

JASPER COUNTY
BOARD OF COMMISSIONERS

MINOR PLAT SUBDIVISION

CASE NUMBER	MP22-026
EXISTING ZONING	AG (Agricultural)
LOCATION	Goolsby Rd & Jordan Rd, Lot 5 off Goolsby Road 763.34 Feet of Frontage
PARCEL SIZE	37.93 acres total
TAX PARCEL	046 063
COMMISSION DISTRICT	(3) Three
OWNER	David Curry & Matthew Echols
PETITIONER	David Curry & Stacy Brownlee
REPRESENTATIVE	David Curry

APPLICANT'S INTENT	The request is to subdivide an existing 37.93-acre tract into 2 parcels of 18.97 acres each, one with 391.81 feet of road frontage and the other with 371.53 feet of road frontage.
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SURROUNDING MAP DESIGNATION AND LAND USES:

All properties, north, south, east and west in the vicinity of this lot are zoned AG (Agricultural) with a handful of scattered single-family homes on large tracts and undeveloped land.

APPLICABLE ORDINANCE SECTION:

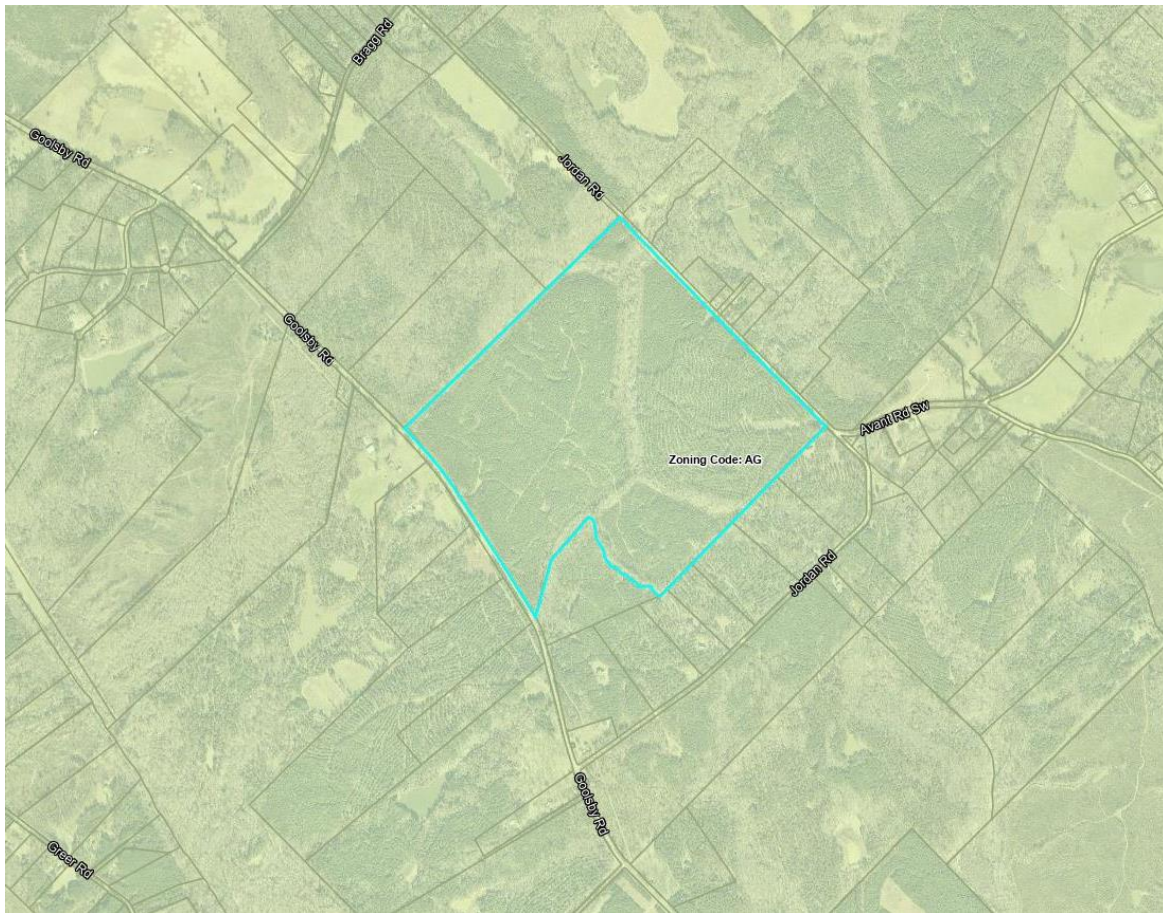
Sec. 119-244. - Development standards—Agriculture and residential districts.

Item	AG
Minimum heated floor area per dwelling unit	1,200 sf
Minimum lot area without water or sewer	5 acres
Minimum lot area with public/private water	5 acres
Minimum lot area with public/private water and sewer	5 acres
Minimum lot width	200 ft.
Minimum road frontage	200 ft.
Minimum front yard arterial road	80 ft.
Minimum front yard major collector	80 ft.
Minimum front yard minor collector	30 ft.
Minimum front yard local roads	30 ft.
Minimum side yard	30 ft.
Minimum rear yard	50 ft.
Compliance with architectural standards required?	No

CONCLUSION:

Given the 2 proposed tracts exceed the minimum requirements of Sec. 119-244, Staff recommends approval of the request.

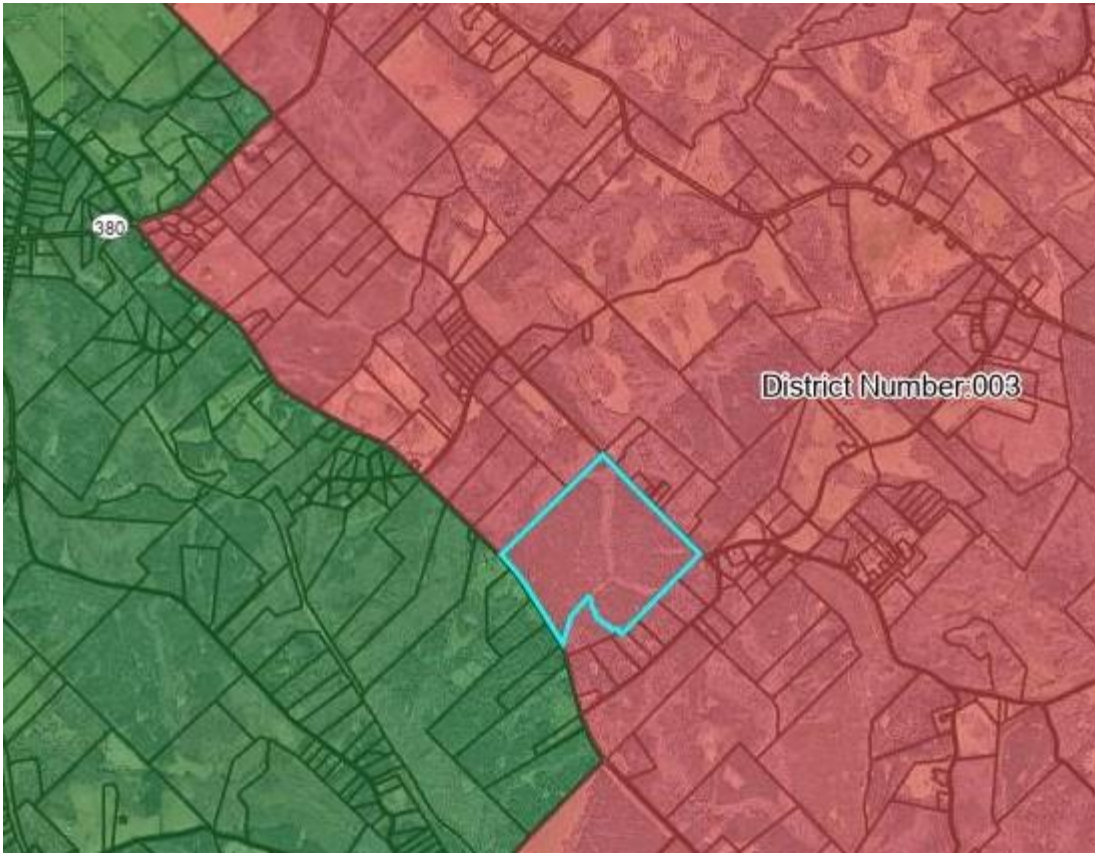
ZONING MAP



AERIAL MAP

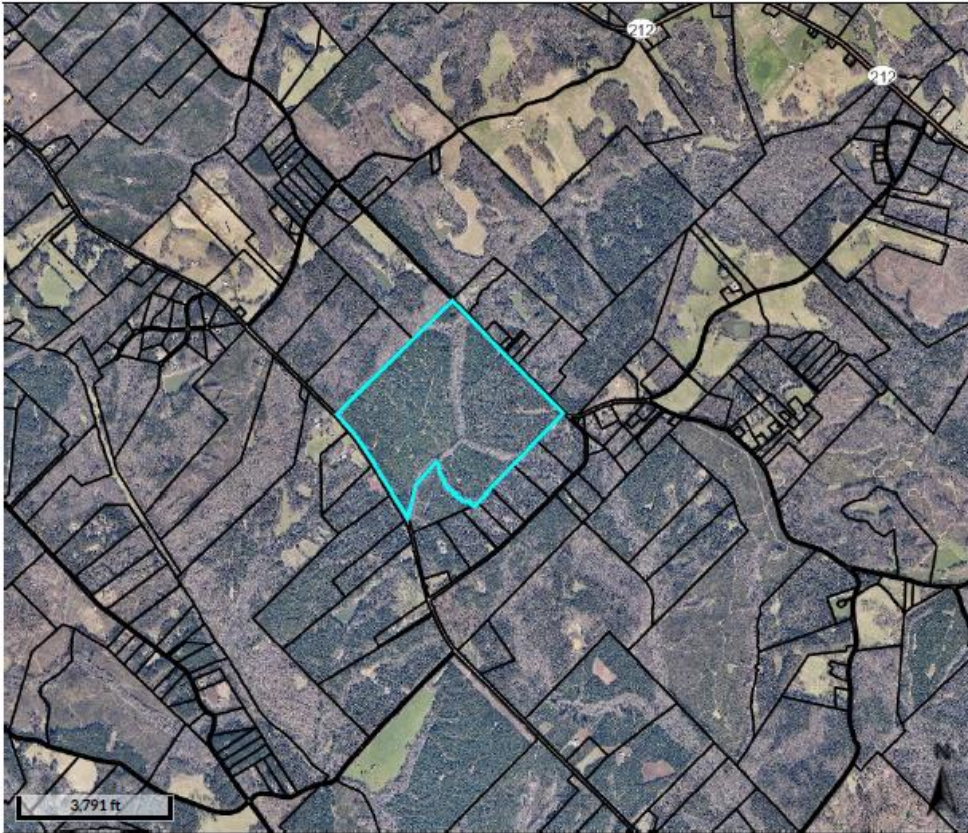


COMMISSIONER DISTRICT MAP



ORIGINAL TRACT



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Overview



Legend

-  Parcels
-  Roads

Parcel ID	046 063	Owner	CURRY DAVID M & MATTHEW ECHOLS	Last 2 Sales			
Class Code	n/a		3018 EAST LAKE RD.	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		MC DONOUGH, GA 30252	4/20/2022	\$1518345	LC	U
Acres	337.41	Physical Address	GOOLSBY RD	9/28/2016	0	OT	U
		Assessed Value	Value \$684000				

(Note: Not to be used on legal documents)

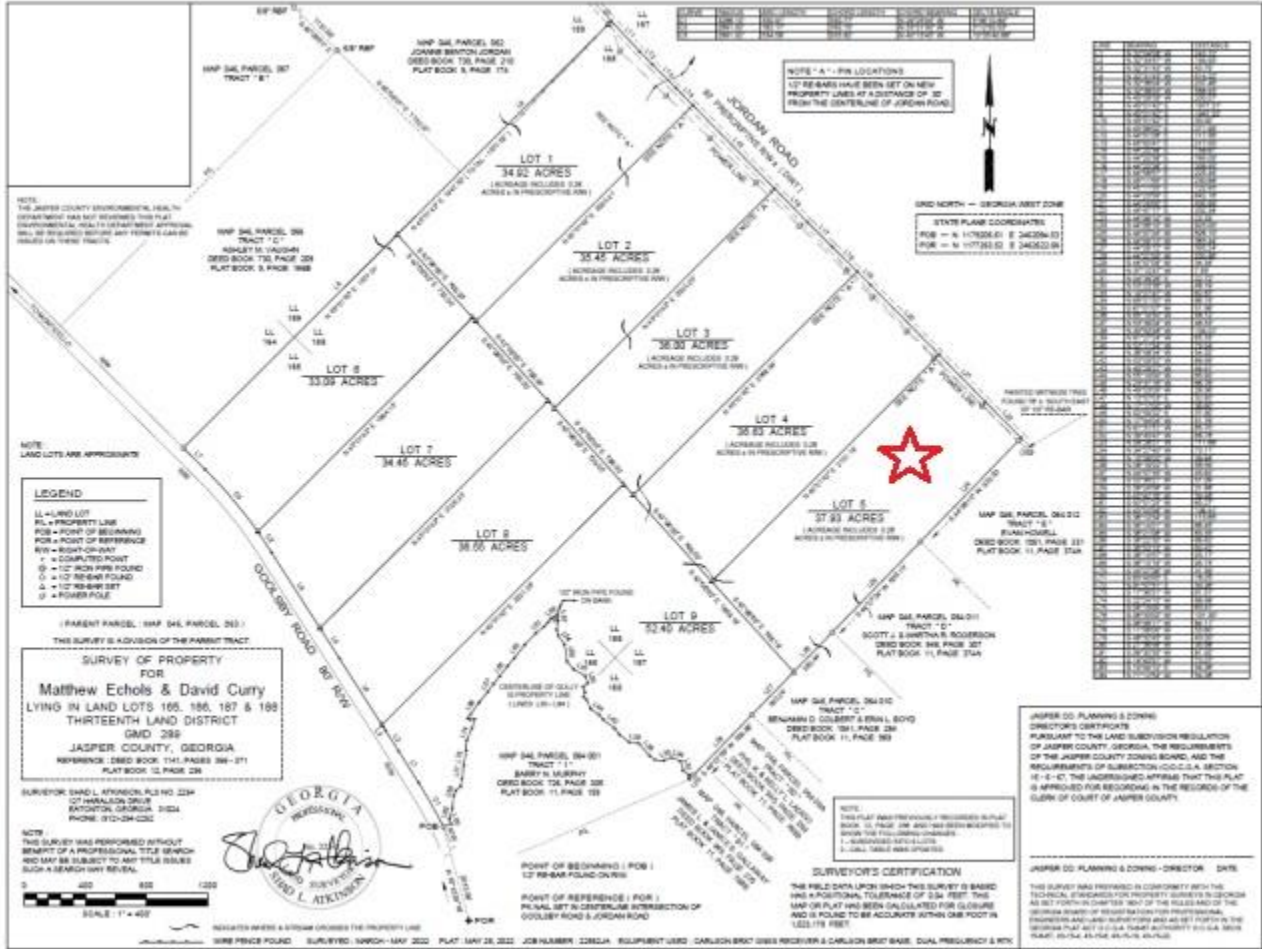
The parcel lines as shown are not legal representations of property lines. We strive to have them as accurate as possible. The parcel lines are only updated quarterly. Recent surveys may not be reflected.

Date created: 11/22/2022

Last Data Uploaded: 11/21/2022 7:04:04 PM

Developed by  **Schneider**
GEO SPATIAL

SUBDIVISION OF ORIGINAL TRACT INTO 9 LOTS IN MAY 2022



APPLICANT INFORMATION

