



Jackson County Board of Commissioners

May 20, 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 6:00 p.m.

Commissioners Present: District 1 Jim Hix
Chairman Tom Crow
Commissioner Jim Hix, District 1
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 - Commissioner Jim Hix

Commissioner Jim Hix led the Pledge of Allegiance.

4. Approval of Minutes

A. May 6, 2024 Draft Minutes

To approve the minutes for May 6, 2024

Commissioner moved to approve the minutes for May 6, 2024. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 4 – 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

There were no reports.

7. Recognitions, Appointments, and Special Items

A. Jackson County Board of Adjustment - Remainder of 4 Year Term

To appoint an individual to serve the remainder of a 4-year term on the Jackson County Board of Adjustment being vacated by Brodriche Jackson

- **Term expires December 31, 2027**

Chairman Crow moved to appoint Cameron Watts to the Jackson County Board of Adjustment to serve the remainder of the four (4) year term. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 4 – 0)

B. Jackson County Comprehensive Plan Steering Committee

Public Development has compromised a list of individuals they felt could offer guidance and direction during the update of the Comprehensive Plan. This committee will meet monthly to discuss various plan elements, and provide feedback on drafts of various plan sections.

Jamie Dove presented the list of individuals to serve on the Jackson County Comprehensive Plan Steering Committee. Chairman Crow moved to approve the members as recommended. Commissioner Hix seconded the motion. The vote was taken and the motion passed unanimously. (Vote 4 – 0)

8. Consent Agenda

Chairman Crow moved to approve the Consent Agenda as presented. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 4 – 0)

A. Jackson County Transit Drug & Alcohol Policy Update

To update the Zero Tolerance Drug & Alcohol Policy for Jackson County Transit. This update is required to reflect the most recent updates to 49 CFR Part 40 made by USDOT effective 6/1/2023

B. Contract with Jackson County Board of Education for Jackson County School Resource Officers

To approve a contract between the Jackson County Board of Education and the Jackson County Board of Commissioners and the Jackson County Sheriff to provide school resource officers.

D. Approve Agreement with Keck & Wood, Inc. for Professional Engineering and Consulting Services

To approve agreement with Keck & Wood, Inc. to provide engineering and consulting services

- E. Approve Agreement with Precision Planning, Inc for Professional Engineering and Consulting Services
To approve agreement with Precision Planning, Inc to provide engineering and consulting services.
- F. Purchase of property from Jackson County Board of Education
To consider purchasing property from the Jackson County Board of Education
- G. Select engineering firm to provide professional engineering and consulting services for new pedestrian bridge at Hurricane Shoals Park
To select an engineering firm to provide engineering services for a new pedestrian bridge at Hurricane Shoals Park.
- H. Request for Jackson County to be fiscal agent for Family Connection
To consider agreeing to be the fiscal agent for Jackson County Family Connection.

9. **New Business**

- A. **Creation of a Street Light Special Tax District for Rosewood Lake, Phase 1**
To authorize the Chairperson to establish a special tax district for street lights for Rosewood Lake, Phase 1. An application has been submitted by Matt Stokes as authorized representative.

Jamie Dove presented a request for the creation of a special tax district for Rosewood Lake, Phase 1 to include 48 streetlights. Chip Ferguson, County Attorney, opened the public hearing for comment. No one spoke in favor of the request. And, there was no opposition. Chairman Crow moved for approval. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 4 – 0)

- B. **Approve application to receive Local Road Assistance Administration (LRA) funds from GDOT**
To approve submitting an application to the Georgia Department of Transportation to receive Local Road Assistance funding.

Kevin Poe, County Manager, reported the Governor and Legislature included funds in the amended FY 2024 budget to be distributed to all local governments in Georgia to provide financial assistance for local road maintenance projects. The initial Local Maintenance Improvement Grant (LMIG) funding the county received for 2024 only covered a portion of the funding needed to complete the list of roads previously approved for paving this year. Staff recommended approval to apply for the additional \$1,252,295.72 in funding to cover an additional 8.05 miles of paving projects.

Chairman Crow moved to approve and authorize the Chair to sign the Local Government Affidavit and cover letter. Commissioner Hix seconded the motion. The vote was taken and the motion passed unanimously. (Vote 4 – 0)

C. Award Contract to Complete Partial Updates to Jackson County Transportation Plan

To award contract to complete partial updates to Jackson County Transportation Plan.

Kevin Poe, County Manager, advised sealed proposals were solicited from transportation engineering firms for a contract to complete partial updates to the Jackson County Transportation Plan. Two proposals were received, and a five-person scoring committee consisting of the Assistant County Manager, Public Development Director, Public Development Planner, and two representatives from the Gainesville-Hall Metropolitan Planning Organization (GHMPO) met to review and agree upon the highest scoring proposal based on experience, qualifications, technical approach, work plan, and cost proposal. After a review of the proposals, staff recommended awarding the on-call building code inspection contract to RS&H.

This contract total was \$74,933. 73% (\$54,491) will be funded from Public Development (Fund 210) and 27% (\$20,442) contributed from Gainesville-Hall Metropolitan Planning Organization (GHMPO).

Chairman Crow moved to approve and award the contract to RS&H.

Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 4 – 0)

10. Zoning Related Business

A. New Business

1. RZ-24-0201 : Robert Wilson, Highway 124/Davis Street, Braselton; 1.81 acres (Map 112/Parcel 018)

Request for a GI (General Industrial) zoning as part of the de-annexation process from the Town of Braselton

Jamie Dove, Public Development Director, presented the staff report for RZ-24-0201. The applicant requested approval of a rezoning as part of a request for de-annexation from the Town of Braselton. Staff and the Planning Commission recommended approval with two (2) conditions.

1. 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.
2. The property will be placed within the East & West Jackson Overlay District and must adhere to all development requirements at the time of its development.

A public hearing was held on the request. Jack Wilson, 295 Culver Street, Lawrenceville, GA, spoke representing the applicant. He explained the applicant wanted to combine three lots and build a similar building to the ones on the other two lots. The applicant was amenable to the recommended conditions. Chip Ferguson, County Attorney, called for opposition. Phil Potts, 8537 Davis Street,

was opposed to the request and asked for stipulations regarding lighting. Ron Cherry, 8489 Davis Street, was also opposed. The applicant spoke in rebuttal to concerns mentioned. He believed the Overlay District would handle most of the concerns of neighbors.

The public hearing was closed. Chairman Crow moved to approve RZ-24-0201 with two (2) conditions, plus a third condition.

1. 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.
2. The property will be placed within the East & West Jackson Overlay District and must adhere to all development requirements at the time of its development.
3. Must use tilt-down lighting.

Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 4 - 0)

2. RZ-24-0203 : Angela Little, 4615 Jefferson River Road, Jefferson; 3 acres (Map 041/Parcel 006Z)

Request to rezone from A-2 (Agricultural Rural Farm District to MH (Manufactured Housing District) in order to subdivide into 2 tracts

Jamie Dove, Public Development Director, presented the staff report for RZ-24-0203. The applicant desired to subdivide property in order to place another manufactured home. Staff and the 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. Angela Little, 4615 Jefferson River Road, spoke in support of the application. She planned to divide three acres in order to place a manufactured home on the lot. She advised there would be a shared driveway and the additional home would be for family. There was no opposition and the public hearing was closed.

Commissioner Seagraves moved to approve RZ-24-0203 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 4 – 0)

3. **RZ-24-0205 : Brianna McNew, 1085 Silver Dollar Road, Maysville; 5 acres (Map 063A/Parcel 049)**

Request to rezone from A-2 (Agricultural Rural Farm District to MH (Manufactured Housing District) in order to subdivide into 2 tracts

Jamie Dove, Public Development Director, presented the staff report for RZ-24-0205. This was a request for rezoning from A-2 to M-H in order to place another structure. The Planning Staff and Planning Commission recommended approval. Chip Ferguson, County Attorney, opened the public hearing for comment.

Jesse Wyrick, 4191 Pillsbury Road, Gainesville, GA spoke in support of the request. He stated his parents were giving him the land in order to put a mobile home on the lot. However, he preferred to come off of Pan Handle due to soil samples. There were no questions, and there was no opposition. The public hearing was closed.

Chairman Crow moved to approve RZ-24-0205 with the access road change as requested. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 4 - 0)

4. **RZ-24-0202 : Ben Drerup, 3842 Waterworks Road, Commerce; 42.13 acres (Map 024/Parcel 017)**

Request to rezone from A-2 (Agricultural Rural Farm District) to R-1 (Residential, Low-Density Single-Family District) in order to develop a residential subdivision

Jamie Dove, Public Development Director, advised RZ-22-0202 and RZ-22-0200 were the same project. They asked the applicant if they wished to combine the public hearing of both requests. The applicant agreed. Ms. Dove then presented the staff report explaining the applicant desired a rezoning of both properties from A-2 to R-1 for Phase II of Eagles Crest Subdivision. Ms. Dove acknowledged receipt of the applicant's constitutional objections. The Planning Staff recommended approval with five (5) conditions. The Planning Commission recommended approval as well by a 2-1 vote.

1. The minimum heated floor space shall be 1,800 square feet.
2. No vinyl siding shall be used in the development.
3. No additional access points are to be granted onto Hoods Mill Road or Waterworks Road; roads within Eagles Crest must be utilized for interconnectivity.
4. Speed tables must be installed by the developer along the current roads within Eagles Crest. Speed tables must be installed every 500 feet unless

the street is less than 500 feet in length. If the street is less than 500 feet in length, then per request of the Public Works/Road Department.

5. Developer must contribute \$100,000 to Jackson County at the time of land disturbance permit issuance to go towards intersection improvements at Hoods Mill Road and Waterworks Road.

Ms. Dove noted staff had discussed with the developer and their attorney on rewording Condition #5 to read "Developer must contribute \$100,000 in total for rezoning RZ-24-0202 and RZ-24-0200 before a building permit is issued to go towards intersection improvements at Hoods Mill Road and Waterworks Road at the time of building permit and not the land disturbance permit.

Chip Ferguson, County Attorney, opened the public hearing. Carla Walker, with the Walker, Ball, & Dimo Law, 340 Jesse Jewel Drive, Suite 650, Gainesville, GA. She conveyed her client requested approval and were amenable to the modification of the condition as reviewed by Ms. Dove. There were no other comments. There was no opposition and the public hearing was closed.

Commissioner Seagraves moved to approve RZ-24-0202 with the five (5) conditions, clarifying Condition #5.

1. The minimum heated floor space shall be 1,800 square feet.
2. No vinyl siding shall be used in the development.
3. No additional access points are to be granted onto Hoods Mill Road or Waterworks Road; roads within Eagles Crest must be utilized for interconnectivity.
4. Speed tables must be installed by the developer along the current roads within Eagles Crest. Speed tables must be installed every 500 feet unless the street is less than 500 feet in length. If the street is less than 500 feet in length, then per request of the Public Works/Road Department.
5. Developer must contribute \$100,000 in total for rezoning RZ-24-0202 and RZ-24-0200 before a building permit is issued to go towards intersection improvements at Hoods Mill Road and Waterworks Road at the time of building permit and not the land disturbance permit

Commissioner Elrod seconded the motion. The vote was taken and the motion passed unanimously. (Vote 4 – 0)

5. **RZ-24-0200 : Ben Drerup, 3902 Waterworks Road, Commerce; 4.87 acres (Map 024/Parcel 017A)**

Request to rezone from A-2 (Agricultural Rural Farm District) to R-1 (Residential, Low-Density Single-Family District) in order to develop a residential subdivision

Commissioner Seagraves moved to approve RZ-24-0200 with five conditions.

1. The minimum heated floor space shall be 1,800 square feet.
2. No vinyl siding shall be used in the development.
3. No additional access points are to be granted onto Hoods Mill Road or Waterworks Road; roads within Eagles Crest must be utilized for

interconnectivity.

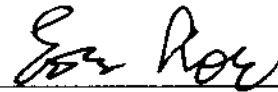
4. Speed tables must be installed by the developer along the current roads within Eagles Crest. Speed tables must be installed every 500 feet unless the street is less than 500 feet in length. If the street is less than 500 feet in length, then per request of the Public Works/Road Department.
5. Developer must contribute \$100,000 in total for rezoning RZ-24-0202 and RZ-24-0200 before a building permit is issued to go towards intersection improvements at Hoods Mill Road and Waterworks Road at the time of building permit and not the land disturbance permit

Commissioner Elrod seconded the motion. The vote was taken and the motion passed unanimously. (Vote 4 – 0)

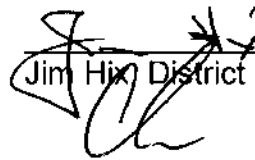
11. Adjournment

Chairman Crow declared the meeting adjourned at 6:50 p.m.

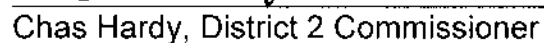
Jackson County Board of Commissioners
Approved: June 3, 2024



Tom Crow, Chairman

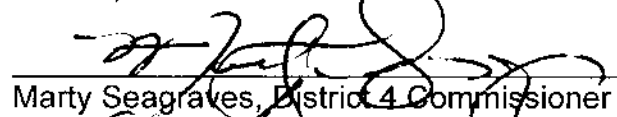


Jim Hix, District 1 Commissioner

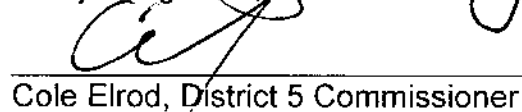


Chas Hardy, District 2 Commissioner

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Vacant, District 3 Commissioner



Marty Seagraves, District 4 Commissioner



Cole Elrod, District 5 Commissioner



Attest:



Ericka Johnson, Deputy Clerk