



Jackson County Board of Commissioners Meeting Minutes

Monday, February 20, 2017 • 6:00 P.M.

The Jackson County Board of Commissioners met on Monday, February 20, 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: Chris Hamilton, County Attorney
Kevin Poe, County Manager
Ericka Johnson, Deputy Clerk
Jamie Dove, Planner

Media Present: Ron Bridgeman

A. CALL TO ORDER:

Chairman Tom Crow called the meeting to order at 6:00 p.m.

B. INVOCATION:

County Manager Kevin Poe led with prayer.

C. PLEDGE OF ALLEGIANCE:

Commissioner Ralph Richardson led the Pledge of Allegiance.

D. APPROVAL OF MINUTES:

February 6, 2017 Board Meeting:

Commissioner Hix made the motion to approve the minutes for the February 6, 2017 board meeting. Commissioner Richardson seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

E. CITIZEN INPUT:

There were no comments.

F. **REPORTS:**

- District Commissioners: There were no reports.
- Chairman: No report was given.
- County Manager:

1. **Update on Paladin Contract:**

County Manager Kevin Poe provided an update on the Paladin contract. He reminded members Paladin was given ninety (90) days to have their equipment in place in preparation or delivery of the wireless internet service. Mr. Poe said Paladin requested an extra thirty (30) day deadline extension due to a delay in fiber delivery which was outside of their control.

Chairman Tom Crow recommended amending the agenda to add the request to the agenda under New Business. Additionally, he asked to add the appointment needed to the Jackson County Board of Assessors. Commissioner Richardson was prepared to make a nomination. Chairman Crow made the motion to amend the agenda to include the two items. Commissioner Richardson seconded the motion. Hearing no discussion, the vote taken and the motion carried unanimously. (Vote 4 – 0)

1a. **Jackson County Board of Assessors – 3 Year Term:**

- **Vacant - (Term Expires on June 30, 2019)**

Commissioner Richardson made the motion to appoint Ken Bray to serve on the Jackson County Board of Assessors to complete the previous term which expires on June 30, 2019. Chairman Crow seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

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

2. **Presentation of Margin Refund Check from Jackson EMC:** (Wade Johnson)

Mr. Wade Johnson, the commercial marketing representative with Jackson EMC, addressed the board to deliver the county's margin refund check in the amount of \$5,504.21.

3. **Update – Proposed Bridge Replacement Project:** (Jeff VanDyke)

The Georgia Department of Transportation will give a report on the proposed bridge replacement project at Plainview Road over I-85 in Jackson County. As a result, the bridge will be closed and travelers will need to utilize detour routes.

Mr. Tim Matthews, an employee from the Georgia Department of Transportation's Design Build Office addressed the board and presented several bridge replacement projects. However, only one would impact Jackson County. Mr. Matthews said in order to expedite the construction time, it was important to close the road. He expected by closing the road, the project could be completed and reopened within a six to nine month period. He presented a proposed detour for Plainview Road. He added Mr. Poe advised there was an alternate

detour that may be preferable given the condition of the road way. The new bridge will have a shoulder which will make it safer for the traveling public.

H. **CONSENT AGENDA:**

4. **Authorize Community Services Agreement with Piedmont CASA, Inc. :** (Kevin Poe)
To approve an agreement for Piedmont CASA, Inc. to provide community services for citizens of Jackson County for the annual sum of \$5,000.
5. **Authorize Lease/Purchase Financing for 2017 Capital Expenditures:** (Kevin Poe)
To authorize the execution of a three-year Lease/Purchase Financing Agreement with US Bancorp Government Leasing and Finance, Inc. in the amount of \$2,277,460 at an interest rate of 1.58%. Also, authorize the Chairman, County Manager, and Finance Director to sign the appropriate documents that will allow the County to enter into this agreement and to request the distribution of funds to pay for equipment when purchases are completed.
6. **2017 Paving Contract with Allied Paving, Inc:** (Kevin Poe)
Approve a contract renewal and change order with Allied Paving, Inc. to provide paving services for 2017.
7. **Authorize New Purchasing Ordinance:** (Kevin Poe)
Approve a new Purchasing Ordinance as the official practices and procedures the County will follow to ensure that monies spent on behalf of citizens for materials and services are procured in a manner that ensures the responsible expenditure of these funds according to all legal requirements set up for government procurement at the Federal, State, and Local level.

Consent Agenda Action:

Commissioner Richardson made the motion to approve the Consent Agenda as presented. Commissioner Hix seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0) Commissioner Richardson recognized Michelle Black and Steve Wittry, representatives with Piedmont CASA.

I. **UNFINISHED BUSINESS:**

None

J. **NEW BUSINESS:**

8. **Revised Intergovernmental Agreement with Jackson County Board of Education:** (Kevin Poe)
Approve a revised intergovernmental agreement with the Jackson County Board of Education regarding the West Jackson Primary School Gym.

County Manager Kevin Poe said in November 2016, the board approved an intergovernmental agreement related to the West Jackson Primary School Gymnasium. He reported the Board of Education had approved the agreement, but there were two small

changes. The original agreement included if the County made any improvements to the property, and if the school board resumed ownership to be used for school purposes, the Board of Education would have to reimburse the County for the cost of those improvements at the depreciated value. The Board of Education requested the opposite and approved a clause that if the County did any improvements and then decide to terminate the agreement, then the school board would get any improvements that were made to the property.

The other change was regarding insurance. They changed the wording that the policy must have a value of \$2 million dollars. Commissioner Richardson made the motion to approve the revised intergovernmental agreement with the Jackson County Board of Education. Commissioner Hardy seconded the motion. Hearing no discussion, the vote was taken and the motion carried unanimously. (Vote 4 – 0)

8a. **Paladin Wireless:**

Chairman Crow made the motion to approve a thirty day extension as requested by Paladin Wireless. Commissioner Hardy seconded the motion. The vote was taken and the motion passed unanimously. (Vote 4 – 0)

K. **ZONING BUSINESS:**

Unfinished Business:

None

New Business:

9. **RZ-17-01 – Greenland Opportunities, LLC, U.S. Highway 441 South, Commerce, GA; 9.2 acre tract; rezone from HRC to L-I. (Map 010/Parcel 051)**

Planning Staff Recommendation: Approval

Planning Commission Recommendation: Approval

Planner Jamie Dove addressed the board and presented the staff report. She said the applicant requested a rezoning from HRC to L-I in order to combine with four other parcels and use the property as a vehicle processing plant for Southeast Toyota. The property initially was before the board as a map amendment. The property had not been rezoned since the inception of zoning. Staff had reviewed the traffic study that was prepared for the proposed median cut on Hwy. 441. A Georgia DOT permit will need to be obtained.

County Attorney Christopher Hamilton explained the public hearing procedures. He then opened the public hearing for comment. Wayne Reese, representing Greenland Opportunities and Southeast Toyota Distributors, 4200 Northside Pkwy., Bldg. #7, Atlanta, GA 30327 addressed the board in support of the application. He urged the board to approve the rezoning request. Mr. Reese told the commission plans were to relocate the existing facility into a new facility and to make the old facility available for a new purchaser or a new user. There was one more parcel of property approximately 24 acres, which would need to come before the board. Additionally, he said this project that will be the largest, railhead facility in North America. There was no opposition to the request and the public hearing was closed. Commissioner Hardy made the motion to approve RZ-17-01. Chairman Crow seconded the

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

10. **RZ-17-02 – Jerry W. Stone, 553 Davenport Road, Braselton, GA 30517; 3.4 acre tract, rezone from A-R to M-H. (Map 117/Parcel 019K)**

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

Planner Jamie Dove reported the applicant requested approval to rezone the subject tract from A-R to M-H in order to remove the current, older manufacturing home and replace it with a nicer, newer model. A manufactured home is currently on the front side of the property and in order for it to be removed, the zoning must be changed. A-R zoning district did not allow for manufactured homes, only stick-built homes.

County Attorney Christopher Hamilton declared a public hearing on RZ-17-02. Jerry Wayne Stone, 553 Davenport Road, addressed the board. He said he was disabled and he wanted to put a nicer home on the property. He confirmed there were several mobile homes in the area. There was no opposition to the request and the public hearing was closed. Commissioner Richardson made the motion to approve RZ-17-02. Chairman Crow seconded the motion. There were no other questions. The vote was taken and the motion passed unanimously.
(Vote 4 – 0)

11. **RZ-17-04 – Jerry A. Corwin, 1793 Davenport Road, Braselton, GA; 5 acres; rezone A-2 to M-H. (Map 117/ Parcel 040)**

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

Planner Jamie Dove said the applicant requested approval of a rezoning request from A-2 to M-H in order to split the property for family. She added a successful rezoning would allow the applicant to divide the property.

County Attorney Christopher Hamilton opened the public hearing on the request. Jerry Corwin, 5720 Hog Mountain road, Flowery Branch, GA addressed the board. He expressed his desire to place a mobile home on the back of the property. There was no opposition to the request and the public hearing was closed. Commissioner Richardson made the motion to approve RZ-17-04. Chairman Crow seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

L. **EXECUTIVE SESSION:**

None

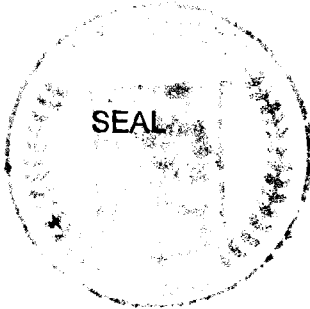
M. **ADJOURNMENT:**

Chairman Crow adjourned the meeting at 6:47 p.m.

All printed material/documentation presented is filed in Board Minute Addendum Book No. 13-M (Year 2017) and hereby becomes a part of these official minutes.

Minutes Approved: Monday, March 6, 2017.

JACKSON COUNTY BOARD OF COMMISSIONERS



Tom Crow

Tom Crow, Chairman

Jim Hix

Jim Hix, District 1 Commissioner

Chas Hardy

Chas Hardy, District 2 Commissioner

Ralph Richardson, Jr.

Ralph Richardson, Jr. District 3 Commissioner

(Vacant, District 4 Commissioner)

Attest: *Ericka Johnson*

Ericka Johnson, Deputy Clerk