



PLANNING COMMISSION AGENDA

Jackson County Courthouse

Jury Assembly Room

5000 Jackson Parkway

Jefferson, GA 30549

April 28, 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 For 3-24-22

Documents:

[PC MINUTES 3-24-2022.PDF](#)

5. Planning Staff Comments
6. Reading Of Zoning Hearing Procedures
7. Public Hearing
8. RZ-22-0109 Case
Paul & Bridget Dawson, 74 Garner Rd., Braselton, GA 4.65 acres; rezone from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) in order to divide property into 2 tracts. (Map 117/Parcel 002D)

Documents:

[RZ-22-0109 CASE.PDF](#)

9. RZ-22-0110 Cases

Michael Nanni, 5259 Brockton Loop Rd., Jefferson, GA; 15.755 acres - Tract #4; rezone from PCFD (Planned Commercial Farm District) to A-R (Agricultural Residential District) to divide into 3+ acre tracts. (Map 039/Parcel 015F)

Documents:

[RZ-22-0110 CASE.PDF](#)

10. RZ-22-0111 Case

Keith Hayes Construction, 4608 Winder Hwy., Jefferson, GA; 2.0 acres; rezone from NRC (Neighborhood Retail Commercial District) to HRC (Highway Retail Commercial District) for commercial use. (Map 095/Parcel 028G)

Documents:

[RZ-22-0111 CASE.PDF](#)

11. RZ-22-0112 Thru RZ-22-0115 Cases

RZ-22-0112 - Hardie Real Estate Group, LLC (Daniel Hanison), Wayne Poultry Rd., Pendergrass, GA; 45.90 acres; rezone from A-2 (Agricultural Rural Farm District) to L-I (Light Industrial District) for industrial use. (Map 078/Parcel 007)

RZ-22-0113 - Hardie Real Estate Group, LLC (Daniel Hanison), Wayne Poultry Rd., Pendergrass, GA; 78.60 acres; rezone from A-2 (Agricultural Rural Farm District) to L-I (Light Industrial District) for industrial use. (Map 078/Parcel 008C)

RZ-22-0114 - Hardie Real Estate Group, LLC (Daniel Hanison), 4688 Wayne Poultry Rd., Pendergrass, GA; 3.73 acres; rezone from A-2 (Agricultural Rural Farm District) to L-I (Light Industrial District) for industrial use. (Map 078/Parcel 008)

RZ-22-0115 - Hardie Real Estate Group, LLC (Daniel Hanison), Wayne Poultry Rd., Pendergrass, GA; 12.98 acres; rezone from A-2 (Agricultural Rural Farm District) to L-I (Light Industrial District) for industrial use. (Map 078/Parcel 018)

Documents:

[RZ-22-0112 THRU RZ-22-0115 CASES.PDF](#)
[RZ-22-0112 THRU RZ-22-0115 PICTURES.PDF](#)

12. RZ-22-0116 And RZ-22-0117 Cases

RZ-22-0116 - East Group Properties, 354 Tom White Rd., Braselton, GA; 28 acres; rezone from A-2 (Agricultural Rural Farm District) to L-I (Light Industrial District) for a business park with two office distribution buildings. (Map 112/Parcel 004)

RZ-22-0117 - East Group Properties, 354 Tom White Rd., Braselton, GA; 13.67 acres; rezone from A-2 (Agricultural Rural Farm District) to L-I (Light Industrial District) for a

business park with two office distribution buildings. (Map 112/Parcel 004A)

Documents:

[RZ-22-0116 AND RZ-22-0117 CASES.PDF](#)
[RZ-22-0116 AND RZ-22-0117 PICTURES.PDF](#)

13. Text Amendment

Amendments within Article 3 of the Unified Development Code pertaining to allowable fencing materials, proposing a retaining wall required slope and introducing regulations and requirements when berms are utilized as a screening mechanism.

Documents:

[TEXT AMENDMENT - AMENDMENTS WITHIN ARTICLE 3 OF THE UNIFIED DEVELOPMENT CODE PERTAINING TO FENCING MATERIALS, RETAINING WALLS, AND BERMS.PDF](#)

14. Text Amendment

Amendments within Article 8 and 11 of the Unified Development Code pertaining to storm water detention ponds and their required slopes.

Documents:

[TEXT AMENDMENT - AMENDMENTS WITHIN ARTICLE 8 AND 11 OF THE UNIFIED DEVELOPMENT CODE PERTAINING TO STORM WATER DETENTION PONDS.PDF](#)

15. Text Amendment

Amendments within Article 2 and 3 of the Unified Development Code pertaining to minimum lot area size for R-1, R-2, R-3 zonings and removing open space subdivisions and the availability of development for single-family detached residential uses in R-2 and R-3 zonings.

Documents:

[AMENDMENT - AMENDMENTS WITHIN ARTICLE 2 AND 3 OF THE UNIFIED DEVELOPMENT CODE PERTAINING TO R-1, R-2, R-3 ZONINGS.PDF](#)

16. Adjourn

The Jackson County Board of Commissioners will address the recommendation of the Planning Commission Board at a public hearing on Monday, May 16, 2022 at 6:00 p.m. at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, GA 30549 in the Jury Assembly Room.