



Jackson County Planning Commission

September 25, 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. August 28, 2025 Draft Minutes
5. **Planning Staff Comments**
6. **Reading of Zoning Hearing Procedures**
7. **Public Hearing**

New Business:

- A. RZ-25-0273 : Greg Overstreet, B Whitfield Road, Jefferson; 3 acres (Map 056/Parcel 002P)
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-25-0272 : Kevin Embrick, 2832 Commerce Road, Jefferson; 3.42 acres (Map 051/Parcel 046B)
Request to rezone from CRC (Community Retail Commercial District) to HRC (Highway Retail Commercial District) to allow for the development of a dumpster rental service and a septic installation and repair business
- C. RZ-25-0269 : Brad McCook, 310 B Wilson Road, Commerce; 1.84 acres (Map 034/Parcel 033D1)
Request to rezone from NRC (Neighborhood Retail Commercial District) to CRC (Community Retail Commercial District) to accommodate the expansion of an existing church facility
- D. RZ-25-0270 : Brad McCook, 364 Wilson Garage Road, Commerce; 6.727 acres (Map 034/Parcel 033D)

- Request to rezone from A-3 (Agricultural Fringe District) to CRC (Community Retail Commercial District) to accommodate the expansion of an existing church facility
- E.** RZ-25-0271 : Andrew Humphrey, 398 B Wilson Road, Commerce; 1.75 acres (Map 034 034A)
Request to rezone from R-1 (Residential, Low-Density Single-Family District) to CRC (Community Retail Commercial District) to allow a shared commercial facility for motorcycle suspension services and custom apparel production
- F.** CC-25-0014 : David Elder, 2408 Creek Nation Road, Jefferson; 34.475 acres (Map 104/Parcel 011C)
Request for a change of condition to amend Condition #1 of RZ-04-51 & 52, reducing the required minimum lot size from one (1) acre to 0.75 acres
- G.** UDC Text Amendment : Amendment within Article 3 of the Unified Development Code
Text Amendment to Article 3, Division I, Section 3-045 – Establishment of Use Standards for Data Centers

8. Adjourn.

The Jackson County Board of Commissioners will address the recommendation of the Planning Commission Board at a public hearing on October 20, 2025 at 6:00 p.m. at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, GA 30549 in the Jury Assembly Room.