



Jackson County Planning Commission

December 18, 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. November 20, 2025 Draft Minutes
5. **Planning Staff Comments**
6. **Reading of Zoning Hearing Procedures**
7. **Public Hearing**

New Business:

- A. RZ-25-0283 : Jay Parekh, Highway 124/Highway 332/Old Skelton Road, Hoschton; 15 acres (Map 104/Parcel 028)
Request to rezone from R-1 (Residential, Low-Density Single-Family District) to HRC (Highway Retail Commercial District) to allow development of a retail commercial center with a grocery store and other supporting retail uses
- B. MA-25-0173 : David Sonders, 885 W E King Road, Commerce; 10.42 acres (Map 009/Parcel 001E)
Request to change the Character Area Map from "Suburban" to "Urban" and keep the Future Land Use Map as "Residential"
- C. RZ-25-0274 : Andrew Dismuke, 831 US Highway 441, Commerce; 7.895 acres (Map 011/Parcel 016)
Request to rezone from CRC (Community Retail Commercial District) to HRC (Highway Retail Commercial District) in order to develop a multi-tenant commercial business center
- D. RZ-25-0287 : Pablo Ramirez, 1846 Savage Road, Bogart; 7.39 acres (Map 059/Parcel 018B)

- Request to rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential District) in order to subdivide into 2 tracts
- E. MA-25-0176 : Chris Griffin, 8180 Jefferson Road, Athens; 8.593 acres (Map 043/Parcel 002C)
Request to keep the Character Area Map as "Suburban" and change the Future Land Use Map from "Public/Institutional" to "Commercial"
- F. RZ-25-0289 : David McDonald, Wheeler Creek Road/Wheeler Cemetery Road, Maysville; 8.984 acres (Map 047/Parcel 005M)
Request to rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential District) in order to subdivide into 2 tracts
- G. MA-25-0175 : William Diehl, 4191 Highway 332, Hoschton; 2.89 acres (Map 104/Parcel 020D)
Request to keep the Character Area Map as "Suburban" and change the Future Land Use Map from "Residential" to "Commercial"
- H. MA-25-0177 : Brandon Jones, 1723 Ward Road, Hoschton; 58.71 acres (Map 104/Parcel 008)
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-25-0178 : Brandon Jones, 1350 Ward Road, Hoschton; 0.69 acres (Map 104/Parcel 001I1)
Request to change the Character Area Map from "Rural" to "Suburban" and keep the Future Land Use Map as "Residential"
- J. MA-25-0179 : Brandon Jones, 1248 Ward Road, Hoschton; 9.32 acres (Map 104/Parcel 001I)
Request to change the Character Area Map from "Rural" to "Suburban" and keep the Future Land Use Map as "Residential"
- K. MA-25-0180 : Brandon Jones, Ward Road, Hoschton; 12.96 acres (Map 104/Parcel 117)
Request to change the Character Area Map from "Rural" to "Suburban" and keep the Future Land Use Map as "Residential"
- L. UDC Text Amendment : Amend Article 2 in Regard to Self-Service Storage Facilities
Amend Article 2, Table 2-1 to require a special use permit for self-service storage facilities (mini-warehouses) located within commercial zoning districts

8. Adjourn.

The Jackson County Board of Commissioners will address the recommendation of the Planning Commission Board at a public hearing on February 16, 2026 at 6:00 p.m. at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, GA 30549 in the Jury Assembly Room.