



## PLANNING COMMISSION AGENDA

Jackson County Courthouse

Jury Assembly Room

5000 Jackson Parkway

Jefferson, GA 30549

March 24, 2022

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 2-24-22

Documents:

[PC MINUTES 2-24-2022.PDF](#)

5. Planning Staff Comments
6. Reading Of Zoning Hearing Procedures
7. Public Hearing
8. SU-22-0031 Case  
Tom Crow, 144 Crows lake Drive, Jefferson, GA; 4.0 acres; special use for a  
campground. (Map 069/Parcel 001)

Documents:

[SU-22-0031 CASE.PDF](#)

9. RZ-22-0101 Case

D. O. Overstreet, LLC (Mike Gynn, Frank B. McGowan, Alan Dale Overstreet), Pettijohn Rd., Pendergrass, GA; 150.877 acres; rezone from A-2 (Agricultural Rural Farm District) to L-I (Light Industrial District) for industrial use. (Map 090/Parcel 005A)

Documents:

[RZ-22-0101 CASE.PDF](#)

10. MA-22-0097 Thru MA-22-0105 Cases

MA-22-0097 - GCP Development (Gardner Lee), Hwy. 129 North, Jefferson, GA; 8.0 acres; change the Character Area Map from "Suburban" to "Urban" and change the Future Land Use Map from "Commercial" and "Residential" to "Industrial". (Map 080/Parcel 001Q)

MA-22-0098 - GCP Development (Gardner Lee), Hwy. 129 North, Jefferson, GA; 9.0 acres; change the Character Area Map from "Suburban" to "Urban" and change the Future Land Use Map from "Commercial" to "Industrial". (Map 080/Parcel 001H1)

MA-22-0099 - GCP Development (Gardner Lee), Hwy. 129 North, Jefferson, GA; 1.0 acre; change the Character Area Map from "Suburban" to "Urban" and change the Future Land Use Map from "Commercial" to "Industrial". (Map 080/Parcel 001H2)

MA-22-0100 - GCP Development (Gardner Lee), Hwy. 129 North, Jefferson, GA; 3.0 acres; change the Character Area Map from "Suburban" to "Urban" and change the Future Land Use Map from "Commercial" to "Industrial". (Map 080/Parcel 001M)

MA-22-0101 - GCP Development (Gardner Lee), Hwy. 129 North, Jefferson, GA; 17.75 acres; change the Future Land Use Map from "Commercial" to "Industrial". (Map 080/Parcel 001B2)

MA-22-0102 - GCP Development (Gardner Lee), 3686 Hwy. 129 North, Jefferson, GA; 32.45 acres; change the Future Land Use Map from "Commercial" to "Industrial". (Map 080/Parcel 001B)

MA-22-0103 - GCP Development (Gardner Lee), Hwy. 129 North, Jefferson, GA; 32.223 acres; change the Character Area Map from "Suburban" to "Urban" and change the Future Land Use Map from "Commercial", "Industrial", "Residential" to "Industrial". (Map 080/Parcel 001H)

MA-22-0104 - GCP Development (Gardner Lee), 86 Possum Creek Rd., Jefferson, GA; 23.03 acres; change the Character Area Map from "Suburban" to "Urban" and change the Future Land Use Map from "Commercial" to "Industrial". (Map 080/Parcel 001E)

MA-22-0105 - GCP Development (Gardner Lee), 214 Possum Creek Rd., Jefferson, GA; 5.90 acres; change the Character Area Map from "Suburban" to "Urban" and change the Future Land Use Map from "Commercial" to "Industrial". (Map 080/Parcel 001C)

Documents:

[MA-22-0097 THRU MA-22-0105 WITHDRAWAL LETTER AND STAFF REPORTS.PDF](#)

[MA-22-0097 THRU MA-22-0105 MAPS.PDF](#)

[MA-22-0097 THRU MA-22-0105 CASE - 2.PDF](#)

[MA-22-0097 THRU MA-22-0105 PICTURES.PDF](#)

11. RZ-22-0102 Thru RZ-22-0108 Cases

RZ-22-0102 - Calmat Co./Vulcan Materials Co. (Jimmy Fleming), 1626

Valentine Industrial Pkwy., Pendergrass, GA; 50.21 acres; rezone from A-2 (Agricultural Rural Farm District) to H-I (Heavy Industrial District) for a mining development. (Map 091/Parcel 012B)

RZ-22-0103 - Calmat Co./Vulcan Materials Co. (Jimmy Fleming), Valentine Industrial Pkwy., Pendergrass, GA; 49.77 acres; rezone from G-I (General Industrial District) to H-I (Heavy Industrial District) for a mining development. (Map 079/Parcel 002A)

RZ-22-0104 – Calmat Co./Vulcan Materials Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 47.67 acres; rezone from G-I (General Industrial District) to H-I (Heavy Industrial District) for a mining development. (Map 079/Parcel 002)

RZ-22-0105 - Calmat Co./Vulcan Materials Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 6.64 acres; rezone from A-2 (Agricultural Rural Farm District) to H-I (Heavy Industrial District) for a mining development. (Map 079/Parcel 003A)

RZ-22-0106 - Calmat Co./Vulcan Materials Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 23.23 acres; rezone from G-I (General Industrial District) to H-I (Heavy Industrial District) for a mining development. (Map 079/Parcel 004A)

RZ-22-0107 - Calmat Co./Vulcan Materials Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 29.87 acres; rezone from G-I (General Industrial District) to H-I (Heavy Industrial District) for a mining development. (Map 079/Parcel 009A)

RZ-22-0108 - Calmat Co./Vulcan Materials Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 95.47 acres; rezone from G-I (General Industrial District) to H-I (Heavy Industrial District) for a mining development. (Map 078/Parcel 012)

Documents:

[RZ-22-0102 THRU RZ-22-0108 STAFF REPORTS.PDF](#)  
[RZ-22-0102 THRU RZ-22-0108 MAPS.PDF](#)  
[RZ-22-0102 THRU RZ-22-0108 CASE.PDF](#)  
[RZ-22-0102 THRU RZ-22-0108 APPENDICES.PDF](#)  
[RZ-22-0102 THRU RZ-22-0108 PICTURES.PDF](#)

12. SU-22-0032 Thru SU-22-0038 Cases

SU-22-0032 – Calmat Co./Vulcan Materials Co. (Jimmy Fleming), 1626

Valentine Industrial Pkwy., Pendergrass, GA; 50.21 acres; special use to allow mining. (Map 091/Parcel 012B)

SU-22-0033 – Calmat Co./Vulcan Materials Co. (Jimmy Fleming), Valentine Industrial Pkwy., Pendergrass, GA; 49.77 acres; special use to allow mining. (Map 079/Parcel 002A)

SU-22-0034 – Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 47.67 acres; special use to allow mining. (Map 079/Parcel 002)

SU-22-0035 – Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 6.64 acres; special use to allow mining. (Map 079/Parcel 003A)

SU-22-0036 – Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 23.23 acres; special use to allow mining. (Map 079/Parcel 004A)

SU-22-0037 – Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 29.87 acres; special use to allow mining. (Map 079/Parcel 009A)

SU-22-0038 - Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 95.47 acres; special use to allow mining. (Map 078/Parcel 012)

Documents:

[SU-22-0032 THRU SU-22-0038 STAFF REPORTS.PDF](#)  
[SU-22-0032 THRU SU-22-0038 MAPS.PDF](#)  
[SU-22-0032 THRU SU-22-0038 CASE.PDF](#)  
[SU-22-0032 THRU SU-22-0038 APPENDICES.PDF](#)  
[SU-22-0032 THRU SU-22-0038 PICTURES.PDF](#)

### 13. Adjourn

The Jackson County Board of Commissioners will address the recommendation of the Planning Commission Board at a public hearing on **Monday, April 18, 2022 at 6:00 p.m.** at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, GA 30549 in the Jury Assembly Room.