

**JASPER COUNTY  
LAND DIVISION PLAT PETITION  
Planning Commission  
10/26/2023**

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**Case Number:** LD23-006  
**Name of Applicant:** Robert Jordan on behalf of Marks Jordan LLC  
**Address of Property:** Hwy 16 E and Rogers Road  
**Tax Parcel:** 035 003 (south side of Hwy 16)  
**District:** 3 (Three)

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**Request:** To subdivide a parcel of land into 5 lots of 12+ acres each.

**Purpose of Request:** To create estate size lots that would allow construction of single-family residences.

**Size of Property:** 67.76 acres with road frontage on both Hwy 16 E and Rogers Road.

**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 request is to create a total of 5 lots under the current zoning designation of AG (Agricultural).

**APPLICABLE ORDINANCE SECTIONS (AS AMENDED ON 11/07/2022, 03/06/2023 & 09/11/2023)**

**Section 105-161 - Land Division Plat**

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 Land Division 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 Land Division Plat:
    - (1) Certificate of approval of the preliminary plat by the Board of Commissioners.
    - (2) Signed seal of a state-registered land surveyor, certified landscape architect or state professional engineer.
    - (3) Certificate of approval of the lat by the county health department for lots less than 5 acres.
    - (4) Owner's certificate stating property ownership, consenting to development, and that all appropriate taxes have been paid.
  - i. A table showing each lot's total amount of road frontage.

## 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. Land Division Plats on State Routes require GDOT comments to be submitted to the Planning Department of Planning & Zoning along with the Land Division (aka Final) Plat.
- C. A letter requesting review and approval of a Land Division Plat and giving the name and address of a person to whom the notice of hearing and action on the Land Division Plat is to be sent.
- D. Official date of submission. The official date of submission of the Land Division Plat will be the date of the next regularly scheduled monthly meeting of the planning commission that is more than 60 days following proper Land Division Plat submittal to the director of planning.
- E. The planning commission will review the Land Division 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 Land Division Plat, or by a

written memorandum attached to the Land Division 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 Land Division 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 30 days before the hearing.
  - G. Action of the Board of Commissioners. No more than 60 days after the official date of submission of the Land Division 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 Land Division 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 Land Division Plat, the plat will be deemed automatically approved by the Board of Commissioners.
3. Approval of a Land Division 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 Land Division Plat, if any.
  4. If the Land Division 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.

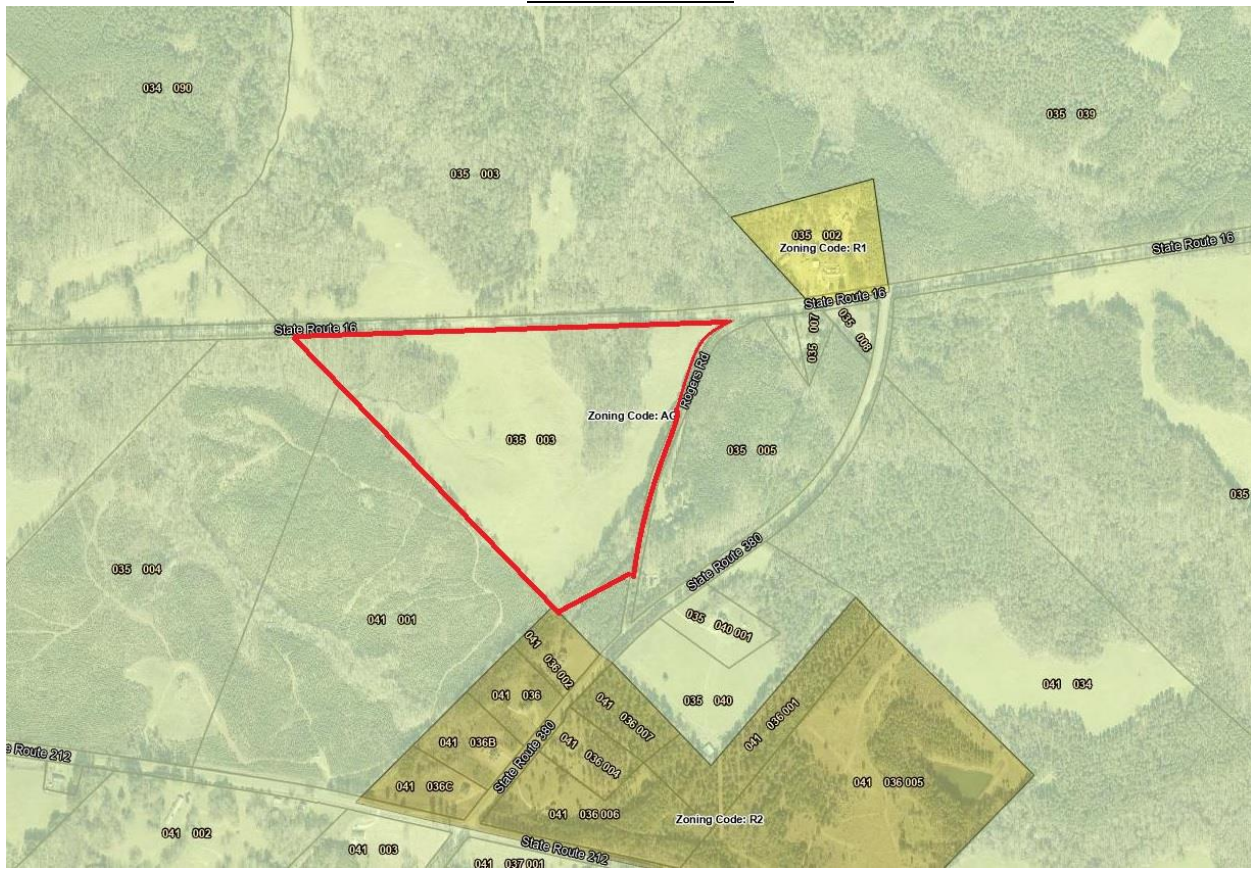
Minimum front yard/setback minor collector	30 ft.	30 ft.	30 ft.
Minimum front yard/setback local roads	30 ft.	30 ft.	30 ft.
Minimum side yard	30 ft.	30 ft.	30 ft.
Minimum rear yard	50 ft.	50 ft.	30 ft.
Compliance with architectural standards required?	No	No	No

;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

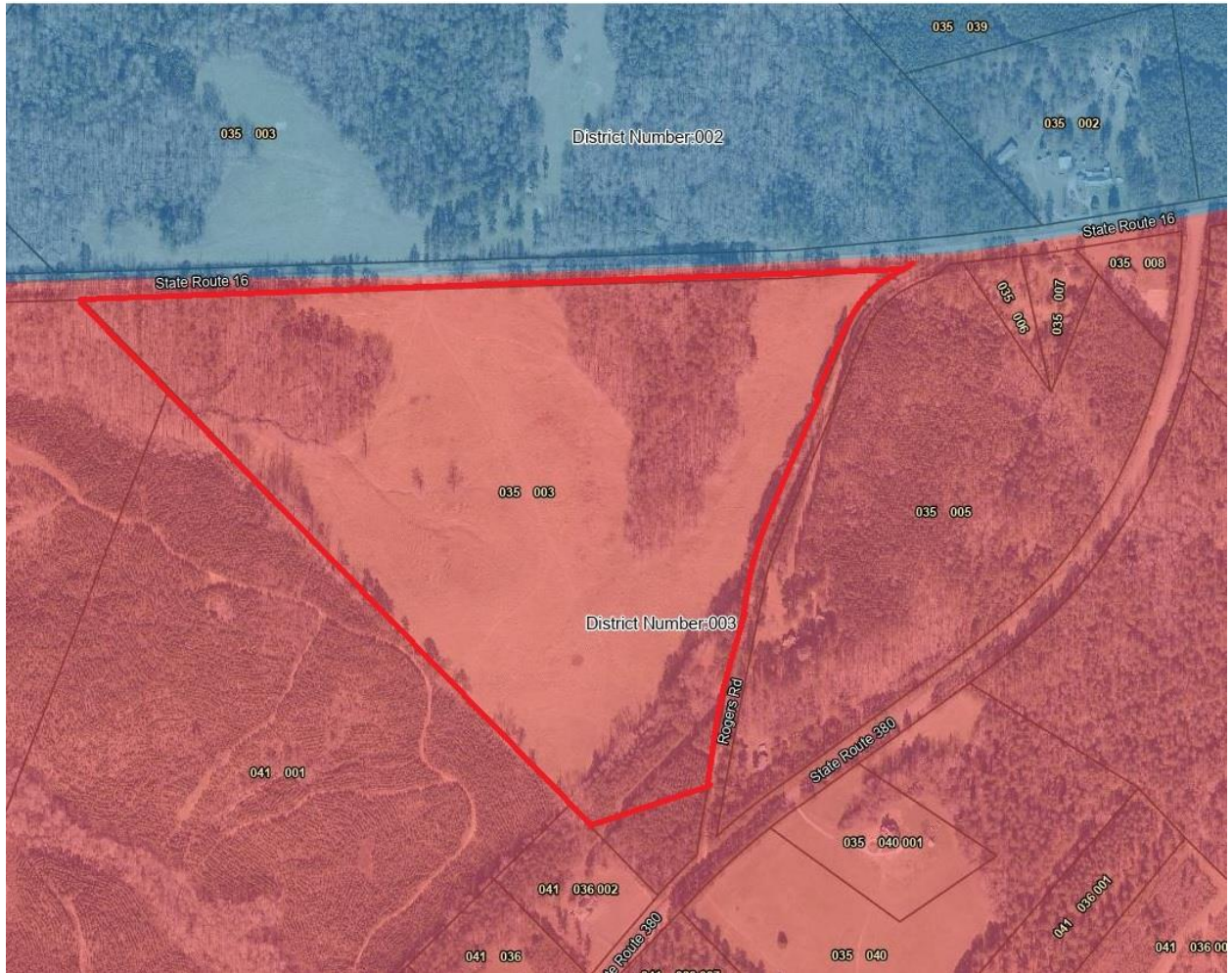
;le=2;\*\*Water and sewage must meet approval of the county health department

### ZONING MAP





# COMMISSIONER DISTRICT MAP



# APPLICANT'S INFO

LD23-006

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: August 8, 2023

Project Name: Marks Jordan, LLC parcel division

# of Lots 5

Total Acres 67.76

Project Address of Primary Street: Ga Hwy 16 E @ Rogers Road

Tax Map and Parcel Numbers 035 003 (south of Hwy 16)

Zoning AG

Water Source: Public or Private

Wastewater Source: Septic or Sewer

Applicant/Company: Jordan Engineering, Inc.

Representative: Robert Jordan

Cell: 706-318-6786

Email: robert@jordan-eng.com

Address: 144 N. Warren St., Monticello, GA 31064

Property Owner's Name: Marks Jordan, LLC (c/o Tommy Jordan)

Phone: \_\_\_\_\_ Cell Phone: 478-951-1076

Address: 11211 Hwy 16E, Monticello, GA 31064

Email: NA

(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: \_\_\_\_\_

Phone: \_\_\_\_\_

Applicant Signature: 

Date: 9-8-23

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Rvsd 07/23/2023



# AERIAL MAP





# NEW LOT CONFIGURATION/LAND DIVISION PLAT

