



PLANNING COMMISSION AGENDA

Jackson County Courthouse

Jury Assembly Room

5000 Jackson Parkway

Jefferson, GA 30549

April 28, 2022

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 3-24-22

Documents:

[PC MINUTES 3-24-2022.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, May 16, 2022 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 Courthouse
Jury Assembly Room
5000 Jackson Parkway
Jefferson, GA 30549

March 24, 2022
6:00 P.M.

Members Present

Carson Saville, Chairman
Harold Mull
Les Knoblock
Larry Turner
Chris Meadows

Staff Present

Jamie Dove – Public Development Manager
Kathy Holloway – Zoning Coordinator

Carson Saville, Chairman, called the meeting to order at 6:00 pm.

Larry Turner opened in prayer, then Carson Saville led everyone in the Pledge of Allegiance.

Carson Saville introduced the newest member, Chris Meadows.

Les Knoblock made a motion to approve the February 24, 2022 Planning Commission Minutes and was seconded by Harold Mull. The motion was approved unanimously.

Jamie Dove noted there will be an April 28, 2022 Planning Commission Meeting. Then, Jamie Dove read the zoning hearing procedures.

New Business -

1. SU-22-0031 – Tom Crow, 144 Crows Lake Drive, Jefferson, GA; 4.0 acres; special use for a campground. (Map 069/Parcel 001)

Jamie Dove gave the staff report. The applicant/owner is requesting a special use for a campground at the intersection of highway 129 and highway 11. The area has a PCFD zoning which is Planned Commercial Farm District. The property has an urban character area and an agriculture future land use. The intent is to use this property for agritourism. There is a powerline easement that runs down the middle of the 4 acres along with some water flow. Staff recommends approval of this special use.

Charles Crow, owner of Tom Crow, was present to represent this special use case. He plans to include camping while still allowing fishing. This will allow extended fishing times for those who choose to camp on the property.

There was no one present at the meeting in opposition to this special use.

Carson Saville closed the discussion for public comments and opened it up to the board for discussion, questions, or a motion.

The Planning Commission Board heard and considered this request at their public hearing on March 24, 2022. Harold Mull made a motion to **approve** the special use for a campground. The motion was seconded by Les Knoblock. The special use case was **approved** by Harold Mull, Les Knoblock, Larry Turner, and Chris Meadows.

2. RZ-22-0101 – D. O. Overstreet, LLC (Mike Guynn, Frank B. McGowan, Alan Dale Overstreet), Pettijohn Rd., Pendergrass, GA; 150.877 acres; rezone from A-2 (Agricultural Rural Farm District) to L-I (Light Industrial District) for industrial use. (Map 090/Parcel 005A)

Jamie Dove gave the staff report. The applicant/owner is requesting to rezone 150.877 acres from A-2 (Agricultural Rural Farm District) to L-I (Light Industrial District). This property was presented before as a map amendment in August of 2021. After it was approved, this case came through for rezone. This property currently has an A-2 zoning with an agriculture and conservation character area and an agriculture and conservation future land use. Public water and sewer are available from Jackson County Water and Sewer. Staff recommends approval of this rezone with 2 conditions. The first condition is that if Pettijohn Rd. is going to be used for any of access to the project site, it will need to be improved to the standards required by Jackson County road department. Also, the intersection of Pettijohn Rd. and Wayne Poultry Rd. will need to be improved to the standards of Jackson County road department. The second condition is the all stream buffers and zoning buffers must be adhered to.

Harold Mull asked Jamie Dove if the staff is wanting the road improvements to occur before the project can be started or if it can be done during site development. Jamie Dove responded by stating they do look for the road improvements to be started before the land disturbance permit gets issued.

Stanton Porter, 98 North Broad St. Winder, Ga, was present to represent this rezone case. He stated that this area has easy access to I-85 and highway 129, and it makes for this area to be light industrial use for a warehouse distribution type facility. There are no objections to the 2 conditions proposed by the staff. It makes sense that the roads will need to be improved and more accessible if they plan to use them for distribution. He asks for the rezone request to be approved.

Les Knoblock asked if Stanton Porter has talked to any of the property owners on the issues related to the road with right of ways. He replied that he has not personally spoken with the owners, but his client has assured him that the issues with the road will not be an issue for the development of this project. Les Knoblock asked "where will the road go?". He explained that usually if GDOT is widening the road, they will take from both sides, but to keep from disturbing other landowners, will the developer choose to expand the road by adding a right of way of their side. Stanton Porter replied that the plan is not final, but the developers have a good relationship with it the project and that it will limit the number for conditional property owners. Harold Mull also asked if there was any consideration in connecting the 2 developments and staying off of Pettijohn Rd. Stanton Porter replied by stating there are significant grading issues and there is a stream there. It would not be feasible to go through one to the other.

Christy Dove, 271 Cypress Dr. Jefferson, spoke in opposition to this case. She is in public safety as a safety engineer. She asked if this case was approved, would development start tomorrow. Carson Saville responded with no because it will still have to go through Board of Commissioners. Christy also mentioned she wants to leave the area residential and not industrial. She is concerned with traffic.

Tony Strickland, 1016 Henry Court, spoke in opposition to this case. He is with the fire marshal's office in Norcross. He is concerned with business development and traffic.

Curt Ramer, 1258 Hidden Lakes Trail Jefferson, spoke in opposition to this case. He is concerned that this area is becoming a storage facility for Gwinnett County. He mentioned the empty buildings already within this area. He thinks they should be used first before building new ones. He stated the roads cannot handle the traffic now. He is not opposed to growth as in stores and restaurants, but he does not want a storage facility for Gwinnett County.

Brooks Hagen, 411 Jefferson Blvd, spoke in opposition to this case. He is concerned with the number of vehicles coming in from this one facility and odor remediation for chicken processing. Carson Saville asked about the chicken processing and noted that it will just be an industrial warehouse. Brooks Haggan responded that it was his mistake, he thought it had something to do with poultry.

Greg Bartack, 184 Story Porter Rd, Jefferson, spoke in opposition to this case. He is concerned with the traffic and garbage on the roads. He mentioned that it will not bring in revenue from our taxes. It will bring in people not from this area who do not care about the area.

Peter Kim, 1648 Bill Wright Rd, spoke in opposition to this case. He is concerned with the life cycle of buildings. He mentioned that building like this will end up being unused due to money and upgrades. He mentioned the number of warehouses currently not being used.

Gina McKinney, Athens, Ga, spoke in opposition to this case. She asked about impact fees being established to slow down industry.

Doug Stiner, 33 Adventure Trail, spoke in opposition to this case. He is concerned with traffic coming off of the interstate. He is opposed to industrial.

Shannon Smith, 371 Lake Shore Drive, spoke in opposition to this case. She mentioned the Jackson Alliance website to know the number of square feet of buildings that are available

Stanton Porter spoke for the rebuttal. He mentioned the need for industrial areas within residential areas. One example being for the schools as a way to generate tax revenue. He said that the warehouse will be in a tax conservation easement and it will bring a large amount of property tax to the county.

Carson Saville closed the discussion for public comments and opened it up to the board for discussion, questions, or a motion.

Les Knoblock brought up his concern of widening the road which is currently a private road and not a county road. Jamie Dove clarified that it is a county road.

The Planning Commission Board heard and considered this request at their public hearing on March 24, 2022. Harold Mull made a motion to **deny** the rezone from A-2 (Agricultural Rural Farm District) to L-I (Light Industrial District) for industrial use. The motion was seconded by Les Knoblock. The rezone case was **denied** by Harold Mull, Les Knoblock, Larry Turner, and Chris Meadows.

3. MA-22-0097 – GCP Development (Gardner Lee), Hwy. 129 North, Jefferson, Ga; 8.0 acres; change the Character Area Map from “Suburban” to “Urban” and change the Future Land Use Map from “Commercial” and “Residential” to “Industrial”. (Map 080/Parcel 001Q)
4. MA-22-0098 – GCP Development (Gardner Lee), Hwy. 129 North, Jefferson, GA; 9.0 acres; change the Character Area Map from “Suburban” to “Urban” and change the Future Land Use Map from “Commercial” to “Industrial”. (Map 080/Parcel 001H1)
5. MA-22-0099 – GCP Development (Gardner Lee), Hwy. 129 North, Jefferson, GA; 1.0 acre; change the Character Area Map from “Suburban” to “Urban” and change the Future Land Use Map from “Commercial” to “Industrial”. (Map 080/Parcel 001H2)
6. MA-22-0100 – GCP Development (Gardner Lee), Hwy. 129 North, Jefferson, GA; 3.0 acres; change the Character Area Map from “Suburban” to “Urban” and change the Future Land Use Map from “Commercial” to “Industrial”. (Map 080/Parcel 001M)
7. MA-22-0101 – GCP Development (Gardner Lee), Hwy. 129 North, Jefferson, GA; 17.75 acres; change the Future Land Use Map from “Commercial” to “Industrial”. (Map 080/Parcel 001B2)
8. MA-22-0102 – GCP Development (Gardner Lee), 3686 Hwy. 129 North, Jefferson, GA; 32.45 acres; change the Future Land Use Map from “Commercial” to “Industrial”. (Map 080/Parcel 001B)
9. MA-22-0103 – GCP Development (Gardner Lee), Hwy. 129 North, Jefferson, GA; 32.223 acres; change the Character Area Map from “Suburban” to “Urban” and change the Future Land Use Map from “Commercial”, “Industrial”, “Residential” to “Industrial”. (Map 080/Parcel 001H)
10. MA-22-0104 – GCP Development (Gardner Lee), 86 Possum Creek Rd., Jefferson, GA; 23.03 acres; change the Character Area Map from “Suburban” to “Urban” and change the Future Land Use Map from “Commercial” to “Industrial”. (Map 080/Parcel 001E)
11. MA-22-0105 - GCP Development (Gardner Lee), 214 Possum Creek Rd., Jefferson, GA; 5.90 acres; change the Character Area Map from “Suburban” to “Urban” and change the Future Land Use Map from “Commercial” to “Industrial”. (Map 080/Parcel 001C)

Jamie Dove gave the staff report. The applicant/owner is requesting to change the Character Area Map from Suburban to Urban and change the Future Land Use Map from Commercial and Residential to Industrial. The land has frontage on 129 and business 129. Together, they all make up 9 parcels as a project. It also has an unimproved county road running through it. The area is currently zoned A-2 with the exception of one piece that is HRC, Highway Retail Commercial. There are a variety of Character Area Maps and Future Land Uses. 2 of the parcels are Urban while 7 are Suburban. For Future Land Use, it is predominately commercial on the frontages. It does have some Residential on the back, and has a small portion of Industrial all the way in the back. The land averages around 140 acres total for the 9 pieces together. Staff recommends denial of these map amendments.

Harold Mull asked Jamie Dove about the civil engineer consulting paper that mentions a money contribution of \$644,000. Jamie dove stated that would be between the applicant and the City of Jefferson.

Stanton Porter, 98 North Broad St. Winder, Ga, was present to represent this map amendment. He is asking that all 9 of the map amendments be tabled until the next hearing to further address concerns with his client. He stated that he wants to see if his client can accommodate some of the public concerns. He also mentioned that some of the land has been subdivided to use as a property buffer.

Guy Dean Benson, 28 Deerwood Lane, Jefferson, spoke in opposition to this case. She is concerned with the historical farm that occupies this land. She wants to keep the quality of life and history of this area.

Sherry Moore, Stillwater Lane Jefferson, spoke in opposition to this case. She is the president of the Jackson County Historical Society. She is concerned with keeping the historical heritage. She stated the Holder Plantation has significant historical value to the county and urges the denial of the case.

Jon Howell, Jefferson City mayor, spoke in opposition of this case. He is concerned with the negative impact toward the city of Jefferson. He is for property rights and for land owners to get the highest land use out of their property, but believes in conserving the area.

Kelly Heard, 659 Jefferson Blvd, spoke in opposition to this case. She is concerned with the safety of students and school traveling as traffic increases. She is not against development, but she wants it to be in another location not close to schools. She wants denial of this case.

Tim Mooney, Jefferson, spoke in opposition to this case. He is concerned with what the land use plan is and if it needs to be revisited. He mentioned the amount of traffic backup. Les Knoblock stated that there is a land use plan and it can be found online. He stated that the staff has been going around trying to get comments from people within Jackson County and they are having a hard time trying to get people to reply.

Gail Daly, 4404 Commerce Rd, spoke in opposition to this case. She is concerned that this case will destroy the community's history.

Greg Bartack, 184 Story Porter Rd. Jefferson, spoke in opposition to this case. He is concerned with the historical value and what is going on within the community. He wants to know the plan for this land use.

Brittany Odom, 2154 George bush Lane Jefferson, spoke in opposition to this case. She wants to know how investors are buying land that is zoned for agricultural use only and expecting it to be rezoned for industrial use. She wants to know how agricultural land is a "safe bet" for investors to buy and assume it will automatically be rezoned for them to develop. Les Knoblock responded by saying the Board's concerns are very much the same as the public's. Jamie Dove added that it is possible for the applicant to not be the owner of the land. Carson Saville noted that many times the buying of the land is contingent of the rezone of it. Brittany Odom restates that she pushes toward the denial of this case.

Laura Stiner, 33 Adventure Trail, spoke in opposition to this case. She is concerned with traffic near her home affecting her children. She also mentions noise and air pollution. She wants a plan to better the community and not development.

Doug Stiner, 33 Adventure Trail, spoke in opposition to this case. He stated the warehouses are of no use to the community. He is concerned with the traffic especially those that are not from this area.

Mark Barrows ,67 Story Porter Rd., spoke in opposition to this case. He is concerned that there is not enough room for more people to move into the area. He wants different job options besides a warehouse.

Tony Strickland. 1016 Henry Court, spoke in opposition to this case. He works in Norcross and Duluth, and he notices the neighborhoods that were destroyed but industrialization. He wants the community effects considered in the decision of this case.

Charles Castlelaw, 72 Lake Court Jefferson, spoke in opposition of this case. He has lived in the area since the 1980's and wanted to retire here, but he is now moving due to the traffic. He stated the people moving here will be less caring of the area.

Patrick Evans, 1344 Ronald Reagan, spoke in opposition of this case. He asked to please not vote for it.

Darrell Gumz, 523 Silver Bell Rd. Jefferson, spoke in opposition of this case. He is concerned with the increase of traffic. He asks to deny this case.

Gina McKinney spoke in opposition of this case. She thanks the staff for denying the case.

Christy Dove, 271 Cypress Dr. Jefferson, spoke in opposition of this case. She thanks the staff for denying the case and asks the Board to not table the case.

Margaret Holifield, 189 Sims Street Maysville, spoke in opposition to this case. She is concerned with what has already been destroyed in the county, and asks them to be considered. She mentions air and water quality after more development and degradation.

Maryanne Antiano, 945 Azalea Court, spoke in opposition of this case. She thanks the public for showing up, and she also thanks the staff for answering questions. She wants denial of the case.

Stanton Porter spoke for the rebuttal. He said he knows there is a lot of opposition. He makes the point that the purpose for him coming was to hear the public concerns and ask for the case to be tabled so that over the next month, some of the concerns can be addressed.

Carson Saville closed the discussion for public comments and opened it up to the board for discussion, questions, or a motion.

MA-22-0097

The Planning Commission Board heard and considered this request at their public hearing on March 24, 2022. Harold Mull made a motion to **deny** the Character Area Map change from “Suburban” to “Urban” and the Future Land Use Map change from “Commercial” and “Residential” to “Industrial”. The motion was seconded by Les Knoblock. The map amendment case was **denied** by Harold Mull, Les Knoblock, Larry Turner, and Chris Meadows.

MA-22-0098

The Planning Commission Board heard and considered this request at their public hearing on March 24, 2022. Harold Mull made a motion to **deny** the Character Area Map change from “Suburban” to “Urban” and the Future Land Use Map change from “Commercial” to “Industrial”. The motion was seconded by Les Knoblock. The map amendment case was **denied** by Harold Mull, Les Knoblock, Larry Turner, and Chris Meadows.

MA-22-0099

The Planning Commission Board heard and considered this request at their public hearing on March 24, 2022. Harold Mull made a motion to **deny** the Character Area Map change from “Suburban” to “Urban” and the Future Land Use Map change from “Commercial” to “Industrial”. The motion was seconded by Les Knoblock. The map amendment case was **denied** by Harold Mull, Les Knoblock, Larry Turner, and Chris Meadows.

MA-22-0100

The Planning Commission Board heard and considered this request at their public hearing on March 24, 2022. Harold Mull made a motion to **deny** the Character Area Map change from “Suburban” to “Urban” and the Future Land Use Map change from “Commercial” to “Industrial”. The motion was seconded by Les Knoblock. The map amendment case was **denied** by Harold Mull, Les Knoblock, Larry Turner, and Chris Meadows.

MA-22-0101

The Planning Commission Board heard and considered this request at their public hearing on March 24, 2022. Harold Mull made a motion to **deny** the Future Land Use Map change from “Commercial” to “Industrial”. The motion was seconded by Les Knoblock. The map amendment case was **denied** by Harold Mull, Les Knoblock, Larry Turner, and Chris Meadows.

MA-22-0102

The Planning Commission Board heard and considered this request at their public hearing on March 24, 2022. Harold Mull made a motion to **deny** the Future Land Use Map change from “Commercial” to “Industrial”. The motion was seconded by Les Knoblock. The map amendment case was **denied** by Harold Mull, Les Knoblock, Larry Turner, and Chris Meadows.

MA-22-0103

The Planning Commission Board heard and considered this request at their public hearing on March 24, 2022. Harold Mull made a motion to **deny** the Character Area Map change from “Suburban” to “Urban” and the Future Land Use Map change from “Commercial”, “Industrial”, “Residential” to “Industrial”. The motion was seconded by Les Knoblock. The map amendment case was **denied** by Harold Mull, Les Knoblock, Larry Turner, and Chris Meadows.

MA-22-0104

The Planning Commission Board heard and considered this request at their public hearing on March 24, 2022. Harold Mull made a motion to **deny** the Character Area Map change from “Suburban” to “Urban” and the Future Land Use Map change from “Commercial” to “Industrial”. The motion was seconded by Les Knoblock. The map amendment case was **denied** by Harold Mull, Les Knoblock, Larry Turner, and Chris Meadows.

MA-11-0105

The Planning Commission Board heard and considered this request at their public hearing on March 24, 2022. Harold Mull made a motion to **deny** the Character Area Map change from “Suburban” to “Urban” and the Future Land Use Map change from “Commercial” to “Industrial”. The motion was seconded by Chris Meadows. The map amendment case was **denied** by Harold Mull, Chris Meadows, Les Knoblock, and Larry Turner.

12. RZ-22-0102 - Calmat Co./Vulcan Materials Co. (Jimmy Fleming), 1626 Valentine Industrial Pkwy., Pendergrass, GA; 50.21 acres; rezone from A-2 (Agricultural Rural Farm District) to H-I (Heavy Industrial District) for a mining development. (Map 091/Parcel 012B)
13. RZ-22-0103 - Calmat Co./Vulcan Materials Co. (Jimmy Fleming), Valentine Industrial Pkwy., Pendergrass, GA; 49.77 acres; rezone from G-I (General Industrial District) to H-I (Heavy Industrial District) for a mining development. (Map 079/Parcel 002A)
14. RZ-22-0104 – Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 47.67 acres; rezone from G-I (General Industrial District) to H-I (Heavy Industrial District) for a mining development. (Map 079/Parcel 002)
15. RZ-22-0105 - Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 6.64 acres; rezone from A-2 (Agricultural Rural Farm District) to H-I (Heavy Industrial District) for a mining development. (Map 079/Parcel 003A)
16. RZ-22-0106 - Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 23.23 acres; rezone from G-I (General Industrial District) to H-I (Heavy Industrial District) for a mining development. (Map 079/Parcel 004A)
17. RZ-22-0107 - Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 29.87 acres; rezone from G-I (General Industrial District) to H-I (Heavy Industrial District) for a mining development. (Map 079/Parcel 009A)

18. RZ-22-0108 - Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 95.47 acres; rezone from G-I (General Industrial District) to H-I (Heavy Industrial District) for a mining development. (Map 078/Parcel 012)

Jamie Dove gave the staff report. The applicant/ owner is requesting to expand on an existing quarry. There is road frontage on Valentine Industrial and Bill Wright Road. There is a mixture of zonings throughout this case. There are 2 that are A-2, and the other 5 are General Industrial. The proposal for all 7 would be to change to Heavy Industrial. The Character Area Land Use is Urban for each of them. The Future Land Use for each is Industrial which allows for starting the rezone process. The site will be using private well and septic. This development proposal triggered a development of regional impact that is initiated by NEGRC. A traffic study was also triggered due to this development. It indicates that the traffic level will not change from what it is currently. An axillary right turn lane will need to be added to turn into the site. The staff recommends approval with conditions 1) if Valentine Industrial Parkway is to be used for any access to the site, the road will need to be improved and brought up to the standards by the Jackson County road department 2) all stream buffers and zoning buffers must be adhered to 3) an axillary right turn lane must be installed as suggested by the traffic study 4) there must not be an entrance or exit onto Bill Wright Road 5) within 180 days Vulcan will submit a plan to the development department for proper screening of the area bordering I-85 6) Vulcan will donate 50 feet of right of way from the current center line on Valentine Industrial Parkway 7) Dark Sky measures will be put into place to direct light towards the ground 8) 20 feet of right of way is to be deeded to Jackson County for the parcels the front of Bill Wright Road.

Harold Mull asked Jamie Dove what dark sky means in condition 7. She responded by saying it is a way of tilting the light so that it does not reflect.

Bill Berryman, attorney on 2500 Daniels Bridge Rd, was present to represent these rezone cases. He stated that Vulcan is the largest active mining company in the United States and the largest operating in Georgia. They lead in the industry with safety and environmental and social governance. There is a long-term lease on this 100-acre quarry site. The site is broken into 2 tax parcels. The intent is to rezone all parcels to Heavy Industrial in order to expand the existing site to meet customer demand in the area. The industrial category includes mining and mineral extraction activities. The extra 202 acres that is being added to the site will allow for the separation and screening of quarry operations from adjacent properties and for future pit development. Vulcan will implement measures to reduce impacts on the health, safety, or general welfare of the people in the county. All vehicular access will be from a driveway on Valentine Industrial Parkway which Vulcan will make sure the road meets all of Jackson County's road standards. There will not be an access at all on Bill Wright Road. Vulcan is also in agreement with all of the conditions posed by staff. Vulcan's mitigation plans will address all of the unique impacts brought up by the DRI report. They will be addressed through the revised surface mining land use plan required by the EPD. They will be required to adhere to the expensive state and local regulations. Stream crossings and buffers will also be addressed in the revised surface mining land use plan during the county sit approval process. He recommends approval of the 7 rezone cases.

Les Knoblock asked Bill Berryman to clarify his statement about the land buffer only existing until Vulcan decides to mine in that area. Bill Berryman replied that there will be a vegetative buffer to separate surrounding properties. He also explained that most of the area will be overburden and there are strict regulations on this. The overburden will have to be maintained for all the digging that is done.

Harold Mull made the statement that the bridge on Valentine Industrial Parkway will have to be shut down for some time to eventually be replaced in the future. He then asked if the quarry is currently active. Bill Berryman responded by saying it is not currently active and has changed hands through many quarry operators. Harold Mull also asked if there have been tests done to verify the if the rock can be used for the

Vulcan purposes. Bill Berryman responded that there has been extensive testing to believe that the rock has a very long life. Who? also asked if there are any future plans to allow other industries, like asphalt, to come in and mine. Bill Berryman responded that there are currently not any plans for that, but it could be allowed if they go through the zoning process.

Jimmy Fleming, 3992 Walkers Bridge Court Dacula, spoke in favor of the rezone cases. He is with Vulcan Materials Company. He clarified that the buffer areas are designated in the application and will come a part of the mining permit. This will dictate if those areas will ever be used. The state does require certain buffer areas to not be disturbed in any way. The disposal areas will be built in a way that they act like a buffer, but will sanitize the area for future mining purposes. The pit area will still be centered around the current pit area. He clarified that they are not seeking any additional use on the property, but they do have additional adjacent property, not in the county, that they would have for other use if they wanted. It would be a separate zoning process. The quality and quantity of the rock for these rezone cases meet their needs. Harold Mull asked what the anticipated longevity is to be able to mine rock from this area. Jimmy Fleming responded that they are looking at 25-50 years, but it depends on the public need. The rock will be used for many purposes throughout the county and other areas.

Anita Carter, 1325 Bill Wright Road, spoke in opposition to this case. She has just built a house on Bill Wright Road. She believes the mining operation will affect the mental health of the people in this area. She is a nurse and stands to protect the residents. She is against the rezone.

Lindsay Ivester, 1515 Ronald Reagan Jefferson, spoke in opposition to this case. She asks to deny this proposal. She lives in the area, and liked the peacefulness of the Jefferson. Now, she listens to road noise from large trucks. She is not looking forward to the noise coming from the mining operation. She believes the roads are not equipped to handle the traffic, and she has safety concerns. She asked to stop bringing the massive trucks into this area.

Brooks Hagen, 411 Jefferson Blvd, spoke in opposition to this case. He is concerned with the increase in noise. He mentioned the area that once served as a noise buffer is now gone. He is also concerned with the large trucks coming in and out.

Shannon Smith, 371 Lake Shore Drive, spoke in opposition to this case. She asked a question about the 8 cases for the same property. She is concerned with the huge amount of land which will be used.

Patrick Evans, 1344 Ronald Reagan, spoke in opposition to this case. He is concerned with the noise and the lack of a buffer. He already hears the traffic from I-85, but states this will be worse due to the mining. He is concerned that the noise will be happening at night due to light requirements. The Jefferson exit will not be able to handle the traffic. He does not want this quarry in residential areas. He wants to slow down industrial growth. He states the county is not ready for this type of growth.

Chris Griffin, 1505 Ronald Reagan Lane, spoke in opposition to this case. He is concerned with how the mining operation will affect the water. He asked if there have been any studies done to know how it will affect the water resources. Jamie Dove responded that the county has not done any studies because the Jackson County Water and Sewer would be separate authority. It would be their responsibility for analyzing the water.

Brittany Odom, 2154 George Bush Lane Jefferson, spoke in opposition to this case. He stated that there are over 200 houses in the Heritage subdivision, where she lives, therefore it would not be a small number of residents who are affected negatively. She asks to deny the case. She does not want the noise or trucks.

Kelly Heard, 659 Jefferson Blvd, spoke in opposition to this case. Her father worked for a quarry, so she knows what things will come along with this mining operation. She is concerned that people will start to move from Jefferson. She asked when the Future Land Use for 2050 was established. She stated it is time to address the Future Land Use Map because it is outdated. Jamie Dove stated that the 2050 map was put out in 2020.

Jack Cook, Bill Wright Road, spoke in opposition to this case. He moved here in 1986. He is concerned with the pond on this property. He wants to know what will happen to the lake. He also mentioned the increase in traffic. He noted that he would like the 200 acres to be turned into a county park.

Tracy Turner, Storey Meadows, spoke in opposition to this case. She is a realtor and stated that the nearby property and home values will start going down.

Peter Kim, 1648 Bill Wright Road, spoke in opposition to this case. He lives right next to the quarry, and he lived next to 2 other quarries in the past. He understands the need for resources, but states that people do not want to live next to it. He talked about the breathing problems it might cause, and the fact he might have a difficult time trying to sell his home if no one wants to live near the quarry. Harold Mull asked about the gas line mentioned between his property and the quarry. Peter Kim responded that he does not know what type it is but that it is right outside the property line.

Tony Strickland, 1016 Henry Court, spoke in opposition to this case. He talked about what kind of picture people looking for in the area. The quarry is not something that people want to see.

Jorge Martinez, 1409 Bill Wright Road, spoke in opposition to this case. He asks for the quarry to be denied. He is concerned with the noise and more traffic. He said the county is out of control and brought up the question where are we going as a county.

Jack cook, 1325 Bill Wright Road, spoke in opposition to this case. He brought up Elberton as being the granite capital of the world. He asked why do people not go buy from there.

Patrick Evans, 1434 Ronald Reagan Road, spoke in opposition to this case. Elberton is his sales territory. He brought up the point that the town of Elberton suffers from the granite industry. There are buildings and machines left not in use. He asked if people want Jackson County to stay as is or change.

Jimmy Fleming spoke for the rebuttal of this case. He made it clear that it is already an existing quarry and it has active permits to operate. It is in a generally industrial area. There will not be any truck traffic from Bill Wright Road. A vibration and noise study were already done as part of this application. It is difficult to measure something that is not currently operating, but he made the point that they are in compliance with the Flowery Branch noise ordinance for the quarry in that location. They test it every year. He stated that people do want to live near quarries. Neighborhoods are being built right up next to them in Flowery Branch. He stated that at the Jackson County quarry, they would only blast once a week. It would usually be in the middle of the day, and they put people on a call list to notify them before a blast. Vulcan would be complying with the hours of operation within the ordinance. Water will be handled through the EPD, and it will be tested on a regular basis. They use a closed system where the stormwater is collected and reused. The gas line should not be an issue. He mentioned that there is a gas pipe running through the Norcross quarry, and they have never had any issues. Carson Saville asked if there was a weight limit for the gas pipes. Jimmy responded that they will have to work with the pipe line companies to allow it if they ever end up having to cross it. Carson Saville asked what will prevent trucks from taking a right onto Bill Wright Road if there was traffic coming from the left. Jimmy responded by saying the trucks are delivering to the market, and the market is not that direction. Harold Mull asked what the plan was for the existing pond on the property. Jimmy responded that it will not be affected, and

that shows in the plan. Harold Mull asked about the gas line easement and if it goes through the middle of the property. Jimmy responded that he does not think the gas line goes through the property. Harold Mull asked again about the truckers turning onto Bill Wright Road due to them following the quickest route from GPS. Jimmy stated that Vulcan makes a point to meet with their customers to talk about the ways to operate within a community. Carson Saville asked how the size of the Flowery Branch quarry compares to the size of the proposed quarry. Jimmy responded that it is much larger than the proposed quarry in terms of output, but the acreage is similar with about 300 acres. Carson Saville asked about the proposed quarry in comparison to the Norcross area quarry. Jimmy stated the Norcross quarry is around 630 acres. Chris Meadows asked about the sound and vibration test in comparison to the quarry in operation in Jackson County. Jimmy stated the Flowery Branch mining operation is much larger that it would be in Jackson County with a smaller pit. Theoretically, the noise could be lower than the noise coming from Flowery Branch. Jamie Dove added that the noise level and ordinance will be dealt with on a different level. It will be more of a Sherriff's Department regulation pertaining to house calls. Who? same as above asked about the threshold of noise and if sometime in the future it might be above the ordinance. Jimmy stated that he feels confident that can be within the threshold.

Carson Saville closed the discussion for public comments and opened it up to the board for discussion, questions, or a motion.

RZ-22-0102

The Planning Commission Board heard and considered this request at their public hearing on March 24, 2022. Harold Mull made a motion to **deny** the rezone from A-2 (Agricultural Rural Farm District) to H-I (Heavy Industrial District) for a mining development, but the motion died. Then, Les Knoblock made a motion to approve the rezone from A-2 (Agricultural Rural Farm District) to H-I (Heavy Industrial District) for a mining development with staff conditions: 1). If Valentine Industrial Parkway is to be used for any access to the project site, the road will need to be improved and brought up to standards as required by the Jackson County Road Department. 2). All stream buffers and zoning buffers must be adhered to. 3). Vulcan to install auxiliary lane for right hand turns into the site as suggested in Traffic Study. 4). Vulcan agrees that there will be no entrance or exit onto Bill Wright Road. 5). Within 180 days Vulcan will submit a plan to the Development Department for proper screening of the area bordering Interstate 85. It is necessary to wait to determine appropriate screening in order to consider the effectiveness of spring and summer foliage. 6). Vulcan will donate 50 feet of right of way from the current centerline of Valentine Industrial Road. 7). Illumination on the site will utilize "Dark Sky" measures to direct light towards the ground. 8). 20 feet of right of way is to be deeded to Jackson County for parcels that front on Bill Wright Road. Note: No plans or property surveys in any way are being approved as a part of this rezone request. All requirements of the Jackson County UDC must be followed. The motion was seconded by Larry Turner. The rezone case was approved by Les Knoblock and Larry Turner and the rezone case was denied by Harold Mull and Chris Meadows. Then, Carson Saville broke the tie by voting to **deny** the rezone case.

RZ-22-0103

The Planning Commission Board heard and considered this request at their public hearing on March 24, 2022. Harold Mull made a motion to **deny** the rezone from G-I (General Industrial District) to H-I (Heavy Industrial District) for a mining development. The motion was seconded by Chris Meadows. The rezone case was denied by Harold Mull, Chris Meadows and Larry Turner. The rezone case was approved by Les Knoblock. Thus, the rezone case was **denied**.

RZ-22-0104

The Planning Commission Board heard and considered this request at their public hearing on March 24, 2022. Harold Mull made a motion to **deny** the rezone from G-I (General Industrial District) to H-I (Heavy Industrial District) for a mining development. The motion was seconded by Chris Meadows. The rezone

case was denied by Harold Mull, Chris Meadows, and Larry Turner. The rezone case was approved by Les Knoblock. Thus, the rezone case was **denied**.

RZ-22-0105

The Planning Commission Board heard and considered this request at their public hearing on March 24, 2022. Harold Mull made a motion to **deny** the rezone from A-2 (Agricultural Rural Farm District) to H-I (Heavy Industrial District) for a mining development. The motion was seconded by Chris Meadows. The rezone case was denied by Harold Mull and Chris Meadows. The rezone case was approved by Les Knoblock and Larry Turner. Then, Carson Saville broke the tie by voting to **deny** the rezone case.

RZ-22-0106

The Planning Commission Board heard and considered this request at their public hearing on March 24, 2022. Harold Mull made a motion to **deny** the rezone from G-I (General Industrial District) to H-I (Heavy Industrial District) for a mining development. The motion was seconded by Chris Meadows. The rezone case was denied by Harold Mull and Chris Meadows. The rezone case was approved by Les Knoblock and Larry Turner. Then, Carson Saville broke the tie by voting to **deny** the rezone case.

RZ-22-0107

The Planning Commission Board heard and considered this request at their public hearing on March 24, 2022. Harold Mull made a motion to **deny** the rezone from G-I (General Industrial District) to H-I (Heavy Industrial District) for a mining development. The motion was seconded by Chris Meadows. The rezone case was denied by Harold Mull and Chris Meadows. The rezone case was approved by Les Knoblock and Larry Turner. Then, Carson Saville broke the tie by voting to **deny** the rezone case.

RZ-22-0108

The Planning Commission Board heard and considered this request at their public hearing on March 24, 2022. Harold Mull made a motion to **deny** the rezone case from G-I (General Industrial District) to H-I (Heavy Industrial District) for a mining development. The motion was seconded by Chris Meadows. The rezone case was denied by Harold Mull and Chris Meadows. The rezone case was approved by Les Knoblock and Larry Turner. Then, Carson Saville broke the tie by voting to **deny** the rezone case.

19. SU-22-0032 – Calmat Co./Vulcan Materials Co. (Jimmy Fleming), 1626 Valentine Industrial Pkwy., Pendergrass, GA; 50.21 acres; special use to allow mining. (Map 091/Parcel 012B)
20. SU-22-0033 – Calmat Co./Vulcan Materials Co. (Jimmy Fleming), Valentine Industrial Pkwy., Pendergrass, GA; 49.77 acres; special use to allow mining. (Map 079/Parcel 002A)
21. SU-22-0034 – Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 47.67 acres; special use to allow mining. (Map 079/Parcel 002)
22. SU-22-0035 – Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 6.64 acres; special use to allow mining. (Map 079/Parcel 003A)
23. SU-22-0036 – Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 23.23 acres; special use to allow mining. (Map 079/Parcel 004A)
24. SU-22-0037 – Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 29.87 acres; special use to allow mining. (Map 079/Parcel 009A)
25. SU-22-0038 - Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 95.47 acres; special use to allow mining. (Map 078/Parcel 012)

Jamie Dove gave the staff report. She stated the denial of the rezone cases for the same property makes the Special Use cases null and void.

SU-22-0032, SU-22-0033, SU-22-0034, SU-22-0035, SU-22-0036, SU-22-0037, SU-22-0038
The special use case is null and void as a result of the rezone denial on March 24, 2022.

Harold Mull made a motion to adjourn the meeting. The motion was unanimous. Meeting adjourned at 8:32 p.m.

Carson Saville, Chairman

Date

DRAFT