

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

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**Case Number:** RES23-001  
**Name of Applicant:** Mark Buckland for BRTC Capital, LLC  
**Address of Property:** Cook Road, Monticello GA  
**Tax Parcel:** 026 054 002 (a 288.07-acre portion of the current Tax Parcel)  
**District:** 3 (Three)

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**Request:** To subdivide a parcel of land into 19 lots

**Applicable Standard:** Section 105-161 (Development Regulations) and Section 119-244 (Zoning Ordinance)

**Purpose of Request:** To create lots that allow construction of a single-family residence on the lot.

**Size of Property:** 288.707 acres

**Present Zoning:** AG (Agricultural District)

**Present Use:** Undeveloped

**Review Sections:** As per Section 105-161 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.

**Comments:** The current Tax Parcel on the Tax Assessor's QPublic website shows a 632+- tract of land (aka parent parcel). In January of 2023 the parent parcel divided the tract into 2 tracts: a 288.707-acre tract under request to further subdivide into tracts to create new lots under the same zoning of Agricultural District and the remaining acre were combined with adjoining land under the same ownership.

## **APPLICABLE ORDINANCE SECTIONS (AS AMENDED ON 11/07/2022 & 03/06/2023)**

### **Section 105-161 - Residential Subdivision Design**

Prior to submitting construction plans for any street, utility, or other site improvements (as applicable), the Developer shall submit to the Director of Planning & Zoning to forward for review and recommendation by the Planning Commission and review and final decision by the Jasper County 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 approval. The following certificates shall be inscribed on the residential subdivision plat:
  - (1) Certificate of approval of the preliminary plat by the planning commission.
  - (2) Signed seal of a state-registered land surveyor, certified landscape architect or state professional engineer.
  - (3) Certificate of approval of the preliminary plat by the county health department.
  - (4) Owner's certificate stating property ownership, consenting to development, and that all appropriate taxes have been paid.

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. Residential Subdivisions on State Routes require GDOT comments to be submitted to the Planning & Zoning Department along with the Residential Subdivision (aka Final) Plat.
- C. A letter requesting review and approval of a Residential Subdivision plat and giving the name and address of a person to whom the notice of hearing and action on the Residential Subdivision plat is to be sent.
- D. Official date of submission. The official date of submission of the Residential 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 Residential Subdivision plat submittal to the director of planning.
- E. The planning commission will review the Residential 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 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.

F. Public hearing. Before acting on the Residential 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 Residential 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 Residential 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 Residential Subdivision plat, the plat will be deemed automatically approved by the Board of Commissioners.

3. Approval of a Residential 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 Residential Plat, if any.

4. If the Residential 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. 119-244. - Development standards—Agriculture and residential districts.**

Item	AG	R-R	RES
Minimum heated floor area per dwelling unit	1,200 sf	1,200 sf	1,800 sf
Minimum lot area without water or sewer	5 acres	3 acres	2 acres
Minimum lot area with public/private water	5 acres	3 acres	2 acres
Minimum lot area with public/private water and sewer	5 acres	3 acres	2 acres
Minimum lot width	200 ft.	200 ft.	125 ft.
Minimum road frontage	200 ft.	200 ft.	125 ft.

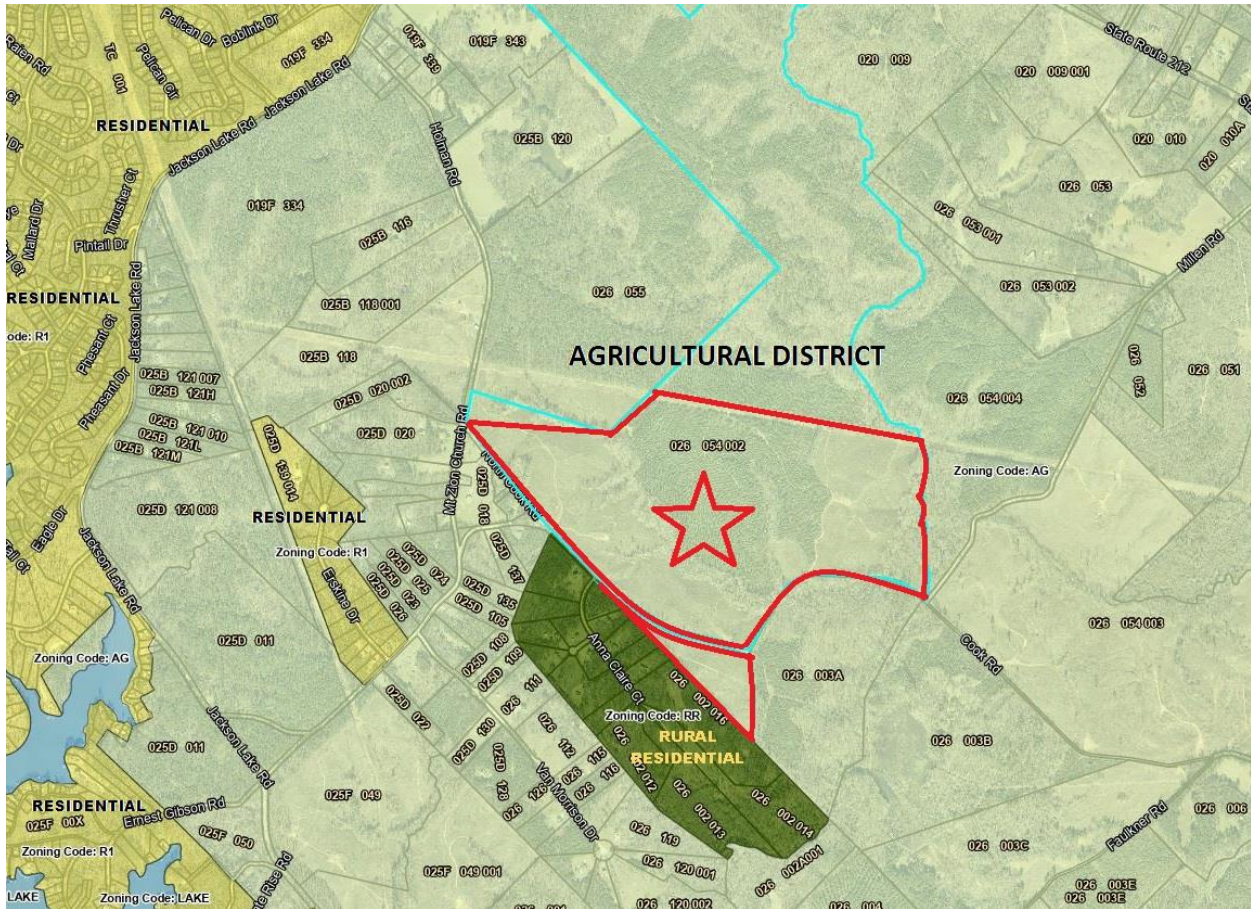
Minimum front yard/setback arterial road	80 ft.	80 ft.	80 ft.
Minimum front yard/setback major collector	80 ft.	80 ft.	80 ft.
Minimum front yard/setback minor collector	30 ft.	30 ft.	30 ft.
Minimum front yard/setback local roads	30 ft.	30 ft.	30 ft.
Minimum side yard	30 ft.	30 ft.	30 ft.
Minimum rear yard	50 ft.	50 ft.	30 ft.
Compliance with architectural standards required?	No	No	No

;le=2;NA — Not allowed

;le=2;\*Rear yards that adjoin Jackson Lake will be measured from Georgia Power easement: 525 feet sea level plus 50 feet

;le=2;\*\*Water and sewage must meet approval of the county health department

### ZONING MAP





**APPLICANT'S 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 RESIDENTIAL SUBDIVISION DESIGN PLATS**

Submittal Date: March 9, 2023

Project Name: BRTC Capital

# of Lots 19 Total Acres 288.707

Project Address of Primary Street: Cook Street, Monticello, Georgia

Tax Map and Parcel Numbers 026 054 002 Zoning AG

Water Source: Public or Private Wastewater Source: Septic or Sewer

Applicant/Company: Mark A. Buckland

Representative: \_\_\_\_\_ Cell: (478) 749-9928

Email: mbuckland@jamesbatesllp.com

Address: 231 Riverside Drive, Macon, GA 31201

Property Owner's Name: BRTC Capital, LLC

Phone: (478) 508-9019 Cell Phone: (478) 508-9019

Address: 216 Franklin Road, Macon, GA 31220

Email: benjohnson26@gmail.com

(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: Ben Johnson

Phone: (478) 508-9019

Applicant Signature: *[Handwritten Signature]* Date: 3/9/23

1  
Rvrd 1/10/2023



**JAMES BATES  
BRANNAN GROOVER LLP**

MARK A. BUCKLAND

EMAIL: mbuckland@jamesbatesllp.com

DIRECT LINE: 478-749-9928

March 9, 2023

**VIA E-MAIL: [jjohnson@jaspercountvga.org](mailto:jjohnson@jaspercountvga.org)**

Judy Johnson, Planning and Zoning Director  
Planning and Zoning  
Jasper County, Georgia  
126 W. Greene Street, Suite 18  
Monticello, Georgia 31064

Re: BRTC Capital, LLC

Dear Ms. Johnson:

Thank you again for your assistance with this matter. Please find enclosed the following documents:

- 1) Division Survey for BRTC Capital, LLC prepared by Matthew S. Johnson, RLS No. 2868 depicting the proposed subdivision of 19 parcels all over 5 acres (the "Plat");
- 2) Application for Residential Subdivision Design Plats on behalf of BRTC Capital, LLC (the "Application").

To that end, BRTC Capital, LLC (the "Owner") owns fee simple title to 288.707 acres of real property located on Cook Road, Monticello, Georgia (the "Property"). The Property is zoned Agricultural District (AG) and the purpose of such zoning designation is "to maintain an area of agricultural use and rural character within the county, to preserve a working agricultural economy and rural landscape in these areas, to conserve environmentally sensitive resources, to stabilize and protect single-family characteristics of the district, and to promote and encourage a suitable environment for family life<sup>1</sup>." It is the Owner's desire and responsibility to ensure the continuation of such purpose. As such, the Owner's Application is in compliance and furtherance of the purpose of the AG zoning designation. The Owner has proposed the subdivision of parcels included on the Plat to be five (5) acres or more in size for the preservation of the area's rural character within the county. The sizes of the proposed parcels are also ideal for the promotion of agricultural use and to increase the number of small farms.

<sup>1</sup> The Code of Ordinances Jasper County, Georgia Sec. 119-194(a).

MACON  
231 RIVERSIDE DR ■ MACON, GA 31201  
TEL 478.742.4280 ■ FAX 478.742.8720

ATLANTA  
3399 PEACHTREE RD NE, STE 1700 ■ ATLANTA, GA 30326  
TEL 404.997.6020 ■ FAX 404.997.6021

ATHENS  
ONE PRESS PLACE, STE 200 ■ ATHENS, GA 30601  
TEL 706.215.8321 ■ FAX 706.215.8322

ATTORNEYS AT LAW - A LIMITED LIABILITY PARTNERSHIP - JAMESBATESLLP.COM

Judy Johnson  
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Given these facts, the Owner respectfully requests the Application be approved as contemplated by the Plat. Should you have any additional questions or need additional information, please feel free to contact me.

Sincerely,



MARK A. BUCKLAND

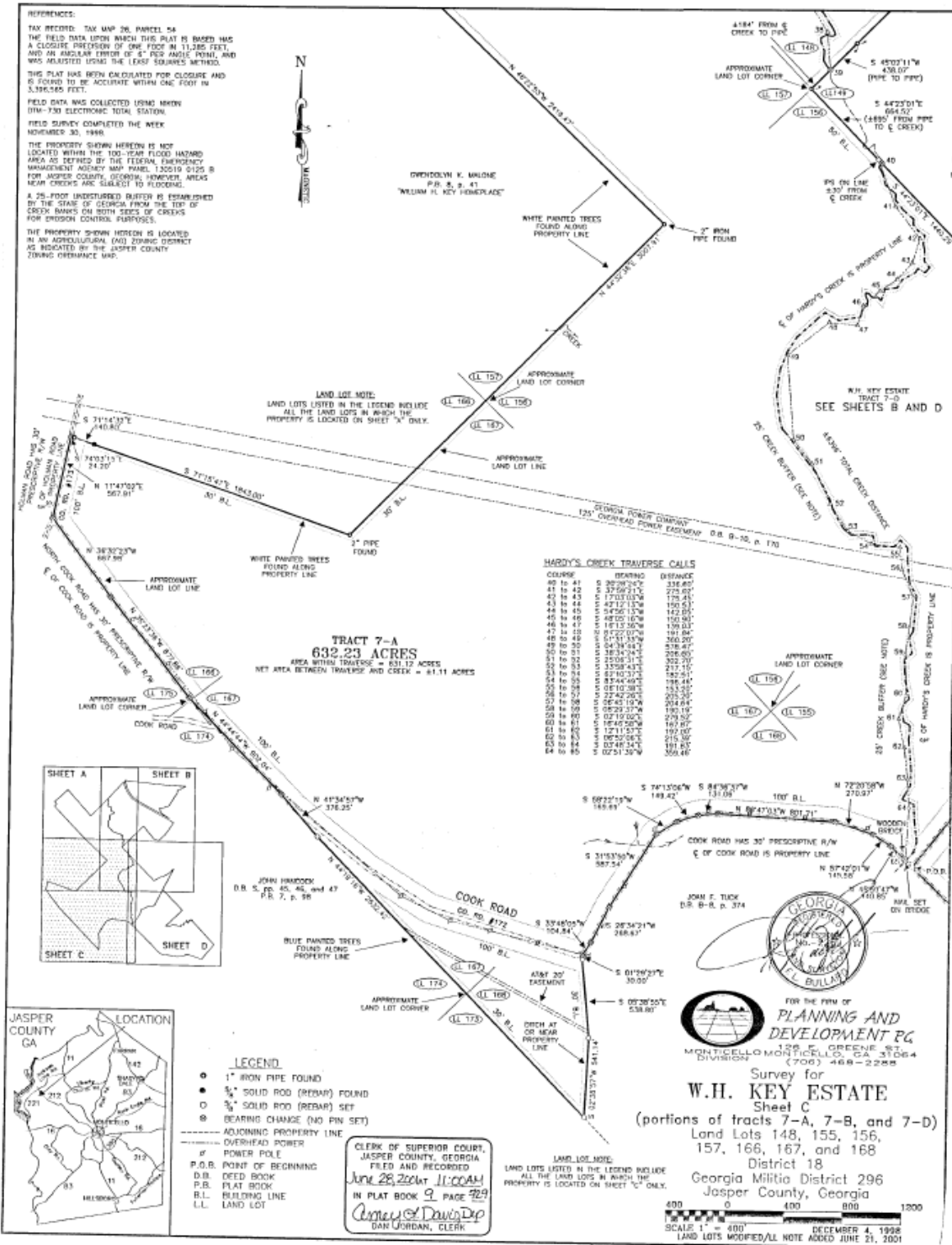
Enclosures

cc: Ben Johnson (via email)





# ORIGINAL SURVEY FROM 2001 PRIOR TO THE TRACT BEING SUBDIVIDED



# CURRENT RECORDED PLAT OF THE SOUTHERN PORTION OF THE ORIGINAL TRACT WHICH IS CURRENT 288.07 ACRES UNDER REQUEST

