

**JASPER COUNTY
PRELIMINARY PLAT PETITION
Planning Commission
4/20/2023**

Case Number: PPT23-001
Name of Applicant: Brian Cagle
Address of Property: Edwards Road & Hwy 83, Monticello GA
Tax Parcel: 040 010X and 039A 029
District: 3 (Three)

Request: To subdivide a parcel of land into 10 lots

Applicable Standard: Section 105-164 (Development Regulations) and Section 119-245 (Zoning Ordinance)

Purpose of Request: To create lots that allow for manufacturing and business use

Size of Property: 35.72 acres

Present Zoning: M (Manufacturing District)

Present Use: Undeveloped

Review Sections: As per Section 105-164 of the Jasper County Zoning Ordinance, such plats shall be reviewed for conformance to this chapter, the county zoning ordinance set forth in chapter 119, and other relevant regulations and will consider the comments or suggestions of other appropriate review agencies, persons, or entities in regard to the plat. The planning commission or director of planning will indicate on the Residential Subdivision plat, or by a written memorandum attached to the Residential Subdivision plat, any comments or suggested changes that are necessary to meet the intent of this chapter or to serve the best interests of the county.

APPLICABLE ORDINANCE SECTIONS (AS AMENDED ON 11/07/2022)

Section 105-164 - Commercial & Industrial (aka Non-Residential) Subdivision Design
Prior to making any street improvements or clearing or grading a site planned for development, installing any utilities or selling any parcels, the developer shall submit to the Director of Planning & Zoning for review and recommendation by the Planning Commission and review and final decision by the Board of Commissioners, a plat, showing any combination or subdivision of the proposed lot/s prepared in accordance with these Regulations.

1. Pre-application review stage.

Before the submission of any plats to the director of planning, the developer must submit a sketch plat showing the proposed development layout of the subdivision. The developer and director of planning should informally discuss what this chapter requires and what the developer proposes to do. This will assist the developer in preparing a residential subdivision plat that meet from the very beginning the intent and standards specified by this chapter so as to reduce undue time and expense in preparing plans that cannot be approved by the planning commission.

2. Application Requirements:

- A. Submit seven (7) paper copies and one (1) digital copy of the Plat and supporting data.

The Plat shall meet the minimum standards for plat preparation including, but not limited, to:

1. General

- a. Name, address, and phone number of designer of subdivision plat.
- b. Name, address, and phone number of developer of parcel.
- c. Date of plat preparation with space for revision dates.
- d. North point, identified as magnetic, true or grid.
- e. Minimum Graphic scale of one (1) inch equals 200 feet.
- f. Appropriate legend of symbols used on plat.
- g. List any conditions of zoning, rezoning, variance and date of approval, if applicable.
- h. Certificates of Review of the Environmental Health Dept. and/or Water Authority (as applicable).

2. Existing Conditions

- a. Zoning district of land to be subdivided and zoning classification of adjoining properties.
- b. Exact boundary lines of the tract indicated by a heavy line giving lengths and bearings. The boundary lines should include the entire tract to be developed. Provide date and source of survey.
- c. Location map showing the parent parcel in relation to the surrounding area at a minimum scale of one inch to 2,000 feet. Include well-known landmarks such as railroads, highways, bridges, creeks, etc. and city and/or county jurisdictional boundaries and land lot lines, if applicable.
- d. Location of natural features including streams and watercourses with direction of flow on the proposed project.
- e. Location and/or size of existing cultural features on or adjacent to the proposed subdivision.
- f. Limits of 100-year floodplain. If none, note indicating such

- with data source and date.
 - g. Location and square footage of wetland areas.
 - h. Note as to provision of water supply and sewer disposal.
 - i. Existing sewers, water mains, drains, culverts, and other underground facilities or utilities within easements or rights-of-way on or within 300 feet of the tract to be subdivided, as relevant.
 - j. Adjoining property information, lot arrangement and/or adjoining property owners' names, rights-of-way and easements within 300 feet of subdivision.
 - k. Total acreage, minimum dwelling size and minimum lot size of project.
- B. Commercial & Industrial Subdivisions on State Routes require GDOT comments to be submitted to the Planning Department of Planning & Zoning along with the Commercial & Industrial Subdivision (aka Final) Plat.
- C. A letter requesting review and approval of a Commercial & Industrial Subdivision plat and giving the name and address of a person to whom the notice of hearing and action on the Commercial & Industrial Subdivision plat is to be sent.
- D. Official date of submission. The official date of submission of the Commercial & Industrial Subdivision plat will be the date of the next regularly scheduled monthly meeting of the planning commission that is more than 60 days following proper Commercial & Industrial Subdivision plat submittal to the director of planning.
- E. The planning commission will review the Commercial & Industrial Subdivision plat for conformance to this chapter, the county zoning ordinance set forth in chapter 119, and other relevant regulations and will consider the comments or suggestions of other appropriate review agencies, persons, or entities in regard to the plat. The planning commission or director of planning will indicate on the Commercial & Industrial Subdivision plat, or by a written memorandum attached to the Commercial & Industrial Subdivision plat, any comments or suggested changes that are necessary to meet the intent of this chapter or to serve the best interests of the county.
- F. Public hearing. Before acting on the Commercial & Industrial Subdivision plat, the planning commission will hear public input on the plat. Notice of the hearing must be published in a newspaper of general circulation in the county at least 15 days before the hearing.

G. Action of the Board of Commissioners. No more than 60 days after the official date of submission of the Commercial & Industrial Subdivision plat, the Board of Commissioners will either approve the plat, conditionally approve the plat (noting the conditions of approval on the plat), disapprove the plat, or table the plat for further consideration. Action may be taken on the entire Commercial & Industrial Subdivision plat or any portion of it.

H. Failure of Board of Commissioners to act. If the Board of Commissioners fails to act within 90 days of the official date of submission of the Commercial & Industrial Subdivision plat, the plat will be deemed automatically approved by the Board of Commissioners.

3. Approval of a Commercial & Industrial Subdivision Plat shall be deemed an expression of approval of the layout submitted, pending fulfillment of the requirements of these Regulations and the conditions of the Plat, if any.

4. If the Commercial & Industrial Subdivision Plat is not recorded within 6 months of approval, the approval shall expire, unless a request for an extension of time has been submitted to and is subsequently approved by the Planning Commission in a public hearing.

Sec. 119-245. - Same—Nonresidential districts.

	O-I	C-1	C-2	M
Maximum floor area per building	10,000	4,000	60,000	Unlimited
Minimum lot area				
Unsewered area	1.2 acres	1.2 acres	1.2 acres	1.2 acres
Sewered or water	10,000 sq. ft.	5,000 sq. ft.	1.2 acres	1.2 acres
Minimum lot width	40'	40'	80'	100'
Minimum road frontage****	40'	40'	80'	100'
Minimum front yard				
Arterial roads	80'	80'	80'	100'
Major collector	60'	60'	80'	100'

	Minor collector	30'	30'	60'	60'
	Local roads	20'	20'	50'	50'
	Minimum side yard	10'	10'	10'	10'
	Minimum rear yard	20'	20'	20'	20'
	Compliance with architectural standards required?	No	No	Yes	No

Staff Analysis, Comments & Recommendations:

The request is to divide the property into 10 tracts with a new road shown as Southland Parkway on the Preliminary Plat. Southland Parkway will have access on both Edwards Road and Hwy 83. The road itself shows a 60 foot right of way and a 30-foot road bed. The road design allows for a “knuckle” or “partial” cul-de-sac where the interior road turns which provides more road frontage for lots 7 & 8.

The portion of the property that abuts Edwards Road has an existing entrance to the property; however, for the purpose of new road frontage, the applicant has proposed as well as the county will require improvements to the existing driveway’s roadbed.

Staff also notes that neither entrance to the new parkway show a deceleration lane. While GDOT will control the requirements of Hwy 83 which is indicated as “phase 2” of the development, Jasper County regulates Edwards Road and has the right to suggest, recommend or condition additional requirements for ingress and egress for the site.

At this time, there are no driveways shown for the new tracts, however, tracts 1, 4 & 5 also have external road frontage. Due to this staff does recommend requiring all driveways be accessed from the new road currently shown as Southland Parkway and not allowing for any new driveway to be cut from Edwards Road or Hwy 83.

Setbacks for each lot meet the requirements.

Due to the division of the property showing a new road to be installed, the project will require a Development Land Disturbance Permit, ES & PC plans approved by the state, an approved GDOT Permit for the curb cut onto Hwy 83.

Under NOTES on the plat the following language is noted and does need to be further discussed:

BEFORE PHASE 2 CAN BE CONSTRUCTED, AS SHOWN, THE GEORGIA DEPARTMENT OF TRANSPORTATION MUST APPROVE AND ACCEPT THE PROPOSED DRIVE ON GA HWY 83. [Staff Comment: Due to the project being proposed as 2 phases and approval from GDOT is not provided at this time, Staff recommends each phase of](#)

the project come back before the Planning Commission and Board of Commissioners for Final Plat approval once each phase completes the Development Land Disturbance Permit portion to show which lots are being requested for approval to record.

Staff further notes that while there is language that the project will be in 2 phases, there is no indication on the Preliminary Plat as to what lots would be part of Phase 1 which will come off of Edwards Road (a county road) and what lots would be part of Phase 2. Staff cautions the Boards prior to final approval to be clear on which lots or acreage will be phased as to prevent the project from only accessing off the county road without necessary improvements to the county road to handle additional traffic.

LOTS SIZES SHOWN ARE CONCEPTUAL; FINAL LOT SIZES WILL BE DETERMINED BY END USER. FINAL LOT SIZES MUST CONFORM TO JASPER COUNTY ZONING AND HEALTH DEPARTMENT REQUIREMENTS. Staff Comment: While it is certainly reasonable for a project to need some ability to modify based on an end user's need for land space, staff recommends that once the infrastructure, including but not limited to the new street, is installed and the applicant is ready to submit a Final Plat to come back before the Planning Commission and the Board of Commissioners to record, that the maximum number of lots under any further reconfiguration that varies from the Final Plat, that the number of lots be firmly set with a limit unless brought back before the respective Boards to be amended.

REQUESTING A WAIVER FROM CODE SECTION 119-245 TO ALLOW THE PROPOSED ROAD RIGHT OF WAY TO 60' IN WIDTH, AS OPPOSED TO THE REQUIRED 80' IN WIDTH. THE PROPOSED STREET WILL BE 30' BACK OF CURB TO BACK OF CURB, IN COMPLIANCE WITH CODE. THIS WILL ALLOW 15' BEHIND THE CURB TO THE RIGHT OF WAY FOR THE PLACEMENT OF UTILITIES. Staff Comments: Based on the Code Section above being requested for Waiver, while Staff appreciates the concern from the applicant, the code section noted above is a Zoning Code for required road frontage for new lots and not the width of the road.

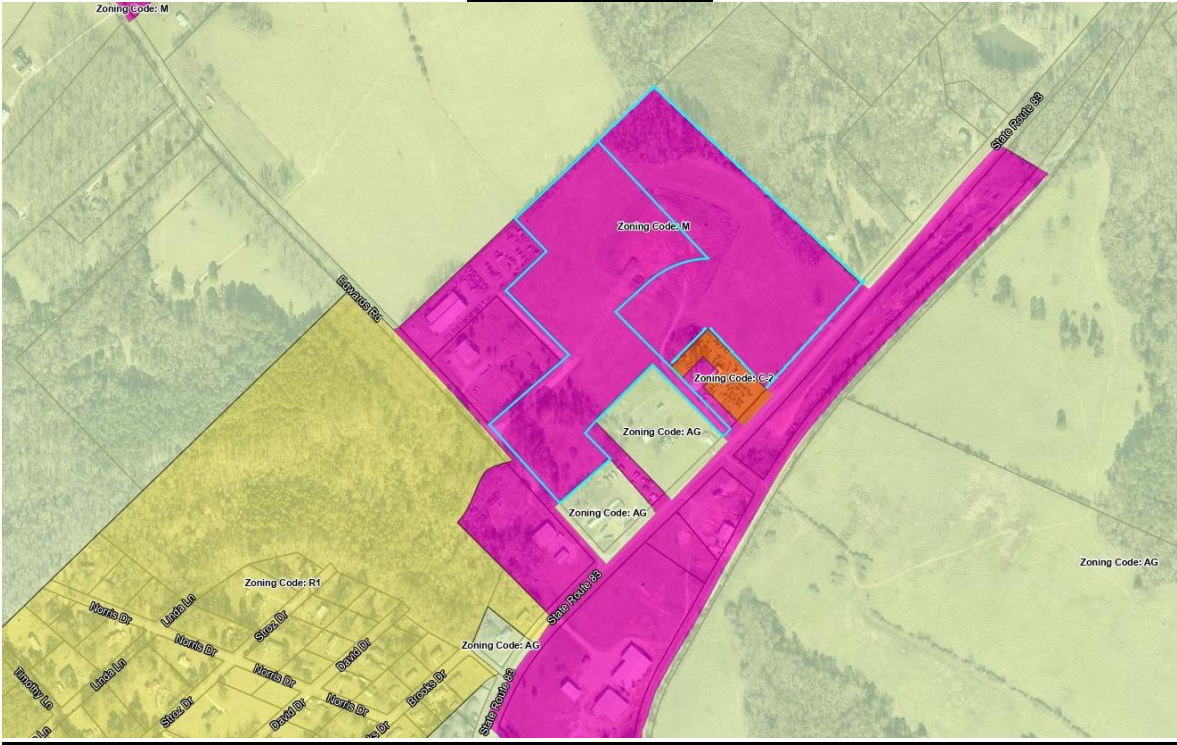
However, in Sec. 105-126, subsection (12) c. of the Development Regulations, Staff would interpret the street as a local street in which the proposed 60 feet ROW is acceptable unless the Boards feel otherwise. See section below:

Sec. 105-126. - General standards for streets

(12) Minimum required street right-of-way width. The right-of-way is the perpendicular distance across a street from property line to property line. Minimum required street right-of-way is as follows:

- a. Arterial street: 80 feet.
- b. Collector street: 80 feet.
- c. Local street: 60 feet (50 feet is acceptable with curb and gutter).
- d. Marginal access: 30 feet.
- e. Alley/service: 24 feet.
- f. Cul-de-sac: 116 feet diameter.

ZONING MAP



AERIAL MAP



APPLICANT INFO

Jasper County Planning and Zoning
126 W Greene St, Suite 017
Monticello, GA 31064



Office numbers: 706-468-4905 or 706-468-4940

APPLICATION FOR PRELIMINARY PLATS

Application Fees - \$300 + \$10 per lot = \$400.00

All PRELIMINARY PLATS must be accompanied by a minimum of 2 full size plats and a digital copy.

Yellow area for office use only

Date application processed _____ Date Approved/Not Approved _____

Submittal Date: _____ Submitted by: _____

Project Name: AC BUSINESS PARK

Phase: ONE AND TWO # of Lots 10

Project Type: Preliminary Plat

Project Address of Primary Street: GA HWY 83 AND EDWARDS RD

Tax Map and Parcel Number 040-010X 039A-029 Zoning M

Total Acres 35.72 Disturbed Acres _____

Public Water CITY OF MONTICELLO Open Space Acres 0

*\$400.00
ck # 5045*

Jasper County Planning and Zoning
126 W Greene St, Suite 017
Monticello, GA 31064



Office numbers: 706-468-4905 or 706-468-4940

Applicant/Company: BRIAN CAGLE

Representative: _____ Cell: 404-781-0561

Email: BKCAGLE@BELLSOUTH.NET

Address: P.O. Box #577 CONYERS, GA 30012

Property Owner's Name: AC BUSINESS PARTNERS LLC

Phone: _____ Cell Phone: BRIAN CAGLE 404-781-0561
RICKY ADAMS 404-313-9215

Address: P.O. Box #577 CONYERS GA 30012

Email: BKCAGLE@BELLSOUTH.NET

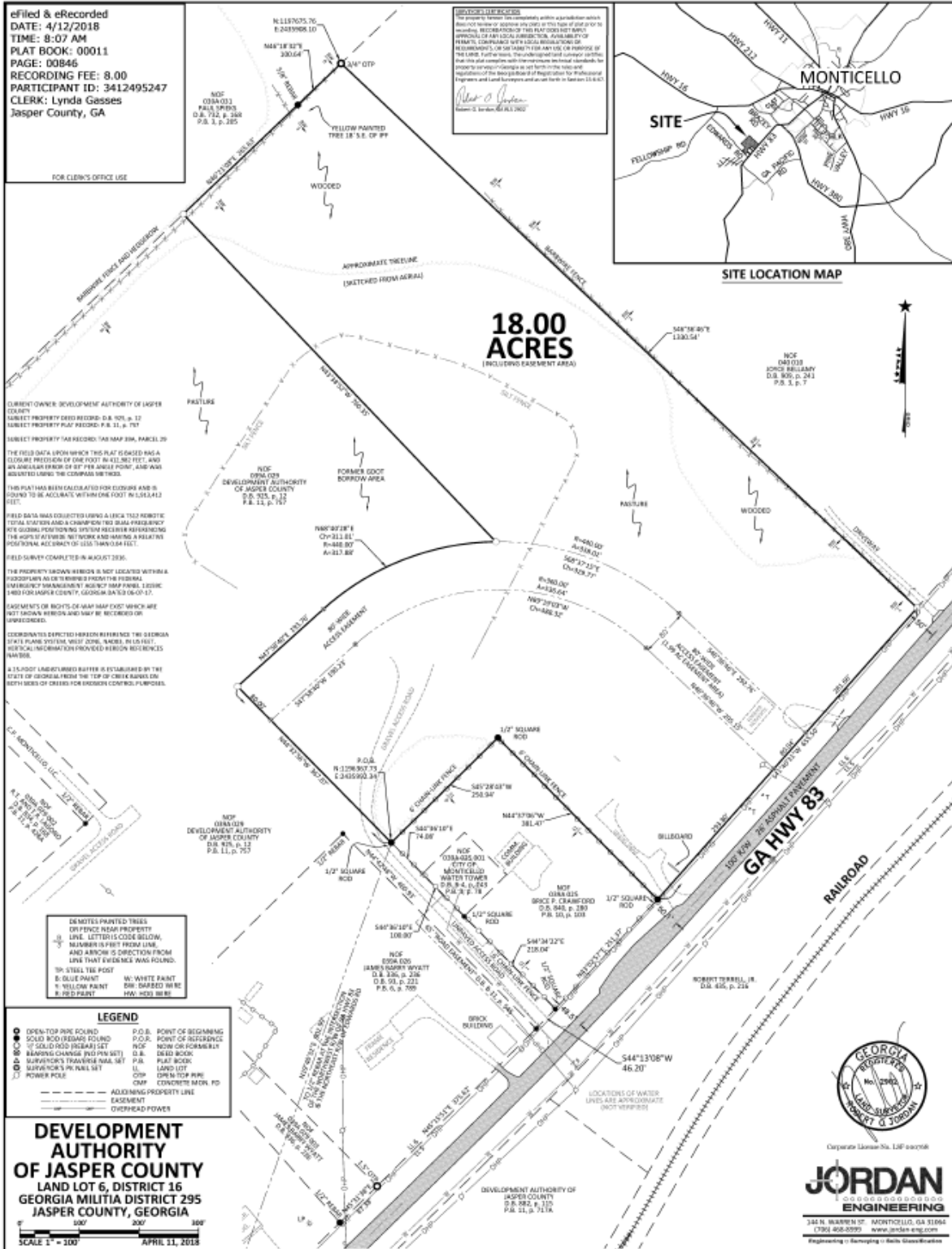
(If property owner is different from applicant, we must have a signed, notarized original letter giving express written permission for the use.)

24-Hour Contact Name : BRIAN CAGLE

Phone: 404-781-0561

Applicant Signature: _____ Date: _____

RECORDED PLAT SHOWING THE 18 ACRE TRACT SUBDIVIDED OUT



PROPOSED

