

MINUTES
PLANNING AND ZONING COMMISSION
PUBLIC HEARING
Tuesday, November 24, 2020
6:00 PM

Members Present:

Rodney Buckingham
John Sneve
David Keller
Tom Kleinberg

Staff:

Brandon Douglas
Lonnie Waters
Shauna Coleman
Beverly Ragland
Rebecca Keefer-CPL

Guests in Attendance:

Rachel Nichols Darrel Darby
Karen Coltrane Ann Evans
Rita Kinzer Frazer Prather
Kay Jordan William Dilbeck
Greg Tilley Kristy Darby
Gary Copeland

Members Absent:

Joanna Kearns

Legal Counsel:

R. David Syfan

Press:

Know Pickens

Chairman Buckingham called the meeting to order. Chairman Buckingham asked Lonnie Waters to provide the invocation and asked Mr. Gary Copeland to lead the Pledge of Allegiance.

Chairman Buckingham asked for a motion to adopt the agenda with David Keller providing motion to adopt the agenda with John Sneve providing second. Motion to approve the agenda passed unanimously.

Chairman Buckingham asked for a motion to approve the minutes from the June 23, 2020 meeting with John Sneve providing motion to approve the minutes with David Keller providing second. Motion to approve the minutes passed unanimously.

Chairman Buckingham moved to the next item as a Public Hearing for the Text Amendment to the Zoning & Sign Ordinance of the City of Jasper. Chairman Buckingham asked Brandon Douglas to address the request. Mr. Douglas provided comments on the background of the item and reminded of the zoning moratorium that began in the Spring to give time to work with Clark-Patterson Lee by the way of mostly updating the zoning procedures, no new zoning districts were added. Brandon Douglas then introduced Rebecca Keefer from CPL to present the new updates added to the drafts. Ms. Keefer explained the overall objective of the project was to clarify the existing chapter 94 Zoning Ordinance and make user friendly and also to separate it from the Sign ordinance. Ms. Keefer explained the request is for the acceptance and an approval of the restructuring and context changes made within the City of Jasper Code of Ordinances and the adoption of the restructuring changes would reform Chapter 94 and form Chapter 95 for an expansion of the current Sign code. Buckingham asked if there were any questions by the Commission being none Buckingham then asked if the design had been challenged in the past. Rebecca Keefer answered no. Mr. Buckingham asked Mr. Douglas what was needed from the Commission, Douglas responded by stating this was advertised as a public hearing given the rights if anyone from the public had any concerns or questions, they may express them. Having no one from the

public respond Buckingham called for the Commission to make a motion, David Keller provided the motion in favor, with Tom Kleinberg providing a second. Motion approved unanimously.

Mr. Buckingham moving to next item of the request to annex and rezone Parcel 065 046.001 of 4.27 acres off of Worley Cross Roads to R-3 into the City of Jasper. Chairman Buckingham called on Brandon Douglas to address the request made by applicant Gary Copeland. Mr. Douglas added that the request is a standalone parcel and not connected to the adjacent property that is currently a Planned Unit Development. By way of staff analysis Mr. Douglas explained Staff's recommendation of approval with conditions with a special recommendation that the applicant will need to present to Mayor and Council a site plan that demonstrates the appropriate and approved density meeting the development standards thereof prior to the issuance of a land disturbance permit. Mr. Buckingham asked if anyone from the public would like to speak. Guest Rita Kinzer expressed her concern regarding the excessive traffic and questioned how many homes were going to be built. Mr. Copeland responded with 2-3 houses per acres. Buckingham asked if there were any further questions or concerns there were none. Buckingham then asked if there were any questions from the Commission. David Keller joined by Mr. Buckingham asked Mr. Douglas if the sewer system was capable of handling the additional homes. Mr. Douglas stated we do have existing compacity to accommodate. Mr. Buckingham then questioned the distance of the property from the police and fire department with the response time. Mr. Douglas responded by identifying the lacking of adequate response time and that it is something to consider in the 2021 Budget. Staff has identified the desire of a Police/Fire Station added to 515. Buckingham asked if the project would be based on the current standards or new. Mr. Douglas responded by stating that it would be under the current standards regarding the site plans. Mr. Buckingham asked if there were any questions or comments. Being non, Buckingham called for a motion, John Sneve made the motion to approve, with David Keller second the motion, motion approved unanimously.

Next item on the agenda was the request by Gary Copeland to annex and rezone parcel No 065 057 at 84 Lower Dowda Mill Road into the City of Jasper as C-2. Chairman Buckingham called on Mr. Douglas to present. By way of staff analysis, it was explained that the property is a candidate for annexation. Mr. Douglas explained the compatibility with the zoning request compared to the current zoning in the County and when looking ahead at the future land use map. Pointing out key notes Mr. Douglas stated that Staff recommends approval with conditions that the development be in conformance with the standards of the current zoning ordinance, applicant shall submit a site plan that is consistent with the zoning development standards and provides buffers and landscaping accordingly for any incompatible use adjacent to the site. Development shall adhere to any GDOT or County standards with approval for access. Mr. Buckingham asked the applicant Gary Copeland if he had anything to add, being nothing, Buckingham then asked if there were any questions or concerns from the public, there were none. Buckingham then stated he had a question for the City Attorney David Syfan regarding the zoning request and if it needed to be similar to the current. Mr. Syfan answered by stating that the City has the right to bring in an annexation of the property under the request as long as the County has no objection. Being no objection, his opinion is to proceed. Mr. Buckingham asked a question regarding the status on the updated service delivery area. Lonnie Waters answered and stated that the City and County would be meeting after the Dec 7th meeting to discuss the area of trade of the Service Delivery area and that he did not expect any conflict. Chairman Buckingham called for a motion of recommendation. David Keller made a motion to approve with Tom Kleinberg providing a second. Motion approved unanimously. Next item on the agenda was the request by Gary Copeland to annex and rezone Parcel No. 065 055.003 at Lower Dowda Mill Road into the City of Jasper as C-2. Mr. Buckingham called on Mr. Douglas for staff analysis. Mr. Douglas explained that the 2.65 acres requested by the applicant to be annexed be approved with the conditions the development be in conformance with the zoning standards and

provide buffers and landscaping accordingly for any incompatible uses adjacent to the site. Development shall also adhere to any GDOT or County Standards in approvals for access and also adhere to any other regulation outlined in the Zoning ordinance.

Chairman Buckingham asked the public if there were any question. Lonnie Waters added that the land owners of the track of land contiguous with the property were working with the applicant on the running of utilities. Chairman Buckingham called for a motion. John Sneve provided a motion to approve, David Keller provided the second, no further discussion, motion approved unanimously.

Next item on the agenda, a request to annex and rezone Parcel No. JA08 042 and JA08 042.001 at 855 North Main Street and North Main Street into the City of Jasper as R-3. Mr. Douglas presented by way of staff report. Staff advised that the applicant and owner (consent) had made a request to annex into the City to utilize water/waste water services and for the development of cottage homes. Staff continued to advise of the request insomuch as the staff analysis was provided. Staff advised that the request from the applicant was being analyzed under the existing criteria of the zoning ordinance and as such it will be under the R-3 single family residential whereupon the request from the applicant regarding the 81 units could not be accommodated. Staff further illustrated that the land use of the property is residential in the county and from the land use perspective the request of utilizing the property in the city as residential could be compatible; however, the density proposed is not in compliance with the current standards. Staff further advised that there is a recommendation of approval with the condition for the applicant to provide an updated site plan reflecting compliance 6 of 7 with the requirements. Chairman Buckingham asked the applicant if he would like to speak on this matter or have anything to add. The applicant, Brian Westbrook, advised they are proposing cottage homes in the range of 1,000 sq to 1,500 sq ft. Further explanation of the development provided included walking trails in the greenspace along w/ a garden in common area. Mrs. Martin, with applicant (relator) advised that they were interested in this site due to its proximity to the downtown and the walkability. Chairman Buckingham inquired of any further comments. A gentleman inquired of the ability for the property to be annexed into the City due to the city limit sign being 300 ft away from the property. Further comments made. Chairman Buckingham inquired of further comments. Property owner from across the road of proposed development (Kristy Darby) inquired about flooding and advised that there are problems with flooding currently and what will be addressed with water runoff due to the houses being proposed. Additional public comment regarding stormwater and will there be proposed ponds for said runoff. Chairman Buckingham advised that specifics with regards to the development would be in accordance with city standards. Mr. Buckingham recognized Mrs. Evans to make comment. Mrs. Evans made comment regarding traffic and concerns with being able to enter/exit off road. Mr. Buckingham recognized applicant whereupon it was advised that the detention pond would be designed to address runoff. Further discussion was held. Public inquired about accel/decel lane and further advised that concerns about flooding. The applicant advised that none of the homes would be located within the floodplain. Chairman Buckingham inquired of comments / questions from commission members. Member inquired if the homes will be individually owned. Applicant advised in the affirmative. Further discussion held relative to density of the development and the calculations therein. Additional discussions held concerning the timing of the new (proposed) zoning ordinance and the existing ordinance and the differences therein. Chairman Buckingham inquired about an additional access point to the development. The applicant inquired about if that would be a requirement. The commission affirmed that would need to be addressed with the city. Further discussion held relative to how to proceed and the process thereafter. Chairman Buckingham asked if there was anyone that would like to speak on the matter. No further comments or discussions held. Chairman Buckingham asked for motion. Motion was made to incorporate the concerns from the

meeting into approve to move forward to council with 2 favorable and 2 not favorable. Matter moves forward to Dec. 7th meeting with tie. (4 members...member Kearns was not in attendance). Lonnie Waters stated that the Planning and Development office had only received a few phone calls from people inquiring what was going on.

Being nothing else on the agenda Chairman Buckingham called for a motion to adjourn. David Keller provided motion to approve, John Sneve provided second, Motion approved unanimously.


Chairman