



Jackson County Board of Commissioners

August 19, 2024 at 6:00 PM
Jury Assembly Room - County Courthouse

AGENDA

1. **Call to Order - Chairman Tom Crow**
2. **Invocation - Kevin Poe, County Manager**
3. **Pledge of Allegiance - Chairman Tom Crow**
4. **Approval of Minutes**
 - A. August 5, 2024 Draft Minutes
To approve the minutes for August 5, 2024
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.
6. **Reports**
7. **Recognitions, Appointments, and Special Items**
 - A. Acceptance of the Keep America Beautiful Grant for MLK Day of Service Program
To recognize the grant that Keep Jackson County Beautiful (KJCB) has received for the MLK Day of Service Program. The grant is \$10,000 and is provided by Keep America Beautiful. KJCB went through a very competitive grant cycle and was one of a few programs awarded the grant. The funds are slated to be used for Commerce Ward 1 Mural Project.
8. **Consent Agenda**
 - A. Jackson County Environmental Health Fees
Adopt an Increase in the Environmental Health Fees as recommended and approved by the Jackson County Board of Health
 - B. Lease Agreement between Cave Springs Baptist Church and Jackson County
To approve lease agreement with Cave Springs Baptist Church related to using portion of church property for Parks & Recreation purposes

C. **Consider proposal from Advantage Behavioral Health Systems to use Opioid Settlement Funds to support their opioid treatment program in Jackson County**

To consider allocating opioid settlement funds to an opioid treatment program Advantage Behavioral Health Systems is running in Jackson County

D. **Award Contract for Construction of Jackson County Airport Terminal**

Award Contract for construction of Jackson County Airport Terminal to Sunbelt Builders in the amount of \$3,195,000 and amend the SPLOST 7 budget to reflect the bid amount awarded.

E. **Award Contract for New Kings Bridge Road Park Construction Manager at Risk (CMAR)**

Award Contract for New Kings Bridge Road Park Construction Manager at Risk (CMAR) to Reeves Young in the amount of \$590,368 for CMAR Agreement General Conditions and 2.95% of Project Construction costs and amend the SPLOST 7 budget to reflect the bid amount awarded.

9. **New Business**

A. **Creation of a Street Light Special Tax District for Hampton Ridge**

To authorize the Chairperson to establish a special tax district for streetlights for Hampton Ridge Subdivision. An application has been submitted by Michael Miller as authorized representative.

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 a portion of Tax Parcel 070/005F, located within the city limits of Arcade. The portion of the tract is 1.828 acres and is owned by Leonard G and Renee F. Swofford, represented by McGrath RentCorp c/o Don Clerici.

10. **Zoning Related Business**

A. **New Business**

1. **MA-24-0132 : Lisa Bond, 158 Bob Mann Road, Maysville; 5.53 acres (Map 060/Parcel 001E)**

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

2. **MA-24-0134 : Frank Bell, 2680 US Highway 441, Commerce; 6.21 acres (Map 024/Parcel 016)**

Request to change the Character Area Map from "Suburban" to "Urban" and to change the Future Land Use Map from "Commercial" to "Industrial"

3. **MA-24-0135 : Earl Dollar, 7212 Winder Highway, Jefferson; 11.845 acres (Map 096/Parcel 015 1)**

Request to leave the Character Area Map as "Agricultural" and change the

Future Land Use Map from "Agricultural/Forestry" to "Intensive Agriculture"

4. **RZ-24-0209 : Joel Cantoran, 654 B Wilson Road, Commerce; 2.67 acres (Map 034/Parcel 033H)**
Request to rezone from A-3 (Agricultural Fringe District) to R-1 (Residential, Low-Density Single-Family District) in order to subdivide into 2 tracts
5. **RZ-24-0213 : Jonathan Loggins, 1174 Apple Valley Road, Commerce; 12.79 acres (Map 049/Parcel 027)**
Request to rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential) in order to subdivide into 6 tracts
6. **SU-24-0064 : Jonathan Loggins, 1309 Porter Road, Commerce; 9.64 acres (Map 064/Parcel 035)**
Request for a Special Use to have an event venue
7. **SU-24-0068 : Tom Crow, 144 Crows Lake Drive, Jefferson; 136.05 acres (Map 069/Parcel 001)**
Request for a Special Use to have an event venue
8. **SU-24-0069 : Tom Crow, 157 Crows Lake Drive, Jefferson; 1.19 acres (Map 069/Parcel 001G)**
Request for a Special Use to have an event venue
9. **SU-24-0070 : Tom Crow, 398 Crows Lake Circle, Jefferson; 13 acres (Map 069/Parcel 001D)**
Request for a Special Use to have an event venue
10. **SU-24-0071 : Tom Crow, Crows Lake Circle, Jefferson; 12 acres (Map 069/Parcel 001E)**
Request for a Special Use to have an event venue
11. **UDC Text Amendment : Amendments within Article 20 of the Unified Development Code**
Amendments within Article 20, Division II, Sec. 2021, which outlines the circumstances necessitating a building permit application.
12. **UDC Text Amendment : Amendments within Article 3 of the Unified Development Code**
Amendments within Article 3, Sec. 3-053 introducing a height criterion for determining the necessity of a fence permit. These amendments will also address the installation of fencing, walls, or retaining walls in drainage easements, and provide additional codes for swimming pool fencing
13. **UDC Text Amendment : Amendments within portions of Article 2 and**

Article 3 of the Unified Development Code

Amendments to Article 2, Division III (Use Definitions), and Article 3, Sections 3-048 and 3-081, clarifying that manufactured homes are intended solely for residential use and prohibit their alteration into accessory structures

14. UDC Text Amendment : Amendments within Article 2 of the Unified Development Code

Amendments to Article 2, Section 219, and Article 2, Table 2-1, to revise the purpose and intent of MH zoning and to eliminate the option to apply for a special use permit for institutionalized residential living and care facilities within MH zoning

15. UDC Text Amendment : Amendments within portions of Article 15 and Article 16 of the Unified Development Code

Amendments to Article 15, Division VI, Sec. 1571 and Article 16, Sec. 1634 in regards to the responsible party for payment of the street light utility for special tax districts

16. UDC Text Amendment : Amendments within Article 23 of the Unified Development Code

Amendments to Article 23, T-30B Street Details: Grouped Mailbox Requirements, to include that mail kiosks must be covered by a canopy

11. Adjournment