



Jackson County Board of Commissioners

July 15, 2024 at 6:00 PM
Jury Assembly Room - County Courthouse

MINUTES

1. Call to Order - Chairman Tom Crow

Vice-Chairman Chas Hardy called the meeting to order at 6:00 p.m.

Commissioners Present: Vice-Chairman Chas Hardy, District 2
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

Press: Katelyn Pontzer, Mainstreet News/Jackson Herald

2. Invocation - County Manager Kevin Poe

Kevin Poe, County Manager, gave the invocation.

3. Pledge of Allegiance - Commissioner Marty Seagraves

Commissioner Marty Seagraves led the Pledge of Allegiance.

4. Approval of Minutes

A. July 1, 2024 Draft Minutes

To approve the minutes for July 1, 2024 as presented

Commissioner Hix moved to approve the minutes for July 1, 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.

None present

6. Reports

There were no reports.

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

- A. **Jackson County Parks and Recreation 10 and Under Softball Team**
To recognize the Jackson County Parks and Recreation 10 and Under Softball Team for being District 7 and State Champions

Ricky Sanders, Director of Parks & Recreation, gave details of the team's accomplishments. Cathy Robinson, Assistant, recognized each player and coach. Ricky Sanders made a special presentation for Chairman Crow to receive the game ball since he would be retiring at the end of the year. In Chairman Crow's absence, the ball was given to County Manager Kevin Poe. A photo of all involved was taken with the BOC members.

8. **Consent Agenda**

Commissioner Hix made a motion to remove item B from the Consent Agenda. Commissioner Seagraves seconded the motion. Vote passed unanimously (4-0) to remove item B from the Consent Agenda.

Consent Agenda approved unanimously (4-0) otherwise (without item B)

- A. **Approve the purchase of 10 new LUCAS devices for the Jackson County EMS Department**
To approve the purchase of 10 new LUCAS devices for the EMS department
- B. **Recommendation to name the Jackson County Correctional Institute Fire Station after Joe Dalton**
To consider recommendation to name JCCI Fire Station for Joe Dalton
***Removed from Consent Agenda**
- C. **Performance & Accountability Agreement between Jackson County Industrial Development Authority, Jackson County and Toyota Industries Electric Systems North America, Inc.**
To consider approving a Performance & Accountability Agreement(PAA) with Toyota Industries Electric Systems North America, Inc.(TIESNA)
- D. **New Georgia Fund 1 Prime Investment Account**
To request approval for Finance to set up an alternative investment option for Jackson County through the Georgia Office of State Treasurer, Georgia Fund 1 Prime. The objective of the pool is to offer the potential for greater return for strategic cash investments, over Georgia Fund 1, by adding credit-oriented investments.
- E. **Award Contract for County Government Complex Entrance Landscaping**
Award Contract for County Government Complex Entrance Landscaping to Worldsapes, LLC in the amount of \$358,765 and amend the Capital project budget to reflect the bid amount awarded

9. **New Business**

A. Creation of a Street Light Special Tax District for Wehunt Meadows

To authorize the Chairperson to establish a special tax district for street lights for Wehunt Meadows Subdivision. An application has been submitted by Adam Davidson as authorized representative.

Jamie Dove gave the staff report. The subdivision was at the time of final platting and this payment mechanism must be in place before it can be stamped. The subdivision would have 67 lots and 24 streetlights. The signature page, ownership information, deed and lighting plan were all attached within the packet.

Commissioner Hix moved to approve the creation of a streetlight special tax district for Wehunt Meadows. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 4 – 0)

B. Intergovernmental Agreement between Braselton and Jackson County for use of Historic Braselton Gym

To consider entering into an IGA with the Town of Braselton regarding use of the Historic Braselton Gym

Staff presented to the request to the board. Jeff Chamberlin spoke, as no one was present for Town of Braselton. Commissioner Hix moved to approve the Intergovernmental Agreement between Braselton and Jackson County for use of Historic Braselton Gym. Commissioner Seagraves seconded the motion. The vote was taken and the motion did not pass due to the lack of a majority. Commissioner Hix, Seagraves, and Elrod voted in favor of the motion. Commissioner Hardy voted nay. (Vote 3 – 1) A unanimous vote was needed to pass the request. The item will come back before the board.

C. Intergovernmental Agreement between Hoschton, Braselton and Jackson County for use of Hoschton Park

To consider entering into an IGA with Hoschton and Braselton regarding use of Hoschton Park

This particular item was not contingent upon the rezoning request. It was reported all three jurisdictions would have to consent to the agreement. Commissioner Hix moved to approve the Intergovernmental Agreement between Hoschton, Braselton and Jackson County for use of Hoschton Park. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 4 – 0)

D. Resolution supporting Braselton's efforts to annex the former West Jackson Primary School property

To consider adopting a resolution supporting Braselton's efforts to annex the former West Jackson Primary School property

This request was presented to the county a couple of weeks ago. There was no one present from the Town of Braselton. Commissioner Hix moved to table the Resolution supporting Braselton's efforts to annex the former West Jackson

Primary School property. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 4 - 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 informed the BOC that the public hearings for both of this case and the corresponding special use had already taken place. Commissioner Elrod moved to approve RZ-23-0198. Commissioner Hix seconded the motion. The vote was taken, and the motion did not pass due to the lack of a full vote in the affirmative. Commissioners Hix, Elrod, and Seagraves voted in favor of the motion. Commissioner Hardy voted nay. (Vote 3 – 1)

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

Jamie Dove informed the BOC that the public hearings for both this case and the corresponding rezoning had already taken place. This item would be considered null and void because rezone vote did not receive a full vote in the affirmative.

This request would have to be voted on only in the event of a successful approval vote in the previous agenda item.

B. New Business

1. **RZ-24-0207 : Brian Bourdua, 186 Ivey Street, Jefferson; 0.7 acres (Map 069B/Parcel 014A)**

Request for an MH (Manufactured Housing District) zoning as part of the de-annexation process from the City of Jefferson

Hannah Slater presented the staff report. Brian Bourdua (applicant) spoke in favor of the request. He gave the history of the property and assured he would be placing a quality product on this site. There was no opposition. Commissioner Hix moved to approve RZ-24-0207. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 4 – 0)

2. **RZ-24-0208 : James Pawson, 26 Tom White Road, Braselton; 2.02 acres (Map 112/Parcel 006)**

Request to rezone from A-2 (Agricultural Rural Farm District) to HRC (Highway Retail Commercial) in order to operate a pool contracting business with a retail outlet

Hannah Slater presented the staff report. Jim Pawson (applicant) spoke in favor of the request. He gave the history of property and provided details of his business. There was no opposition. Commissioner Elrod moved to approve RZ-24-0208. Commissioner Seagraves seconded the motion. The vote was taken

and the motion passed unanimously. (Vote 4 – 0)

3. **RZ-24-0210 : Stephan Franklin, 133 Silver Spur Way, Maysville; 5 acres (Map 063A/Parcel 010)**

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

Hannah Slater presented the staff report. Stephan Franklin (applicant) spoke in favor of the request. He provided the history of property and stated it belonged to his father-in-law. He wanted to split the property for another residence. There was opposition. Commissioner Hardy moved to approve with one (1) condition.

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

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

4. **MA-24-0131 : Stanton Porter, Commerce Road/Jackson Parkway/Wilhite Road, Jefferson; 15.42 acres (Map 051/Parcel 082)**

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

Hannah Slater presented the staff request. Stanton Porter (applicant) spoke in favor of the request. He gave the history of property. He explained the property was split by roadways and entrances to the Courthouse. He detailed the hope for commercial on the tract closest to the Courthouse for office space and the southern-most parcel for residential. This map amendment would need to be successful in order for them to begin the rezoning process. There was no opposition.

Commissioner Hix informed Mr. Porter that the BOC would not approve any entry off of Jackson Parkway for the potential commercial portion and that access would need to be gained elsewhere.

Mr. Porter noted that it was very important to know and that they would take that into consideration when designing their concept plan. Commissioner Hix moved to approve MA-24-0131. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 4 – 0)

11. **Adjournment**

Commissioner Hardy adjourned the meeting at 6:46 p.m.

Jackson County Board of Commissioners
Approved: August 5, 2024



Attest: Ericka Johnson
Ericka Johnson, Deputy Clerk

Tom Crow
Tom Crow, Chairman

Jim Hix
Jim Hix, District 1 Commissioner

Chas Hardy
Chas Hardy, District 2 Commissioner

Vacant, District 3 Commissioner

Marty Seagraves
Marty Seagraves, District 4 Commissioner

Cole Elrod
Cole Elrod, District 5 Commissioner