



Jackson County Planning Commission

December 15, 2022 at 6:00 PM
Jury Assembly Room - County Courthouse

AGENDA

1. **Call to Order**
2. **Invocation & Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Minutes**
 - A. November 17, 2022 Draft Minutes
Draft Minutes
5. **Planning Staff Comments**
6. **Reading of Zoning Hearing Procedures**
7. **Public Hearing**

New Business:

- A. RZ-22-0158 – Willian Gonzalez-Salinas, 3988 Highway 124 West, Jefferson, GA (Map 105/Parcel 025A)
Rezone from A-2 (Agricultural Rural Farm District) to R-1 (Single-family Detached) in order to subdivide into 2 tracts and add the remaining acreage to an adjacent parcel
- B. RZ-22-0159 – Willian Gonzalez-Salinas, 3984 Highway 124 West, Jefferson, GA (Map 105/Parcel 025)
To rezone from A-2 (Agricultural Rural Farm District) to R-1 (Single-family Detached) in order to subdivide into 11 tracts
- C. RZ-22-0160 – Victor Beltran, 7001 Jackson Trail Road, Hoschton, GA (Map 114/Parcel 018R)
To rezone from A-2 (Agricultural Rural Farm District) to R-1 (Single-family Detached) in order to subdivide into 2 tracts
- D. RZ-22-0162 – Big Sandy Creek, LLC (Robert Loudermilk), Cooper Farm Road, Nicholson, GA (Map 005/Parcel 001E)

- To rezone from PCFD (Planned Commercial Farm District) to A-2 (Agricultural Rural Farm District) in order to subdivide into 10 tracts with 8 acre minimum lots
- E.** RZ-22-0163 – Regal Investment Holdings, LLC (Samuel Park), 163 Julia Lane, Hoschton, GA (Map 105/Parcel 004H)
To rezone from A-2 (Agricultural Rural Farm District) to CRC (Community Retail Commercial) in order to operate a convenience store and self-storage facilities
- F.** RZ-22-0164 – Regal Investment Holdings, LLC (Samuel Park), 157 Julia Lane, Hoschton, GA (Map 105/Parcel 004G1)
To rezone from A-2 (Agricultural Rural Farm District) to CRC (Community Retail Commercial) in order to operate a convenience store and self-storage facilities
- G.** RZ-22-0165 – Regal Investment Holdings, LLC (Samuel Park), Julia Lane/Highway 124 West, Hoschton, GA (Map 105/Parcel 004G2)
To rezone from A-2 (Agricultural Rural Farm District) to CRC (Community Retail Commercial) in order to operate a convenience store and self-storage facilities
- H.** RZ-22-0161 – CC Real Properties, LLC (Pearl Cai), 5279 Highway 332, Hoschton, GA (Map 105/Parcel 018B)
To rezone from R-1 (Single-family Detached) to A-2 (Agricultural Rural Farm District) in order to operate an event venue
- I.** SU-22-0045 – CC Real Properties, LLC (Pearl Cai), 5279 Highway 332, Hoschton, GA (Map 105/Parcel 018B)
To request to operate an event venue
- J.** RZ-22-0166 – CalMat Co. (Jimmy Fleming), Valentine Industrial Parkway, Jefferson, GA (Map 092/Parcel 003 1)
To request for a HI (Heavy Industrial) zoning as part of the deannexation process from the City of Jefferson
- K.** SU-22-0046 – CalMat Co. (Jimmy Fleming), Valentine Industrial Parkway, Jefferson, GA (Map 092/Parcel 003 1)
To request to operate and expand an existing mining operation

8. Adjourn.

The Jackson County Board of Commissioners will address the recommendation of the Planning Commission Board at a public hearing on February 20, 2023 at 6:00pm at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, GA 30549 in the Jury Assembly Room.