



Jackson County Planning Commission

April 24, 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. March 27, 2025 Draft Minutes
5. **Planning Staff Comments**
6. **Reading of Zoning Hearing Procedures**
7. **Public Hearing**

New Business:

- A. SU-25-0084 : Pablo Ramirez, 1846 Savage Road, Bogart; 7.39 acres (Map 059/Parcel 018B)
Request for a Special Use for a special event facility
- B. RZ-25-0253 : Greenland Opportunities, LLC, 1056 Highway 334, Commerce; 12.401 acres (Map 011/Parcel 019B)
Request to rezone from A-2 (Agricultural Rural Farm District) to LI (Light Industrial District) to expand parking and staging areas for the existing Toyota vehicle distribution plant
- C. RZ-25-0254 : Joseph Carter, 638 Ebenezer Church Road, Jefferson; 5 acres (Map 096/Parcel 009B)
Request to rezone from A-2 (Agricultural Rural Farm District) to MH (Manufactured Housing District) in order to subdivide into 2 tracts
- D. RZ-25-0255 : Stanton Porter, 4033 S Apple Valley Road, Commerce; 10.016 acres (Map 037/Parcel 010)
Request to rezone from A-2 (Agricultural Rural Farm District) to R-1 (Residential, Low-Density Single-Family District) to develop a 6-lot single-family residential subdivision

- E.** MA-25-0154 : Joseph Olson, 3319 US Highway 441, Commerce; 0.396 acres (Map 013/Parcel 004A)
Request to change the Character Area Map from "Rural" to "Urban" and change the Future Land Use Map from "Residential" to "Commercial"
- F.** MA-25-0155 : Andrew Dismuke, 831 US Highway 441, Commerce; 7.895 acres (Map 011/Parcel 016)
Request to change the Character Area Map from "Suburban" to "Urban" and keep the Future Land Use Map as "Commercial"
- G.** RZ-24-0229 : Earl Dollar, 7212 Winder Highway, Jefferson; 11.845 acres (Map 096/Parcel 015 1)
Request to rezone from A-2 (Agricultural Rural Farm District) to PCFD (Planned Commercial Farm District) for the development of a commercial outdoor recreational facility
- H.** SU-24-0080 : Earl Dollar, 7212 Winder Highway, Jefferson; 11.845 acres (Map 096/Parcel 015 1)
Request for a special use to allow for a commercial outdoor recreational facility

8. Adjourn.

The Jackson County Board of Commissioners will address the recommendation of the Planning Commission Board at a public hearing on May 19, 2025 at 6:00 p.m. at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, GA 30549 in the Jury Assembly Room.