



Jackson County Planning Commission

October 23, 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. September 25, 2025 Draft Minutes
5. **Planning Staff Comments**
6. **Reading of Zoning Hearing Procedures**
7. **Public Hearing**

New Business:

- A. RZ-25-0276 : Austin Wallace, Ethridge Road/Adams Road, Jefferson; 5.2 acres (Map 070/Parcel 018J)
Request to rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential District) in order to subdivide into 3 tracts
- B. RZ-25-0267 : JDM Group Company, LLC., 2932 Highway 124, Jefferson; 4.66 acres (Map 094/Parcel 021)
Request to rezone from A-2 (Agricultural Rural Farm District) to CRC (Community Retail Commercial District) to allow the development of four retail flex spaces and the conversion of an existing residential structure to a commercial use
- C. RZ-25-0279 : Robert Alexander, 330 Highway 82, Jefferson; 12.07 acres (Map 068/Parcel 021)
Request to rezone from A-2 (Agricultural Rural Farm District) to R-3 (Residential, Multiple-Family District) in order to develop an 88-unit townhouse development
- D. RZ-25-0275 : Thomas Benton, 715 Wheeler Road, Commerce; 4 acres (Map 011/Parcel 021)

- Request to rezone from A-2 (Agricultural Rural Farm District) to CRC (Community Retail Commercial District) to allow retail sales, installation, and servicing of emergency vehicle lighting systems, classified as automobile services
- E.** RZ-25-0280 : Trey Pettyjohn, 3072 Old State Road, Talmo; 1 acre (Map 099/Parcel 011)
Request to rezone from A-2 (Agricultural Rural Farm District) to R-1 (Residential, Low-Density Single-Family District) to allow subdivision of a 1-acre tract pursuant to the terms of a will
- F.** MA-25-0172 : Om Duggal, 4214 Highway 332, Hoschton; 28 acres (Map 104/Parcel 018B)
Request to keep the Character Area Map as "Suburban" and change the Future Land Use Map from "Residential" & "Commercial" to "Residential"
- G.** RZ-25-0278 : Ross Harvin, 2135 Creek Nation Road, Jefferson; 7.153 acres (Map 104/Parcel 012B)
Request to rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential District) in order to subdivide into 2 tracts
- H.** UDC Text Amendment : Amendment within Article 2 in Regard to Convenience Stores and Gas Stations
Amend Article 2, Table 2-1, to address the current moratorium in place and require special use approval for convenience stores (with or without fuel pumps) and gasoline service stations located within certain zoning districts.
- I.** UDC Text Amendment : Amendment within Article 20 in Regard to Non-Refundable Building Permit Fees
Amend Article 20, Section 2031 to state that building permit fees are non-refundable. Refunding fees would result in a financial loss to the County, as expenses have already been incurred for processing and review.
- J.** UDC Text Amendment : Amendment within Article 3 in Regard to Occupancy of Recreational Vehicles
Amend Article 3, Section 3-101 to prohibit occupancy of a recreational vehicle outside a designated recreational vehicle park.
- K.** UDC Text Amendment : Amendment to Article 23 in Regard to Driveway Site Distance Requirements
Amend Article 23, T-32 to align with current standards in use for driveway site distance.
- L.** UDC Text Amendment : Amendment to Article 2 in Regard to Tattoo Studios within Specified Zoning Designations
Amend Article 2, Table 2-1 to require a special use permit for tattoo studios located within the CRC and HRC zoning districts.
- M.** UDC Text Amendment : Amendment to Article 2 in Regard to Vape Shops and Head Shops
Amend Article 2, Table 2-1 and Use Definitions to introduce regulations on zoning and the classification of vape shops and head shops.
- N.** UDC Text Amendment : Amendment to Article 4 in Regard to the Creation of the Jackson Parkway Overlay

Amend Article 4 to promote consistent development along Jackson Parkway, a key County thoroughfare.

- O. Code of Ordinances Text Amendment : Amendment to Chapter 30 in Regard to Right-of-Way Encroachments
Amend Chapter 30, 30-4 to list specific examples of right-of-way encroachments.

8. Adjourn.

The Jackson County Board of Commissioners will address the recommendation of the Planning Commission Board at a public hearing on November 17, 2025 at 6:00p.m. at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, GA 30549 in the Jury Assembly Room.