



Jackson County Planning Commission

November 20, 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. October 23, 2025 Draft Minutes
5. **Planning Staff Comments**
6. **Reading of Zoning Hearing Procedures**
7. **Public Hearing**

New Business:

- A. MA-25-0171 : Cindy Jang, 106 Boone Road, Hoschton; 21.15 acres (Map 112/Parcel 044A)
Request to keep the Character Area Map as "Suburban" and change the Future Land Use Map from "Agricultural/Forestry" to "Residential"
- B. MA-25-0174 : Jay Parekh, Highway 124/Highway 332/Old Skelton Road, Hoschton; 15 acres (Map 104/Parcel 028)
Request to keep the Character Area Map as "Urban" and change the Future Land Use Map from "Residential" to "Commercial"
- C. SU-25-0092 : Nelson Chavez, 1557 Maddox Road, Hoschton; 2.1 acres (Map 112/Parcel 037E)
Request for a Special Use to operate a landscaping company within the A-2 (Agricultural Rural Farm District) zoning district
- D. RZ-25-0286 : Aleks Kutsar, 6892 Jackson Trail Road, Hoschton; 6.44 acres (Map 114/Parcel 018D)
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

- E.** SU-25-0093 : Jeff McCreary, 1510 Skelton Road, Hoschton; 11.81 acres (Map 104/Parcel 031F)
Request for a Special Use in order to allow the development of a nonprofit facility
- F.** RZ-25-0284 : Marion Shore, 1902 Old Hoods Mill Road, Commerce; 4.25 acres (Map 023/Parcel 020)
Request to rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential District) in order to subdivide into 3 tracts
- G.** RZ-25-0260 : Andy Tonge, 288 Blackstock Road, Jefferson; 10.72 acres (Map 080/Parcel 012)
Request to rezone from A-2 (Agricultural Rural Farm District) to MH (Manufactured Housing District) in order to subdivide into 3 tracts
- H.** RZ-25-0288 : Trey Pettyjohn, 3380 Old State Road, Talmo; 99.44 acres (Map 099/Parcel 011)
Request to rezone from PCFD (Planned Commercial Farm District) to A-2 (Agricultural Rural Farm District) in order to subdivide into 3 tracts

8. Adjourn.

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