



# Jackson County Board of Commissioners

## Meeting Minutes

Monday, May 16, 2022 • 6:00 P.M.

The Jackson County Board of Commissioners met on Monday, May 16, 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  
Jim Hix, Commissioner District 1  
Ralph Richardson, Commissioner District 3  
Marty Seagraves, Commissioner District 4

Staff Present: Kevin Poe, County Manager  
Gina Roy, Assistant County Manager  
Jamie Dove, Public Development Manager  
Ericka Johnson, Deputy Clerk

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:**

Commissioner Ralph Richardson led the Pledge of Allegiance.

**D. APPROVAL OF MINUTES:**

Commissioner Richardson made the motion, seconded by Commissioner Seagraves, to approve the minutes for May 2, 2022. The vote was taken and the motion passed unanimously. (Vote 4 – 0)

**E. CITIZEN INPUT:**

None

**F. REPORTS:**

**From Commissioner Marty Seagraves:**

Distributed a report which included facts and details on various buildings located in the county. He reported in 2021, there were 34 distribution centers in the county with

Richardson made the motion, seconded by Commissioner Seagraves, to dedicate Tom White Road cul-de-sac as described in the staff report. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

6) **Request to Relocate the Smith-White Cemetery:** (Jamie Dove)  
**To approve the relocation of the Smith-White Cemetery located on Bill Wright Road, specifically tax parcel 078 023B**

Joel Logan, GIS Manager, presented a request to relocate the abandoned Smith-White Cemetery. He reported staff had thoroughly reviewed the application and added the applicant had diligently worked on this project for several years. The applicant had followed all guideless as outlined in O.C.G.A. 36-71-5 and had also implemented the genealogy plan to reach out to the descendants. Mr. Logan stated the board the descendants seemed to have a strong desire to relocate the remains to a closer location. He further stated the applicant had filed an addendum to have the remains relocated to the Pendergrass Baptist Church. Mr. Logan advised under the state code, the board could give a decision in writing, or have 30 days to ponder the decision. Also, if the applicant disagreed with the board's final decision, they could file an appeal in Superior Court.

Sandra Rollins, a resident of Douglasville, GA, addressed the board and reported Robert White and Nancy Hellena Smith, were her great-grandparents. She added the cemetery had not been properly protected or respected by the current landowners. She advised family members did not have appropriate access to the cemetery to preserve it. Moreover, she adamantly stated this was not an abandoned cemetery. She was opposed to the disturbance of the graves.

Chairman Crow also confirmed the cemetery was not abandoned. He had talked with several family members and they felt it was best to relocate the graves to the church cemetery. Christopher Hamilton, County Attorney, opened the public hearing for comment. Matt McCord, 434 Green Street, Gainesville, GA, spoke on behalf of CBD Investments, the owner of the property. Matt Matternes, a mortuary archeologist with New South Associates, spoke and confirmed the recovery will be completed in a professional and most respectful manner. There was no other opposition and the public hearing was closed.

Chairman Crow made the motion, seconded by Commissioner Hix, to relocate the Smith-White Cemetery. The vote was taken. Chairman Crow and Commissioner Hix voted in favor of the motion. Commissioners Richardson and Seagraves voted against the motion. (Vote 2 – 2) Mr. Hamilton noted with the vote, the item did not pass and will be held over to the next meeting.

8a.) **Municipal Association of Jackson County:**

Kevin Poe, County Manager, reminded members the board had received a letter from the Municipal Association of Jackson County. The association represented all the mayors and cities in Jackson County. Mr. Poe acknowledged they had officially requested that the County agree to another extension of time to negotiate the Service Delivery Strategy. Commissioner Richardson made the motion, seconded by Commissioner Hix to amend the agenda to include this item. There was no discussion. The vote was taken and the motion passed unanimously. (Vote 4 – 0)

Chairman Crow made the motion, seconded by Commissioner Seagraves, to approve the extension with a condition, that this will be the last extension the board will approve. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

I. **ZONING RELATED BUSINESS:**

**New Business:**

- 9) **RZ-22-0109 – Paul & Bridget Dawson, 74 Garner Rd., Braselton, GA; 4.65 acres; rezone from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) in order to divide property into 2 tracts. (Map 117/Parcel 002D)**

**Planning Staff Recommendation:**

**Approval**

**Planning Commission Recommendation:**

**Approval**

Jamie Dove, Public Development Manager, presented the staff report for RZ-22-0109. The applicant requested approval of a rezoning to from A-2 to A-R in order to split the property into two (2) tracts. The Planning Staff and Planning Commission recommended approval of the request.

Christopher Hamilton, County Attorney, opened the public hearing for comment. The applicant was not present. There was no opposition and the public hearing was closed. Commissioner Richardson made the motion, seconded by Commissioner Seagraves, to approve RZ-22-0109. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

- 10) **RZ-22-0110 – Michael Nanni, 5259 Brockton Loop Rd., Jefferson, GA; 15.755 acres – Tract #4; rezone from PCFD (Planned Commercial Farm District) to A-R (Agricultural Residential District) to divide into 3+ acre tracts. (Map 039/Parcel 015F)**

**Planning Staff Recommendation:**

**Approval w/ 1 condition**

**Planning Commission Recommendation:**

**Approval w/ 1 condition**

- 12) **RZ-22-0116 - East Group Properties, 354 Tom White Road, Braselton, GA; 28 acres; rezone from A-2 (Agricultural Rural Farm District) to L-I (Light Industrial District) for a business park with two office distribution buildings. (Map 112/Parcel 004)**

**Planning Staff Recommendation:**

**Approval w/ 2 conditions**

**Planning Commission Recommendation:**

**Approval w/ 2 conditions**

Jamie Dove, Public Development Manager, advised Items #12 and #13 were related and asked if the board wanted to combine the public hearings. The counselor for the applicant agreed to combine the public hearings. Ms. Dove reported the properties fronted on Tom White Road. Both applications were before the board to rezone from A-2 to L-I for light industrial. She explained the two buildings were planned for commercial in the front and distribution in the back. The buildings would total 250,000 square feet or less. The Planning Staff and Planning Commission recommended approval with two (2) conditions.

1. The property currently has road frontage on Tom White Road. Tom White Road will be used for access to the property. The Jackson County Road Department will require upgrades to Tom White Road, from the intersection of Highway 124 to the property/proposed project entrance. Road upgrades to be determined by the Jackson County Road Department and the Georgia Department of Transportation at a later date.
2. All stream buffers and zoning buffers must be adhered to.

Christopher Hamilton, County Attorney, opened the public hearing for comment. Anre Washington, 1960 Satellite Boulevard, Duluth, GA addressed the board. He also distributed a handout. He advised plans were to build a facility to provide businesses a location to conduct business and to distribute their products. He added the applicant planned to build two buildings, one consisting of 190,000 square feet and another totaling 205,000 square feet. He reported this would be \$40 million dollar facility and would create 400 jobs. Mr. Washington was amenable to the two (2) recommended conditions.

John Coleman, 325 Effingham Drive, Atlanta, GA addressed the board. He managed the eastern region of East Group Properties. He spoke on the quality of the current buildings and he reviewed their current customer base. There was no opposition to the request and the public hearing was closed. Commissioner Richardson made the motion, seconded by Commissioner Seagraves, to approve RZ-22-0116 with two (2) conditions.

1. The property currently has road frontage on Tom White Road. Tom White Road will be used for access to the property. The Jackson County Road Department will require upgrades to Tom White Road, from the intersection of Highway 124 to the property/proposed project entrance. Road upgrades to be determined by the Jackson County Road Department and the Georgia

Christopher Hamilton, County Attorney opened the public hearing to receive comment. No one spoke in support of the request. There was no opposition and the public hearing was closed. Commissioner Hix made the motion, seconded by Commissioner Seagraves, to approve the text amendment as presented. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

**15) Text Amendment – Amendments within Article 8 and 11 of the Unified Development Code pertaining to storm water detention ponds and their required slopes**

**Planning Staff Recommendation:**

**Approval**

**Planning Commission Recommendation:**

**Approval**

Jamie Dove, Public Development Manager, presented the staff report for a text amendment concerning detention ponds and slopes, which will be required for esthetics purposes. There was a minimum 4:1 side slope on the detention ponds. Christopher Hamilton, County Attorney opened the public hearing to receive comment. No one spoke in support of the request. There was no opposition and the public hearing was closed.

Commissioner Seagraves made the motion, seconded by Commissioner Richardson, to approve the text amendment as presented. The vote was taken and the motion passed unanimously. (Vote 4 – 0)

**16) Text Amendment – Amendments within Article 2 and 3 of the Unified Development Code pertaining to minimum lot area size for R-1, R-2, R-3 zonings and removing open space subdivisions and the availability of development for single-family detached residential uses in R-2 and R-3 zonings**

**Planning Staff Recommendation:**

**Approval**

**Planning Commission Recommendation:**

**Approval**

Jamie Dove, Public Development Manager, presented the staff report for the text amendment regarding minimum lot size for R-1, R-2, R-3 zonings. The minimum lot area for R-1 lot with well and septic tank was 1.5 acres. An R-1 with public water and septic tank was  $\frac{3}{4}$  of acre, and for public water and public sewer was  $\frac{1}{2}$  acre. Single-family was removed from R-2 and R-3 districts. And only single-family subdivisions will be allowed in R-1. Lastly, Sec. 3 089. Regarding Open Space Subdivisions were removed in its entirety. Christopher Hamilton, County Attorney opened the public hearing to receive comment. No one spoke in support of the request. There was no opposition and the public hearing was closed.

Commissioner Hix made the motion, seconded by Commissioner Richardson, to approve the text amendment as presented. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)