

# JACKSON COUNTY BOARD OF COMMISSIONERS



Regular Meeting  
October 21, 2019 • 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 held on October 7, 2019

**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) Resolution Requiring Wireless Providers to Meet with County Staff: (Gina Roy)  
Adoption of a resolution requiring wireless providers to meet with Jackson County staff at least 30 days prior to making application to install small wireless facilities or poles within the County right-of-way as governed by O.C.G.A. 36-66C-6.
- 2) Airport Annual Capital Improvement Plan Submission: (Kevin Poe)  
Approve the annual Capital Improvement Plan submittal for the Jackson County Airport.

**I. UNFINISHED BUSINESS:**

None

**J. NEW BUSINESS:**

None

**K. ZONING RELATED BUSINESS:**

**New Business:**

- 3) RZ-19-22 – Tommy Boyd, 2567 Brock Road, Athens, GA; 8.02 acres; rezone from A-2 to CRC. (Map 043/Parcel 019)  

<u>Planning Staff Recommendation:</u>	Denial
<u>Planning Commission Recommendation:</u>	Denial
  
- 4) SU-19-09 – Tommy Boyd, 2567 Brock Road, Athens, GA; 8.02 acres; special use for outside storage. (Map 043/Parcel 019)  

<u>Planning Staff Recommendation:</u>	Denial
<u>Planning Commission Recommendation:</u>	Denial
  
- 5) MA-19-14 – Atlanta Expedited, LLC (Vitaliy Kot), Hwy. 124, Jefferson, GA; 6.51 acres; change the Character Area Map from “Rural” to “Suburban” and change the Future Land Use Map from “Residential” to “Commercial”. (Map 094/Parcel 009E)  

<u>Planning Staff Recommendation:</u>	Approval
<u>Planning Commission Recommendation:</u>	Approval
  
- 6) RZ-19-23 – Bryan Kevin Barnett, 1529 Whitehill School road, Commerce, GA; 1.5 acres; rezone from A-2 to MH. (Map 023/Parcel 002J)  

<u>Planning Staff Recommendation:</u>	Approval
<u>Planning Commission Recommendation:</u>	Approval
  
- 7) RZ-19-24 – Ann P. Hill, 1529 Whitehill School Road, Commerce, GA; 1.99 acres; rezone from A-2 to AR. (Map 023/Parcel 002J)  

<u>Planning Staff Recommendation:</u>	Approval
<u>Planning Commission Recommendation:</u>	Approval
  
- 8) RZ-19-25 – Ken Byce, 2424 Gum Springs Church Road, Jefferson, GA 13.69 acres; rezone from PCFD to A-2. (Map 096/Parcel 002A1)  

<u>Planning Staff Recommendation:</u>	Approval
<u>Planning Commission Recommendation:</u>	Approval
  
- 9) RZ-19-27 – Lamar & Terri Parker, Hwy. 82 S., Jefferson, GA; 10 acres; rezone from A-R to A-2. (Map 072/Parcel 021)  

<u>Planning Staff Recommendation:</u>	Approval
<u>Planning Commission Recommendation:</u>	Approval
  
- 10) RZ-19-28 – Peach State Property Solutions, Inc. (Shawn Watson), 8940 Old Gainesville Hwy. Talmo, Ga; 0.455 acres; rezone from A-2 to CRC. (Map 101/Parcel 009A)  

<u>Planning Staff Recommendation:</u>	Approval
<u>Planning Commission Recommendation:</u>	Approval

11) Text Amendment – Open Space GI/LID Changes to the Unified Development Code:

Amendments within Article 1, 3, and 11 of the Unified Development Code to promote green infrastructure and low impact development (GI/LID) to meet Georgia EPD MS4 requirements. Make an amendment to the greenspace and/or open space definition, adding and including the importance of land conservation and reduction of impervious surface. Also, promoting greenspace or open space be consolidated into large and contiguous units, rather than small and fractured units by requiring that 75% of the total required greenspace or open space be contiguous and/or continuous.

Planning Staff Recommendation: Approval

Planning Commission Recommendation: Approval

12) Text Amendment – Parking GI/LID Changes to the Unified Development Code:

Amendments within Article 6 of the Unified Development Code to promote green infrastructure and low impact development (GI/LID) to meet Georgia EPD MS4 requirements. Amendments to make changes that incentivize GI/LID by reducing the number of parking spaces needed to be eligible to qualify for compact parking, ultimately reducing impervious surface. Also, an amendment to a heading within the Unified Development Code that would make any use eligible for shared parking, not just mixed use, industrial-commercial mix.

Planning Staff Recommendation: Approval

Planning Commission Recommendation: Approval

13) Text Amendment – Utility Encroachment Changes to the Unified Development Code:

Amendment to Article 9 includes adding Division II to address the placement of small wireless facilities and antennas within the County owned right of way according to the provisions of O.C.G.A. Title 36 Chapter 66C, known as the “Streamlining Wireless Facilities and Antennas Act”.

Planning Staff Recommendation: Approval

Planning Commission Recommendation: Approval

14) Text Amendment – Third Party Inspections & Plan Review Changes to the Unified Development Code:

An ordinance adopting provision regarding third party inspection and plan review. This ordinance specified requirements and procedures for conducting and submitting inspections, mandates prequalification of third-party inspectors and plan reviewers, identifies instances of noncompliance, and provides for progressive penalties for violations. In addition to, this ordinance repeals conflicting ordinances. This ordinance is proposed to be adopted within Article 20, Division III of the Jackson County Unified Development Code.

Planning Staff Recommendation: Approval

Planning Commission Recommendation: Approval

**L. ADJOURNMENT:**