



DEPARTMENT OF PUBLIC DEVELOPMENT

Planning Division

RZ-16-17

Staff Report

Planning Commission Public Hearing: December 15, 2016 6:00pm

Board of Commissioners Public Hearing: January 16, 2017 6:00pm

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

Applicant: Brenda G. Bonds

Property Owner: Danny W. and Brenda G. Bonds

Requested Zoning: R-1 (Single-family Residential)

Existing Zoning: A-2 (Agricultural Rural Farm District)

Proposed Use: Residential

Existing Use: Residential

Property Location: 2914 Ila Road

Zoning Map and Parcel: Map 001, Parcel 022B

Acreage to be Rezoned: 3.75 acres

Future Land Use: Residential

Character Area Designation: Suburban

Board of Commissioners District: 2 (Commissioner Chas Hardy)

Zoning of Surrounding Property: North: A-2 (Agricultural Rural Farm District) (across Ila Road)
South: M-H (Manufactured Housing) and R-1 (Single-family Residential)
East: R-1 (Single-family Residential)
West: A-2 (Agricultural Rural Farm District) and M-H (Manufactured Housing)

Land Uses of Surrounding Property: North: Commercial (Seymour's Truck Repair and Towing)
South: Residential
East: Residential
West: Residential

Overview of the Request: The applicant is requesting approval to rezone the subject tract from A-2 to R-1 in order to split the property for family.

Utilities & Infrastructure

Transportation: The property gains access off Ila Road with 100 feet of right of way.

Water & Sewerage: The property has access to public water provided by the City of Commerce.

Wetlands/Watershed Areas: The tract is located within the A.C.C. Local Intake, North Oconee River Watershed, the Upper Oconee River Watershed, the Jackson Small Watershed, and the Sandy Creek Watershed. The tract is not located in a groundwater recharge or floodplain area. According to the National Wetlands Inventory, there are no wetlands on the subject tract. According to staff's GIS system, there is an intermittent stream that runs through one of the front corners of the property, but not on the side the applicant is interested in placing an additional house on.

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.

Proffered Conditions: None specified.

Sphere of Influence Comments: Not applicable.

Property Development History: The property has not been rezoned since the inception of zoning. A home currently resides on the back portion of the property. At one point, two poultry houses resided on the subject property (shown on plat), but have long been demolished.

Comments from Reviewing Agencies:

Georgia DOT: Any new driveways must be permitted.

Road Department: Any new driveways must be permitted and meet the separation requirement of the Jackson County Unified Development Standards.

Providing Water and Sewerage Authority: Public water, provided by the City of Commerce, is available.

Rezoning Analysis: This analysis is based upon the "Standards for Rezoning Consideration" as set forth in Section 1205(e) of the *Jackson County Unified Development Code*.

The Planning Commission and the Board of Commissioners shall consider the following standards in considering any rezoning proposal, giving due weight or priority to those factors that are appropriate to the circumstance of each proposal:

- a. ***Is the proposed use consistent with the stated purpose of the zoning district that is being requested?*** Yes. The applicant proposes that a successful rezone to R-1 will allow them to split their property to accommodate for two family residences rather than one.
- b. ***Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?*** Yes. A majority of the surrounding property is used for residential purposes.
- c. ***Will the proposed use not adversely affect the existing use or usability of adjacent or nearby property?*** Yes.
- d. ***Is the proposed use compatible with the goals, objectives, purpose and intent of the Comprehensive Plan?*** Yes. The request is consistent with the suburban character area designation and residential future land use designation.

- e. **Are there substantial reasons why the property cannot or should not be used as currently zoned?** Yes. A successful rezone would allow the applicant to split the property in order to build another home on the land. As currently zoned, the property size is too small to split and one home already sits on the back portion of the property.
- f. **Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?** No. Changing the zoning of this parcel to R-1 from A-2 would only result in one additional dwelling. Therefore, there will be no significant impacts on public facilities and services that will result from approving this rezoning request.
- g. **Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?** No.
- h. **Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?** Yes.

Conclusion: The proposed rezoning meets the applicable and appropriate criteria for rezoning.

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

- Building permits must be applied for and approved for additions or renovations.
- All new driveways must be approved by Jackson County Road Department.
- This parcel falls within the East Jackson Overlay District.

Planning Staff Recommendation: Approval. Staff recommends that the Planning Commission recommend *approval* of this request.



Jackson County, GA Basemap



001 022A

001 022C

SANDY CREEK RD

HOPE LN

ILA RD

001 022

001 022B

001A 005A

001A 004A

001 021B

ADAMS DR

001A 009A

001A 008A

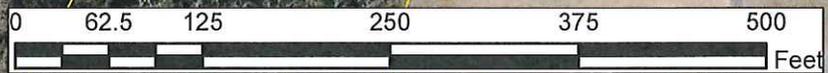
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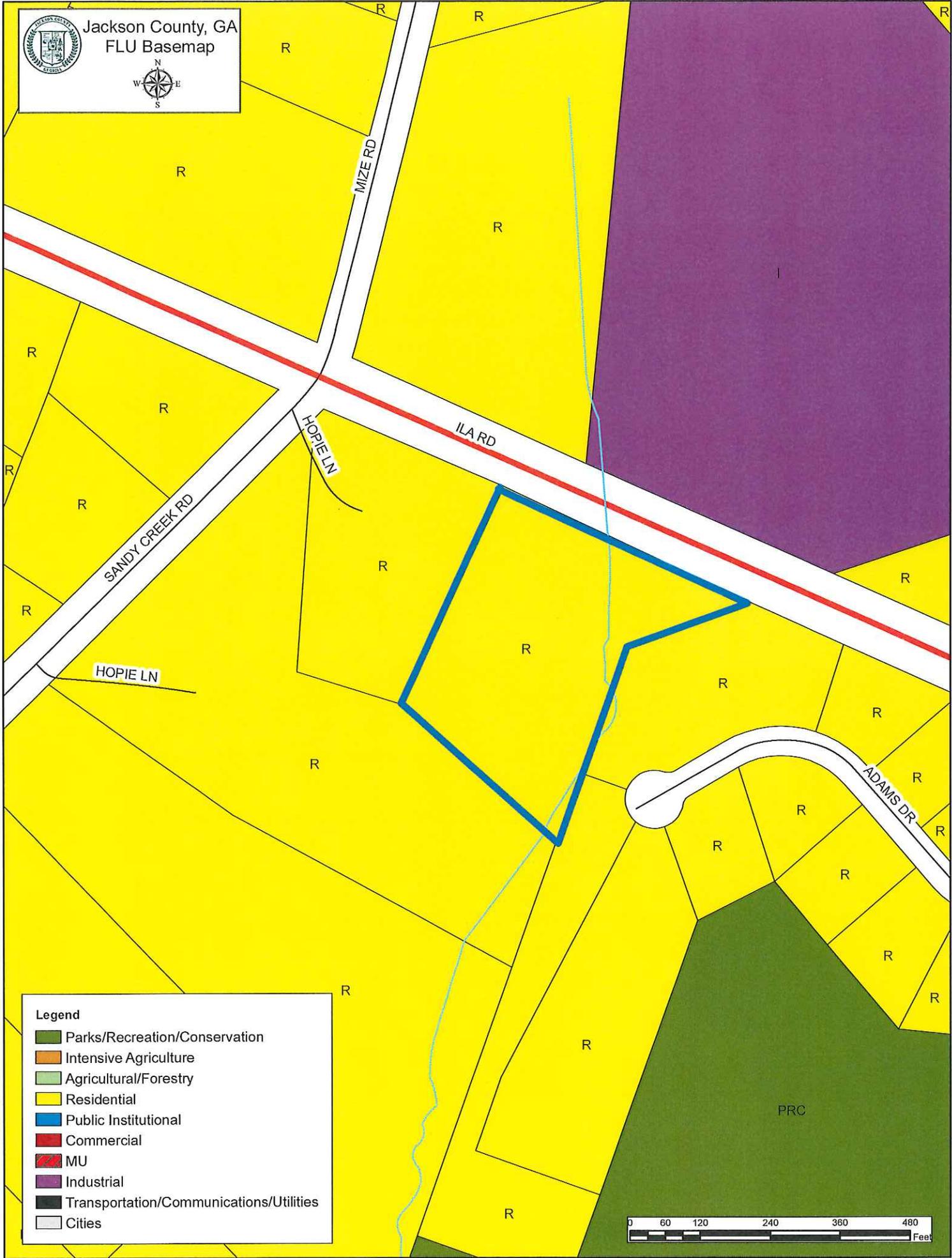
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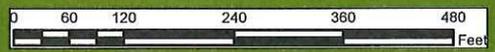


Jackson County, GA
FLU Basemap



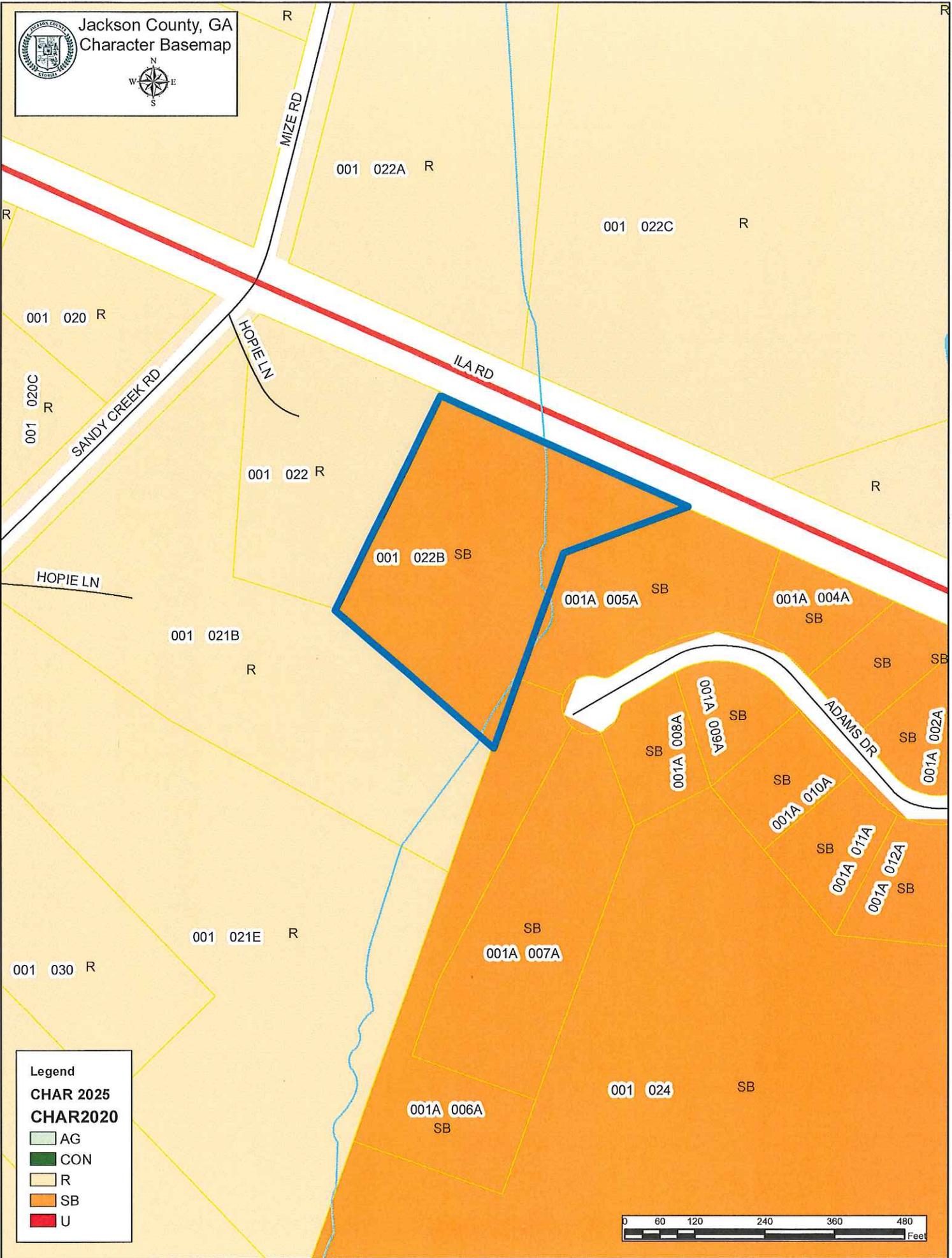
Legend

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





Jackson County, GA
Character Basemap

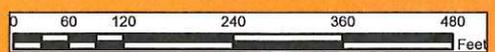


Legend

CHAR 2025

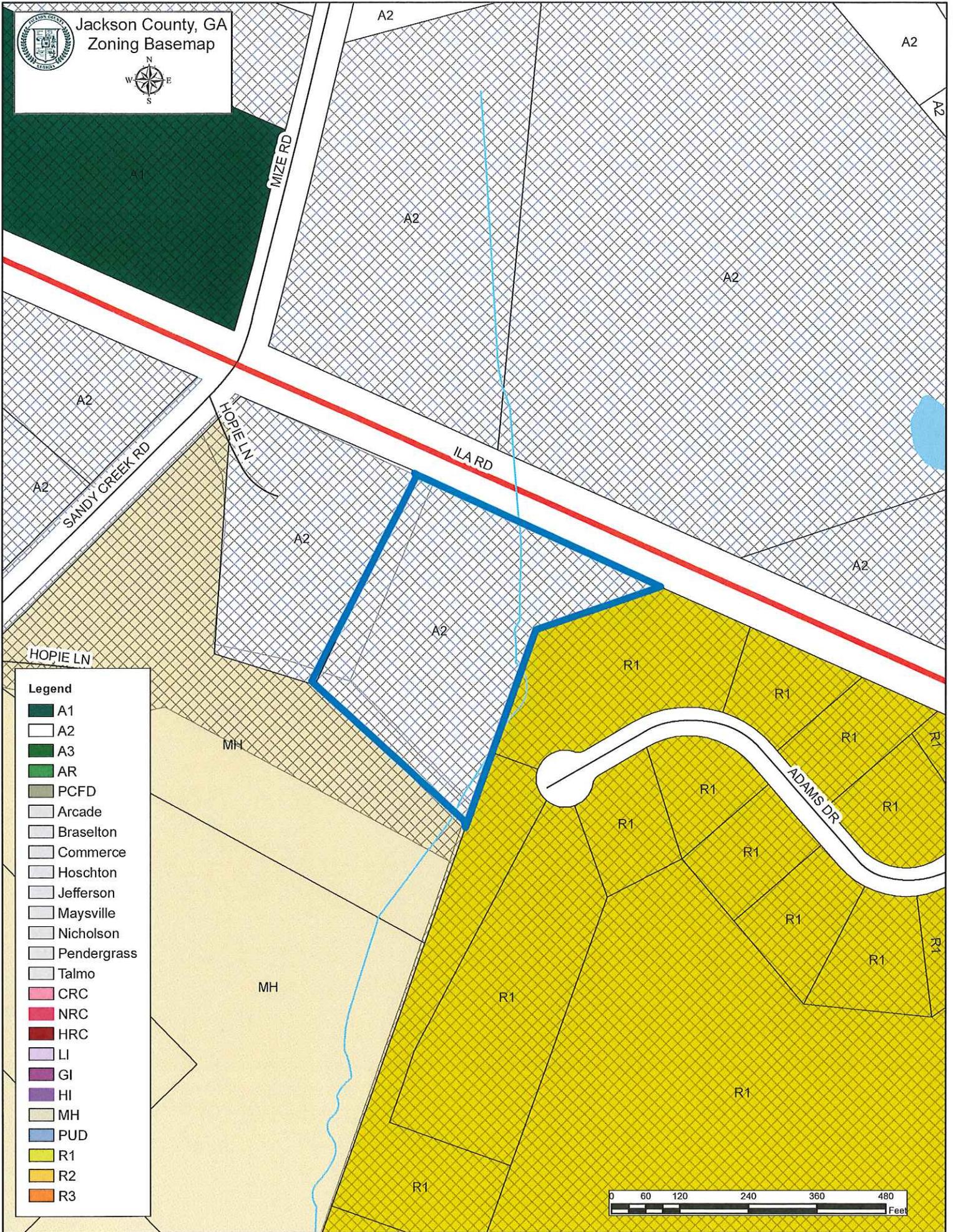
CHAR2020

- 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





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

Date Received: 10/26/16 Fee Received: \$175.⁰⁰ Case No.: RZ-16-17

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 Brenda G. Bonds

Mailing Address Po Box 574 Commerce GA 30529

Telephone 706.335.2839 Cell 706.215.1917 E-Mail danny.bond59@gmail.com

Property Owner(s) Danny W. Bond Brenda G. Bonds

Mailing Address Po Box 574 Commerce GA 30529

Telephone 706.335.2839 Cell _____ E-Mail _____

Contact Person Danny W. Bond

Mailing Address Po Box 574 Commerce

Telephone _____ Cell _____

Address/Location of Property 2914 Ila Road Commerce GA 30530-4611

Tax Map No. 001 Tax Parcel No(s). 022B Total Acreage: 3.75

Present Zoning District(s): A2 Proposed Zoning District: R1

Current Character Area Suburban

Current Future Land Use Designation residential

TAX COMMISSIONER'S OFFICE USE ONLY

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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: 001 - 022B
 Map Parcel

Name Jenna Simmons Title Property Tax Clerk Date 10/26/16

10-26-2016

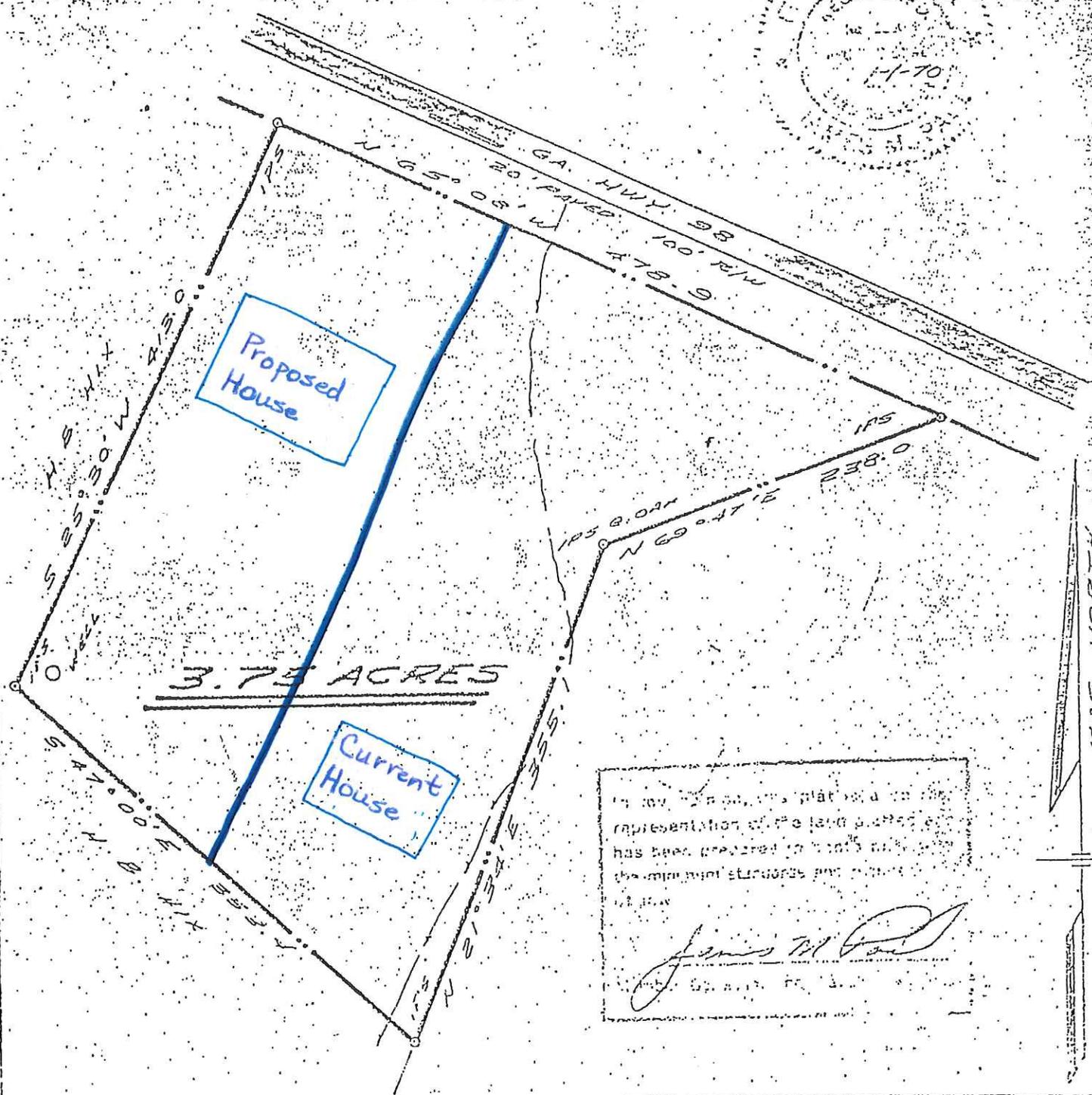
To the Jackson County committee:

This is a letter of intent to the rezoning committee for the property 2914 Fla Rd Commerce GA 30530

We are requesting to rezone from A2 to R1 to allow us Danny W and Brenda G. Bonds to add another home, right now there is one dwelling, we would like to build a another home of approx 2000 square foot on a full basement for our daughter, this dwelling will meet with all codes and requirements in compliance with Sac County regulations

BWBonds
Brenda Bonds

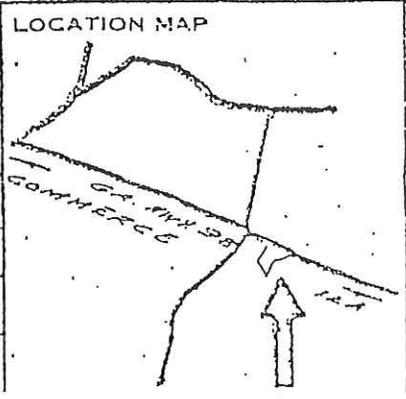
Concept Plan



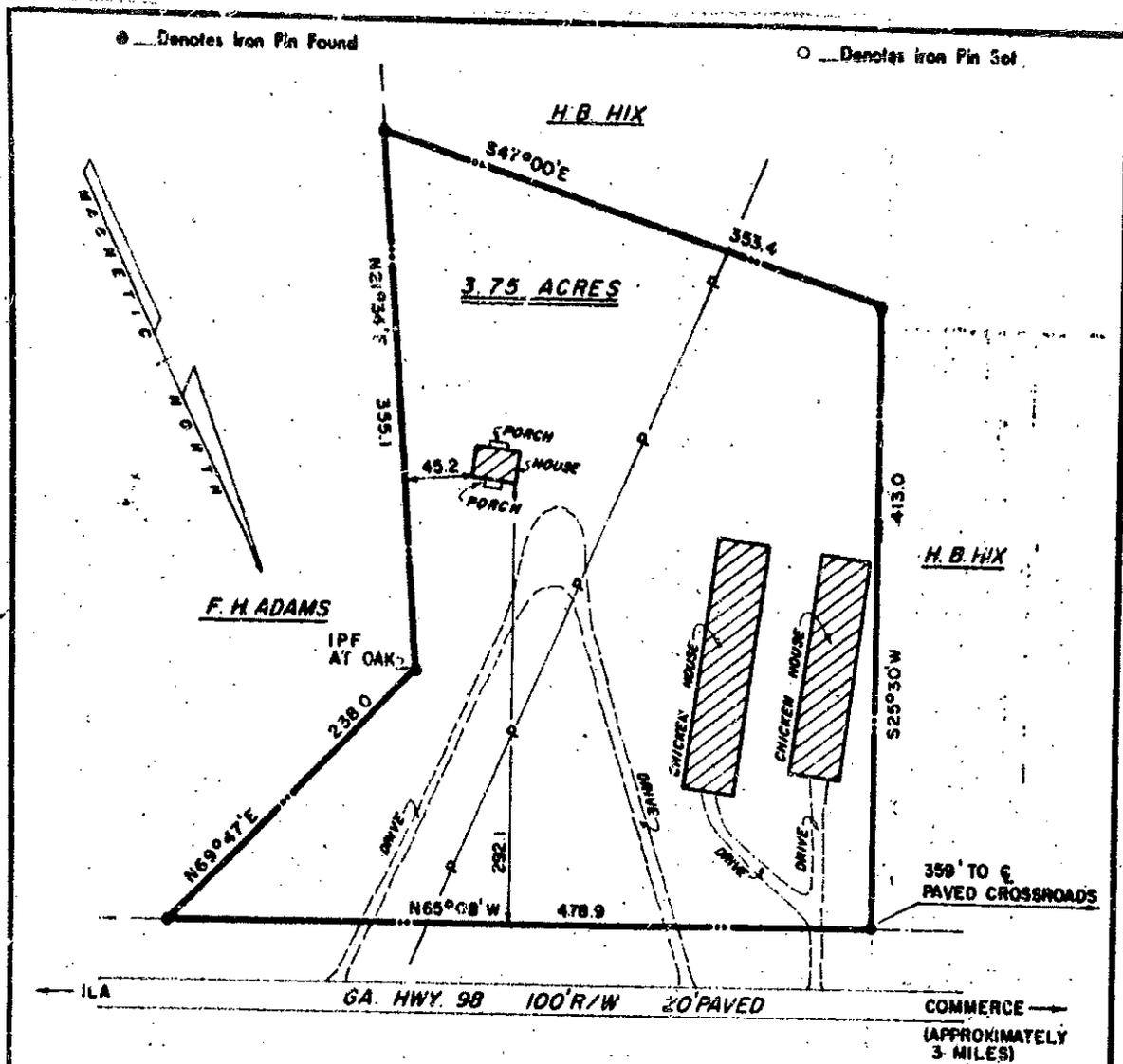
This survey and the plat hereon are a true and correct representation of the land plotted and has been prepared in accordance with the minimum standards and practice of the profession.

James M. Paul

SURVEY FOR: H. B. HIX		
COUNTY: JACKSON	GMD: 255	STATE: GEORGIA
DATE: 18 JUNE, 1969	SCALE: 1" = 100'	DRAWN BY: J. M. P.
SURVEYED BY: JAMES M. PAUL		APPROVED BY: J. M. P.
ENGINEERING & SURVEYING COMER, GA.		DRAWING NUMBER: N-21-A
		FIELD BOOK: 34/28



BK 6
PG 178



REF. (1) JAMES M. PAUL SURVEY FOR H.B. HIX, DATED JUNE 18, 1969.

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

FIELD BOOK 240, PAGE 3

Member Ga. Assn. of Reg. Land Surveyors

SURVEY FOR

CHARLIE THOMAS BOND

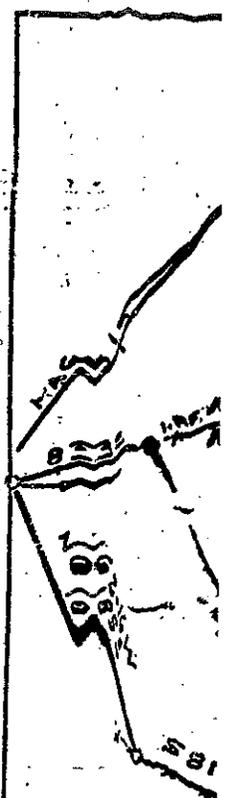
SEAL:



COUNTY: JACKSON GME: 255 STATE: GEORGIA

DATE: JUNE 25, 1970 SCALE: 1" = 100' DWN. BY: KH

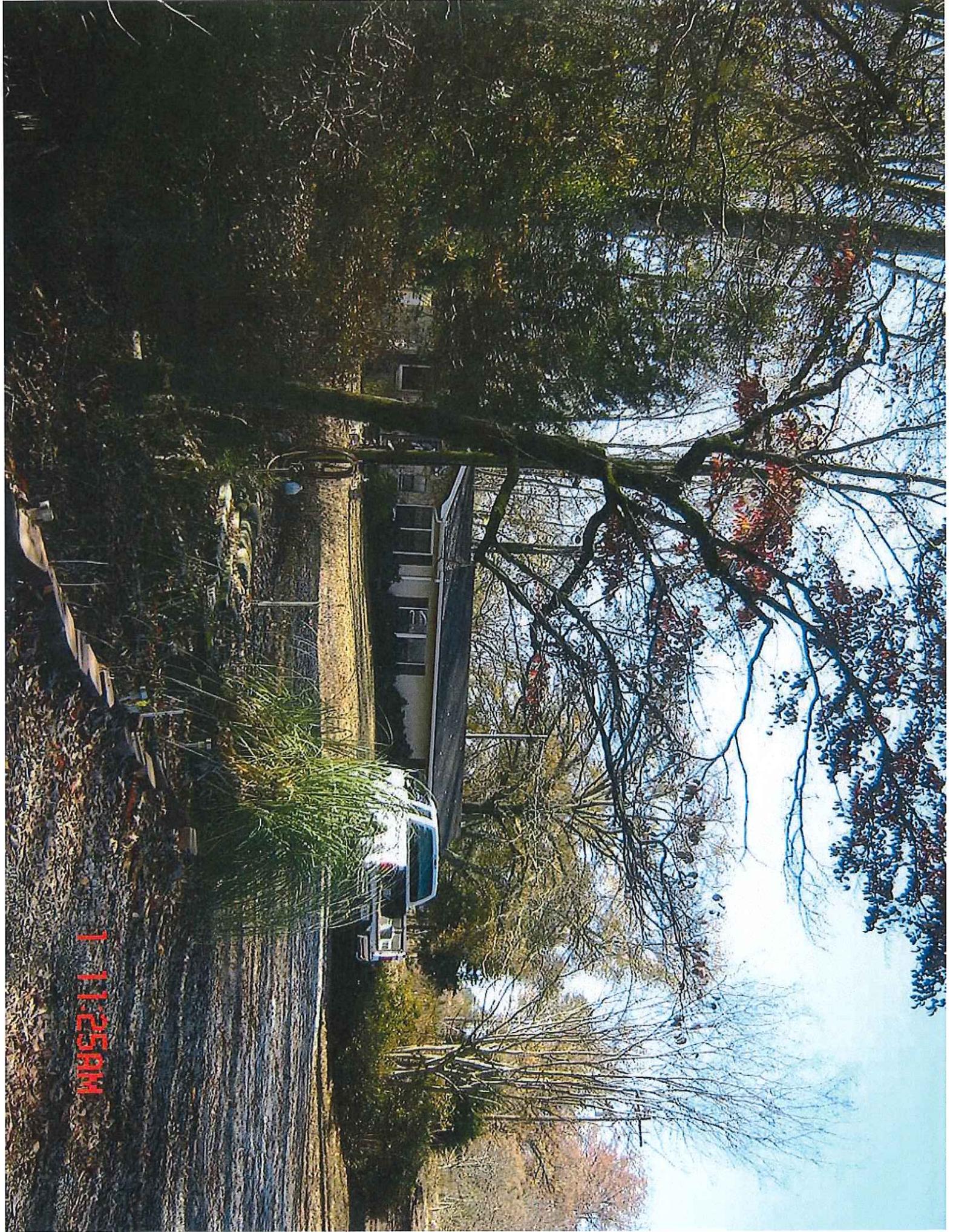
SURVEYED BY: BEN McLEROY AND ASSOCIATES
ENGINEERS & SURVEYORS ATHENS, GA.



FARLEY COLL
P.O. BOX 731
1201 THOMPSON
DAINESVILLE



11:30AM



1 11:25 AM