



Jackson County Board of Commissioners Meeting Minutes

Monday, March 20, 2017 • 6:00 P.M.

The Jackson County Board of Commissioners met on Monday, March 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
Jim Hix, Commissioner District 1
Chas Hardy, Commissioner District 2
Ralph Richardson, Jr., Commissioner District 3

Staff Present: Chris Hamilton, County Attorney
Ericka Johnson, Deputy Clerk
Jamie Dove, Planner

Media Present: Mike Buffington, Mainstreet News/Jackson Herald

A. CALL TO ORDER:

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

B. INVOCATION:

Commissioner Jim Hix led the invocation.

C. PLEDGE OF ALLEGIANCE:

Commissioner Jim Hix led the Pledge of Allegiance.

D. APPROVAL OF MINUTES:

March 20, 2017 Board Meeting:

A motion was made by Commissioner Richardson, seconded by Commissioner Hix, to approve the minutes for March 6, 2017. Chairman Crow called for discussion. Hearing none, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

E. CITIZEN INPUT:

No comments were made.

F. **REPORTS:**

No reports were given.

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

1. Northeast Georgia Region 10 EMS Council:
 - (Vacant) – Term Expires June 30, 2018

Chairman Crow reported a nomination was still needed and the board would continue to search for a qualified nominee.

H. **CONSENT AGENDA:**

2. Authorize Purchase of Two Skid Steers for Solid Waste: (Kevin Poe)
Approve the purchase of two (2) skid steers for the Solid Waste Department and the authorization to surplus and trade in the existing skid steers to reduce the cost of the new equipment. The total cost for the two (2) new skid steers is \$34,640.18. This price is adjusted to include trade-in allowance for the old skid steers.
3. Authorize Amendment to Family Medical Leave Act (FMLA) Policy: (Kevin Poe)
Amend the Family and Medical Leave policy, Sec. 2-K09 of the Jackson County Policies and Procedures Manual to include the addition of the FMLA provisions for airline flight crew employees.
4. National Donate Life Month Proclamation: (Kevin Poe)
Proclaim the month of April 2017 as Donate Life Month in Jackson County.

Chairman Crow made the motion to remove Item #2 for the purchase of two (2) skid steers from the Consent Agenda and postpone it to the next meeting. Commissioner Hix seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

Consent Agenda Action:

Commissioner Hix made a motion to approve the remaining items on the Consent Agenda, Items #3 and #4. Commissioner Hardy seconded the motion. Chairman Crow called for discussion. Hearing none, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

I. **UNFINISHED BUSINESS:**

5. **Request from Village at Hoschton Homeowner's Association for Relief on 2007 – 2013 Back Taxes:**

Commissioner Richardson moved to waive the penalties and interest to date in the Village at Hoschton Homeowner's Association for relief of back taxes between 2007 and 2013 in the amount of \$3,374.86. Chairman Crow seconded the motion and called for discussion. Commissioner Richardson stated he did not want to get in a habit of forgiving penalties and

interest on taxes or to give relief from taxes that were owed. However, he believed in this circumstance, with the small piece of property for greenspace/recreational use, it was an oversight in many areas. He reiterated that he did not want to get in a habit of forgiving taxes, penalties, and interest; although he believed it was warranted in this case. There was no other discussion and the vote was taken and the motion passed unanimously. (Vote 4 – 0)

J. **NEW BUSINESS:**

6. **Modify Existing Contract with Sentinel Offender Services:** (County Attorney)
Modify the existing contract with Sentinel Offender Services in order to ensure compliance with current law.

County Attorney Christopher Hamilton stated Sentinel had provided probation services under contract since 2008 to Jackson County. He advised Sentinel had sold the business to CSRA Probation Services, Inc. He acknowledged receipt of an assignment and assumption of services agreement which will run through the end of the year. He recommended approval to keep probation services in place. He added once the legislation was passed, this may need to come back before the board to make some additional changes and he said a new contract may be needed going forward for 2018. Chairman Crow made the motion to approve the assignment and assumption of services agreement regarding probation services. Commissioner Hix 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:

7. **RZ-17-03 – Traditions of Braselton Community Association, Gum Springs Church Rd., Jefferson, GA; 2.01 acres; rezone from A-2 to R-1. (Map 105/Parcel 019L)**

Planning Staff Recommendation:

Approval with 2 conditions

Planning Commission Recommendation:

Approval with same 2 conditions

Ms. Jamie Dove, a planner in Jackson County Public Development, asked the board to combine the public hearing for RZ-17-3 and RZ-17-06. It was acceptable to the board and Ms. Jennifer Giacin, the applicant and Community Manager for Traditions of Braselton. Ms. Dove reported Traditions of Braselton Community Association requested a rezone of two parcels. One was currently zoned A-2 and the other PUD. Ms. Dove further stated the applicant requested a rezoning to R-1 with the intent to combine the parcels. One parcel currently served as the amenity center and the applicant wanted to expand. The rezoning would allow both parcels to combine and would also eliminate the setback that would exist if there were two separate parcels. Ms. Dove reviewed the staff report. The Planning Staff recommended approval with two (2) conditions.

- 1) A combination plan be required, approved, and recorded before any permits are issued to tax map 105D/REC and 105/019L.
- 2) No access off of Gum Springs Road

County Attorney Christopher Hamilton declared a public hearing on the request to rezone. Ms. Jennifer Giacin, 6712 Capitola Farm Road, Flowery Branch, Georgia was present in support of the application. However, she did not have anything to add to the presentation. There were general questions about the property and the plans for it. Ms. Giacin reported there were plans to include an additional clubhouse and another swimming pool. There were currently 434 rooftops and 1550 rooftops were planned. There was no opposition to the request and the public hearing was closed.

Commissioner Richardson made the motion to approve RZ-17-03 with the two (2) conditions as recommended by the Planning Staff and Planning Commission.

- 1) A combination plan be required, approved, and recorded before any permits are issued to tax map 105D/REC and 105/019L.
- 2) No access off of Gum Springs Road

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

8. RZ-17-06 – Traditions of Braselton Community Association, 1665 Traditions Way Jefferson, Ga; 7.38 acres; rezone from PUD to R-1. (Map 105D/Rec)

<u>Planning Staff Recommendation:</u>	Approval with 2 conditions
<u>Planning Commission Recommendation:</u>	Approval with same 2 conditions

Commissioner Richardson made the motion to approve RZ-17-06 with the same two (2) conditions as recommended by staff and the Planning Commission.

- 1) A combination plan be required, approved, and recorded before any permits are issued to tax map 105D/REC and 105/019L.
- 2) No access off of Gum Springs Road

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

9. MA-17-01 – Scrap Money Recycling, LLC, 219 Allen Rd., Commerce, GA; 2.17 acres; change the Future Land Use Map from Commercial to Industrial. (Map 011/Parcel 012C)

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

Ms. Jamie Dove, a planner in Jackson County Public Development, addressed the board and asked the board to consider combining the public hearing for MA-17-01, MA-17-02, MA-17-03, and MA-17-04. The applicant gave his approval to combine the public hearings of all requests. Ms. Dove presented the staff report. She said the applicant requested a map amendment to change the Future Land Use Plan Map from Commercial to Industrial in order

to use the property as a salvage yard and metal recycling center. Under the current zoning, the requested use was prohibited. Ms. Dove advised the occupational tax license had not been renewed since 2013. Ms. Dove advised the four parcels being combined was necessary due to the ordinance as well as buffers, landscaping, etc. which was required per the Unified Development Code. County Attorney Christopher Hamilton opened the public hearing for comments. Mr. Bryce Alewine, with Scrap Money Recycling, addressed the board in support of the request. He requested the map change in order to use the property as a metal recycling center. He did not have anything else to add to the presentation. Mr. Garrison, the property owner, did not have anything to add either. There was no opposition and the public hearing was closed.

Commissioner Hardy made the motion to deny MA-17-01. Commissioner Hix seconded the motion. Chairman Crow called for discussion. Commissioner Hardy stated he certainly felt for the applicant and he understood what they wanted to do. However, on a larger scheme, the County and the City of Commerce met approximately five to six years ago and the City was looking to upgrade and improve the development standards. Commissioner Hardy said he had to standby the rule and not allow this in the overlay district. Hearing no other discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

10. **MA-17-02 – Scrap Money Recycling, LLC, Allen Rd., Commerce, GA; 1.77 acres; change the Future Land Use Map from Commercial to Industrial. (Map 011/Parcel 012D)**

Planning Staff Recommendation: Denial
Planning Commission Recommendation: Denial

A motion was made by Commissioner Hardy, seconded by Commissioner Hix, to deny MA-17-02. Chairman Crow called for discussion. Hearing none, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

11. **MA-17-03 – Scrap Money Recycling, LLC, U.S. Hwy. 441, Commerce, GA; 5.35 acres change the Future Land Use Map from Commercial to Industrial. (Map 011/Parcel 012)**

Planning Staff Recommendation: Denial
Planning Commission Recommendation: Denial

A motion was made by Commissioner Hardy, seconded by Commissioner Hix, to deny MA-17-03. Chairman Crow called for discussion. Hearing none, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

12. **MA-17-04 – Scrap Money Recycling, LLC, Allen Rd./U.S. Hwy. 441, Commerce, GA; 2.45 acres; change the Future Land Use Map from Commercial to Industrial. (Map 011/Parcel 013)**

Planning Staff Recommendation: Denial
Planning Commission Recommendation: Denial

A motion was made by Commissioner Hardy, seconded by Commissioner Hix, to deny MA-17-04. Chairman Crow called for discussion. Hearing none, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

L. **EXECUTIVE SESSION:**

None

M. **ADJOURNMENT:**

Chairman Crow adjourned the meeting at 6:27 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, April 3, 2017.



Attest: Ericka Johnson
Ericka Johnson, Deputy Clerk

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

Marty Seagraves
Marty Seagraves, District 4 Commissioner