



# Jackson County Planning Commission

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October 24, 2024 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. August 22, 2024 Draft Minutes
5. **Planning Staff Comments**
6. **Reading of Zoning Hearing Procedures**
7. **Public Hearing**

### Old Business:

- A. MA-24-0133 : David Elder, US Highway 441 South, Commerce; 13.11 acres (Map 023/Parcel 030)  
Request to change the Character Area Map from "Rural" to "Urban" and change the Future Land Use Map from "Residential" to "Commercial"

### New Business:

- A. RZ-24-0212 : Stanton Porter, 8167 Highway 124, Hoschton; 15.61 acres (Map 112/Parcel 020)  
Request to rezone from A-2 (Agricultural Rural Farm District) to HRC (Highway Retail Commercial) in order to develop a convenience store, self-service storage facility, and a baseball training facility
- B. SU-24-0067 : Stanton Porter, 8167 Highway 124, Hoschton; 15.61 acres (Map 112/Parcel 020)  
Request for a Special Use in order to have outdoor storage and/or display within the overlay district

- C. RZ-24-0216 : Florencia Martinez, 1323 Archer Grove School Road, Athens; 3.54 acres (Map 030/Parcel 023)  
Request to rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential) in order to subdivide into 2 tracts
- D. RZ-24-0217 : Kristy Skinner, Potts Road, Jefferson; 14.15 acres (Map 037/Parcel 016E)  
Request to rezone from PCFD (Planned Commercial Farm District) to A-2 (Agricultural Rural Farm District) in order to subdivide into 3 tracts
- E. RZ-24-0218 : James Bouchard, 4689 Maysville Road, Commerce; 3.79 acres (Map 033/Parcel 053A)  
Request to rezone from A-2 (Agricultural Rural Farm District) to HRC (Highway Retail Commercial) in order to accommodate future commercial uses permitted within the HRC zoning
- F. RZ-24-0219 : Stanton Porter, Commerce Road/Wilhite Road, Jefferson; 11.77 acres (Map 051/Parcel 082)  
Request to rezone from A-2 (Agricultural Rural Farm District) to R-3 (Residential, Multiple-Family District) in order to develop a 66-unit townhouse development
- G. RZ-24-0220 : Lisa Bond, 158 Bob Mann Road, Maysville; 5.53 acres (Map 060/Parcel 001E)  
Request to rezone from A-2 (Agricultural Rural Farm District) to MH (Manufactured Housing District) in order to subdivide into 2 tracts
- H. RZ-24-0221 : Duc Nguyen, 5505 Highway 124, Hoschton; 1.58 acres (Map 105/Parcel 004D)  
Request to rezone from A-2 (Agricultural Rural Farm District) to CRC (Community Retail Commercial District) in order to develop a dental office and commercial rental space
- I. RZ-24-0222 : McGrath RentCorp, 420 Ethridge Road, Jefferson; 11.9 acres (Map 070/Parcel 005F)  
Request for the A-2 (Agricultural Rural Farm District) zoning as part of the de-annexation process from the City of Arcade
- J. RZ-24-0224 : Allan Johnston, Harris Lord Cemetery Road, Commerce; 5.32 acres (Map 012/Parcel 025G2)  
Request to rezone from A-2 (Agricultural Rural Farm District) to MH (Manufactured Housing District) in order to subdivide into 2 tracts
- K. SU-24-0072 : David Ellison, Chandler Bridge Road, Athens; 374.29 acres (Map 017/Parcel 067A)  
Request for a Special Use for mining, quarrying, or resource extraction
- L. SU-24-0073 : David Ellison, Chandler Bridge Road, Athens; 343.71 acres (Map 017/Parcel 067)  
Request for a Special Use for mining, quarrying, or resource extraction
- M. SU-24-0074 : David Ellison, US Highway 441 South, Athens; 55.08 acres (Map 017/Parcel 070A)  
Request for a Special Use for mining, quarrying, or resource extraction
- N. SU-24-0075 : David Ellison, 10406 Commerce Road, Athens; 63.03 acres (Map 017/Parcel 081)

- Request for a Special Use for mining, quarrying, or resource extraction
- O.** SU-24-0076 : David Ellison, 352 Fitzpatrick Road, Athens; 14.5 acres (Map 017/Parcel 068D2)  
Request for a Special Use for mining, quarrying, or resource extraction
- P.** SU-24-0077 : David Ellison, 173 Family Pond Road, Athens; 12.41 acres (Map 017/Parcel 068K)  
Request for a Special Use for mining, quarrying, or resource extraction
- Q.** SU-24-0078 : David Ellison, 309 Family Pond Road, Athens; 9 acres (Map 017/Parcel 068M)  
Request for a Special Use for mining, quarrying, or resource extraction
- R.** SU-24-0079 : David Ellison, 71 Family Pond Road, Athens; 15.13 acres (Map 017/Parcel 068J)  
Request for a Special Use for mining, quarrying, or resource extraction

**8. Adjourn.**

The Jackson County Board of Commissioners will address the recommendation of the Planning Commission Board at a public hearing on November 18, 2024 at 6:00p.m. at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, GA 30549 in the Jury Assembly Room.