



DEPARTMENT OF PUBLIC DEVELOPMENT

Planning Division

COMPREHENSIVE PLAN AMENDMENT

Staff Report

Planning Commission Public Hearing: October 26, 2017 6:00pm
Board of Commissioners Public Hearing: November 20, 2017 6:00pm

Applicant: Jackson County Board of Commissioners

Proposed Change: The Planning Staff requests to make amendments to the Comprehensive Plan, adopted on August 11, 2015, as described in this report.

Explanation of the Request:

The overall intent and purpose of this text amendment is to amend the Comprehensive Plan, adopted August 11, 2015, to delete references to the Unified Development Code that are obsolete given adoption of a revised Unified Development Code. The adoption of the revised Unified Development Code necessitates changes to certain provisions of the Comprehensive Plan. Please see the attached resolution for particular amendments.

Planning Staff Recommendation: Staff recommends that the Planning Commission recommend *approval* of the attached Comprehensive Plan amendment.

COUNTY OF JACKSON
STATE OF GEORGIA

RESOLUTION

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF JACKSON COUNTY
AMENDING THE COMPREHENSIVE PLAN ADOPTED IN 2015

WHEREAS; The Jackson County Board of Commissioners adopted a revised comprehensive plan in August 2015; and

WHEREAS; Rules of the Georgia Department of Community Affairs, Chapter 110-12-1, "Minimum Standards and Procedures for Local Comprehensive Planning," provide for local governments to maintain their comprehensive plans through amendments and authorize local governments to amend their comprehensive plans; and

WHEREAS; Adoption by the Board of a revised unified development code necessitates changes to certain provisions of the comprehensive plan to delete references to the unified development code that are obsolete given adoption of a revised unified development code; and

WHEREAS; A comprehensive plan amendment occurring outside the regular update schedule established by the state does not require review by the Northeast Georgia Regional Commission and the Georgia Department of Community Affairs; and

WHEREAS; The Jackson County Planning Commission held an advertised public hearing on this matter; and

WHEREAS; The Jackson County Board of Commissioners held an advertised public hearing on this matter;

Now, therefore, IT IS RESOLVED that the comprehensive plan, dated August 11, 2015, is hereby amended in the following respects:

1.

The paragraph identified as "special overlays map" within the section titled "Character and Land Use" of the "Executive Summary" of the comprehensive plan is amended to read as follows:

"The special overlays map establishes special areas which have policies and regulations (~~some of which have not been written yet~~) that apply to development within them. The special areas include the SR 124 and SR 53 corridors **in the West Jackson Corridor Overlay District**, the U.S. Highway 441 Corridor, the SR 98 (Maysville Road) **corridor, and the south part of the U.S. Highway 129** corridor in the **East Jackson Corridor Overlay District** -Commerce area, the Jackson County Airport **overlay**, and the SR 334 scenic highway corridor (**not yet adopted**)."

2.

Chapter 2, "Aspirations: Vision, Goals and Policies," the section titled "Natural Resources and the Environment," statement #13 titled "River Corridor Supplemental Buffer Policies," is amended to change the reference "UDC Section 905" to "UDC Sections 511 through 520."

3.

Chapter 4, "Character and Land Use," the section titled "Suburban Character Area," the subsection titled "Suburban Character Area Implementation Summary," the last sentence in the first paragraph of said subsection, is revised to read as follows: "The plan ~~establishes~~ **recognizes** two overlay districts **adopted in the Unified Development Code** for the U.S. Highway 441 and SR-98 **highway** corridors; these ~~additional~~ corridor overlays also help the county attain the desired, quality commercial development patterns along those corridors."

4.

Chapter 4, "Character and Land Use," the section titled "Rural Character Area," the summary table as it pertains to "primary land use regulatory implementation measures" (existing and new overlay districts) is revised to read as follows (Note: only that portion of the table that is amended is shown here):

Existing Overlay District(s)	Rural Design None Identified
New Overlay Districts:	SR 334 Scenic Corridor

5.

Chapter 4, "Character and Land Use," the section titled "Suburban Character Area," the summary table as it pertains to "primary land use regulatory implementation measures" (existing and new overlay districts) is revised to read as follows (Note: only that portion of the table that is amended is shown here):

Existing Overlay District(s)	SR124/SR-53 West and East Jackson Corridors
New Overlay Districts:	Commercial Corridor Design (SR-98, US 129, US 441) None identified

6.

Chapter 4, "Character and Land Use," the section titled "Urban Character Area," the summary table as it pertains to "primary land use regulatory implementation measures" (existing and new overlay districts) is revised to read as follows (Note: only that portion of the table that is amended is shown here):

Existing Overlay District(s)	SR 124/SR-53; Airport Zone West and East Jackson Corridors
------------------------------	---

New Overlay Districts:	Commercial Corridor Design (SR-98, US-129, US-441) None identified
------------------------	--

7.

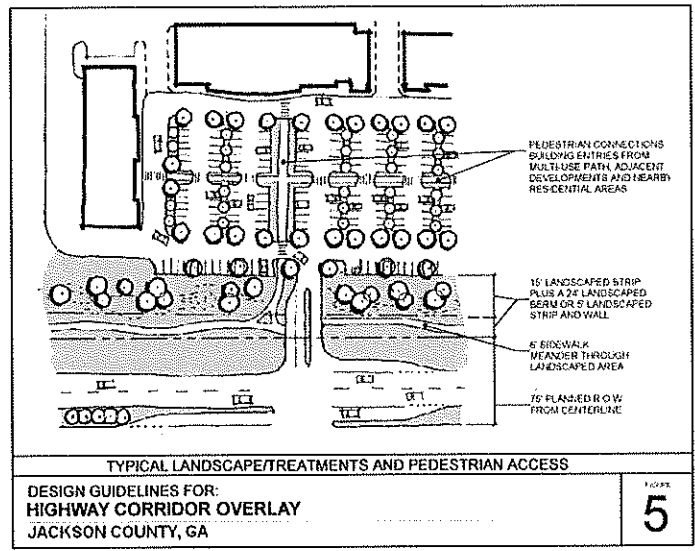
Chapter 4, "Character and Land Use," the section titled "Special Overlays" is revised to read as follows:

"SPECIAL OVERLAYS

This comprehensive plan recognizes overlay districts established in Article 4 of the Jackson County Unified Development Code (UDC). Overlay districts with design and architectural regulations and guidelines are the most common method of providing established in the UDC provide additional control of and guidance with regard to land development in addition to underlying zoning district requirements.

SR-124 and SR-53 Corridors West Jackson Corridor Overlay District

Jackson County has adopted corridor a **West Jackson Corridor** overlay districts for **which applies to unincorporated lands within** the SR 124 and SR 53 corridors (**see special overlays map**). Applicants for development in these corridors are required to submit building plan applications showing proposed building materials and demonstrating consistency with a number of regulations and guidelines pertaining to uses, ground floor area limitations, lot standards, access management, landscaping, environmental controls, parking, dumpsters, lighting, architecture, and signage (see Sec. 206(q) and Secs. 510 through 514 of the Unified Development Code). These corridors are recognized in the special overlays map of this chapter.



One of several design guidelines provided for the West and East Jackson Corridor Overlay Districts SR-124 and SR-53 Overlays In Article 5 4 of the Jackson County Unified Development Code

U.S. Highway 441 Corridor East Jackson Corridor Overlay District

The 2010 comprehensive plan called for the extension of the highway overlays regulation to additional highway corridors in Jackson County. This has been was accomplished for the U.S. Highway 441 corridor in the Commerce area (where much of the west side of the highway is in Commerce and most of the east side is unincorporated) **and the State Route 98 corridor (Maysville Road) corridor in unincorporated Jackson County. In addition, based on public input during the process of adopting the revised unified development code in 2017, the U.S. Highway 129 corridor from the Athens-Clarke County line north to the Arcade City limits was added to the East Jackson Corridor overlay district (see special overlays map). The regulations and guidelines for the East Jackson Corridor overlay district are essentially the same (with some minor differences) as those for the West Jackson Corridor overlay district.**

SR 98 (Maysville Road) Corridor in the Commerce Area

Another corridor which has shared land use jurisdiction is the SR 98 corridor between downtown Commerce and extending west to the north side of Interstate 85. Around the Interstate 85 interchange and along that segment between I 85 and the downtown, land use jurisdiction falls in and out of Commerce. That is, one property may be unincorporated, then the next one is in Commerce, then land use jurisdiction falls back to the unincorporated county again. A specialized set of overlay regulations has been adopted for this corridor by both the county and the City of Commerce.

Jackson County Airport Overlay

Another overlay that is already established in the Jackson County Unified Development Code (Sec. 206(p)) is the airport zone overlay. The airport overlay has been adopted in order to protect the flight approach areas to the airport, in accordance with Federal Aviation Administration (FAA) requirements. In the overlay, heights of buildings and other obstructions are regulated in order to ensure safe flight/aviation operations. The airport zone overlay is specifically recognized on the special overlays map of this chapter.

SR 334 Scenic Corridor

The 2010 comprehensive plan called for designation of much of SR 334 south of the city limits of Commerce, to its termination near U.S. Highway 441, as a scenic road corridor. This part of the SR 334 corridor is proposed to remain almost entirely agricultural with scattered existing residences. In order to protect the outstanding rural scenic qualities along this highway, special regulations and guidelines within the SR 334 viewshed are needed.”

8.

The map titled “special overlays” in Chapter 4 of the comprehensive plan is removed (repealed) and replaced with a new special overlays map attached to this resolution.

9.

The Department of Public Development is directed to provide a signed copy of this resolution and amendments to the comprehensive plan adopted per this resolution to the Northeast Georgia Regional Commission.

10.

The Department of Public Development is directed to revise and republish the amended comprehensive plan and to make the amended comprehensive plan publicly available.

RESOLVED, this ___ day of November, 2017.

JACKSON COUNTY BOARD OF COMMISSIONERS:

Tom Crow, Chairman

Jim Hix, Commissioner, District 1

Chas Hardy, Commissioner, District 2

Ralph Richardson, Jr., Commissioner, District 3

Marty Seagraves, Commissioner, District 4

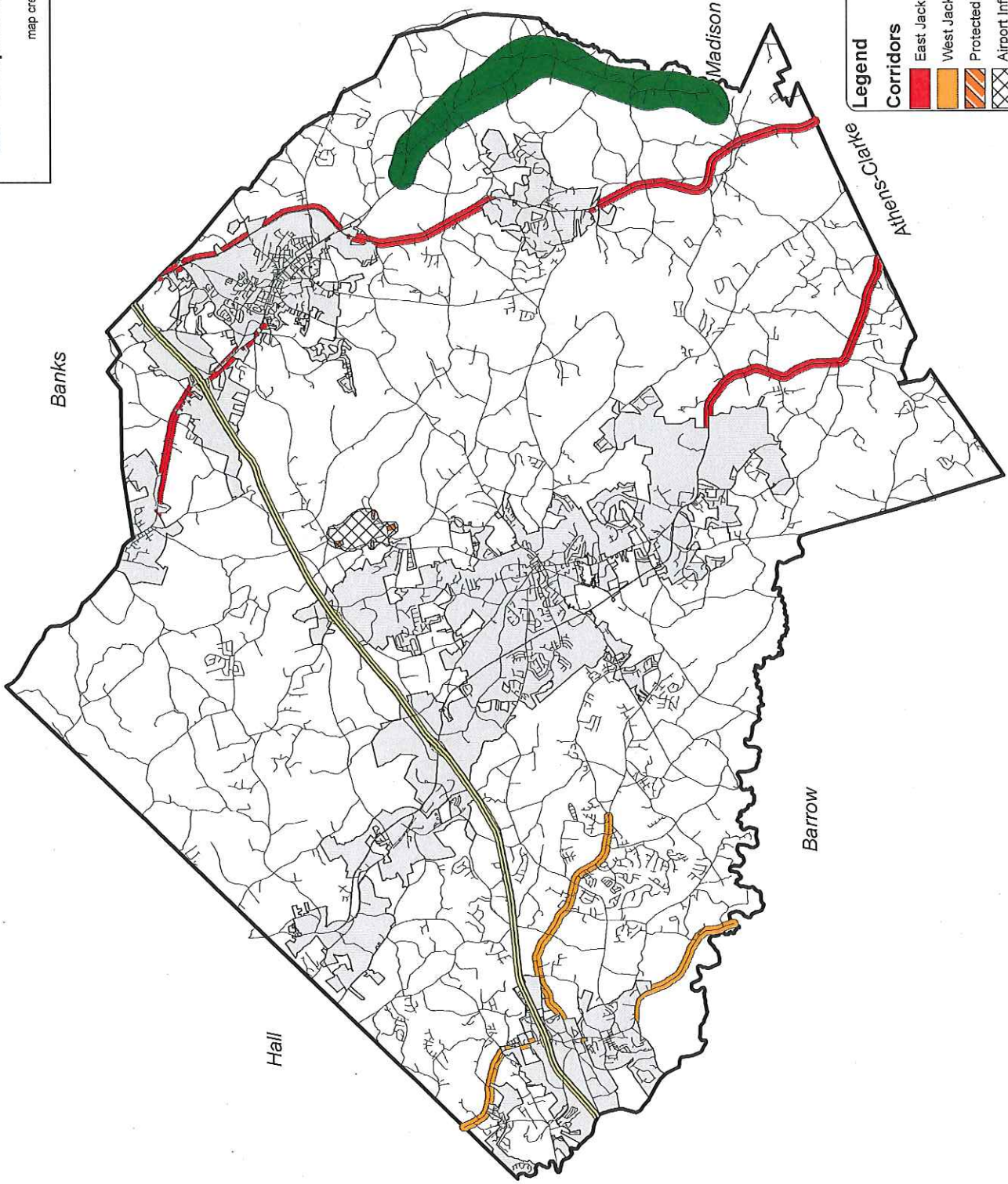
Attest:

Clerk to the Board



Jackson County, GA
Special Overlays
Comprehensive Plan 2030

map created 10/10/2017 by jcgis/jnt



Legend

Corridors

- East Jackson
- West Jackson
- Protected Airport Approach Zones
- Airport Influence Area
- Hwy 334 Scenic Corridor
- Jackson Cities

