



JACKSON COUNTY BOARD OF COMMISSIONERS

Jury Assembly Room • County Courthouse

August 15, 2022 • 6:00 PM

AGENDA

REGULAR BUSINESS MEETING

A. CALL TO ORDER: Chairman Tom Crow

B. INVOCATION:

C. PLEDGE OF ALLEGIANCE: Commissioner Jim Hix

D. APPROVAL OF MINUTES: Regular Meeting of August 1, 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) Purchase of New Vans: (Kevin Poe)
Award bid for three (3) vans to Jefferson Motor Company, for a total of \$145,517, and authorize the County Manager to sign the purchase orders for these vehicles
- 2) Updated GDOT Speed Zone Ordinance: (Gina Roy)
To approve an update to the Speed Zone ordinance as required by Georgia DOT
- 3) Updates to Article VII. Hotel/Motel Occupancy Tax to comply with House Bill 317 Passed and Effective July 1, 2021, Adding Short-Term Vacation Rentals: (Kevin Poe)
Approve and authorize changes to the Hotel Motel ordinance to comply with House Bill 317, adding short-term rentals as a collection source. This allows Jackson County to collect hotel motel excise tax for short-term rentals through third parties such as Expedia, VRBO, Booking, HomeAway.com, etc.
- 4) Bid Award Triple Surface Contract for 2022: (Kevin Poe)
Award the bid for triple surface treatment for 10.85 miles of dirt road to Epps Brothers, Inc. in the amount of \$887,964
- 5) Intergovernmental Treatment Capacity Lease: (Kevin Poe)
Approve the Intergovernmental Capacity Lease Agreement between Upper Oconee Basin Water Authority, Oconee County, Barrow County, and Jackson County

- 6) Incentive Leave Policy and Amended Sick Leave Policy: (Kevin Poe)
Adopt the Jackson County Government Incentive Leave Policy and the Amended Sick Leave Policy effective January 1, 2023
- 7) Longevity Pay Policy: (Kevin Poe)
Adopt the Jackson County Government Longevity Pay Policy to recognize an employee's length of service with Jackson County

H. NEW BUSINESS:

- 8) Presentation of FY 2021 Comprehensive Annual Financial Report: (Josh Carroll, Director)
Mauldin & Jenkins
- 9) (2nd Public Hearing) – Approve Capital Improvement Element (CIE) Adoption Resolution, Adopt the CIE, and Adopt the Impact Fee Ordinance: (Gina Roy)

I. ZONING RELATED BUSINESS:

New Business:

- 10) 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
- 11) RZ-22-0125 – MainStreet Building Group, Inc. (Chuck Rigdon), White Hill School Road, Commerce, GA; 13.78 acres; rezone from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) to divide property into 6 tracts. (Map 023/Parcel 002F1)
- Planning Staff Recommendation: Approval w/ 1 condition
Planning Commission Recommendation: Approval w/ 1 condition
- 12) MA-22-0107 – Premier Construction Systems, Inc. (Scott Philips), Hwy. 129/Old Gainesville Hwy., Talmo, GA; 17.15 acres; change the Future Land Use Map from “Residential” to “Commercial” for 2 climate controlled self-storage facilities. (Map 101/Parcel 007 3)
- Planning Staff Recommendation: Denial
Planning Commission Recommendation: Denial

13) MA-22-0108 – Valiant Services (David Elder), New Kings Bridge Rd., Athens, GA; 112.24 acres; change the Character Area Map from “Suburban” to “Agricultural” for a 8+ acre lot subdivision. (Map 028/Parcel 001)

Planning Staff Recommendation: Approval
Planning Commission Recommendation: Approval

14) MA-22-0109 – Valiant Services (David Elder), Corner of Hwy. 129/Tyler Way, Jefferson, GA; 6.427 acres; change the Future Land Use Map from “Residential” to “Commercial” for development of a commercial center. (Map 055/Parcel 002F1)

Planning Staff Recommendation: Denial
Planning Commission Recommendation: Denial

15) MA-22-0110 – Valiant Services (David Elder), Tyler Way/Tyra Lane, Jefferson, GA; 0.236 acre; change the Future Land Use Map from “Residential” to “Commercial” for development of a commercial center. (Map 055/Parcel 002F)

Planning Staff Recommendation: Denial
Planning Commission Recommendation: Denial

16) Text Amendment – Amendments within Article 12 of the Unified Development Code pertaining to tree protection, tree canopy compliance, and tree replacement.

Planning Staff Recommendation: Approval
Planning Commission Recommendation: Approval

17) Cancellation of Development Moratorium: (Gina Roy)
To consider approving the early cancellation of the one-year moratorium regarding development within unincorporated Jackson County that was enacted on September 20, 2021. The release date would be August 16, 2022.

J. EXECUTIVE SESSION:

18) There is a need for an executive session for land acquisition.

K. ADJOURNMENT: