



Jackson County Board of Commissioners

July 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 - Chairman Marty Clark**
4. **Approval of Minutes**
 - A. July 7, 2025 Draft Minutes
To approve the meeting minutes for July 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. **Recognitions, Appointments, and Special Items**
 - A. 2024 Financial Audit Presentation by Josh Carroll, Mauldin & Jenkins, LLC.
The purpose of this presentation is to publicly present the 2024 official audit results for Jackson County, Georgia.
8. **Consent Agenda**
 - A. Intergovernmental Agreement between Jackson County and all the Municipalities in Jackson County related to TSPLOST
To approve an IGA between Jackson County and the nine municipalities in Jackson County related to TSPLOST
 - B. Adopt Resolution calling for a Special Election related to imposition of a One Percent Transportation Special Purpose Local Option Sales and Use Tax
To adopt a resolution calling for a Special Election to vote on whether or not to impose a TSPLOST

- C. Resolution Concerning Reduction of the Ad Valorem Millage Rate upon the Passage of TSPLOST
To consider adoption of a resolution concerning reduction of millage rate upon the passage of a TSPLOST
- D. Award FY 2025 Asphalt Paving Contract
To award the contract for asphalt resurfacing projects
- E. Award bid for replacement, construction and installation of HVAC System at Gordon Street Gym
To Award bid to replace and install new HVAC system at the Gordon Street Gymnasium.
- F. Award bid for construction of Roundabout on Ridgeway Church Road at intersection with SK Boulevard and Steve Reynolds Industrial Parkway
To Award bid to construct a new roundabout located at the intersection of Ridgeway Church Road, SK Boulevard, and Steve Reynolds Industrial Parkway.
- G. Sheriff's Office and Jail Mid-Year Budget Adjustment Request
The Sheriff's Office administration is on track to be fully staffed. When preparing the 2025 budget, Finance included a vacancy rate adjustment based on the past three years of data provided by HR. This budget adjustment request is intended to align the salaries and benefits with a fully staffed department and to add any necessary line items to support those positions. Additionally, five new positions are requested to begin growing the team to meet the demands of our expanding community. Plus, an additional request of \$25,000 for parking lot expansion.
- H. Award bid for removal and replacement construction of Jackson County 4H Extension Building Roof and acceptance of Alternate (No. 1) for Removal/Replacement of Adjacent Sloped Roof
To award bid for removal and replacement construction of Jackson County 4H Extension Building Roof and acceptance of Alternate (No. 1) for Removal/Replacement of Adjacent Sloped Roof
- I. Microsoft 365 Enterprise Agreement License
The purpose of this agenda item is to purchase the Microsoft 365 Enterprise License and establish our Government Tenant in the Microsoft Data Center.

9. New Business

- A. Jackson County Environmental Health Fees
Adopt an increase in the Environmental Health Fees as recommended and approved by the Jackson County Board of Health

- B.** Creation of a Streetlight Special Tax District for Fields of Walnut Creek Pod A
To authorize the Chairperson to establish a special tax district for streetlights for Fields of Walnut Creek Pod A. An application has been submitted by Chad Locklear as authorized representative
- C.** Changes to 2024/2025 Triple Surface Improvement List
To remove Tolberts Trail and Fairview Road from the 2024/2025 Triple Surface improvement list and replace them with Howington Road and Mauldin Road.

10. Zoning Related Business

A. New Business

- 1.** RZ-25-0258 : Mary Cooper, Geiger Road/Cedar Grove Church Road, Winder; 46.194 acres (Map 084/Parcel 006)
Request to rezone from PCFD (Planned Commercial Farm District) to A-2 (Agricultural Rural Farm District) in order to subdivide into 2 tracts
- 2.** MA-25-0160 : Grand Communities, LLC., 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"
- 3.** MA-25-0161 : SageView Land Concepts, LLC., 6491 Jackson Trail Road, Hoschton; 5.98 acres (Map 106/Parcel 013B)
Request to keep the Character Area Map as "Suburban" and change the Future Land Use Map from "Residential" to "Commercial"
- 4.** MA-25-0162 : SageView Land Concepts, LLC., 12 Elias Hayes Trail, Jefferson; 2.08 acres (Map 106/Parcel 013K)
Request to keep the Character Area Map as "Suburban" and change the Future Land Use Map from "Residential" to "Commercial"
- 5.** MA-25-0163 : SageView Land Concepts, LLC., 1510 Tapp Wood Road, Hoschton; 1.56 acres (Map 106/Parcel 013J)
Request to keep the Character Area Map as "Suburban" and change the Future Land Use Map from "Residential" to "Commercial"
- 6.** RZ-25-0259 : David McDonald, 4191 Maysville Road, Commerce; 19.36 acres (Map 034/Parcel 007)

Request to rezone from A-2 (Agricultural Rural Farm District) to HRC (Highway Retail Commercial District) to resolve a nonconforming situation and allow for the continued operation of an automobile-related business

7. SU-25-0085 : David McDonald, 4191 Maysville Road, Commerce; 19.36 acres (Map 034/Parcel 007)

Request for a Special Use in order to have outdoor storage and/or display within the overlay district

8. SU-25-0086 : David McDonald, 4191 Maysville Road, Commerce; 19.36 acres (Map 034/Parcel 007)

Request for a Special Use to allow automobile or other vehicle repair and/or painting within the overlay district

11. Adjournment