**Planning and Zoning Board**

**Meeting Minutes**

**August 31, 2023**

**Location:** Jasper County Historic Courthouse, Small Courtroom

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| **Board Members:** | **Present at Meeting:** |
| Justin Owens, Chairman  | Y |
| Julie Bennett, Vice-Chairman | Y |
| Bill Nash | Y |
| David E. McGuire | Y |
| Ron Burch | Y |
| Judy Johnson, Jasper County P&Z Director | Y |

**Item 1: Call to Order: Justin Owens**

**Item 2: Approval of Agenda:**

Ron Burch made a motioned to swap agenda item number 6 to number 5 and to approve the agenda, Bill Nash seconded.

Approved 5-0.

**Item 3: Approval of Minutes for April 20, 2023 and June 22, 2023:**

Bill Nash motioned to approve the minutes; Julie Bennett seconded.

Approved 5-0.

**Item 4: A public hearing and recommendation will be held for a Special Use Permit, SU23-001,**

**to operate a kennel at 18989 Hwy 83 N, Monticello GA 31064.**

Mr. Owens called the petition and asked Ms. Johnson to explain the petition. Ms. Johnson went over the staff report.

Mrs. Allison Booth, owner and applicant, presented to the planning board the proposal to use an existing 1,500 square foot building for the use of an indoor kennel. Mrs. Booth explained the structure was over 230’ from the nearest neighbor and over 278’ from the road. Mrs. Booth further stated she had obtained her kennel approval from the Georgia Department of Agriculture and that agency had limited the number of kennels to 15.

Mr. Nash asked Mrs. Booth if she had spoken to the neighbors. Mrs. Booth explained she had spoken with the neighbor to the northeast where the building is closest and had obtained their approval; however, she had not been able to contact the neighbor to the southwest.

Mr. McGuire asked what the hours of operation would be for receiving and releasing the dogs. Mrs. Booth answered it would be an 8 a.m. drop off and a 5 p.m. pickup time.

Mr. Owens opened for public comment and called on Ms. Mary Patrick who had signed up to speak. Ms. Patrick stated her only concern was whether it would be a breeding kennel or boarding only and since it was boarding only she had no objections.

There was no other public comment.

Mr. Owens opened up discussion amongst the board. Mr. Nash stated he would like to see the petitioner follow up between the P&Z meeting and the BOC meeting with an additional attempt to notify the neighbors.

Mr. Nash made a motion to accept the conditions listed on page 4 of the staff report and add to that a requirement to provide a letter from the nearest neighbor where there was contact already and to attempt to reach the neighbor where there had not been contact already before the Board of Commissioners’ meeting; Mrs. Bennett seconded the motion.

Approved 5-0.

**Item 5: A public hearing and recommendation will be held for a request for a division of land,**

**located on Millen Rd, primary Map & Parcel 026 054 004. The request is to further divide Tract 1 into 2 lots of Hardy Creek Estates, approved on 05/01/2023, into 2 lots.**

**The current tract is 13.53 acres with over 1,500 feet of road frontage. The property is**

**zoned AG and both lots will abut existing road frontage.**

Mr. Owens asked Ms. Johnson to go over the request. Ms. Johnson went over the staff report.

Mr. Owens called for the applicant, Joe Stockdale, to state his case. Mr. Stockdale stated he believes it’s beneficial to have large acre tracts with only 1 house. Mr. Owens asked why wasn’t it split when the original request on this lot came through the process? Mr. Stockdale replied that he should have thought about that to begin with but originally thought 12 acre lots would be more desirable because of land conservation.

There was no other public comment.

Mrs. Bennett made a motion to recommend approval of the plat and Mr. Nash seconded the motion.

Approved 5-0.

**Item 6: A public hearing and recommendation will be held for An Ordinance Amendment to Part II, Code of Ordinances which include: Chapter 105 - DEVELOPMENT STANDARDS AND**

**REGULATIONS: Sec. 105-28 General Definitions, Sec. 105-159 Subdivision Design**

**Standards, and Sec. 105-161 Residential Subdivision Design. This amendment is to clean**

**up language for divisions of land of 4 or more lots that have road frontage on existing**

**roads and meet the minimum lot size for the applicable zoning district.**

Mr. Owens asked the Planning & Zoning Director, Judy Johnson, to give an overview of the amendment. Ms. Johnson went over the proposed changes.

Mr. Owens opened up for public comment.

Mary Patrick cautioned the board to think about the yield plan as she believed it was still in the code and needs to be taken out.

There was no other public comment regarding the amendment.

Mr. Owens motioned to recommend approval. Mr. Burch seconded the motion.

Approved 5-0.

**Item 7: Future Meeting Notices:**

Ms. Johnson stated there were no upcoming cases at this time; however, there would be a need for a meeting in October.

**Item 8: Adjournment:**

Ron Burchmade a motion to adjourn. Julie Bennett seconded. Meeting adjourned. 5-0.