

**JASPER COUNTY
LAND DIVISION PLAT PETITION
Planning Commission
08/31/2023**

Case Number: LD23-005
Name of Applicant: Joe Stockdale
Address of Property: Millen Road
Tax Parcel: 026 054B001 (formerly part of 026 054 004)
District: 3 (Three)

Request: To subdivide a parcel of land into 2 lots. The original lot is Tract 1 of Hardy Creek Estates approved on May 1, 2023 by the Jasper County Board of Commissioners.

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

Size of Property: 13.53 acres with Tract 1A having 6.77 acres and 420.4' of road frontage and Tract 1B having 6.76 acres and 1,100' of road frontage.

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 lot is an existing lot of record of 13.53 acres. The request is to create a total of 2 lots under the current zoning designation of AG (Agricultural).

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.

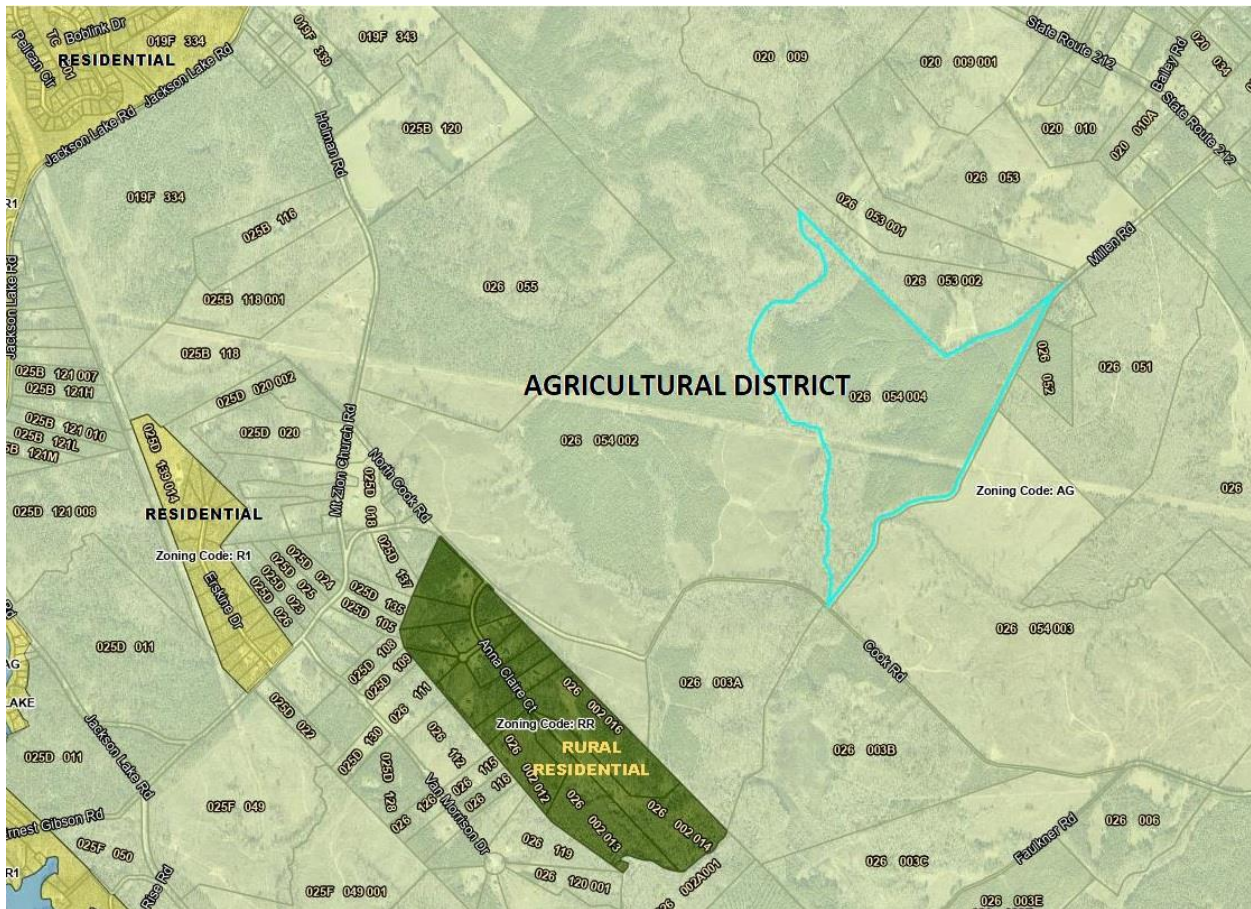
Minimum front yard/setback minor collector	30 ft.	30 ft.	30 ft.
Minimum front yard/setback local roads	30 ft.	30 ft.	30 ft.
Minimum side yard	30 ft.	30 ft.	30 ft.
Minimum rear yard	50 ft.	50 ft.	30 ft.
Compliance with architectural standards required?	No	No	No

;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 DIVISION OF LAND

Submittal Date: 7/24/2023

Project Name: Hardy Creek Estates - Tract 1

of Lots 2

Total Acres 13.53

Project Address of Primary Street: Millen Road

Tax Map and Parcel Numbers 026 054 004

Zoning AG

Water Source: Public or Private

Wastewater Source: Septic or Sewer

Applicant/Company: Joe Stockdale

Representative: Hollie Hall

Cell: _____

Email: joe@joestockdale.com

Address: 675 Davis Rd, Newborn, GA

Property Owner's Name: Joe Stockdale

Phone: 678-634-3360

Cell Phone: _____

Address: 675 Davis Rd, Newborn, GA

Email: joe@joestockdale.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: Joe Stockdale

Phone: 678-634-3360

Applicant Signature: Joseph Stockdale
Joseph Stockdale (Jul 24, 2023 08:50 EDT)

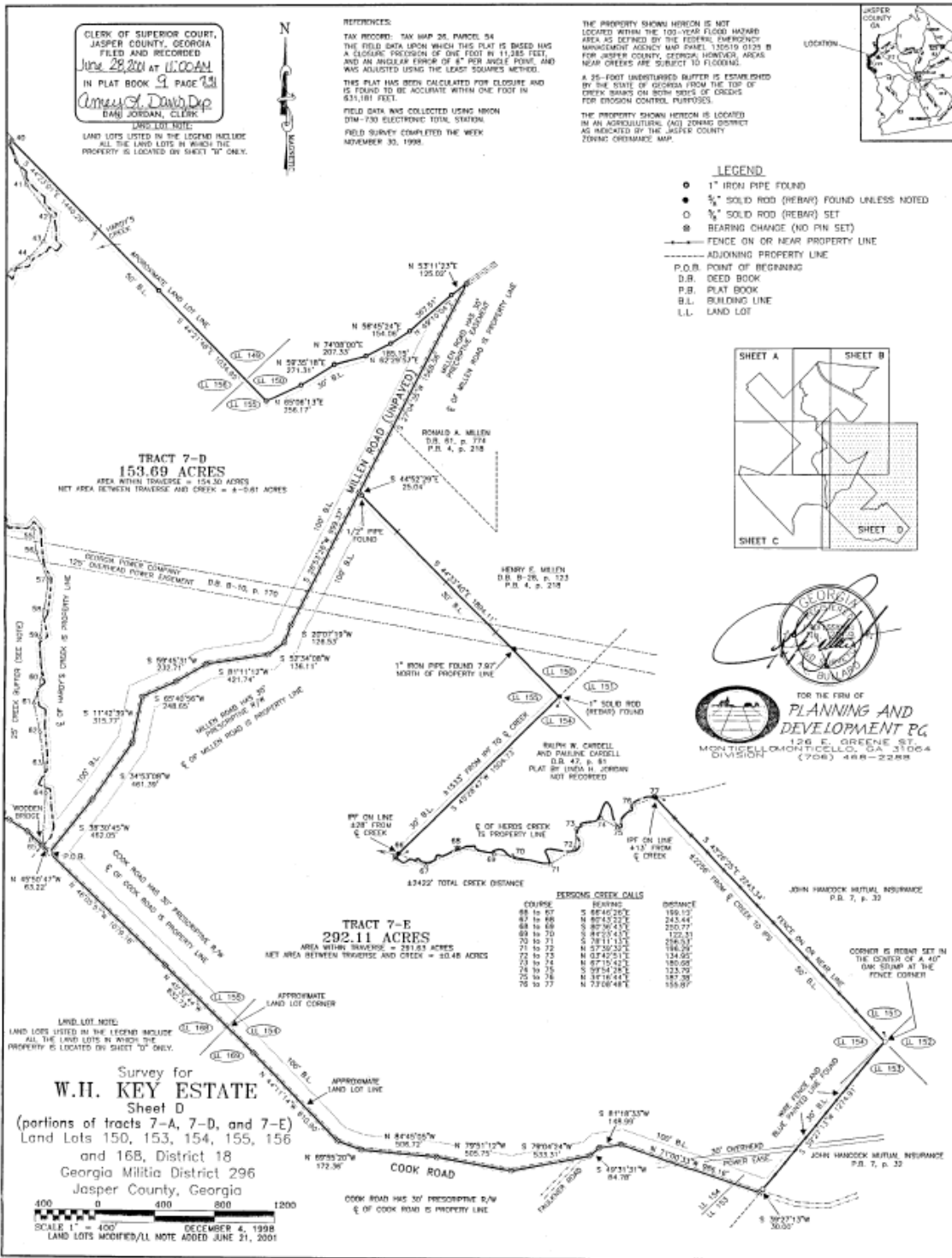
Date: Jul 24, 2023

AERIAL MAP

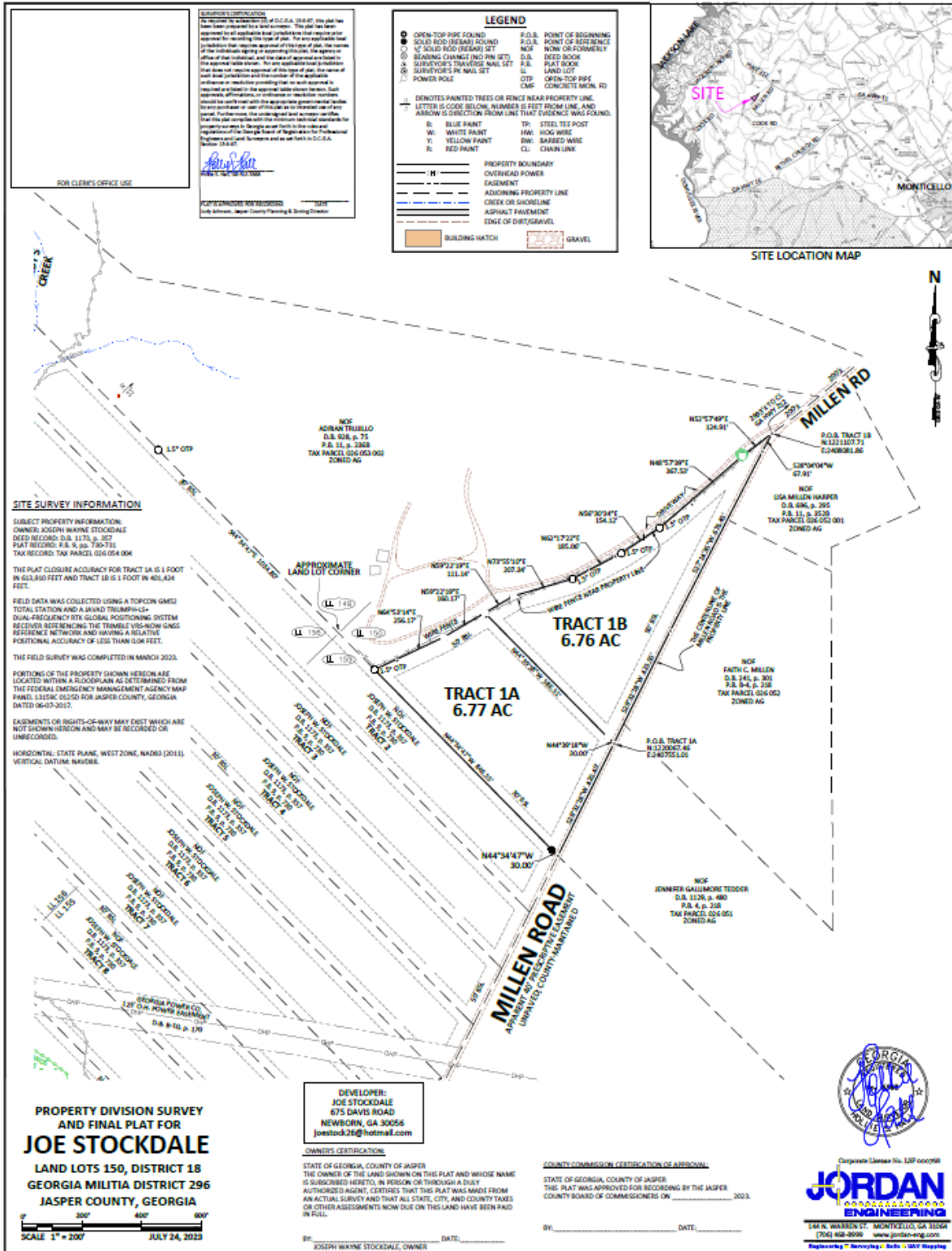


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2001 RECORDED PLAT



NEW LOT CONFIGURATION



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