

Jackson County Board of Commissioners

June 16, 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 Jim Hix, District 1

Commissioner Chas Hardy, District 2

Commissioner Ty Clack, District 3

Commissioner Marty Seagraves, District 4

Staff Present:

Kevin Poe, County Manager

Gina Roy, Assistant County Manager

Jamie Dove, Public Development Manager

Ericka Johnson, Deputy Clerk

Press:

Mike Buffington, Jackson Herald/Mainstreet News

2. Invocation - County Manager Kevin Poe

Pastor Matt Booer, from the Jackson County Baptist Church, gave the invocation.

3. Pledge of Allegiance - Commissioner Cole Elrod

Chairman Marty Clark led the Pledge of Allegiance.

4. Approval of Minutes

A. June 2, 2025 Draft Minutes

To approve the meeting minutes for June 2, 2025

Commissioner Hardy moved to approve the minutes for June 2, 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. 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.

Commissioner Seagraves moved to appoint Joshua Cain Thurmond to the Jackson County Industrial Development Authority. Commissioner Hix seconded the motion. The vote was taken, and the motion passed unanimously.
(Vote 5 – 0)

B. Economic Development Update

To provide an updated report on economic development activity in Jackson County.

Jackson County Chamber President/CEO Steve Wittry provided an update on current economic development activities. He noted that he and Assistant County Manager Gina Roy collaborated on the Economic Development Services agreement to outline the scope of services provided by the chamber. Mr. Wittry shared that the chamber bylaws are currently under review. He also reported that the plans for constructing a new chamber facility have been paused by the Executive Committee. Activity with the Alliance has declined; however, efforts are underway to restore access to the Alliance's website to improve communication.

Mr. Wittry highlighted several ongoing initiatives and announced that an annual broker's retreat was forthcoming. Chamber membership currently stands at 644. And, the Chamber remains financially healthy with a \$20,000 net positive. He also addressed challenges in recruiting for the economic development position, citing the lack of a competitive group insurance plan, and he shared that solutions are being explored. Finally, he mentioned plans for a board retreat later this year, as well as a community retreat aimed at engaging stakeholders from local governments and school leadership.

8. Consent Agenda

Commissioner Hix 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. 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.

County Manager Kevin Poe reminded members the board had approved the purchase of a new ambulance in 2024 for \$280,000. Mr. Poe noted there was no price protection because of the long lead time for delivery of the unit. The vehicle was now ready for delivery; however, the price had increased by \$37,957, bringing the total cost of the vehicle to \$317,957. Mr. Poe asked the board to amend the Capital Projects Fund by \$37,957 to reflect the new purchase amount.

Commissioner Hix moved to approve an increase in the Capital Project budget for EMS to purchase the ambulance from Emergency Vehicle Sales (EVS). Commissioner Clack seconded the motion. The vote was taken, and the motion passed unanimously.
(Vote 5 – 0)

- 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.

County Manager Kevin Poe presented the staff report on the adoption of a Tax Levy Resolution related to the Board of Education's issuance of general obligation bonds. The Tax Levy Resolution binds the BOC to levy the millage rate determined necessary by the BOE to pay the principle and interest of the general obligation bonds. Timing is very important when dealing with bond issues. Mr. Poe added it was important that the BOC act at the June 16, 2025 meeting, so the validation process can move forward and the refunding bonds close.

Commissioner Hix moved to approve the adoption of the Tax Levy Resolution as presented. Commissioner Hardy seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

- 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.

Public Development Director Jamie Dove presented the staff report on a request to dedicate roads and right-of-way within Phase 3 of Pod C of Traditions of Braselton. She reported that Phase 3 of Pod C of Traditions of Braselton was finally platted on April 21, 2016, with 19 lots. The build-out of this phase of the subdivision is now at the allotted threshold for the private entity (Geosam Capital US (Georgia) LLC) to request the roadways and right-of-way to be turned over to Jackson County in order to be County-maintained roadways.

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

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.

Public Development Jamie Dove presented the staff report on the creation of a special tax district for streetlights for Rosewood Phase 2. The application was submitted with 100% of signatures, as the piece of property was still solely owned. The Jackson County Unified Development Code (UDC) requires the payment method to be in place before the final plat can be approved. There are 45 total lots proposed and 17 streetlights to be 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 comment. There were no remarks and the public hearing was closed. Commissioner Hardy moved to approve the creation of a streetlight Special Tax District for Rosewood Phase 2. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

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

Public Development Director Jamie Dove advised that RZ-24-0229 and SU-24-0080 were the same project. However, she had received a telephone call at 4:30 p.m. from the applicant, and they advised them they would not attend the meeting. Apparently, the applicant discovered a hefty financial burden on this project regarding access improvement. Ms. Dove proceeded and gave the staff report. The applicant requested a rezone from PCFD to A-2, to eventually request a special use permit for agrotourism. The Planning Staff recommended approval with six (6) conditions.

1. The property must go through site development review prior to the issuance of an occupational tax certificate.
2. The approved use shall be limited to a commercial outdoor recreational facility specifically for a driving range. This condition shall not restrict the property owner from pursuing other agri-tourism uses permitted by right or by special use under the Unified Development Code (UDC).
3. Hours of Operations shall be limited to: Monday – Saturday: 11:00 AM – 10:00 PM Sunday: 11:00 AM – 8:00 PM
4. All outdoor lighting shall be full cut-off, downcast fixtures designed to prevent light spillover onto adjacent properties and to minimize glare.
5. A minimum 50-foot vegetative buffer shall be established and maintained along all property boundaries.

6. Safety netting shall be installed along both the lengths of the driving range, extending no less than 200 yards from the front of the driving bays.

However, the Planning Commission recommended with six (6) conditions, with a change to Condition #6.

6. Safety netting shall be installed along both the lengths of the driving range, extending no less than 100 yards in length from the front of the driving bays and 40 feet in height.

County Attorney Chip Ferguson opened the public hearing for comment. No one spoke in support of the application. There was no opposition and the public hearing was closed. Commissioner Clack moved to approve the withdrawal of the application. The vote was taken and the motion passed. (Vote 5 – 0)

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

Commissioner Clack moved to approve the withdrawal of SU-24-0080. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

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

Public Development Director Jamie Dove presented the staff report. The applicant requested approval of a special use for an event venue under 30 acres. The applicant has a total of seven acres, and he planned to use an existing home on the property for the venue. The Planning Staff and Planning Commission recommended denial of the request.

County Attorney Chip Ferguson opened the public hearing for comment. No one spoke in support of the project. Mr. Ferguson called for opposition. Derek Brownlee, 1574 Savage Road, spoke in opposition and was concerned this would bring disruption to the area. Karen Kemp, 714 Bear Creek Lane, was also opposed. Mike Wilk, 89 Bear Paw Court, was concerned about traffic. Victoria Cooper, 1811 Savage Road, was also opposed. There were no other comments and the public hearing was closed.

Commissioner Seagraves moved to deny SU-25-0084. Commissioner Clack seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

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

Public Development Director Jamie Dove presented the staff report. The applicant requested a rezone from PCFD to A-2 in order to split the property. The Planning Staff and Planning Commission recommended approval. County Attorney Chip Ferguson opened the public hearing for comment. Clint Childs, 1465 Harris Lord Cemetery Road, spoke in support of the application. There was no opposition and the public hearing was closed.

Commissioner Seagraves moved to approve RZ-25-0256. Commissioner Hardy seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

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

Public Development Director Jamie Dove presented the staff report. The applicant requested a rezone from A-2 to CRC, so the property can be marketed for sale. The property was located off Hwy. 53. The Planning Staff and Planning Commission recommended approval. County Attorney Chip Ferguson opened the public hearing. Stanton Porter, 73 Church Street, Winder, GA spoke in support of the application. There was no opposition to the request and the public hearing was closed.

Commissioner Clack moved to approve RZ-25-0257. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

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"

Public Development Director Jamie Dove advised that MA-25-0157 and MA-25-0159 were similar requests. She explained the applicant ultimately will seek a rezone in order to expand their facility.

County Attorney Chip Ferguson opened the public hearing for comment. Brad McCook 797 East Ridgeway Road, Commerce, GA and chairman of the Board of Trustees at New Grace, explained they wanted to swap land to give more access in order to locate a new sanctuary to their existing building. Josh Tribbilbe, 310 B. Wilson Road, also spoke in support of the request. There was no opposition and the public hearing was closed.

Commissioner Hardy moved to approve MA-25-0157. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

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"

Public Development Director Jamie Dove stated there was nothing new to report as she had shared information during discussion of the previous agenda item. County Attorney Chip Ferguson opened the public hearing for comment. Andy Humphrey, 398 B Wilson Road, Commerce, GA spoke in support. He explained approval of this request would help his small business and also help the church. There was no opposition and the public hearing was closed. Commissioner Hardy moved to approve MA-25-0159.

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

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

Public Development Director Jamie Dove presented the staff report. The applicant requested a rezone from A-2 to A-R in order to split the property into two (2) tracts. The Planning Staff and Planning Commission recommended approval.

County Attorney Chip Ferguson opened the public hearing for comment. Louis Camerio was present, but he did not have anything to add. There were no other comments. There was no opposition to the request, and the public hearing was closed. Chairman Clark moved to approve RZ-25-0250. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

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

Public Development Director Jamie Dove presented the staff report. The applicant requested a change in condition as he wanted to market and sell the property. He requested a Change in Condition to remove the original set of conditions and follow today's county code for CRC regarding use. The Planning Staff and the Planning Commission recommended approval. Allen Drew, 1098 River Meadows Drive, spoke in support of the request. There was no opposition and the public hearing was closed. Commissioner Seagraves moved to approve CC-25-0012. Commissioner Clack seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

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 Map as "Agricultural/Forestry"

Public Development Director Jamie Dove presented the staff report for MA-25-0158. The applicant requested a map amendment to change the Character Area from Ag to Rural while retaining Ag/Forestry Future Land Use. If approved, the applicant plans to seek an A-R rezoning. The Planning Staff and Planning Commission recommended denial because it was against the Comprehensive Plan for residential.

County Attorney Chip Ferguson opened the public hearing for comment. Barry Lord, 437 Sam Brown Blvd, Commerce, GA, and representing Cricket homes, addressed the board in support of the application. He said they were seeking to do four (4) lots. There was no opposition and the public hearing was closed. Commissioner Clack moved to deny MA-25-0158. Commissioner Hix seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

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.

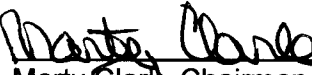
Public Development Director Jamie Dove presented the staff report on a proposed text amendment within Article 3 of the Unified Development Code. She explained the proposed changes would mandate the installation of on-site generators capable of powering fuel pumps in the event of a power outage. This measure is intended to ensure the continued availability of fuel during emergencies, such as natural disasters or widespread utility failures, when access to gasoline becomes critically important for both the public and emergency responders. By requiring backup power systems, the revised regulations aim to maintain essential fuel services when they are most needed.

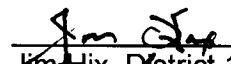
The Planning Staff and Planning Commission recommended approval of the request. County Attorney Chip Ferguson opened the public hearing for comment. No one spoke in support of the application. And, there was no opposition. The public hearing was closed. Commissioner Hix moved to approve the text amendment. Commissioner Hardy seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

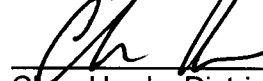
11. **Adjournment**

Chairman Clark declared the meeting adjourned at 7:13 p.m.

Jackson County Board of Commissioners
Approved: July 7, 2025


Marty Clark, Chairman

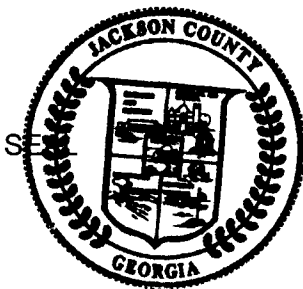

Jim Hix, District 1 Commissioner


Chas Hardy, District 2 Commissioner


Ty Clark, District 3 Commissioner


Marty Seagraves, District 4 Commissioner


Cole Elrod, District 5 Commissioner



Attest: 
Ericka Johnson, Deputy Clerk