

Planning and Zoning Board Agenda

Location: Jasper County Historic Courthouse, Small Courtroom

Date: Thursday, May 25, 2023

Time: 6:00 PM

1. Call to order – Justin Owens
2. Approval of Agenda
3. Approval of Minutes – April 20, 2023
4. 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.
Public Comments – (from sign-in sheet)
-Proponents
-Opponents
5. A public hearing and recommendation will be held for a Future Land Use Map Amendment, 2023-FLU-001, for 435 Seven Island Rd, Monticello GA 31064, Map & Parcel 027 036C 001. The request is to amend the Future Land Use Map from Agriculture, Forestry, Fishing and Hunting to Residential Growth. The purpose of the petition is to cut out a 2-acre tract of the original lot (7.72 acres) to rezone to RES and leave the 5+ acre track as AG (Agricultural).
Public Comments – (from sign-in sheet)
-Proponents
-Opponents
6. A public hearing and recommendation will be held for a rezoning request, 2023-REZ-002, for 435 Seven Island Rd, Monticello GA 31064, Map & Parcel 027 036C 001. The request is to rezone a 2-acre portion of the tract from AG (Agricultural) zoning district to RES (Residential) zoning district. The purpose of the petitions is to cut out a 2-acre tract of the original lot (7.72 acres) and leave the 5+ acre track as AG (Agricultural).
Public Comments – (from sign-in sheet)
-Proponents
-Opponents

7. Ordinance Amendment A. - A Public Hearing will be held for Amendments to Part II, Code of Ordinances, Chapter 105 – Development Regulations, Article II. Sec. 105-28 – General Definitions to include adding a new subsection to Subdivision by adding to # “(3) Proposed conditions and facilities” to require an additional table which shows total feet of road frontage for each lot and minor changes to other definitions; Chapter 105, Article VI. and subsections 105-159 through 105-164 to correct typos and clarify type of land division requirements; Chapter 119 – Zoning, Sec. 119-244. - Development standards—Agriculture and residential districts to add section clarifying type of subdivision; and Chapter 119 – Zoning as it pertains to “subdivisions”. The purpose of this amendment is to clean up any language in Chapter 105 and Chapter 119 as it pertains to divisions of land in zoning districts.

Public Comments – (from sign-in sheet)

-Proponents

-Opponents

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. Future Meeting Notices

11. Adjournment