

# Planning and Zoning Board Agenda

**Location: Jasper County Historic Courthouse, Small Courtroom**

**Date: Thursday, April 20, 2023**

**Time: 6:00 PM**

1. Call to order – Justin Owens
2. Approval of Agenda
3. Approval of Minutes – February 16, 2023
4. A Public Hearing and recommendation by the Planning Board will be held for a Residential Plat located off of Cook Road, Map & Parcel 026 054 002. The request is to approve the division of land for a total of 19 lots on 288.707 acres. The property is zoned AG and the lots will abut existing road frontage.  
**Public Comments – (from sign-in sheet)**  
-Proponents  
-Opponents
5. A Public Hearing and recommendation by the Planning Board will be held for a Residential Plat, Hardy Creek Estates, located off of Millen Road, Map & Parcel 026 054 004. The request is to approve the division of land for a total of 11 lots on 152.06 acres. The property is zoned AG and the lots will abut existing road frontage.  
**Public Comments – (from sign-in sheet)**  
-Proponents  
-Opponents
6. A Public Hearing and recommendation by the Planning Board will be held for an Industrial/Commercial Preliminary Plat located at the NNW intersection of Hwy 83 S and Edwards Road, Map & Parcel 040 010X and 039A 029. The request is for a total of 10 lots on 35.72 acres.  
**Public Comments – (from sign-in sheet)**  
-Proponents  
-Opponents
7. A public hearing and recommendation will be held for a rezoning request, 2023-REZ-001, for Pitts Chapel Road E, Newborn, GA 30056. The request is to rezone from AG (Agricultural) zoning district to RR (Rural Residential) zoning district to subdivide the original 7.86-acre tract into 2 tracts for 2 family members to build homes.
8. Ordinance Amendment - A Public Hearing will be held for Amendments to Part II, Code of Ordinances, Chapter 109 – Planning and Chapter 119 – Zoning including Article VIII. – Board of Appeals and any other Articles or Sections of Chapter 119 as it relates to

Zoning Procedures Law. The purpose of the amendment is to add corrective language to the notification process and for other purposes as it relates to HB 1405 as passed by the House and the State on July 1, 2022.

**Public Comments – (from sign-in sheet)**

-Proponents

-Opponents

9. Discussion/Consideration of a Moratorium for all Rezoning requests until such time as the Comprehensive Land Use Map is approved. Planning Commissioner Ron Burch has requested to add the discussion as an agenda item.
10. Future Meeting Notices
11. Adjournment