



Jackson County

Board of Commissioners

November 17, 2025 at 6:00 PM
Jury Assembly Room - County Courthouse

AGENDA

1. **Call to Order - Chairman Marty Clark**
2. **Invocation - Kevin Poe, County Manager**
3. **Pledge of Allegiance - Commissioner Cole Elrod**
4. **Approval of Minutes**
 - A. November 3, 2025 Draft Minutes
To approve the minutes for the November 3, 2025 board meeting
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. **Consent Agenda**
 - A. Award bid for ITB 250097 — Facilities Maintenance Pest Control Professional Service - Three (3) Year Contract
To award the Contract for ITB 250097 Facilities Maintenance Pest Control Professional Service - Three (3) Year Contract
 - B. Award bid for Project 250074 - Architecture & Engineering Professional Service Contract for Village of Hope
To award proposal for Project 250074 - Village of Hope Architecture & Engineering Professional Service Contract to Axis Infrastructure, LLC
 - C. Piedmont Judicial Circuit IGA
Agree to a proposed IGA with Barrow County for the Piedmont Judicial Circuit.
 - D. IGA between Barrow and Jackson for Veterinary Services
Creating a partnership with Barrow County and their medical facilities and vet services.

E. Approve SFY26 Northeast Georgia Regional Commission (NEGRC) Transit Contract

To approve the SFY26 coordinated transportation contract with the NEGRC to provide transit services.

F. Senior Center Transportation Service MOU with NEGRC

To request approval of the agreement between the Northeast Georgia Regional Commission (NEGRC) and the Jackson County Board of Commissioners and its Senior Center for the transportation of program recipients for SFY 2026.

8. Unfinished Business

A. County Manager Employment Agreement

To approve an Employment Agreement between the Jackson County Board of Commissioners and Gina Roy

9. New Business

A. Request to Waive the Waiting Period Incurred Due to Withdrawal of Map Amendment Application

Consider the request to remove the 12-month waiting period for Map/Parcel 118 009 resulting from the withdrawal of a prior Map Amendment application.

B. Request to Dedicate 10 feet of Right-of-Way Along a Portion of Ethridge Road Per a City of Arcade Zoning Condition

To request the acceptance of right-of-way along a portion of Ethridge Road in front of Map/Parcels 070 005U and 070 005F. See deed and final plat attached.

C. Request for Traffic Signal at US 441 / SR 15 / Homer Hwy @ Steve Reynolds Industrial Pkwy - Jackson County

To request approval for the installation of a new traffic signal at the intersection of US 441 / SR 15 @ Steve Reynolds Industrial Parkway.

10. Zoning Related Business

A. New Business

1. RZ-25-0276 : Austin Wallace, Ethridge Road/Adams Road, Jefferson; 5.2 acres (Map 070/Parcel 018J)

Request to rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential District) in order to subdivide into 3 tracts

2. RZ-25-0267 : JDM Group Company, LLC., 2932 Highway 124, Jefferson; 4.66 acres (Map 094/Parcel 021)

Request to rezone from A-2 (Agricultural Rural Farm District) to CRC (Community Retail Commercial District) to allow the development of four retail flex spaces and the conversion of an existing residential structure to a commercial use

3. RZ-25-0279 : Robert Alexander, 330 Highway 82, Jefferson; 12.07 acres (Map 068/Parcel 021)
Request to rezone from A-2 (Agricultural Rural Farm District) to R-3 (Residential, Multiple-Family District) in order to develop an 88-unit townhouse development
4. RZ-25-0275 : Thomas Benton, 715 Wheeler Road, Commerce; 4 acres (Map 011/Parcel 021)
Request to rezone from A-2 (Agricultural Rural Farm District) to CRC (Community Retail Commercial District) to allow retail sales, installation, and servicing of emergency vehicle lighting systems, classified as automobile services
5. RZ-25-0280 : Trey Pettyjohn, 3072 Old State Road, Talmo; 1 acre (Map 099/Parcel 011)
Request to rezone from PCFD (Planned Commercial Farm District) to R-1 (Residential, Low-Density Single-Family District) to allow subdivision of a 1-acre tract pursuant to the terms of a will
6. MA-25-0172 : Om Duggal, 4214 Highway 332, Hoschton; 28 acres (Map 104/Parcel 018B)
Request to keep the Character Area Map as "Suburban" and change the Future Land Use Map from "Residential" & "Commercial" to "Residential"
7. RZ-25-0278 : Ross Harvin, 2135 Creek Nation Road, Jefferson; 7.153 acres (Map 104/Parcel 012B)
Request to rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential District) in order to subdivide into 2 tracts
8. UDC Text Amendment : Amendment within Article 2 in Regard to Convenience Stores and Gas Stations
Amend Article 2, Table 2-1, to address the current moratorium in place and require special use approval for convenience stores (with or without fuel pumps) and gasoline service stations located within certain zoning districts.
9. UDC Text Amendment : Amendment within Article 20 in Regard to Non-Refundable Building Permit Fees
Amend Article 20, Section 2031 to state that building permit fees are non-refundable. Refunding fees would result in a financial loss to the County, as expenses have already been incurred for processing and review.
10. UDC Text Amendment : Amendment within Article 3 in Regard to Occupancy of Recreational Vehicles
Amend Article 3, Section 3-101 to prohibit occupancy of a recreational vehicle outside a designated recreational vehicle park.

11. UDC Text Amendment : Amendment to Article 23 in Regard to Driveway Site Distance Requirements
Amend Article 23, T-32 to align with current standards in use for driveway site distance.
12. UDC Text Amendment : Amendment to Article 2 in Regard to Tattoo Studios
Amend Article 2, Table 2-1 to require a special use permit for tattoo studios located within the CRC and HRC zoning districts.
13. UDC Text Amendment : Amendment to Article 2 in Regard to Vape Shops and Head Shops
Amend Article 2, Table 2-1 and Use Definitions to introduce regulations on zoning and the classification of vape shops and head shops.
14. UDC Text Amendment : Amendment to Article 4 in Regard to the Creation of the Jackson Parkway Overlay
Amend Article 4 to promote consistent development along Jackson Parkway, a key County thoroughfare.
15. Code of Ordinances Text Amendment : Amendment to Chapter 30 in Regard to Right-of-Way Encroachments
Amend Chapter 30, 30-4 to list specific examples of right-of-way encroachments.
16. Cancellation of One (1) Year Moratorium Regarding Convenience Stores, Gas Stations, and Vape/Head Shops
To consider early cancellation of the one (1) year moratorium regarding convenience stores, gas stations and vape/head shops within unincorporated Jackson County that was enacted on August 18, 2025. This proposed cancellation **does not** pertain to car washes, the remaining of the four uses that were a part of the moratorium. This proposed cancellation would also be null and void if the text amendments pertaining to convenience stores, gas stations and vape/head shops are not approved prior to this agenda item.

11. Adjournment