

# JACKSON COUNTY BOARD OF COMMISSIONERS



Regular Meeting  
March 15, 2021 • 6:00 PM  
Jury Assembly Room • County Courthouse

## Board Members

Chairman – Tom Crow  
District 1 – Jim Hix  
District 2 – Chas Hardy  
District 3 – Ralph Richardson, Jr.  
District 4 – Marty Seagraves

## AGENDA

### REGULAR BUSINESS MEETING

**A. CALL TO ORDER:** Chairman Tom Crow

**B. INVOCATION:**

**C. PLEDGE OF ALLEGIANCE:** Chairman Tom Crow

**D. APPROVAL OF MINUTES:** Regular Board Meeting of March 1, 2021

**E. CITIZEN INPUT:**  
*Each speaker is provided up to four (4) minutes to address the board on any item that is not listed on this agenda.*

**F. REPORTS:**

- District Commissioners, Chairman, and County Manager:

**G. RECOGNITIONS, APPOINTMENTS, AND SPECIAL ITEMS:**

None

**H. CONSENT AGENDA:**

- 1) FY2020 End-of-Year Budget Amendment Resolution: (Kevin Poe)  
Approve a resolution authorizing the Chairman to approve the FY2020 End-of-Year Annual Operating and Capital budget amendments as attached in conjunction with the FY2020 Audit and issuance of the Comprehensive Annual Financial Report.
- 2) Extend Contract with Roll Off Systems for Wood Grinding at the Transfer Station: (Kevin Poe)  
To approve a one (1) month extension of the contract with Roll Off Systems to complete the wood gridding at the Transfer Station and amend the Solid Waste Management budget to cover the additional \$96,000 cost.
- 3) Consider Moving 401(a) Defined Contribution and 457(b) Deferred Compensation Plan from ICMA-RC to ACCG Retirement Systems: (Kevin Poe)  
To approve moving the 401(a) Defined Contribution Retirement Plan and 457(b) Deferred Compensation Plan to ACCG Retirement Systems; and to approve the 401(a) and 457(b) Adoption Agreements as well as the Administrative Services Agreement as provided by ACCG and authorize the Chairman and County Manager to sign.

**I. UNFINISHED BUSINESS:**

None

**J. NEW BUSINESS:**

- 4) Professional Services Agreement with CSRA Probation Services: (Kevin Poe)  
To approve a Professional Services Agreement with CSRA Probation Services, Inc for the Solicitor of Jackson County State Court and authorize the Chairman to sign.
- 5) Ground Lease with Peace Place, Inc.: (Kevin Poe)  
To approve a ground lease with Peace Place, Inc. and authorize the Chairman to sign.

**K. ZONING RELATED BUSINESS:**

**Unfinished Business:**

- 6) RZ-20-0049 – 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)
- Planning Staff Recommendation: Approval  
Planning Commission Recommendation: Approval
- 7) SU-20-0011 – 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)
- Planning Staff Recommendation: Approval with 6 conditions  
Planning Commission Recommendation: Approval with 6 conditions

**New Business:**

- 8) MA-21-0040 – 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)
- Planning Staff Recommendation: Approval  
Planning Commission Recommendation: Approval
- 9) MA-21-0042 – Joan Lance 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)
- Planning Staff Recommendation: Approval  
Planning Commission Recommendation: Approval

- 10) MA-21-0043 – 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)
- Planning Staff Recommendation: Approval  
Planning Commission Recommendation: Approval
- 11) MA-21-0044 – 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)
- Planning Staff Recommendation: Approval  
Planning Commission Recommendation: Approval
- 12) RZ-20-0051 – 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)
- Planning Staff Recommendation: Approval  
Planning Commission Recommendation: Approval
- 13) SU-21-0013 - 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)
- Planning Staff Recommendation: Approval with 6 conditions  
Planning Commission Recommendation: Approval with 7 conditions
- 14) RZ-21-0053 - 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)
- Planning Staff Recommendation: Approval  
Planning Commission Recommendation: Approval
- 15) SU-21-0014 - 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)
- Planning Staff Recommendation: Approval with 6 conditions  
Planning Commission Recommendation: Approval with 7 conditions
- 16) RZ-20-0052 – 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)
- Planning Staff Recommendation: Approval with 7 conditions  
Planning Commission Recommendation: Approval with 7 conditions

- 17) RZ-21-0054 – 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)

Planning Staff Recommendation: Approval  
Planning Commission Recommendation: Approval

- 18) RZ-21-0055 – Genuine Mapping and Design, LLC, Waterworks Road, Nicholson, GA; 5.58 acres; rezone from A-2 to R-1 for a residential subdivision. (Map 024/Parcel 017B)

Planning Staff Recommendation: Approval with 5 conditions  
Planning Commission Recommendation: Approval with 5 conditions

- 19) RZ-21-0057 – 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)

Planning Staff Recommendation: Approval with 5 conditions  
Planning Commission Recommendation: Approval with 5 conditions

- 20) RZ-21-0056 – Jerzy Perez Gonzalez, 208 Nays Way, Jefferson, GA; 7.34 acres; rezone from R-1 to A-R. (Map 069/Parcel 009D)

Planning Staff Recommendation: Approval  
Planning Commission Recommendation: Approval

**L. EXECUTIVE SESSION:**

- 21) There is a need for an Executive Session for property acquisition.

**M. ADJOURNMENT:**