



Jackson County Board of Commissioners

June 16, 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 Cole Elrod**
4. **Approval of Minutes**
 - A. June 2, 2025 Draft Minutes
To approve the meeting minutes for June 2, 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. **Recognitions, Appointments, and Special Items**
 - A. Jackson County Industrial Development Authority - 5 Year Term
To nominate an individual to fill the unexpired term and serve as the District 3 representative to the Jackson County Industrial Development Authority.
 - B. Economic Development Update
To provide an updated report on economic development activity in Jackson County.
8. **Consent Agenda**
 - A. Award bid for Agricultural Facility Lighting & AV Upgrade
To award bid for replacement and installation of new Lighting and Audio/Visual upgrades to the Jackson County Agricultural Facility
 - B. Contract with Hussey Gay Bell to provide Professional Engineering Services for the new Hoods Mill/Waterworks Road roundabout project

To approve contracting with Hussey Gay Bell for Professional Engineering Services

C. Approve Guaranteed Maximum Price (GMP) with Reeves Young for construction of New Kings Bridge Park

To approve the Guaranteed Maximum Price(GMP) for construction of the New Kings Bridge Park.

D. FY2026 Capacity Agreement with the Georgia Department of Corrections

To approve the FY2026 Capacity Agreement with the Georgia Department of Corrections

9. New Business

A. Approval to increase capital budget for EMS to purchase Ambulance from Emergency Vehicle Sales (EVS)

To increase General Capital Fund project 240008 from \$280,000 by \$37,957 for a total of \$317,957 to fund the purchase of an ambulance from Emergency Vehicle Sales (EVS). Initial \$280,000 approved for project with the FY2024 Budget.

B. Adoption of Tax Levy Resolution on behalf of the Jackson County BOE and the Issuance of General Obligation Bonds

Adopt a tax levy resolution in connection with the Board of Education's issuance of general obligation bonds.

C. Request to Dedicate Roads and Right-of-Way within Phase 3 of Pod C of Traditions of Braselton

To request the acceptance of the roads and right-of-way within Phase 3 of Pod C of Traditions of Braselton. See deed and final plat attached.

D. Creation of a Streetlight Special Tax District for Rosewood Phase 2

To authorize the Chairperson to establish a special tax district for streetlights for Rosewood Phase 2. An application has been submitted by Scott Edwards as authorized representative.

10. Zoning Related Business

A. New Business

1. 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

2. 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
3. SU-25-0084 : Pablo Ramirez, 1846 Savage Road, Bogart; 7.39 acres (Map 059/Parcel 018B)
Request for a Special Use for a special event facility
4. RZ-25-0256 : Paula Childs, Highway 334/Tal Phillips Road, Commerce; 18.612 acres (Map 004/Parcel 004)
Request to rezone from PCFD (Planned Commercial Farm District) to A-2 (Agricultural Rural Farm District) in order to subdivide into 2 tracts
5. RZ-25-0257 : Stanton Porter, 97 Highway 53, Hoschton; 5.62 acres (Map 115/Parcel 004)
Request to rezone from A-2 (Agricultural Rural Farm District) to CRC (Community Retail Commercial District) in order to resolve zoning inconsistencies from prior use and support economic viability
6. MA-25-0157 : Brad McCook, 364 Wilson Garage Road, Commerce; 6.727 acres (Map 034/Parcel 033D)
Request to keep the Character Area Map as "Suburban" and change the Future Land Use Map from "Residential" to "Commercial"
7. MA-25-0159 : Andrew Humphrey, 398 B Wilson Road, Commerce; 1.745 acres (Map 034/Parcel 034A)
Request to keep the Character Area Map as "Suburban" and change the Future Land Use Map from "Residential" to "Commercial"
8. RZ-25-0250 : Louis Camerio III, 749 Hubert Pittman Road, Pendergrass; 4.17 acres (Map 110/Parcel 023B)
Request to rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential District) in order to subdivide into 2 tracts
9. CC-25-0012 : Allen Drew, 7998 Jefferson Road, Athens; 5.97 acres (Map 042/Parcel 024)
Request for a change of condition to remove the use restrictions established under RZ-04-99 and allow the property to follow the current CRC use provisions in the Unified Development Code
10. MA-25-0158 : Barry Lord, 2245 Davenport Road, Braselton; 11.693 acres (Map 117/Parcel 014A)
Request to change the Character Area Map from "Agricultural" to "Rural" and keep the Future Land Use Man as "Agricultural/Forestry"

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

Amendments to Article 3, Division I, Section 3-058 and Section 3-059, in order to implement new requirements related to emergency preparedness at newly constructed gas stations and fuel pumps.

11. Adjournment