



Jackson County Planning Commission

December 19, 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. November 21, 2024 Draft Minutes
5. **Appointment of Liaison to Board of Adjustments**
6. **Planning Staff Comments**
7. **Reading of Zoning Hearing Procedures**
8. **Public Hearing**

Old Business:

- A. MA-24-0138 : Benjamin Drerup, 5631 Jackson Trail Road, Hoschton; 35.19 acres (Map 107/Parcel 009C3)
Request to change the Character Area Map from "Agricultural" to "Rural" and change the Future Land Use Map from "Agriculture/Forestry" to "Residential"

New Business:

- A. MA-24-0146 : David Turner, 1391 Thyatira-Brockton Road, Jefferson; 9.93 acres (Map 038/Parcel 008M)
Request to keep the Character Area Map as "Rural" and change the Future Land Use Map from "Agriculture/Forestry" to "Residential"
- B. RZ-24-0233 : Barry Lord, US Highway 441 South/Ed Bennett Road, Nicholson; 9.18 acres (Map 017/Parcel 025)

- Request to Rezone from A-2 (Agricultural Rural Farm District) to CRC (Community Retail Commercial District) in order to develop an office and storage area for a stucco business
- C. RZ-24-0225 : Frank Bell, 2680 US Highway 441, Commerce; 6.21 acres (Map 024/Parcel 016)
Request to Rezone from CRC (Community Retail Commercial District) & GI (General Industrial District) to LI (Light Industrial District) in order to develop a nursery
- D. SU-24-0081 : Frank Bell, 2680 US Highway 441, Commerce; 6.21 acres (Map 024/Parcel 016)
Request for a Special Use in order to have outdoor storage and/or display within the overlay district
- E. MA-24-0141 : Stanton Porter, 4292 Highway 332, Hoschton; 0.46 acres (Map 104/Parcel 018A)
Request to keep the Character Area Map as "Suburban" and change the Future Land Use Map from "Commercial" to "Residential"
- F. MA-24-0142 : Stanton Porter, Highway 332, Hoschton; 24.11 acres (Map 104/Parcel 017A)
Request to keep the Character Area Map as "Suburban" and change the Future Land Use Map from "Commercial" to "Residential"

9. Adjourn.

The Jackson County Board of Commissioners will address the recommendation of the Planning Commission Board at a public hearing on February 17, 2025 at 6:00 p.m. at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, GA 30549 in the Jury Assembly Room.