

# Jackson County Board of Commissioners

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August 18, 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

Commissioner Cole Elrod, District 5

Staff Present:

Mike Malcom, Attorney

Kevin Poe, County Manager

Gina Roy, Assistant County Manager

Jamie Dove, Public Development Manager

Hannah Slater, Planner

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 Jim Hix**

Commissioner Jim Hix led the Pledge of Allegiance.

**4. Approval of Minutes**

**A. August 4, 2025 Draft Minutes**

**To approve the meeting minutes for August 4, 2025**

Commissioner Hix moved to approve the August 4, 2025 minutes. Commissioner Clack seconded the motion. The vote was taken, and the motion passed unanimously.

(Vote 6 – 0)

**B. August 6, 2025 Draft Minutes**

**To approve the minutes for the August 6, 2025 planning session**

Commissioner Hix moved to approve the August 6, 2025 minutes. Commissioner Clack seconded the motion. The vote was taken, and the motion passed unanimously.

(Vote 6 – 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. **Appointment to Jackson County Board of Health**

**Consider appointing Commissioner Marty Seagraves to the Jackson County Board of Health. This appointment will replace Chairman Marty Clark and will grant Commissioner Seagraves full voting rights on all matters before the Jackson County Board of Health.**

Chairman Clark moved to approve the appointment Commissioner Marty Seagraves to the Jackson County Board of Health. Commissioner Clack seconded the motion. The vote was taken, and the motion passed. Chairman Clark and Commissioners Clack, Elrod, Hardy, and Hix voted in favor of the motion. Commissioner Seagraves abstained. (Vote 5 – 0 - 1)

B. **Appointment to Jackson County Board of Adjustment - Remainder of 4 Year Term**

**To appoint an individual to serve the remainder of a 4-year term on the Jackson County Board of Adjustment being vacated by Cameron Watts**

- **Term expires December 31, 2027**

Commissioner Elrod moved to approve the appointment of Clay Hardy to Jackson County Board of Adjustment for the remainder of the four (4) year term. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 6 – 0)

8. **Consent Agenda**

Commissioner Hix moved to approve the Consent Agenda as presented. Commissioner Clack seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 6 – 0)

A. **Approve upgrade to the E911 recording system**

**To approve an upgrade of the E911 Recording System**

B. **Approve adding a training console for E911 operations**

**To approve the addition of a E911 dispatcher console for training purposes.**

9. **New Business**

A. **Proclamation for National Recovery Month 2025**

**Approve a proclamation designating September 2025 as National Recovery Month in Jackson County**

County Manager Kevin Poe read the proclamation for the record. Commissioner Hix moved to approve the proclamation for National Recovery Month 2025. Commissioner Clack seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 6 – 0)

**B. Adopt the Jackson County Human Resources Policy and Procedure Manual (Revised 2025; effective August 18, 2025)**

**Adopt the Jackson County Human Resources Policy and Procedure Manual (Revised 2025; effective August 18, 2025)**

County Manager Kevin Poe presented the staff report on the request. He reminded members that staff had highlighted the revisions at the August 6, 2025 planning session. Commissioner Hix moved to approve the request. Commissioner Clack seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 6 – 0)

**C. School Resource Officer Contract**

**An agreement between the Jackson County Board of Education, the Jackson County Board of Commissioners, and the Sheriff's Office to agree to the staffing of SROs in the Jackson County School System.**

County Manager Kevin Poe presented the staff report on the request regarding providing school resource officers for the Jackson County School System. The term of the agreement would start retroactive to July 1, 2025 and go through June 30, 2026. The contract will automatically renew each year, and it will be reviewed every two years for consistency. The Board of Education will pay the county a total of \$64,375 per deputy assigned to serve, up to a maximum of fifteen deputies.

Commissioner Hix moved to approve the School Resource Officer contract. Commissioner Clack seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 6 – 0)

**D. Award bid for renovations and addition to the Historic Braselton Gym Project**

**To revise the funding plan previously presented on August 4, 2025, and to award the construction bid for the renovations and addition to the Historic Braselton Gym.**

County Manager Kevin Poe explained that this item had been presented at the previous work session, but a correction was needed regarding the funding sources. The recommended low bid of \$4,062,394 was submitted by Pencor Construction. Funding commitments included \$1.5 million from the Town of Braselton and \$1.5 million previously budgeted by the County, totaling \$3 million dollars. The remaining balance will be covered using funds from the General Fund and approximately \$950,000 available from the Capital Projects Fund (Miscellaneous Parks and Recreation line).

Staff recommended awarding the bid to Pencor Construction with the funding as outlined. Commissioner Clack moved to approve the request. Commissioner Hix seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 6 – 0)

**E. Creation of a Streetlight Special Tax District for Allen Manor Subdivision**

**To authorize the Chairperson to establish a special tax district for streetlights for Allen Manor subdivision. An application has been submitted by Kevin Hornbuckle as authorized representative.**

Public Development Director Jamie Dove presented a request to establish a special tax district for street lighting for Allen Manor Subdivision. The request included eighty-four lots, with the installation of twenty-four streetlights within the development. A public hearing was held on the request, although there were no comments. Commissioner Seagraves moved to approve the request. Commissioner Elrod seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 6 – 0)

**F. Creation of a Streetlight Special Tax District for Jackson Farms Subdivision**

**To authorize the Chairperson to establish a special tax district for streetlights for Jackson Farms. An application has been submitted by Toby Heard as authorized representative.**

Public Development Director Jamie Dove presented a request to establish a special streetlight tax district for Jackson Farms subdivision, located on Highway 11. The subdivision consists of eighteen lots and the plan includes installation of ten streetlights. The application and lighting plan were included for review. A public hearing was held on the request; however, there were no comments.

Commissioner Seagraves moved to approve the request. Commissioner Clack seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 6 – 0)

**G. Jackson County 2055 Comprehensive Plan Public Hearing and Request for Transmittal**

**To request the transmittal of the 2055 Comprehensive Plan to the Northeast Georgia Regional Commission (NEGRC) and the Georgia Department of Community Affairs (DCA) for review and approval.**

Public Development Director Jamie Dove presented the staff report for the request. She said this was the second public hearing for the Jackson County 2055 Comprehensive Plan update, noting that the purpose was to review the draft plan and consider approval of its transmittal to the Georgia Department of Community Affairs for state and regional review. She then turned the presentation over to Carol Flaute, with the Northeast Georgia Regional Commission, who provided an overview of the plan. Ms. Flaute explained that the plan includes six required elements: community vision and goals, needs and opportunities, broadband services, community work program, land use, and transportation, as well as additional elements addressing existing conditions, housing, economic development, and natural resources and resilience.

She noted that the capital improvements element is updated separately and not part of this process. The public input process included an initial public hearing in July 2024 for community open houses, an online survey with over 1,400 responses, and the work of a steering committee that met four times. Following the public hearing, the county may transmit the plan to the Regional Commission to begin the required 40-day state and regional review.

She also added that once the plan has been reviewed and approved by DCA, the plan will return to the board for formal adoption by the October 31, 2025 deadline in order to maintain the county's Qualified Local Government status. A public hearing was held on the request. There were no comments and the public hearing was closed. Commissioner Hix moved to approve the request. Commissioner Clack seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 6 – 0)

**H. Jackson County Transportation Plan Update - Adoption by Resolution**

**To request the Commission to adopt a resolution approving and adopting the transportation plan update**

Public Development Director Jamie Dove presented the proposed update to the Jackson County Transportation Plan, which builds upon the 2019 edition. She explained that the update is coordinated with the Comprehensive Plan, which was recently reviewed by the board and is being renewed for inclusion in that process. If approved, the plan will be submitted to the Gainesville-Hall Metropolitan Planning

Organization for their review.

A public hearing was held on the request. However, there were no comments, and the public hearing was closed. Commissioner Hix moved to approve the request and resolution. Commissioner Clack seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 6 – 0)

**I. Capital Improvement Element (CIE) and Community Work Program Annual Update**  
**An annual update of the Capital Improvement Element (CIE) and Community Work Program is required by the Georgia Department of Community Affairs (DCA).**

Public Development Director Jamie Dove presented the annual update to the Capital Improvement Element and Community Work Program, which routines projects funded through impact fees. She explained that the tables were revised to reflect the new five-year planning period of 2026–2030, with completed projects, with their removal such as for certain road improvements, and added new projects identified for future use of impact fees. Following board approval, the update will be transmitted to the Northeast Georgia Regional Commission and then to the Georgia Department of Community Affairs for review.

A public hearing was held on the request. However, there were no comments, and the public hearing was closed. Commissioner Hix moved to approve the request. Commissioner Clack seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 6 – 0)

**J. Consider One (1) Year Moratorium Regarding Convenience Stores, Gas Stations, Car Washes, and Vape/Head Shops**

**A resolution of the Jackson County Board of Commissioners establishing a moratorium for one (1) year on the acceptance of new applications for site development/land disturbance permits, building permits, and occupational tax certificates for convenience stores, gas stations, car washes, and vape/head shops.**

Public Development Director Jamie Dove presented a resolution for a one-year moratorium on four specific uses within unincorporated Jackson County: convenience stores, gasoline stations, car washes, and vape/head shops. She explained that the moratorium would apply to new applications for land disturbance/site development plans, occupational tax certificates, (business licenses), and building permits. This would not affect projects already in the process.

Ms. Dove further explained the purpose of the moratorium is to allow staff, in coordination with the county attorney, to review the regulations, draft potential text amendments, and obtain input from the board regarding the uses. Ms. Dove clarified that the approval of the resolution would enact the moratorium, while denial would leave current regulations in place. Commissioner Clack moved to approve the request. Commissioner Elrod seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 6 – 0)

**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**

Planner Hannah Slater presented the staff report for RZ-25-0258. The applicant requested a rezoning from PCFD to A-2 in order to subdivide the property into a five-acre tract. The Planning Staff and Planning Commission recommended approval of the request.

Attorney Mike Malcom opened the public hearing for comment. Dwight Cooper, 2321 Gum Springs Church Road spoke in support of the request. There was no opposition to the request and the public hearing was closed. Commissioner Elrod moved to approve RZ-25-0258. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 6 – 0)

**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"**

Planner Hannah Slater advised staff had received a request for withdrawal of the application. Commissioner Clack moved to approve the withdrawal of MA-25-0160. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 6 – 0)

**3. SU-25-0087 : Ron Coffey, 11425 Lewis Braselton Boulevard, Braselton; 13.106 acres (Map 112/Parcel 017B)**

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

Planner Hannah Slater presented the request for SU-25-0087. The applicant requested approval of a special use permit to allow for outdoor storage and/or display within the overlay district. The Planning Staff and Planning Commission recommended approval with five (5) conditions.

1. Outdoor storage shall be limited to the area shown on the submitted concept plan and located behind the front yard setback line or to the rear of the principal building, as required by zoning condition #6 from rezoning case RZ-98-033.
2. Outdoor storage shall be for warehouse tenant use only and shall not include retail sales, public access, or storage of hazardous materials, in accordance with prior zoning conditions.
3. The outdoor storage area shall be fully enclosed by a solid, opaque fence a minimum of eight (8) feet in height. Chain-link fencing, with or without slats, shall not be permitted. The decorative side of the fence shall face outward toward public rights-of-way and adjoining properties.
4. The outdoor storage area shall be paved with asphalt or concrete, and all parking spaces shall be clearly striped to reflect the approved maximum of 122 spaces in accordance with Administrative Variance VA-22-0148.
5. A 10-foot no-access easement shall be established along the property's frontage on Davis Street. No driveways, curb cuts, or other means of vehicular access shall be permitted within this easement.

Attorney Mike Malcom opened the public hearing for comment. Mr. Jon Ratliff, 3265 Nancy Creek Road, Atlanta, GA spoke in support of the request. There was no opposition and the public hearing was closed. Commissioner Clack moved to approve SU-25-0087 with four (4) conditions, deleting Condition #4 of the recommended conditions.

1. Outdoor storage shall be limited to the area shown on the submitted concept plan and located behind the front yard setback line or to the rear of the principal building, as required by zoning condition #6 from rezoning case RZ-98-033.
2. Outdoor storage shall be for warehouse tenant use only and shall not include retail sales, public access, or storage of hazardous materials, in accordance with prior zoning conditions.
3. The outdoor storage area shall be fully enclosed by a solid, opaque fence a minimum of eight (8) feet in height. Chain-link fencing, with or without slats, shall not be permitted. The decorative side of the fence shall face outward toward public rights-of-way and adjoining properties.
4. A 10-foot no-access easement shall be established along the property's frontage on Davis Street. No driveways, curb cuts, or other means of vehicular access shall be permitted within this easement.

Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 6 – 0)

**4. MA-25-0164 : Thomas Benton, 771 Wheeler Road, Commerce; 4 acres (Map 011/Parcel 021)**

**Request to change the Character Area Map from "Agricultural" to "Suburban" and change the Future Land Use Map from "Agricultural/Forestry" to "Commercial"**

Planner Hannah Slater presented the staff report MA-25-0164. The applicant requests to change the Character Area from Agricultural to Suburban, as well as to change the Future Land Use from Ag/Forestry to Commercial. The Planning Staff and the Planning Commission recommended denial.

Attorney Mike Malcom opened the public hearing for comment. Tommy Benton, 177 Martin Street, Jefferson, GA spoke in support of the request. He explained his desire to set aside four acres of a thirty-nine acre tract. He told of plans to build a new shop on the property for his son's business because it had outgrown its current space in the City of Commerce. Mr. Malcom called for opposition. Greg Ellington, 332 Wheeler Road, was opposed. He didn't want the property to go from agricultural to commercial. He was also concerned about the future use of the entire property and adding employees. Kevin Dean, 182 Wheeler Road, was also opposed. He believed it was spot zoning. There was no other opposition to speak, and the public hearing was closed. Chairman Clark moved to approve MA-25-0164. Commissioner Elrod seconded the motion. The vote was taken, and the motion passed unanimously. Chairman Clark and Commissioner Clack, Elrod, Hix and Seagraves voted in favor of the motion. Commissioner Hardy opposed. (Vote 5 – 1)

**5. RZ-25-0262 : Alexander Purcell, Hoods Mill Road / Waterworks Road, Commerce; 5.715 acres (Map 024/Parcel 007D)**

**Request to rezone from A-2 (Agricultural Rural Farm District) to R-1 (Residential, Low-Density Single-Family District) in order to subdivide into 5 tracts**

Planner Hannah Slater presented the staff report for MZ-25-0262. The applicant requested approval of a rezoning from A-2 to R-1 to subdivide the tract into five residential lots. The Planning Staff recommended approval with two (2) conditions.

1. A maximum of three driveways shall be permitted. Final locations shall be approved by the Jackson County Road Department.
2. Prior to final plat approval, the applicant shall dedicate additional right-of-way required by the Jackson County Road Department to accommodate planned improvements at the intersection of Hoods Mill Road and Waterworks Road, as determined during subdivision review.

The Planning Commission recommended approval with two (2) conditions.

1. A maximum of five lots shall be permitted. No more than three driveways shall be allowed on Hoods Mill Road. If any driveway access is necessary on Waterworks Road during development, it shall be subject to approval by the Jackson County Road Department.
2. Prior to final plat approval, the applicant shall dedicate additional right-of-way required by the Jackson County Road Department to accommodate

Attorney Mike Malcom opened the public hearing for comment. AJ Purcell, 295 Borders Road, Commerce, GA spoke in support of the request. He was amenable to the conditions regarding the shared driveways and right-of-way. There was no opposition and the public hearing was closed. Commissioner Seagraves moved to approve RZ-25-0262 with the staff's recommended conditions.

1. A maximum of three driveways shall be permitted. Final locations shall be approved by the Jackson County Road Department.
2. Prior to final plat approval, the applicant shall dedicate additional right-of-way required by the Jackson County Road Department to accommodate planned improvements at the intersection of Hoods Mill Road and Waterworks Road, as determined during subdivision review.

Commissioner Elrod seconded the motion. The vote was taken, and the motion passed unanimously. Commissioner Elrod voted in favor of the motion. (Vote 6 – 0)

**6. SU-25-0089 : James Bouchard, 4689 Maysville Road, Commerce; 3.79 acres (Map 033/Parcel 053A)**

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

Planner Hannah Slater presented the staff report for SU-25-0089. She explained the applicant requested approval of special use to allow for outdoor storage and/or display within the overlay district.

The Planning Staff recommended approval with six (6) conditions.

1. All outdoor display areas and site improvements shall comply with the requirements of the East Jackson Overlay District as specified in Article 4 of the Unified Development Code.
2. Prior to the issuance of a business license, the applicant shall submit a site development plan for review and approval by Jackson County Public Development. The plan shall clearly identify storage/display locations, screening measures, access points, and any required improvements.
3. Outdoor display of prefabricated structures shall be limited to the areas shown on the submitted concept plan. The display layout shall maintain adequate spacing for emergency access, customer circulation, and visual organization.
4. Display areas must be maintained in an all-weather condition, such as gravel or crushed stone, and may not consist of bare dirt. Areas with significant erosion or dust shall be stabilized as determined by the Public Development Department.



5. The business shall operate out of the existing office structure, and prior to operation, must obtain a Change of Occupancy inspection for life safety and a Certificate of Occupancy, in accordance with prior rezoning condition #3.
6. This special use shall be limited to the outdoor display and sale of prefabricated accessory structures (e.g., sheds, carports, gazebos).

The Planning Commission recommended approval with six (6) conditions as well; however, there was an amendment to Condition #4

1. All outdoor display areas and site improvements shall comply with the requirements of the East Jackson Overlay District as specified in Article 4 of the Unified Development Code.
2. Prior to the issuance of a business license the applicant shall submit a site development plan for review and approval by Jackson County Public Development. The plan shall clearly identify storage/display locations, screening measures, access points, and any required improvements.
3. Outdoor display of prefabricated structures shall be limited to the areas shown on the submitted site plan. The display layout shall maintain adequate spacing for emergency access, customer circulation, and visual organization.
4. All vehicular access and circulation areas on the lot—including drive aisles used to access or navigate the display area—must be maintained in an all-weather condition, such as gravel or crushed stone, and may not consist of bare dirt. Areas with significant erosion or dust shall be stabilized as determined by the Public Development Department.
5. The business shall operate out of the existing office structure, and prior to operation, must obtain a Change of Occupancy inspection for life safety and a Certificate of Occupancy, in accordance with prior rezoning condition #3.
6. This special use shall be limited to the outdoor display and sale of prefabricated accessory structures (e.g., sheds, carports, gazebos).

Attorney Mike Malcom opened the public hearing for comment. James Bouchard, 751 Nunn Road, Commerce, GA spoke and introduced Mike Yoder from Westwood Sheds, 2491 Hwy. 184 Due West, SC. They have a retail store in the City of Commerce and had a good customer base. Mr. Yoder shared the property the business currently located on was sold, and they were looking to relocate to continue serving their customers. There was no opposition to the request, and the public hearing was closed.

Commissioner Hardy moved to approve SU-25-0089 with conditions recommended by the Planning Commission. Commissioner Elrod seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 6 – 0)

**7. SU-25-0090 : James Brooks, 7467 Highway 82 Spur, Maysville; 20.4 acres (Map 047/Parcel 016H)**

**Request for a Special Use to operate a landscaping company within the A-2 (Agricultural Rural Farm District) zoning district**

Planner Hannah Slater presented the staff report for SU-25-0090. The applicant requested approval of a special use to operate a landscaping business within an existing A-2 zoning. Ms. Slater explained the special use would allow for an existing landscaping company to continue use and to expand operations onto this tract. The Planning Staff and Planning Commission recommended approval with (5) conditions.

1. This special use approval shall be limited to the operation of a landscaping business involving equipment storage and related administrative activities. Retail

sales, wholesale nursery operations, or public-facing services shall not be permitted on-site.

2. Prior to the issuance of a business license the applicant shall submit a site development plan for review and approval by Jackson County Public Development. The plan shall clearly identify storage/display locations, screening measures, access points, and any required improvements.
3. The business shall operate only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No activity related to the landscaping business shall occur on Sundays or outside approved hours.
4. The 40' x 96' pole barn shall be used solely for equipment, material, or vehicle storage associated with the landscaping business. The 10' x 20' shed shall be used exclusively for administrative functions and shall not be used as a dwelling or permanent workspace for non-residential purposes.
5. Outdoor storage of pine straw, mulch, soil, or similar materials shall be located to the rear or interior of the site and fully screened from public view. Screening shall consist of either a 25-foot-wide evergreen vegetative buffer or a solid opaque fence at least six feet in height. All screening must be installed and maintained in good condition.

Attorney Mike Malcom opened the public hearing for comment. Ryan Brooks, 645 Lake Vista Drive, spoke in support of the request. He said this would just be a storage building for equipment. There was no opposition to the request and the public hearing was closed.

Commissioner Hardy moved to approve SU-25-0090 with the five (5) conditions recommended by the Planning Staff and Planning Commission. Commissioner Clack seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 6 – 0)

**8. SU-25-0088 : J. Brian Kimsey, 2367 US Highway 441, Commerce; 30.13 acres (Map 012/Parcel 012)**

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

Public Development Director Jamie Dove presented the staff report for SU-25-0088. She explained the applicant requested approval of a special use for outside storage that would be as an accessory to a primary use being a biochar facility. The Planning Staff and the Planning Commission recommended approval with eight (8) conditions.

1. This Special Use approval is limited to outdoor storage of raw organic materials (e.g., logs, biomass) associated with a permitted biochar production facility. No general-purpose commercial storage or unrelated outdoor industrial activity is permitted.
2. Prior to the issuance of any development permits or business license, the applicant shall submit a site development plan for review and approval by the Jackson County Public Development Department to confirm compliance with overlay standards and these conditions.
3. A minimum 6-foot-tall earthen berm shall be constructed along the US Highway 441 frontage, supplemented with 6-foot-tall evergreen plantings to form a year-round visual screen.
4. Outdoor log storage shall be limited to the area shown on the approved site development plan and may not encroach into required buffers, setbacks, or undisturbed areas. All stored materials must be neatly stacked and maintained in an orderly fashion to minimize fire hazard and visual clutter.

5. Due to the absence of public water and sewer, the applicant shall coordinate with Environmental Health for septic system approval and implement onsite fire suppression strategies as required by the Jackson EMA and the responding fire district to mitigate risks associated with biomass processing.
6. Outdoor operational activity, including deliveries, equipment movement, and storage handling, shall be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday. No overnight processing or material handling is permitted unless conducted within fully enclosed structures.
7. All development activity on the site shall comply with the East Jackson Overlay District regulations as outlined in Article 4 of the Unified Development Code.
8. Prior to operation, the applicant shall obtain an air quality permit from the Georgia EPD, if required, and provide a copy to the Jackson County Public Development Department. The facility shall remain in compliance with all applicable EPD regulations.

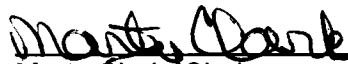
Attorney Mike Malcom opened the public hearing for comment. Brian Kimsey, 1010 Commerce Drive, Bogart, GA., agent and designer for the site, spoke in support of the request. He explained the biochar process and he advised there were plans for a 9,800 square foot maintenance/storage building. Scott Ledford also spoke and answered questions from board members.

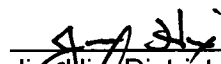
Attorney Mike Malcom called for opposition. Alicia King, 236 Grandview Drive, Jefferson, GA was opposed to the request. The public hearing was closed, and the request submitted to the board for a decision. Commissioner Hardy moved to approve SU-25-0088 with eight (8) conditions recommended by the Planing Staff and Planning Commission. Commissioner Clack seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 6 – 0)

# 11. Adjournment

Chairman Clark declared the meeting adjourned at 7:47 p.m.

Jackson County Board of Commissioners  
Approved: September 15, 2025

  
Marty Clark, Chairman

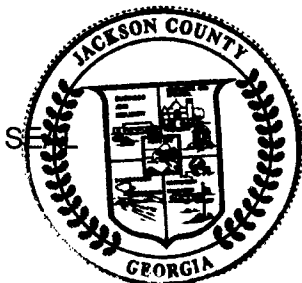
  
Jim Hix, District 1 Commissioner

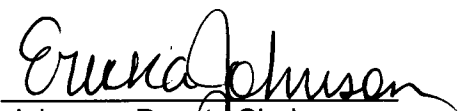
  
Chas Hardy, District 2 Commissioner

  
Ty Clack, District 3 Commissioner

  
Marty Seagraves, District 4 Commissioner

  
Cole Elrod, District 5 Commissioner



Attest:   
Ericka Johnson, Deputy Clerk