



Jackson County

Board of Commissioners

November 18, 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 - Commissioner Marty Seagraves**
4. **Approval of Minutes**
 - A. November 4, 2024 Draft Minutes
To approve the minutes for November 4, 2024, as presented
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. **Consent Agenda**
 - A. Award Bid for County Courthouse Cooling Tower Replacement
To award bid to complete County Courthouse Cooling Tower Replacement (Project # 250006)
 - B. Award Contract for Fleet Maintenance & Public Works Facility CMAR
Award Contract for Fleet Maintenance & Public Works Facility Construction Manager at Risk (CMAR) to Reeves Young in the estimated amount of \$818,608 (Base Bid of \$590,608 + 2.85% of Construction Cost [\$228,000]) and amend the Capital Fund budget to reflect the bid amount awarded.
8. **Unfinished Business**
 - A. Maysville Fire District Resolution
To consider approving a Resolution that restates and clarifies the duties and functions of the Maysville Fire District Board
9. **New Business**

- A. SFY 2025 Aging Services contract with the Northeast Georgia Regional Commission
This is a contract for the Jackson County Senior Center to provide aging services to persons aged 60 or older for outreach, nutrition, transportation, educational, recreation and other activities as described in the contract.
- B. Creation of a Street Light Special Tax District for Eagles Crest
To authorize the Chairperson to establish a special tax district for street lights for Eagles Crest Subdivision. An application has been submitted by Genuine Mapping and Design, LLC as authorized representative.
- C. Creation of a Street Light Special Tax District for Creekside
To authorize the Chairperson to establish a special tax district for street lights for Creekside Subdivision. An application has been submitted by Genuine Mapping and Design, LLC as authorized representative.
- D. Annual Update to the Capital Improvements Element (CIE) of the Comprehensive Plan
The Northeast Georgia Regional Commission (NEGRC) and the Georgia Department of Community Affairs (DCA) have reviewed and approved the draft update to the Jackson County Capital Improvements Element (CIE) of the Comprehensive Plan. The final step is to sign the resolution that has been prepared to adopt the update.
- E. Consider revision to the Jackson County Defined Benefit Retirement Plan
To request that the Commission approve a change to the plan document that governs the Jackson County Government Defined Benefit(DB) Retirement Plan effective December 1, 2024

10. Zoning Related Business

- A. New Business
 - 1. MA-24-0133 : David Elder, US Highway 441 South, Commerce; 13.11 acres (Map 023/Parcel 030)
Request to change the Character Area Map from "Rural" to "Urban" and change the Future Land Use Map from "Residential" to "Commercial"
 - 2. RZ-24-0212 : Stanton Porter, 8167 Highway 124, Hoschton; 15.61 acres (Map 112/Parcel 020)
Request to rezone from A-2 (Agricultural Rural Farm District) to HRC (Highway Retail Commercial) in order to develop a convenience store, self-service storage facility, and a baseball training facility
 - 3. SU-24-0067 : Stanton Porter, 8167 Highway 124, Hoschton; 15.61 acres (Map 112/Parcel 020)

Request for a Special Use in order to have outdoor storage and/or display within the overlay district

4. RZ-24-0216 : Florencia Martinez, 1323 Archer Grove School Road, Athens; 3.54 acres (Map 030/Parcel 023)
Request to rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential) in order to subdivide into 2 tracts
5. RZ-24-0217 : Kristy Skinner, Potts Road, Jefferson; 14.15 acres (Map 037/Parcel 016E)
Request to rezone from PCFD (Planned Commercial Farm District) to A-2 (Agricultural Rural Farm District) in order to subdivide into 3 tracts
6. RZ-24-0218 : James Bouchard, 4689 Maysville Road, Commerce; 3.79 acres (Map 033/Parcel 053A)
Request to rezone from A-2 (Agricultural Rural Farm District) to HRC (Highway Retail Commercial) in order to accommodate future commercial uses permitted within the HRC zoning
7. RZ-24-0219 : Stanton Porter, Commerce Road/Wilhite Road, Jefferson; 11.77 acres (Map 051/Parcel 082)
Request to rezone from A-2 (Agricultural Rural Farm District) to R-3 (Residential, Multiple-Family District) in order to develop a 66-unit townhouse development
8. RZ-24-0220 : Lisa Bond, 158 Bob Mann Road, Maysville; 5.53 acres (Map 060/Parcel 001E)
Request to rezone from A-2 (Agricultural Rural Farm District) to MH (Manufactured Housing District) in order to subdivide into 2 tracts
9. RZ-24-0221 : Duc Nguyen, 5505 Highway 124, Hoschton; 1.58 acres (Map 105/Parcel 004D)
Request to rezone from A-2 (Agricultural Rural Farm District) to CRC (Community Retail Commercial District) in order to develop a dental office and commercial rental space
10. RZ-24-0222 : McGrath RentCorp, 420 Ethridge Road, Jefferson; 11.9 acres (Map 070/Parcel 005F)
Request for the A-2 (Agricultural Rural Farm District) zoning as part of the de-annexation process from the City of Arcade
11. RZ-24-0224 : Allan Johnston, Harris Lord Cemetery Road, Commerce; 5.32 acres (Map 012/Parcel 025G2)
Request to rezone from A-2 (Agricultural Rural Farm District) to MH (Manufactured Housing District) in order to subdivide into 2 tracts

12. SU-24-0072 : David Ellison, Chandler Bridge Road, Athens; 374.29 acres (Map 017/Parcel 067A)
Request for a Special Use for mining, quarrying, or resource extraction
13. SU-24-0073 : David Ellison, Chandler Bridge Road, Athens; 343.71 acres (Map 017/Parcel 067)
Request for a Special Use for mining, quarrying, or resource extraction
14. SU-24-0074 : David Ellison, US Highway 441 South, Athens; 55.08 acres (Map 017/Parcel 070A)
Request for a Special Use for mining, quarrying, or resource extraction
15. SU-24-0075 : David Ellison, 10406 Commerce Road, Athens; 63.03 acres (Map 017/Parcel 081)
Request for a Special Use for mining, quarrying, or resource extraction
16. SU-24-0076 : David Ellison, 352 Fitzpatrick Road, Athens; 14.5 acres (Map 017/Parcel 068D2)
Request for a Special Use for mining, quarrying, or resource extraction
17. SU-24-0077 : David Ellison, 173 Family Pond Road, Athens; 12.41 acres (Map 017/Parcel 068K)
Request for a Special Use for mining, quarrying, or resource extraction
18. SU-24-0078 : David Ellison, 309 Family Pond Road, Athens; 9 acres (Map 017/Parcel 068M)
Request for a Special Use for mining, quarrying, or resource extraction
19. SU-24-0079 : David Ellison, 71 Family Pond Road, Athens; 15.13 acres (Map 017/Parcel 068J)
Request for a Special Use for mining, quarrying, or resource extraction

11. Adjournment