



MINUTES
PLANNING AND ZONING COMMISSION MEETING
Tuesday, April 23, 2024
6:00 PM

Members Present:

Will Tate
Cassie Rasco
Craig Jones

Staff:

Kirk Raffield, Mayor
Kim Goldener, Asst. City Manager
Lorrie Waters, City Clerk
Mary Elizabeth Burgess, Development Director

Guests in Attendance:

See Attached

Members Absent:

Joanna Kearns
Tom Kleinberg

Chairman Will Tate called the meeting to order at 6:00 p.m. Cassie Rasco provided an invocation while, Craig Jones lead the pledge of allegiance.

Will Tate asked for a motion to adopt the agenda. Cassie Rasco made the motion to adopt, and Craig Jones provided second. Motion approved unanimously.

Will Tate asked for a motion to approve the minutes from the March 26th meeting. Motion to approve the minutes made by Craig Jones and Cassie Rasco provided second. Motion approved unanimously.

Item #1:

Discussed request by owner, Rainy Day Development, LLC on behalf of the applicant Piedmont Housing Group for Parcel 041 098 located at 100 Darnell Road, consisting of a total of 4.73 acres, to be rezoned from C-2 General Commercial to MFR Multifamily Residential.

Ms. Burgess gave a description of the location, the history, and the existing conditions of the property along with the proposed use. Ms. Burgess described how the applicant is proposing a Department of Community Affairs, Low Income Tax Incentive Housing project.

Ms. Burgess explained how the project will include 38 units w/ 2 buildings with accompanying amenities and parking. Ms. Burgess stated how the development is consistent with the comprehensive plan by providing the missing middle for housing opportunities and providing affordable/workforce housing opportunities. Will Tate then asked if the applicant/ owner would like to speak on behalf of the application. Josh Thomas, of 3070 Birch Lorel Woodstock, Ga, stepped

forward and presented his requests. Chairman Will Tate then addressed the audience for questions and concerns. No further questions or concerns at this time.

Staff Recommended approval with the following conditions.

1. The maximum number of units allowed for this parcel is 38 units.
2. A Traffic Impact Assessment will be completed for the build-out and offsite improvements such as improvements to Darnell Road.
3. The granting of this rezoning as provided herein, is not a commitment, warranty, or covenant by the City of Jasper that water and sewer capacity of the City is available for this development, and the City of Jasper makes no representations that such capacity is currently available. Water and sewer capacity of the facilities of the City of Jasper, if physically available at the time of application to tap onto the City's water and/or sewer lines which will be after any necessary water and sewer infrastructure is constructed by applicant and approved by the City, will be made available to the property upon the same basis as any other applicant, and pursuant to the requirements of the ordinances of the City of Jasper, Georgia.
4. Site Plan Review is required and compliance with Chapter 94 – Zoning and all applicable regulations including but not limited to:
 - Chapter 18- Buildings and Building Regulations
 - Chapter 26 – Environment; and,
 - Chapter 34 – Flood Damage Prevention; and,
 - Chapter 66 – Streets, Curbs, and Sidewalks; and,
 - Chapter 82 – Utilities; and
 - Chapter 86 - Vegetation.
5. If ownership of the property is not transferred to the applicant or associated parties by April 25, 2025, the zoning of the property shall revert to the current C-2, General Commercial, zoning district. If an extension is required, the owner may request a 6-month extension in writing to the Planning & Development Director.

Item #2:

Discussed request by owner, SJWGA holdings, LLC C/O Hank Goble on behalf of the applicant REA Ventures Group, LLC for a portion of Parcel 030A 073 located on Philadelphia Road, consisting of a total of 25.65 acres, to be rezoned from R-A Residential Agriculture to Multifamily Residential. Ms. Burgess gave a description of the location, the history, and the existing conditions of the property along with the proposed use. Ms. Burgess discussed how the project will include 2 phases, each with 60 units in 3 buildings with accompanying amenities and parking. Ms. Burgess stated how this project follows typical development patterns by being adjacent to commercial land use and single-family townhomes. Ms. Burgess explained that this development is consistent with the comprehensive plan by providing the missing middle for housing opportunities and providing

affordable/workforce housing opportunities. Will Tate then asks if the applicant/owner would like to speak on behalf of his application. The applicant, Matt Monroe, of 2969 Peachtree Rd Atlanta, Ga then steps forward and presents.

Staff recommended approval with the following conditions:

1. The maximum number of units allowed for this parcel is 120 units, split (60 units) in 2 phases.
2. A Traffic Impact Assessment will be completed for the build-out and offsite improvements such as decel / accel lanes and/or turning lanes. This report will include the total number of units proposed at Rolling Meadows subdivision, which is 270 single-family attached units.
3. The grant of this rezoning as provided herein, is not a commitment, warranty, or covenant by the City of Jasper that water and sewer capacity of the City is available for this development, and the City of Jasper makes no representations that such capacity is currently available. Water and sewer capacity of the facilities of the City of Jasper, if physically available at the time of application to tap onto the City's water and/or sewer lines which will be after any necessary water and sewer infrastructure is constructed by applicant and approved by the City, will be made available to the property upon the same basis as any other applicant, and pursuant to the requirements of the ordinances of the City of Jasper, Georgia.
4. Site Plan Review is required and compliance with Chapter 94 – Zoning and all applicable regulations including but not limited to:
Chapter 18- Buildings and Building Regulations
Chapter 26 – Environment; and,
Chapter 34 – Flood Damage Prevention; and,
Chapter 66 – Streets, Curbs, and Sidewalks; and,
Chapter 82 – Utilities; and
Chapter 86 - Vegetation.

Item #3:

Discussed a request by the City of Jasper to annex Parcel ID 053A 092 located at 490 Liberty Lane, consisting of 0.84 acres, to be rezoned from county's HB , Highway Business to M-1, General Industry. Ms. Burgess informed the commission that a **continuance to the next meeting, May 28, 2024 is required.**

Item #4:

Discussed a request to modify Ordinance No. 2021-25, known as Jasper Village / Haley Farms, by removing 6.69 acres of parcel 030B 061 001 and modify other previously approved conditions.

Ms. Burgess presented the previously approved plans from 2021. Ms. Burgess then presented the proposed amended layout and provided the following staff recommendations. Will Tate then asks if the applicant/owner would like to speak on behalf of his application. The applicant, Jerry Phillips of 6735 Cadence Blvd Sandy Springs, Ga steps forward and presents. Will Tate then addresses the audience for any questions. Larry Wilson of 261 Whispering Pebble Trail Jasper, Ga comes forward with a question regarding the road to the residential

aligning with the road that goes to the townhomes. His question was addressed by Ms. Burgess who then told Mr. Wilson she did not have access to the engineer plans at the exact moment but would have them present for him to view at their scheduled meeting the next day. The next member of the audience, Scott Sugar of 9236 Henderson Mountain Road Jasper, Ga, stepped forward with a concern regarding infrastructure and water source. Will Tate then addressed Mr. Wilsons concerns and let Mr. Wilson know that his concerns were valid. He stated the planning commission is also taking the same concerns into consideration.

Staff recommended approval with the following conditions:

- Amend Ordinance to reflect the removal of 6.69 acres known as 030B 031 001 to revert back to the zoning that was in place prior to the approval of this project which is R-1, Low Density Single Family Residential.
- Future Commercial Development must adhere to current, at the time of site plan submittal, zoning ordinance.
- All other conditions shall remain.

Item #5:

Discussed the City of Jasper is modifying the Zoning Ordinance by requesting text amendments to the Zoning Ordinance last modified on June 5, 2023.

Ms. Burgess then discussed the following:

- Land Disturbance permits (LDP) will only be issued with an approved site plan.
- Establishes Georgia Stormwater Management Manual as the minimum requirements for stormwater management.
- Establish a payment in lieu of sidewalk policy.
- Paving requirements for outdoor storage access.
- Adds wine to the package store classification
- Outdoor lighting specifications for non-wood poles.

Will Tate then address the audience and asks if anyone has any questions or concerns. No further question or concerns at this time.

Staff recommended approved as presented

Will Tate then called for a motion to adjourn. All moved to adjourn. Meeting adjourned at 6:59p.m.



Will Tate, Chairman