



# JACKSON COUNTY BOARD OF COMMISSIONERS

Jury Assembly Room ▪ County Courthouse

April 18, 2022 • 6:00 PM

## AGENDA

### REGULAR BUSINESS MEETING

**A. CALL TO ORDER:** Chairman Tom Crow

**B. INVOCATION:**

**C. PLEDGE OF ALLEGIANCE:** Commissioner Chas Hardy

**D. APPROVAL OF MINUTES:** Regular Meeting of April 4, 2022

**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. CONSENT AGENDA:**

- 1) Resolution Declaring Certain Real Property as Surplus Property: (Kevin Poe)  
Approve a resolution to declare property as surplus and authorize the County staff to advertise the property for sale and accept sealed bids
- 2) Add Investigator Position in District Attorney's Office: (Kevin Poe)  
To consider adding an Investigator position to the District Attorney's Office and amend the budget to reflect the additional cost of this position
- 3) Add Deputy Clerk Position to the Probate Court Office: (Kevin Poe)  
To consider adding a Deputy Clerk position to the Probate Court office and amend the budget to reflect the additional cost of this position
- 4) Create Capital Projects Manager Position: (Kevin Poe)  
To request the creation of a Capital Manager position and amend the budget to reflect the cost of this position
- 5) Adopt Amended Jackson County Tuition Reimbursement Policy: (Kevin Poe)  
Approve and adopt the amended version of the Jackson County Government Tuition Reimbursement Policy effective May 1, 2022

- 6) Proposed Pay Increase for County Employees: (Kevin Poe)  
Approve a 5% Cost of Living Adjustment (COLA) to County employee's pay

#### H. NEW BUSINESS:

- 7) Authorize Purchase of 15' Rock Gravel Spreader: (Kevin Poe)  
Approve and authorize the purchase of a 15' Rock Gravel Spreader from Chandler Equipment Company, Gainesville, GA in the amount of \$42,184

#### I. ZONING RELATED BUSINESS:

##### New Business:

*\*\*\* The applicant has submitted a request for withdrawal for **Items #8 - #16**; however, board action is needed to formally accept the withdrawal.*

- 8) MA-22-0097 – GCP Development (Gardner Lee), Hwy. 129 North, Jefferson, GA; 8.0 acres; change the Character Area Map from “Suburban” to “Urban” and change the Future Land Use Map from “Commercial” and “Residential” to “Industrial”. (Map 080/Parcel 001Q)

Planning Staff Recommendation: Denial  
Planning Commission Recommendation: Denial

- 9) MA-22-0098 – GCP Development (Gardner Lee), Hwy. 129 North, Jefferson, GA; 9.0 acres; change the Character Area Map from “Suburban” to “Urban” and change the Future Land Use Map from “Commercial” to “Industrial”. (Map 080/Parcel 001H1)

Planning Staff Recommendation: Denial  
Planning Commission Recommendation: Denial

- 10) MA-22-0099 – GCP Development (Gardner Lee), Hwy. 129 North, Jefferson, GA; 1.0 acre; change the Character Area Map from “Suburban” to “Urban” and change the Future Land Use Map from “Commercial” to “Industrial”. (Map 080/Parcel 001H2)

Planning Staff Recommendation: Denial  
Planning Commission Recommendation: Denial

- 11) MA-22-0100 – GCP Development (Gardner Lee), Hwy. 129 North, Jefferson, GA; 3.0 acres; change the Character Area Map from “Suburban” to “Urban” and change the Future Land Use Map from “Commercial” to “Industrial”. (Map 080/Parcel 001M)

Planning Staff Recommendation: Denial  
Planning Commission Recommendation: Denial

12)MA-22-0101 – GCP Development (Gardner Lee), Hwy. 129 North, Jefferson, GA; 17.75 acres; change the Future Land Use Map from “Commercial” to “Industrial”. (Map 080/Parcel 001B2)

Planning Staff Recommendation: Denial  
Planning Commission Recommendation: Denial

13)MA-22-0102 – GCP Development (Gardner Lee), 3686 Hwy. 129 North, Jefferson, GA; 32.45 acres; change the Future Land Use Map from “Commercial” to “Industrial”. (Map 080/Parcel 001B)

Planning Staff Recommendation: Denial  
Planning Commission Recommendation: Denial

14)MA-22-0103 – GCP Development (Gardner Lee), Hwy. 129 North, Jefferson, GA; 32.223 acres; change the Character Area Map from “Suburban” to “Urban” and change the Future Land Use Map from “Commercial”, “Industrial”, “Residential” to “Industrial”. (Map 080/Parcel 001H)

Planning Staff Recommendation: Denial  
Planning Commission Recommendation: Denial

15)MA-22-0104 – GCP Development (Gardner Lee), 86 Possum Creek Rd., Jefferson, GA; 23.03 acres; change the Character Area Map from “Suburban” to “Urban” and change the Future Land Use Map from “Commercial” to “Industrial”. (Map 080/Parcel 001E)

Planning Staff Recommendation: Denial  
Planning Commission Recommendation: Denial

16)MA-22-0105 – GCP Development (Gardner Lee), 214 Possum Creek Rd., Jefferson, GA; 5.90 acres; change the Character Area Map from “Suburban” to “Urban” and change the Future Land Use Map from “Commercial” to “Industrial”. (Map 080/Parcel 001C)

Planning Staff Recommendation: Denial  
Planning Commission Recommendation: Denial

17)SU-22-0031 – Tom Crow, 144 Crows Lake Drive, Jefferson, GA; 4.0 acres; special use for a campground. (Map 069/Parcel 001)

Planning Staff Recommendation: Approval  
Planning Commission Recommendation: Approval

18)RZ-22-0101 – D.O. Overstreet, LLC (Mike Guynn, Frank B. McGowan, Alan Dale Overstreet), Pettijohn Rd., Pendergrass, GA; 150.877 acres; rezone from A-2 (Agricultural Rural Farm District) to L-I (Light Industrial District) for industrial use. (Map 090/Parcel 005A)

Planning Staff Recommendation: Approval w/ 1 condition  
Planning Commission Recommendation: Denial

- 19) RZ-22-0102 - Calmat Co./Vulcan Materials Co. (Jimmy Fleming), 1626 Valentine Industrial Pkwy., Pendergrass, GA; 50.21 acres; rezone from A-2 (Agricultural Rural Farm District) to H-I (Heavy Industrial District) for a mining development. (Map 091/Parcel 012B)

Planning Staff Recommendation: Approval w/ 8 conditions

Planning Commission Recommendation: Denial

- 20) RZ-22-0103 - Calmat Co./Vulcan Materials Co. (Jimmy Fleming), Valentine Industrial Pkwy., Pendergrass, GA; 49.77 acres; rezone from G-I (General Industrial District) to H-I (Heavy Industrial District) for a mining development. (Map 079/Parcel 002A)

Planning Staff Recommendation: Approval w/ 8 conditions

Planning Commission Recommendation: Denial

- 21) RZ-22-0104 – Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 47.67 acres; rezone from G-I (General Industrial District) to H-I (Heavy Industrial District) for a mining development. (Map 079/Parcel 002)

Planning Staff Recommendation: Approval w/ 8 conditions

Planning Commission Recommendation: Denial

- 22) RZ-22-0105 - Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 6.64 acres; rezone from A-2 (Agricultural Rural Farm District) to H-I (Heavy Industrial District) for a mining development. (Map 079/Parcel 003A)

Planning Staff Recommendation: Approval w/ 8 conditions

Planning Commission Recommendation: Denial

- 23) RZ-22-0106 - Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 23.23 acres; rezone from G-I (General Industrial District) to H-I (Heavy Industrial District) for a mining development. (Map 079/Parcel 004A)

Planning Staff Recommendation: Approval w/ 8 conditions

Planning Commission Recommendation: Denial

- 24) RZ-22-0107 - Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 29.87 acres; rezone from G-I (General Industrial District) to H-I (Heavy Industrial District) for a mining development. (Map 079/Parcel 009A)

Planning Staff Recommendation: Approval w/ 8 conditions

Planning Commission Recommendation: Denial

- 25) RZ-22-0108 - Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 95.47 acres; rezone from G-I (General Industrial District) to H-I (Heavy Industrial District) for a mining development. (Map 078/Parcel 012)

Planning Staff Recommendation: Approval w/ 8 conditions

Planning Commission Recommendation: Denial

26)SU-22-0032 – Calmat Co./Vulcan Materials Co. (Jimmy Fleming), 1626 Valentine Industrial Pkwy., Pendergrass, GA; 50.21 acres; special use to allow mining. (Map 091/Parcel 012B)

Planning Staff Recommendation: Approval w/ 8 conditions  
Planning Commission Recommendation: N/A

27)SU-22-0033 – Calmat Co./Vulcan Materials Co. (Jimmy Fleming), Valentine Industrial Pkwy., Pendergrass, GA; 49.77 acres; special use to allow mining. (Map 079/Parcel 002A)

Planning Staff Recommendation: Approval w/ 8 conditions  
Planning Commission Recommendation: N/A

28)SU-22-0034 – Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 47.67 acres; special use to allow mining. (Map 079/Parcel 002)

Planning Staff Recommendation: Approval w/ 8 conditions  
Planning Commission Recommendation: N/A

29)SU-22-0035 – Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 6.64 acres; special use to allow mining. (Map 079/Parcel 003A)

Planning Staff Recommendation: Approval w/ 8 conditions  
Planning Commission Recommendation: N/A

30)SU-22-0036 – Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 23.23 acres; special use to allow mining. (Map 079/Parcel 004A)

Planning Staff Recommendation: Approval w/ 8 conditions  
Planning Commission Recommendation: N/A

31)SU-22-0037 – Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 29.87 acres; special use to allow mining. (Map 079/Parcel 009A)

Planning Staff Recommendation: Approval w/ 8 conditions  
Planning Commission Recommendation: N/A

32)SU-22-0038 - Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 95.47 acres; special use to allow mining. (Map 078/Parcel 012)

Planning Staff Recommendation: Approval w/ 8 conditions  
Planning Commission Recommendation: N/A

**J. ADJOURNMENT:**