

Jackson County Board of Commissioners Meeting Minutes

Monday, January 16, 2017 • 6:00 P.M.

The Jackson County Board of Commissioners met on Monday, January 16, 2017 at 6:00 p.m. in the Jury Assembly Room at the Jackson County Courthouse, located at 5000 Jackson Parkway, Jefferson, Georgia.

Commissioners Present: Tom Crow, Chairman
Chas Hardy, Vice Chairman and Commissioner District 2
Jim Hix, Commissioner District 1
Ralph Richardson, Jr., Commissioner District 3

Staff Present: Aaron Meyer, County Attorney
Kevin Poe, County Manager
Ericka Johnson, Deputy Clerk
Gina Roy, Public Development Director
Jamie Dove, Planner

Media Present: Mike Buffington, Mainstreet News/The Jackson Herald

Prior to calling the meeting to order, Chairman Tom Crow made a few remarks about former Commissioner Dwain Smith. He expressed his appreciation to Commissioner Smith and the contributions he made to Jackson County and its emergency operations.

A. CALL TO ORDER:

Chairman Tom Crow called the meeting to order at 6:03 p.m.

B. INVOCATION:

The invocation was given by County Manager Kevin Poe.

C. PLEDGE OF ALLEGIANCE:

Commissioner Ralph Richardson led the Pledge of Allegiance.

D. APPROVAL OF MINUTES:

December 19, 2016 Board Meeting:

Commissioner Richardson made the motion to approve the minutes for the December 19, 2016 board meeting. Commissioner Hix seconded the motion for approval. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

E. **CITIZEN INPUT:**

No comments were made.

F. **REPORTS:**

From Commissioner Jim Hix:

- Expressed how would miss Commissioner Smith. He added Commissioner Smith was dedicated to District 4 and was a fair member to the board.

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

1. **2017 Meeting Calendar for the Jackson County Board of Commissioners:**
Approve the 2017 Calendar of Regular Scheduled Meetings for the Jackson County Board of Commissioners. All meetings will be held at 6:00 p.m. in the Jury Assembly Room at the Jackson County Courthouse, located at 5000 Jackson Parkway, Jefferson, GA on the 1st and 3rd Monday of each month unless the meeting has been cancelled or rescheduled due to a holiday or other conflict.

Commissioner Hardy made the motion to approve the 2017 Calendar as presented. Commissioner Hix seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

2. **Selection of a Vice-Chairman:**
Appoint a Vice-Chairman for 2017 to perform the duties and to exercise the authority of the Chairman in his absence.

Chairman Crow stated in keeping with the previous method of rotation, it was time for Commissioner Richardson to serve as vice-chairman. Chairman Crow then made the motion electing Commissioner Ralph Richardson as vice-chairman for 2017. Commissioner Hix seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. Chairman Crow and Commissioners Hardy and Hix voted in favor of the motion. Commissioner Richardson abstained. (Vote 3 – 0 – 0)

H. **CONSENT AGENDA:**

None

I. **UNFINISHED BUSINESS:**

None

J. **NEW BUSINESS:**

1. **Approve Monthly Expense Allowance for Magistrate Judges:** (Kevin Poe)
Approve \$200 monthly expense allowance for Magistrate Judges.

County Manager Kevin Poe advised the county commissioners were authorized but not required to provide a monthly expense allowance for the Magistrate Judge based on the county's population. For Jackson County, the minimum monthly amount listed on the Optional Expense Allowance Schedule was \$200. He added if granted the expense allowance was in addition to any other salary, fees, or expense that are paid to the judge as required by law. The expense allowance would cover for use of a personal cell phone and use of a personal vehicle for county purposes. This would cover both Magistrate judges at \$200 per month. Commissioner Richardson made the motion to approve. Commissioner Hix seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

2. **Approve Agreement with the Board of Regents of the University of Georgia:(Kevin Poe)**
To approve an agreement with the Cooperative Extension Service to reimburse UGA for salary and benefit expenses of the Cooperative Extension's Program Assistant position on a quarterly basis.

County Manager Kevin Poe reported this agreement was regarding the Program Assistant's position with the Jackson County Cooperative Extension Service. The Program Assistant's will be a paid, University of Georgia employee but reimbursed by Jackson County. In the past, the county had agreed to fund the salary and benefits of the position, but in the future it will be handled as a reimbursement. This will not impact the county's budget. Commissioner Hix made the motion to approve the request. Commissioner Richardson seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

3. **Jackson County Animal Shelter Standard Operating Procedures:** (Kevin Poe)
Approve a new Jackson County Animal Standard Operating Procedures (SOP).
Jackson County Animal Shelter will now be its own department and therefore will need Standard Operating Procedures for employees, volunteer, and inmates.

County Manager Kevin Poe presented the staff report. He said this was a request for approval of a set of Standard Operating Procedures for the county's new animal shelter slated to open in February. This will be a set of guidelines for employees, volunteers, and inmates who work within the shelter. Mr. Poe explained the adoption fees would be the same as the Jackson County Humane Society. Also, there would be a five (5) day impoundment period. The Standard Operating Procedures also addresses the treatment of injured animals, adoptions, employee clothing, use of cell phones and other regulations. Commissioner Hix made the motion to approve the request. Commissioner Hardy seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

4. **Approve Option to Purchase Communications Easement and Assignment Easement with Spectrasite Communications, LLC:** (Kevin Poe)
Approve and authorize the Chairman to sign an Option Agreement to Purchase Communications Easement between Jackson County and Spectrasite Communications, LLC.

County Manager Kevin Poe asked the board remove this item from the agenda until the next meeting. Chairman Crow made the motion to remove the request from the agenda and

presented at the next meeting. Commissioner Richardson seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

K. ZONING BUSINESS:

Unfinished Business:

None

New Business:

5. **RZ-16-17 – Brenda G. Bonds, 2914 Ila Road., Commerce, GA; 3.75 acres; rezone from A-2 to R-1. (Map 001/Parcel 022B)**

Planning Staff Recommendation: Approval
Planning Commission Recommendation: Approval

Ms. Jamie Dove, Planner with Public Development, presented the staff report. She told the board the applicant requested a rezoning of 3.75 acres from A-2 to R-1 in order to split the property for family. She stated the property had not been rezoned since the inception of zoning. A home is currently on the rear of the property. A successful rezone will allow the applicant to create a new parcel.

County Attorney Aaron Meyer declared a public hearing on the request. Ms. Brenda Bonds, 2914 Ila Road, Commerce, GA addressed the board in support of the request. She did not have anything to add to the presentation. Mr. Meyer called for opposition. There was no opposition to the request and the public hearing was closed. A motion was made by Commissioner Hardy to approve RZ-16-17 from A-2 to R-1. Commissioner Hix seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

6. **RZ-16-18 – Om Deep Enterprise, LLC, 2105 Hwy. 441, Commerce, GA; 12.063 acres; rezone from NRC to CRC. (Map 012/Parcel 001)**

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

Ms. Jamie Dove, Planner with the Public Development Department, addressed the board and presented the staff report. She reported the applicant requested approval of a request to rezone property from NRC to CRC in order to use the property as a yoga studio, training, and educational center. She confirmed the applicant had noted in his intent that the existing buildings on the property will be used for lodging to the general public and participants. Ms. Dove advised the property had not been rezoned since the creation of zoning. In the past, the property was used as a hotel. The applicant's intent letter reported the existing hotel building will be remodeled per the current code for the proposed use.

County Attorney Aaron Meyer opened the public hearing for comment. Dinesh Purohit, 2604 Ivy Plantation Drive, Buford, GA addressed the board. He said this project would improve the

landscape in the area. He said he planned to use the existing building remodeled per the current code for a yoga and training center.

Commissioner Hardy made the motion to approve RZ-16-18 from NRC to CRC with one condition.

1. If the applicant plans on utilizing the building for lodging, they would be required to apply for a special use.

Commissioner Richardson seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

7. MA-16-08 – Greenland Opportunities, LLC, U.S. Hwy. 441 South, Commerce, GA; 9.2 acres; change the Future Land Use Map from Commercial to Industrial. (Map 010/Parcel 051)

Planning Staff Recommendation: **Approval**
Planning Commission Recommendation: **Approval**

Planner Jamie Dove addressed the board and presented the staff report. She told the board the applicant requested a map amendment to the Comprehensive Plan in order to change the Future Land Use Map from commercial to industrial in order to combine with four other parcels to use the property as a vehicle processing plant for Southeast Toyota Distribution. Ms. Dove advised staff had reviewed the traffic study that was performed for a proposed median cut on Hwy. 441. A permit will need to be obtained from Georgia Department of Transportation and any entrances along Hwy. 334 will need a permit as well.

County Attorney Aaron Meyer opened the public hearing for comment. Wayne Reese, 4200 Northside Pkwy., Bld. 7, Atlanta, GA addressed the on behalf as a sole member of Greenland Opportunities, LLC and representing Southeast Toyota Distributors. Mr. Reese explained to the board plans were to relocate Southeast Toyota Distributors across Hwy. 334. The property the facility is located on was originally purchased in 1985. The original facility was proposed for forty associates. Today the plant processed over 150,000 cars a year in the facility. He elaborated the purpose of the expansion will be to allow the company a state-of-the-art facility that will be capable of handling in excess of \$200,000 vehicles per year. He requested approval of the map amendment so he can proceed and request for a rezoning of the property. Currently there are eighty employees and thirty independent contractors at the current facility.

Mr. Meyer called for opposition. There was no opposition to the request and the public hearing was closed. Commissioner Hardy made the motion to approve MA-16-08 from Commercial to Industrial. Commissioner Richardson seconded the motion. Hearing none, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

County Attorney Aaron Meyer advised the next four (4) applications were all on the same project and he said the board could consolidate the public hearings in a single hearing if it was the wish of the board. He explained the public hearing procedures. Chairman Crow made a motion to combine the public hearings for RZ-16-19, RZ-16-20, RZ-16-21, and RZ-16-22 and to vote on each separately. Commissioner Richardson seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

8. **RZ-16-19 – Greenland Opportunities, LLC, Brown Road, Commerce, GA; 85.88 acres; rezone from A-2 to L-I. (Map 019/Parcel 033)**

Planning Staff Recommendation: **Approval**
Planning Commission Recommendation: **Approval**

Planner Jamie Dove advised Greenland Opportunities, LLC requested a rezoning of property from A-2 to L-I to combine with other four parcels and use the property for a vehicle processing plant for Southeast Toyota. Ms. Dove advised staff had reviewed the traffic study that was performed for a proposed median cut on Hwy. 441. A permit will need to be obtained from Georgia Department of Transportation and any entrances along Hwy. 334 will need a permit as well. She added the development will fall in the East Jackson Overlay District.

County Attorney Aaron Meyer opened the public hearing for comment. Wayne Reese 4200 Northside Pkwy, Building 7, Atlanta, GA addressed the board. He asked for approval of the request to L-I for the purpose of constructing a new automotive processing facility. He said he incorrectly reported the number of employees. The company had 130 employees and 30 contractors. He said this facility would be a state-of-the art facility and will comprise six separate buildings totaling 330,000 square feet. He acknowledged a plan was submitted for the construction of a median break along Hwy. 441 to the Georgia Department of Transportation. This will be the largest automotive rail facility in North America capable of handling ninety rail cars. Upon approval of the request, closing will be scheduled and an architect selected for the project.

Mr. Meyer called for opposition. There was none, and the public hearing was closed. Commissioner Hardy made the motion to approve the RZ-16-19 from A-2 to L-I. Commissioner Hix seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

9. **RZ-16-20 – Greenland Opportunities, LLC, Brown Road, Commerce, GA; 11.77 acres; rezone from A-2 to L-I. (Map 010/Parcel 034)**

Planning Staff Recommendation: **Approval**
Planning Commission Recommendation: **Approval**

Commissioner Hardy made the motion to approve RZ-16-20. Commissioner Richardson seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

10. **RZ-16-21 – Greenland Opportunities, LLC, 312 Brown Road, Commerce, GA; 103.28 acres; rezone from A-2 to L-I. (Map 010/Parcel 035)**

Planning Staff Recommendation: **Approval**
Planning Commission Recommendation: **Approval**

Commissioner Hardy made the motion to approve RZ-16-21. Commissioner Hix seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

11. **RZ-16-22 – Greenland Opportunities, LLC, 496 Y.E. Bolton Road, Commerce, Ga; 42.91 acres; rezone from A-2 to L-I. (Map 011/Parcel 005)**

Planning Staff Recommendation: **Approval**
Planning Commission Recommendation: **Approval**

Commissioner Hardy made the motion to approve RZ-16-22. Commissioner Hix seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

L. EXECUTIVE SESSION:

None

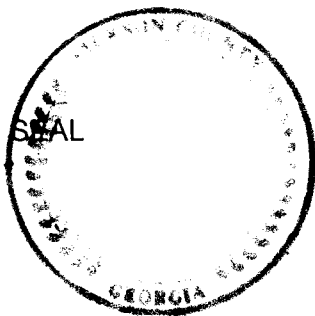
M. ADJOURNMENT:


Chairman Crow adjourned the meeting at 6:35 p.m.

All printed material/documentation presented is filed in Board Minute Addendum Book No. 13-M (Year 2016) and hereby becomes a part of these official minutes.

Minutes Approved: Monday, February 6, 2017.

JACKSON COUNTY BOARD OF COMMISSIONERS





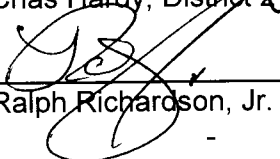
Tom Crow, Chairman



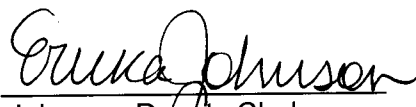
Jim Hix, District 1 Commissioner



Chas Hardy, District 2 Commissioner



Ralph Richardson, Jr. District 3 Commissioner

Attest: 
Ericka Johnson, Deputy Clerk

(Vacant, District 4 Commissioner)

