



## PLANNING COMMISSION AGENDA

Jackson County Courthouse, Jury Assembly Room

5000 Jackson Parkway, Jefferson, GA 30549

July 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 6-23-2022

Documents:

[PC MINUTES 6-23-2022.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 recommendations of the Planning Commission Board at a public hearing on Monday, August 15, 2022 at 6:00 p.m. at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, GA 30549 in the Jury Assembly Room on the main floor.



## JACKSON COUNTY PLANNING COMMISSION



### Minutes

Jackson County Courthouse  
Jury Assembly Room  
5000 Jackson Parkway  
Jefferson, GA 30549

June 23, 2022  
6:00 P.M.

#### Members Present

Steve Wittry, Chairman  
Harold Mull, Vice-Chairman  
Les Knoblock  
Larry Turner  
Chris Meadows

#### Staff Present

Jamie Dove – Public Development Manager  
Kathy Holloway – Zoning Coordinator

Harold Mull, Vice-Chairman, called the meeting to order at 6:00 pm.

Larry Turner opened in prayer, then Harold Mull led everyone in the Pledge of Allegiance. Harold Mull welcomed Steve Wittry back to the Planning Commission Board to replace Carson Saville. Then, Les Knoblock made a motion to appoint Steve Wittry as Chairman of the Planning Commission Board and was seconded by Chris Meadows. The motion was approved unanimously. Then, Steve Wittry took over the meeting. Les Knoblock made a motion to approve the May 26, 2022 Planning Commission Minutes and was seconded by Harold Mull. The motion was approved unanimously. Jamie Dove noted there will be a July 28, 2022 Planning Commission Meeting. Then, Jamie Dove read the public hearing procedures and noted they are located on the table by the door.

#### New Business -

1. RZ-22-0121 – Richie & Elena Lewis, 1339 W. L. Williams Rd., Commerce, GA; 4.94 acres; rezone from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) to divide property into 2 tracts for residential use. (Map 002/Parcel 028A)

Jamie Dove gave the staff report. The applicant/owner request a rezoning from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District). If allowed to be rezoned, the applicant/owner wishes to subdivide the property into 2 tracts. There will be well water and septic system on both tracts. Staff recommends approval of this rezone case. 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 adhered to.

Richie Lewis, 1046 Blind Brook Circle, Hoschton, GA 30548, was present to represent this rezone case. Mr. Lewis would like to divide the property into 2 tracts. He plans to build his home on Tract #2 and his son plans to build on Tract #1. Then, there was discussion between the board, applicant, and staff regarding soil testing for septic system and driveway separation.

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

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

Les Knoblock made a motion to **approve** the rezone from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) in order to divide the property into 2 tracts. The motion was seconded by Harold Mull. The rezone was **approved** by Les Knoblock, Harold Mull, Chris Meadows, and Larry Turner.

2. RZ-22-0122 – Hulsey, Oliver & Mahar, LLP (Wesley Robinson), Bill Wright Road/Valentine Industrial Pkwy., Pendergrass, GA; 77.361 acres; rezone from A-2 (Agricultural Rural Farm District) to G-I (General Industrial District) for industrial use. (Map 091/Parcel 013)

Jamie Dove gave the staff report. The applicant is requesting to rezone this property from A-2 (Agricultural Rural Farm District) to G-I (General Industrial District) in order to construct a warehousing/distribution center to be located on both sides of Bill Wright Road. The property gains access from Bill Wright Road. A small portion of the southern parcel does front on Valentine Industrial Parkway. The property will be served with water and sanitary sewer by the Jackson County Water and Sewerage Authority. There is water and sewer located nearby on Valentine Industrial Parkway. The DRI Final Report will be published from the Northeast Georgia Regional Commission on July 1, 2022, in time for the Board of Commissioners Meeting. Also, any new driveways and road alignments must be permitted through the Jackson County Road Department. All upgrades to the water and sewer lines, as well as road upgrades, will be done at the cost to the developer/owner. Staff recommends approval of this rezone with the following conditions: 1) The proposed upgrade and realignment of Bill Wright Road must be approved by the Jackson County Road Department. 2) All stream buffers and zoning buffers must be adhered to. Note: No plans or property surveys are being approved as a part of this rezone request. All requirements of the Jackson County UDC must be adhered to.

Abb Hayes, Hulsey, Oliver & Mahar, LLP, 200 E. E. Butler Parkway, Gainesville, GA 30503 was present to represent this rezone case. Also present to answer any questions was Matt McCord (Norton Real Estate Agency) and Tom True (Engineer of the concept plan). Mr. Hayes passed out some maps of the property showing the proposed property and surrounding properties owned by his client in regards to the Aerial Map, Character Area Map, Future Land Use Map, and Zoning Map. Also, Mr. Hayes noted that they agree with the conditions placed on this rezone by staff. Then, Ms. Dove noted that the maps show annotations of cemeteries on the development property. These cemeteries were approved to be relocated to a Pendergrass cemetery and will not be there during development.

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

Steve Wittry closed the discussion for public comments and opened it up to the board for discussion, questions, or a motion. Les Knoblock would like a sign placed on Bill Wright Rd for “No Thru Trucks”. So, Ms. Dove stated that she would contact Jeff Bridges with the Jackson County Road Department in regards to placing this sign on Bill Wright Road, and have an answer prior to the Board of Commissioners Meeting.

Harold Mull made a motion to **approve** the rezone from A-2 (Agricultural Rural Farm District) to G-I (General Industrial District) for a warehouse/distribution center on both sides of Bill Wright Road **with the following conditions:** 1) The proposed upgrade and realignment of Bill Wright Road must be approved by the Jackson County Road Department. 2) All stream buffers and zoning buffers must be adhered to. Note: No plans or property surveys are being approved as a part of this rezone request. All requirements of the Jackson County UDC must be adhered to. The motion was seconded by Chris Meadows. The rezone was **approved with conditions** by Harold Mull, Chris Meadows, Les Knoblock, and Larry Turner.

3. RZ-22-0123 – Hulsey, Oliver & Mahar, LLP (Wesley Robinson), Bill Wright Road, Pendergrass, GA; 15.11 acres; rezone from A-2 (Agricultural Rural Farm District) to G-I (General Industrial District) for industrial use. (Map 078/Parcel 029)

Jamie Dove gave the staff report. The applicant is requesting to rezone this property from A-2 (Agricultural Rural Farm District) to G-I (General Industrial District) in order to include the parcel as part of a larger warehousing/distribution center development to be located on the north side of Bill Wright Road. The property gains access from Bill Wright Road. The property will be served with water and sanitary sewer by the Jackson County Water and Sewerage Authority. There is water and sewer located nearby on Valentine Industrial Parkway. The DRI Final Report will be published from the Northeast Georgia Regional Commission on July 1, 2022, in time for the Board of Commissioners Meeting. Also, any new driveways and road alignments must be permitted through the Jackson County Road Department. All upgrades to the water and sewer lines, as well as road upgrades, will be done at the cost to the developer/owner. Staff recommends approval of this rezone with the following conditions: 1) The proposed upgrade and realignment of Bill Wright Road must be approved by the Jackson County Road Department. 2) All stream buffers and zoning buffers must be adhered to. It appears that the preliminary site plans provided do not acknowledge the existence of a stream on this property. Note: No plans or property surveys are being approved as a part of this rezone request. All requirements of the Jackson County UDC must be adhered to.

Abb Hayes, Hulsey, Oliver & Mahar, LLP, 200 E. E. Butler Parkway, Gainesville, GA 30503 was present to represent this rezone case. Also present to answer any questions was Matt McCord (Norton Real Estate Agency) and Tom True (Engineer of the concept plan). Mr. Hayes passed out some maps of the property showing the proposed property and surrounding properties owned by his client in regards to the Aerial Map, Character Area Map, Future Land Use Map, and Zoning Map. Also, Mr. Hayes noted that they agree with the conditions placed on this rezone by staff. Then, Ms. Dove noted that the maps show annotations of cemeteries on the development property. These cemeteries were approved to be relocated to a Pendergrass cemetery and will not be there during development.

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

Steve Wittry closed the discussion for public comments and opened it up to the board for discussion, questions, or a motion. Les Knoblock would like a sign placed on Bill Wright Road for “No Thru Trucks”. So, Ms. Dove stated that she would contact Jeff Bridges with the Jackson County Road Department in regards to placing this sign on Bill Wright Road, and have an answer prior to the Board of Commissioners Meeting.

Harold Mull made a motion to **approve** the rezone from A-2 (Agricultural Rural Farm District) to G-I (General Industrial District) in order to include the parcel as part of a larger warehousing/distribution center development to be located on the north side of Bill Wright Road **with the following conditions:** 1) The proposed upgrade and realignment of Bill Wright Road must be approved by the Jackson County

Road Department. 2) All stream buffers and zoning buffers must be adhered to. It appears that the preliminary site plans provided do not acknowledge the existence of a stream on this property. Note: No plans or property surveys are being approved as a part of this rezone request. All requirements of the Jackson County UDC must be adhered to. The motion was seconded by Larry Turner. The rezone was **approved with conditions** by Harold Mull, Larry Turner, Les Knoblock, and Chris Meadows.

4. Utility Corridor Standards Text Amendment – Amendments within Article 16 and Article 23 of the Unified Development Code pertaining to utility placement within the right-of-way.

Jamie Dove gave the staff report. The Utility Corridor Standard Detail C-1 Utility Placement is requested to be adjusted to provide for a more consistent location for utilities within the right of way. Currently, the details “right of way width varies” and it is now proposed to be a set 55 feet wide right-of-way when a residential road has curb and gutter. This change will provide a more consistent placement of utilities within the right-of-way. Also, the change would need to be reflected within Section 1612, Table 16-1. Staff recommends approval.

There was no one present at the meeting in favor or in opposition to this text amendment.

Harold Mull made a motion to **approve** the Utility Corridor Standards Text Amendment. The motion was seconded by Larry Turner. The text amendment was **approved** by Harold Mull, Larry Turner, Les Knoblock, and Chris Meadows.

Harold Mull made a motion to adjourn the meeting and was seconded by Steve Wittry. The motion was unanimous. Meeting adjourned at 6:22 p.m.

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Steve Wittry, Chairman

Date