

# JACKSON COUNTY BOARD OF COMMISSIONERS



Regular Meeting  
July 19, 2021 • 6:00 PM  
Jury Assembly Room ▪ County Courthouse

## Board Members

Chairman – Tom Crow  
District 1 – Jim Hix  
District 2 – Chas Hardy  
District 3 – Ralph Richardson, Jr.  
District 4 – Marty Seagraves

## AGENDA

### REGULAR BUSINESS MEETING

**A. CALL TO ORDER:**

Chairman Tom Crow

**B. INVOCATION:**

**C. PLEDGE OF ALLEGIANCE:**

Commissioner Marty Seagraves

**D. APPROVAL OF MINUTES:**

Regular Board Meeting of June 21, 2021  
Planning Session of June 29, 2021

**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 Assessors – 3 Year Term:

- Vacant (District 2 – Term Ends June 30, 2024)

2) Presentation of FY 2020 Comprehensive Annual Financial Report:

(Kevin Poe, Trey Wood & Mauldin & Jenkins CPAs)

**H. CONSENT AGENDA:**

None

**I. UNFINISHED BUSINESS:**

3) Approve Plainview Tower and Ground Lease Agreement:

(Kevin Poe)

To approve a Tower and Ground Lease Agreement with Plainview Recreation Center for the purpose of constructing, erecting and maintaining a communications tower and related equipment

**J. NEW BUSINESS:**

- 4) (Public Hearing) – Creation of a Street Light Special Tax District for Camden Farms Subdivision: (Jamie Dove)  
To establish a special tax district for street lights for Camden Farms Subdivision. The application was submitted by Mark Rudolph as property owner
- 5) Adoption of an Ordinance Modifying the Jackson County Alcohol Ordinance: (Jamie Dove)  
Modify the Jackson County Alcohol Ordinance as codified as Chapter 4 of the Code of Jackson County
- 6) Create a Policy to Limit Number of Comprehensive Plan/Special Use Zoning Map Cases Heard Each Month Through Public Hearing at Planning Commission and Board of Commissioners Meetings: (Jamie Dove)  
Set a policy to establish a maximum number of cases to be heard at each month's Planning Commission and Board of Commissioners Meeting. Staff recommends the limit to be set at a maximum of eight (8)
- 7) FY 2022 Aging Services Contract with the Northeast Georgia Regional Commission: (Kevin Poe)  
Approve and authorize the Chairman to sign the FY 2022 Aging Services Contract with the Northeast Georgia Regional Commission
- 8) FY 2022 Transportation Services Agreement with Northeast Georgia Regional Commission – Senior Center: (Kevin Poe)  
Approve the agreement between Northeast Georgia Regional Commission and Jackson County and its Senior Center for the transportation of program recipients for FY 2022
- 9) FY 2022 Transportation Services Agreement with Northeast Georgia Regional Commission – DHS: (Kevin Poe)  
Approve the agreement between Northeast Georgia Regional Commission and Jackson County for the transportation of Department of Human Services (DHS) Coordinated Transportation program recipients for FY 2022
- 10) Coronavirus Response and Relief Supplemental Appropriation (CRRSA): (Kevin Poe)  
Adopt a resolution to approve a Coronavirus Response and Relief Supplemental Appropriation (CRRSA) grant contract between Jackson County and Georgia Department of Transportation
- 11) Add Position to Clerk of Court's Office: (Kevin Poe)  
Approve adding a Deputy Clerk position to the Clerk of Court's office and amend budget to cover additional cost to the FY 2021 budget; Budget Impact: \$32,430/year +benefits
- 12) Agreement to Provide Pre-Trial Intervention and Diversion Services to the District Attorney's Office of the Piedmont Judicial Circuit: (Kevin Poe)  
To approve an agreement between the District Attorney's Office of the Piedmont Judicial Circuit, the Jackson County Superior Court Clerk, C.S.R.A Probation Services, Inc., and Jackson County to provide pre-trial diversion service to the District Attorney's Office.

- 13) Add Two Quick Response Vehicles to the Jackson County Emergency Services Operation:  
(Kevin Poe)  
To approve the addition of two Quick Response Vehicles (QRV) to the Jackson County EMS Department and amend FY 2021 budget to cover cost of initial capital cost and operating cost
- 14) Approve Purchase & Sale Agreement for Tax Parcels 068 061 and 068 062 (Gordon Street Ctr.):  
(Kevin Poe)  
To approve entering into a Purchase and Sale Agreement with the Jackson County School System to purchase Parcels 068 061 and 068 062 from the Jackson County School System and to amend the FY 2021 budget to cover the cost of purchasing the parcels: Budget Impact: \$800,000
- 15) (Public Hearing) – Pocket Road Property Acquisition (Tanner Property): (Kevin Poe)  
Conduct public hearing and authorize Chairman to sign all closing documents.

**K. ZONING RELATED BUSINESS:**

**Unfinished Business:**

- 16) MA-21-0072 – Brian Pierce, 524 Dan Waters Rd., Commerce, GA; 10.34 acres; change the Character Area Map from “Agricultural” to “Rural”. (Map 009/Parcel 010)
- Planning Staff Recommendation: Approval  
Planning Commission Recommendation: Denial

**New Business:**

- 17) MA-21-0075 – Jasmine Stribling, 644 Chandler Bridge Road, Nicholson, GA; 5.15 acres; change the Character Area Map from “Rural” to “Suburban” in order to divide property into 2 tracts. (Map 017/Parcel 035)
- Planning Staff Recommendation: Approval  
Planning Commission Recommendation: Approval
- 18) MA-21-0076 – MTT Holding, LLC, corner of Boone Road/Hwy. 332, Hoschton, GA; change the Future Land Use Map from “Agricultural/Forestry” to “Residential” and change the Character Area Map from “Suburban” to “Urban” for a residential subdivision. (Map 113/Parcel 007A)
- Planning Staff Recommendation: Approval  
Planning Commission Recommendation: Approval
- 19) MA-21-0077 – Michael D. Hayes and Gloria Ann Hayes, 638 Boone Rd., Hoschton, GA; 5.0 acres; change the Future Land Use Map from “Agricultural/Forestry” to “Residential” and change the Character Area Map from “Suburban” to “Urban” for a residential subdivision. (Map 113/Parcel 007A1)
- Planning Staff Recommendation: Approval  
Planning Commission Recommendation: Approval

20) RZ-21-0075 – Wendy Burns, 833 Seagraves Mill Road, Hull, GA; 4.531 acres; rezone from A-2 to A-R in order to divide property into 2 tracts. (Map 004/Parcel 020D)

Planning Staff Recommendation: Approval  
Planning Commission Recommendation: Approval

21) RZ-21-0077 – Genuine Mapping & Design, LLC, County Farm Road, Jefferson, GA; 113.61 acres; rezone from A-2 to A-R for a residential subdivision. (Map 051/Parcel 007)

Planning Staff Recommendation: Approval with 10 conditions  
Planning Commission Recommendation: Approval with same 10 conditions

22) RZ-21-0078 – Genuine Mapping & Design, LLC, Creek Nation Road, Jefferson, GA; 84.39 acres; rezone from A-2 to R-1 for a residential subdivision. (Map 094/Parcel 010)

Planning Staff Recommendation: Approval with 6 conditions  
Planning Commission Recommendation: Approval with same 6 conditions

23) SU-21-0018 – Fortified Telecom Services, 1524 Old State Road, Pendergrass, GA; 20 acres; special use for Verizon Wireless to construct a new cell tower and lease antenna space on the structure and ground space to other wireless providers. (Map 101/Parcel 003C)

Planning Staff Recommendation: Approval  
Planning Commission Recommendation: Approval

24) SU-21-0019 – Motorola Solutions, 515 Stan Evans Drive, Jefferson, GA; 0.22 acres; special use for a proposed radio tower for emergency management radio communications. (Map 051/Parcel 001E1)

Planning Staff Recommendation: Approval  
Planning Commission Recommendation: Approval

25) SU-21-0020 – Motorola Solutions, 11917 Lewis Braselton Blvd., Braselton, GA; 6.72 acres; special use for a proposed radio tower for emergency management radio communications. (Map 119/Parcel 015D)

Planning Staff Recommendation: Approval  
Planning Commission Recommendation: Approval

26) SU-21-0022 – Motorola Solutions, 5271 Traditions Way, Jefferson, GA; 2 acres; special use for a proposed radio tower for emergency management radio communications. (Map 105/Parcel 019F)

Planning Staff Recommendation: Approval  
Planning Commission Recommendation: Approval

27) Text Amendment - An Ordinance of Jackson County, Georgia Amending the Jackson County Unified Development Code Adopted October 2, 2017, as amended, to amend Article 2, “Zoning Districts,” Division II, “Zoning Districts,” Tables 2-1 and 2-2 and Section 216, “R-1, Residential, Low-Density

Single-Family District,” paragraph (a), “Purpose and intent,”; to amend Article 2, “Zoning Districts,” Division 3, “Use Definitions,” Division I, “Uses,” to repeal the definition of “Master planned development”; to amend Article 3, “Specific Use Provisions,” Division I, “Uses” to repeal Section 3-084, “Master Planned Development,” and amend Section 3-089, “Open Space Subdivision;” to amend Article 3, “Specific Use Provisions,” Division II, “Towers and Wireless Telecommunication Facilities,” Section 3-213, “Tower and monopole restrictions,” paragraph (a); to amend Article 4, “Overlay Districts,” Division III, “East and West Jackson Corridor Overlay Districts,” Section 438, “Street and streetscape requirements;” to amend Article 8, “Soil Erosion Control, Land Disturbance and Development Permitting,” Division IV, “Development Permits,” Section 844, “Development plan specifications,” paragraph (d), “project name and phase;” to repeal conflicting ordinances; to provide for severability; and to provide for an effective date.

Planning Staff Recommendation:

Approval

Planning Commission Recommendation:

Approval

**L. EXECUTIVE SESSION:**

None

**M. ADJOURNMENT:**