

Jackson County Board of Commissioners

September 16, 2024 at 6:00 PM
Jury Assembly Room - County Courthouse

MINUTES

1. **Call to Order -Vice-Chairman Chas Hardy**

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

Commissioners Present: Commissioner Jim Hix, District 1
Commissioner & Vice Chairman 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
Jamie Dove, Public Development Manager
Ericka Johnson, Deputy Clerk

Press: Mike Buffington, Mainstreet News/Jackson Herald

2. **Invocation - Commissioner Jim Hix**

Kevin Poe, County Manager, gave the invocation.

3. **Pledge of Allegiance - Led by Commissioner Hix**

Commissioner Jim Hix led The Pledge of Allegiance.

4. **Approval of Minutes**

A. **August 19, 2024 Draft Minutes**

To approve the minutes for August 19, 2024

Commissioner Hix moved to approve the minutes for August 19, 2024. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 4 – 0)

B. **September 4, 2024 Draft Minutes**

To approve the minutes for the September 4, 2024 called board meeting

Commissioner Hix moved to approve the minutes for September 4, 2024. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 4 – 0)

C. **September 9, 2024 Draft Minutes**

To approve draft minutes documenting an opportunity for the public to attend and ask questions regarding the FY 2025 Proposed Budget

Commissioner Hix moved to approve the minutes for September 9, 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 public comments.

6. Reports

There were no reports.

7. Unfinished Business

**A. Public Hearing - Adopt Fiscal Year 2025 Budget Resolution
To adopt the fiscal year 2025 budget resolution**

Kevin Poe, County Manager, presented a resolution for the adoption of the FY 2025 Budget. He reviewed the budget, which totaled \$88.4 million dollars, a decrease of \$1.3 million from the prior year. The millage rates were reduced in both the unincorporated and incorporated areas. The budget included a total of \$13 million dollars in general capital projects. The total annual budget for all funds was \$135 million dollars. The budget included a pay adjustment for employees, funding for retirement and benefits , new staff, new equipment and vehicles. The largest decrease in expenses was in the debt service payments. Staff recommended approval.

Chip Ferguson, County Attorney, opened the public hearing to receive comment on the FY 2025 Budget. There were no comments and the public hearing was closed.

Commissioner Hix moved to approve the Budget Resolution adopting the FY 2025 Budget as presented. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 4 – 0)

**B. Public Hearing - Adopt County Millage Rate Forms (PT32.1), Certification (Form PT-35), and Tax Levy Resolution for Tax Year 2024
The County must adopt the PT32.1 and PT-35 County Millage Rate Certification forms and Tax Levy Resolution as required by the State of Georgia.**

Kevin Poe, County Manager, advised three forms were needed to adopt the county millage rates. These forms were the Tax Levy for 2024; Forms PT-32.1 form and Form PT 35. He reviewed the millage rates. In the unincorporated area, the reduced millage rate was 5.571 mills. And, for the incorporated area, the millage rate was 6.948 mills. He noted the Jackson County Board of Education levied 15.395 mills for maintenance and operation and 2.6 mills for their school bond payments. Mr. Poe also reminded members this included the levying of the millage rates adopted by the various fire districts in Jackson County.

Chip Ferguson, County Attorney, opened the public hearing for comment. There were no comments and the public hearing was closed. Commissioner Hix moved to approve the PT 32.1, PT 35, and the Tax Levy Resolution. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 4 – 0)

8. **New Business**

A. **GDOT SFY26 5311 Transit Grant Application**
To approve the GDOT SFY26 5311 Grant Application

Commissioner Hix moved to approve the Georgia DOT SFY26 5311 Transit Grant Application. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 4 – 0)

B. **Jackson County Transit Title IV Plan Update**
Update of the Title VI Plan for Jackson County Transit

Commissioner Hix moved to approve the Jackson County Transit Title IV Plan Update. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 4 – 0)

C. **Objection to Jefferson Annexation/Rezoning R-24-12 and CU-24-J02**
Objection to the August 27, 2024 Notice of Annexation and Rezoning and Conditional Use Request Jefferson Reference R-24-12 and CU-24-J02

Jamie Dove, Public Development Director, acknowledged receipt of an annexation request from Jefferson regarding two (2) special event venues on land along Storey Porter Road. Ms. Dove presented a resolution as a form of objection to the City of Jefferson. Commissioner Hix moved to approve the Objection to the Jefferson Annexation/Rezoning R-24-12 and CU-24-J02. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 4 – 0)

D. **Capital Improvement Element (CIE) and Community Work Program Annual Update**
An annual update of the Capital Improvement Element (CIE) and Community Work Program is required by the Georgia Department of Community Affairs (DCA).

Jamie Dove, Public Development Director, presented the staff report for the annual update of the Capital Improvement Element (CIE) and Community Work Program as required by the Georgia Department of Community Affairs (DCA). She reported staff had amended the four tables that detail the "schedule of improvements" for the four categories/service areas that collect impact fees. The tables were within a five-year range, so they needed to be amended to show said schedules from 2025-2029. Table 6, Funds for the EMS Building Space, were now being earmarked for EMS Station #2, rather than a new EMS Station #7, and Table 9, Funds for EMA and 911 Building Space, was amended in terms of start and end dates. Other updates included: Table 12, Funds within Park and Open Space Land Acquisition, was amended in terms of start and end date. Table 13, Road Projects Eligible for Funding with Development Impact Fees, was amended to show the completion of Project IDs A1 and A2 (Full-scale improvements at the intersection of Skelton Road and SR 124 and Full-scale improvements at the intersection of Skelton Road and SR 332). Table 14, Schedule of Improvements for Roads, was amended to remove the noted projects above, as they were completed, and add a new project: Project ID G, intersection improvements for Hoods Mill Road and Waterworks Road.

Chip Ferguson, County Attorney, opened the public hearing for comment. There were no comments, and the public hearing was closed. Commissioner Hix moved to approve the Capital Improvement Element (CIE) and Community Work Program Annual Update as presented. Commissioner Seagraves seconded the motion. The vote was taken and

the motion passed unanimously. (Vote 4 – 0)

- E. **Consider Approval of On-system and Off-system Roadways for Jackson County and authorize the Chairman to sign the LOR.**
To approve the list of roadways for the use of speed detection devices.

Gina Roy, Assistant County Manager, presented a request for the approval of the on-system and off-system roadways in Jackson County. The Georgia Department of Transportation (GDOT) had completed its annual update of the list of roadways for Jackson County. The list covered both on-system and off-system routes. The latest revision included the addition of Highway 332 and Skelton Road school zones. This update has been made to reflect the latest changes in the county's transportation infrastructure.

Commissioner Hix moved to approve the On-system and Off-system Roadways for Jackson County and authorize the Chairman to sign the LOR. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 4 – 0)

9. **Zoning Related Business**

A. **New Business**

1. **MA-24-0137 : Will White, Woods Bridge Road, Commerce; 9.47 acres (Map 048/Parcel 021A)**
Request to change the Character Area Map from "Rural" to "Suburban" and keep the Future Land Use Map as "Residential"

Jamie Dove, Public Development Director, presented the staff report. The applicant requested a map amendment from rural to suburban, in order to rezone to an R-1 or R-2 designation. The Planning Staff and Planning Commission recommended approval. Chip Ferguson, County Attorney, opened the public hearing for comment. Will White, 425 Spring Street, Gainesville, GA addressed the board in support of the application. He planned to seek an R-1 designation. He also reported his neighbors were opposed; however, he elected to eliminate two lots for a total of ten (10). There was no opposition and the public hearing was closed.

Commissioner Hardy moved to approve MA-24-0137. Commissioner Hix seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 4 – 0)

2. **MA-24-0136 : Barry Lord, US Highway 441 South/Ed Bennett Road, Nicholson; 9.18 acres (Map 017/Parcel 025)**
Request to keep the Character Area Map as "Suburban" and change the Future Land Use Map from "Residential" to "Commercial"

Jamie Dove, Public Development Director, presented the staff report for MA-24-0136. The applicant requested a map change from residential to commercial. Ultimately, the applicant will seek a rezone in order to make a commercial use of the property in the future. The property is in the East Jackson Overlay District. The Planning Staff and the Planning Commission recommended approval.

Chip Ferguson, County Attorney, opened the public hearing for comment. Barry Lord, 437 Sam Brown, representing the owner, explained the owner would like to relocate his

business. There was no opposition and the public hearing was closed. Commissioner Seagraves moved to approve MA-24-0136. Commissioner Elrod seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 4 – 0)

3. **RZ-24-0214 : Lisa Sweat, 2832 Commerce Road, Jefferson; 3.42 acres (Map 051/Parcel 046B)**
Request to rezone from A-1 (Agricultural Rural Fringe District) to CRC (Community Retail Commercial) in order to construct an office

Jamie Dove, Public Development Director, presented the staff report for RZ-24-0214.

The applicant requested approval of a rezone from A-1 to CRC in order to relocate a tree business. Ms. Dove advised a constitutional objection letter was submitted, along with the application. The Planning Staff and Planning Commission recommended approval.

Chip Ferguson, County Attorney, opened the public hearing for comment. Jeff Haley, 583 Mauldin Road, spoke in support of the application. He added there was an adjoining commercial property and this property actually had three (3) septic tanks, and a well. There was no opposition and the public hearing was closed. Commissioner Seagraves moved to approve RZ-24-0214. Commissioner Elrod seconded the motion. The vote was taken and the motion passed unanimously. (Vote 4 – 0)

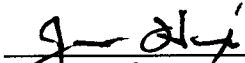
10. **Adjournment**

Vice-Chairman Hardy declared the meeting adjourned at 6:32 p.m.

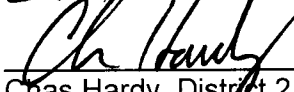
Jackson County Board of Commissioners
Approved: October 7, 2024



Tom Crow, Chairman

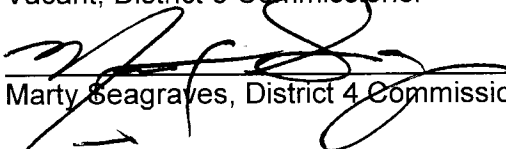


Jim Hix, District 1 Commissioner



Chas Hardy, District 2 Commissioner

Vacant, District 3 Commissioner



Marty Seagraves, District 4 Commissioner

Cole Elrod, District 5 Commissioner



Attest: 

Ericka Johnson, Deputy Clerk