



Jackson County Planning Commission

July 25, 2024 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. June 27, 2024 Draft Minutes
5. **Planning Staff Comments**
6. **Reading of Zoning Hearing Procedures**
7. **Public Hearing**

New Business:

- A. MA-24-0132 : Lisa Bond, 158 Bob Mann Road, Maysville; 5.53 acres (Map 060/Parcel 001E)
Request to change the Character Area Map from "Agricultural" to "Rural" and to change the Future Land Use Map from "Agricultural/Forestry" to "Residential"
- B. MA-24-0134 : Frank Bell, 2680 US Highway 441, Commerce; 6.21 acres (Map 024/Parcel 016)
Request to change the Character Area Map from "Suburban" to "Urban" and to change the Future Land Use Map from "Commercial" to "Industrial"
- C. MA-24-0135 : Earl Dollar, 7212 Winder Highway, Jefferson; 11.845 acres (Map 096/Parcel 015 1)
Request to leave the Character Area Map as "Agricultural" and change the Future Land Use Map from "Agricultural/Forestry" to "Intensive Agriculture"
- D. RZ-24-0209 : Joel Cantoran, 654 B Wilson Road, Commerce; 2.67 acres (Map 034/Parcel 033H)
Request to rezone from A-3 (Agricultural Fringe District) to R-1 (Residential, Low-Density Single-Family District) in order to subdivide into 2 tracts

- E.** RZ-24-0213 : Jonathan Loggins, 1174 Apple Valley Road, Commerce; 12.79 acres (Map 049/Parcel 027)
Request to rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential) in order to subdivide into 6 tracts
- F.** SU-24-0064 : Jonathan Loggins, 1309 Porter Road, Commerce; 9.64 acres (Map 064/Parcel 035)
Request for a Special Use to have an event venue
- G.** SU-24-0068 : Tom Crow, 144 Crows Lake Drive, Jefferson; 136.05 acres (Map 069/Parcel 001)
Request for a Special Use to have an event venue
- H.** SU-24-0069 : Tom Crow, 157 Crows Lake Drive, Jefferson; 1.19 acres (Map 069/Parcel 001G)
Request for a Special Use to have an event venue
- I.** SU-24-0070 : Tom Crow, 398 Crows Lake Circle, Jefferson; 13 acres (Map 069/Parcel 001D)
Request for a Special Use to have an event venue
- J.** SU-24-0071 : Tom Crow, Crows Lake Circle, Jefferson; 12 acres (Map 069/Parcel 001E)
Request for a Special Use to have an event venue
- K.** UDC Text Amendment : Amendments within Article 20 of the Unified Development Code
Amendments within Article 20, Division II, Sec. 2021, which outlines the circumstances necessitating a building permit application.
- L.** UDC Text Amendment : Amendments within Article 3 of the Unified Development Code
Amendments within Article 3, Sec. 3-053 introducing a height criterion for determining the necessity of a fence permit. These amendments will also address the installation of fencing, walls, or retaining walls in drainage easements, and provide additional codes for swimming pool fencing
- M.** UDC Text Amendment : Amendments within portions of Article 2 and Article 3 of the Unified Development Code
Amendments to Article 2, Division III (Use Definitions), and Article 3, Sections 3-048 and 3-081, clarifying that manufactured homes are intended solely for residential use and prohibit their alteration into accessory structures
- N.** UDC Text Amendment : Amendments within Article 2 of the Unified Development Code
Amendments to Article 2, Section 219, and Article 2, Table 2-1, to revise the purpose and intent of MH zoning and to eliminate the option to apply for a special use permit for institutionalized residential living and care facilities within MH zoning
- O.** UDC Text Amendment : Amendments within portions of Article 15 and Article 16 of the Unified Development Code
Amendments to Article 15, Division VI, Sec. 1571 and Article 16, Sec. 1634 in regards to the responsible party for payment of the street light utility for special tax districts

- P. UDC Text Amendment : Amendments within Article 23 of the Unified Development Code
Amendments to Article 23, T-30B Street Details: Grouped Mailbox Requirements, to include that mail kiosks must be covered by a canopy

8. Adjourn.

The Jackson County Board of Commissioners will address the recommendation of the Planning Commission Board at a public hearing on August 19, 2024 at 6:00 p.m. at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, GA 30549 in the Jury Assembly Room.