

PLANNING AND DEVELOPMENT DEPARTMENT
For the Cities of Jefferson and Talmo, Georgia

147 Athens Street
Jefferson, GA 30549

Phone: 706-367-5011
Fax: 706-367-5751

MEMORANDUM

TO: Jefferson-Talmo Planning Commission

FROM: Jerry Weitz, Consulting City Planner

DATE: July 12, 2010

RE: Major Amendment to the Comprehensive Plan, City of Jefferson

The city of Jefferson is processing an amendment to the community agenda adopted February 23, 2009. The purpose of the plan amendment is to revise the categories on the future land use plan map and to adopt some significant changes to the future policies and future land use plan maps.

The first step in the process is for the planning commission and then City Council to hold public hearings on the proposed plan amendment. Then, because the changes to the future development and future land use plan maps are considered "major," the plan amendment must be submitted to the Northeast Georgia Regional Commission and Georgia Department of Community Affairs for review and comment.

The planning commission will hold a public hearing on the proposed amendment (see attached), which is in a ready to adopt format. A resolution authorizing transmittal of the plan amendment for regional and state review is also included (Council public hearing and agenda action item in August). The plan amendment will not be scheduled for adoption by the Jefferson City Council until the regional and state review is complete.

At the public hearing, Staff will go over the areas that have been changed on the maps, and the slight changes to the future land use plan categories.

Attachments

WHEREAS; All other procedural requirements of said State Rules have been accomplished, including review by the Northeast Georgia Regional Commission and the Georgia Department of Community Affairs;

Now, therefore, BE IT RESOLVED and IT IS HEREBY RESOLVED by the Jefferson City Council that the 2008-2028 Comprehensive Plan, Community Agenda, is hereby amended in the following respects:

1.

The future policies map is hereby repealed and replaced with a new future policies map, attached to and hereby made a part of this resolution.

2.

Table 1, "Future Land Use Map Categories and Descriptions," is deleted and replaced with the following Table 1, "Future Land Use Plan Map Categories and descriptions, to read as follows:

Future Land Use Plan Map Category	Description	Compatible Zoning Districts
Park/ Recreation/ Conservation	Lands dedicated to both active and passive recreational uses, either publicly or privately owned, including playgrounds, public parks, nature preserves, wildlife management areas, forest preserves, golf courses, recreation centers, and similar uses	Not directly applicable – all residential zoning districts are potentially compatible
Agriculture/ Forestry	Much of the land in this category is simply vacant or undeveloped, but other tracts are forested and there may be some raising of livestock or cultivation of crops in this future land use category. Single-family, detached, residential land uses are allowed	AG, Agricultural
Estate Residential	Detached, single-family homes on large (5+ acre) lots and limited agricultural activities	AG-R, Agricultural Residential
Low Density Residential	Detached, single-family homes on lots of 0.75 acre or more	R-1, Single Family Residential
Medium Density Residential	Detached, single-family homes on lots ranging in size from 0.25 to 0.75 acre	R-2, Medium Density Residential; R-3, Two-Family Residential; R-4 Medium-High Density Residential
Multi-Family Residential	Attached dwellings with a maximum density of up to 8 units per acre	MFR, Multi-Family Residential
Public Institutional	Federal, state, or local government uses, and a wide variety of institutional land uses. Government uses include county-owned facilities, fire stations, post offices, and schools. Private institutional uses include schools, colleges, churches, cemeteries, and private non-profit meeting halls, among others	O-1, Office-Institutional
Office-Professional	Individual offices (often adaptively reused residential structures) and planned, campus-style office parks	O-1, Office-Institutional
Commercial	Non-industrial business uses including retail sales, services, and related commercial uses including offices, in individual freestanding buildings or within planned shopping centers	C-1, Neighborhood Commercial; C-2, Highway Commercial
Downtown Business District	A wide variety of commercial, office, civic, and residential uses in a compact area of downtown Jefferson; mixed uses are encouraged	CBD, Central Business District
Industrial	Warehouses, distribution centers, research and development centers, wholesale trade, manufacturing, processing plants, and factories. Also, with conditional use, mining	LI, Light Industrial, and with conditional use, HI, Heavy Industrial

Transportation/ Communication/ Utilities	Water treatment plants, sewage treatment plants and spray irrigation sites, and electric facilities like power substations	LI, Light Industrial,
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3.

The future land use map, including the future land use map inset for downtown, is hereby repealed and replaced with a new future land use plan map, attached to and hereby made a part of this resolution.

Approved by the Jefferson City Council, this ____ day of _____, 2010.

 Jim Joiner
 Mayor

 Randall "Bosie" Griffith
 Council Member

 C.D. Kidd III
 Council Member

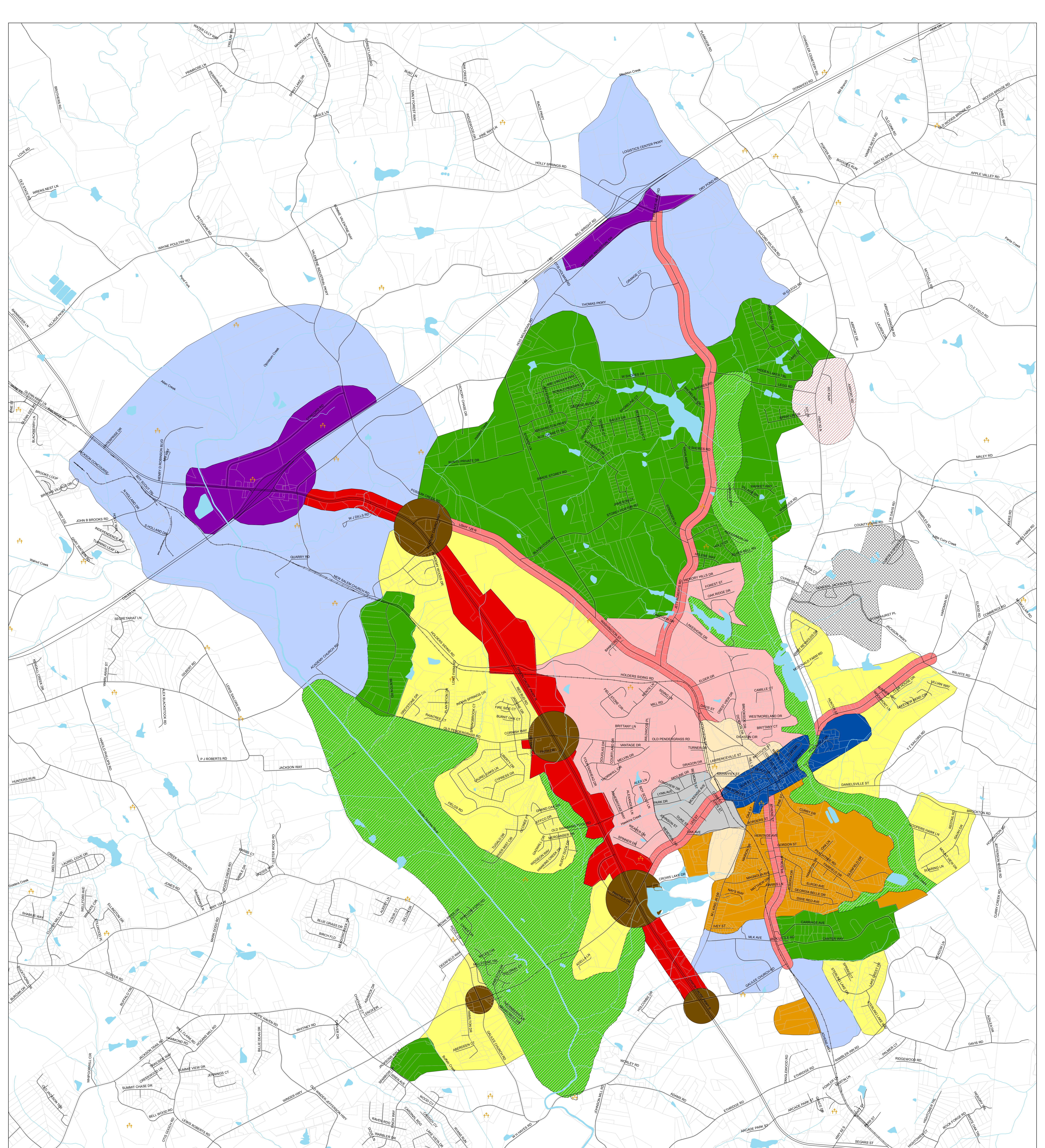
 Steve Kinney
 Council Member

 Roy W. Plott
 Council Member

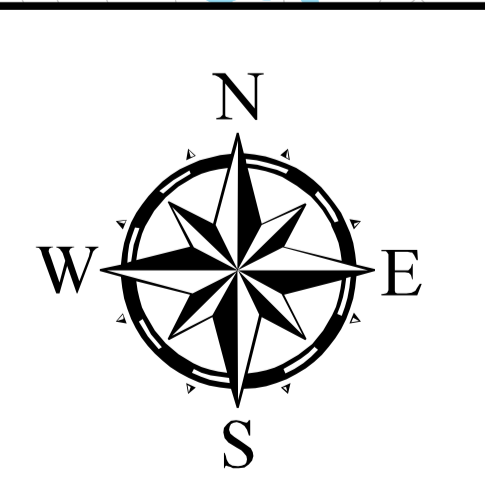
 Kathy DuBose
 Council Member

Attest:

 Elizabeth McDonald
 City Clerk



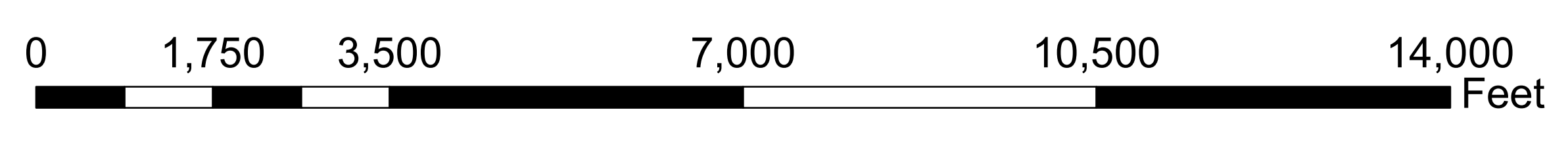
- Cemeteries
- Industrial Areas
- Old Mill Village
- Rural Residential
- In-Town Neighborhood
- Activity Centers
- Conventional Suburban Residential
- Transitioning Neighborhood
- Airport Area
- 129 Bypass Corridor
- Conservation Areas
- County Courthouse Campus
- Gateway Corridors
- Historic Districts
- Historic Downtown & Square
- I-85 Commercial Area



Future Policy Map City of Jefferson, Georgia



1 inch = 1,249 feet



Adopted Feb.23, 2009
Revised & Readopted August 2010

STATE OF GEORGIA
COUNTY OF JACKSON
CITY OF JEFFERSON

RESOLUTION

A RESOLUTION AUTHORIZING THE TRANSMITTAL OF
A PROPOSED AMENDMENT TO THE CITY OF JEFFERSON
2008-2028 COMPREHENSIVE PLAN, COMMUNITY AGENDA,
ADOPTED FEBRUARY 23, 2009, TO THE
NORTHEAST GEORGIA REGIONAL COMMISSION FOR REVIEW

- WHEREAS; The Jefferson City Council adopted a comprehensive plan on February 23, 2009, in accordance with Rules of the Georgia Department of Community Affairs, Chapter 110-12-1, Standards and Procedures for Local Comprehensive Planning (also known as "Local Planning Requirements)" effective May 1, 2005; and
- WHEREAS; The Jefferson City Council is authorized to amend its adopted comprehensive plan; and
- WHEREAS; Said Rules specify that an amendment is "major" if there are changes to the Future Development Map that propose more intense or dense uses that are located adjacent to or in close proximity to another local government; and
- WHEREAS; The subject of this plan amendment is the future development map and future land use plan map, which is considered an integral part of the Future Development Map; and
- WHEREAS; The proposed changes to the city's future development and future land use plan maps involve more intense or dense uses to be located adjacent to or in close proximity to unincorporated Jackson County and are therefore defined by Said Rules as a "major" plan amendment; and
- WHEREAS; The proposed changes to the city's future development and future land use plan maps are considered by the City's Planning and Development Department staff to be consistent and compatible with the future development map for the year 2030 of the draft comprehensive plan, community agenda for Jackson County; and
- WHEREAS; All major plan amendments are required by said Rules to be submitted to the regional commission for review and must follow the submittal and review procedures outlined in Section 110-12-1-.08(2) of Said Rules, which include a public hearing; and
- WHEREAS; The Jefferson-Talmo Planning Commission has held a public hearing on this major plan amendment and has considered this matter; and
- WHEREAS; The Jefferson City Council has held a public hearing on this major plan amendment; and


Now, therefore, BE IT RESOLVED and IT IS HEREBY RESOLVED that the Jefferson City Council hereby authorizes the transmittal of the major plan amendment to the Northeast Georgia Regional Commission and hereby respectfully requests its favorable review.

Approved by the Jefferson City Council, this 23 day of Aug, 2010.



Jim Joiner
Mayor

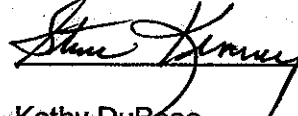
Randall "Bosie" Griffith
Council Member



C.D. Kidd III
Council Member



Steve Kinney
Council Member



Roy W. Plott
Council Member

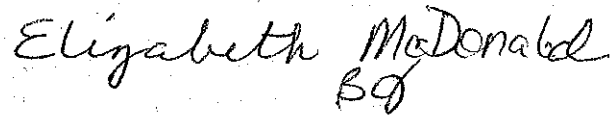


Kathy DuBose
Council Member



Attest:

Elizabeth McDonald
City Clerk



John A. Ward III
City Manager

Amie Vaughan
Finance Director

Priscilla A. Murphy
City Clerk



Jim Joiner
Mayor

Council Members:
Kathy DuBose
Randall "Bosie" Griffith
C.D. Kidd III
Steve Kinney
Roy W. Plott

RESOLUTION

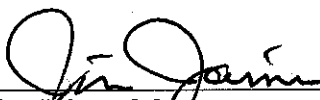
WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

WHEREAS, the Future Development Map Amendment to the Comprehensive Plan for the City of Jefferson, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures: and

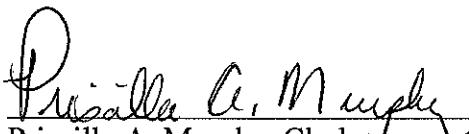
NOW THEREFORE BE IT RESOLVED by the City of Jefferson that the Future Development Map Amendment to the Comprehensive Plan for the City of Jefferson, Georgia, dated December 30, 2010, as approved by the Georgia Department of Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Development Center shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 25th day of April, 2011.

City of Jefferson



Jim Joiner, Mayor



Priscilla A. Murphy, Clerk

Date Signed 4-25-2011

City Hall
147 Athens Street
Jefferson, Georgia 30549



706/367-5121
706/367-7207
FAX: 706/367-5134
www.cityofjeffersonga.com