



PLANNING COMMISSION AGENDA
Jackson County Administration Building Auditorium
67 Athens Street
Jefferson, GA 30549

September 26, 2019
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 8-22-19

Documents:

[PC MINUTES 8-22-19.PDF](#)

5. Planning Staff Comments
6. Reading Of Zoning Hearing Procedures
7. Public Hearing
8. RZ-19-22 Case
Tommy Boyd, 2567 Brock Road, Athens, GA; 8.02 acres; rezone from A-2 to CRC.
(Map 043/Parcel 019)

Documents:

[RZ-19-22 CASE.PDF](#)

9. SU-19-09 Case
Tommy Boyd, 2567 Brock Road, Athens, GA; 8.02 acres; special use for outside storage.
(Map 043/Parcel 019)

Documents:

[SU-19-09 CASE.PDF](#)

10. RZ-19-21 Case
Nelson Merlos, 5799 Maysville Road, Commerce, GA; 2.3 acres (1.85 acres in

unincorporated Jackson County); rezone from A-2 to CRC. (Map 033/Parcel 009B)

Documents:

[RZ-19-21 CASE.PDF](#)

11. MA-19-14 Case

Atlantic Expedited, LLC (Vitaliy Kot), Hwy. 124, Jefferson, GA; 6.51 acres; change the Character Area Map from "Rural" to "Suburban" and change the Future Land Use Map from "Residential" to "Commercial". (Map 094/Parcel 009E)

Documents:

[MA-19-14 CASE.PDF](#)

12. RZ-19-23 Case

Bryan Kevin Barnett, 1529 Whitehill School Road, Commerce, GA; 1.5 acres; rezone from A-2 to MH. (Map 023/Parcel 002J)

Documents:

[RZ-19-23 CASE.PDF](#)

13. RZ-19-24 Case

Ann P. Hill, 1529 Whitehill School Road, Commerce, GA; 1.99 acres; rezone from A-2 to A-R. (Map 023/Parcel 002J)

Documents:

[RZ-19-24 CASE.PDF](#)

14. RZ-19-25 Case

Ken Byce, 2424 Gum Springs Church Road, Jefferson, GA; 13.69 acres; rezone from PCFD to A-2. (Map 096/Parcel 002A1)

Documents:

[RZ-19-25 CASE.PDF](#)

15. RZ-19-27 Case

Lamar & Terri Parker, Hwy. 82 S., Jefferson, GA; 10 acres; rezone from A-R to A-2. (Map 072/Parcel 021)

Documents:

[RZ-19-27 CASE.PDF](#)

16. RZ-19-28 Case

Peach State Property Solutions, Inc. (Shawn Watson), 8940 Old Gainesville Hwy., Talmo, GA; 0.455 acres; rezone from A-2 to CRC. (Map 101/Parcel 009A)

Documents:

[RZ-19-28 CASE.PDF](#)

17. Text Amendment - Open Space GI/LID Changes To The Unified Development Code
Amendments within Article 1, 3, and 11 of the Unified Development Code to promote green infrastructure and low impact development (GI/LID) to meet Georgia EPD MS4 requirements. Make an amendment to the greenspace and/or open space definition, adding and including the importance of land conservation and reduction of impervious surface. Also, promoting greenspace or open space be consolidated into large and contiguous units, rather than small and fractured units by requiring that 75% of the total required greenspace or open space be contiguous and/or continuous.

Documents:

[OPEN SPACE GILID CHANGES WITH STAFF REPORT.PDF](#)

18. Text Amendment - Parking GI/LID Changes To The Unified Development Code
Amendments within Article 6 of the Unified Development Code to promote green infrastructure and low impact development (GI/LID) to meet Georgia EPD MS4 requirements. Amendments to make changes that incentivize GI/LID by reducing the number of parking spaces needed to be eligible to qualify for compact parking, ultimately reducing impervious surface. Also, an amendment to a heading within the Unified Development Code that would make any use eligible for shared parking, not just mixed use, industrial-commercial mix.

Documents:

[PARKING GILID CHANGES WITH STAFF REPORT.PDF](#)

19. Text Amendment - Utility Encroachment Changes To The Unified Development Code - A
Amendment to Article 9 includes adding Division II to address the placement of small wireless facilities and antennas within the County owned right of way according to the provisions of O.C.G.A. Title 36 Chapter 66C, known as the "Streamlining Wireless Facilities and Antennas Act".

Documents:

[TEXT AMENDMENT - UTILITY ENCROACHMENT CHANGES TO THE UNIFIED DEVELOPMENT CODE - A.PDF](#)

[TEXT AMENDMENT - UTILITY ENCROACHMENT CHANGES TO THE UNIFIED DEVELOPMENT CODE - B.PDF](#)

[TEXT AMENDMENT - UTILITY ENCROACHMENT CHANGES TO THE UNIFIED DEVELOPMENT CODE - C.PDF](#)

20. Text Amendment - Third Party Inspections & Plan Review Changes To The Unified Development Code - A
An ordinance adopting provisions regarding third party inspection and plan review. This ordinance specifies requirements and procedures for conducting and submitting inspections, mandates prequalification of third party inspectors and plan reviewers, identifies instances of noncompliance, and provides for progressive penalties for violations. In addition to, this ordinance repeals conflicting ordinances. This ordinance is proposed to be adopted within Article 20, Division III of the Jackson County Unified Development Code.

Documents:

[TEXT AMENDMENT - THIRD PARTY INSPECTIONS AND PLAN REVIEW CHANGES TO THE UNIFIED DEVELOPMENT CODE - A.PDF](#)

[TEXT AMENDMENT - THIRD PARTY INSPECTIONS AND PLAN REVIEW CHANGES TO THE UNIFIED DEVELOPMENT CODE - B.PDF](#)

21. Adjourn

The Jackson County Board of Commissioners will address the recommendation of the Planning Commission Board at a public hearing on **October 21, 2019 at 6:00 p.m.** at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, GA 30549 in the Jury Assembly Room.