



Jackson County Board of Commissioners

May 19, 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 Marty Seagraves**
4. **Approval of Minutes**
 - A. May 5, 2025 Draft Minutes
To approve the minutes for May 5, 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. Request to Dedicate Roads and Right-of-Way within Oconee Station Subdivision
To request the acceptance of the roads and right-of-way within Oconee Station Subdivision. See deed and final plat attached.
 - B. Surplus of Excess Vehicles and Inventory
To request of the Commission authorization for the Finance Department to surplus the attached list of vehicles and other inventoried items utilizing GovDeals, Enterprise and other third party distributors that will be able to provide to the county the best return of value.
 - C. Purchase and Sale Agreement with the Jackson County Board of Education for new EMS Station #2
Approve a Purchase and Sale Agreement with the Jackson County Board of Education for property located on Panther Drive for a new EMS Headquarters Station #2.

- D. Request grant writing services from the Northeast Georgia Regional Commission for a CDBG Innovative Set-Aside Grant for the project, Village of Hope.
The Northeast Georgia Regional Commission provides grant-writing support to communities. This would initiate the process of applying for a Community Development Block Grant Innovative Set-Aside, which the Department of Community Affairs administers. Applying for this grant would not obligate the county to take any action. However, it would initiate the process of a joint application with iServe Ministries and the Village of Hope, in the hope of securing a funding source for the development of the Village of Hope close to our current campus on Jackson Parkway.

8. New Business

- A. Cave Springs Baptist Church community park contract amendment
To approve an amendment to the contract entered into between Cave Springs Baptist Church and the Jackson County BOC related to operating a community park on church property

9. Zoning Related Business

A. New Business

1. 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
2. RZ-25-0253 : Greenland Opportunities, LLC, 1056 Highway 334, Commerce; 12.401 acres (Map 011/Parcel 019B)
Request to rezone from A-2 (Agricultural Rural Farm District) to LI (Light Industrial District) to expand parking and staging areas for the existing Toyota vehicle distribution plant
3. RZ-25-0254 : Joseph Carter, 638 Ebenezer Church Road, Jefferson; 5 acres (Map 096/Parcel 009B)
Request to rezone from A-2 (Agricultural Rural Farm District) to MH (Manufactured Housing District) in order to subdivide into 2 tracts
4. RZ-25-0255 : Stanton Porter, 4033 S Apple Valley Road, Commerce; 10.016 acres (Map 037/Parcel 010)
Request to rezone from A-2 (Agricultural Rural Farm District) to R-1 (Residential, Low-Density Single-Family District) to develop a 6-lot single-family residential subdivision
5. MA-25-0154 : Joseph Olson, 3319 US Highway 441, Commerce; 0.396 acres (Map 013/Parcel 004A)
Request to change the Character Area Map from "Rural" to "Urban" and change the Future Land Use Map from "Residential" to "Commercial"

6. MA-25-0155 : Andrew Dismuke, 831 US Highway 441, Commerce; 7.895 acres (Map 011/Parcel 016)
Request to change the Character Area Map from "Suburban" to "Urban" and keep the Future Land Use Map as "Commercial"
7. RZ-24-0229 : Earl Dollar, 7212 Winder Highway, Jefferson; 11.845 acres (Map 096/Parcel 015 1)
Request to rezone from A-2 (Agricultural Rural Farm District) to PCFD (Planned Commercial Farm District) for the development of a commercial outdoor recreational facility
8. SU-24-0080 : Earl Dollar, 7212 Winder Highway, Jefferson; 11.845 acres (Map 096/Parcel 015 1)
Request for a special use to allow for a commercial outdoor recreational facility

10. Adjournment