



Jackson County Board of Commissioners

December 18, 2023 at 6:00 PM
Jury Assembly Room - County Courthouse

MINUTES

1. Call to Order - Chairman Tom Crow

Chairman Tom Crow called the meeting to order at 06:00 PM.

Commissioners	Chairman Tom Crow
Present:	Commissioner Jim Hix, District 1
	Commissioner Chas Hardy, District 2
	Commissioner Chad Bingham, District 3
	Commissioner Marty Seagraves, 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, Mainstreet News/Jackson Herald
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2. Invocation - Kevin Poe, County Manager

Kevin Poe, County Manager, gave the invocation.

3. Pledge of Allegiance - Commissioner Chas Hardy

Commissioner Chas Hardy led the Pledge of Allegiance.

4. Approval of Minutes

A. December 4, 2023 Draft Minutes

To approve the minutes for December 4, 2023

Commissioner Hix moved to approve the minutes for December 4, 2023.
Commissioner Hardy seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

5. 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.

There were no comments.

6. Reports

- Commissioner Chad Bingham wished everyone a Merry Christmas.

7. Recognitions, Appointments, and Special Items

A. Advantage Behavioral Health Community Service Board - 3 Year Term:

To appoint an individual to serve a 3-year term on the Advantage Behavioral Health Community Service Board.

- Kevin Poe - Term expires December 31, 2023

Chairman Crow moved to reappoint Kevin Poe to the Advantage Behavioral Health Community Service Board for a three (3) year term. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

B. Jackson County Airport Authority - 3 Year Term:

To appoint two (2) individuals to serve a 3-year term on the Jackson County Airport Authority.

- Donna Geiger - Term expires December 31, 2023
- Max Allen - Term expires December 31, 2023

Chairman Crow moved to postpone both appointments to the next meeting. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

C. Jackson County Board of Adjustment - 3 Year Term:

To appoint two (2) individuals to serve a 3-year term on the Jackson County Board of Adjustment

- Brodriche Jackson - Term expires December 31, 2023
- Shirley Turner - Term expires December 31, 2023

Commissioner Hardy moved to reappoint Brodriche Jackson to the Jackson County Board of Adjustment for a three (3) year term. Commissioner Hix seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

Chairman Tom Crow moved to reappoint Shirley Turner to the Jackson County Board of Adjustment for a three (3) year term. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 - 0)

D. Jackson County Board of Assessors - 3 Year Term:

To appoint an individual to serve a 3-year term on the Jackson County Board of Assessors.

- Hubert Edwards - Term expires December 31, 2023

Chairman Crow moved to postpone the appointment to the next meeting. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

**E. Jackson County Industrial Development Authority - 5 Year Term:
To appoint an individual to serve a 5-year term on the Jackson County Industrial Development Authority**

- **Steve Wittry - Term expires December 31, 2023**

Chairman Crow moved to reappoint Steve Wittry to the Jackson County Industrial Development Authority for a five (5) year term. Commissioner Bingham seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

**F. Keep Jackson County Beautiful - 3 Year Term:
To appoint two (2) individuals to serve a 3-year term on the Keep Jackson County Beautiful Board of Directors.**

- **Greg Laughinghouse - Term expires December 31, 2023**
- **Yvette Wise - Term expires December 31, 2023**

Jamie Dove, Public Development Director, recommended the appointment of all six (6) members to the Keep Jackson County Beautiful Board of Directors. She noted the board could have up to eighteen (18) members. Chairman Crow moved to appoint all six (6) members to KJCB for a three (3) year term. The members were: Greg Laughinghouse, Yvette Wise, Brandy Pethel, Donald (Don) Lord, Kenneth (Noah) Baker, and Ellen Barr. Commissioner Bingham seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

**G. Jackson County Parks & Recreation Advisory Board - 1 Year Term:
To appoint members, whose term will expire on December 31, 2023 to the Jackson County Parks & Recreation Advisory Board.**

- **Roger Brock - Term expires December 31, 2023**
- **Josh Huskins - Term expires December 31, 2023**
- **Jay Phillips - Term expires December 31, 2023**
- **Jimmy Peck - Term expires December 31, 2023**
- **Bucky Sorrow - Term expires December 31, 2023**

Commissioner Hardy moved to reappoint Josh Huskins to the Jackson County Parks & Recreation Advisory Board for a one-year term. Chairman Crow seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

Commissioner Hix moved to reappoint Roger Brock to the Jackson County Parks & Recreation Advisory Board for a one-year term. Chairman Crow seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

Chairman Crow moved to postpone consideration of the three (3) remaining members to the next meeting. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

H. Jackson County Planning Commission - 3 Year Term:

To appoint two (2) members to the Jackson County Planning Commission.

Chairman Crow moved to reappoint Larry Turner to the Jackson County Planning Commission for a three (3) year term. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

Commissioner Bingham moved to appoint John Moseley to the Jackson County Planning Commission for a three (3) year term. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 - 0)

I. Jackson County Library Board of Trustees - 3 Year Term:

To appoint an individual to serve a 3-year term on the Jackson County Library Board of Trustees

Chairman Crow moved to postpone the appointment to the next meeting. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

J. Northeast Georgia Area Agency on Aging - 4 Year Term

To appoint two (2) individuals to the Northeast Georgia Area Agency on Aging to serve a 4-year term.

Gina Roy, Assistant County Manager, spoke recommending the appointment of the Senior Center Director and Ms. Brenda Smith. Chairman Crow moved to reappoint Kathy Branyon, Senior Center Director and Ms. Brenda Smith to the Northeast Georgia Area Agency on Aging for a four (4) year term. Commissioner Hardy seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 - 0)

K. Northeast Georgia Regional Solid Waste Management Authority - 2 Year Term:

To appoint Lucy Miller, Assistant Solid Waste Superintendent, to fill the unexpired term of Tom Page, Solid Waste Superintendent, on the Northeast Georgia Regional Solid Waste Management Authority

- Tom Page - Term expires December 31, 2024

Jamie Dove, Public Development Director, reported Tom Pag, Solid Waste Superintendent, had asked to be removed from the board. His term will expire in 2024. It was recommended to appoint Lucy Miller, Assistant Solid Waste Superintendent, to fill the unexpired term.

Brad Rickard, from Athens-Clarke County and Chairman of the Solid Waste Authority, addressed the board. He acknowledged Mr. Page for his years of service with the Solid Waste Management Authority, and said he would be missed. Mr. Page was presented with an award in recognition of his commitment and service to the Authority. Chairman Crow moved to appoint Lucy Miller to the Northeast Georgia Regional Solid Waste Management Authority to fill the unexpired term. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

H. **Jackson County Planning Commission - 3 Year Term:**

To appoint two (2) members to the Jackson County Planning Commission.

Chairman Crow moved to reappoint Larry Turner to the Jackson County Planning Commission for a three (3) year term. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

Commissioner Bingham moved to appoint John Moseley to the Jackson County Planning Commission for a three (3) year term. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 - 0)

I. **Jackson County Library Board of Trustees - 3 Year Term:**

To appoint an individual to serve a 3-year term on the Jackson County Library Board of Trustees

Chairman Crow moved to postpone the appointment to the next meeting. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

J. **Northeast Georgia Area Agency on Aging - 4 Year Term**

To appoint two (2) individuals to the Northeast Georgia Area Agency on Aging to serve a 4-year term.

Gina Roy, Assistant County Manager, spoke recommending the appointment of the Senior Center Director and Ms. Brenda Smith. Chairman Crow moved to reappoint Kathy Branyon, Senior Center Director and Ms. Brenda Smith to the Northeast Georgia Area Agency on Aging for a four (4) year term. Commissioner Hardy seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 - 0)

K. **Northeast Georgia Regional Solid Waste Management Authority - 2 Year Term:**

To appoint Lucy Miller, Assistant Solid Waste Superintendent, to fill the unexpired term of Tom Page, Solid Waste Superintendent, on the Northeast Georgia Regional Solid Waste Management Authority

- Tom Page - Term expires December 31, 2024

Jamie Dove, Public Development Director, reported Tom Pag, Solid Waste Superintendent, had asked to be removed from the board. His term will expire in 2024. It was recommended to appoint Lucy Miller, Assistant Solid Waste Superintendent, to fill the unexpired term.

Brad Rrykerd, from Athens-Clarke County and Chairman of the Solid Waste Authority, addressed the board. He acknowledged Mr. Page for his years of service with the Solid Waste Management Authority, and said he would be missed. Mr. Page was presented with an award in recognition of his commitment and service to the Authority. Chairman Crow moved to appoint Lucy Miller to the Northeast Georgia Regional Solid Waste Management Authority to fill the unexpired term. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

8. Consent Agenda

Consent Agenda Action:

Chairman Crow moved to approve the Consent Agenda as presented. Commissioner Hix seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

- A. Inmate Medical Services Contract for Correctional Institute
Approve amendment to CORRECTHEALTH JACKSON, LLC agreement to provide inmate medical services to the Jackson County Correctional Institute for Calendar Year 2024
- B. Adopt Resolution Authorizing Chairman to sign Intergovernmental Lighting Agreement with Georgia Department of Transportation
To adopt resolution authorizing Chairman to sign Intergovernmental Lighting Agreement with GDOT
- C. Consider request to raise hourly rate paid to Court Appointed Attorneys in Juvenile Court
To consider a request from the Juvenile Court Judge to raise pay for Court Appointed Attorneys
- D. Adopt Resolution to approve and authorize Upper Oconee Basin Water Authority to submit joint claim form on behalf of Jackson County

9. Unfinished Business

- A. Adopt Resolution related to proposed increase in Homestead Exemption
To adopt resolution regarding proposed increase in Homestead Exemption related to County M&O tax levy.

Kevin Poe, County Manager, presented a proposed resolution to increase the Homestead Exemption. He reported the content of the resolution had not changed. Chairman Crow moved to approve and adopt the resolution as presented. Commissioner Bingham seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

10. New Business

- A. Request for the Board to Consent to a Request for Deannexation
Request for the Board for consent to the proposed deannexation of said property, identified as Tax Parcel 112/018, located within the town limits of Braselton. The tract is 1.81 acres and is owned by Jackson Office Park LLC.

Jamie Dove, Public Development Director, presented a request from an applicant to deannex property from the Town of Braselton. Initially, the Town of Braselton denied the request; however, the Town finally agreed to release the parcel if the commissioners voted in the affirmative. Ms. Dove explained if the board consented to the deannexation, the request still had to come through zoning. Ms. Dove added approval of this request will initiate staff to begin the process of deannexation.

Chairman Crow moved to approve Tax Parcel 112/018, consisting of 1.81 acres to be approved for deannexation from the Town of Braselton. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

B. Amendment to the Lease Agreement for West Jackson Park

To approve an amendment to the Lease Agreement for West Jackson Park between the City of Hoschton and Jackson County Board of Commissioners

Kevin Poe, County Manager, presented an amendment to the lease agreement with the City of Hoschton for West Jackson Park. He advised the current lease agreement was initially for a ten-year term beginning in 2002, and could be renewed for four, successive ten-year renewals. Mr. Poe reported there were discussions with the City of Hoschton to convert the agreement to a 50-year term. Staff recommended approval of the agreement to protect the county's capital investments made at the park. The City of Hoschton was supportive of the amendment.

Chairman Crow moved to approve the amendment and authorize chairman to sign the Lease Agreement for West Jackson Park. Commissioner Bingham seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

**C. Resolution Setting Qualifying Fees for 2024 Elections:
Authorize the Qualifying Fee Schedule for the 2024 Elections**

Kevin Poe, County Manager, advised the Board of Commissioners was required to set the qualifying fees for all county elective offices up for election in 2024. This also included members of the school board. He added the qualifying fee was based on 3% of the base salary of the position. Chairman Crow moved to approve the resolution setting the qualifying fees for the 2024 Elections, Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

11. Zoning Related Business

1. RZ-23-0192 : Shannon Skelton, 478 Doster Road, Jefferson; 5 acres (Map 095/Parcel 009C)

Request to Rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential) in order to subdivide into two tracts

Jamie Dove, Public Development Director, presented the staff report for RZ-23-0192. The applicant requested approval of a rezoning request from A-2 to A-R in order to split the property into two (2) lots. Staff and the Planning Commission recommended approval with one (1) condition.

1. Driveways must meet driveway separation listed within Jackson County Unified Development Code. If they cannot, shared driveways must be implemented.

Ms. Dove reported the applicant had already installed the shared driveway. Chip Ferguson, County Attorney, opened the public hearing for comment. No one spoke

in support of the request. There was no opposition, and the public hearing was closed. Chairman Crow moved to approve RZ-23-0192 with the one (1) condition.

1. Driveways must meet driveway separation listed within Jackson County Unified Development Code. If they cannot, shared driveways must be implemented.

Commissioner Bingham seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

2. **RZ-23-0193 : Barry Lord, 402 Thaxton Road, Nicholson; 1.5 acres (Map 004/Parcel 018A1)**

Request to Rezone from AR (Agricultural Residential) to PCFD (Planned Commercial Farm District) in order to be combined with an adjacent PCFD zoned parcel

Jamie Dove, Public Development Director, presented the staff report for RZ-23-0193. She explained the applicant requested approval of a rezoning request from A-R to PCFD in order to combine with a larger, neighboring parcel. Staff and the Planning Commission recommended approval of the request. Chip Ferguson, County Attorney, opened the public hearing for comment. No one spoke in support of the request. There was no opposition and the public hearing was closed.

Commissioner Seagraves moved to approve RZ-23-0193. Chairman Crow seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

3. **SU-23-0055 : Jordan Free, 1248 Whites Bottom Road, Braselton; 2.1 acres (Map 111/Parcel 008H)**

Request for a Special Use to have a landscaping company within the A-2 (Agricultural Rural Farm District) zoning

Jamie Dove, Public Development Director, presented the staff report for SU-23-0055. The applicant requested approval of a special use in order to operate a landscaping business on the property. Staff and the Planning Commission recommended approval with two (2) conditions.

1. Property must go through proper site development review prior to issuance of occupational tax certificate.
2. The property shall only be utilized by employees and to store landscaping supplies/equipment. The property shall not be open to the public.

Chip Ferguson, County Attorney, opened the public hearing for comment. There were no comments in favor of the request. There was no opposition and the public hearing was closed. Commissioner Bingham moved to approve SU-23-0055 with two (2) conditions.

1. Property must go through proper site development review prior to issuance of occupational tax certificate
2. The property shall only be utilized by employees and to store landscaping supplies/equipment. The property shall not be open to the public.

Chairman Crow seconded the motion. The vote was taken, and the motion passed

unanimously. (Vote 5 – 0)

4. **MA-23-0125 : David Elder, 7871 Maysville Road, Maysville; 62.59 acres (Map 046/Parcel 049C)**

Request to change the Character Area Map from "Urban" and "Agricultural" to "Suburban" and change the Future Land Use Map from "Industrial" and "Agricultural/Forestry" to "Residential"

Jamie Dove, Public Development Director, acknowledged receipt of withdrawal letters for MA-23-0125 and MA-23-0126. Commissioner Hardy moved to accept the withdrawal of MA-23-0125 and MA-23-0126. Chairman Crow seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

5. **MA-23-0126 : David Elder, 619 Wheeler Creek Road, Maysville; 34.72 acres (Map 047/Parcel 004)**

Request to change the Character Area Map from "Agricultural" to "Suburban" and change the Future Land Use Map from "Agricultural/Forestry" to "Residential"

6. **SU-23-0056 : Ron Coffey, 91 Henry Braselton Drive, Braselton; 13.1 acres (Map 112/Parcel 017B)**

Request for a Special Use to have tilt/architectural pre-cast concrete within the West Jackson Overlay District

Jamie Dove, Public Development Director, presented the staff report for SU-23-0056. This was a special use request to allow the applicant to construct their building out of tilt or architectural precast concrete within the West Jackson Overlay District. Ms. Dove explained the Overlay District existed to control esthetics in the area. Staff and the Planning Commission recommended approval of the request. Chip Ferguson, County Attorney, opened the public hearing for comment. Melanie Glouton, with Andersen, Tate, & Carr, P.C., 1960 Satellite Boulevard, Duluth, GA spoke in support of the request on behalf of the applicant. Ms. Glouton noted all other requirements of the overlay district had been met. There was no opposition to the request and the public hearing was closed.

Commissioner Bingham moved to approve SU-23-0056. Chairman Crow seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

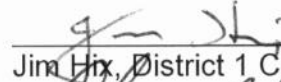
12. Adjournment

Chairman Crow adjourned the meeting at 6:48 p.m.

Jackson County Board of Commissioners
Approved: January 22, 2024



Tom Crow, Chairman



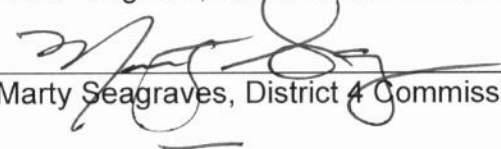
Jim Hix, District 1 Commissioner



Chas Hardy, District 2 Commissioner



Chad Bingham, District 3 Commissioner



Marty Seagraves, District 4 Commissioner

Vacant, District 5 Commissioner

Attest:



Ericka Johnson, Deputy Clerk