

**Jackson County Board of Commissioners  
Meeting Minutes**

Monday, October 18, 2021 • 6:00 P.M.

The Jackson County Board of Commissioners met on Monday, October 18, 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  
Marty Seagraves, Commissioner District 4

Commissioners Absent: Ralph Richardson, Jr., Commissioner District 3

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

Press: Morgan Ervin, 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 Chas Hardy led the Pledge of Allegiance.

**D. APPROVAL OF MINUTES:**

A motion was made by Commissioner Hix, seconded by Commissioner Seagraves, to approve the minutes for October 4, 2021. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

**E. CITIZEN INPUT:**

Babs McDonald, 1119 Hwy. 330, Athens, GA thanked the board for their work and commitment to the County. She reminded members of the County's Comprehensive Plan Update which was completed last year. She believed it was good document and as a refresher she read a portion of the Community Vision statement.

F. **REPORTS:**

None

G. **RECOGNITIONS, APPOINTMENTS AND SPECIAL ITEMS:**

- 1) **Appoint Members to Impact Fee Committee:** (Gina Roy)  
To consider the appointment of Debbie Caffin, Mary Adams, and Shawn Adams to the Impact Fee Committee.

Chairman Crow advised staff had submitted names of citizens that had agreed to serve on the Impact Fee Committee. He stated the board was still determining the needs of the Committee. Currently, there were seven (7) members; however, ten (10) could be appointed. He appreciated the willingness of Ms. Caffin, and Mr. and Mrs. Adams to serve on the Committee.

H. **CONSENT AGENDA:**

- 2) **Resolution to Adopt the Northeast Georgia Regional Solid Waste Management Plan:** (Kevin Poe)  
Approve and authorize the Chairman to sign a resolution adopting the Northeast Georgia Solid Waste Management Plan.
- 3) **Jackson County Drug & Alcohol Zero Tolerance Plan – Update:** (Kevin Poe)  
Approve the Drug & Alcohol Zero Tolerance Plan with updates for Jackson County Transit.
- 4) **Jackson County Transit Title VI Plan Update:** (Kevin Poe)  
Approve the updated Title VI of the Civil Rights Act of 1964 for Jackson County Transit.
- 5) **Jackson County Transit Procurement Policy Update:** (Kevin Poe)  
Approve the updated Procurement Policy for Jackson County Transit.
- 6) **Jackson County Transit – Section 5311 Grant Application of SFY 2023:** (Kevin Poe)  
Approve and authorize the SFY 2023 Grant Application for the Section 5311 Rural Transit Program with the Georgia Department of Transportation.
- 7) **Award Bid for Phase 1 Expansion of Animal Shelter:** (Gina Roy)  
Authorize the bid award and approve a contract with Spratlin & Son for Phase 1 of the Animal Shelter expansion project. Original submittal \$1,885,000 and after value engineering with staff \$1,595,000.
- 8) **Approve Professional Services Contract for the Development of Impact Fees:** (Gina Roy)  
To approve a professional services contract for the development of impact fees with Jerry Weitz & Associates collaborating with RS&H in which the contract is a not to exceed amount of \$98,280.

- 9) **Tower and Ground Lease Agreement – Arcade Site:** (Kevin Poe)  
To consider approval of a Tower and Ground Lease Agreement with the Jackson County Water & Sewerage Authority (JCWSA) for the purpose of installing and operating a public safety radio communications tower and related equipment.
- 10) **Tower Lease Agreement – Commerce Site:** (Kevin Poe)  
To consider approval of a Tower Lease Agreement with Georgia Power Company for the purpose of installing and operating public safety radio communications related equipment on an existing Georgia Power tower.

**Consent Agenda Action:**

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

I. **UNFINISHED BUSINESS:**

- 11) **Create New Commission District in Conjunction with the 2020 United States Census:** (Gina Roy)  
Approve the Chairman to sign a resolution authorizing the Georgia General Assembly to adopt an amendment to the County Charter to allow for an additional fifth district member to the Board of Commissioners

Gina Roy, Assistant County Manager, presented the staff report. She gave a brief overview of the project. She said the two Charter amendment resolutions were approved at the last meeting; and along with one of the resolutions, a map would be attached. She said the map was only a recommendation by the Board of Commissioners and then it will be transmitted to the State Reapportionment Office. Once the Reapportionment Office reviews the map, it will be returned to the board with an affirmation. She added the County was fortunate that Representative Benton asked the Reapportionment Office to allow County staff to handle the mapping, which expediated the process. The current map indicated the five districts required. There were no questions for staff.

Chairman Crow made the motion to create the new commission district with the map on the left showing the location of the five districts and their population totals and authorize the map to be transmitted to the state for approval as soon as possible. Commissioner Seagraves seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0) Chairman Crow thanked the staff for their hard work throughout this process.

J. **NEW BUSINESS:**

K. **ZONING RELATED BUSINESS:**

**Unfinished Business:**

None

**New Business:**

- 12) **RZ-21-0086 – DuSouth Surveying & Engineering, 3166 Ila Road, Commerce, GA; 1.77 acres; rezone from A-2 to R-1 for a residential subdivision. (Map 001/Parcel 025)**

**Planning Staff Recommendation:**

**Approval with 10 conditions**

**Planning Commission Recommendation:**

**Approval with 10 conditions**

Jamie Dove, Public Development Director, advised RZ-21-0086 and RZ-21-0087 were supplemental and asked if the board wished to combine the public hearings. The applicant was present and gave his consent to combine the public hearings. Ms. Dove presented the staff report for each. The applicant requested a rezoning from A-2 to R-1 for a single-family residential subdivision. She noted this property was once the driving range for the Double Oaks Golf Course.

The Planning Staff recommended approval with ten (10) conditions.

1. The minimum heated floor space shall be 2,400 square feet.
2. Each unit shall have a two-car garage.
3. All residential driveways shall be concrete.
4. All dwellings shall have an exterior finish of brick, stone, or hardi-plank. No vinyl siding shall be used in the development.
5. All front, side and rear yards shall be sodded.
6. A mandatory homeowners association shall be responsible for any maintenance associated with any proposed signage, landscaping proposed at the entrance and all storm water ponds.
7. All lots shall meet or exceed the minimum septic tank lot size requirements of the Jackson County Environmental Health Department and the Jackson County UDC requirements at the time of development.
8. Underground utilities shall be installed throughout the development.
9. There shall be no direct entrance / exit for the development, or any lot, onto Ila Road / Highway 98.
10. The intersection of Club Drive and Ila Road / Highway 98 shall be upgraded as per the requirements of the Georgia Department of Transportation. Any improvements required by GDOT for the proposed and existing lots will be done solely at the expense of the owner / developer. Also, any improvements to Club Drive required by the Jackson County Road Department will be done solely at the expense of the owner / developer.

Ms. Dove noted the Planning Commission agreed unanimously with the ten (10) conditions with the exception of Condition #9.

9. There shall be no direct entrance/exit for the development, or any lot, onto Ila Road/Highway 98, except for Lot #1.

Christopher Hamilton, County Attorney, explained the public hearing rules and regulations. He then opened the public hearing for comment. Jerry Wood, President of DuSouth Surveying & Engineering with offices at 22 South Barnett Shoals Road, Watkinsville, GA addressed the board. He believed this was a good project for the area, and he agreed to all of the recommended conditions. He said there was a lot of discussion about the four (4) lots

fronting on Club Drive. Considering the topography and the current vegetation, he thought having the lots fronting on Club Drive would be more esthetically pleasing.

Steve Osborn, 1611 Red Cedar Road, within Sandy Creek Subdivision, addressed the board in support of the application. Mr. Osborn was a member of the Homeowner's Board of Directors and also served as Chairman of the Architectural Review Committee. He said the HOA had met with the developer and the builder, and they were confident the homes to be built would meet or exceed the covenants that currently existed in Sandy Creek subdivision. He urged the board to approve the request. He also stated the last thing they wanted to see was for the property to remain commercial. Mr. Hamilton called for opposition. There was no opposition to the request and the public hearing was closed.

Commissioner Hardy made the motion to approve RZ-21-0086 with ten (10) conditions approved by the Planning Commission and an additional condition that no lot shall directly access Club Drive. All lots shall be accessed via an internal roadway which fronts Club Drive.

1. The minimum heated floor space shall be 2,400 square feet.
2. Each unit shall have a two-car garage.
3. All residential driveways shall be concrete.
4. All dwellings shall have an exterior finish of brick, stone, or hardi-plank. No vinyl siding shall be used in the development.
5. All front, side and rear yards shall be sodded.
6. A mandatory homeowners association shall be responsible for any maintenance associated with any proposed signage, landscaping proposed at the entrance and all storm water ponds.
7. All lots shall meet or exceed the minimum septic tank lot size requirements of the Jackson County Environmental Health Department and the Jackson County UDC requirements at the time of development.
8. Underground utilities shall be installed throughout the development.
9. There shall be no direct entrance/exit for the development, or any lot, onto Ila Road/Highway 98, except for Lot #1.
10. The intersection of Club Drive and Ila Road / Highway 98 shall be upgraded as per the requirements of the Georgia Department of Transportation. Any improvements required by GDOT for the proposed and existing lots will be done solely at the expense of the owner / developer. Also, any improvements to Club Drive required by the Jackson County Road Department will be done solely at the expense of the owner /developer.
11. No lot shall directly access Club Drive. All lots shall be accessed via an internal roadway which fronts Club Drive.

Commissioner Hix seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

- 13) **RZ-21-0087 – DuSouth Surveying & Engineering, 3110 Ila Road, Commerce, GA; 17.60 acres; rezone from NRC to R-1 for a residential subdivision. (Map 001/Parcel 028A)**

**Planning Staff Recommendation:**

**Approval with 10 conditions**

**Planning Commission Recommendation:**

**Approval with 10 conditions**

Commissioner Hardy made the motion to approve RZ-21-0087 with the same conditions as RZ-21-0086.

1. The minimum heated floor space shall be 2,400 square feet.
2. Each unit shall have a two-car garage.
3. All residential driveways shall be concrete.
4. All dwellings shall have an exterior finish of brick, stone, or hardi-plank. No vinyl siding shall be used in the development.
5. All front, side and rear yards shall be sodded.
6. A mandatory homeowners association shall be responsible for any maintenance associated with any proposed signage, landscaping proposed at the entrance and all storm water ponds.
7. All lots shall meet or exceed the minimum septic tank lot size requirements of the Jackson County Environmental Health Department and the Jackson County UDC requirements at the time of development.
8. Underground utilities shall be installed throughout the development.
9. There shall be no direct entrance/exit for the development, or any lot, onto Ila Road/Highway 98, except for Lot #1.
10. The intersection of Club Drive and Ila Road / Highway 98 shall be upgraded as per the requirements of the Georgia Department of Transportation. Any improvements required by GDOT for the proposed and existing lots will be done solely at the expense of the owner / developer. Also, any improvements to Club Drive required by the Jackson County Road Department will be done solely at the expense of the owner /developer.
11. No lot shall directly access Club Drive. All lots shall be accessed via an internal roadway which fronts Club Drive.

Commissioner Hix seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

- 14) **RZ-21-0090 – Jeannette Finch, Mauldin Road, Jefferson, GA; 4.076 acres; rezone from A-2 to M-H in order to divide property into 2 tracts. (Map 052/Parcel 044)**

**Planning Staff Recommendation: Approval**  
**Planning Commission Recommendation: Approval**

Jamie Dove, Public Development Manager, presented the staff report for RZ-21-0090. The applicant requested approval of a rezoning from A-2 to M-H in order to divide the property for her two daughters. The Planning Staff and Planning Commission recommended approval of the request. Christopher Hamilton, County Attorney, opened the public hearing for comment. Ms. Jeannette Finch, owner of the property, addressed the board in support of the request. She said plans were to place a modular home on the property. There was no opposition to the request and the public hearing was closed.

Commissioner Seagraves made the motion to approve RZ-21-0090. Commissioner Hix seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

- 15) **RZ-21-0091 – Jasmine Stribling, 644 Chandler Bridge Rd., Nicholson, GA; 5.15 acres; rezone from A-2 to R-1 to divide property into 2 tracts. (Map 017/Parcel 035)**

**Planning Staff Recommendation: Approval**  
**Planning Commission Recommendation: Approval**

Jamie Dove, Public Development Director, explained the applicant requested approval of a rezoning of property from A-2 to R-1 in order to split the property to build a home. Ms. Dove noted this was the last rezoning request before the moratorium. The Planning Staff and Planning Commission recommended approval of the request. Christopher Hamilton, County Attorney, opened the public hearing for comment. Jasmine Stribling, 644 Chandler Bridge Road, Nicholson, addressed the board in support of the application. She told the board she wanted to live close to her mother. There was no opposition to the request and the public hearing was closed.

Commissioner Seagraves made the motion to approve RZ-21-0091. Commissioner Hix seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

- 16) **SU-21-0026 – W & A Engineering, 193 Strickland Lane, Jefferson, GA; 2.96 acres; special use for a development that will include both a weekly summer camp and a year-round daily camp for special needs individuals. (Map 041/Parcel 009B)**

**Planning Staff Recommendation: Approval**  
**Planning Commission Recommendation: Approval**

The applicant provided his consent to combine the public hearings for SU-21-0026, SU-21-0027, SU-21-0028, and SU-21-0029. Jamie Dove, Public Development Manager, presented the staff report. She explained the applicant, W & A Engineering, and the property owner, Extra Special People (ESP) requested approval of a special use request of four parcels to operate a weekly summer camp and a year-round day camp for special needs individuals. The Planning Staff and Planning Commission recommended approval of the requests.

Christopher Hamilton, County Attorney, opened the combined public hearing for comment for SU-21-0026, SU-21-0027, SU-21-0028, and SU-21-0029. Scott Haynes, 2180 Clotfelter Road, Watkinsville, GA was present on behalf of ESP requesting approval of a special use to allow for a year-round day camp and summer camp, known as Camp Hooray. He reported ESP was a non-profit organization dedicated to provide activities and communities for special needs individuals based in Watkinsville GA. He reported this summer camp will be purposely constructed to benefit persons of all abilities. If approved, the project will be one of few in the nation designed specifically for this purpose. Mr. Haynes also advised the summer camp will be built in phases. He also said the final buildout of the camp would accommodate up to 200 campers. Summer camps currently operate on a 1:1 ratio. Therefore, the camp would house 400 individuals overnight. Elements of this camp will include a gymnasium, dining hall, multiuse athletic field, and a potential equestrian area. There were many members from ESP in the audience.

Laura Whitaker, ESP Executive Director, provided information on Camp Hooray. She said a lot of their volunteers were college and high school students. She told the board there were 20,000 families in the area with children with special needs. Emily Howell, 334 Fountainhead Drive, Jefferson, GA spoke on behalf of ESP. She was a part of the Wellspring Camp and was on their advocate board. She told the board the kids hold a special place in her heart. Gina Elliott, who resided at 193 Strickland Lane, addressed the board. She had a unique opportunity to work with ESP and she was a parent of a special needs child. She told how much ESP had impacted their lives. There was no opposition to the request and the public hearing was closed.

Commissioner Seagraves made the motion to approve SU-21-0026. Commissioner Hardy seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

- 17) **SU-21-0027 – W & A Engineering, 1241 New Kings Bridge Rd., Athens, GA; 10.05 acres; special use for a development that will include both a weekly summer camp and a year-round daily camp for special needs individuals. (Map 041/Parcel 010)**

**Planning Staff Recommendation: Approval**  
**Planning Commission Recommendation: Approval**

Commissioner Seagraves made the motion to approve SU-21-0027. Commissioner Hardy seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

- 18) **SU-21-0028 – W & A Engineering, 193 Strickland Lane, Jefferson, GA; 55.54 acres; special use for a development that will include both a weekly summer camp and a year-round daily camp for special needs individuals. (Map 041/Parcel 009A)**

**Planning Staff Recommendation: Approval**  
**Planning Commission Recommendation: Approval**

Commissioner Seagraves made the motion to approve SU-21-0028. Commissioner Hardy seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

- 19) **SU-21-0029 – W & A Engineering, 193 Strickland Lane, Jefferson, GA; 10.81 acres; special use for a development that will include both a weekly summer camp and a year-round daily camp for special needs individuals. (Map 041/Parcel 009A1)**

**Planning Staff Recommendation: Approval**  
**Planning Commission Recommendation: Approval**

Commissioner Seagraves made the motion to approve SU-21-0029. Commissioner Hardy seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

**L. EXECUTIVE SESSION:**

None

**M. ADJOURNMENT:**

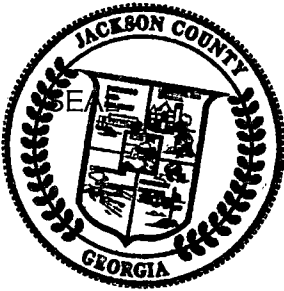
Chairman Crow adjourned the meeting at 6:57 p.m.




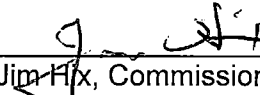
All printed material/documentation presented is filed in Board Minute Addendum Book No. 13-Q and hereby becomes a part of the official minutes.

Minutes Approved: Monday, November 1, 2021

JACKSON COUNTY BOARD OF COMMISSIONERS




  
\_\_\_\_\_  
Tom Crow, Chairman

  
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Jim Hix, Commissioner District 1

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Chas Hardy, Commissioner District 2

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Ralph Richardson, Jr., Commissioner District 3

Attest:   
\_\_\_\_\_  
Ericka Johnson Deputy Clerk

  
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Marty Seagraves, Commissioner District 4