



Jackson County

Board of Commissioners

February 16, 2026 at 6:00 PM
Jury Assembly Room - County Courthouse

AGENDA

1. **Call to Order - Chairman Marty Clark**
2. **Invocation - Chairman Marty Clark**
3. **Pledge of Allegiance - Commissioner Chas Hardy**
4. **Approval of Minutes**
 - A. February 6, 2026 Draft Minutes
To approve the minutes for the February 6, 2026 board meeting
5. **Citizen Input**

Each speaker is provided up to four (4) minutes to address the board on any item that is not listed on this agenda.
6. **Reports**
7. **Consent Agenda**
 - A. Approve List of Roadways for Jackson County
To approve an updates list of roadways designated as on-system and off-system routes for traffic speed enforcement purposes
 - B. Jackson County Transit Procurement Policy Update
To update the procurement policy for Transit FTA funds to reflect changes in procurement thresholds.
 - C. Award bid for ITB 250096 — Facilities Maintenance Generator Maintenance Service - Three (3) Year Contract
To award the Contract for ITB 250096 Facilities Maintenance Generator Maintenance Service - Three (3) Year Contract
 - D. First Amendment to Intergovernmental Contract between Jackson County and Jackson County Water & Sewerage Authority
To approve the First Amendment to the Intergovernmental Agreement

E. Engineering Services for SR332 Water Main Replacement

This is the proposed engineering services for the water main relocation replacement for the project at SR332 in front of the new school location between Boone Road and Sam Freeman Road.

8. Zoning Related Business

A. New Business

1. 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

2. 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"

3. 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

4. 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

5. 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"

6. 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

7. 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"

8. 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"
9. MA-25-0178 : Brandon Jones, 1350 Ward Road, Hoschton; 0.69 acres (Map 104/Parcel 00111)
Request to change the Character Area Map from "Rural" to "Suburban" and keep the Future Land Use Map as "Residential"
10. MA-25-0179 : Brandon Jones, 1248 Ward Road, Hoschton; 9.32 acres (Map 104/Parcel 0011)
Request to change the Character Area Map from "Rural" to "Suburban" and keep the Future Land Use Map as "Residential"
11. 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"
12. 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
13. RZ-25-0290 : Drew Dekle, 841 Crooked Creek Road, Athens; 4.294 acres (Map 042/Parcel 043A)
Request to rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential District) in order to subdivide into 2 tracts
14. MA-25-0181 : Ben Drerup, 5631 Jackson Trail Road, Hoschton; 3.693 acres (Map 107/Parcel 009C3)
Request to change the Character Area Map from "Agricultural" to "Rural" and change the Future Land Use Map from "Agricultural/Forestry" to "Residential"
15. CC-25-0015 : Radhey Shyam, 54 Porter Road, Maysville; 5.5 acres (Map 064/Parcel 026)
Request for a change of condition to amend Condition # 6 of RZ-03-068, to reduce the required right-of-way dedication along Porter Road and modify the driveway placement and deceleration lane requirements
16. RZ-25-0293 : Austin Wallace, Horse Shoe Bend, Maysville; 5 acres (Map 063A/Parcel 027)
Request to rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential District) in order to subdivide into 2 tracts

17. MA-25-0184 : David Elder, 7871 Maysville Road, Maysville; 64.804 acres (Map 046/Parcel 049C)
Request to change the Character Area Map from "Urban" & "Agricultural" to "Rural" and change the Future Land Use Map from "Industrial" and "Agricultural/Forestry" to "Agricultural/Forestry"
18. Proposed Zoning Map Adoption : Adoption of the Updated Official Zoning Map
Planning Staff requests a public hearing and approval to adopt the Updated Official Zoning Map, reflecting current information up to January 5, 2026 as well as the addition of the latest approved Jackson Parkway Overlay District, in conformance with the requirements of the Georgia Zoning Procedures Law.

9. Adjournment