



## Planning Commission Agenda

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

September 27, 2018  
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 8-23-18

Documents:

[PC MINUTES 8-23-18.PDF](#)  
[PC MINUTES 8-23-18 - SU-18-05 EXHIBITS.PDF](#)  
[PC MINUTES 8-23-18 - SU-18-06 EXHIBITS.PDF](#)

5. Planning Staff Comments
6. Reading Of Zoning Hearing Procedures
7. Public Hearing
8. RZ-18-15 Case  
Rosemary Risse, 45 Nowhere Lane, Athens, GA; 6.76 acres; rezone from A-2 to A-R.  
(Map 008/Parcel 020)

Documents:

[RZ-18-15 CASE.PDF](#)

9. MA-18-07 Case  
Bruce Rice, 78 Mangum Lane, Pendergrass, GA; 3.0 acres; character area map change  
from "Suburban" to "Rural". (Map 089/Parcel 018Y)

Documents:

[MA-18-07 CASE.PDF](#)

10. RZ-18-17 Case  
David Infante, 1285 Brooks Rd., Pendergrass, GA; 9.2 acres; rezone from A-2 to M-H.  
(Map 110/Parcel 027F)

Documents:

[RZ-18-17 CASE.PDF](#)

11. RZ-18-18 Case  
Dan E. Glick, Johnson Mill Rd., Jefferson, GA; 10 acres; rezone from A-R to A-2.  
(Map 083/Parcel 032A)

Documents:

[RZ-18-18 CASE.PDF](#)

12. Josh Pirkle Road Case - Letter Of Intent, Water And Sewer Letter, DRI Final Report And  
Traffic Study Summary

Documents:

[JOSH PIRKLE ROAD CASE - LETTER OF INTENT, WATER AND SEWER  
LETTER, DRI FINAL REPORT AND TRAFFIC STUDY SUMMARY.PDF](#)

13. Josh Pirkle Road Case - Original Concept Plans

Documents:

[JOSH PIRKLE ROAD CASE - ORIGINAL CONCEPT PLANS.PDF](#)

14. Josh Pirkle Road Case - Revised Concept Plans From Applicant - Received On 9-20-18

Documents:

[JOSH PIRKLE ROAD CASE - REVISED CONCEPT PLANS FROM APPLICANT -  
RECEIVED ON 9-20-18.PDF](#)

15. Josh Pirkle Road Case - Maps

Documents:

[JOSH PIRKLE ROAD CASE - MAPS.PDF](#)

16. Josh Pirkle Road Case - Plat

Documents:

[JOSH PIRKLE ROAD CASE - PLAT.PDF](#)

17. MA-18-08 Case  
Adair Realty, Inc./Ackerman & Co. (Jim Eyre), Josh Pirkle Rd., Hoschton, GA; 0.53 acre;  
character area map change from "Suburban" to "Urban" and future land use map change  
from "Residential" to "Industrial". (Map 120/Parcel 001A)

Documents:

[MA-18-08 CASE.PDF](#)

18. MA-18-09 Case

Adair Realty, Inc./Ackerman & Co.(Jim Eyre), Josh Pirkle Road, Hoschton, GA; 3.52 acres; character area map change from "Suburban" to "Urban" and future land use map change from "Residential" to "Industrial". (Map 120/Parcel 001B)

Documents:

[MA-18-09 CASE.PDF](#)

19. MA-18-10 Case

Adair Realty, Inc./Ackerman & Co. (Jim Eyre), Josh Pirkle Road, Hoschton, GA; 229.78 acres; character area map change from "Suburban" to "Urban" and future land use map change from "Residential" to "Industrial". (Map 120/Parcel 001D)

Documents:

[MA-18-10 CASE.PDF](#)

20. MA-18-11 Case

Adair Realty, Inc./Ackerman & Co. (Jim Eyre), Josh Pirkle Road, Hoschton, GA; 100.92 acres; character area map change from "Suburban" to "Urban" and future land use map change from "Residential" to "Industrial". (Map 120/Parcel 001)

Documents:

[MA-18-11 CASE.PDF](#)

21. MA-18-12 Case

Adair Realty, Inc./Ackerman & Co. (Jim Eyre), Josh Pirkle Road, Hoschton, GA; 22.07 acres; character area map change from "Suburban" to "Urban" and future land use map change from "Residential" to "Industrial". (Map 120/Parcel 003)

Documents:

[MA-18-12 CASE.PDF](#)

22. Opposition To Josh Pirkle Road Map Amendment Case

Documents:

[JOSH PIRKLE ROAD CASE - GOOD NEIGHBOR GUIDELINES FOR SITING NEW AND OR MODIFIED WAREHOUSE DISTRIBUTION FACILITIES.PDF](#)  
[JOSH PIRKLE ROAD CASE - JACKSON COUNTY DEMOGRAPHIC DATA.PDF](#)  
[JOSH PIRKLE ROAD CASE - MEGHAN MORAVCIK WALBERT ARTICLE ON WAREHOUSES NEAR RESIDENTIAL AREAS.PDF](#)  
[JOSH PIRKLE ROAD CASE - NEGRC - DRI FINAL REPORT.PDF](#)  
[JOSH PIRKLE ROAD CASE - OPPOSITION LETTERS - EXHIBIT A.PDF](#)  
[JOSH PIRKLE ROAD CASE - OPPOSITION LETTERS - EXHIBIT B.PDF](#)  
[JOSH PIRKLE ROAD CASE - OPPOSITION LETTERS- EXHIBIT C.PDF](#)  
[JOSH PIRKLE ROAD CASE - PETITION IN OPPOSITION TO PROPOSED WAREHOUSES ON JOSH PIRKLE ROAD.PDF](#)  
[JOSH PIRKLE ROAD CASE - PETITION TO STOP INDUSTRIAL PARKS AND DEVELOPING OF WAREHOUSES IN JACKSON COUNTY GEORGIA.PDF](#)  
[JOSH PIRKLE ROAD CASE - PETITION TO STOP THE REZONING OF JOSH PIRKLE LAND TO LIGHT INDUSTRIAL.PDF](#)  
[JOSH PIRKLE ROAD CASE - SMALL TOWN FIGHTS BIG-TIME TRUCK TRAFFIC.PDF](#)

JOSH PIRKLE ROAD CASE - THE IMPACT OF COMMERCIAL DEVELOPMENT  
ON SURROUNDING RESIDENTIAL PROPERTY VALUES.PDF  
JOSH PIRKLE ROAD CASE - THINGS THAT WILL LOWER A HOMES  
VALUE.PDF  
JOSH PIRKLE ROAD CASE - TRAFFIC IMPACT STUDIES TO AREA OF HWY  
124 AND BRASELTON INDUSTRIAL.PDF

23. Adjourn

The Jackson County Board of Commissioners will address the recommendation of the Planning Commission at a public hearing on October 15, 2018 at 6:00 p.m. at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, GA 30549 in the Jury Assembly Room.