



Jackson County Board of Commissioners

February 17, 2025 at 6:00 PM
Jury Assembly Room - County Courthouse

MINUTES

1. Call to Order - Chairman Marty Clark

Chairman Marty Clark called the meeting to order at 6:00 p.m.

Commissioners Present: Chairman Marty Clark

Commissioner Jim Hix, District 1

Commissioner Ty Clack, District 3

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 - Kevin Poe, County Manager

Kevin Poe, County Manager, gave the invocation.

3. Pledge of Allegiance - Commissioner Jim Hix

Commissioner Jim Hix led the invocation.

4. Approval of Minutes

A. February 3, 2025 Draft Minutes

To approve the minutes for the February 3, 2025

Commissioner Hix moved to approve the board minutes for February 3, 2025.

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

- A. Replacement of bridge on Wayne Poultry Road over Pond Fork Creek
To confirm interest to have GDOT replace bridge on Wayne Poultry Road and sign MOA for County to provide some financial participation.
- B. Purchase and Sale Agreement with the City of Jefferson for old administration building property
Approve a Purchase and Sale Agreement with the City of Jefferson regarding the old Administration Building, EMS Building and surrounding property.
- C. Approve contract with J&T Service Center, Inc. to move generator
To approve a contract with J&T Service Center to relocate the old administrative building generator
- D. Resolution Requesting Local Legislation
To pass a Resolution requesting local legislation to amend local act

8. **New Business**

- A. **Surplus of Vehicles - Vehicle Lease Program Implementation**
To request of the Commission authorization for the Finance Department to surplus the attached list of vehicles utilizing Enterprise Fleet Management.

Gina Roy, Assistant County Manager, presented the staff report on a request for authorization to surplus certain vehicles utilizing Enterprise Fleet Management. The Fleet Maintenance Department reviewed the list of vehicles and determined that they met the requirements to be declared surplus. Ms. Roy advised that approval of this item would produce an estimated amount of \$125,000 in revenues to be used by Jackson County towards lease credit in the implementation of its vehicle lease program with Enterprise Fleet Management. Commissioner Hix moved to approve the request. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

- B. **Enter into Agreement with Enterprise Fleet Management for Contract(s) for Consignment Auction and Sale of Customer Vehicles**
To approve Agreement with Enterprise Fleet Management for Contract(s) for Consignment Auction and Lease Management and Sale of Customer Vehicles

Gina Roy, Assistant County Manager, presented the staff report to enter into an agreement with Enterprise Fleet Management. She reported the county would receive approximately forty-two (42) vehicles with better safety features. There was \$750,000 approved in the General Capital Fund as part of the FY2025 Budget for the purpose of vehicle acquisitions by county departments. Commissioner Hix moved to approve the request. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

C. Surplus of Equipment and Furniture from Old Administration Building (67 Athens St)

To request of the Commission authorization for the Finance Department to surplus the attached list of equipment and batch listings of furniture and IT equipment utilizing GovDeals or other third-party distributors that will be able to provide the County the best return of value.

Gina Roy, Assistant County Manager, reminded members the board had just approved the sale of the old Administrative Building to the City of Jefferson. However, the building held surplus IT related equipment and furniture. Staff proposed utilizing GovDeals or another 3rd party distributor to dispose of the property. Commissioner Hix moved to approve the request. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

D. Request for Alcohol License for Redstone Operations, LLC.

To request for approval of the Class A-1, A-2, F-1 and F-2 Alcohol License for Redstone Operations, LLC. in unincorporated Jackson County.

Jamie Dove, Public Development Director, presented the staff report. She said Redstone Operations, LLC requested approval of A1, A2, F1, F2 alcohol licenses. Chip Ferguson, County Attorney, opened the public hearing for comment. Mark Mazzawi, 1281 Hebron Church Road, addressed the board in support of the application. There was no opposition and the public hearing was closed. Commissioner Seagraves moved to approve the request. Commissioner Clack seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

9. Zoning Related Business

A. New Business

1. MA-24-0138 : Benjamin Drerup, 5631 Jackson Trail Road, Hoschton; 35.19 acres (Map 107/Parcel 009C3)

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

Jamie Dove, Public Development Director, presented the staff report for MA-24-0138. The total parcel consisted of 14.64 acres. The applicant wanted to change the Character Area Map frontage on Jackson Trail from Agricultural to Rural and change the Future Land Use Map from Agriculture/Forestry to Residential. Ms. Dove noted supplemental documents were submitted. The Planning Staff recommended denial and the Planning Commission recommended approval. Chip Ferguson, County Attorney, declared a public hearing on the request.

Eric Johanson, of Genuine Mapping Design, advised that they disagreed with the staff's recommendation. Their proposal consisted of seven (7) lots, with a minimum of 1.5 acres. He shared the adjacent property had single-family zoned parcels. And, they planned to build farmhouse-style homes. There was no opposition and the public hearing was closed. Commissioner Clack moved to approve MA-24-0138. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

2. **MA-24-0146 : David Turner, 1391 Thyatira-Brockton Road, Jefferson; 9.93 acres (Map 038/Parcel 008M)**
Request to keep the Character Area Map as "Rural" and change the Future Land Use Map from "Agricultural/Forestry" to "Residential"

Jamie Dove, Public Development Director, presented the staff report for MA-24-0146. The applicant requested to change the Character Area Map to Rural and change the Future Land Use Map from Agricultural/Forestry to Residential. She explained the applicant wanted to adjust the property lines and conform to neighboring pieces. Chip Ferguson, County Attorney, opened the public hearing for comment.

David Turner, 1439 Thytiara Brockton Road, said he wanted the same zoning for the property. There was no opposition to the request, and the public hearing was closed. Commissioner Seagraves moved to approve MA-24-0146. Commissioner Clack seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

3. **RZ-24-0233 : Barry Lord, US Highway 441 South/Ed Bennett Road, Nicholson; 9.18 acres (Map 017/Parcel 025)**
Request to Rezone from A-2 (Agricultural Rural Farm District) to CRC (Community Retail Commercial District) in order to develop an office and storage area for a stucco business

Jamie Dove, Public Development Director, presented the staff report for RZ-24-0233. The applicant requested approval of a request from A-2 to CRC for commercial business/offices. Water was available, but sewer was not. The Planning Staff and the Planning Commission recommended approval with six (6) conditions.

1. No access shall be permitted to US Highway 441. All access to the property must be provided via Ed Bennett Road.
2. The development shall be limited to a single entrance off Ed Bennett Road, designed and constructed in accordance with Jackson County Road Department standards. No additional access points shall be permitted.
3. Ed Bennett Road and the cul-de-sac must be upgraded to Jackson County standards, including all required improvements for safety and accessibility. All upgrades must be completed, inspected, and approved by the Jackson County Road Department prior to the issuance of a Certificate of Occupancy or an Occupational Tax Certificate for the property.
4. The developer shall comply with the minimum tree canopy coverage requirements as specified in Table 12-1 of Article 12, Section 1233 of the Unified Development Code. The developer must ensure the property achieves the required coverage through preservation of existing trees and, if necessary, replanting, as outlined in the ordinance. Compliance must be demonstrated prior to the issuance of a certificate of occupancy or occupational tax certificate.
5. Outdoor storage shall be prohibited on the property in accordance with Article 3, Section 3-091 of the Unified Development Code. All materials, products, and equipment must be stored within fully enclosed buildings or structures as required by this ordinance.
6. The Board of Commissioners (BOC) has elected to waive the timber harvesting provision as outlined in Article 3, Sec. 3-129(d). The applicant is required to obtain a Land Disturbance Permit (LDP) before initiating any new site development activities. The LDP application must account for all areas previously disturbed under the timber harvest permit, as well as any new

disturbance that occurred after the timber harvest permit concluded. Compliance with Jackson County's Unified Development Code and all applicable state and federal erosion and sediment control regulations is required. Any necessary site stabilization or remediation of previously disturbed areas must be completed prior to the issuance of the permit.

Chip Ferguson, County Attorney, declared a public hearing on the request. Barry Lord, 737 Sam Brown Blvd. Commerce, GA, addressed the board and told of plans to build one building. He was amenable to the six (6) recommended conditions. There was no opposition to the request, and the public hearing was closed. Commissioner Seagraves moved to approve RZ-24-0233, with the six (6) conditions. Commissioner Hix seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

4. RZ-24-0225 : Frank Bell, 2680 US Highway 441, Commerce; 6.21 acres (Map 024/Parcel 016)

Request to Rezone from CRC (Community Retail Commercial District) & GI (General Industrial District) to LI (Light Industrial District) in order to develop a nursery

The applicant desired to combine the public hearing for RZ-24-0225 and SU-24-0081. Jamie Dove, Public Development Director, presented the staff report for RZ-24-0225. The applicant desired a rezoning of property from G-I to L-I, and special use for outdoor storage and a planned nursery and landscaping. The Planning Staff and Planning Commission recommended approval with five (5) conditions.

1. The applicant must coordinate with Georgia DOT to ensure all entrances on US Highway 441 meet state standards. The existing driveway on Cabin Creek Road shall not be used for access purposes.
2. The developer shall upgrade all visible existing building facades to meet the standards of Article 4, Section 445 of the Unified Development Code. Upgrades to existing facades shall be subject to the Public Development Director's discretion and approval to ensure compliance with overlay district goals prior to issuing an occupational tax certificate.
3. 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.
4. All parking areas shall be paved with asphalt or concrete meeting the requirements from Article 4 of this UDC, except that pervious materials may be substituted to meet stormwater management requirements, subject to the approval of the Public Development Director.
5. A 15-foot landscape strip shall be installed and maintained along all property frontages abutting public or private streets, located entirely on the property and outside the ROW. The strip must comply with Article 4, Sec. 448, and Article 12 of the UDC, subject to approval by the Public Development Director

Regarding the special use, the Planning Staff and Planning Commission recommended approval with four (4) conditions.

1. Outdoor storage and/or display on the property shall be limited to items directly associated with the operation of a nursery, farm equipment and implement sales, or an equipment rental center. Any additional proposed use requiring outdoor storage and/or display must obtain approval through the special use process.
2. Outdoor storage and display areas shall have opaque screening along property lines adjacent to residential or non-commercial properties. Decorative fencing

that allows visibility of displayed items may be used along public roadways and commercial property lines. All screening, fencing, and buffer plans must be approved by the Public Development Director prior to installation.

3. All outdoor storage areas shall be paved with asphalt or concrete in compliance with Jackson County standards to ensure durability and proper maintenance. Pervious paving materials may be used if required for stormwater management and approved by the Public Development Director.
4. Any outdoor storage and/or display must comply with the required minimum front, side, and rear yard setbacks specific to the zoning district.

Chip Ferguson, County Attorney, opened the combined public hearing. Frank Bell, 1738 Jefferson River Road, spoke in support of the application. There was no opposition and the public hearing was closed. Commissioner Seagraves moved to approve RZ-24-0225 with the five (5) recommended conditions. Commissioner Hix seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

5. SU-24-0081 : Frank Bell, 2680 US Highway 441, Commerce; 6.21 acres (Map 024/Parcel 016)

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

Commissioner Seagraves moved to approve SU-24-0081 with the four (4) recommended conditions.

1. Outdoor storage and/or display on the property shall be limited to items directly associated with the operation of a nursery, farm equipment and implement sales, or an equipment rental center. Any additional proposed use requiring outdoor storage and/or display must obtain approval through the special use process.
2. Outdoor storage and display areas shall have opaque screening along property lines adjacent to residential or non-commercial properties. Decorative fencing that allows visibility of displayed items may be used along public roadways and commercial property lines. All screening, fencing, and buffer plans must be approved by the Public Development Director prior to installation.
3. All outdoor storage areas shall be paved with asphalt or concrete in compliance with Jackson County standards to ensure durability and proper maintenance. Pervious paving materials may be used if required for stormwater management and approved by the Public Development Director.
4. Any outdoor storage and/or display must comply with the required minimum front, side, and rear yard setbacks specific to the zoning district.

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

6. MA-24-0141 : Stanton Porter, 4292 Highway 332, Hoschton; 0.46 acres (Map 104/Parcel 018A)

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

The applicant was amenable to combining the public hearings for MA-24-0141 and MA-24-0142. Jamie Dove, Public Development Director, presented the staff report for each. The applicant requested a map amendment change to residential. If successful, the applicant planned to return for a rezoning for single-family residential

dwellings. Water was available on the property. The Planning Staff and Planning Commission recommended approval.

Chip Ferguson, opened the public hearing on the request. Stanton Porter, 73 Church Street, Winder, GA spoke in support of the applications. There was no opposition and the public hearing was closed. Commissioner Elrod moved to approve MA-24-0141. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

7. MA-24-0142 : Stanton Porter, Highway 332, Hoschton; 24.11 acres (Map 104/Parcel 017A)

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

Commissioner Elrod moved to approve MA-24-0142. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

8. MA-24-0145 : Vasil Mitrik, 1361 Wheeler Creek Road, Maysville; 8.98 acres (Map 047/Parcel 005)

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

Jamie Dove, Public Development Director, presented the staff report for a map amendment to change the Character Area Map from Agricultural to Suburban in order to split the property. The overall goal was to get to R-1 designation. Water was available on the property, but the sewer was not. Ms. Dove advised a new letter of intent was submitted requesting to change the map from Agricultural to Rural. For the original request, the Planning Staff and Planning Commission recommended denial. Chip Ferguson, County Attorney, opened the public hearing.

Ron Rodrigues, of Buford, GA, spoke and advised that the correct concept plan had not been reviewed, so he asked the board to table the request. There was no opposition and the public hearing was closed. Commissioner Seagraves moved to table MA-24-0145. Commissioner Clack seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

9. MA-24-0149 : Dave McDonald, 4191 Maysville Road, Commerce; 7.17 acres (Map 034/Parcel 007)

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

Jamie Dove, Public Development Director, presented the staff report for MA-24-0149. The applicant wanted to bring the property into compliance to grow a business out on the site. The applicant requested a map amendment from Suburban to Urban, and the Future Land Use would remain Commercial. This was the present site of Billy Cain Ford in Commerce. The Planning Staff and Planning Commission recommended approval. Chip Ferguson, County Attorney, opened the public hearing for comment.

Dave McDonald, 167 Lee Street, Jefferson, GA, spoke in support of the application. There was no opposition to the request, and the public hearing was closed. Commissioner Elrod moved to approve MA-24-0149. Commissioner Seagraves

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

10. SU-24-0082 : Haniber Hernandez, 783 Curk Roberts Road, Braselton; 6.46 acres (Map 118/Parcel 007B)

Request for a Special Use for a special event facility

Jamie Dove, Public Development Director, presented the staff report for SU-24-082. The applicant requested approval of a special use for an event venue, located on Curk Roberts Road. The Planning Staff and the Planning Commission recommended denial of the request. Ms. Dove explained this was a code enforcement case that was called in, and it was confirmed an event venue was in operation. Ms. Dove cited the structure was permitted as a residential structure which was located in a very rural community on a substandard roadway. She added if the board wanted to approve the request, staff would recommend ten (10) conditions. Ms. Dove said, typically the property would need approximately 28–29 acres for this type of use. Chip Ferguson, County Attorney, opened the public hearing for comment.

Haniber Hernandez, 73 Curk Roberts Road, Braselton, GA, and Janet Patron (owner of property) spoke in support of the application. She said there were only two parties held and acknowledged there were noise complaints. Chip Ferguson, County Attorney, called for opposition. Ashley Johns, 98 Viper Lane, Braselton, GA was opposed to the request. She expressed concerns regarding traffic, parking and noise. She was also concerned about how this would affect home property values. David Johns, 98 Viper Lane was also opposed. Karolina Guzman, 98 Viper Lane, was also opposed to the request. She believed this would negatively affect her quality of life.

The applicant spoke again in rebuttal to the comments made in opposition. There was no other discussion and the public hearing was closed. Commissioner Clack moved to deny SU-24-0082. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

11. RZ-24-0234 : Frank Podeszwa, 1546 Bob Mann Road, Maysville; 9.83 acres (Map 061/Parcel 001C)

Request to rezone from A-2 (Agricultural Rural Farm District) to MH (Manufactured Housing District) in order to subdivide into 5 tracts

Jamie Dove, Public Development Director, presented the staff report for RZ-24-0234. The applicant requested approval of a rezoning from A-2 to M-H in order to split the property and put in an internal roadway. The Planning Staff and the Planning Commission recommended approval with three (3) conditions.

1. The road shall be constructed to Jackson County standards and receive approval prior to any subdivision of the property.
2. Each lot within the subdivision must adhere to all Manufactured Housing (MH) zoning district requirements as specified in the Jackson County Unified Development Code.
3. A Homeowners' Association (HOA) shall be established for the subdivision, with bylaws and funding mechanisms in place to ensure the ongoing maintenance and upkeep of the private road and any shared infrastructure. Proof of the HOA's establishment and responsibilities must be submitted to the county before final subdivision approval.

Chip Ferguson, County Attorney, opened the public hearing for comment. Frank Podeszwa, 3225 Kylee Dawn Circle, Lawrenceville, GA spoke in support of the request. There was no opposition, and the public hearing was closed. Commissioner Elrod moved to approve RZ-24-0235 with the three (3) recommended conditions, plus two (2) additional ones.

1. The road shall be constructed to Jackson County standards and receive approval prior to any subdivision of the property.
2. Each lot within the subdivision must adhere to all Manufactured Housing (MH) zoning district requirements as specified in the Jackson County Unified Development Code.
3. A Homeowners' Association (HOA) shall be established for the subdivision, with bylaws and funding mechanisms in place to ensure the ongoing maintenance and upkeep of the private road and any shared infrastructure. Proof of the HOA's establishment and responsibilities must be submitted to the county before final subdivision approval.
4. Residential dwellings are to be site-built homes.
5. The access road, whether private or public, should be paved.

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

10. Adjournment

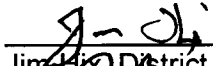
Chairman Marty Clark declared the meeting adjourned at 7:02 p.m.

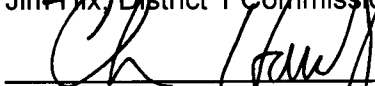


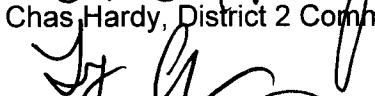
Attest: 
Ericka Johnson, Deputy Clerk

Jackson County Board of Commissioners
Approved: March 3, 2025

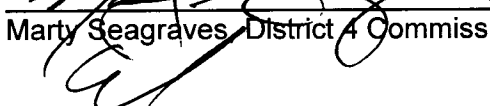

Marty Clark, Chairman


Jim Hix, District 1 Commissioner


Chas Hardy, District 2 Commissioner


Ty Clark, District 3 Commissioner


Marty Seagraves, District 4 Commissioner


Cole Elrod, District 5 Commissioner