



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

**April 22, 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 3-25-21

Documents:

[PC MINUTES FOR 3-25-21.PDF](#)

5. Planning Staff Comments
6. Reading Of Zoning Hearing Procedures
7. Public Hearing
8. CC-20-0008 Case

Cheryl F. Dunn, 541 P. J. Roberts Road, Jefferson, GA; 103.85 acres; adding condition to allow lot widths to be a minimum of 60 ft. (Map 094/Parcel 003)

Documents:

[CC-20-0008 CASE.PDF](#)  
[CC-20-0008 PICTURES.PDF](#)

9. SU-21-0015 Case

Atlas Organics, Yarbrough Ridgeway Rd., Commerce, GA; 87.78 acres; special use to allow for outside storage for a composting facility in the East Jackson Overlay District. (Map 032/Parcel 021)

Documents:

[SU-21-0015 CASE.PDF](#)  
[SU-21-0015 PICTURES.PDF](#)  
[SU-21-0015 DRI FINAL REPORT.PDF](#)  
[SU-21-0015 EXHIBIT 1 - SITE PLAN.PDF](#)

[SU-21-0015 EXHIBIT 2 - SITE RENDERINGS.PDF](#)  
[SU-21-0015 EXHIBIT 3 - TRANSPORTATION ANALYSIS.PDF](#)  
[SU-21-0015 APPENDIX A - SITE PLAN.PDF](#)  
[SU-21-0015 APPENDIX B - PROJECT TRAFFIC DISTRIBUTION.PDF](#)  
[SU-21-0015 APPENDIX D - INTERSECTION TURNING MOVEMENT COUNTS.PDF](#)  
[SU-21-0015 APPENDIX C - EXISTING CONDITIONS - LANE CONFIGURATIONS AND VOLUMES.PDF](#)

10. SU-21-0016 Case

Atlas Organics, Yarbrough Ridgeway Rd., Commerce, GA; 18.62 acres; special use to allow for outside storage for a composting facility in the East Jackson Overlay District. (Map 032/Parcel 021B)

Documents:

[SU-21-0016 CASE.PDF](#)  
[SU-21-0016 PICTURES.PDF](#)

11. MA-21-0047 Case

Sandra Eliasson, 1044 Raford Wilson Rd., Commerce, GA; 9.18 acres; Future Land Use Map change from "Commercial" to "Residential". (Map 064/Parcel 021B)

Documents:

[MA-21-0047 CASE.PDF](#)  
[MA-21-0047 PICTURES.PDF](#)

12. MA-21-0048 Case

Chad Thomason, 2435 Hwy. 124 West, Jefferson, GA; 6.27 acres; Future Land Use Map change from "Agricultural/Forestry" and "Public Institutional" to "Commercial". (Map 094/Parcel 023H)

Documents:

[MA-21-0048 CASE.PDF](#)  
[MA-21-0048 PICTURES.PDF](#)

13. MA-21-0049 Case

Ken Byce, 2877 Winder Hwy., Jefferson, GA; 12.30 acres; Character Area Map change from "Suburban" to "Urban". (Map 082/Parcel 014)

Documents:

[MA-21-0049 CASE.PDF](#)  
[MA-21-0049 PICTURES.PDF](#)

14. MA-21-0069 Case

Moore's Farm Walton, LLC (Michael Nanni), 5259 Brockton Loop Road, Jefferson, GA; 13.525 acres; Character Area Map change from "Agricultural" to "Rural" and Future Land Use Map change from "Intensive Agricultural" to "Agricultural/Forestry". (Map 039/Parcel 015E)

Documents:

[MA-21-0069 CASE.PDF](#)  
[MA-21-0069 PICTURES.PDF](#)

15. MA-21-0070 Case

Genuine Mapping & Design, LLC (Ben Drerup), County Farm Rd., Jefferson, GA; 113.61 acres; Character Area Map change from "Agricultural" to "Rural" and Future Land Use Map change from "Agricultural/Forestry" to "Residential". (Map 051/Parcel 007)

Documents:

[MA-21-0070 CASE.PDF](#)  
[MA-21-0070 PICTURES.PDF](#)  
[MA-21-0070 SUMMARY REPORT FOR DUMP SITE INVESTIGATION ON COUNTY FARM RD..PDF](#)

16. RZ-21-0060 Case

Tawana & Bryan Wood, 338 B. Wilson Rd., Commerce, GA; 2.75 acres; rezone from A-2 to R-1 in order to divide property into 2 tracts. (Map 034/Parcel 034)

Documents:

[RZ-21-0060 CASE.PDF](#)  
[RZ-21-0060 PICTURES.PDF](#)

17. RZ-21-0063 Case

Barry Lord, Corner of Ila Road/D. Williams Rd., Commerce, GA; 5.377 acres; rezone from A-2 to CRC for commercial use. (Map 001/Parcel 024C)

Documents:

[RZ-21-0063 CASE.PDF](#)  
[RZ-21-0063 PICTURES.PDF](#)

18. RZ-21-0064 Case

Barry Lord, 1596 Ridgeway Church Rd., Commerce, GA; 1.47 acres; rezone from A-2 to CRC to build a retail center. (Map 020/Parcel 001A)

Documents:

[RZ-21-0064 CASE.PDF](#)  
[RZ-21-0064 PICTURES.PDF](#)

19. RZ-21-0065 Case

Earth Pro Land Surveying, Inc. (Joseph Wells), Corner of Hwy. 124 West/White Plains Church Rd., Jefferson, GA; 8.46 acres; rezone from A-2 to A-R to divide property into 4 residential lots.  
(Map 094/Parcel 020M)

Documents:

[RZ-21-0065 CASE.PDF](#)  
[RZ-21-0065 PICTURES.PDF](#)

20. RZ-21-0066 Case

Meritage Homes (Clay Kirkley), corner of Hwy. 332 and Skelton Rd., Hoschton, GA; 64.02 acres; rezone from R-1 to R-3 for a residential subdivision. (Map 104/Parcel 028)

Documents:

[RZ-21-0066 CASE.PDF](#)

[RZ-21-0066 PICTURES.PDF](#)

21. SU-21-0017 Case

Meritage Homes (Clay Kirkley), corner of Hwy. 332 and Skelton Road, Hoschton, GA;  
64.02 acres; special use for a master planned subdivision. (Map 104/Parcel 028)

Documents:

[SU-21-0017 CASE.PDF](#)

[SU-21-0017 PICTURES.PDF](#)

22. Adjourn

The Jackson County Board of Commissioners will address the recommendation of the Planning Commission Board at a public hearing on **Monday, May 17, 2021 at 6:00 p.m.** at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, GA 30549 in the Jury Assembly Room.