



CITIZENS ADVISORY PANEL

11/11/2020 Meeting Minutes

Panel was welcomed by City Administrator to the meeting.

Item One: Panel discussed House Bill 879 – Beer Wine and Liquor law change. In August, Georgia Governor signed a bill allowing stores and restaurants to HOME DELIVER Beer, Wine and liquor to residences. We have 2 businesses that sell beer, wine and liquor. Businesses can deliver alcohol to our residents within our city limits. A local government can BAN alcohol deliveries in their jurisdictions. Spirited discussion as to if this City should allow such home delivery. This law contains conditions and requirements by the delivering party to ensure that they comply with the legal provisions of this new law. Panel to bring up this issue at next CAP. Will have a recommendation for the City council in December if possible, as to how the City may react to this law.

Item Two: Panel discussion on Kevin Daniels re-zoning request for 25.36 acres on Highway 332 for 52 residential homes. This zoning request is from AG-R to R-4 Conditional. The panel heard from Developer Kevin Daniels and Real Estate Broker Steve Beverly. Suggestions as to border buffers, landscaping, house sizes and traffic concerns. Jackson County Water and Sewage has approved water and sewage taps for this proposed project. This re-zoning project has multiple conditions attached to it and is conditioned upon THIS Developer only being the developer. If the developer does not comply with the conditions, or is unable to develop this project, the property will revert back to its present zoning – AG-R. The project shall begin within 12 months, or the property reverts back to its present zoning. The zoning conditions include buffer trees, no vinyl siding, sidewalks, electricity lines placed underground, 2 car garages, MINIMUM of 2000 square feet of heated area, not including garage, minimum 80 foot width lots, landscaping along highway 332, HOA, street lighting every 10 houses minimum, Fire hydrants no more than 500 feet apart, canopy trees on each lot, porches over back doors, 12 inch roof overhangs, window shutters or bands required, LVT – no vinyl.

Panel voted 8-1 to recommend this rezoning request to the City Council.

Members Present: *Frank Paul, William Parson, Kathy Rizzo, Meredith Davison, Cheryl Fisher, Kay Weatherford, Tawnia Justice, Amanda Mayweather. Member Billy Hendrix texted in and stated he was in favor of the proposed rezoning request in front of the Panel tonight.*