



Jackson County Board of Commissioners

August 5, 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:

Chairman Tom Crow

Commissioner Jim Hix, District 1

Commissioner Chas Hardy, District 2

Commissioner Marty Seagraves, District 4

Commissioner Cole Elrod, District 5

Staff Present:

Kevin Poe, County Manager

Gina Roy, Assistant County Manager

Ericka Johnson, Deputy Clerk

Press:

Katelyn Pontzer, Mainstreet News/Jackson Herald

2. **Invocation - Kevin Poe, County Manager**

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. **July 15, 2024 Draft Minutes**

Approve the minutes for July 15, 2024 as prepared

Commissioner Hix moved to approve the minutes for July 15, 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.

No Comments

6. **Reports**

No reports

7. Recognitions, Appointments, and Special Items

A. Proclamation for National Recovery Month

Approve a proclamation proclaiming the month of September as National Recovery Month in Jackson County

Kevin Poe, County Manager, read the proclamation designating September as National Recovery Month. Jennifer Langston, Executive Director of Reboot Jackson, was attendance and was presented the proclamation. Chairman Crow moved to approve the proclamation. Commissioner Hardy seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

8. Unfinished Business

A. 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

Kevin Poe, County Manager, advised this item was presented at the last board meeting, and it was back for reconsideration. Chairman Crow moved to approve the Intergovernmental Agreement between Braselton and Jackson County for the use of the Historic Braselton Gym. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

B. 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

Kevin Poe, County Manager, advised this was on the last agenda and was before the board for reconsideration. Chairman Crow moved to approve the resolution supporting Braselton's efforts to annex the former West Jackson Primary School property. Commissioner Hix seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

C. 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

The staff report was presented by Gina Roy. Staff advised recommended approval with five (5) conditions for RZ-23-0198..

1. An intergovernmental agreement regarding the usage of the Historic Braselton Gym and Hoschton Park must be signed and/or executed by Jackson County Board of Commissioners and Town of Braselton prior to issuance of Certificate of Occupancy.
2. The property and existing structures must undergo a Change of

Occupancy inspection for life safety, approval from State Fire Marshal when applicable, and receive a Certificate of Occupancy before the school opens and begins operation.

3. Any existing condition (at the time of rezoning and special use approval) that does not conform to the "Dimensional Requirements for Zoning Districts" from Table 2-2 of the Jackson County Unified Development Code shall be grandfathered/approved for parcel B01/016. Development of new structures on the site shall not require the non-conformance of existing structures to be eliminated when pertaining to square footage. Any new development must adhere to Section 434 – "Ground Floor Area Limitation" of the Jackson County Unified Development Code, as staff acknowledges that this supersedes "Dimensional Requirements for Zoning Districts" from Table 2-2 of the Unified Development Code.
4. Any changes, enhancements, repairs, additions, or new construction on the property must adhere to Article 4 - Overlay Districts within the Jackson County Unified Development Code as of date of rezone and special use approval.
 - 4a) The signable area of the existing ground monument sign can be replaced to depict the name and/or logo change. If any changes are to be made to the sign base, architectural materials, lighting, and/or size, the sign must adhere to Article 4 - Overlay Districts and Article 7 – Signs and Advertising Devices as of date of rezone and special use approval.
5. Property must go through proper site development review including Georgia Department of Transportation and utilities before a Certificate of Occupancy or Occupational Tax Certificate can be issued.

Chairman Crow moved to approve RZ-23-0198 with the five (5) recommended conditions. Commissioner Elrod seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

D. 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

Gina Roy presented the staff report for SU-23-0058. Staff recommended approval of SU-23-0058 with the same five (5) conditions.

1. An intergovernmental agreement regarding the usage of the Historic Braselton Gym and Hoschton Park must be signed and/or executed by Jackson County Board of Commissioners and Town of Braselton prior to issuance of Certificate of Occupancy.
2. The property and existing structures must undergo a Change of Occupancy inspection for life safety, approval from State Fire Marshal when applicable, and receive a Certificate of Occupancy before the school opens and begins operation.
3. Any existing condition (at the time of rezoning and special use approval) that does not conform to the "Dimensional Requirements for Zoning Districts" from Table 2-2 of the Jackson County Unified Development Code shall be grandfathered/approved for parcel B01/016. Development of new structures on the site shall not require the non-conformance of existing

structures to be eliminated when pertaining to square footage. Any new development must adhere to Section 434 – “Ground Floor Area Limitation” of the Jackson County Unified Development Code, as staff acknowledges that this supersedes “Dimensional Requirements for Zoning Districts” from Table 2-2 of the Unified Development Code.

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 - 4a) The signable area of the existing ground monument sign can be replaced to depict the name and/or logo change. If any changes are to be made to the sign base, architectural materials, lighting, and/or size, the sign must adhere to Article 4 - Overlay Districts and Article 7 – Signs and Advertising Devices as of date of rezone and special use approval.
5. Property must go through proper site development review including Georgia Department of Transportation and utilities before a Certificate of Occupancy or Occupational Tax Certificate can be issued.

Chairman Crow moved to approve SU-23-0058 with the five (5) recommended conditions. Commissioner Hix seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

9. Adjournment

Chairman Crow declared the meeting adjourned at 6:15 p.m.

Work Session Meeting

This portion of the meeting is to facilitate a discussion on matters requiring a more in-depth review, explanation, and analysis. No formal action will be taken on any of the items listed below.

10. Call to Order

The work session was called to order at 6:15 p.m.

11. New Business

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

Kevin Poe, County Manager, presented the staff report to increase the environmental health fees as recommended by the Jackson County Board of Health. The fees ultimately should be approved by the local government. Mr. Poe told the board the last fee increase was in 2008.

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

Kevin Poe reminded members this was a lease agreement to take over property at Cave Springs Baptist Church for Parks & Recreational use. The property has a covered pavilion and kitchen, restroom facilities, and an area that was already graded. The proposed lease agreement would address using the portion of property to be leased, and was for one-year with an automatic renewal. Mr. Poe explained the county would make some improvements; however, the county will be reimbursed for all capital improvements. Jackson County will maintain the property and pay for all utilities. Mr. Poe acknowledged this would be a public park. However, the church will be allowed to use the park for church-related events. A survey was completed, and the property consisted of over eleven (11) acres. Mr. Poe reported \$300,000 was budgeted in the FY 2024 Budget for renovations and \$40,000 per year for operational costs.

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

Kevin Poe advised the county was receiving settlement funds from the Opioid Settlement Funds from various companies in the amount of \$542,339. He added Advantage Behavioral Health Systems was requesting \$150,000 of the Opioid Settlement funds to continue the Jackson County Peer Advocacy & Connection Team (PACT). The BOC approved funding in 2023 to start the program in Jackson County. Funds had also been allocated for Reboot Jackson. Both organizations were working hard to bring an end to the opioid crisis.

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.

Kevin Poe advised that staff had solicited proposals for the construction of the Jackson County Airport Terminal. Four (4) proposals were received. The proposals were reviewed by a committee. Based on the committee's review, it was recommended to award the contract to Sunbelt Builders in the amount of \$3,195,000. Mr. Poe told the board that the Senior Center and Animal Control were other current county projects by being completed by Sunbelt Builders. The proposed funding source was from SPLOST 7. Funds would also be received from the Georgia Department of Transportation and from the Federal Aviation Administration and staff anticipated a large funding award.

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.

Kevin Poe, County Manager, advised that staff had received sealed proposals for Construction Manager at Risk for the New Kings Bridge Road Park. A total of four proposals were received and ranked. The highest score was Reeves Young in the amount of \$590,368. Mr. Poe recommended approval.

12. Executive Session

**A. Need for Executive Session to Discuss Real Estate
To meet in closed session to discuss real estate**

Chairman Crow advised the board would meet in closed session to discuss real estate. He noted no action would be taken after the session. He thanked those in attendance for attending the meeting.

After meeting in closed session for twenty-two minutes, the board exited the closed session with no action to report.

13. Adjournment

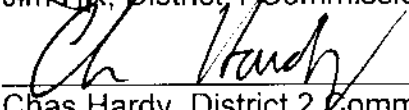
Chairman Crow adjourned the meeting at 6:53 p.m.

Jackson County Board of Commissioners
Approved: August 19, 2024

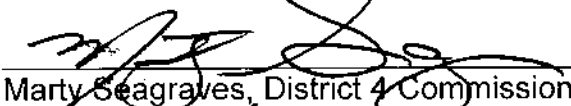



Tom Crow, Chairman


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