



PLANNING COMMISSION AGENDA

Jackson County Administration Building Auditorium

67 Athens Street, Jefferson, GA 30549

June 24, 2021

6:00 p.m.

1. Call To Order
2. Invocation & Pledge Of Allegiance
3. Roll Call
4. Approval Of Minutes From Previous Meeting(S)
 - 4.I. PC Minutes For 5-27-21

Documents:

[PC MINUTES 5-27-2021.PDF](#)

5. Planning Staff Comments
6. Reading Of Zoning Hearing Procedures
7. Public Hearing
8. MA-21-0072 Case

Brian Pierce, 524 Dan Waters Rd., Commerce, GA; 10.34 acres; change the Character Area Map from "Agricultural" to "Rural". (Map 009/Parcel 010)

Documents:

[MA-21-0072 CASE.PDF](#)

9. MA-21-0075 Case

Jasmine Stribling, 644 Chandler Bridge Rd., Nicholson, GA; 5.15 acres; change the Character Area Map from "Rural" to "Suburban" in order to divide property into 2 tracts. (Map 017/Parcel 035)

Documents:

[MA-21-0075 CASE.PDF](#)

10. MA-21-0076 Case

MTT Holding, LLC, corner of Boone Road/Hwy. 332, Hoschton, GA; change the Future Land Use Map from "Agricultural/Forestry" to "Residential" and change the Character Area Map from "Suburban" to "Urban" for a residential subdivision. (Map 113/Parcel 007A)

Documents:

[MA-21-0076 CASE.PDF](#)

11. MA-21-0077 Case

Michael D. Hayes and Gloria Ann Hayes, 638 Boone Rd., Hoschton, GA; 5.0 acres; change the Future Land Use Map from "Agricultural/Forestry" to "Residential" and change the Character Area Map from "Suburban" to "Urban" for a residential subdivision. (Map 113/Parcel 007A1)

Documents:

[MA-21-0077 CASE.PDF](#)

12. RZ-21-0075 Case

Wendy Burns, 833 Seagraves Mill Road, Hull, GA; 4.531 acres; rezone from A-2 to A-R in order to divide property into 2 tracts. (Map 004/Parcel 020D)

Documents:

[RZ-21-0075 CASE.PDF](#)

13. RZ-21-0077 Case

Genuine Mapping & Design, LLC, County Farm Road, Jefferson, GA; 113.61 acres; rezone from A-2 to A-R for a residential subdivision. (Map 051/Parcel 007)

Documents:

[RZ-21-0077 CASE.PDF](#)

14. RZ-21-0078 Case

Genuine Mapping & Design, LLC, Creek Nation Rd., Jefferson, GA; 84.39 acres; rezone from A-2 to R-1 for a residential subdivision. (Map 094/Parcel 010)

Documents:

[RZ-21-0078 CASE.PDF](#)

15. SU-21-0018 Case

Fortified Telecom Services, 1524 Old State Rd., Pendergrass, GA; 20 acres; special use for Verizon Wireless to construct a new cell tower and lease antenna space on the structure and ground space to other wireless providers. (Map 101/Parcel 003C)

Documents:

[SU-21-0018 CASE.PDF](#)

16. SU-21-0019 Case

Motorola Solutions, 515 Stan Evans Drive, Jefferson, GA; 0.22 acre; special use for a proposed radio tower for emergency management radio communications. (Map 051/parcel 001E1)

Documents:

[SU-21-0019 CASE.PDF](#)

17. SU-21-0020 Case

Motorola Solutions, 11917 Lewis Braselton Blvd., Braselton, GA; 6.72 acres; special use for a proposed radio tower for emergency management radio communications. (Map 119/parcel 015D)

Documents:

[SU-21-0020 CASE.PDF](#)

18. SU-21-0022 Case

Motorola Solutions, 5271 Traditions Way, Jefferson, GA; 2 acres; special use for a proposed radio tower for emergency management radio communications. (Map 105/Parcel 019F)

Documents:

[SU-21-0022 CASE.PDF](#)

19. Text Amendment

Text Amendment - An Ordinance of Jackson County, Georgia Amending the Jackson County Unified Development Code Adopted October 2, 2017, as amended, to amend Article 2, "Zoning Districts," Division II, "Zoning Districts," Tables 2-1 and 2-2 and Section 216, "R-1, Residential, Low-Density Single-Family District," paragraph (a), "Purpose and intent,"; to amend Article 2, "Zoning Districts," Division 3, "Use Definitions," Division I, "Uses, to repeal the definition of "Master Planned Development"; to amend Article 3, "Specific Use Provisions," Division I, "Uses" to repeal Section 3-084, "Master Planned

Development," and amend Section 3-089, "Open Space Subdivision;" to amend Article 3, "Specific Use Provisions," Division II, "Towers and Wireless Telecommunication Facilities," Section 3-213, "Tower and monopole restrictions," paragraph (a); to amend Article 4, "Overlay Districts," Division III, "East and West Jackson Corridor Overlay Districts," Section 438, "Street and streetscape requirements;" to amend Article 8, "Soil Erosion Control, Land Disturbance and Development Permitting," Division IV, "Development Permits," Section 844, "Development plan specifications," paragraph (d), "project name and phase," to repeal conflicting ordinances; to provide for severability; and to provide for an effective date.

Documents:

[TEXT AMENDMENT.PDF](#)

20. Adjourn

The Jackson County Board of Commissioners will address the recommendation of the Planning Commission Board at a public hearing on **Monday, July 19, 2021 at 6:00 p.m.** at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, GA 30549 in the Jury Assembly Room.