



Jackson County Planning Commission

August 27, 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. July 23, 2026 Draft Minutes
5. **Planning Staff Comments**
6. **Reading of Zoning Hearing Procedures**
7. **Public Hearing**

Old Business:

- A. 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

New Business:

- A. MA-26-0196 : Jakob Sullins, Highway 441 / Shilo Road, Nicholson; 8.836 acres (Map 016/Parcel 011G)
Request to keep the Character Area Map as "Rural" and change the Future Land Use Map from "Residential" to "Commercial"
- B. RZ-26-0317 : Jakob Sullins, 479 Bill Watkins Road, Hoschton; 12.916 acres (Map 114/Parcel 014A)
Request to rezone from A-2 (Agricultural Rural Farm District) to R-1 (Residential, Low-Density Single-Family District) to allow for the development of a 12-lot single-family residential subdivision

- C.** RZ-26-0318 : Jakob Sullins, Bill Watkins Road, Hoschton; 2.056 acres (Map 114/Parcel 014B)
Request to rezone from A-2 (Agricultural Rural Farm District) to R-1 (Residential, Low-Density Single-Family District) to allow for the development of a 12-lot single-family residential subdivision
- D.** RZ-26-0319 : Jakob Sullins, Bill Watkins Road, Hoschton; 5.837 acres (Map 114/Parcel 014)
Request to rezone from A-2 (Agricultural Rural Farm District) to R-1 (Residential, Low-Density Single-Family District) to allow for the development of a 12-lot single-family residential subdivision
- E.** RZ-26-0306 : Tawana Wood, 509 Delia Drive, Commerce; 21.603 acres (Map 022A/Parcel 009B)
Request to rezone from AR (Agricultural Residential District) & R-1 (Residential, Low-Density Single-Family District) to A-2 (Agricultural Rural Farm District) in order to establish and operate a lavender farm
- F.** RZ-26-0323 : Mark Perrone, Highway 129, Talmo; 57.54 acres (Map 108/Parcel 004)
Request to rezone from A-2 (Agricultural Rural Farm District) to LI (Light Industrial District) for industrial development
- G.** MA-26-0191 : Stanton Porter, Highway 332, Hoschton; 39.34 acres (Map 104/Parcel 019)
Request to keep the Character Area Map as "Suburban" and change the Future Land Use Map from "Residential" to "Commercial"
- H.** MA-26-0197 : Stanton Porter, 3809 Highway 332, Hoschoton; 4.3 acres (Map 104/Parcel 019C)
Request to change the Character Area Map from "Agricultural" to "Suburban" and change the Future Land Use Map from "Residential" to "Commercial"
- I.** RZ-26-0324 : Charles Stevenson, 173 White Tail Drive, Gillsville; 10.00 acres (Map 098/Parcel 013)
Request to rezone from AR (Agricultural Residential) to A-2 (Agricultural Rural Farm District) to allow placement of a barn in the front yard, which is not permitted in a residential zoning
- J.** RZ-26-0321 : David Elder, 7871 Maysville Road, Maysville; 57.736 acres (Map 046/Parcel 049C)
Request to rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential District) to allow for the development of a 27-lot single-family residential subdivision
- K.** RZ-26-0322 : David Elder, Wheeler Creek Road, Maysville; 1.720 acres (Map 047/Parcel 004D)
Request to rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential District) to allow for the development of a 27-lot single-family residential subdivision
- L.** RZ-26-0320 : Chris Worley, 1273 Hwy 60, Hoschton; 2 acres (Map 111/Parcel 006A)
Request to rezone from A-2 (Agricultural Rural Farm District) to R-1 (Residential, Low-Density Single-Family District) to subdivide into 2 tracts

- M.** RZ-26-0327 : Chad Linn, Airport Road, Jefferson; 108.57 acres (Map 066/Parcel 003)
Request to rezone from A-2 (Agricultural Rural Farm District) to GI (General Industrial District) to develop an industrial facility for manufacturing food service equipment
- N.** UDC Text Amendment: Amend Article 2 in Regard to Contractor's Establishments
Amend Article 2, Table 2-1 to allow Contractor's establishments as a permitted use within the CRC (Community Retail Commercial) zoning district.

8. Adjourn.

The Jackson County Board of Commissioners will address the recommendation of the Planning Commission Board at a public hearing on September 21, 2026 at 6:00 p.m. at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, GA 30549 in the Jury Assembly Room.