



Jackson County Board of Commissioners

March 18, 2024 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 6:03 p.m.

Commissioners
Present:

Chairman Tom Crow
Commissioner Jim Hix, District 1
Commissioner Chas Hardy, District 2
Vacant, District 3
Commissioner Marty Seagraves District 4
Commissioner Cole Elrod, District 5

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

2. Invocation - County Manager Kevin Poe

Kevin Poe, County Manager, gave the invocation.

3. Pledge of Allegiance - Chairman Tom Crow

Chairman Tom Crow led the Pledge of Allegiance.

4. Approval of Minutes

A. March 4, 2024 Draft Minutes

To approve the minutes for March 4, 2024

Commissioner Hix moved to approve the minutes for March 4, 2024.

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**

From Kevin Poe, County Manager: Announced there will be an Open House on March 25, 2024 from 5:00 p.m. to 6:30 p.m. at the Benton Center in Nicholson to allow the public to review plans for two (2) proposed new parks. The two new proposed parks were the North Oconee Indian Mounds Park, located off of Cabin Creek Road, and the New Kings Bridge Road Park.

7. **Recognitions, Appointments, and Special Items**

Chairman Crow recognized various FFA members from area schools. FFA members in attendance represented the following organizations: Commerce High School, Commerce Middle School, Jefferson Empower, Jefferson High School, Jefferson Middle School, Legacy Knoll Middle, West Jackson Middle School, East Jackson Middle School, the FFA Alumni, Jackson County Cattleman's Club and Jackson County Young Farmers. Kevin Poe read the proposed proclamation naming March 17 - 23, 2024 as Agriculture Week in Jackson County. Afterwards, a group photo was taken of the FFA members and members of the commission.

8. **Consent Agenda**

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

A. **Award contract for Professional Engineering Services for New Kings Bridge Road Park**

To consider a contract with Dovetail Civil Design, Inc. to provide professional engineering services for the proposed new park to build off of New Kings Bridge Road

B. **Funding to resurface Valentine Industrial Parkway**

To approve funding for the resurfacing of Valentine Industrial Parkway

9. **New Business**

A. **Proclamation for Agriculture Week in Jackson County**

Approve a proclamation proclaiming March 17 - 23, 2024 as Agriculture Week

Chairman Crow moved to approve the proclamation naming March 17 - 23, 2024 Agriculture Week in Jackson County. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

B. **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 069B/014A, located within the city limits of Jefferson. The tract is 0.70 acres and is owned by Bourdua REI LLC, represented by Brian Bourdua.

Jamie Dove, Public Development Director, explained this was a request for the deannexation of .70/acre from the City of Jefferson into unincorporated Jackson County. The applicant wanted approval of the request in order to put a manufactured home on the property. Ms. Dove reported the City of Jefferson will

take action on the request at their April meeting. If approved, staff will begin the rezoning process. Commissioner Hix moved to approve the request for deannexation. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

C. Request to Dedicate Roads and Right-of-Way within Bentwater Subdivision, Phase 1

To request the acceptance of the roads and right-of-way within Bentwater Subdivision, Phase 1. See deed and final plat attached.

Jamie Dove, Public Development Director, advised this subdivision had reached the threshold of turning all subdivision roads over to the county. Bentwater Subdivision, Phase 1 was final platted April 1, 2022, with 96 lots. The build out of this phase of the subdivision was now at the allotted threshold for the private entity (Bentwater Neighborhood Association, Inc.) to request for the roadways and right-of-way to be turned over to Jackson County in order to be County-maintained roadways.

Commissioner Seagraves moved to approve the request. Commissioner Hix seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

10. Zoning Related Business

A. Unfinished Business

1. RZ-23-0198 : Jeff Chamberlain, 4825 Highway 53, Hoschton; 7.38 acres (Map B01/Parcel 016)

Request to Rezone from A-2 (Agricultural Rural Farm District) to NRC (Neighborhood Retail Commercial) in order to have a private school

Jamie Dove, Public Development Director, acknowledged receipt of a letter from Jennifer Scott, Braselton Town Manager, asking the board to postpone the requests to the April 15, 2024 board meeting. Chairman Crow moved to postpone RZ-23-0198 and SU-23-0058 until April 15, 2024. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

2. SU-23-0058 : Jeff Chamberlain, 4825 Highway 53, Hoschton; 7.38 acres (Map B01/Parcel 016)

Request for a Special Use to have a private school

See Item # 1 for board action.

B. New Business

1. RZ-23-0196 : Maria Bazan, 2274 Highway 124, Jefferson; 5.7 acres (Map 094/Parcel 014A)

Request to Rezone from A-2 (Agricultural Rural Farm District) to R-1 (Single-family Detached) in order to subdivide into 5 tracts

Jamie Dove, Public Development Director, presented the staff report for the

request. The applicant requested a rezone from A-2 to R-1, which allowed for single-family detached homes. The Planning Staff recommended approval with three (3) conditions, and the Planning Commission agreed.

1. Should an internal roadway be utilized, it must adhere to the County standard as defined in Jackson County Unified Development Code.
2. If establishing a new roadway, none of the lots shall be granted direct access to Highway 124.
3. Per the submitted concept plan, only tracts 1-5 are to be rezoned for this subject rezoning application. The remaining portion of map/parcel 094 014A is not to be included within this application.

Chip Ferguson, County Attorney, opened the public hearing for comment. Maria Bazan, 5609 J.J Lott Road, Braselton, GA spoke in support of the request. Vitaly Brantnichenkon, 4639 Cardinal Ridge Way, Flowery Branch, GA addressed the board in support of the request. He explained the applicant intended to build a home for a primary residence; however, the property in the back would remain as A-2. Mr. Ferguson called for opposition.

Jeffery Bradberry, 131 Woods Way, was opposed to the request. He told of the episodes of runoff of water that runs through his property. The applicant spoke in rebuttal. The public hearing was closed and the request submitted to the board for a decision. Commissioner Elrod moved to approve RZ-23-0196 with three (3) conditions.

1. Should an internal roadway be utilized, it must adhere to the County standard as defined in Jackson County Unified Development Code.
2. If establishing a new roadway, none of the lots shall be granted direct access to Highway 124.
3. Per the submitted concept plan, only tracts 1-5 are to be rezoned for this subject rezoning application. The remaining portion of map/parcel 094 014A is not to be included within this application.

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

2. **RZ-23-0199 - Joy Faulkner, 4541 New Kings Bridge Road, Nicholson; 3 acres (Map 016/Parcel 010J)**

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

Jamie Dove, Public Development Director, presented the staff report for RZ-23-0199. The applicant desired to rezone the property from A-2 to A-R in order to split the property into two tracts. There was a home already on the property. The Planning Staff and Planning Commission recommended approval with two (2) conditions.

1. Driveways must meet driveway separation listed within Jackson County

Unified Development Code. If they cannot, a shared driveway must be implemented.

2. All lots are required to adhere to the minimum lot width and minimum setbacks specified in the Jackson County Unified Development Code. If compliance is not achievable at the time of proposed subdividing/platting, then a variance must be applied for.

Chip Ferguson, County Attorney, opened the public hearing for comment. Joy Faulkner, 4541 New Kings Bridge Road, addressed the board and explained she just wanted to divide the property into two lots. There was no opposition and the public hearing was closed. Commissioner Seagraves moved to approve RZ-23-0199 with two (2) conditions.

1. Driveways must meet driveway separation listed within Jackson County Unified Development Code. If they cannot, a shared driveway must be implemented.
2. All lots are required to adhere to the minimum lot width and minimum setbacks specified in the Jackson County Unified Development Code. If compliance is not achievable at the time of proposed subdividing/platting, then a variance must be applied for

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

3. MA-23-0128 - Stanton Porter, Commerce Road/Jackson Parkway/Wilhite Road, Jefferson; 15.42 acres (Map 051/Parcel 082)

Request to change the Future Land Use Map from "Commercial" to "Residential" on a portion and from "Residential" to "Commercial" on a portion

Jamie Dove, Public Development Director, acknowledged receipt of a letter of withdrawal without prejudice. Chairman Crow moved to accept the withdrawal of MA-23-0128. Commissioner Hix seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

4. SU-24-0060 - Ethan Underwood, Storey Porter Road, Jefferson; 43.81 acres (Map 066/Parcel 012D)

Request for a Special Use to have an event venue

Jamie Dove, Public Development Director, presented the staff report for SU-24-0060. The applicant requested approval of a special use for a wedding venue. The Planning Staff recommended denial, along with the Planning Commission.

However, if the board decided to approve the request, the Planning Staff recommended seven (7) conditions.

1. There shall be no more than 225 guests on the property for an event.
2. Only one event shall be in operation at any given time.
3. Hours of operation shall be Sunday through Thursday no earlier than 9 a.m. and no later than 9 p.m.; Friday and Saturday no earlier than 9 a.m.

- and no later than 10:30 p.m.
4. Property must go through proper site development/land disturbance review and permitting prior to issuance of occupational tax certificate.
 5. All structures pertaining to events must maintain a minimum distance of 200 feet from all property lines.
 6. Parking areas must maintain a minimum distance of 100 feet from all property lines.
 7. A 40-foot minimum natural vegetative buffer must be retained along all property lines in order to provide screening.

Chip Ferguson, County Attorney, opened the public hearing for comment. Ethan Underwood, an attorney Miles Hansford, LLC Attorneys at Law, 202 Triple Gap Road, Cumming, GA spoke in support of the request. He proposed to bring in a high-end event facility rather than to develop the property for residential uses as currently allowed by the code. He reported the venue will be in excess of \$10 million dollars and will be a high-quality addition to Jackson County. Mr. Ferguson called for opposition. Mark Duke, 210 Storey Porter Road, spoke in opposition and voiced his concerns regarding increased traffic. Rebekah Krauter, 232 Storey Porter Road, Jefferson, GA was also opposed to the request. The applicant did not wish to speak in rebuttal and the public hearing was closed. Commissioner Hix moved to deny SU-24-0060. Commissioner Hardy seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

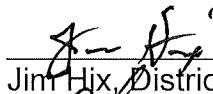
11. Adjournment

Chairman Crow declared the meeting adjourned at 6:56 p.m.

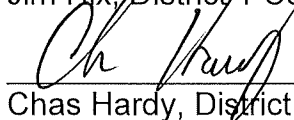
Jackson County Board of Commissioners
Approved: April 15, 2024



Tom Crow, Chairman

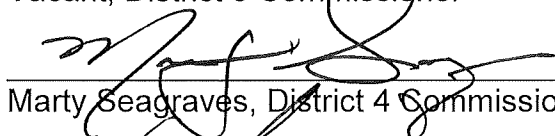


Jim Hix, District 1 Commissioner



Chas Hardy, District 2 Commissioner

Vacant, District 3 Commissioner



Marty Seagraves, District 4 Commissioner



Cole Elrod, District 5 Commissioner



Attest: 
Ericka Johnson, Deputy Clerk