



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-22-0119 Case

Intown Home Builders (Randall Wallis), 48 Wildflower Rd., Braselton, GA; 3.01 acres;
rezone from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District)
to divide property into 2 tracts. (Map 117/Parcel 019T)

Documents:

[RZ-22-0119 CASE.PDF](#)

9. 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](#)

10. 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](#)

11. 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](#)

12. 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](#)

13. 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](#)

14. Text Amendment - Tree Protection, Tree Canopy Compliance, And Tree Replacement Amendments within Article 12 of the Unified Development Code pertaining to tree protection, tree canopy compliance, and tree replacement.

Documents:

TEXT AMENDMENT WITHIN ARTICLE 12 OF THE UDC - TREE PROTECTION,
TREE REPLACEMENT, TREE CANOPY COMPLIANCE.PDF

15. 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.