



Jackson County Board of Commissioners

March 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 Chas Hardy, District 2

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:

N/A

2. Invocation - Kevin Poe, County Manager

County Manager Kevin Poe gave the invocation.

3. Pledge of Allegiance - Commissioner Chas Hardy

Commissioner Chas Hardy led the Pledge of Allegiance.

4. Approval of Minutes

A. March 3, 2025 Draft Minutes

To approve the minutes for March 3, 2025

Commissioner Seagraves moved to approve the meeting minutes for March 3, 2025. 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 Seagraves moved to approve the Consent Agenda as presented. Commissioner Hardy seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

A. Jackson County Transit ADA Reasonable Modification and No Show Policy

The purpose of the policy is to ensure that Jackson County Transit offers equal and effective opportunities and access to public transportation services for persons with disabilities and full compliance with the provisions of the Title II of the Americans with Disabilities Act of 1990 and Section 504 of the Rehabilitation Act of 1973.

B. Approve bid submitted for the purchase of surplus parcel #017A 071

To accept bid submitted for the purchase of surplus parcel #017A 071

C. IGA between Jackson County BOC and the City of Hoschton regarding the collection of impact fees

Enter into an intergovernmental agreement between the Jackson County Board of Commissioners and the City of Hoschton regarding the mandate of impact fees on property located within the municipal limits of Hoschton.

8. Unfinished Business

A. Agreement for Use of Hoschton Park

To approve an agreement for use of Hoschton Park

County Manager Kevin Poe presented the request at the last meeting. He advised of anticipated changes to the agreement and the attorneys for the parties involved were working to resolve any concerns. The primary change was the removal of any reference to the Town of Braselton. Once approved, this will be a forty (40) year agreement, and it outlined the use of Hoschton Park. Commissioner Hardy moved to approve the agreement. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

9. New Business

A. Creation of a Streetlight Special Tax District for Traditions Pod X

To authorize the Chairperson to establish a special tax district for streetlights for Traditions Pod X. An application has been submitted by Steven Gresham as authorized representative.

Public Development Director Jamie Dove presented a request for the creation of a special tax district for Traditions Pod X. There will be 78 total lots proposed and 31 streetlights installed. All lots will be included in this special tax district once approval is gained for the final plat. County Attorney Chip Ferguson opened the public hearing for comment. There were no comments and the public hearing was closed. Commissioner Clack moved to approve the creation of a streetlight special tax district for Traditions Pod X. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

- B. Creation of a Streetlight Special Tax District for Jackson Landing Phase 1**
To authorize the Chairperson to establish a special tax district for streetlights for Jackson Landing Phase 1. An application has been submitted by Patrick Bellefleur as authorized representative.

Public Development Director Jamie Dove presented the request to consider the creation of a special tax district for street lighting for Jackson Landing Phase 1. There will be 131 total lots proposed and 57 streetlights installed. All lots will be included in this special tax district once approval is gained for the final plat. County Attorney Chip Ferguson opened the public hearing for comment. There were no comments, and the public hearing was closed.

Commissioner Hardy moved to approve the creation of a streetlight special tax district for Jackson Landing Phase 1. Commissioner Clack seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

- C. Award contract for Jackson County Airport West Apron Pavement Rehabilitation and Additive (Contingent on Grant Award)**

Award contract for Jackson County Airport West Apron Rehabilitation and Additive (Contingent on FAA Airport Improvement Grant Award) to Pittman Construction in an amount not to exceed \$911,930 and amend the Airport Authority (Fund 501) budget to reflect the bid amount awarded.

County Manager Kevin Poe acknowledged receipt of sealed proposals for the rehabilitation of the West Apron area at Jackson County Airport. The proposals were contingent on funding, in the amount of 95% percent of the project, from the Federal Aviation Administration (FAA) and Georgia Department of Transportation (GDOT). The local share will be 5%. Three proposals were. Of the three, Pittman Construction was the lowest complete bid in the amount of \$803,615 for completion of the apron and an additional \$108,315 for the additive.

With review from staff and Jackson County's engineer (Kimley-Horn), it was recommended to award the contract to Pittman Construction in the amount of \$911,930. He reiterated the local share will be 5%. Commissioner Seagraves moved to approve awarding the contract for Jackson County Airport West Apron Pavement Rehabilitation and Additive to Pittman Construction, contingent on the grant award. Commissioner Clack seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

- D. Proclamation Naming April as Child Abuse Prevention Month**
Proclaim April as Child Abuse Prevention month in Jackson County

County Manager Kevin Poe presented a proclamation naming April as Child Abuse Prevention Month in Jackson County. The proclamation was presented to Ms. Lauren Edingfield, who announced the the official pinwheel ceremony will be held on April 1, 2024, at 4 pm at the Historic Courthouse. Commissioner Seagraves moved to approve the proclamation naming April as Child Abuse Prevention Month. Commissioner Clack seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

10. Zoning Related Business

A. Unfinished Business

1. **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"

Public Development Director Jamie Dove advised this case was presented last month. However, a new, revised concept plan and a new letter of intent were submitted. The initial intent was a request to go from agricultural to the suburban character area, and an agricultural/forestry future land use to residential future land use. Ms. Dove noted they still wanted to change the future land use from agricultural to residential. But, the applicant had changed their request for the character area from agricultural to rural. With the new request, the applicant, would have one and a half lots.

County Attorney Chip Ferguson opened the public hearing on the matter. Dave McDonald, an attorney with Weinstein & Black, 167 Lee Street, spoke on behalf of the applicant. He said the goal of the request was to place the property in a character area to allow for an A-R rezone to place 2 single-family dwellings on each of the one, and a half-acre lots. There was no opposition and the public hearing was closed. Commissioner Hardy called on Ms. Dove to elaborate on some of the concerns.

Commissioner Hardy then moved to deny MA-24-0145. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

B. New Business

1. **MA-24-0151 : Stanton Porter, 4033 S Apple Valley Road, Commerce; 10.016 acres (Map 037/Parcel 010)**

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

Public Development Director Jamie Dove presented the staff report for MA-24-0151. The request was for a map amendment to change the Character Area Map from Agricultural to Suburban and to change the Future Land Use Map from Agricultural/Forestry to Residential in order to subdivide the property into six (6) lots. The Planning Staff and Planning Commission recommended approval. County Attorney Chip Ferguson opened the public hearing for comment. Stanton Porter, 73 Church Street, Winder, GA addressed the board in support of the application. He said Tract 1 was not subject to the map amendment. He also advised that if the map amendment was granted, the intent was to rezone the property into six (6) lots consisting of one and a half acres.

There was no opposition to the request and the public hearing was closed. Commissioner Seagraves moved to approve MA-24-0151. Commissioner Elrod seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

2. RZ-24-0237 : Mary Cooper, Winder Highway, Jefferson; 3.15 acres (Map 083/Parcel 040)

Request to rezone from NRC (Neighborhood Retail Commercial District) to R-1 (Residential, Low-Density Single-Family District) in order to develop a single-family home

Public Development Director Jamie Dove presented the staff report for RZ-24-0237. This was a request to rezone 3.15 acres from Neighborhood Retail (NRC) to R-1 for a single-family residence. The Planning Staff and Planning Commission recommended approval of the request. County Attorney Chip Ferguson opened the public hearing for comment. There was no comment, and the public hearing was closed. Commissioner Seagraves moved to approve RZ-24-0237. Commissioner Clack seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

3. RZ-25-0240 : Jody Campbell, Highway 60/Fairview Road/Murphy Road, Pendergrass; 22.76 acres (Map 110/Parcel 012D)

Request to rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential District) in order to subdivide into 14 tracts

Public Development Jamie Dove presented the staff report for RZ-25-0240. The applicants request the rezoning of 22.76 acres from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential District) in order to subdivide into 14 tracts.

1. If five (5) or more lots are created, they must utilize a County-standard internal roadway as required by the Jackson County Unified Development Code. Access to individual lots shall only be permitted via the internal roadway, with no direct access allowed from any other roadway.
2. If any portion of the property is already separated by an existing County road, it may be subdivided as a standalone lot without requiring access through the internal roadway. This lot shall be considered functionally independent and will not be counted toward the total lot count for the overall development.

However, the Planning Staff recommended approval with three (3) conditions.

1. No variances shall be requested or granted; all development must fully comply with the Jackson County UDC and applicable ordinances.
2. Development shall be limited to a maximum of 14 lots, with no further subdivision permitted.
3. If any portion of the property is already separated by an existing County road, it may be subdivided as a standalone lot without requiring access through the internal roadway. This lot shall be counted toward the maximum allowed lots.

Ms. Dove acknowledged receipt of a letter from the applicant with additional conditions. County Attorney Chip Ferguson opened the public hearing. Jody Campbell, an attorney with offices at 3000 Langford Road, Peachtree Corners, GA spoke in support of the request and on behalf of the applicant. He intended to rezone the property from A-2 to A-R to allow for the development of up to a fourteen (14) lot subdivision. He proposed additional conditions: 1) A maximum of 14 lots, 2) Mandatory Homeowner's Association, 3) He proposed any home that had an entrance off Hwy 60 had a 2,000 square foot minimum. And, any home with access off of Murphy Road, would be a minimum of 1,800 square feet, 4) The side of all the homes shall be constructed as aesthetically enhanced finishes including brick, stacked-stone, hardiplank, siding, or other materials similar quality appearance to homes constructed on adjacent properties or the Fairview

Station Subdivision located across from Hwy. 60. 5) Reference to Lot 14, counts towards the maximum 14 lots.

Mr. Campbell did include a condition regarding the internal road. He said it was not doable. He also spoke regarding the no variances allowed. He asked for the maximum amount of flexibility of asking for a variance. Mr. Ferguson called for opposition. William "Boyd" Carlyle, 193 Murphy Road, Pendergrass, GA, Joel Anderson, who resided in Fairview Station, and C.H. Campbell, 278 Fairview Road, Pendergrass, GA were all opposed to the request.

Brenda Ledford, 612 Murphy Road, and Jessie Thomas, 239 Murphy Road, spoke in opposition. Mr. Ferguson closed the public hearing. Commissioner Elrod moved to approve RZ-25-0240, with the Planning Staff's recommended conditions, plus an additional condition.

1. If five (5) or more lots are created, they must utilize a County-standard internal roadway as required by the Jackson County Unified Development Code. Access to individual lots shall only be permitted via the internal roadway, with no direct access allowed from any other roadway.
2. If any portion of the property is already separated by an existing County road, it may be subdivided as a standalone lot without requiring access through the internal roadway. This lot shall be considered functionally independent and will not be counted toward the total lot count for the overall development.
3. Dwellings must be a minimum of 2,000 heated square feet.

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

4. UDC Text Amendment : Amendment within Article 3 of the Unified Development Code

Amendment to Article 3, Division I, Section 3-119 in regards to special event facilities located within an agricultural zoning.

Public Development Director Jamie Dove presented a proposed text amendment to Section 3.119 to the Unified Development Code regarding an event center in agricultural zoning. The revision consisted of requiring a minimum of 30 acres as well as the facility being an accessory to a primary residential use of the property. The owner and operator will be required to reside on the property. The Planning Staff and Planning Commission recommended approval.

County Attorney Chip Ferguson opened the public hearing. There was no comment and the public hearing was closed. Commissioner Seagraves moved to approve the text amendment. Commissioner Elrod seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

11. Adjournment

Chairman Clark declared the meeting adjourned at 6:55 p.m.

Jackson County Board of Commissioners
Approved: April 7, 2025

Marty Clark
Marty Clark, Chairman

Jim Hix
Jim Hix, District 1 Commissioner

Chas 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



Attest: Ericka Johnson
Ericka Johnson, Deputy Clerk