

JASPER COUNTY
BOARD OF COMMISSIONERS
REQUEST FOR REZONING

CASE NUMBER	2023-REZ-001
EXISTING LAND USE MAP	Residential Growth
PROPOSED LAND USE MAP	N/A
EXISTING ZONING	AG (Agricultural)
PROPOSED ZONING	RR (Rural Residential)
LOCATION	Pitts Chapel Road (Northeast Side) 408.06 Feet of Frontage PARCEL SIZE: 7.86 Acres TAX PARCEL: 005 095 (North side parcel only) COMMISSION DISTRICT: (5) Five
OWNER	Terryl White
PETITIONER	Terryl White
REPRESENTATIVE	Terryl White

APPLICANT'S INTENT	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.
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SUBJECT SITE AND SURROUNDING AREA:

SUBJECT SITE: The subject site is 7.86 acres, located on the north side of Pitts Chapel Road, is zoned AG (Agricultural), and is currently undeveloped.

NEARBY AND ADJACENT PROPERTIES/ZONINGS:

North

Use: Scattered single-family residential (Existing) & Farmland
Zone: A (Agricultural)

East

Use: Scattered single-family residential (Existing) & Farmland
Zone: A (Agricultural)

South, Across Edwards Rd

Use: Scattered single-family residential (Existing) & Farmland
Zone: A (Agricultural)

West

Use: Scattered single-family residential (Existing) & Farmland
Zone: A (Agricultural) & RR (Rural Residential) for 2 lots in Hawks Nest
Subdivision

FINDINGS:

Planning Staff, concerning each application, investigate and present a finding with respect to the factors below, as well as any other factors it may find relevant, pursuant to **Sec. 620-060**.

- A. WHETHER THE ZONING PROPOSAL WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY.

FINDING: The proposed use may be suitable for the subject site considering the use is for residential homes.

- B. WHETHER THE ZONING PROPOSAL WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY.

FINDING: Staff views the proposed zoning as consistent with the existing pattern of transition in land use intensity and does not anticipate adverse affects to the development of surrounding properties.

- C. WHETHER THE PROPERTY TO BE AFFECTED BY THE ZONING PROPOSAL HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

FINDING: The subject site may have a reasonable use as currently zoned.

D. WHETHER THE ZONING PROPOSAL WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS.

FINDING: Staff does not anticipate the proposed use will have a significant impact on the facilities and utilities serving the area as the request is only for 1 additional lot.

E. WHETHER THE ZONING PROPOSAL IS IN CONFORMITY WITH THE POLICIES AND INTENT OF THE FUTURE LAND USE PLAN.

FINDING: The proposed development is consistent with the density range suggested on the Future Land Use Map, as well as Plan policies.

F. WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL.

FINDING: Existing zonings and current single-family residential development trends in the area and adopted land use policies support this request for single family residential development.

CONCLUSION TO FINDINGS:

Staff is of the opinion that the petition is consistent with the policy and intent of the Comprehensive Land Use Plan.

NOTICE SIGN



AERIAL MAP



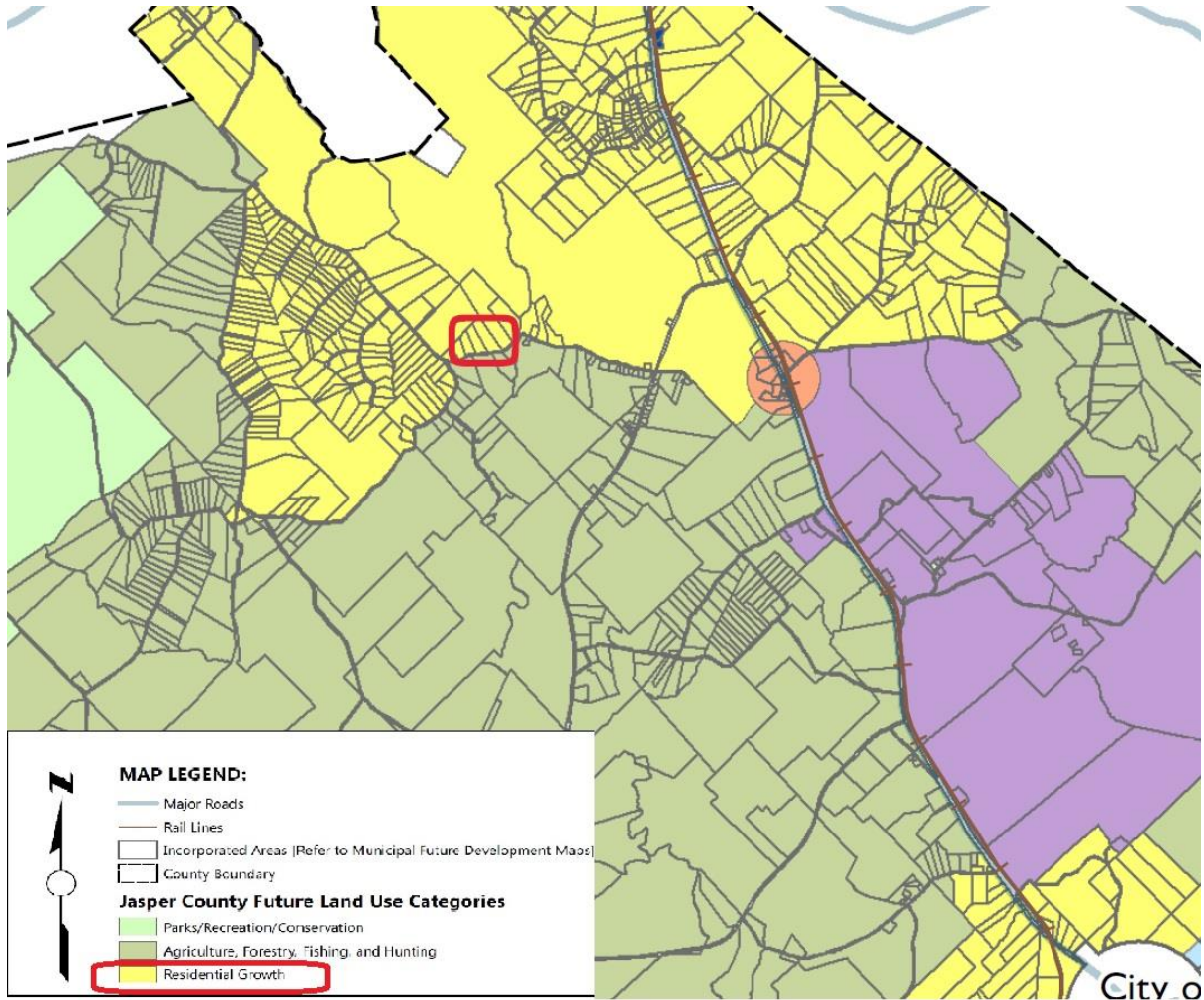
ZONING MAP



Key Code:
Light Green – Agricultural Zoning
Dark Green – Rural Residential

2023-REZ-001
Planning Commission – 05/25/2023
Board of Commissioners – 06/05/2023

FUTURE LAND USE MAP



APPLICANT'S INFORMATION

**REZONING APPLICATION
JASPER COUNTY ZONING ORDINANCE**

DATE RECEIVED MARCH 27th 2023 REZ

ADDRESS/LOCATION OF TRACK Pitts Chapel Road East TAX MAP 005-095 North side

ACRES 7.86 CURRENT ZONING AG PROPOSED ZONING: RR

PROPOSED USE: Two Homes

APPLICANT Terry White OWNER Terry White

ADDRESS 70 Maple Leaf Dr. ADDRESS same

Oxford, GA 30054
PHONE 678-894-5371 PHONE 678-894-5371

EMAIL [REDACTED] EMAIL [REDACTED]

THE FOLLOWING DOCUMENTS MUST BE ATTACHED BEFORE APPLICATION CAN BE ACCEPTED:

1. A PLAT OF PROPERTY SHOWING ITS LOCATION, AREA, EXISTING STRUCTURES, AND CURRENT ZONING DISTRICT OF THE PROPERTY AND ALL ABUTTING PROPERTIES.
2. A DEED WITH LEGAL DESCRIPTION SHOWING TITLE OF THE PROPERTY.
3. A SITEPLAN SHOWING THE PROPOSED USE OF THE PROOERTY.
4. A LETTER OF INTENT DESCRIBING THE REASON FOR REQUEST.
5. FILING FEE OF \$500 PAYABLE TO JASPER COUNTY ZONING OFFICE. - pd 3/27/23 jdg
6. A "DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS" FORM.
7. IF PROPERTY OWNER AND APPLICANT ARE NOT THE SAME, AN AGENT AUTHORIZATION FORM.

I HEREBY AUTHORIZE THE JASPER COUNTY PLANNING AND ZONING COMMISSION AND STAFF TO INSPECT THE ABOVE-DESCRIBED PROPERTY. IN SIGNING THIS APPLICATION, I HEREBY STATE ALL INFORMATION GIVEN BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I AGREE TO ABIDE BY ALL LAWS AND ORDINANCES REGULATING USE OF PROPERTY IN JASPER COUNTY.

SIGNATURE OF APPLICANT Terry White DATE 03/27/2023

PUBLIC HEARING BEFORE JASPER COUNTY BOARD OF COMMISSIONERS 5-01-23

RECOMMENDATION _____ CHAIRMAN/DATE _____

APPROVED _____ DENIED _____ CONDITIONS? _____

NOTES:

LETTER OF INTENT

Judy Johnson

From: Terry White [REDACTED]
Sent: Monday, March 27, 2023 8:34 PM
To: Judy Johnson
Cc: [REDACTED]
Subject: Pitts Chapel Road Terry White Property Rezoning from AG to RR

Importance: High

Dear Board of Commissioners:

I am writing this email in hopes that you would consider rezoning my 7.86 acres from AG to Rural Residential. When I bought the land I did do research to see how many acres I needed to build two homes. I thought I only needed 3 acres per property but I did not know that on AG land you needed 5 acres. The reason I need two homes on the property is my wife is handicapped and will be confined to a wheelchair in the coming years so I need assistance with her needs such as doctors appointments, general care and what she needs from day to day. I was gifting my daughter 3 acres so she could help out and build her future home for her growing family. I have spoken with my neighbors to the left and right and also across the street from my property and they all have zero issues with what we plan to do.

The property would be split into two plots. One would be 3 acres and the other would be 4.86 if you allow me to rezone the acreage. We also have 415 ft of road frontage so this would not be an issue for the two homes as I understand you need 200ft per home.

Thank You for your consideration and I look forward to being a part of the Jasper County community.

Terry White!

REZONING IMPACT RESPONSES FROM APPLICANT

ANSWER THE FOLLOWING:

Pursuant to ARTICLE IX. – AMENDMENTS, Sec. 119-442. - Procedure for amendments., subsection e., "A written report providing an answer and analysis for each of the following standards:"

1. Does the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?

Yes! It is for residential purposes

2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

NO

3. Does the property to be affected by the zoning proposal have a reasonable economic use as currently zoned?

Yes! I can't build a home for my daughter who will be taking care of my wife ~~and~~ who is handicapped.

4. Does the zoning proposal result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?

NO

5. Does the zoning proposal conform to the policy and intent of the comprehensive land use plan?

Yes

6. Are there other existing or changing conditions affecting the use and development of the property which, because of their impact on the public health, safety, morality and general welfare of the community, give supporting grounds for either approval or disapproval of the zoning proposal?

NO

LETTER OF SUPPORT

Judy Johnson

From: Terry White <[REDACTED]>
Sent: Thursday, May 18, 2023 8:55 AM
To: Judy Johnson
Subject: Fwd: Letter Of Support For Rezoning

Sent from my iPhone

Begin forwarded message:

From: Andy <[REDACTED]>
Date: May 18, 2023 at 5:51:14 AM CDT
To: [REDACTED]
Subject: Letter Of Support For Rezoning

To whom it may concern,

My name is Andy Bishop. My wife, Monica, and I have met the Whites on several occasions and look forward to having them as neighbors. We support their efforts to help their family, and therefore do not oppose their petition for rezoning.

Regards
Andy and Monica Bishop
1312 Pitts Chapel E
Newborn, GA 30056

Sent from my iPhone

LETTER OF SUPPORT

Judy Johnson

From: Terry White <[REDACTED]>
Sent: Monday, May 22, 2023 11:38 PM
To: Judy Johnson
Subject: Fwd: Pitts Chapel Road

Sent from my iPhone

Begin forwarded message:

From: Paul Zimmerman <[REDACTED]>
Date: May 8, 2023 at 2:13:00 PM EDT
To: [REDACTED]
Subject: Pitts Chapel Road

Hey Terry,

Please feel free to share this email and/or the gist of it with anyone you'd like to.

Laura and I have no problem with the Rezoning of the land you own on Pitts Chapel Road in Jasper County.

I understand that you have enough road frontage to build 2 homes, and you certainly have enough land to do so in our opinion.

If anyone has any questions for us, feel free to direct them to my email or cell phone listed below.

Best of luck!

Paul

Paul R. Zimmerman
[REDACTED]
[REDACTED]

Sent from my iPhone
