

Planning and Zoning Board Agenda

Location: Jasper County Historic Courthouse, Small Courtroom

Date: Thursday, October 20, 2022

Time: 6:00 PM

1. Call to order – Justin Owens
2. Approval of Agenda
3. Approval of Minutes from July 21, 2022, August 25, 2022, and September 22, 2022
4. A Public Hearing and recommendation by the Planning Board will be held for Special Use Permit, 2022-SU-003, at the northeast intersection of Middlebrook Pond Road and Freedomia Road, Monticello, GA 31064. The Special Use Permit request is for a Food Bank at the location.

Public Comments – (from sign-in sheet)

-Proponents

-Opponents

5. A Public Hearing and recommendation by the Planning Board will be held for Amendments to Part II, Code of Ordinances which include: Chapter 105 - DEVELOPMENT STANDARDS AND REGULATIONS; and Chapter 119 – ZONING. The amendments will address updates to the Conservation Subdivision requirements, general definitions, the zoning Use Table, and for other purposes.
 - I. Suggested changes to Chapter 105 Development Standards and Regulations, Article II, Sec. 105-28 – General Definitions
These are adding and correcting definitions.
 - II. Suggested changes to Chapter 105 Development Standards and Regulations, specifically identifying the different types of Subdivisions
 - III. Suggested changes to Chapter 105 Development Standards and Regulations, by giving language to a Minor Subdivision Design
 - IV. Suggested changes to Chapter 105 Development Standards and Regulations, Giving language to a Residential Subdivision Design
 - V. Suggested changes to Chapter 105 Development Standards and Regulations, Article IV. Conservation Subdivision, by amending language to a Conservation Subdivision Design

- VI. Suggested changes to Chapter 105 Development Standards and Regulations, by reserving a spot for language to be added in the future for a Mixed Use Subdivision Design
 - VII. Suggested changes to Chapter 105 Development Standards and Regulations, by giving language to a Commercial & Industrial (aka Non-Residential) Subdivision Design
 - VIII. Suggested changes to Chapter 105 Development Standards and Regulations, Article 1, Sec. 105-1 – Authority by amending language; Sec. 105-2 – Jurisdiction by amending language; Sec. 105-103 – Applicability and prohibitions by adding new section; Sec. 105-104 – Purposes by repealing existing language and renaming the section number; and Sec. 105-5 Content by renaming the section number
 - IX. Suggested changes to Chapter 105 Development Standards and Regulations, Article 105-85 General overview of subdivision plat review and approval procedures by omitting (b) (1) language and renumbering sections; Sec. 105-87 – submission and approval of preliminary plat by adding requirement to submit a digital copy and maintain compliance with Sec. 105-103 Purposes, adding an expiration to the preliminary plat approval and correcting language; Sec. 105-90 Specification for construction plans by changing language to LIDAR topo for contour lines; and Sec. 105-91 Submission and approval of final plat by changing the timeline from 30 days to 60 days for approval deadline.
 - X. Suggested changes to Chapter 105 Development Standards and Regulations, Article V. – General Requirements, Sec. 105-127 Development standards for lots by establishing a minimum slope for a building site
 - XI. Suggested changes to Chapter 105 Development Standards and Regulations, Article X Standards for Utility Infrastructure, Sec. 105-275 and Sec. 105-128 by setting distance between fire hydrants to 500 feet apart.
 - XII. Suggested changes to Chapter 119 Zoning, Article IV. District Regulations, Division 4, Sec. 119-244 – Development standards – Agriculture and residential districts, Sec. 119-148 – Conventional Zoning Districts and Sec. 119-196 & Sec. 119-197.
These changes are the minimum lot sizes and combination of similar districts.
- 6. Future Meeting Notices
 - 7. Adjournment