

# JACKSON COUNTY BOARD OF COMMISSIONERS



Regular Meeting  
November 18, 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:** Commissioner Jim Hix

**D. APPROVAL OF MINUTES:** Joint Meeting with BOE on September 30 – October 1, 2019  
Board Meeting held on November 4, 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:**

1. Jackson County Board of Health – 6-year term:
  - Bradford Morris – (Reappoint Mr. Morris to a 6-year term beginning January 1, 2019 – December 31, 2024)

**H. CONSENT AGENDA:**

2. Consider Creation of an Agricultural Facility Advisory Committee: (Kevin Poe)  
To discuss the proposal to create the Jackson County Agricultural Facility Advisory Committee.
3. Jackson County Transit Title VI Plan Update: (Kevin Poe)  
Approve the updated Title VI of the Civil Rights Act of 1964 for the Jackson County Transit.
4. Jackson County Transit – GDOT Section 5311 Application for SFY21: (Kevin Poe)  
Approve the Section 5311 operating assistance application for SFY21.
5. Transfer Bana Road Right-of Way to the City of Commerce: (Kevin Poe)  
Approve the quit claim deed transferring the property ownership of Bana Road from Jackson County to the City of Commerce.

6. FY 2020 Local Maintenance & Improvement Grant (LMIG): (Kevin Poe)  
Approve the list of roads submitted for LMIG funding and authorize the Chairman to sign all documents related to this application and anticipated grant award.
7. Termination of Probation Services Contracts with C.S.R.A. Probation Services Inc.: (Kevin Poe)  
To approve termination of the probation services contract with C.S.R.A. Probation Services, Inc. and instruct the County Attorney to prepare a new contract for probation services with Southeast Corrections, Inc. to be presented to the BOC at its December 2, 2019 meeting.

**I. UNFINISHED BUSINESS:**

None

**J. NEW BUSINESS:**

8. (Public Hearing) – Adoption of an Ordinance Modifying the Jackson County Alcohol Ordinance:  
(Gina Roy)  
To adopt an ordinance modifying the Jackson County Alcohol Ordinance, codified as Chapter 4 of the Code of Jackson County.

**K. ZONING RELATED BUSINESS:**

**New Business:**

9. RZ-19-21 – Nelson Merlos, 5799 Maysville Road, Commerce, GA; 2.3 acres (1.85 acres in unincorporated Jackson County); rezone from A-2 to CRC. (Map 033/Parcel 009B)
- |  |                           |
|--|---------------------------|
| <u>Planning Staff Recommendation:</u>      | Approval with 1 condition |
| <u>Planning Commission Recommendation:</u> | Approval                  |
10. RZ-19-29 – Stovall & Company, Inc. (Thomas C. Jones, Jr.), 8188 Hwy. 53, Braselton, GA; 0.832 acres; rezone from NRC to HRC. (Map 122/Parcel 007A)
- |  |          |
|--|----------|
| <u>Planning Staff Recommendation:</u>      | Approval |
| <u>Planning Commission Recommendation:</u> | Approval |
11. RZ-19-30 – Christina Blalock, Corner of Thyatira-Brockton Rd./Wilhite Road, Jefferson, GA; 3.66 acres; rezone from A-2 to M-H. (Map 051/Parcel 064B)
- |  |          |
|--|----------|
| <u>Planning Staff Recommendation:</u>      | Approval |
| <u>Planning Commission Recommendation:</u> | Approval |
12. RZ-19-32 – Gum Springs 130 LLC, Gum Springs Church Road, Jefferson, GA; 130.263 acres; rezone from A-2 to R-2. (Map 105/Parcel 021)
- |  |                           |
|--|---------------------------|
| <u>Planning Staff Recommendation:</u>      | Approval with 1 condition |
| <u>Planning Commission Recommendation:</u> | Approval with 1 condition |

13. SU-19-10 – Gum Springs 130 LLC, Gum Springs Church Road, Jefferson, GA; 130.263 acres; special use for a master planned subdivision. (Map 105/Parcel 021)

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

14. RZ-19-33 – McKinley Homes US LLC, 8308 Hwy. 53, Braselton, GA; 89.178 acres; rezone from A-2 and NRC to R-1. (Map 117/Parcels 023, 023A, 024)

Planning Staff Recommendation: Approval with 7 conditions  
Planning Commission Recommendation: Approval with 7 conditions

15. MA-19-15 – Kenneth R. Whitworth, 3945 Hwy. 332, Hoschton, GA; 1.0 acre; change the Character Area Map from “Agricultural” to “Suburban” and change the Future Land Use Map from “Residential” to “Commercial”. (Map 104/Parcel 019B)

Planning Staff Recommendation: Approval  
Planning Commission Recommendation: Approval

16. MA-19-16 – Kenneth R. Whitworth, Hwy. 332, Hoschton, GA; 12.78 acres; change the Character Area Map from “Agricultural/Forestry” to “Commercial”. (Map 104/Parcel 019B1)

Planning Staff Recommendation: Approval  
Planning Commission Recommendation: Approval

17. MA-19-17 – Flipping Out, LLC (Thomas Bennett), Corner of Hwy. 53 and Bill Watkins Road, Hoschton, GA; 4.0 acres; change the Character Area Map from “Rural” to “Suburban”. (Map 114/Parcel 013L)

Planning Staff Recommendation: Approval  
Planning Commission Recommendation: Denial

18. Text Amendment – Separation Distance from an Existing Licensed Establishment Selling Alcoholic Beverages – Amendments within Article 2 and 3 of the Unified Development Code, establishing a distance of separation that must be obtained and maintained when certain uses locate in regards to a church, private school, or educational purpose. Table 2-1, that is within Article 2, will be amended for section references within the table. Lastly, a new section, Section 3-115, will be added within Article 3, titled ‘Separation distance from an existing licensed establishment selling alcoholic beverages.’

Planning Staff Recommendation: Approval  
Planning Commission Recommendation: Approval

**L. EXECUTIVE SESSION:**

None

**M. ADJOURNMENT:**