G-11, G-12, G-13, G-16, G-17, G-18, G-19, G-20, G-21, G-22, G-23, G-24, G-25, G-26, G-27, G-28, G-29

REV	DATE	DESCRIPTION	PS
2	9/04/07	REV. CERTIFICATIONS and SETBACKS	1300
1	1/26/06	REV. LINES OF LOT C-160/ 20' D.I.	87

FAIRWAYS AT TRADITIONS - 29 TOTAL LOTS SHEET 6 of 7 - POD G, PHASE I

REVISED FINAL PLAT

REVISED FINAL PLAT

DRAWN BY: AGO
CHECKED BY: BRK
FILE NO.: 1160
DATE: JUNE 17, 2004
SCALE: 1" = 100'

FOR
**LINKS AT TRADITIONS, LLC
FAIRWAYS AT TRADITIONS, LLC
WOODS AT TRADITIONS, LLC**

JACKSON COUNTY
GA

**PLANNERS AND ENGINEERS
COLLABORATIVE**

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site planning - landscape architecture - civil engineering - land surveying
1100 perimeter park south - alhambra, georgia - 30011 - (770) 511-2741
www.ppcoll.com

LAND LOT(S)
DISTRICT: G.A.L.C. 248, RANDOLPH DISTRICT

