



Jackson County Board of Commissioners

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

MINUTES

1. Call to Order - Commissioner Chas Hardy

Commissioner Chas Hardy called the meeting to order at 6:00 p.m.

Commissioners Present: Commissioner Jim Hix, District 1
Commissioner Chas Hardy, District 2
Commissioner Ty Clack, District 3
Commissioner Marty Seagraves, District 4
Commissioner Cole Elrod, District

Staff Present: Kevin Poe, County Manager
Gina Roy, Assistant County Manager
Jamie Dove, Public Development Manager
Ericka Johnson, Deputy Clerk

Press: Mike Buffington, Jackson Herald/Mainstreet News

2. Invocation - Kevin Poe, County Manager

Kevin Poe, County Manager, gave the invocation.

3. Pledge of Allegiance - Commissioner Cole Elrod

Commissioner Cole Elrod led the Pledge of Allegiance.

4. Approval of Minutes

A. December 2, 2024 Draft Minutes

To approve the minutes for December 16, 2024

Commissioner Hix moved to approve the minutes for December 2, 2024. Commissioner Clack 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.

There were no comments.

6. Reports

There were no reports.

7. Consent Agenda

Commissioner Hix moved to approve the Consent Agenda as presented. Commissioner Clack seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

- A. Approve proposal for Architectural Design services for New Kings Bridge Park
Approve Hussey Gay Bell to provide architectural services for the New Kings Bridge Park
- B. First Amendment to Purchase and Sale Agreement with the Jackson County Board of Education
To consider approval of First Amendment to the Purchase and Sale Agreement with the Jackson County BOE for property being purchased off of Boone Road
- C. Inmate Medical Services Contract for Correctional Institute
To approve amendment to the CorrectHealth Jackson, LLC agreement to provide inmate medical services to the Jackson County Correctional Institute for Calendar Year 2024
- D. Approve Architectural Services proposal for the addition and renovations to the Historic Braselton Gym
To approve a design services contract with Hussey Gay Bell for architectural design services related to the addition and renovations to the Braselton Historic Gym.
- E. Approve proposal for Architectural Design Services for new EMS Headquarters Station #2
To approve proposal from Goodwyn Mills Cawood for Professional Architectural Services for the new EMS Headquarters Station #2

8. New Business

- A. Request for Alcohol License for 42 Platinum, Inc.
To request for approval of the Class A-1, A-2, F-1 and F-2 Alcohol License for Platinum 42, Inc. in unincorporated Jackson County.

Jamie Dove, Public Development Director, presented a request for an alcohol license for 42 Platinum, Inc. 42 Platinum, Inc. requested approval of licenses for Class A-1, A-2, F-1 and F-2. Ms. Dove reported all required documentation had been submitted and reviewed by staff. There will be three, full-time employees, which background checks were reviewed by GBI and FBI. She also noted that the property had been inspected for site conformance and had met all requirements by the Jackson County Building Department and the Chief Building Official.

Chip Ferguson, County Attorney, opened the public hearing for comment. There were comments and the public hearing was closed. Commissioner Clack moved to approve the request. Commissioner Elrod seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

- B. Request to Dedicate Roads and Right-of-Way within Bentwater Subdivision, Phase 2
To request the acceptance of the roads and right-of-way within Bentwater Subdivision, Phase 2. See deed and final plat attached.

Jamie Dove, Public Development Director, presented the staff report on the request. She reported the development was ready to deed the roadways to county ownership. The roads were inspected and approved by Road Superintendent Jeff Bridges. Phase 2 consisted of 85 lots, located on Hwy. 124. There were no questions from the board. Commissioner Elrod moved to approve the request. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

**C. Amendment to Health Services Agreement with Southern Health Partners, Inc.
To approve an amendment to the Health Services Agreement with Southern Health Partners for inmate medical care at the jail.**

Kevin Poe, County Manager, presented the staff report. This was a request to approve an amendment to the Health Services Agreement with Southern Health Partners for inmate medical care at the jail. The board of commissioners currently had a Health Services Agreement with Southern Health Partners, Inc. (SHP) to provide medical care. SHP proposed that the agreement be amended to increase the base fee and per diem rate by 4% for the period March 1, 2025 through February 28, 2026 as provided for in the existing contract. The new annual fee based on the new rate will be \$814,423.

Commissioner Hardy moved to approve the request. Commissioner Hix seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

**D. Renewal of Legal Services Agreement between Atkinson Ferguson, LLC and Jackson County Board of Commissioners
To approve renewal of Legal Services contract with Atkinson Ferguson, LLC.**

Kevin Poe, County Manager, presented a request for the renewal of the legal services agreement with Atkinson Ferguson, LLC. The proposed renewal included an increase in the monthly flat rate from \$12,500 to \$15,000. This flat rate had not been increased since August of 2023. Per the resolution hiring Atkinson Ferguson as the County Attorney, the fee structure could be revisited on an annual basis as Jackson County's legal needs evolve.

Commissioner Seagraves moved to approve the renewal of Legal Services Agreement with Atkinson Ferguson, LLC. Commissioner Hix seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

**E. Renew contract with Southeast Corrections, LLC for Private Probation Services
To approve the renewal of the Professional Services Agreement with Southeast Corrections, LLC**

Kevin Poe, County Manager, presented the staff report on a request to renew the contract with Southeast Corrections, LLC for private probation services. Southeast Corrections, LLC had provided private probation services for the Superior, State and Magistrate Courts for the past five (5) years. Mr. Poe advised it was time to renew their contract in order for them to continue to provide these services. He also added the Chief Judge of the Courts requested that the County approve the renewal of the contract and that the Chairman be authorized to sign the agreement. It was confirmed that the probationers pay all the fees for these services.

Commissioner Hardy moved to approve the request. Commissioner Hix seconded the

motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

9. Zoning Related Business

A. Unfinished Business

1. 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

Jamie Dove, Public Development Director, advised that the board had previously held the public hearing on this request. She gave an update on a visit made by Code Enforcement to the property. The Planning Staff and Planning Commission had recommended approval with one (1) condition.

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

Commissioner Seagraves moved to approve RZ-24-0216 with the one (1) recommended condition as stated. Commissioner Clack seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

B. New Business

1. 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

Jamie Dove, Public Development Director, advised that RZ-24-0212 and SU-24-0067 were related and asked if the applicant wished to combine the public hearings. The applicant agreed to combine the public hearings on the requests. Ms. Dove presented the staff report for RZ-24-0212. She said the applicant requested approval of a rezone from A-2 to HRC and a Special Use application for outside storage in West Jackson Overlay District. The property was located on Hwy. 124. She acknowledged opposition letters had been received. She also acknowledged receipt of constitutional rights from the applicant as well as from the opposition. She also informed the board that the request for a truck drop lot was withdrawn on August 1, 2024. Concerning RZ-24-0212, the Planning Staff recommended approval with four (4) conditions.

1. No semi-trailers, tractor-trailers, intermodal containers, or similar types of equipment may be stored on the property.
2. The use "parking lot for trucks", off-site, as outlined under Article 2, Table 2-1, is not permitted as a use.
3. If an indoor recreational facility is developed on the property, it may operate only during the following hours:
Monday through Saturday: 7:00 AM to 9:00 PM
Sunday: 9:00 AM to 7:00 PM
4. If a self-service storage facility is developed on the property, it must comply with Article 3, Section 3-112 – Self-Service Storage Facility

The Planning Commission recommended denial of the request. Concerning the Special Use for outside storage, the Planning Staff recommended denial; however, if the board

were to consider approval, staff recommended six (6) conditions.

1. Outdoor storage and/or display must be in connection with a specific use defined by Article 2 Table 2-1. Outdoor storage and/or display is not permitted as its own independent use.
2. If a self-service storage facility is developed on the property, outdoor storage and/or display shall not exceed 25 percent of the total developed area of the facility per Article 3 Sec. 3-112. – Self-Service Storage Facility.
3. If a convenience store is developed on the property, outdoor storage and/or display shall be restricted to items sold by the store and limited to the front entrance area. Examples include propane tanks, ice coolers, and temporary seasonal sales.
4. If the property is developed for other permitted uses within this zoning, any outdoor storage and/or display shall be limited to 25% of the facility's total developed area.
5. If the property is developed for other permitted uses within this zoning, any outdoor storage and/or display must comply with the required minimum front, side, and rear yard setbacks specific to the zoning district.
6. Outdoor storage and/or display areas shall be screened from public view and adjacent properties by a solid fence and landscaping, in accordance with the applicable standards in Article 12 of the Jackson County UDC

Chip Ferguson, County Attorney, opened the public hearing for comment. Stanton Porter, 73 Church Street, Winder, GA spoke in support of the request. He advised the request originally was for a drop lot. However, now the request had nothing to do with tractor trailers, but he proposed a convenience store. He noted this was not a request for any type of variance. Jerry Edson, 628 Winder Highway, spoke advising the church had purchased the property and now planned to sell. it.

Mr. Ferguson called for opposition. Dara Hugo, 30 Happy Chair Lane, Hoschton, GA spoke in opposition. And, Teresa Rodgers, 219 McEver Lane, Hoschton, GA also spoke in opposition. The applicant did not have anything to add for rebuttal, and the public hearing was closed. Commissioner Clack advised that he had worked with both parties to hear concerns and he felt the conditions presented will create the best use for this subject property. Commissioner Clack moved to approve RZ-24-0212 with the following conditions.

1. No semi-trailers, tractor-trailers, intermodal containers, or similar types of equipment may be stored on the property
2. If an indoor recreational facility is developed on the property, it may operate only during the following hours:
 - Monday through Saturday: 7:00 AM to 9:00 PM
 - Sunday: 9:00 AM to 7:00 PM
3. If a self-service storage facility is developed on the property, it must comply with Article 3, Section 3-112 – Self-Service Storage Facility.
4. The zoning buffer is required to be a minimum of 65 feet. Within the 65-foot zoning buffer, the initial 50 feet (closest to the abutting residential uses) is to remain undisturbed. The remaining 15-foot is to be utilized for one row of “Green Giant” plantings and fencing for the structural buffer.
 - a. The 15-foot building setback is not in addition to the zoning buffer, but will rather be placed within the zoning buffer, as required by the Jackson County Unified Development Code.
 - b. Green Giant tree plantings are to consist of trees that will have a 12'-18' base width at maturation. These trees are to be planted 4'-6' apart and in a single row. All trees are to be a minimum of 8' above ground at planting. Those

planted around the outdoor boat and RV storage are to be a minimum of 12' above ground at planting. This designation must be noted on the site-development or land disturbance plan at the time of review.

c. Required height of fencing is 8' with screening. Fence must be vinyl-coated chain-link fencing with fence-appropriate slats (not mesh) for screening purposes.

Fence is required to extend along Maddox Road for the duration necessary to screen the detention pond.

5. The following uses, as outlined under Article 2, Table 2-1, are not to be permitted as a use on this parcel:

- 1.1. Caretaker or night watchman residence
- 1.2. Community food or housing shelter, accessory to church or place of worship, or crisis center
- 1.3. Greenhouse or nursery (private, no retail sales)
- 1.4. Hunting and fishing preserve club
- 1.5. Riding stable, private
- 1.6. Timber harvesting
- 1.7. Live-work unit
- 1.8. Cemetery, excluding mausoleum
- 1.9. Community food or housing shelter (nonprofit) or crisis center (nonprofit)
- 1.10. Continuing care retirement community
- 1.11. Institutionalized residential living and care facility, serving more than 15 persons
- 1.12. School, trade
- 1.13. Appliance repair
- 1.14. Auction house or auction yard
- 1.15. Automobile or other vehicle repair or paint
- 1.16. Automobile or other vehicle sales, rental, lease
- 1.17. Automobile or other vehicle service or wash
- 1.18. Bail bonding or bondsperson
- 1.19. Body piercing
- 1.20. Botanical garden
- 1.21. Broadcasting, television, radio, movie studio
- 1.22. Building materials sales
- 1.23. Camp or campground
- 1.24. Consumer fireworks retail sales facility
- 1.25. Contractor's establishment
- 1.26. Driving school, auto, truck, etc.
- 1.27. Equipment rental center
- 1.28. Exterminator or pest control service
- 1.29. Farm equipment and implement sales
- 1.30. Flea, farmer or other outdoor market
- 1.31. Funeral home, mortuary, or mausoleum
- 1.32. Gasoline station including automobile repair
- 1.33. Greenhouse (wholesale or retail commercial)
- 1.34. Kennel or pet boarding facility
- 1.35. Landscaping company
- 1.36. Laundromat
- 1.37. Lodging service, including extended stay
- 1.38. Manufactured or industrialized building sales
- 1.39. Micro-brewery
- 1.40. Open air business
- 1.41. Parking lot for trucks, off-site
- 1.42. Parking structure
- 1.43. Pawn shop
- 1.44. Payday loan establishment

- 1.45. Recreational vehicle dealer
- 1.46. Recreational vehicle park
- 1.47. Restaurant, with drive-through
- 1.48. Retreat center
- 1.49. Security service, including armored vehicle
- 1.50. Tattoo studio
- 1.51. Taxi-cab or limousine or bus service
- 1.52. Taxidermist
- 1.53. Tow service
- 1.54. Truck stop
- 1.55. Utility Company
- 1.56. Vapor bar or vapor lounge
- 1.57. Vehicle emission testing facility
- 6. For construction purposes, cedar posts would be permissible to be utilized for aesthetics. These shall only be used in situations where a covered porch is connected to the exterior of the building.
- 7. The large, existing Oak tree that is established across from intersection of Old Maddox Road and Maddox Road is to not be removed unless said tree is to die of natural causes or poses a significant safety threat. The tree would also be eligible to be removed in the event that its location is where the access point needs to go to meet Jackson County Unified Development Code requirements for site distance and driveway separation.
- 8. A junk or salvage yard is not to be permitted as a use on this parcel. The storage/lease agreement that will be provided to those customers utilizing the self/outdoor storage business must be submitted to Jackson County Public Development staff prior to obtaining an occupational tax certificate.
- 9. Trash pick-up shall be limited to between 7:00 a.m. and 10:00 p.m.

Commissioner Hardy seconded the motion. The vote was taken and the motion passed. Commissioners Clack, Elrod, Hardy, and Seagraves voted in favor of the motion. Commissioner Hix voted against the motion. (Vote 4 – 1)

2. 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

Commissioner Clack moved to approve with SU-24-0067 with the following conditions.

- 1. Outdoor storage and/or display must be in connection with a specific use defined by Article 2 Table 2-1. Outdoor storage and/or display is not permitted as its own independent use.
- 2. If a self-service storage facility is developed on the property, outdoor storage and/or display shall not exceed 25 percent of the total developed area of the facility per Article 3 Section 3-112, Self-Service Storage Facility.
- 3. If the property is developed for other permitted uses within this zoning, any outdoor storage and/or display must comply with the required minimum front, side, and rear yard setbacks specific to the zoning district.
- 4. The zoning buffer is required to be a minimum of 65 feet. Within the 65-foot zoning buffer, the initial 50 feet (closest to the abutting residential uses) is to remain undisturbed. The remaining 15-foot is to be utilized for one row of "Green Giant" plantings and fencing for the structural buffer.
 - a. The 15-foot building setback is not in addition to the zoning buffer, but will

rather be placed within the zoning buffer, as required by the Jackson County Unified Development Code.

b. Green Giant tree plantings are to consist of trees that will have a 12'-18' base width at maturation. These trees are to be planted 4'-6' apart and in a single row. All trees are to be a minimum of 8' above ground at planting. Those planted around the outdoor boat and RV storage are to be a minimum of 12' above ground at planting. This designation must be noted on the site-development or land disturbance plan at the time of review.

c. Required height of fencing is 8' with screening. Fence must be vinyl-coated chain-link fencing with fence-appropriate slats (not mesh) for screening purposes. Fence is required to extend along Maddox Road for the duration necessary to screen the detention pond.

5. Any outside storage in connection with the proposed convenience store must be positioned internal to the site (not on the sides of building directly fronting Maddox Road or Highway 124) and must require brick screening.
6. A junk or salvage yard is not to be permitted as a use on this parcel. The storage/lease agreement that will be provided to those customers utilizing the self/outdoor storage business must be submitted to Jackson County Public Development staff prior to obtaining an occupational tax certificate.

Commissioner Hardy seconded the motion. The vote was taken and the motion passed. Commissioners Clack, Elrod, Hardy, and Seagraves voted in favor of the motion. Commissioner Hix voted against the motion. (Vote 4 – 1)

3. **MA-24-0139 : Stanton Porter, Highway 124 W, Jefferson; 1.94 acres (Map 094/Parcel 017G)**

Request to change the Character Area Map from "Agriculture" to "Urban" and change the Future Land Use Map from "Residential" to "Commercial"

Jamie Dove, Public Development Director, advised MA-24-0139 and MA-24-0140 were the same project and she asked if the board wished to combine the public hearings. The board and the applicant agreed to combine the public hearings. She then presented the staff report. She explained both properties were located along Hwy. 124. The applicant requested approval to go to a character area of agricultural to a character area of urban and a future land use from residential to commercial. The Planning Staff and the Planning Commission recommended approval of the requests.

Chip Ferguson, County Attorney, opened the public hearing for comment. Stanton Porter, 703 Church Street, Winder, GA spoke in support of the requests. There was no opposition to the requests and the public hearing was closed. Commissioner Elrod moved to approve MA-24-0139. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

4. **MA-24-0140 : Stanton Porter, Highway 124 W, Jefferson; 5.15 acres (Map 094/Parcel 017D)**

Request to change the Character Area Map from "Agriculture" to "Urban" and change the Future Land Use Map from "Residential" to "Commercial"

Commissioner Elrod moved to approve MA-24-0140. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

5. RZ-24-0215 : Rebecca Quintana, 885 Swain Road, Commerce; 6 acres (Map 013/Parcel 010A2)

Request to rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential) in order to subdivide into 2 tracts

Jamie Dove, Public Development Director, acknowledged receipt of a letter for withdrawal. Commissioner Seagraves moved to accept the withdrawal letter for RZ-24-0215. Commissioner Hardy seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

6. RZ-24-0211 : Barry Lord, 2572 Sandy Creek Road, Commerce; 6.83 acres (Map 002/Parcel 010B)

Request to rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential District) in order to subdivide into 3 tracts

Jamie Dove, Public Development Director, presented the staff report for RZ-24-0211. The applicant requested approval of a rezone from A-2 to A-R and M-H on multiple pieces. This was needed in order to split the property and to protect the existing manufactured home. The Planning Staff and Planning Commission recommended approval with one (1) condition.

1. Each tract must be labeled as Tract 1, Tract 2, and Tract 3 on the recorded subdivision plat, consistent with the designations in the concept plan, to ensure that each tract receives the correct zoning as approved in this rezoning request.

Chip Ferguson, County Attorney, opened the public hearing for comment. Barry Lord, 437 Sam Brown Blvd, Commerce, GA, addressed the board and add nothing to add to the presentation. There was no opposition and the public hearing was closed. Commissioner Hardy moved to approve RZ-24-0211 with the one (1) condition as stated. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0 – 0)

7. RZ-24-0227 : James Latty, 2437 Plainview Road, Maysville; 6.97 acres (Map 077/Parcel 010)

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

Jamie Dove, Public Development Director, presented the staff report for RZ-24-0227. The applicant requested approval of a rezone request from A-2 to M-H in an attempt to accommodate an elderly parent. They wished to split and move onto the property. The Planning Staff and Planning Commission recommended approval of the request.

Chip Ferguson, County Attorney, opened the public hearing. Jamie Latty, 2549 Plainview Road, advised that he did not have anything to add to the presentation. There was no opposition and the public hearing was closed. Commissioner Elrod moved to approve RZ-24-0227. Commissioner Hardy seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

8. RZ-24-0226 : Charles Retkofsky, 921 Silver Dollar Road, Maysville; 6.81 acres (Map 063A/Parcel 046)

Request to rezone from A-2 (Agricultural Rural Farm District) to MH (Manufactured

Housing District) in order to subdivide into 2 tracts

Jamie Dove, Public Development Director, presented the staff report for RZ-24-0226. The applicant requested a rezone of property from A-2 to MH in order to split the property. The Planning Staff and the Planning Commission recommend approval with one (1) condition.

1. A maximum of two lots may be created.

Chip Ferguson, County Attorney, opened the public hearing for comment. The applicant did not have anything to add. And, there was no opposition, so the public hearing was closed. Commissioner Hardy moved to approve RZ-24-0226 with the one (1) condition as stated. Commissioner Clack seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

9. MA-24-0144 : Mary Cooper, Winder Highway, Jefferson; 3.15 acres (Map 083/Parcel 040)

Request to keep the Character Area Map as "Suburban" and change the Future Land Use Map from "Commercial" to "Residential"

Jamie Dove, Public Development Director, presented the staff report for MA-24-0144. The applicant requested a map amendment from a commercial future land use to a residential land use in order to be able to rezone to place a home on the property. The Planning Staff recommended denial and the Planning Commission recommended approval.

Chip Ferguson, County Attorney, opened the public hearing for comment. Dwight Cooper, 2321 Gum Spring Church Road, addressed the board in support of the application. Ken Byess, 101 Mulberry River Road, Winder, GA also spoke in support of the application. There was no opposition to the request and the public hearing was closed. Commissioner Hix moved to approve MA-24-0144. Commissioner Elrod seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

10. RZ-24-0231 : Will White, Woods Bridge Road, Commerce; 9.47 acres (Map 048/Parcel 021A)

Request to rezone from A-2 (Agricultural Rural Farm District to R-1 (Residential, Low-Density Single-Family District) in order to subdivide into 10 tracts

Jamie Dove, Public Development Director, presented the staff report for RZ-24-0231. The applicant requested approval of rezone from A-2 to R-1 for single-family homes. The Planning Staff recommend approval with three (3) conditions.

1. A maximum of 10 lots is permitted.
2. No more than 5 driveways shall be allowed, with no direct access from Highway 82 Spur.
3. The open space area must be clearly identified on the final plat and shall be restricted from any future development or construction. It must remain undisturbed to serve as a buffer to the adjacent property.

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. Paul McClain, a neighbor, also spoke in support of the request. There was no opposition

and the public hearing was closed.

Commissioner Hardy moved to approve RZ-24-0231 with the three (3) stated conditions. Commissioner Clack seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

11. **RZ-24-0230 : David Elder, Waterworks Road, Commerce; 3.01 acres (Map 025/Parcel 009M)**
Request to rezone from A-2 (Agricultural Rural Farm District) to R-1 (Residential, Low-Density Single-Family District) in order to subdivide into 3 tracts

Jamie Dove, Public Development Director, presented the staff report for RZ-24-0230. The applicant requested a rezone of property from A-2 to R-1 on Waterworks Road. Additionally, the applicant wishes to split the property into three (3) tracts. The Planning Staff and Planning Commission recommended approval with one (1) condition.

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

Chip Ferguson, County Attorney, opened the public hearing for comment. David Elder, the applicant, did not have anything to add to the presentation. There was no opposition to the request and the public hearing was closed. Commissioner Seagraves moved to approve RZ-24-0230 with the one (1) stated condition. Commissioner Hardy seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

10. **Executive Session**

- A. **There is a need for an Executive Session for personnel.**
To enter into closed session to discuss personnel matters.

Commissioner Hix moved to go into Executive Session for personnel. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

After meeting in closed session for ten (10) minutes, the board adjourned the closed session. And, there was no action to report.

11. **Adjournment**

Commissioner Hardy declared the meeting adjourned at 7:33 p.m.

Jackson County Board of Commissioners
Approved: January 6, 2025



Attest: Erica Johnson
Erica Johnson, Deputy Clerk

Marty Clark
Marty Clark, Chairman

Jim Fox
Jim Fox, District 1 Commissioner

Ch Hardy
Chas Hardy, District 2 Commissioner

Ty Clark
Ty Clark, District 3 Commissioner

Marty Seagraves
Marty Seagraves, District 4 Commissioner

Cole Elrod
Cole Elrod, District 5 Commissioner