



Jackson County Board of Commissioners

April 21, 2025 at 6:00 PM
Jury Assembly Room - County Courthouse

AGENDA

1. **Call to Order - Chairman Marty Clark**
2. **Invocation - County Manager Kevin Poe**
3. **Pledge of Allegiance - Commissioner Ty Clack**
4. **Approval of Minutes**
 - A. April 7, 2025 Draft Minutes
To approve the minutes for April 7, 2025
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. FY2024 End-of-Year Budget Adjustment Resolution
Approval of a resolution authorizing the Chairman to approve the FY2024 end-of-year Annual Operating and Capital budget amendments as attached in conjunction with the FY2024 audit and issuance of the Annual Comprehensive Financial Report.
 - B. Economic Development Services Agreement with the Chamber of Commerce
To enter into an agreement for Economic Development Services for Jackson County with the Jackson County Chamber of Commerce.
 - C. Approve supplemental paving list for 2025
To approve a supplemental paving list for 2025
8. **New Business**
 - A. Proclamation naming April as Jackson County Safe Digging Month

To approve a proclamation designating April as Safe Digging Month as requested by the Jackson County Utility Coordinating Committee.

B. HB581/HB92 - Formal Vote for Estimated Rollback Rate

The purpose of this request is that the estimated rollback millage rate must be approved by the elected body by formal vote to comply with HB 581 (2024) & HB 92 (2025) requirements. The formal vote certification must be reported to the Tax Assessor's office by May 1st to comply with the 15-day time requirement as noted below.

C. Approve Guaranteed Maximum Price (GMP) with Reeves Young for construction of new Fleet Maintenance and Public Works Facility

To approve the Guaranteed Maximum Price for constructing a new Fleet Maintenance and Public Works facility

D. Request to Dedicate Roads and Right-of-Way within Camden Farms Subdivision

To request the acceptance of the roads and right-of-way within Camden Farms Subdivision. See deed and final plat attached.

9. Zoning Related Business

A. New Business

1. RZ-25-0241 - David Turner, 1391 Thyatira-Brockton Road, Jefferson; 9.93 acres (Map 038/Parcel 008M)

Request to rezone from A-2 (Agricultural Rural Farm District) to MH (Manufactured Housing District) in order to combine parcels and change property lines

2. RZ-25-0242 - David Turner, 1439 Thyatira-Brockton Road, Jefferson; 1 acre (Map 038/Parcel 008K)

Request to rezone from A-3 (Agricultural Fringe District) to MH (Manufactured Housing District) in order to combine parcels and change property lines

3. RZ-25-0248 - Stanton Porter, 1998 Highway 124, Jefferson; 1.94 acres (Map 094/Parcel 017G)

Request to rezone from A-2 (Agricultural Rural Farm District) to HRC (Highway Retail Commercial District) for the development of a commercial project, featuring a restaurant, retail space, office space, and an equipment storage area

4. RZ-25-0249 - Stanton Porter, Highway 124, Jefferson; 5.15 acres (Map 094/Parcel 017D)

Request to rezone from A-2 (Agricultural Rural Farm District) to HRC (Highway Retail Commercial District) for the development of a commercial project, featuring a restaurant, retail space, office space, and an equipment storage area

5. RZ-25-0251 - Ben Drerup, 5631 Jackson Trail Road, Hoschton; 14.67 acres (Map 107/Parcel 009C3)
Request to rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential District) in order to subdivide into 5 tracts.
6. SU-25-0083 - Tracey Lott, 1104 B Wilson Road, Commerce; 14.087 acres (Map 034/Parcel 031E)
Request for a Special Use for a special event facility
7. RZ-25-0244 - Brandt Bentley, Highway 82 N, Jefferson; 60.322 acres (Map 066/Parcel 020)
Request to rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential District) for the development of a 30-lot subdivision
8. RZ-25-0243 - Chris Hill, Storey Porter Road, Jefferson; 44.88 acres (Map 066/Parcel 012D)
Request to rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential District) for the development of a 17-lot subdivision
9. MA-25-0153 - Wes Daniel, 710 Curk Roberts Road, Braselton; 21.28 acres (Map 118/Parcel 009)
Request to change the Character Area Map from "Agricultural" to "Suburban" and change the Future Land Use Map from "Agricultural/Forestry" to "Residential"
10. MA-25-0152 - Daniel Xiong, 97 Highway 53, Hoschton; 5.62 acres (Map 115/Parcel 004)
Request to change the Character Area Map from "Conservation" to "Suburban" and keep the Future Land Use Map as "Commercial"
11. UDC Text Amendment - Amendments within Article 3 of the Unified Development Code
Amendments to Article 3, Division I, Section 3-033, Section 3-039, and Section 3-071 in regard to requiring an on-site generator for all new community food or housing shelters, crisis centers, continuing care retirement communities, and institutional residential living and care facilities.

10. Adjournment