



PLANNING COMMISSION AGENDA

Jackson County Courthouse

Jury Assembly Room

5000 Jackson Parkway

Jefferson, GA 30549

February 24, 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 1-27-2022

Documents:

[PC MINUTES 1-27-2022.PDF](#)

5. Planning Staff Comments
6. Reading Of Zoning Hearing Procedures
7. Public Hearing
8. MA-21-0093 Case

Keith Hayes Construction, 4608 Winder Hwy., Jefferson, GA; 2.0 acres; change the Character Area Map from "Suburban" to "Urban" for commercial use. (Map 095/Parcel 028G)

Documents:

[MA-21-0093 CASE.PDF](#)

9. MA-21-0094 Case

Genuine Mapping & Design, LLC, 9615 Hwy. 53, Braselton, GA; 15.90 acres; change the Future Land Use Map from "Residential" to "Commercial" for a self-service storage facility. (Map 118/Parcel 024)

Documents:

[MA-21-0094 CASE.PDF](#)

10. MA-21-0095 And MA-21-0096 Cases

MA-21-0095 - East Group Properties, 354 Tom White Road, Braselton, GA; 28 acres; change the Character Area Map from "Suburban" to "Urban" and change the Future Land Use Map from "Intensive Agricultural" to "Industrial" for industrial use. (Map 112/Parcel 004)

MA-21-0096 - East Group Properties, 354 Tom White Road, Braselton, GA; 13.67 acres; change the Character Area Map from "Suburban" to "Urban" and change the Future Land Use Map from "Residential" to "Industrial" for industrial use. (Map 112/Parcel 004A)

Documents:

[MA-21-0095 AND MA-21-0096 CASES.PDF](#)

11. RZ-21-0098 Case

Atacama Monroe, LLC, 8137 Jefferson Road, Athens, GA; 1.36 acre; rezone from A-2 (Agricultural Rural Farm District) to CRC (Community Retail Commercial District) for commercial use. (Map 042/Parcel 024D)

Documents:

[RZ-21-0098 CASE.PDF](#)

12. RZ-21-0099 Case

Ronald & Crystal Chapin, Brock Road, Athens, GA; 4.09 acres (Map 043/Parcel 013B); rezone from A-1 (Agricultural Rural Fringe District) to A-2 (Agricultural Rural Farm District) in order to combine Map 043/Parcel 013B with Map 043/Parcel 013A.

Documents:

[RZ-21-0099 CASE.PDF](#)

13. Text Amendment - Exception To Minimum Lot Area Requirement In A-2 Zoning And Amend An Area Regarding The Usage Of Access Easements.

Text Amendment within Article 1 and Article 2 of the UDC, pertaining to the exception to minimum lot area requirements. This amendment would reduce the lot number from 3 to 2 in terms of how many lots are allowed to meet the 1.5 acre minimum rather than the 8 acre minimum. Staff has also requested to amend an area regarding the usage of access easements, asking that an 80 foot diameter cul-de-sac be installed at the end of the access easement if more than 2 lots are created, solely for public safety purposes.

The three sections proposed to be amended are for consistency purposes.

Documents:

[TEXT AMENDMENT - EXCEPTION TO MINIMUM LOT AREA REQUIREMENT IN A-2 ZONING AND AMEND AN AREA REGARDING THE USAGE OF ACCESS EASEMENTS.PDF](#)

14. Adjourn

The Jackson County Board of Commissioners will address the recommendation of the Planning Commission Board at a public hearing on Monday, March 21, 2022 at 6:00 p.m. at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, GA 30549 in the Jury Assembly Room.