



Jackson County Board of Commissioners

October 20, 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	Chairman Marty Clark
Present:	Commissioner Jim Hix
	Commissioner Chas Hardy
	Commissioner Ty Clack — Via Telephone
	Commissioner Marty Seagraves

Staff Present:	Gina Roy, Assistant County Manager
	Jamie Dove, Public Development Manager
	Ericka Johnson, Deputy Clerk

Press:	None
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2. Invocation

Commissioner Jim Hix gave the invocation.

3. Pledge of Allegiance

Chairman Marty Clark gave the invocation.

4. Approval of Minutes

A. October 6, 2025 Draft Minutes

To approve the minutes for the October 6, 2025 board meeting

Commissioner Hardy moved to approve the minutes for October 6, 2025.

Commissioner Seagraves 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.

Tiffany Flock, 246 Indian River Drive, Jefferson, GA address the board expressing her appreciation to Chairman Marty Clark and Commissioner Ty Clack for their help to display various historical documents in the Historic Courthouse, as well as at the Courthouse facility. She invited the board to attend a dedication ceremony on November 3, 2025, at 5:00 p.m. on the Courthouse steps to honor and dedicate the collection of documents. The ceremony will include brief remarks from several speakers.

6. Reports

Assistant County Manager Gina Roy announced that the Harvest Festival will be held this Saturday at the Jackson County Agricultural Center from 3:00 p.m. until dark. The event will feature numerous vendors and many activities for the community to enjoy.

7. 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 Microsoft 365 Implementation Professional Service Agreement

To award bid for Microsoft 365 Implementation Professional Service Agreement to Kopesky Enterprises, Inc (dba Surelock Technology)

B. Award bid for renovations and accepted alternates proposed for Historic Courthouse

To award the construction bid contract and accept alternate proposals for Renovations to the Historic Courthouse to Prime Contractors

C. Award bid for Removal and Replacement of Hurricane Shoals Park Pedestrian Bridge

To award the removal and replacement bid of the Hurricane Shoals Park Pedestrian Bridge contract to Lagniappe Development Company, Inc

D. Indication of Roundabout Support to DOT

Request from Georgia DOT to approve the Chairman to sign the Indication of Roundabout Support for the intersection of SR15 @ CR428/Apple Valley Road. Part of this request is that Jackson County agrees it would be responsible for the electric power bill and landscaping once the project is complete.

E. Capital Improvement Element (CIE) and Community Work Program Annual Update

The Northeast Georgia Regional Commission (NEGRC) and the Georgia Department of Community Affairs (DCA) have reviewed and approved the draft update to the Jackson County Capital Improvements Element (CIE) of the Comprehensive Plan after its review by the Jackson County Board of Commissioners at its August 18, 2025 meeting. The final step is to sign the resolution that has been prepared to adopt the update.

F. Adoption of Jackson County 2055 Comprehensive Plan

The Northeast Georgia Regional Commission (NEGRC) and the Georgia Department of Community Affairs (DCA) have reviewed and approved the draft of the Jackson County 2055 Comprehensive Plan after its review by the Jackson County Board of Commissioners at its August 18, 2025 meeting. The final step is to sign the resolution that has been prepared to adopt the Jackson County 2055 Comprehensive Plan.

G. Award Bid for County Facilities Landscaping & Lawn Care Professional Service - 3 Year Contract

To award the 3-year professional service bid for RFP 250098 County Facilities Landscaping & Lawn Care Service

H. Airport annual Capital Improvement Plan submission

Each public use airport in Georgia is required to submit its annual request for project support through the Capital Improvement Plan process. The Jackson county airport will then compete against the other 105 Georgia airports for both federal and state funding. This is the first step in receiving necessary support for these projects.

8. New Business

A. Award bid for ITB 250003 - Jackson County Solid Waste - Transfer Station Debris Grinding Professional Service Agreement

To award the bid for ITB 250003 - Jackson County Solid Waste - Transfer Station Debris Grinding Professional Service Agreement

Assistant County Manager Gina Roy presented the bid award for Debris Grinding Services at the Jackson County Solid Waste Transfer Station. She explained that the service provides grinding of debris such as trees collected by the Public Works Department following storms or routine removal. Staff recommended awarding the contract to Sommertime Realty at a rate of \$90 per hour for an estimated 80 hours, not to exceed \$72,000. The expenditure is included in the upcoming fiscal year's budget. There were no questions. Commissioner Hix moved to approve the request. Commissioner Hardy seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

B. Award bid for ITB 250095 Jackson County Facilities Maintenance - Parks and Recreation Athletic Field Chemical Applications & Turf Treatment/Weed Control Service Delivery - 3 Year Contract

Award bid for ITB 250095 Jackson County Facilities Maintenance - Parks and Recreation Athletic Field Chemical Applications & Turf Treatment/Weed Control Service Delivery - 3 Year Contract

Assistant County Manager Gina Roy presented the bid award for Chemical Applications and Turf Treatment Services for Jackson County Facilities, Parks and Recreation, and Athletic Fields. She noted that multiple county facilities, including the Parks and Recreation areas and the Animal Control/Veterinary facility, require regular turf and weed treatment. Following the formal bid process, TruGreen Chemical Services submitted the lowest responsive bid in the amount of \$4,419 per month, totaling approximately \$53,000 annually. After review by staff, it was recommended that the board award the bid to TruGreen Chemical Services. Commissioner Hix moved to approve the request. Commissioner Hardy seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

C. SFY 2026 Aging Services contract with the Northeast Georgia Regional Commission

This is a contract for the Jackson County Senior Center to provide aging services to persons aged 60 or older for outreach, nutrition, transportation, educational, recreation and other activities as described in the contract.

Assistant County Manager Gina Roy presented the SFY 2026 Aging Services Contract with the Northeast Georgia Regional Commission. She explained that the contract provides a total of \$432,789.37 in funding for the Jackson County Senior Center consisting of \$413,210.20 in Federal and State funds and a required local match of \$19,579.17. Ms. Roy noted that while this does not represent the Senior Center's full operating budget, it supports a significant portion of its aging services programs. She also reassured that, despite concerns related to a potential federal government shutdown, services for seniors will continue without interruption. Staff recommended approval of the contract and authorization for the Chairman to execute the agreement. Commissioner Seagraves moved to approve the request. Commissioner Hardy seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

9. Zoning Related Business

A. New Business

1. **RZ-25-0273 : Greg Overstreet, B Whitfield Road, Jefferson; 3 acres (Map 056/Parcel 002P)**

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

Public Development Director Jamie Dove presented RZ-25-0273, submitted by Greg Overstreet, requesting to rezone approximately three acres from A-2 (Agricultural Rural Farm District) to R-1 (Single Family Residential District) to allow the property to be divided into two tracts for family use. The property is located within a Suburban Character Area and has a Residential Future Land Use designation. Supporting documents included a letter of intent, concept plan, and a water availability letter from the Jackson County Water & Sewerage Authority. Both the Planning Staff and the Planning Commission recommended approval of the rezoning request with one condition.

1. A shared driveway shall be utilized.

County Attorney Chip Ferguson opened the public hearing for comment. Greg Overstreet, 1616 B. Whitefield Road, spoke in support of the application. There was no opposition and the public hearing was closed. Commissioner Seagraves moved to approve RZ-25-0273 with the one recommended condition. Commissioner Hix seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

2. **RZ-25-0272 : Kevin Embrick, 2832 Commerce Road, Jefferson; 3.42 acres (Map 051/Parcel 046B)**

Request to rezone from CRC (Community Retail Commercial District) to HRC (Highway Retail Commercial District) to allow for the development of a dumpster rental service and a septic installation and repair business

Public Development Director Jamie Dove presented RZ-25-0272, submitted by Kevin Embrick, for property located at 2832 Commerce Road, Jefferson, GA, consisting of 3.42 acres and owned by Rolloff Express, LLC. The applicant requested to rezone the property from CRC to HRC to allow operation of a septic service and roll-off dumpster business. The property lies within an Urban Character Area with a Commercial Future Land Use designation. Supporting materials included a letter of intent, site plan, and a water availability letter from the Jackson

County Water & Sewerage Authority indicating that public water is available. Both the Planning Staff and Planning Commission recommended approval with four (4) conditions.

1. All dumpsters, equipment, and commercial vehicles stored on-site shall be contained within a designated storage yard enclosed on all sides by an 8-foot minimum slatted fence.
2. No development activity, grading, or material storage shall take place within designated floodplain or wetland areas.
3. To address floodplain management concerns, gravel may be used in place of impervious surface within the outdoor storage area only.
4. The development must obtain and complete all necessary land disturbance and site development permits prior to the issuance of an occupational tax certificate.

County Attorney Chip Ferguson opened the public hearing for discussion. Kevin Embrick, 750 Jett Roberts Road, Jefferson, GA spoke in support of the application. There was no opposition to the request and the public hearing was closed. Commissioner Seagraves moved to approve RZ-25-0272 with the four recommended conditions. Commissioner Hardy seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

3. RZ-25-0269 : Brad McCook, 310 B Wilson Road, Commerce; 1.84 acres (Map 034/Parcel 033D1)

Request to rezone from NRC (Neighborhood Retail Commercial District) to CRC (Community Retail Commercial District) to accommodate the expansion of an existing church facility

Chairman Marty Clark reported the next three cases will be heard together as one public hearing. Public Development Director Jamie Dove presented the rezoning requests for RZ-25-0269, RZ-25-0270, and RZ-25-0271, which were heard together as one public hearing. The three parcels, measuring 1.84 acres, 6.727 acres, and 1.75 acres, are located along B. Wilson Road and Wilson Garage Road, Commerce, GA. The properties are currently zoned NRC, A-3, and R-1.

The request seeks to rezone all three parcels to CRC for consistency and to accommodate the proposed construction of a new facility for New Grace Church. The sites are designated as a Suburban Character Area with a Commercial Future Land Use following prior map amendments. Supporting documentation included a letter of intent, a concept plan, and water availability confirmation. The Planning Staff and the Planning Commission recommended approval with two conditions.

1. No vehicular access is allowed from Wilson Garage Road unless the road is upgraded to county standards along the subject property's frontage. All access must be from B Wilson Road, subject to review and approval by the Jackson County Road Department.
2. The owner shall dedicate thirty (30) feet of right-of-way along the Wilson Garage Road frontage of the subject property, measured from the existing centerline of the roadway.

County Attorney Chip Ferguson opened the public hearing for comment. Brad McCook, 797 East Ridgeway Road, Commerce, GA spoke in support of the application and explained the church wanted to expand their facility. There was no

opposition and the public hearing was closed. Commissioner Hardy moved to approve RZ-25-0269 with the two conditions recommended by the Planning Staff and Planning Commission. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

4. **RZ-25-0270 : Brad McCook, 364 Wilson Garage Road, Commerce; 6.727 acres (Map 034/Parcel 033D)**

Request to rezone from A-3 (Agricultural Fringe District) to CRC (Community Retail Commercial District) to accommodate the expansion of an existing church facility

Commissioner Hardy moved to approve RZ-25-0270 with the two conditions recommended by the Planning Staff and Planning Commission.

1. No vehicular access is allowed from Wilson Garage Road unless the road is upgraded to county standards along the subject property's frontage. All access must be from B Wilson Road, subject to review and approval by the Jackson County Road Department.
2. The owner shall dedicate thirty (30) feet of right-of-way along the Wilson Garage Road frontage of the subject property, measured from the existing centerline of the roadway.

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

5. **RZ-25-0271 : Andrew Humphrey, 398 B Wilson Road, Commerce; 1.75 acres (Map 034 034A)**

Request to rezone from R-1 (Residential, Low-Density Single-Family District) to CRC (Community Retail Commercial District) to allow a shared commercial facility for motorcycle suspension services and custom apparel production

Commissioner Hardy moved to approve RZ-25-0271 with the two conditions recommended by the Planning Staff and Planning Commission.

1. No vehicular access is allowed from Wilson Garage Road unless the road is upgraded to county standards along the subject property's frontage. All access must be from B Wilson Road, subject to review and approval by the Jackson County Road Department.
2. The owner shall dedicate thirty (30) feet of right-of-way along the Wilson Garage Road frontage of the subject property, measured from the existing centerline of the roadway.

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

6. **CC-25-0014 : David Elder, 2408 Creek Nation Road, Jefferson; 34.475 acres (Map 104/Parcel 011C)**

Request for a change of condition to amend Condition #1 of RZ-04-51 & 52, reducing the required minimum lot size from one (1) acre to 0.75 acres

Public Development Director Jamie Dove presented CC-25-0014 submitted by David Elder, seeking a change of conditions. The property is located at 2408 Creek Nation Road, consisting of approximately 34.475 acres. The request seeks to modify a zoning condition established in 2004, which required a minimum lot size of

one acre when the property was rezoned to R-1. The applicant requested to reduce the minimum lot size to 0.75 acres to align with current R-1 zoning standards.

The property lies within a Rural Character Area with a Residential Future Land Use designation. Supporting materials included the original 2004 zoning conditions, a letter of intent, a concept plan showing potential layout, a water availability letter, plats, site photos, and letters of opposition that were submitted to staff. The Planning Staff recommended approval of the revised conditions with the approval to reduce the minimum lot size from one acre to 0.75 acres where public water is available. The Planning Staff further recommended that the conditions of zoning case RZ-04-51 & 52 be amended as follows:

1. The minimum lot size shall be 0.75 acres where public water is available
2. One-story dwellings shall have a minimum heated floor area of 1,800 square feet, and two-story or split-level dwellings shall have a minimum heated floor area of 2,200 square feet.
3. A 50-foot undisturbed vegetative buffer shall be provided as required by Article 2, Table 2-2 of the UDC. Buffers shall comply with the standards of Article 12, Sec. 1203, with the option to utilize a structural buffer in accordance with Sec. 1204 if needed.
4. All access to the development shall be from Creek Nation Road.
5. All proposed lots shall utilize the proposed internal roadway, with no lot permitted to have direct access to Creek Nation Road or Old Pendergrass Road.

The Planning Commission recommended denial of the original request to reduce the required minimum lot size from one acre to 0.75. The Planning Commission further recommended that the conditions of zoning case RZ-04-51 & 52 be amended as follows:

1. The minimum lot size shall be one (1) acre.
2. One-story dwellings shall have a minimum heated floor area of 1,800 square feet, and two-story or split-level dwellings shall have a minimum heated floor area of 2,200 square feet.
3. A 50-foot undisturbed vegetative buffer shall be provided as required by Article 2, Table 2-2 of the UDC. Buffers shall comply with the standards of Article 12, Sec. 1203, with the option to utilize a structural buffer in accordance with Sec. 1204 if needed.
4. All access to the development shall be from Creek Nation Road.
5. All proposed lots shall utilize the proposed internal roadway, with no lot permitted to have direct access to Creek Nation Road or Old Pendergrass Road.

County Attorney Chip Ferguson opened the public hearing for comment. David Elder and Mark Rudolph, a consultant for the project, addressed the board in support of the request. There were several residents who were opposed to the request: Annette Stanifer, 205 Hunters Run, Jefferson, GA; Cheryl Johnson, 6177 Old Pendergrass Road, Jefferson, GA; Tonya King, 689 Creek Nation, Jefferson, GA; and Craig Smit, 311 Hunters Run, Jefferson, GA. The applicant did not save time for rebuttal and the public hearing was closed.

Chairman Clark asked Ms. Dove to explain the discrepancy Mr. Rudolph mentioned in his comments. Ms. Dove provided a response. Chairman Clark then moved to

table CC-25-0014 to the November 3, 2025 board meeting due to the absence of the District 5 commissioner. Commissioner Hardy seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

7. UDC Text Amendment : Amendment within Article 2 and Article 3 of the Unified Development Code

Text Amendment to Article 2, Table 2-1 and Division III and Article 3, Division I – Establishment of Use Standards for Data Center and Digital Infrastructure Facility

Public Development Director Jamie Dove presented a proposed Unified Development Code (UDC) Text Amendment affecting Articles 2 and 3, pertaining to the regulation of data centers within unincorporated Jackson County. Ms. Dove explained that the amendment was developed over the past ten months by planning staff, led by Planner Alex, in response to a request from Commissioner Jim Hix to address gaps in the county's existing code. The proposal establishes data centers as a distinct land use category permitted by special use within Light Industrial, General Industrial, and Heavy Industrial zoning. In coordination with Georgia Power, Jackson EMC, Jackson County Water and Sewerage Authority, EPD, and EPA, staff crafted standards covering setbacks, buffers, infrastructure requirements, noise levels, building regulations, and public safety protocols, ensuring adequate review and mitigation before development approval.

Ms. Dove noted that the County has received three serious inquiries regarding potential data center locations, underscoring the importance of adopting these standards proactively. Both the Planning Staff and Planning Commission recommended approval of the request. County Attorney Chip Ferguson opened the public hearing for comment. There was no public comment, and the public hearing was closed. Commissioner Hix moved to approve the UDC Text Amendment. Commissioner Hardy seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

10. Adjournment

Chairman Clark declared the meeting adjourned 6:55 p.m.

Jackson County Board of Commissioners
Approved: November 3, 2025

Marty Clark
Marty Clark, Chairman

Jim Hix
Jim Hix, District 1 Commissioner

Chas Hardy
Chas Hardy, District 2 Commissioner

Ty Clack
Ty Clack, District 3 Commissioner

Marty Seagraves
Marty Seagraves, District 4 Commissioner

Cole Elrod
Cole Elrod, District 5 Commissioner



Attest: Ericka Johnson
Ericka Johnson, Deputy Clerk