



Jackson County Planning Commission

May 28, 2026 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. April 23, 2026 Draft Minutes
5. **Planning Staff Comments**
6. **Reading of Zoning Hearing Procedures**
7. **Public Hearing**

New Business:

- A. SU-26-0096 : Jakob Sullins, US Highway 441 / Roy Howington Road, Commerce; 13.112 acres (Map 023/Parcel 030)
Request for a Special Use in order to have a convenience store with or without fuel pumps
- B. SU-26-0095 : Jakob Sullins, 4664 Maysville Road, Commerce; 4.267 acres (Map 033/Parcel 047)
Request for a Special Use in order to have automobile or other vehicle repair or paint within the overlay district
- C. SU-26-0097 : Jakob Sullins, 4664 Maysville Road, Commerce; 4.267 acres (Map 033/Parcel 047)
Request for a Special Use in order to have outdoor storage and/or display within the overlay district
- D. MA-26-0187 : Tawana Wood, 509 Delia Drive, Commerce; 21.603 acres (Map 022A/Parcel 009B)
Request to change the Character Area Map from "Suburban" to "Rural" and change the Future Land Use Map from "Residential" to "Agricultural/Forestry"

- E. MA-26-0188 : Mark Perrone, US Highway 129, Talmo; 57.54 acres (Map 108/Parcel 004)
Request to change the Character Area Map from "Agricultural" to "Urban" and change the Future Land Use Map from "Agricultural/Forestry" to "Industrial"
- F. RZ-26-0307 : Allan Johnston, 1141 Bolton-Gordon Road, Commerce; 1.5 acres (Map 012/Parcel 025F)
Request to rezone from A-2 (Agricultural Rural Farm District) to MH (Manufactured Housing District) to facilitate a property line adjustment with an adjacent MH-zoned parcel
- G. MA-26-0190 : Chad Linn, Airport Road, Jefferson; 108.57 acres (Map 066/Parcel 003)
Request to change the Character Area Map from "Agricultural" to "Urban" and change the Future Land Use Map from "Agricultural/Forestry" to "Industrial"
- H. UDC Text Amendment: Amend Articles 2 and 6 in Regard to Car Wash Use and Parking Requirements
Amend Article 2, Table 2-1 to establish car washes as a standalone special use classification, and amend Article 6, Table 6-1 and Section 668(a) to update parking and stacking space requirements for car wash uses and establish a Director interpretation provision for uses not specifically identified in Table 6-1
- I. UDC Text Amendment: Amend Articles 13 and 14 in Regard to Application Requirements
Amend Article 13, Sections 1306, 1333, and 1353, and Article 14, Sections 1403, 1423, and 1433 to restructure and standardize application requirements for comprehensive plan amendments, rezonings, special uses, variances, administrative variances, and special exceptions, and to correct minor inconsistencies in the existing code
- J. UDC Text Amendment: Amend Article 4 in Regard to the West Jackson Corridor Overlay District
Amend Article 4, Division III, Section 431(b) to expand the boundaries of the West Jackson Corridor Overlay District to include State Route 60 from SR 124 to Brooks Road
- K. Proposed Zoning Map Amendment: Amendment to the Official Zoning Map
Planning Staff requests a public hearing and approval to amend the Official Zoning Map to reflect the expansion of the West Jackson Corridor Overlay District boundary along State Route 60 from SR 124 to Brooks Road, the addition of the Jackson Parkway Overlay District, and other previously approved zoning changes, in conformance with the requirements of the Georgia Zoning Procedures Law

8. **Adjourn.**

The Jackson County Board of Commissioners will address the recommendation of the Planning Commission Board at a public hearing on June 15, 2026 at 6:00 p.m. at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, GA 30549 in the Jury Assembly Room.