



Jackson County Planning Commission

May 22, 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. April 24, 2025 Draft Minutes
5. **Planning Staff Comments**
6. **Reading of Zoning Hearing Procedures**
7. **Public Hearing**

Old 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

New Business:

- A. RZ-25-0256 : Paula Childs, Highway 334/Tal Phillips Road, Commerce; 18.612 acres (Map 004/Parcel 004)
Request to rezone from PCFD (Planned Commercial Farm District) to A-2 (Agricultural Rural Farm District) in order to subdivide into 2 tracts
- B. RZ-25-0257 : Stanton Porter, 97 Highway 53, Hoschton; 5.62 acres (Map 115/Parcel 004)
Request to rezone from A-2 (Agricultural Rural Farm District) to CRC (Community Retail Commercial District) in order to resolve zoning inconsistencies from prior use and support economic viability
- C. MA-25-0157 : Brad McCook, 364 Wilson Garage Road, Commerce; 6.727 acres (Map 034/Parcel 033D)

- Request to keep the Character Area Map as "Suburban" and change the Future Land Use Map from "Residential" to "Commercial"
- D.** MA-25-0159 : Andrew Humphrey, 398 B Wilson Road, Commerce; 1.745 acres (Map 034/Parcel 034A)
Request to keep the Character Area Map as "Suburban" and change the Future Land Use Map from "Residential" to "Commercial"
- E.** RZ-25-0250 : Louis Camerio III, 749 Hubert Pittman Road, Pendergrass; 4.17 acres (Map 110/Parcel 023B)
Request to rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential District) in order to subdivide into 2 tracts
- F.** CC-25-0012 : Allen Drew, 7998 Jefferson Road, Athens; 5.97 acres (Map 042/Parcel 024)
Request for a change of condition to remove the use restrictions established under RZ-04-99 and allow the property to follow the current CRC use provisions in the Unified Development Code
- G.** MA-25-0158 : Barry Lord, 2245 Davenport Road, Braselton; 11.693 acres (Map 117/Parcel 014A)
Request to change the Character Area Map from "Agricultural" to "Rural" and keep the Future Land Use Map as "Agricultural/Forestry"
- H.** UDC Text Amendment : Amendments within Article 3 of the Unified Development Code
Amendments to Article 3, Division I, Section 3-058 and Section 3-059, in order to implement new requirements related to emergency preparedness at newly constructed gas stations and fuel pumps.

8. Adjourn.

The Jackson County Board of Commissioners will address the recommendation of the Planning Commission Board at a public hearing on June 16, 2025 at 6:00 p.m. at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, GA 30549 in the Jury Assembly Room.