



Jackson County Planning Commission

July 23, 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. June 25, 2026 Draft Minutes
5. **Planning Staff Comments**
6. **Reading of Zoning Hearing Procedures**
7. **Public Hearing**

New Business:

- A. RZ-26-0311 : Todd Dollar, 114 Highway 59, Commerce; 8.6 acres (Map 020/Parcel 031)
Request to rezone from A-2 (Agricultural Rural Farm District) to HRC (Highway Retail Commercial District) for a custom order shop for pavilion sales and installation
- B. SU-26-0099 : Todd Dollar, 114 Highway 59, Commerce; 8.6 acres (Map 020/Parcel 031)
Request for Special Use approval for outdoor storage and/or display associated with a custom order shop selling and installing pavilion structures
- C. SU-26-0098 : Todd Highland, 348 Old Athens Drive, Nicholson; 9.39 acres (Map 015/Parcel 005C)
Request for Special Use approval to operate a landscaping company with outdoor storage of materials within the A-2 (Agricultural Rural Farm District) zoning district
- D. MA-26-0192 : Ben Bussard, Old Athens Drive, Nicholson; 48.09 acres (Map 015/Parcel 014)

- Request to keep the Character Area Map as "Agricultural" and change the Future Land Use Map from "Agricultural/Forestry" to "Intensive Agriculture"
- E.** MA-26-0193 : Ben Bussard, 719 Old Athens Drive, Nicholson; 2 acres (Map 015/Parcel 014A)
Request to keep the Character Area Map as "Agricultural" and change the Future Land Use Map from "Agricultural/Forestry" to "Intensive Agriculture"
- F.** RZ-26-0312 : Chris Griffin, Highway 129 / Caitlin Drive, Athens; 8.593 acres (Map 043/Parcel 002C)
Request to rezone from A-2 (Agricultural Rural Farm District) to CRC (Community Retail Commercial District) in order to develop a flex-use commercial space
- G.** MA-26-0194 : Randy Vang, 4933 New Kings Bridge Road, Nicholson; 11.63 acres (Map 016/Parcel 020D)
Request to keep the Character Area Map as "Rural" and change the Future Land Use Map from "Residential" to "Agricultural/Forestry"
- H.** RZ-26-0315 : Stanton Porter, Highway 124 / Highway 60, Hoschton; 1.45 acres (Map 112/Parcel 022E)
Request to rezone from A-2 (Agricultural Rural Farm District) to CRC (Community Retail Commercial District) in order to have a convenience store with or without fuel pumps
- I.** SU-26-0101 : Stanton Porter, Highway 124 / Highway 60, Hoschton; 1.45 acres (Map 112/Parcel 022E)
Request for a Special Use in order to have a convenience store with or without fuel pumps
- J.** RZ-26-0316 : Stanton Porter, 7558 Highway 124, Hoschton; 2.5 acres (Map 112/Parcel 022I)
Request to rezone from A-2 (Agricultural Rural Farm District) to CRC (Community Retail Commercial District) in order to have a convenience store with or without fuel pumps
- K.** SU-26-0102: Stanton Porter, 7558 Highway 124, Hoschton; 2.5 acres (Map 112/Parcel 022I)
Request for a Special Use in order to have a convenience store with or without fuel pumps

8. Adjourn.

The Jackson County Board of Commissioners will address the recommendation of the Planning Commission Board at a public hearing on August 17, 2026 at 6:00 p.m. at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, GA 30549 in the Jury Assembly Room.