



JACKSON COUNTY BOARD OF COMMISSIONERS

Jury Assembly Room ▪ County Courthouse

March 21, 2022 • 6:00 PM

AGENDA

REGULAR BUSINESS MEETING

A. CALL TO ORDER: Chairman Tom Crow

B. INVOCATION:

C. PLEDGE OF ALLEGIANCE: Commissioner Jim Hix

D. APPROVAL OF MINUTES: Regular Meeting of March 7, 2022

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 Adjustment – 4 Year Term:
 - Vacant – (District 2 – Term expires December 31, 2023)

H. CONSENT AGENDA:

- 2) Award Bid for Sale of Surplus Property: (Kevin Poe)
Approve the bid from George Flanigan in the amount of \$28,600
- 3) Fifth Amendment to Disposal Agreement with R&B Landfill, Inc: (Kevin Poe)
Approve the Fifth Amendment to the disposal agreement with R&B Landfill, Inc. and authorize the Chairman to sign
- 4) Architectural Services for New Administration Building: (Kevin Poe)
Consider contracting with Precision Planning to provide Schematic Design Architectural Services for the proposed new County Administrative Building in the amount of \$76,100

- 5) FY2021 End-of-Year Budget Amendment Resolution: (Kevin Poe)
Approve a resolution authorizing the Chairman to approve the FY2021 End-of-Year Operating and Capital budget amendments as attached in conjunction with the FY2021 audit and issuance of the Comprehensive Annual Financial Report

I. ZONING RELATED BUSINESS:

Unfinished Business:

- 6) MA-21-0088 – Whoville Partners, LLC, 577 Old State Road, Pendergrass, GA; 197.276 acres; change the Character Area Map from “Agriculture” to “Urban” and change the Future Land Use Map from “Agricultural/Forestry” to “Industrial”. (Map 101/Parcel 015)

Planning Staff Recommendation: Denial
Planning Commission Recommendation: Denial

- 7) RZ-21-0094 – Worley David, Jr., 10447 Hwy. 334, Nicholson, GA; 6.015 acres; rezone from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) in order to divide property into 2 tracts. (Map 007/Parcel 006B)

Planning Staff Recommendation: Approval with 1 condition
Planning Commission Recommendation: Approval with 1 condition

New Business:

- 8) MA-21-0093 – 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)

Planning Staff Recommendation: Approval
Planning Commission Recommendation: Approval

- 9) MA-21-0094 – 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)

Planning Staff Recommendation: Denial
Planning Commission Recommendation: Denial

- 10) MA-21-0095 – EastGroup 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)

Planning Staff Recommendation: Approval
Planning Commission Recommendation: Approval

- 11) MA-21-0096 – EastGroup 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)

Planning Staff Recommendation: Approval
Planning Commission Recommendation: Approval

- 12) RZ-21-0098 – 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)

Planning Staff Recommendation: Approval with 2 conditions
Planning Commission Recommendation: Approval with 2 conditions

- 13) RZ-21-0099 – Ronald & Crystal Chapin, Brock Road, Athens, GA; 4.09 acres (Map 043/013B); 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.

Planning Staff Recommendation: Approval
Planning Commission Recommendation: Approval

- 14) Amendment to the Unified Development Code in regards to the exception to minimum lot area requirement in A-2 zoning and how many exception splits are permissible, as well as amend an area regarding the usage of access easements.

Planning Staff Recommendation: Approval
Planning Commission Recommendation: Approval

J. UNFINISHED BUSINESS:

None

K. NEW BUSINESS:

- 15) 2022 Paving Contract: (Kevin Poe)

To approve contract extension with Pittman Construction for asphalt patching and paving for one additional year

- 16) Partial Refinancing of 2013 City of Jefferson Public Building Authority Bonds: (Kevin Poe)

To approve a resolution authorizing the partial refinancing of the 2013 City of Jefferson Public Building Authority (JPBA) bonds to include entering into an Installment Sale Agreement with the JPBA

L. ADJOURNMENT: