



Jackson County Planning Commission

August 28, 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. July 24, 2025 Draft Minutes
5. **Planning Staff Comments**
6. **Reading of Zoning Hearing Procedures**
7. **Public Hearing**

New Business:

- A. RZ-25-0264 : Kevin Petty, 808 Hope Haven Road, Jefferson; 2.088 acres (Map 095/Parcel 026C)
Request to rezone from A-2 (Agricultural Rural Farm District) to R-1 (Residential, Low-Density Single-Family District) in order to subdivide into 2 tracts
- B. RZ-25-0263 : Michael Shane Caylor, 880 Old Airport Road, Commerce; 3.41 acres (Map 009/Parcel 020)
Request to rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential District) in order to subdivide into 2 tracts
- C. RZ-25-0265 : Andrew Johns, 1898 Highway 334, Commerce; 7.16 acres (Map 011/Parcel 031A)
Request to rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential District) in order to subdivide into 2 tracts
- D. MA-25-0168 : David McDonald, 1361 Wheeler Creek Road; Maysville, 8.984 acres (Map 047/Parcel 005M)
Request to change the Character Area Map from "Agricultural" to "Rural" and change the Future Land Use Map from "Agricultural/Forestry" to Residential"

- E. MA-25-0169 : Trey Pettyjohn, 3072 Old State Road, Talmo; 1 acre (Map 099/Parcel 011)
Request to change the Character Area Map from "Agricultural" to "Suburban" and change the Future Land Use Map from "Agricultural/Forestry" to "Residential"
- F. RZ-25-0266 : Bradley Dunckel, Hog Mountain Road, Jefferson; 43.6 acres (Map 079/Parcel 004)
Request to rezone from A-2 (Agricultural Rural Farm District) to LI (Light Industrial District) to allow for the development of a cold storage facility and warehouse
- G. MA-25-0165 : Dwight Cooper, 2321 Gum Springs Church Road, Jefferson; 43.29 acres (Map 096/Parcel 020)
Request to change the Character Area Map from "Agricultural" to "Suburban" and change the Future Land Use Map from "Intensive Agriculture" to "Residential"
- H. MA-25-0166 : Dwight Cooper, Jackson Trail Road, Jefferson; 77.98 acres (Map 095/Parcel 034)
Request to change the Character Area Map from "Agricultural" to "Suburban" and change the Future Land Use Map from "Agricultural/Forestry" to "Residential"
- I. MA-25-0167 : Dwight Cooper, Otis Gooch Road, Jefferson; 43.75 acres (Map 095/Parcel 035A)
Request to change the Character Area Map from "Agricultural" to "Suburban" and change the Future Land Use Map from "Agricultural/Forestry" to "Residential"

8. Adjourn.

The Jackson County Board of Commissioners will address the recommendation of the Planning Commission Board at a public hearing on September 15, 2025 at 6:00 p.m. at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, GA 30549 in the Jury Assembly Room.