

Jackson County Board of Commissioners

May 19, 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: Commissioner Jim Hix, District 1
Commissioner Chas Hardy, District 2
Commissioner Ty Clack, District 3
Commissioner Marty Seagraves, District 4 and Vice-Chairman
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 - County Manager Kevin Poe

County Manager Kevin Poe gave the invocation

3. Pledge of Allegiance - Commissioner Marty Seagraves

Vice-Chairman Marty Seagraves led the Pledge of Allegiance.

4. Approval of Minutes

A. May 5, 2025 Draft Minutes

To approve the minutes for May 5, 2025

Commissioner Hix moved to approve the board minutes for May 5, 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.

Drew Hart, the Gas Superintendent with the City of Commerce, introduced himself to the board. He distributed information indicating the location of gas lines near county property and advised on future expansions.

6. **Reports**

From Commissioner Ty Clack, District 3:

- Reported a ceremony was held at the Historic Courthouse to mark the display of the Foundations of America, a wall display with nine (9) historical documents. He encouraged everyone to go and visit the display.

7. **Consent Agenda**

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

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

County Manager Kevin Poe recalled that last year, the BOC entered into a contract with Cave Springs Baptist Church to lease some of their property to be utilized for a community park. In the original agreement it noted that "the Tenant will be responsible for insuring the property against loss and for public liability". He added that the Church's insurance carrier had requested that an amendment to the contract be approved that has additional language regarding the insurance that the BOC will carry on this property.

Mr. Poe advised the agreement had undergone attorney review and it was recommended to add Item #3 under the amendments stating "Nothing herein is

intended to waive Jackson County's sovereign immunity with respect to the County's possession and use of the subject property". Commissioner Clack moved to approve the Cave Springs Baptist Church community park contract amendment. Commissioner Hix seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

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

Public Development Director Jamie Dove presented the staff report for SU-25-0083, which was a request for a special event facility. The Planning Staff recommended approval with 11 conditions.

1. There shall be no more than 225 guests on the property for an event.
2. Only one event shall be in operation at any given time.
3. Hours of operation shall be Sunday through Thursday no earlier than 9 a.m. and no later than 9 p.m.; Friday and Saturday no earlier than 9 a.m. and no later than 10:30 p.m.
4. Site development review must be completed before issuance of an occupational tax certificate to verify compliance with all conditions.
5. Any existing structures used for the venue must pass a Change of Occupancy inspection and obtain a Certificate of Occupancy before operations begin.
6. The applicant must provide verification from the Jackson County Environmental Health Department that the septic system is adequate for the proposed use.
7. A 25-foot vegetative screening area, totaling 100 feet in length, shall be established along the eastern property line, positioned in alignment with the structure utilized for the event venue, in accordance with Article 12, Sec. 1203 or 1204 of the Jackson County UDC.
8. Parking must be constructed with pervious or semi-pervious materials to reduce stormwater runoff and environmental impact.
9. Off-duty sheriff's deputies are required for events exceeding 100 guests or when alcohol is served.
10. All waste disposal areas, including dumpsters, must be fully enclosed and screened to prevent odor and visibility issues.
11. The entrance must be paved and designed for safe two-way traffic, meeting Jackson County Road Department standards. A driveway permit must be obtained and approved before operations commence.

The Planning Commission recommended denial. County Attorney Chip Ferguson reviewed the guidelines for the public hearing. He then opened the public hearing for comment. Tracey Lott, 1164 B. Wilson Road, Commerce, GA spoke in support of the application. Mr. Lott was amenable to installing additional buffers along the property and reported that he had elected not to serve alcohol at any event. He added that denial of the request would violate his rights. He asked the board for approval of the request.

Mr. Ferguson called for opposition. Lindsey Erwin, 1250 B. Wilson Road, and Gary Black, 930 B. Wilson Road, were opposed to the application. Mr. Lott spoke in rebuttal and reiterated there would be no alcohol served at any event. The public hearing was closed. Commissioner Hardy moved to deny SU-25-0083. Commissioner Elrod seconded the motion. The vote was taken and the motion passed. Vice-Chairman

Seagraves and Commissioners Elrod, Hardy, Hix, voted in favor of the motion. Commissioner Clack voted against the motion. (Vote 4 – 1)

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

Public Development Director Jamie Dove presented the staff report for RZ-25-0253. The applicant requested a rezoning from A-2 to L-I. The Planning Staff and Planning Commission recommended approval with three (3) conditions.

1. The subject property shall be developed in accordance with all applicable conditions of approval for adjacent parcels associated with the Toyota Distribution Center, including those established under rezoning cases RZ-16-19, RZ-16-20, RZ-16-21, RZ-16-22, RZ-17-01, RZ-17-07, RZ-18-01, RZ-18-02, RZ-19-02, and RZ-19-03, unless such conditions are specifically modified or superseded by the Board of Commissioners.
2. No vehicular access shall be permitted from the subject site to Joe Bolton Road or Highway 334. All access must occur through Toyota Way.
3. All exterior lighting shall be full cutoff, downcast, and shielded to prevent light trespass onto adjacent properties or public roadways.

County Attorney Chip Ferguson opened the public hearing for comment. Matthew Moore, 1041 Oconee Lane, Commerce, GA, addressed the board in support of the application. He was the Director of Operations with Southeast Toyota, and he explained they planned to use the property for additional parking. Jason Hurst, an engineer for the project, reported they would comply with all the staff's recommendations. There was no opposition, and the public hearing was closed. Commissioner Hardy moved to approve RZ-25-0253 with the three (3) recommended conditions. Commissioner Clack seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

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

Public Development Director Jamie Dove presented the staff report for RZ-25-0254. The applicant requested approval of a rezoning from M-A- to MH in order to split property. The Planning Staff and Planning Commission recommend approval.

County Attorney Chip Ferguson opened the public hearing for comment. Joseph Carter, 69 Red Bud Road, Jefferson, GA spoke in support of the application. He wanted to split the property so that he could build a home in the future. There was no opposition and the public hearing was closed. Commissioner Elrod moved to approve RZ-25-0254. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

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

Public Development Director Jamie Dove presented the staff report for RZ-25-0255. The applicant requested a rezone from A-2 to R-1 in order to split the parcel into six (6) lots. The Planning Staff and Planning Commission recommended approval with two (2) conditions.

1. A maximum of 6 lots is permitted.
2. Shared driveways shall be utilized. A maximum of 3 driveways shall be allowed.

County Attorney Chip Ferguson opened the public hearing for comment. Stanton Porter, 73 Church Street, Winder, GA spoke in support of the request. He said this was a ten (10) acre tract, and they wanted to split it into six (6) lots, and there would be shared driveways. There was no opposition and the public hearing was closed. Commissioner Seagraves moved to approve RZ-25-0255 with the two (2) recommended conditions. Commissioner Clack seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

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"

Public Development Director Jamie Dove presented the staff report for MA-25-0154. The applicant requested approval of the map amendment request in hopes of relocating a business. The Planning Staff and the Planning Commission recommended denial of the request.

County Attorney Chip Ferguson opened the public hearing comment. Joseph Olson, 3647 Whitehill Lane, Commerce, GA addressed the board in support of the application. He desired to relocate his business from the downtown area. There was no opposition and the public hearing was closed. Commissioner Seagraves moved to deny MA-25-0154. Commissioner Clack seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

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"

Public Development Director Jamie Dove presented the staff report for MA-25-0155. The applicant requested approval of a map amendment request going from suburban to urban, but keeping the future land use as commercial. The Planning Staff and Planning Commission recommended approval.

County Attorney Chip Ferguson opened the public hearing for comment. Ryan Leckie, of Buford, GA spoke in support of the application. There was no opposition to the request and the public hearing was closed. Commissioner Hardy moved to approve MA-25-0155. Commissioner Hix seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

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

Public Development Director Jamie Dove reported that RZ-24-0229 and SU-24-0080 had the same applicant. She stated the applicant was working with the Georgia Department of Transportation since the property was located along a state highway. Ms. Dove said the applicant desired to table both requests, and she recommended tabling them until the next zoning meeting in June. Commissioner Hix moved to table RZ-24-0299 and SU-24-0080 to June 16, 2025. Commissioner Clack seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

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

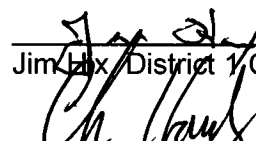
See Item #7 for board action.

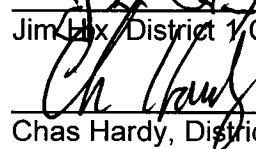
10. **Adjournment**

Vice-Chairman Seagraves declared the meeting adjourned at 6:55 p.m.

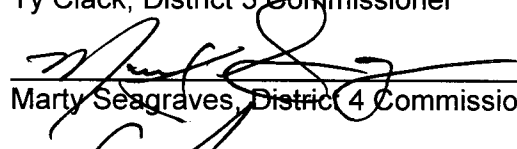
Jackson County Board of Commissioners
Approved: June 2, 2025

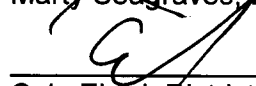

Marty Clark, Chairman

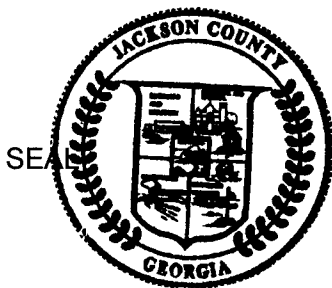

Jim Hix, District 1 Commissioner


Chas Hardy, District 2 Commissioner

Ty Clack, District 3 Commissioner


Marty Seagraves, District 4 Commissioner


Cole Elrod, District 5 Commissioner



Attest: 
Ericka Johnson, Deputy Clerk