



Jackson County Planning Commission

March 27, 2025 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. February 27, 2025 Draft Minutes
5. **Planning Staff Comments**
6. **Reading of Zoning Hearing Procedures**
7. **Public Hearing**

New Business:

- A. RZ-25-0241 : David Turner, 1391 Thyatira-Brockton Road, Jefferson; 9.93 acres (Map 038/Parcel 008M)
Request to rezone from A-2 (Agricultural Rural Farm District) to MH (Manufactured Housing District) in order to combine parcels and change property lines
- B. RZ-25-0242 : David Turner, 1439 Thyatira-Brockton Road, Jefferson; 1 acre (Map 038/Parcel 008K)
Request to rezone from A-2 (Agricultural Rural Farm District) to MH (Manufactured Housing District) in order to combine parcels and change property lines
- C. RZ-25-0248 : Stanton Porter, 1998 Highway 124, Jefferson; 1.94 acres (Map 094/Parcel 017G)
Request to rezone from A-2 (Agricultural Rural Farm District) to HRC (Highway Retail Commercial District) for the development of a commercial project, featuring a restaurant, retail space, office space, and an equipment storage area
- D. RZ-25-0249 : Stanton Porter, Highway 124, Jefferson; 5.15 acres (Map 094/Parcel 017D)

- Request to rezone from A-2 (Agricultural Rural Farm District) to HRC (Highway Retail Commercial District) for the development of a commercial project, featuring a restaurant, retail space, office space, and an equipment storage area
- E. RZ-25-0251 : Ben Drerup, 5631 Jackson Trail Road, Hoschton; 14.67 acres (Map 107/Parcel 009C3)
Request to rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential District) in order to subdivide into 5 tracts.
- F. SU-25-0083 : Tracey Lott, 1104 B Wilson Road, Commerce; 14.087 acres (Map 034/Parcel 031E)
Request for a Special Use for a special event facility
- G. RZ-25-0244 : Brandt Bentley, Highway 82 N, Jefferson; 60.322 acres (Map 066/Parcel 020)
Request to rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential District) for the development of a 30-lot subdivision
- H. RZ-25-0243 : Chris Hill, Storey Porter Road, Jefferson; 44.88 acres (Map 066/Parcel 012D)
Request to rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential District) for the development of a 17-lot subdivision
- I. MA-25-0153 : Wes Daniel, 710 Curk Roberts Road, Braselton; 21.28 acres (Map 118/Parcel 009)
Request to change the Character Area Map from "Agricultural" to "Suburban" and change the Future Land Use Map from "Agricultural/Forestry" to "Residential"
- J. MA-25-0152 : Daniel Xiong, 97 Highway 53, Hoschton; 5.62 acres (Map 115/Parcel 004)
Request to change the Character Area Map from "Conservation" to "Suburban" and keep the Future Land Use Map as "Commercial"
- K. UDC Text Amendment : Amendments within Article 3 of the Unified Development Code
Amendments to Article 3, Division I, Section 3-033, Section 3-039, and Section 3-071 in regard to requiring an on-site generator for all new community food or housing shelters, crisis centers, continuing care retirement communities, and institutional residential living and care facilities.

8. Adjourn.

The Jackson County Board of Commissioners will address the recommendation of the Planning Commission Board at a public hearing on April 21, 2025 at 6:00 p.m. at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, GA 30549 in the Jury Assembly Room.