



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

October 24, 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 9-26-19

Documents:

[PC MINUTES 9-26-19.PDF](#)

5. Planning Staff Comments
6. Reading Of Zoning Hearing Procedures
7. Public Hearing
8. RZ-19-21 Case

Nelson Merlos, 5799 Maysville Rd., 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](#)

9. RZ-19-29 Case
- Stovall & Company, Inc. (Thomas C. Jones, Jr.), 8188 Hwy. 53, Braselton, GA; 0.832 acres; rezone from NRC to HRC. (Map 122/Parcel 007A)

Documents:

[RZ-19-29 CASE.PDF](#)

10. RZ-19-30 Case
- Christina Blalock, Corner of Thyatira-Brockton Rd./Wilhite Rd., Jefferson, GA; 3.66 acres; rezone from A-2 to M-H. (Map 051/Parcel 064B)

Documents:

[RZ-19-30 CASE.PDF](#)

11. RZ-19-32 Case

Gum Springs 130 LLC, Gum Springs Church Road, Jefferson, GA; 130.263 acres; rezone from A-2 to R-2. (Map 105/Parcel 021)

Documents:

[RZ-19-32 CASE.PDF](#)

[RZ-19-32 PICTURES.PDF](#)

12. SU-19-10 Case

Gum Springs 130 LLC, Gum Springs Church Road, Jefferson, GA; 130.263 acres; special use for a master planned subdivision. (Map 105/Parcel 021)

Documents:

[SU-19-10 CASE.PDF](#)

[SU-19-10 PICTURES.PDF](#)

13. RZ-19-33 Case

McKinley Homes US LLC, 8308 Hwy. 53, Braselton, GA; 89.178 acres; rezone from A-2 and NRC to R-1. (Map 117/Parcels 023, 023A, 024)

Documents:

[RZ-19-33 CASE.PDF](#)

14. MA-19-15 Case

Kenneth R. Whitworth, 3945 Hwy. 332, Hoschton, GA; 1.0 acre; change the Character Area Map from "Agricultural" to "Suburban" and change the Future Land Use Map from "Residential" to "Commercial". (Map 104/Parcel 019B)

Documents:

[MA-19-15 CASE.PDF](#)

15. MA-19-16 Case

Kenneth R. Whitworth, Hwy. 332, Hoschton, GA; 12.78 acres; change the Character Area Map from "Agricultural" to "Suburban" and change the Future Land Use Map from "Agricultural/Forestry" to "Commercial". (Map 104/Parcel 019B1)

Documents:

[MA-19-16 CASE.PDF](#)

16. MA-19-17 Case

Flipping Out, LLC (Thomas Bennett), Corner of Hwy. 53 and Bill Watkins Road, Hoschton, GA; 4.0 acres; change the Character Area Map from "Rural" to "Suburban". (Map 114/Parcel 013L)

Documents:

[MA-19-17 CASE.PDF](#)

17. Text Amendment - Separation Distance From An Existing Licensed Establishment Selling Alcoholic Beverages

Amendments within Article 2 and 3 of the Unified Development Code, establishing a distance of separation that must be obtained and maintained when certain uses locate in regards to a church, private school, or educational purpose. Table 2-1, that is within Article 2, will be amended for section references within the table. Lastly, a new section, Section 3-115, will be added within Article 3, titled 'Separation distance from an existing licensed establishment selling alcoholic beverages.'

Documents:

[TEXT AMENDMENT - SEPARATION DISTANCE FROM AN EXISTING LICENSED ESTABLISHMENT SELLING ALCOHOLIC BEVERAGES.PDF](#)

18. Comp Plan 2050

To present the public with an overview of the process to be used to update the Jackson County Comprehensive Plan 2050, and to take public comments about that process.

19. Adjourn

The Jackson County Board of Commissioners will address the recommendation of the Planning Commission Board at a public hearing on **Monday, November 18, 2019** at 6:00 p.m. at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, GA 30549 in the Jury Assembly Room.