

# Jackson County Board of Commissioners

## Meeting Minutes

Monday, July 18, 2022 • 6:00 P.M.

The Jackson County Board of Commissioners met on Monday, July 18, 2022 at 6:00 p.m. in the Jury Assembly Room at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, Georgia.

Commissioners Present: Tom Crow, Chairman  
Chas Hardy, Commissioner District 2  
Ralph Richardson, Commissioner District 3

Staff Present: Kevin Poe, County Manager  
Alisha Gamble, Finance Director  
Jamie Dove, Public Development Manager

Press: Mike Buffington, Jackson Herald/Mainstreet News

**A. CALL TO ORDER:**

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

**B. INVOCATION:**

Kevin Poe, County Manager, gave the invocation.

**C. PLEDGE OF ALLEGIANCE:**

Chairman Tom Crow led the Pledge of Allegiance.

**D. APPROVAL OF MINUTES:**

Commissioner Hardy made a motion, seconded by Commissioner Richardson, to approve the minutes for June 29, 2022. Hearing no discussion, the vote was taken and the motion carried unanimously. (Vote 3 – 0)

**E. CITIZEN INPUT:**

- **Ron Aiello, 217 Shoreline Drive, Jefferson, Ga;** addressed the board regarding property taxes and the need for school tax relief for seniors.
- **Mary Ann Anziano, 945 Althea Court, Jefferson, GA** addressed the board concerning the need for rules and regulations for AED monitoring to ensure they are functioning properly.

F. **REPORTS:**

**From Kevin Poe, County Manager:**

- Provided an update on the Service Delivery Strategy. Advised he had received a favorable response from the cities and the process was proceeding with three changes concerning elections, road maintenance, and the purchase of radios for city police departments.

G. **APPOINTMENTS:**

- 1) **Jackson County Department of Family & Children Services – 5 Year Term:**
- Shirley Kinney (District 5 – Term Expires June 30, 2022)

Staff advised the applicant did not wish to be reappointed.

H. **NEW BUSINESS:**

Jeff Strickland, County Attorney, explained the public hearing procedures for all the scheduled public hearings listed on the agenda.

- 2) **(Public Hearing) – Creation of a Street Light Special Tax District for Webb Estates Subdivision:** (Jamie Dove)  
**Authorize the creation of a special tax district for street lights for “Webb Estates” Subdivision**

Jamie Dove, Public Development Director, presented the staff report for the creation of a special tax district for street lights for Webb Estates Subdivision. When the final plat is approved, the development will have 34 lots and 13 streetlights installed. A public hearing was conducted. No one spoke in favor of the request and there was no opposition. The public hearing was closed.

Commissioner Richardson made the motion to approve the creation of a street light special tax district for Webb Estates Subdivision. Commissioner Hardy seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 3 – 0)

- 3) **(Public Hearing) – Creation of a Street Light Special Tax District for Phase 1 of Hidden Fields Subdivision:** (Jamie Dove)  
**Authorize the creation of a special tax district for street lights for Phase 1 of “Hidden Fields” Subdivision**

Jamie Dove, Public Development Director, presented the staff report for the creation of a special tax district for street lights for Phase 1 of Hidden Fields Subdivision. When the final plat is approved, the development will have a total of 76 lots with 25

streetlights. A public hearing was conducted. No one spoke in favor of the request and there was no opposition. The public hearing was closed.

Commissioner Richardson made the motion to approve the creation of a street light special tax district for Phase 1 of Hidden Fields Subdivision. Commissioner Hardy seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 3 – 0)

- 4) **Sale of Surplus Property:** (Kevin Poe)  
**Declare items as surplus and authorize the Purchasing Manager to sell the items according to County Policy and federal/state law governing the disposal of surplus governmental property**

Kevin Poe, County Manager, reported staff from Fleet Maintenance and the Purchasing Manager had compiled a list of obsolete vehicles and equipment to be declared surplus. He asked the board to declare the list of items as surplus and authorize staff to dispose of the items accordingly.

Chairman Crow made the motion, seconded by Commissioner Richardson, to declare the items as surplus and authorize the Purchasing Manager to sell the items according to County Policy and federal/state law governing the disposal of surplus governmental property. Hearing no discussion, the vote was taken and the motion carried unanimously. (Vote 3- 0)

- 5) **FY2022 Additional Funding Added to Senior Center from the Northeast Georgia Regional Commission:** (Kevin Poe)  
**Approve and authorize the Chairman to sign the FY 2022 additional funding added to the budget for the Senior Center Services. This allows more funding to the Jackson County Senior Center to provide outreach services to older adults, persons with disabilities and their caregivers in the Northeast Georgia Planning and Service Area**

Kevin Poe, County Manager, reported additional funding was made available from the Northeast Georgia Regional Commission for senior services. He asked the board to approve the contract amendment. Chairman Crow made the motion seconded by Commissioner Richardson, to approve and accept the additional funding. Hearing no discussion, the vote was taken and the motion carried unanimously. (Vote 3 – 0)

- 6) **Approve Contract with Georgia Department of Transportation for Airport:** (Kevin Poe)  
**Approve a grant contract between Jackson County and the Georgia Department of Transportation for the Runway and Taxiway Rehabilitation/Airport Layout Plan Update**

Kevin Poe, County Manager, explained that previously the commission voted to award the Runway and Taxiway rehabilitation project to the apparent low bidder, E.R. Snell.

At that time, the bids were all well in excess of the expected federal grant for the project due to increases across all construction industries. Since then, the FAA had agreed to pay 90% of the full project cost amount and the state will pay 5%. Mr. Poe also mentioned the state had agreed to fund 75% of the Airport Layout Plan update. The total amount to rehabilitate the runway and partial taxiway and Airport Layout Plan was \$4,288,559.35. The County's share was 255,599.74. Mr. Poe recommended approval.

Chairman Crow made the motion, seconded by Commissioner Richardson, to approve the contract with the Georgia Department of Transportation for the airport expenditures. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 3 – 0)

- 7) **Designate Pond Fork Church Road as a No Thru Truck Route:** (Kevin Poe)  
**Consider a request from residents that live off of Pond Fork Church Road to designate the road as a "No Thru Truck" route**

Kevin Poe, County Manager, reported a number of residents that live along and off of Pond Fork Church Road had requested that the road be designated as a No Thru Truck route. He noted there was increased truck traffic along the route as many trucks were utilizing it as a shortcut to get from one state highway to another.

Chairman Crow made the motion, seconded by Commissioner Hardy, to designate Pond Fork Church Road as a No Thru Truck route. Hearing no discussion, the vote was taken and the motion carried unanimously. (Vote 3 – 0)

- 8) **Award Bid for Surplus Property:** (Kevin Poe)  
**To award bid for surplus property described as Tract 4 – Gordon Street**

Kevin Poe, County Manager, reported previously the board passed a resolution declaring Tract 4 of the Gordon Street property surplus and authorized staff to sell the property. After the property was advertised, sealed bids were received on July 14, 2022. One bid was received in the amount of \$500 from the St. Paul First Baptist Church for the 0.316 acre tract of property. Mr. Poe recommended the board award the bid from the St. Paul First Baptist Church.

Chairman Crow made the motion, seconded by Commissioner Richardson, to award the bid to the St. Paul First Baptist Church in the amount of \$500. Hearing no discussion, the vote was taken and the motion carried unanimously. (Vote 3 – 0)

- 9) **Intergovernmental Agreement for Use and Distribution of Proceeds Generated by the 2022 Special Purpose Local Option Sales Tax Referendum:** (Kevin Poe)  
**Approve the Intergovernmental Agreement related to the use and distribution of proceeds generated by the 2022 Special Purpose Local Option Sales Tax (SPLOST 7)**

Kevin Poe, County Manager, presented an intergovernmental agreement related to the use and distribution of proceeds that could be generated by a new Special Purpose Local Option Sales Tax (SPLOST), if approved by the voters. This was referred to as SPLOST #7. The current SPLOST, SPLOST #6, will expire on June 30, 2023. If approved, there will be a continuation of the current 1% sales tax. Mr. Poe added in order to call for a referendum the County was required to enter into an intergovernmental agreement with its municipalities.

Mr. Poe also stated the municipalities had agreed to the split of the proceeds and had identified a list of all projects included on the SPLOST ballot for consideration. The estimated total over a 6-year period was \$126 million dollars. Chairman Crow made the motion, seconded by Commissioner Richardson, to approve the intergovernmental agreement. Hearing no discussion, the vote was taken and the motion carried unanimously. (Vote 3 – 0)

- 10) **Resolution Calling for the Imposition of a One Percent Special Purpose Local Option Sales Tax:** (Kevin Poe)  
**Adopt a resolution calling for a vote to impose a one percent Special Purpose Local Option Sales Tax (SPLOST)**

Kevin Poe, County Manager, explained this was a resolution that would call for a public referendum to take place regarding the imposition of a one percent Special Purpose Local Option Sales Tax (SPLOST).

Chairman Crow made the motion, seconded by Commissioner Richardson, to approve the resolution. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 3 – 0)

I. **ZONING RELATED BUSINESS:**

**New Business:**

- 11) **MA-22-0106 – Genuine Mapping & Design, LLC (Ben Drerup), 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

The applicant submitted a request for withdrawal. Chairman Crow made a motion, seconded by Commissioner Richardson, to accept the withdrawal of the request. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 3 – 0)

- 12) **RZ-22-0118 – Intown Home Builders (Randall Wallis), 330 Davenport Rd., Braselton, GA; 5.27 acres; rezone from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) to divide property into 2 tracts. (Map 117/Parcel 031)**

**Planning Staff Recommendation:**

**Approval w/ 1 condition**

**Planning Commission Recommendation:**

**Approval w/ 1 condition**

Jamie Dove, Public Development Director, presented the staff report for RZ-22-0118. The applicant requested approval of a rezoning request from A-2 to A-R in order to divide the property into two lots. The Planning Staff and Planning Commission recommended approval with one (1) condition. However, the Planning Commission approved the request with the following condition.

1. All driveways must be approved by the Jackson County Road Department. Due to the limited road frontage, there needs to be a shared driveway instead of 2 separate driveways.

Jeff Strickland, County Attorney, opened the public hearing for comment. Randy Wallis, 506 Carriage Drive, Bethlehem, GA spoke in support of the application. He explained that he wanted to divide the property into two (2) lots and build two separate residences. He was amenable to the shared driveway. There was no opposition and the public hearing was closed.

Commissioner Richardson was concerned about the shared driveway and was not favor of requiring one driveway. Commissioner Richardson made the motion, seconded by Commissioner Hardy, to approve RZ-22-0118 with staff's recommendation.

1. All driveways must be approved by the Jackson County Road Department.

Hearing no other discussion, the vote was taken and the motion carried unanimously. (Vote 3 – 0)

- 13) **RZ-22-0119 - Intown Home Builders (Randall Wallis), 48 Wildflower Rd., Braselton, GA; 3.01 acres; rezone from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) to divide property into 2 tracts. (Map 117/Parcel 019T)**

**Planning Staff Recommendation:**

**Approval w/ 1 condition**

**Planning Commission Recommendation:**

**Approval w/ 1 condition**

Jamie Dove, Public Development Director, presented the staff report for RZ-22-0119. This was a request to rezone the property from A-2 to A-R in order to divide the property into two (2) lots. The Planning Staff and Planning Commission recommended approval with one (1) condition.

1. If the applicant wishes to have the new lots driveway existing Wildflower Lane, which is a private road, he will have to provide an easement agreement to the Public Development Office from the property owner (Tax Map & Parcel 117 019C) of Wildflower Lane stating that they will all the new driveway. Or, the new lot will have to share the existing Davenport Road entrance.

The Planning Commission recommended approval with one (1) condition.

1. Shared driveway off of Davenport Road to access both tracts.

A public hearing was held on the request. Randy Wallis spoke and explained there were a couple of options. The previous owner who owned the lot, also created the driveway off of Davenport Road. The applicant explained the options. He reported the options were to either ask for a second driveway on Wildflower Lane, or utilize the one driveway on Davenport Road and use the existing easement. Jeff Strickland, County Attorney, called for opposition. Jeannie Hypes, 198 Wildflower Lane, was opposed to the request. Mr. Wallis spoke in rebuttal. The public hearing was closed and the request submitted to the board for a decision.

Commissioner Richardson made the motion, seconded by Commissioner Hardy, to table RZ-22-0119 for 30 days. Hearing no discussion, the vote was taken and the motion carried unanimously. (Vote 3 – 0)

- 14) **RZ-22-0120 – Loudermilk Co., LLC, Sanford Rd./Watkins Farm Rd., Athens, GA; 346.66 acres; rezone from PCFD (Planned Commercial Farm District) to A-2 (Agricultural Rural Farm District) to divide property into 8 acre tracts or larger. (Map 005/Parcel 001)**

**Planning Staff Recommendation:**

**Approval**

**Planning Commission Recommendation:**

**Approval**

Jamie Dove, Public Development Director, presented the staff report for RZ-22-0120. The applicant requested a rezoning from PCFD to A-2 in order to divide the property to utilize an easement. The Planning Staff and Planning Commission recommended approval of the request. A public hearing was on the request. Chip Pottner, 650 West Cattle Farm, Atlanta, GA spoke in support of the application. There was no opposition to the request and the public hearing was closed.

Chairman Crow made the motion, seconded by Commissioner Hardy, to approve RZ-22-0120 to divide into property into 8-acre tracts or larger. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 3 – 0)

- 15) **RZ-22-0121 – Richie & Elena Lewis, 1339 W. L. Williams Rd., Commerce, GA; 4.94 acres; rezone from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) to divide property into 2 tracts for residential use. (Map 002/Parcel 028A)**

**Planning Staff Recommendation:**

**Approval**

**Planning Commission Recommendation:**

**Approval**

Jamie Dove, Public Development Director, presented the staff report for RZ-22-0121. The applicant requests a rezoning from A-2 to A-R in order to split the property into two lots for family. Planning Staff and the Planning Commission recommended approval of the request. A public hearing was held. Ritchie Lewis, 626 Dan Waters Road, Commerce, spoke in support of the application. He purchased the land in 2021 and planned to build a home when he retires. There was no opposition and the public hearing was closed.

Commissioner Hardy made the motion, seconded by Commissioner Richardson, to approve RZ-22-0121. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 3 – 0)

- 16) **RZ-22-0122 – Hulsey, Oliver & Mahar, LLP (Wesley Robinson), Bill Wright Road/Valentine Industrial Pkwy., Pendergrass, GA; 77.361 acres; rezone from A-2 (Agricultural Rural Farm District) to G-I (General Industrial District) for industrial use. (Map 091/Parcel 013)**

**Planning Staff Recommendation:**

**Approval w/ 2 conditions**

**Planning Commission Recommendation:**

**Approval w/ 2 conditions**

Jamie Dove, Public Development Director, advised RZ-22-0122 and RZ-22-0123 were the same project and asked if the board wanted to combine the public hearing. The applicant was amendable to hold one public hearing. The applicant requested a rezoning of property from A-2 to G-I for several industrial buildings, if approved. The Planning Staff and Planning Commission recommended approval with two (2) conditions.

1. The proposed upgrade and realignment of Bill Wright Road must be approved by the Jackson County Road Department.
2. All stream buffers and zoning buffers must be adhered to.

A public hearing was held on the request. Wesley Robinson, 200 E.E. Butler Parkway, Gainesville spoke on behalf of CBD Investments, LLC, the current owner of the property. He advised of the filing of the constitutional objection. There was no opposition to the request and the public hearing was closed.

Chairman Crow made the motion, seconded by Commissioner Hardy, to approve RZ-22-0122 with two (2) conditions.



1. The proposed upgrade and realignment of Bill Wright Road must be approved by the Jackson County Road Department.
2. All stream buffers and zoning buffers must be adhered to.

Hearing no discussion, the vote was taken and the motion passed unanimously.  
(Vote 3 – 0)

- 17) **RZ-22-0123 – Hulse, Oliver & Mahar, LLP (Wesley Robinson), Bill Wright Road, Pendergrass, GA; 15.11 acres; rezone from A-2 (Agricultural Rural Farm District) to G-I (General Industrial District) for industrial use. (Map 078/Parcel 029)**

**Planning Staff Recommendation:**

**Approval w/ 2 conditions**

**Planning Commission Recommendation:**

**Approval w/ 2 conditions**

Chairman Crow made the motion, seconded by Commissioner Hardy, to approve RZ-22-0123 with two (2) conditions.

1. The proposed upgrade and realignment of Bill Wright Road must be approved by the Jackson County Road Department.
2. All stream buffers and zoning buffers must be adhered to.

Hearing no discussion, the vote was taken and the motion passed unanimously.  
(Vote 3 – 0)

- 18) **Utility Corridor Standards Text Amendment – Amendments within Article 16 and Article 23 of the Unified Development Code pertaining to utility placement within the right-of-way.**

**Planning Staff Recommendation:**

**Approval**

**Planning Commission Recommendation:**

**Approval**

Jamie Dove, Public Development Director, presented a proposed text amendment to the Unified Development to provide for a more consistent location for utilities within the right-of-way. This is an amendment to increase the right-of-way on a residential road, with curb and gutter, from 50' to 55'. The Planning Staff and Planning Commission recommended approval. A public hearing was held on the request. No one spoke in favor of the application. There was no opposition and the public hearing was closed.

Chairman Crow made the motion, seconded by Commissioner Richardson, to approve the Utility Corridor Standards Text Amendment. Hearing no discussion, the vote was taken and the motion carried unanimously. (Vote 3 – 0)

**J. NEED FOR EXECUTIVE SESSION:**

There was a consensus of the board to adjourn for an executive session to discuss land acquisition/disposition. Chairman Crow announced that no action would be taken. The board exited the closed session after meeting for fifteen (15) minutes. There was no action to report.

**K. ADJOURNMENT:**


Chairman Crow declared the meeting adjourned at 7:44 pm.

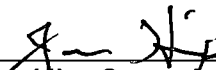
All printed material/documentation presented is filed in Board Minute Addendum Book No. 13-Q and hereby becomes a part of the official minutes.

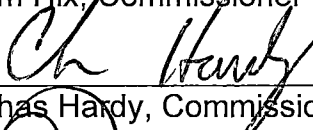
Minutes Approved: Monday, August 1, 2022


Jackson County Board of Commissioners

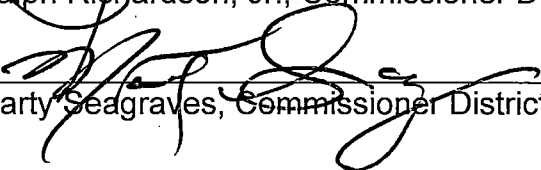


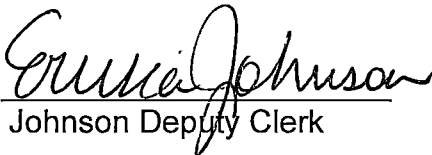
  
\_\_\_\_\_  
Tom Crow, Chairman

  
\_\_\_\_\_  
Jim Hix, Commissioner District 1

  
\_\_\_\_\_  
Chas Hardy, Commissioner District 2

  
\_\_\_\_\_  
Ralph Richardson, Jr., Commissioner District 3

  
\_\_\_\_\_  
Marty Seagraves, Commissioner District 4

Attest:   
\_\_\_\_\_  
Ericka Johnson Deputy Clerk

STATE OF GEORGIA  
COUNTY OF JACKSON

EXECUTIVE SESSION AFFIDAVIT OF ATTENDING MEMBERS

Tom Crow, Chair of the Jackson County Board of Commissioners, being duly sworn, states under oath that the following is true and accurate to the best of his/her knowledge and belief:

1.

The Jackson County Board of Commissioners met in a duly advertised meeting on July 18, 2022.

2.

During such meeting, the board voted to go into executive session.

3.

The executive session was called to order at 7:29 a.m./p.m.

4.

The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law:

\_\_\_\_\_ Consultation with the county attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-12(1)

\_\_\_\_\_ Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and

X Discussion on voting on

\_\_\_\_\_ Authorizing a settlement as provided in O.C.G.A. § 50-14-3(b)(1)(A)

X Authorizing negotiations to purchase, dispose of, lease property as provided in O.C.G.A. § 50-14-3(b)(1)(B)

\_\_\_\_\_ Authorizing an appraisal as provided in O.C.G.A. § 50-14-3(b)(1)(C)

X Entering a contract for the purchase, disposal of, or lease of property as provided in O.C.G.A. § 50-14-3(b)(1)(D)

\_\_\_\_\_ Entering into an option to purchase, dispose of, or lease property in O.C.G.A. § 50-14-3(b)(1)(E)

\_\_\_\_\_ Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. § 50-14-3(b)(2)

\_\_\_\_\_ Interviewing candidates for executive positions as provided in O.C.G.A. § 50-14-3(b)(2)

\_\_\_\_\_ Other (describe the exemption to the open meetings law): \_\_\_\_\_

\_\_\_\_\_ as provided in (insert the citation to the legal authority exempting the topic)

\_\_\_\_\_

5.

\_\_\_\_\_ During the course of the closed session devoted to exempt topics, an incidental remark regarding a non-exempt topic or an attempt to discuss a non-exempt topic was made.

\_\_\_\_\_ The attempt was immediately ruled out of order and attempts to discuss same ceased immediately.

\_\_\_\_\_ The attempt was immediately ruled out of order. However, the comments did not cease, so the closed/executive session was immediately adjourned without discussion or action being taken regarding any non-exempt topic.

6.

Minutes were taken of this meeting in accordance with in O.C.G.A. § 50-14-(e)(2)(C) and will be filed and held for in-camera inspection only.

This 18<sup>th</sup> day of July, 2022.

Jackson County Board of Commissioners

*Tom Crow*  
Tom Crow, Chairman

*Jim Hix*  
Jim Hix, Commissioner District 1

*Chas Hardy*  
Chas Hardy, Commissioner District 2

\_\_\_\_\_  
Ralph Richardson, Jr. Commissioner District 3

\_\_\_\_\_  
Marty Seagraves, Commissioner District 4

My commission expires:

*Ericka J. Johnson*

