



Jackson County Board of Commissioners
Meeting Minutes

Monday, September 20, 2021 • 6:00 P.M.

The Jackson County Board of Commissioners met on Monday, September 20, 2021 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
Chas Hardy, Commissioner District 2
Ralph Richardson, Jr., Commissioner District 3
Marty Seagraves, Commissioner District 4

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

Press: Mike Buffington, Mainstreet News/Jackson Herald

A. CALL TO ORDER:

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

B. INVOCATION:

Commissioner Jim Hix gave the invocation.

C. PLEDGE OF ALLEGIANCE:

Commissioner Jim Hix led the Pledge of Allegiance.

D. APPROVAL OF MINUTES:

Commissioner Hix moved to approve the minutes for August 16, 2021. Commissioner Richardson seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

Commissioner Hix moved to approve the minutes for September 15, 2021. Commissioner Hardy seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

AMENDMENT OF AGENDA:

A motion was made by Chairman Crow, seconded by Commissioner Richardson, to modify the agenda to add consideration of the moratorium prior to Citizen Comments. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

2) **Consider One (1) Year Moratorium Regarding Development:** (Gina Roy)
To consider a one-year moratorium regarding development within unincorporated Jackson County.

Chairman Crow explained a public hearing would be held, but he called on Gina Roy, Assistant County Manager, to review her proposals. Ms. Roy advised she had four (4) options for consideration. Ms. Roy presented the staff report and explained there were expressed concerns regarding the impact that developments had on services in Jackson County. This resulted in the development of four (4) options. All options included a moratorium on R-1, R-2, and R-3 rezoning applications, and all included a moratorium on a character area that would go to urban and where the intent of the future land use was residential. All options also included no applications would be accepted for a map amendment, character area change, or rezoning.

Option #1 specified that no applications would be accepted for any land disturbance permit for residential common development. Option #2 was an added condition that the County would accept land disturbance permit application with full engineered plans through October 15, 2021. Option #3 did not include any mention of land disturbance permit. Option #4 had additional conditions. One included the acceptance of application for land disturbance permit for residential common developments through October 1, 2021. The second part included acceptance of applications for land disturbance permits for residential common developments zoned R-1, R-2, and R-3 after one year from the date the property was zoned by the Board of Commissioners. Commissioner Richards expressed concern regarding the October 1st deadline.

Christopher Hamilton, County Attorney, explained the public hearing guidelines and opened the hearing to receive comment. The following individuals spoke in support of the moratorium.

- Gina McKinney, 185 McBar Acres, Jefferson, GA was supportive of the moratorium.
- Robert Mileur, 22 Walnut Ridge, Hoschton, G spoke. He was concerned about the overdevelopment in the County and overcrowding of roads and schools.
- Debbie Caffin, 167 Monthvale Drive, Hoschton, GA thanked the board for considering the moratorium. She spoke on the cumulative impacts of growth.
- Tawnette King, 689 Creek Nation Road, urged the board to include land disturbance in the moratorium.
- Mary Adams, 610 Country Ridge Drive, Hoschton, suggested the board to approve development and then look back and determine how that the development has affected the County before changing infrastructure and expanding schools and roads.
- Tristan King, 689 Creek Nation Road, was supportive of the moratorium.
- Joe Sikes, 193 Wildwood Place, Jefferson, GA also supported the moratorium.

Mr. Hamilton called for opposition. Wayne Whitelaw, 379 Finch Way, Jefferson, GA was opposed to any moratorium on residential development. Also, Kenny Whitworth, 3505 River Birch Loop, Jefferson had a question regarding the end of the initial 45-day moratorium. Ms.

Roy confirmed it would end on September 30, 2021. There was no other opposition and the public hearing was closed.

Commissioner Richardson made a motion to approve Option #4 with one exception changing the October 1, 2021 date to October 15, 2021. The motion was for a 12-month moratorium on the acceptance of:

1. Applications of land disturbance permits for residential common developments after October 15, 2021.
2. Applications for land disturbance permits for residential common developments zoned R-1, R-2, and R-3 after 1 year from the date the property was zoned by the BOC.
3. Applications for rezoning property to the R-1, R-2, or R-3 zoning districts.
4. Applications to change the character area of a property pursuant to the character map to the suburban or urban character area where the intent of the future land use is residential; and applications to change the designated future land use of a property pursuant to the future land use map to the residential category.

Commissioner Hardy seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

E. CITIZEN INPUT:

None

F. REPORTS:

From Gina Roy, Assistant County Manager:

- Reminded members of the called board meeting on Wednesday, September 29, 2021 at 6:30 p.m. at the Jackson County Administrative Auditorium to consider adoption of the FY2022 Budget and set the millage rate.
- Provided an update on Kevin Poe. She reported he had an allergic reaction to a bee sting and was hospitalized for observation. The public was asked to remember him in their prayers.

G. RECOGNITIONS, APPOINTMENTS AND SPECIAL ITEMS:

- 1) Jackson County Board of Assessors – 3 Year Term:
 - **Vacant (District 2 – Term Ends June 30, 2024)**

Commissioner Hardy made the motion to appoint Kristi Young of Commerce as the District 2 representative to the Board of Assessors. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

H. **CONSENT AGENDA:**

None

I. **UNFINISHED BUSINESS:**

None

J. **NEW BUSINESS:**

- 2) **Request to Change Medical Provider for Jackson County Jail:** (Sheriff Janis Mangum)
Request approval to change medical provider from Correct Health Jackson, LLC to Southern Correctional Medicine and authorize the contract to begin on January 1, 2022 in the amount of \$384,000.

Sheriff Janis Mangum addressed the board and requested authorization to change the medical provider at the jail from Correct Health Jackson, LLC to Southern Correctional Medicine. She explained there were many concerns with the current vendor ranging from staffing to the health and safety of inmates. Sheriff Mangum, along with staff, developed and released an RFP for services. Southern Correctional Medicine, Waycross, GA responded and submitted a proposal with a price of \$384,000. This would include care for up to 200 inmates for 16 hours per day. The contract, which was scheduled to begin January 1, 2022, also covered pre-screening, chronic care, and mental health/detox services.

Chairman Crow made the motion to approve the medical provider for the jail to Southern Correctional Medicine. Commissioner Hix seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 3) **Authorize Bid Award to Furnish & Install Generator at JCCI:** (Kevin Poe)
Award the bid and approve a contract with J & T Service Center, Inc. in the amount of \$253,602.25 to furnish and install a generator at the Jackson County Correctional Institute.

Gina Roy, Assistant County Manager, advised this was bid several months ago; however, no bids were received to furnish and install a generator at the Jackson County Correctional Institute. Later, staff solicited bids again and received three (3) responses. J&T Service Center, Inc. was the apparent low bidder with a price of \$253,602.25. Ms. Roy reported \$200,000 was budgeted, but the County could handle the overage within the budget this year.

Chairman Crow made the motion to award the contract to J&T Service Center to furnish and install the generator at the JCCI in the amount of \$253,602.25. Commissioner Richardson seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 4) **Authorize Bid Award to Purchase Trucks for EMS:** (Kevin Poe)
Award the bid and authorize the purchase of two F250 trucks for EMS from Jefferson Motors in the amount of \$63,936.

Gina Roy, Assistant County Manager, presented the staff report for the purchase of two (2) F250 trucks for EMS. She reminded members, at the BOC summer retreat, staff presented a request to add two (2) Quick Response Vehicles to handle non-critical calls.

She explained the County will be divided into two zones and the trucks would be staffed with supervisors who could answer non-critical calls. Four bids were received, and Jefferson Motors submitted the lowest bid for both vehicles at \$63,936.

Chairman Crow made the motion to award the bid to Jefferson Motors in the amount of \$63,936 for two (2) F250 trucks for EMS. Commissioner Hix seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 5) **Concrete Work at Gum Springs Park:** (Kevin Poe)
Authorize the bid award and approve a contract with Bulldog Concrete, Inc. in the amount of \$135,000 for concrete work at Gum Springs Park.

Gina Roy, Assistant County Manager, advised this item was bid for concrete work for two basketball courts, dug-outs, pads for bleachers, restroom, and the concession stand at Gum Springs Park. Five bids were received. The lowest bid was submitted by Bulldog Concrete, Inc. in the amount \$135,000. Ms. Roy added this would complete the work at Gum Springs Park and confirmed the concrete for all of the sidewalks was already in place and paid for.

Chairman Crow made the motion to approve the contract with Bulldog Concrete, Inc. in the amount of \$135,000. Commissioner Richardson seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 6) **Rural Fire Defense Cooperative Agreement and Memorandum of Understanding:** (Kevin Poe)
To consider approval of an agreement with the Georgia Forestry Commission to provide wildland fire suppression to the property owners of incorporated and unincorporated Jackson County.

Gina Roy, Assistant County Manager, explained this was a Memorandum of Understanding with the Georgia Forestry Commission, Jackson County Fire Departments, and the Board of Commissioners. The agreement specified if there was a forest or wildfire in Jackson County, the Georgia Forestry Commission would provide needed equipment, support, and backup. The document was already signed by Chief James Lyle on behalf of the fire departments.

Chairman Crow made the motion to approve the Rural Fire Defense Cooperative Agreement and Memorandum of Understanding with the Georgia Forestry Commission. Commissioner Seagraves seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 7) **Tower and Ground Lease with the Jackson County Water & Sewerage Authority:** (Kevin Poe)
Consider approval of a Tower and Ground Lease Agreement with the Jackson County Water & Sewerage Authority for the purpose of installing and operating a public safety radio communications tower and related equipment.

Gina Roy, Assistant County Manager, presented the staff report. This was an agreement with the Jackson County Water & Sewerage Authority to build a tower for the County's new radio system in the area of Traditions. The term of the lease would be twenty (20) years that could be extended for three (3) additional periods of ten (10) years. She requested approval of the agreement.

Chairman Crow made the motion to approve the Tower and Ground Lease with the Jackson County Water & Sewerage Authority. Commissioner Richardson seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 8) **Intergovernmental Agreement between Hall County and Jackson County Regarding the Hall County Radio System:** (Kevin Poe)
Approve an intergovernmental agreement with Hall County detailing the terms of a collaborative effort to operate a Public Safety Radio System in both counties.

Gina Roy, Assistant County Manager, said this was an agreement for the County's new radio system with Hall County. She advised staff had worked with Hall County because they already have the system, a SmartZone Controller". She also said this will allow for shared services and sharing of the maintenance costs. If another municipality opted to go on the radio system, it would potentially lower the shared maintenance costs. The agreement outlined the terms and conditions at a cost of \$40,000/year beginning in FY2023.

Chairman Crow made the motion to approve the intergovernmental agreement with Hall County and Jackson County concerning the Hall County radio system at a cost of \$40,000/year beginning FY2023. Commissioner Richardson seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

K. **ZONING RELATED BUSINESS:**

Unfinished Business:

None

New Business:

- 9) **MA-21-0078 – D. O. Overstreet, LLC, etal, Pettijohn Rd., Pendergrass, GA; 150.87 acres; change the Character Area Map from "Agricultural" to "Urban" and change the Future Land Use Map from "Agricultural/Forestry" to "Industrial". (Map 090/Parcel 005A)**

Planning Staff Recommendation: Approval

Planning Commission Recommendation: Denial

Jamie Dove, Public Development Manager, presented the staff report for a map amendment request. The applicant desired to change the Character Area Map from "Agricultural" to "Urban" and change the Future Land Use Map from "Agricultural/Forestry" to "Industrial". Planning Staff recommended approval and the Planning Commission recommended denial. Christopher Hamilton, County Attorney, opened the public hearing to receive comment.

Mr. Stanton Porter, 98 North Broad Street, Winder, GA addressed the board in support of the application. He reported this property was adjacent to property already zoned industrial. The property had great proximately to I-85 and Hwy. 129 and easily accessible to Wayne Poultry Road. He added if approved, the applicant plans to apply for a rezoning request. He said once the site-plan was presented, he will address any concerns the County may have with the road and how it connected to Wayne Poultry Road. A man in the audience asked what industrial use was planned for the property. Mr. Stanton anticipated the applicant would request light industrial; however, he was not sure of the specific name of the company.

There was no opposition to the request and the public hearing was closed. Commissioner Hardy made the motion to approve MA-21-0078. Commissioner Hix seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 10) **RZ-21-0071 – Stell, Smith & Mattison, P.C., 1681 Pettijohn Rd., Pendergrass, GA; 116.60 acres; rezone from A-2 to L-I for industrial use. (Map 090/Parcel 006)**

Planning Staff Recommendation: Approval
Planning Commission Recommendation: Approval

Jamie Dove, Public Development Manager, presented the staff report for RZ-21-0071. The applicant requested a rezone of 116.60 acres from A-2 to L-I for an 800,000 sq. ft. warehouse for distribution. She acknowledged receipt of a revised concept plan. The Planning Staff recommended approval and the Planning Commission recommended approval with one (1) condition.

1. Entrance and egress to this industrial development be off of Wayne Poultry Road.

Christopher Hamilton, County Attorney, opened the public hearing for comment. Stanton Porter, 98 North Broad Street, spoke on behalf of the applicant. He reiterated a revised site plan was submitted. Originally, the entrance was off of Pettijohn Road; however, the Planning Commission added a condition that the entrance be off of Wayne Poultry Road. His client did not have an objection to the condition. However, Mr. Stanton asked the board to remove the condition because it would offer greater flexibility.

Gina Roy, Assistant County Manager, reported the Unified Development Code (UDC) covered this depending upon site distance between Pettijohn Road and a new entrance on Wayne Poultry Road. Ms. Roy verified the UDC will require that Pettijohn be brought up to industrial standards. She recommended to allow the UDC to do the work instead of adding a condition. There was no opposition to the request and the public hearing was closed.

Commissioner Hardy made the motion to approve RZ-21-0071 rezoning from A-2 to L-I for industrial use. Commissioner Hix seconded the motion. It was clarified the motion was without a condition. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 11) **RZ-21-0084 – Scott Evans, Sr., Hwy. 441, Commerce, GA; 2.04 acres; rezone from G-I to HRC for an outdoor sporting goods store/indoor archery range. (Map 020/Parcel 004A)**

Planning Staff Commission: Approval
Planning Commission Recommendation: Approval

Jamie Dove, Public Development Manager, presented the staff report for RZ-21-0084. She explained the applicant requested approval of a rezoning from G-I to HRC. Planning Staff and the Planning Commission recommended approval. Christopher Hamilton, County Attorney, opened the public hearing for comment. Scott Evans, 3837 Damascus Road, Baldwin, GA spoke in support of the application. His family owned a business and reportedly had outgrown their current space. He asked for approval to rezone the property from G-I to HRC. There were no questions for the applicant. There was no opposition to the request and the public hearing was closed.

Commissioner Hardy made the motion to approve RZ-21-0084 to rezone from G-I to HRC for an outdoor sporting goods store. Commissioner Seagraves seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

L. EXECUTIVE SESSION:

None

M. ADJOURNMENT:

Chairman Crow adjourned the meeting at 7:34 p.m.

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

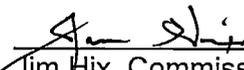
Minutes Approved: Monday, October 4, 2021

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