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CITY OF JASPER PLANNING & ZONING COMMISSION GUESTS SIGN IN ROSTER



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AGENDA

**CITY OF JASPER
 PLANNING COMMISSION MEETING
 TUESDAY, AUGUST 27TH, 2024
 6:00 PM**

Call meeting to order/Invocation/Pledge of Allegiance	Will Tate, Chairman
Adopt Agenda	Will Tate, Chairman
Approve Minutes	Will Tate, Chairman
NEW BUSINESS	
Item #1 discuss a request by applicant Nick Taylor on behalf of Blue Star Enterprises, the owner of approximately 4.05 acres zoned C-2 General Commercial located at 294 East Church Street (Parcel JA13095) for a variance from the City of Jasper Zoning Ordinance Sec. 94-96 - Commercial Standards (c)(1)(c) to utilize metal accents exceeding the 10% maximum allowance for the building façade.	Mary Elizabeth Burgess, Development Director
Item #2 discuss a request by applicant Grant Schmeelk on behalf of 1877 Cove Road, LLC, the owner of approximately 34.25 acres zoned R-1 Low Density Single Family Residential located at 0 Grandview Road (Parcel 028051) for a Special Use Permit to allow for a Cottage Housing development consisting of 11 units in accordance with Sec. 94-59.	Mary Elizabeth Burgess, Development Director
Item #3 discuss a request by applicant Grant Schmeelk on behalf of 1877 Cove Road LLC, the owner of approximately 34.25 acres zoned R-1 Low Density Single Family Residential located at 0 Grandview Road known as Parcel 028 051. The applicant is seeking relief from Sec. 94-3(b) (7), Sec. 94-111(f), and Sec. 94-118 (i), not to require paved access to the proposed housing project.	Mary Elizabeth Burgess, Development Director

Item #4 discuss a request by owner Michael Basile to rezone approximately 0.58 Acres (Parcel JA03035) located off Pioneer Road from C-2, General Commercial, to R-1, Low Density Single-Family Residential, to allow for a single-family residence.

Mary Elizabeth Burgess, Development Director

Adjourn



MINUTES
PLANNING AND ZONING COMMISSION MEETING
Tuesday, August 27th, 2024
6:00 PM

Members Present:

Tom Kleinberg
Cassie Rasco
Craig Jones

Staff:

Mary Elizabeth Burgess, Development Director
Lorrie Waters, City Clerk
Elizabeth Brundige, Planner
Emily Grant, Administrative Assistant

Guests in Attendance:

See Attached

Members Absent:

Joanna Kearns
Will Tate

Vice Chairman Tom Kleinberg called the meeting to order at approximately 6:00 p.m. Planning Commission member Cassie Rasco lead the invocation, while Craig Jones lead the Pledge of Allegiance.

Tom Kleinberg asked for a motion to adopt the agenda. Cassie Rasco seconded the motion. Craig Jones followed, and the motion was approved unanimously.

Tom Kleinberg asked for a motion to approve the minutes from the May 28, 2024 meeting. Craig Jones made a motion to approve the minutes, Cassie Rasco seconded, and the motion was approved unanimously.

Mary Elizabeth Burgess, Development Director, then proceeded to present items listed on the agenda.

Item #1:

Item #1 discuss a request by applicant Nick Taylor on behalf of Blue Star Enterprises, the owner of approximately 4.05 acres zoned C-2 General Commercial located at 294 East Church Street (Parcel JA13095) for a variance from the City of Jasper Zoning Ordinance Sec. 94-96 - Commercial Standards (c)(1)(c) to utilize metal accents exceeding the 10% maximum allowance for the building façade.

Ms. Burgess discussed all existing conditions on the property as well as the City's criteria for evaluating a variance request. Ms. Burgess then stated based on the analysis of this application, using the standards and criteria found in Section 94-210 of the Zoning Ordinance, staff recommends denial of the request for a variance to utilize metal accents exceeding the 10% maximum allowance for the building façade because the applicant's request does not satisfy all established criteria to constitute the granting of a variance.

Tom Kleinberg addressed the audience to ask if anyone would like to speak on behalf of the proposed variance. Ms. Burgess then informed the Planning Commission members that the applicant, Nick Taylor, was not present for the meeting. Jeff Henke, a resident of Pickens County then addressed the Commission members with his comments on the matter.

Planning Commission member Cassie Rasco proposed the question of whether the metal siding was a signature trademark of Tractor Supply. Ms. Burgess then stated that the Planning Commission members could vote for a continuance of the application to the next meeting on September 24th, 2024.

Tom Kleinberg then motioned for a continuance of the application to the September 24, 2024 Planning Commission meeting. Cassie Rasco seconded, and the motion passed unanimously.

Staff Recommended: Continuance to the next meeting on September 24, 2024.

Item #2:

Item #2 discuss a request by applicant Grant Schmeelk on behalf of 1877 Cove Road, LLC, the owner of approximately 34.25 acres zoned R-1 Low Density Single Family Residential located at 0 Grandview Road (Parcel 028051) for a Special Use Permit to allow for a Cottage Housing development consisting of 11 units in accordance with Sec. 94-59.

Ms. Burgess discussed all existing conditions on the property as well as the staff's analysis of the special use permit request. Ms. Burgess stated based on the analysis of this application, using the standards and criteria found in Section 94-246(d) of the Zoning Ordinance, staff recommends approval of the request for a special use permit to allow for an 11-unit cottage housing development on the property, subject to the following conditions:

1. The site plan that was provided does not meet the requirements of the Cottage Housing Ordinance therefore, approval is based on 2 clusters: one with 5 units and one with 6 units. This condition shall not waive or supersede requirements pertaining to building setbacks, separation, size, open space, or any other applicable development regulations.
2. Vehicular access to the property shall be provided utilizing the existing access easement from Grandview Road. Vehicular access from Cove Road is prohibited.

3. The grant of this special use permit 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.

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;

Chapter 34 – Flood Damage Prevention;

Chapter 66 – Streets, Curbs, and Sidewalks;

Chapter 82 – Utilities; and

Chapter 86 – Vegetation.

Tom Kleinberg addressed the audience with any questions or concerns. The applicant, Grant Schmeelk, was present and offered to address any questions or concerns.

Carrie Sheldon, a property owner to the northeast of the subject property, stood up and stated her comments and disapproval of the request.

Carol Hoban, a property owner to the east of the subject property, questioned Grant Schmeelk about the location of mine shafts on the property, also stating her disapproval of the proposed request. Mr. Schmeelk confirmed that multiple surveys have been completed and that they will not be building on any of the mines located on the property.

Pickens County resident, Jeff Henke, raised questions and concerns regarding environmental health. The applicant, Grant Schmeelk, informed Mr. Henke he plans to utilize a community septic system.

Pickens County resident, Bill Miller, expressed his concerns and disapproval of the proposed request.

Tom Kleinberg then asked Mr. Schmeelk if the proposed development could be seen from the road. Mr. Schmeelk confirmed it will not be seen from the roadway. Planning Commission member Craig Jones then asked how many mines are located on the property. Mr. Schmeelk confirmed there are 3 mines. Tom Kleinberg then motioned to approve the request. Cassie Rasco seconded the motion, and Craig Jones voted against the motion. Motion carried 2:1.

Staff Recommended: Approval with staff's proposed conditions.

Item #3:

Item #3 discuss a request by applicant Grant Schmeelk on behalf of 1877 Cove Road LLC, the owner of approximately 34.25 acres zoned R-1 Low Density Single Family Residential located at 0 Grandview Road known as Parcel 028 051. The applicant is seeking relief from Sec. 94-3(b)(7), Sec. 94-111(f), and Sec. 94-118 (i), not to require paved access to the proposed housing project.

Ms. Burgess discussed all existing conditions on the property as well as staff analysis for evaluating a variance request. Ms. Burgess stated that based on the analysis of this application, using the standards and criteria found in Section 94-210 of the Zoning Ordinance, staff recommends denial of the request for a variance to eliminate the requirements to provide paved access to the proposed cottage housing development. The requested variance fails to satisfy all established approved criteria.

Tom Kleinberg addressed the audience for questions or concerns.

Pickens County resident, Bill Miller, addressed the Commission members with his comments and recommended denial of the requested variance.

Carrie Sheldon, a property owner northeast of the subject property, also stated her comments and expressed that the variance request should be denied

Tom Kleinberg then made a motion to deny the variance. Planning Commission member Cassie Rasco seconded the motion, and the motion passed unanimously.

Staff Recommended: Denial of the request for a variance to eliminate the requirements to provide paved access to the proposed cottage housing development. The requested variance fails to satisfy all established approved criteria.

Item #4:

Item # discuss a request by owner Michael Basile to rezone approximately 0.58 Acres (Parcel JA03035) located off Pioneer Road from C-2, General Commercial, to R-1, Low Density Single-Family Residential, to allow for a single-family residence.

Ms. Burgess discussed all existing conditions on the property as well as the staff's analysis of the rezoning requests. Ms. Burgess stated that based on the analysis of the application, using the standards and criteria found in Section 94-246(a) of the Zoning Ordinance, staff recommends approval of the request for a zoning map amendment to allow for a single-family residence on the property, subject to the following conditions:

1. Adhere to all lot requirements as outlined in City of Jasper Zoning Ordinance Section 94-16.

2. Secure all required permits prior to the start of construction.
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.


Tom Kleinberg addressed the audience for questions or concerns. No questions or concerns were raised by the audience.

Planning Commission member Craig Jones then stated for the record that he owns property adjacent to the subject property but that he is in no way affiliated with the applicant and has no financial gain in providing a recommendation on the rezoning request.

Tom Kleinberg motioned to approve the request. Cassie Rasco seconded the motion, and the motion passed unanimously.

Staff Recommended: Approval with staff's proposed conditions.

Tom Kleinberg motioned to adjourn the meeting. Cassie Rasco seconded the motion. Meeting adjourned at 6:50 p.m.

 Will Tate, Chairman