



Jackson County Planning Commission

September 26, 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. August 22, 2024 Draft Minutes
5. **Planning Staff Comments**
6. **Reading of Zoning Hearing Procedures**
7. **Public Hearing**

Old Business:

- A. MA-24-0133 : David Elder, US Highway 441 South, Commerce; 13.11 acres (Map 023/Parcel 030)
Request to change the Character Area Map from "Rural" to "Urban" and change the Future Land Use Map from "Residential" to "Commercial"

New Business:

- A. RZ-24-0212 : Stanton Porter, 8167 Highway 124, Hoschton; 15.61 acres (Map 112/Parcel 020)
Request to rezone from A-2 (Agricultural Rural Farm District) to HRC (Highway Retail Commercial) in order to develop a convenience store, self-service storage facility, and a baseball training facility
- B. SU-24-0067 : Stanton Porter, 8167 Highway 124, Hoschton; 15.61 acres (Map 112/Parcel 020)
Request for a Special Use in order to have outdoor storage and/or display within the overlay district

- C. RZ-24-0216 : Florencia Martinez, 1323 Archer Grove School Road, Athens; 3.54 acres (Map 030/Parcel 023)
Request to rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential) in order to subdivide into 2 tracts
- D. RZ-24-0217 : Kristy Skinner, Potts Road, Jefferson; 14.15 acres (Map 037/Parcel 016E)
Request to rezone from PCFD (Planned Commercial Farm District) to A-2 (Agricultural Rural Farm District) in order to subdivide into 3 tracts
- E. RZ-24-0218 : James Bouchard, 4689 Maysville Road, Commerce; 3.79 acres (Map 033/Parcel 053A)
Request to rezone from A-2 (Agricultural Rural Farm District) to HRC (Highway Retail Commercial) in order to accommodate future commercial uses permitted within the HRC zoning
- F. RZ-24-0219 : Stanton Porter, Commerce Road/Wilhite Road, Jefferson; 11.77 acres (Map 051/Parcel 082)
Request to rezone from A-2 (Agricultural Rural Farm District) to R-3 (Residential, Multiple-Family District) in order to develop a 66-unit townhouse development

8. Adjourn.

The Jackson County Board of Commissioners will address the recommendation of the Planning Commission Board at a public hearing on October 21, 2024 at 6:00 p.m. at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, GA 30549 in the Jury Assembly Room.