



PLANNING COMMISSION AGENDA

Jackson County Courthouse, Jury Assembly Room

5000 Jackson Parkway, Jefferson, GA 30549

July 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 6-23-2022

Documents:

[PC MINUTES 6-23-2022.PDF](#)

5. Planning Staff Comments
6. Reading Of Zoning Hearing Procedures
7. Public Hearing
8. RZ-22-0125 Case
MainStreet Building Group, Inc. (Chuck Rigdon), White Hill School Road, Commerce, GA; 13.78 acres; rezone from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) to divide property into 6 tracts. (Map 023/Parcel 002F1)

Documents:

[RZ-22-0125 CASE.PDF](#)

9. MA-22-0107 Case
Premier Construction Systems, Inc. (Scott Philips), Hwy. 129/Old Gainesville Hwy.,

Talmo, GA; 17.15 acres; change the Future Land Use Map from "Residential" to "Commercial" for 2 climate controlled self-storage facilities. (Map 101/Parcel 007 3)

Documents:

[MA-22-0107 CASE.PDF](#)

10. MA-22-0108 Case

Valiant Services (David Elder), New Kings Bridge Rd., Athens, GA; 112.24 acres; change the Character Area Map from "Suburban" to "Agricultural" for a 8+ acre lot subdivision. (Map 028/Parcel 001)

Documents:

[MA-22-0108 CASE.PDF](#)

11. MA-22-0109 Case

Valiant Services (David Elder), Corner of Hwy. 129/Tyler Way, Jefferson, GA; 6.427 acres; change the Future Land Use Map from "Residential" to "Commercial" for development of a commercial center. (Map 055/Parcel 002F1)

Documents:

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

12. MA-22-0110 Case

Valiant Services (David Elder), Tyler Way/Tyra Lane, Jefferson, GA; 0.236 acre; change the Future Land Use Map from "Residential" to "Commercial" for development of a commercial center. (Map 055/Parcel 002F)

Documents:

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

13. Text Amendment - Amendments To Article 12 Of The UDC - Tree Protection, Tree Replacement, Tree Canopy Compliance

Article 12 - Division I - Buffers, Tree Protection and Landscaping; Division II - Tree Protection Purpose and General Provisions; Division III - Tree Canopy Compliance and Tree Replacement; Division IV - Landscaping needs to be amended to convert these ordinances from "Tree Density" based ordinances to "Tree Canopy" based ordinances.

Documents:

[TEXT AMENDMENT WITHIN ARTICLE 12 OF THE UDC - TREE PROTECTION, TREE REPLACEMENT, TREE CANOPY COMPLIANCE.PDF](#)

14. Adjourn

The Jackson County Board of Commissioners will address the recommendations of the Planning Commission Board at a public hearing on Monday, August 15, 2022 at 6:00 p.m. at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, GA 30549 in the Jury Assembly Room on

the main floor.