

JASPER COUNTY  
BOARD OF COMMISSIONERS

SPECIAL USE PERMIT

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CASE NUMBER	SU22-003
PROPOSED USE	Food Bank
EXISTING ZONING	AG (Agricultural)
LOCATION	Middlebrook Pond Road (North Side) 628 +- Feet of Frontage Freedonia Road (East Side) 795 +- Feet of Frontage
PARCEL SIZE	7.7 +- Acres
TAX PARCEL	044 54, 044 055 & 044 056
COMMISSIONER DISTRICT	1 (One)
OWNER	Drucilla Barron and on Parcel 044 054 co-ownership with Kenneth Aldwin Lambert
PETITIONER	Jasper County Community Food Bank
REPRESENTATIVE	Jasper County Community Food Bank

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APPLICANT'S INTENT	To allow for a food bank on the property.
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**SUBJECT SITE AND SURROUNDING AREA:**

**SUBJECT SITE:** The subject site is comprised of three parcels located at the Northeast intersection of Freedonia Road and Middlebrook Pond Rd. It is zoned AG (Agricultural) and is currently undeveloped.

**NEARBY AND ADJACENT PROPERTIES/ZONINGS:**

**North** – Use: Agricultural, scattered single-family residential  
Zone: AG (Agricultural)

**East**– Use: Agricultural, scattered single-family residential  
Zone: AG (Agricultural)

**South, across Middlebrook Pond Rd** – Use: Place of Worship (Freedonia AME Church), agricultural and scattered single-family residential  
Zone: AG (Agricultural)

**West, across Freedonia Rd** – Use: Agricultural, scattered single-family residential  
Zone: AG (Agricultural)

**STANDARDS OF REVIEW. The following standards are to be used when determining the approval or denial of the petition:**

- (1) Is the proposed use suitable in view of the use and development of adjacent and nearby property?
- (2) Does the proposed use adversely affect the existing use or usability of adjacent or nearby property?
- (3) Will the proposed use likely cause an excessive or burdensome use of existing streets, transportation facilities, utilities or other public facilities?
- (4) Is the subject site itself suitable for the proposed use in terms of area, topography, natural conditions, or existing land uses on the site?
- (5) Is the proposed use suitable in terms of the natural environment on the site and on adjacent and nearby property?
- (6) Are there other existing or changing conditions which, because of their impact on the public health, safety, morality and general welfare of the community, give supporting grounds for either approval or disapproval of the proposed use?
- (7) The proposed use may be approved subject to such conditions as may be imposed in order to mitigate impacts which may be expected without

the imposition of conditions, and may be regulated in the same manner as provided in section 119-445.

**SITE PLAN ANALYSIS:**

Based on the site plan submitted by the applicant to the Planning and Development Department on September 20, 2022, Staff offers the following considerations:

**Overview of Site Plan**

The site plan shows a 7.7-acre tract with 2 road accesses, a long driveway capable of holding 54 cars off the roadway, a buffer along the eastern and northern property lines, 20 gravel parking spaces for volunteers, 2.39 acres for a community garden area, an approximate 5,709 SF structure including 4,224 interior space with a fully covered drive-thru for delivery of items.

**Driveways and Access Functions**

The Middlebrook Pond Road driveway is a one way only entrance for cars to turn into the facility. This driveway is approximately 550 feet away from the intersection of Middlebrook Pond Road and Freedonia Road. The entrance driveway will have a paved apron as it exists from the roadway that turns into gravel once the car leaves the public road. The driveway allows area for 54 spaces for stacking of cars along the drive. There is also room for 39 additional spaces as needed.

The driveway runs to the north of the proposed building which is situated facing Freedonia Road. Once the food is placed into the vehicle in front of the building, the car will exit out of the facility onto Freedonia Road.

**STAFF COMMENTS:**

Sec. 119-269. - Table of permitted uses as shown below:

Use	AG	R-R	R-2	R-1	RL	V-P	O-I	C-1	C-2	M
Public or nonprofit food & necessities distribution center/Food Bank/Food Pantry	S							S	S	

## RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be approved for a Special Use Permit for a Public or nonprofit food & necessities distribution center/Food Bank/Food Pantry Business CONDITIONAL subject to the owner's agreement to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by the Board of Commissioners.

1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. Public or nonprofit food & necessities distribution center/Food Bank/Food Pantry
2. To the owner's agreement to abide by the following development standards:
  - a. A **25'/50' (?)** natural buffer shall be required along the northern and eastern property lines where the lot adjoins residential and agricultural uses.
  - b. The final layout of the site shall look substantially similar to the site plan submitted by the applicant and a part of the staff report.
  - c. (Other conditions as may be determined by the Planning Commission or the Board of Commissioners.)

**ZONING MAP**

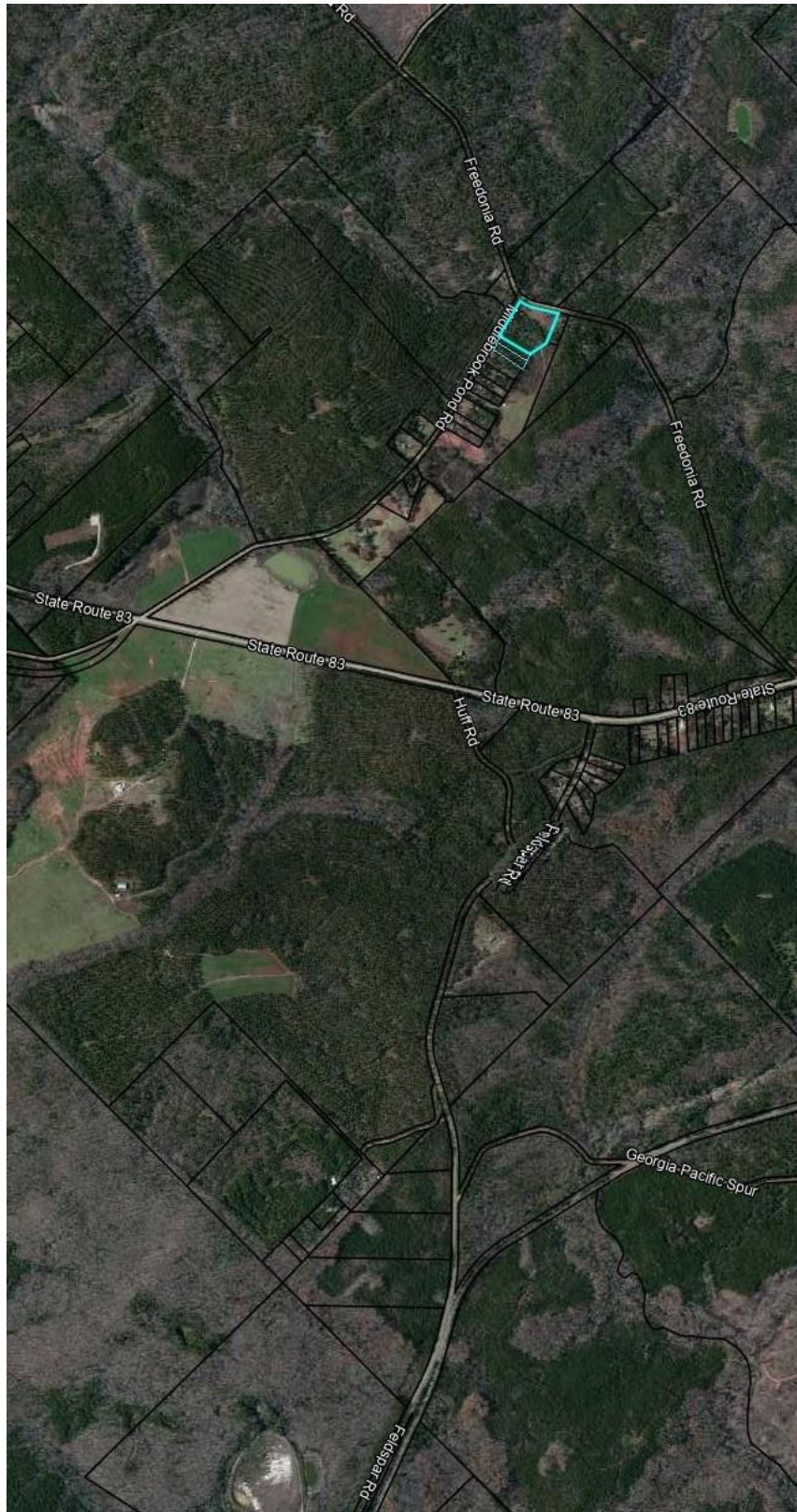


Key Code:  
Light Green – Agricultural

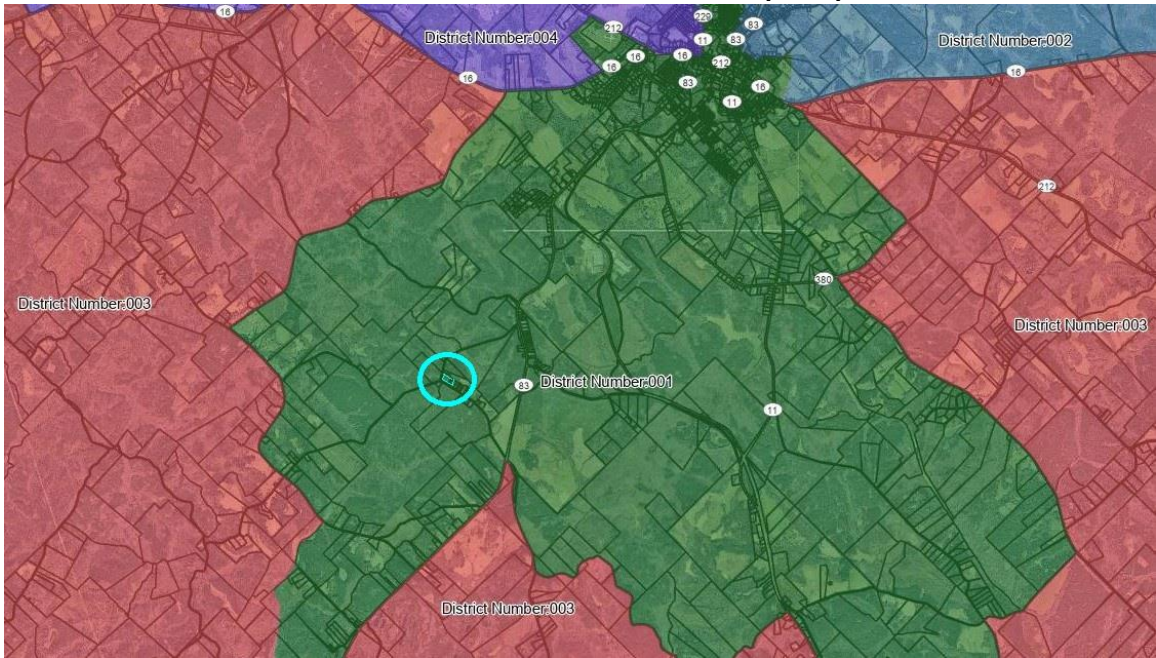
**AERIAL MAP**



# LOCATION OVERVIEW MAP



# COMMISSIONER DISTRICT 1 (One)



APPLICANT'S INFORMATION

SPECIAL USE PERMIT APPLICATION
JASPER COUNTY ZONING ORDINANCE

DATE RECEIVED 09/19/22 2022 SU 003
LOCATION OF TRACK Middlebrook Pond Rd? TAX MAP 044 056
ACRES 7.7 CURRENT ZONING AG Freedonia Rd 044 055
WHY A SPECIAL USE PERMIT IS NEEDED: 044 054

Food bank

APPLICANT JASPER CO. COMMUNITY FOOD BANK OWNER Druilla S. Barron x
ADDRESS 1171 POST RD, MONTICELLO ADDRESS 2084 Fellowship Rd. Monticello GA.
PHONE 706-706-4767 PHONE 706-468-8460
EMAIL jsep331515@abl.com EMAIL barr253@bellsouth.net

THE FOLLOWING DOCUMENTS MUST BE ATTACHED BEFORE APPLICATION CAN BE ACCEPTED:

- 1. A PLAT OF PROPERTY SHOWING ITS LOCATION, AREA, EXISTING STRUCTURES, AND CURRENT ZONING DISTRICT OF THE PROPERTY AND ALL ABUTTING PROPERTIES.
2. A DEED WITH LEGAL DESCRIPTION SHOWING TITLE OF THE PROPERTY.
3. FILING FEE OF \$500 PAYABLE TO JASPER COUNTY ZONING OFFICE.
4. A "DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS" FORM.
5. IF PROPERTY OWNER AND APPLICANT ARE NOT THE SAME, AN AGENT AUTHORIZATION FORM.
6. Site Plan

I HEREBY AUTHORIZE THE JASPER COUNTY PLANNING AND ZONING COMMISSION AND STAFF TO INSPECT THE ABOVE-DESCRIBED PROPERTY. IN SIGNING THIS APPLICATION, I HEREBY STATE ALL INFORMATION GIVEN BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I AGREE TO ABIDE BY ALL LAWS AND ORDINANCES REGULATING USE OF PROPERTY IN JASPER COUNTY.

SIGNATURE OF APPLICANT [Signature] DATE 9-15-22

PUBLIC HEARING BEFORE JASPER COUNTY BOARD OF COMMISSIONERS

RECOMMENDATION CHARIMAN/DATE

APPROVED DENIED CONDITIONS?

NOTES:



# APPLICANT'S IMPACT ANALYSIS

## SPECIAL USE CRITERIA

### Sec. 119-449. - General standards for approval of special uses.

Any use shown in the table of permitted uses as requiring a special use permit in any district may be permitted after a hearing by the planning and zoning commission and approval of the board of commissioners. The hearing shall follow all procedures required in section 119-442 for zoning amendments.

The following standards shall be considered in determining whether the special use permit shall be approved:

- (1) Is the proposed use suitable in view of the use and development of adjacent and nearby property?  
YES, FREEDONIA AIME CHURCH ACROSS THE STREET  
AGRICULTURE WITH LAYOUT OF LAND AND COMMUNITY
- (2) Does the proposed use adversely affect the existing use or usability of adjacent or nearby property?  
NO, LAND TOPOGRAPHY IS FLAT AND BUILDING FOOTPRINT  
WILL LEAVE MOST OF THE 7.7 ACRES REMAINING AS LAND  
ONLY OPEN 4 HOURS A WEEK.
- (3) Will the proposed use likely cause an excessive or burdensome use of existing streets, transportation facilities, utilities or other public facilities?  
NO, ONLY OPEN 4 HOURS PER WEEK.  
RENDERING PROVIDES SPOTS FOR ALL WAITING VEHICLES  
TO BE ON-PROPERTY AND NO OVERFLOW ONTO STREETS
- (4) Is the subject site itself suitable for the proposed use in terms of area, topography, natural conditions, or existing land uses on the site?  
YES, NATURAL CONDITIONS AND TOPOGRAPHY WITH BUILDING  
FOOTPRINT WILL ALLOW ALL RUNOFF TO BE ABSORBED NATURALLY,  
INTO THE REMAINING LAND. SITE WILL ALSO ACCOMMODATE A 2-ACRE  
COMMUNITY GARDEN AS WELL AS FRUIT TREES AND BUSHES POSITIONED  
THROUGHOUT PROPERTY FOR CLIENTS
- (5) Is the proposed use suitable in terms of the natural environment on the site and on adjacent and nearby property?  
YES, SAME AS #4

- (6) Are there other existing or changing conditions which, because of their impact on the public health, safety, morality and general welfare of the community, give supporting grounds for either approval or disapproval of the proposed use?

YES, DISTRIBUTION OF THOSE JASPER COUNTY RESIDENTS, WITH FOOD INSECURITIES, AS WELL AS THE ABILITY TO GROW THEIR OWN FRESH VEGETABLES & PRODUCE. THE SITE IS PROVIDING A LARGER WAREHOUSE WITH BETTER CLIENT ACCESS TO ACCOMMODATE FUTURE & CURRENT GROWTH THROUGH THE FOOD BANK AND MERCY, LOVE, & JOY YOUTH PROGRAM (ML&J)

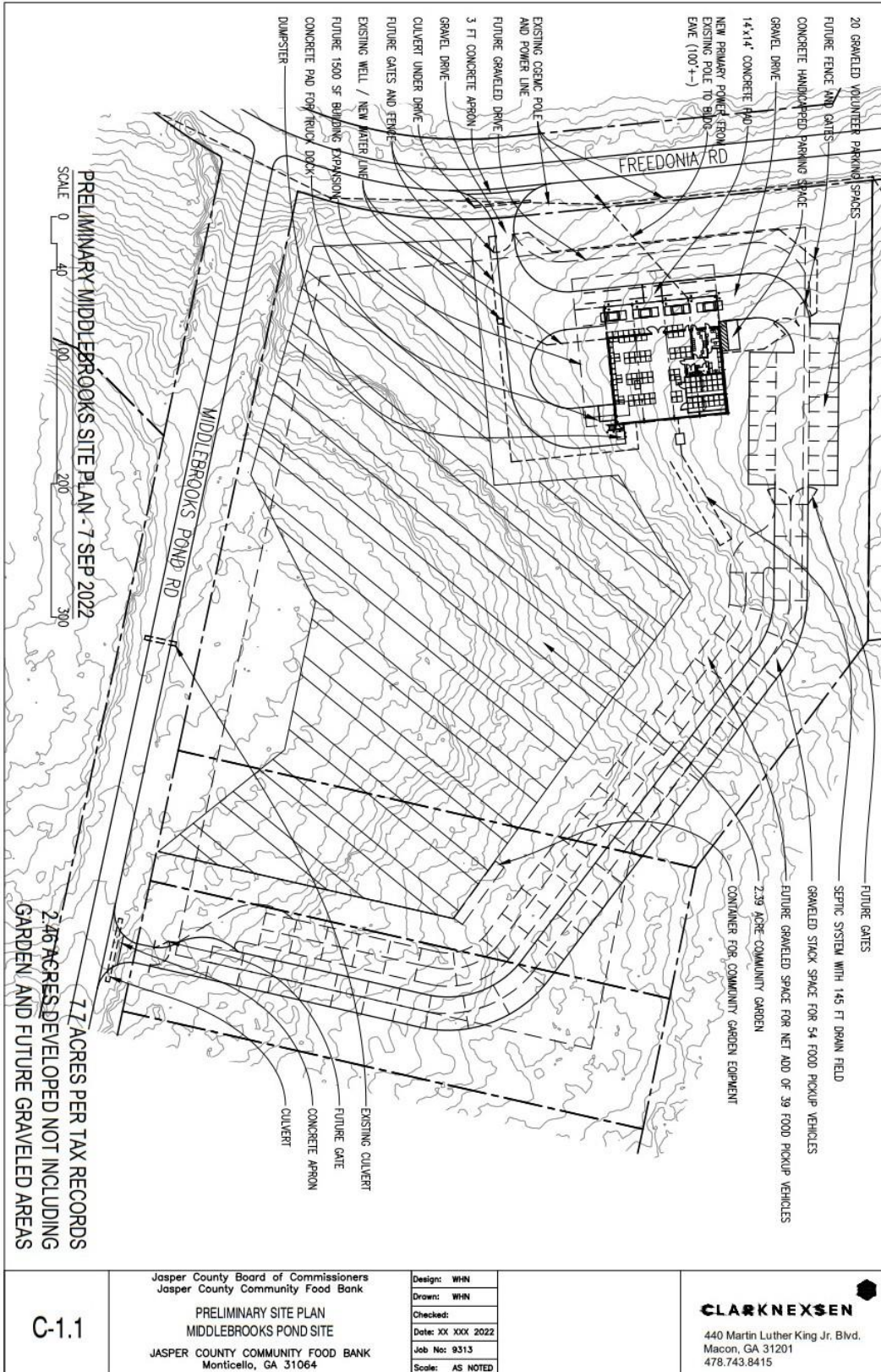
(7) The proposed use may be approved subject to such conditions as may be imposed in order to mitigate impacts which may be expected without the imposition of conditions, and may be regulated in the same manner as provided in section 119-445.

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# SITE PLAN



**C-1.1**

Jasper County Board of Commissioners  
 Jasper County Community Food Bank

**PRELIMINARY SITE PLAN  
 MIDDLEBROOKS POND SITE**

JASPER COUNTY COMMUNITY FOOD BANK  
 Monticello, GA 31064

Design: WHN  
 Drawn: WHN  
 Checked:  
 Date: XX XXX 2022  
 Job No: 9313  
 Scale: AS NOTED

**CLARKNEXSEN**

440 Martin Luther King Jr. Blvd.  
 Macon, GA 31201  
 478.743.8415

# SITE PLAN FOR REFERENCE WITH ROUGH COLOR TO SHOW NATURAL AREA AND DRIVEWAY CIRCULATION



C-1.1

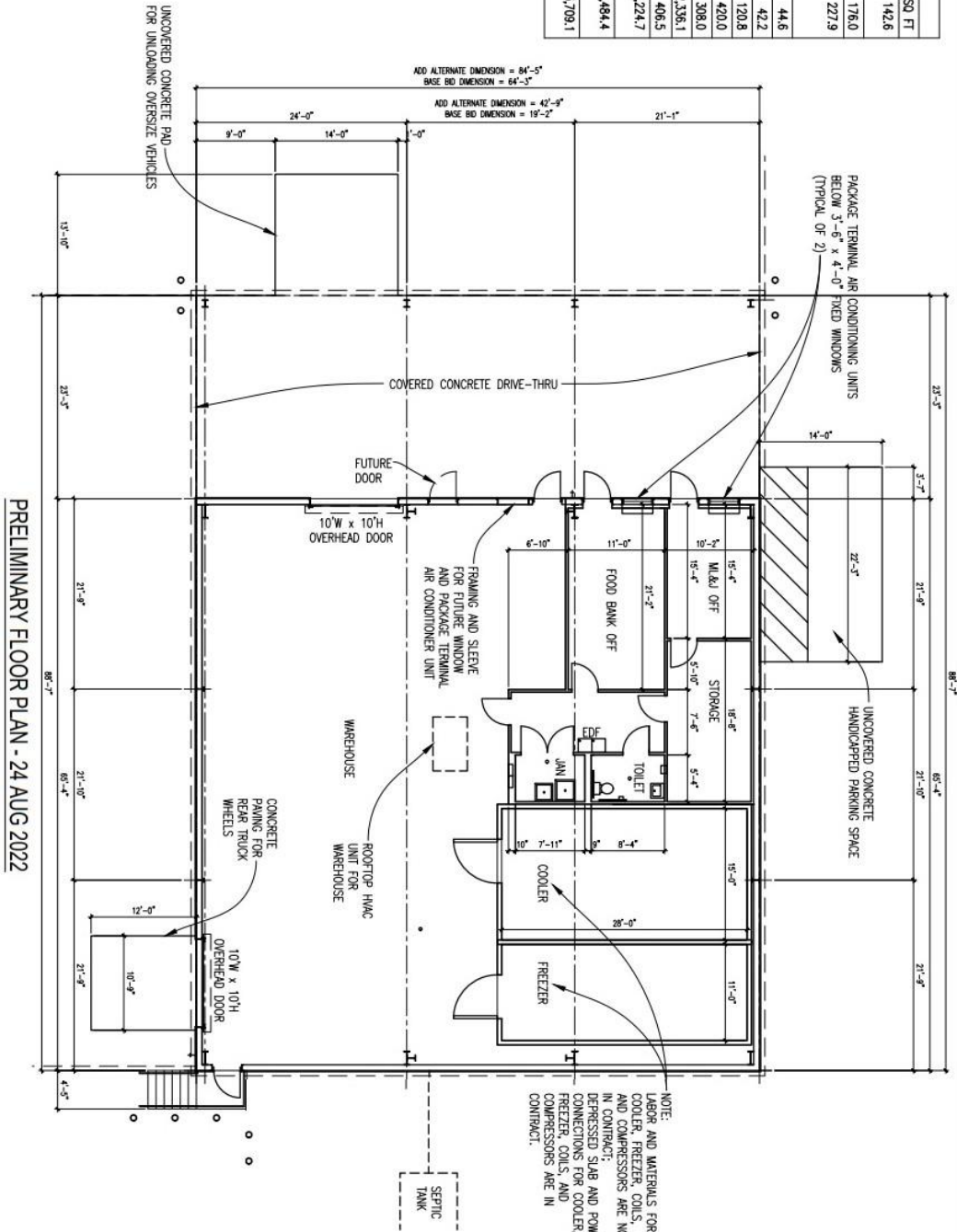
Jasper County Board of Commissioners  
 Jasper County Community Food Bank  
**PRELIMINARY SITE PLAN**  
 MIDDLEBROOKS POND SITE  
 JASPER COUNTY COMMUNITY FOOD BANK  
 Monticello, GA 31064

Design: WHN  
 Drawn: WHN  
 Checked:  
 Date: XX XXX 2022  
 Job No: 9313  
 Scale: AS NOTED

**CLARKNEXSEN**  
 440 Martin Luther King Jr. Blvd.  
 Macon, GA 31201  
 478.743.8415

# INTERIOR RENDERING

AREAS	SQ FT
SPACE	142.6
MILK OFF	176.0
STORAGE	227.9
FOOD BANK OFF	44.6
TOILET	42.2
JANITOR	120.8
HALL	420.0
COOLER	306.0
FREEZER	2,336.1
WAREHOUSE	406.5
STRUCTURE	4,224.7
GROSS INTERIOR	1,484.4
COVERED DRIVE-THRU	5,709.1
GROSS COVERED	




A-1.2

Jasper County Board of Commissioners  
Jasper County Community Food Bank  
PRELIMINARY FLOOR PLAN  
MIDDLEBROOKS POND SITE  
JASPER COUNTY COMMUNITY FOOD BANK  
Monticello, GA 31064

Design: WHN  
Drawn: WHN  
Checked:  
Date: XX XXX 2022  
Job No: 9313  
Scale: AS NOTED

**CLARK NEXSEN**  
440 Martin Luther King Jr. Blvd.  
Macon, GA 31201  
478.743.8415

# EXTERIOR RENDERING FACING MIDDLEBROOK POND RD

 <p>440 Martin Luther King Jr. Blvd. Macon, GA 31201 478.743.8415</p>	<p>Design: WHN Drawn: WHN Checked: WHN Date: XX XXX 2022 Job No: 9313 Scale: AS NOTED</p>	<p>Jasper County Board of Commissioners Jasper County Community Food Bank PRELIMINARY ELEVATION MIDDLEBROOKS POND SITE MIDDLEBROOKS POND SITE JASPER COUNTY COMMUNITY FOOD BANK Montello, GA 31064</p>	<p>A-2.1</p>
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PRELIMINARY MIDDLEBROOKS ELEVATION - 24 AUG 2022