



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

**February 25, 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 1-28-2021

Documents:

[PC MINUTES 1-28-2021.PDF](#)

5. Planning Staff Comments
6. Reading Of Zoning Hearing Procedures
7. Public Hearing
8. RZ-20-0049 Case

JTG Holdings, LLC (Andrew Bishop), on Maddox Road, Hoschton, GA; 25 acres; rezone from A-2 to R-2 for a residential subdivision. (Map 112/Parcel 035)

Documents:

[RZ-20-0049 CASE.PDF](#)  
[RZ-20-0049 PICTURES.PDF](#)

9. SU-20-0011 Case

JTG Holdings, LLC (Andrew Bishop), on Maddox Road, Hoschton, GA; 25 acres; special use for a master planned open space subdivision. (Map 112/Parcel 035)

Documents:

[SU-20-0011 CASE.PDF](#)  
[SU-20-0011 PICTURES.PDF](#)

10. MA-21-0040 Case

Joan Lance Williamson, 1681 Pettijohn Rd., Pendergrass, GA; 116.60 acres; change the Character Area Map from "Rural" to "Urban" and change the Future Land Use Map from "Residential" to "Industrial". (Map 090/Parcel 006)

Documents:

[MA-21-0040 CASE.PDF](#)  
[MA-21-0040 PICTURES.PDF](#)  
[MA-21-0040 PICTURES - 2.PDF](#)

11. MA-21-0042 Case

Joan Lane Williamson, 1752 Wayne Poultry Rd., Pendergrass, GA; 4.0 acres; change the Character Area Map from "Rural" to "Urban" and change the Future Land Use Map from "Residential" to "Industrial". (Map 091/Parcel 006P)

Documents:

[MA-21-0042 CASE.PDF](#)  
[MA-21-0042 PICTURES.PDF](#)

12. MA-21-0043 Case

Joan Lance Williamson, Wayne Poultry Rd., Pendergrass, GA; 3.0 acres; change the Character Area Map from "Rural" to "Urban" and change the Future Land Use Map from "Residential" to "Industrial". (Map 091/Parcel 006V)

Documents:

[MA-21-0043 CASE.PDF](#)  
[MA-21-0043 PICTURES.PDF](#)

13. MA-21-0044 Case

Joan Lance Williamson, 1681 Wayne Poultry Rd., Pendergrass, GA; 20.66 acres; change the Character Area Map from "Rural" to "Urban" and change the Future Land Use Map from "Residential" to "Industrial". (Map 091/Parcel 006)

Documents:

[MA-21-0044 CASE.PDF](#)  
[MA-21-0044 PICTURES.PDF](#)

14. RZ-20-0051 Case

Chafin Communities (Clint Dixon), 1288 Maddox Rd., Hoschton, GA; part of 87+ acre tract; rezone from A-2 to R-2 for a residential subdivision. (Map 112/Parcel 037)

Documents:

[RZ-20-0051 CASE.PDF](#)  
[RZ-20-0051 PICTURES.PDF](#)

15. SU-21-0013 Case

Chafin Communities (Clint Dixon), 1288 Maddox Rd., Hoschton, GA; part of 87+ acre tract; special use for a master planned development. (Map 112/Parcel 037)

Documents:

[SU-21-0013 CASE.PDF](#)  
[SU-21-0013 PICTURES.PDF](#)

16. RZ-21-0053 Case

Chafin Communities (Clint Dixon), 1369 Maddox Rd., Hoschton, GA; part of 87+ acre tract; rezone from A-2 to R-2 for a residential subdivision. (Map 112/Parcel 037A)

Documents:

[RZ-21-0053 CASE.PDF](#)  
[RZ-21-0053 PICTURES.PDF](#)

17. SU-21-0014 Case

Chafin Communities (Clint Dixon), 1369 Maddox Rd., Hoschton, GA; part of 87+ acre tract; special use for a master planned development. (Map 112/Parcel 037A)

Documents:

[SU-21-0014 CASE.PDF](#)  
[SU-21-0014 PICTURES.PDF](#)

18. RZ-20-0052 Case

L.T.R. Investments, LLC (Larry Ross), intersection of Hwy. 124 and Olde Wick Trail, Hoschton, GA; 22.726 acres; rezone from R-1 to R-3 for a townhome development. (Map 105/Parcel 001A)

Documents:

[RZ-20-0052 CASE.PDF](#)  
[RZ-20-0052 PICTURES.PDF](#)

19. RZ-21-0054 Case

New Liberty United Methodist Church (Brett Gallman); 17 Thompson Mill Rd., Braselton, GA; 6.44 acres; rezone from A-2 to CRC for a LED Church Sign. (Map 123/Parcel 009)

Documents:

[RZ-21-0054 CASE.PDF](#)  
[RZ-21-0054 PICTURES.PDF](#)

20. RZ-21-0055 Case

Genuine Mapping and Design, LLC, Waterworks Rd., Nicholson, GA; 5.58 acres; rezone from A-2 to R-1 for a residential subdivision. (Map 024/Parcel 017B)

Documents:

[RZ-21-0055 CASE.PDF](#)  
[RZ-21-0055 PICTURES.PDF](#)

21. RZ-21-0057 Case

Genuine Mapping and Design, LLC, Waterworks Road, Nicholson, GA; 51.98 acres; rezone from A-2 to R-1 for a residential subdivision. (Map 024/Parcel 017B1)

Documents:

[RZ-21-0057 CASE.PDF](#)  
[RZ-21-0057 PICTURES.PDF](#)

22. RZ-21-0056 Case

Jerzy Perez Gonzalez, 208 Nays Way, Jefferson, GA; 7.34 acres; rezone from R-1 to A-R.  
(Map 069/Parcel 009D)

Documents:

[RZ-21-0056 CASE.PDF](#)  
[RZ-21-0056 PICTURES.PDF](#)

23. Adjourn

The Jackson County Board of Commissioners will address the recommendation of the Planning Commission Board at a public hearing on **Monday, March 15, 2021** at 6:00 p.m. at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, GA 30549 in the Jury Assembly Room.