



Jackson County Board of Commissioners

February 16, 2026 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 Marty Seagraves, District 4

Commissioner Cole Elrod, District 5

Staff Present:

Gina Roy, County Manager

Jamie Dove, Assistant County Manager

Hannah Slater, Planning Manager

Ericka Johnson, Deputy Clerk

Press:

Mike Buffngton, Mainstreet News/Jackson Herald

2. Invocation - Chairman Marty Clark

Chairman Marty Clark gave the invocation.

3. Pledge of Allegiance - Commissioner Chas Hardy

Commissioner Chas Hardy led the Pledge of Allegiance.

4. Approval of Minutes

A. February 6, 2026 Draft Minutes

To approve the minutes for the February 6, 2026 board meeting

Commissioner Seagraves moved to approve the minutes for February 6, 2026.

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

5. Citizen Input

Each speaker is provided for 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

From Commissioner Marty Seagraves:

He announced his candidacy for re-election.

7. Consent Agenda

Commissioner Hardy moved to approve the Consent Agenda as presented. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

A. Approve List of Roadways for Jackson County

To approve an updates list of roadways designated as on-system and off-system routes for traffic speed enforcement purposes

B. Jackson County Transit Procurement Policy Update

To update the procurement policy for Transit FTA funds to reflect changes in procurement thresholds.

C. Award bid for ITB 250096 — Facilities Maintenance Generator Maintenance Service - Three (3) Year Contract

To award the Contract for ITB 250096 Facilities Maintenance Generator Maintenance Service - Three (3) Year Contract

D. First Amendment to Intergovernmental Contract between Jackson County and Jackson County Water & Sewerage Authority

To approve the First Amendment to the Intergovernmental Agreement

E. Engineering Services for SR332 Water Main Replacement

This is the proposed engineering services for the water main relocation replacement for the project at SR332 in front of the new school location between Boone Road and Sam Freeman Road.

8. Zoning Related Business

A. New Business

1. RZ-25-0283 : Jay Parekh, Highway 124/Highway 332/Old Skelton Road, Hoschton; 15 acres (Map 104/Parcel 028)

Request to rezone from R-1 (Residential, Low-Density Single-Family District) to HRC (Highway Retail Commercial District) to allow development of a retail commercial center with a grocery store and other supporting retail uses

Assistant County Manager Jamie Dove presented the staff report for RZ-25-0283. The applicant is requesting to rezone approximately fifteen (15) acres from a larger 64-acre tract from R-1 to HRC. The Planning Staff recommended approval with two (2) conditions. The Planning Commission recommended approval with the same conditions.

1. The development shall comply with all applicable standards of the West Jackson Overlay District.
2. Any driveway permits, deceleration lanes, turn lanes, signal modifications, or other roadway improvements required by GDOT or the Jackson County Road Department shall be completed at the developer's expense. No final development approvals shall be issued until all required access permits have been granted.

County Attorney Chip Ferguson opened the public hearing for comment. Jay Parekh, the property owner, who was also with Vantage, spoke in support of the application, advising that there will be three entrances to the development. Mr. Ferguson called for opposition. Tom Stasul, 54 Melody Way, Hoschton, GA and Deborah Golymbieski, of Dallas, GA, representing an adjacent property owner, spoke in opposition. The public hearing was subsequently closed, and the request submitted to the board for consideration. The applicant declined to speak in rebuttal. Commissioner Elrod moved to approve RZ-25-0283 with the two (2) conditions recommended by staff. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

2. **MA-25-0173 : David Sonders, 885 W E King Road, Commerce; 10.42 acres (Map 009/Parcel 001E)**
Request to change the Character Area Map from "Suburban" to "Urban" and keep the Future Land Use Map as "Residential"

Assistant County Manager Jamie Dove presented the report for MA-25-0173, a request to amend the Character Area designation for approximately 10.42 acres located at 885 W E King Road in Commerce from suburban to urban, while maintaining a residential Future Land Use. The applicant indicated the amendment would allow for a potential rezoning to facilitate an 88-unit townhome development. Ms. Dove noted the property is currently zoned A-2, water and sewer access would require infrastructure extension, and an opposition was included. The Planning Staff and Planning Commission recommended denial of the request.

County Attorney Chip Ferguson opened the public hearing for comments. The applicant was not present. Ms. Dove noted the applicant did not attend the meeting of the Planning Commission either. There was no opposition, so the public hearing was closed. Commissioner Hardy moved to deny MA-25-0173. Commissioner Hix seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

3. **RZ-25-0274 : Andrew Dismuke, 831 US Highway 441, Commerce; 7.895 acres (Map 011/Parcel 016)**
Request to rezone from CRC (Community Retail Commercial District) to HRC (Highway Retail Commercial District) in order to develop a multi-tenant commercial business center

Assistant County Manager Jamie Dove presented the staff report for RZ-25-0274, a request to zone approximately 7.895 acres from CRC to HRC. The property was previously rezoned in 2023 for a self-storage; however, the applicant is now proposing a flex space commercial development due to environmental constraints on the site. The property has an urban character area and a commercial future land use designation. The Planning Staff recommended approval. The Planning Commission recommended approval with one (1) condition.

1. A 50-foot zoning buffer shall be provided along the entire north/northeast property line adjoining Parcel 023 006A, in compliance with Article 12, Section 1203 of the Unified Development Code. To the extent existing vegetation is present, it shall be preserved. Where existing vegetation is insufficient to meet the buffering requirements of Section 1203, supplemental plantings shall be installed to achieve compliance.

County Attorney Chip Ferguson opened the public hearing. The applicant was not present due to a family emergency. No one else spoke in support of the request. There was no opposition, and the public hearing was closed. Commissioner Hardy moved to

approve with one (1) condition as recommended by the Planning Commission. Commissioner Hix seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

4. **RZ-25-0287 : Pablo Ramirez, 1846 Savage Road, Bogart; 7.39 acres (Map 059/Parcel 018B)**

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

Assistant County Manager Jamie Dove presented the staff report for RZ-25-0287, a request to rezone approximately 7.39 acres located at 1846 Savage Road from A-2 to A-R to subdivide the property into two (2) tracts. Ms. Dove noted the property previously received a denial for a special use permit for a wedding venue. The property has a rural character area and residential future land use designation. The Planning Staff recommended approval, as well as the Planning Commission.

County Attorney Chip Ferguson opened the public hearing for comment. Pablo Ramirez, 49 Blooming Street, Buford, GA, spoke in support of the request. He hoped to move his family to the property and have his parents build on the second lot. There was no opposition, and the public hearing was closed. Commissioner Seagraves moved to approve RZ-25-0287. Commissioner Elrod seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

5. **MA-25-0176 : Chris Griffin, 8180 Jefferson Road, Athens; 8.593 acres (Map 043/Parcel 002C)**

Request to keep the Character Area Map as "Suburban" and change the Future Land Use Map from "Public/Institutional" to "Commercial"

Assistant County Manager Jamie Dove presented the staff report for MA-25-0176, a request to amend the Future Land Use designation for approximately 8.5 acres located at 8180 Jefferson Road from Public Institutional to Commercial. The property, located within the East Jackson Overlay District and currently zoned A-2, was previously associated with church and school uses, resulting in its current land use classification. The applicant is seeking the amendment to allow for a potential CRC zoning designation to develop a trade school and workforce development center. The Planning Staff recommended approval, as well as the Planning Commission.

County Attorney Chip Ferguson opened the public hearing for comment. Chris Griffin, 537 Ross Road, Winder, GA, spoke in support of the request. There was no opposition, and the public hearing was closed. Commissioner Seagraves moved to approve MA-25-0176. Commissioner Elrod seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

6. **RZ-25-0289 : David McDonald, Wheeler Creek Road/Wheeler Cemetery Road, Maysville; 8.984 acres (Map 047/Parcel 005M)**

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

Assistant County Manager Jamie Dove presented the staff report for RZ-25-0289, a request to rezone approximately 8.894 acres located at 1361 Wheeler Creek Road in Maysville from A-2 to A-R in order to subdivide the property into two (2) lots. Ms. Dove noted the property has previously undergone a map amendment and that two exception lots have already been removed from the tract. The property is within a rural character area with a residential future land use designation. The Planning Staff and Planning Commission recommended approval.

County Attorney Chip Ferguson opened the public hearing for comment. Dave McDonald, an attorney with Weinstein & Black with offices at 167 Lee Street, Jefferson, GA, spoke in support of the request. There was no opposition, and the public hearing was closed. Commissioner Hardy moved to approve RZ-25-0289. Commissioner Hix seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

7. MA-25-0175 : William Diehl, 4191 Highway 332, Hoschton; 2.89 acres (Map 104/Parcel 020D)

Request to keep the Character Area Map as "Suburban" and change the Future Land Use Map from "Residential" to "Commercial"

Assistant County Manager Jamie Dove presented the staff report for MA-25-0175, a request to amend the future land use designation for approximately 2.89 acres located at 4191 Highway 332 in Pendergrass from Residential to Commercial. The applicant is seeking an amendment to pursue future rezoning for a proposed childcare/daycare facility. The property is currently zoned A-2 with a suburban character area designation. The Planning Staff and the Planning Commission have recommended approval.

County Attorney Chip Ferguson opened the public hearing for comment. Ms. Mishael Najm, an attorney with Thompson O'Brien and representing the applicant, spoke in support of the request. She explained the applicant's intent and requested approval. There was no opposition, and the public hearing was closed. Commissioner Elrod moved to approve MA-25-0175. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

8. MA-25-0177 : Brandon Jones, 1723 Ward Road, Hoschton; 58.71 acres (Map 104/Parcel 008)

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

Chairman Clark noted the next four items were related and asked if the applicant wished to combine the public hearing. The applicant consented. Assistant County Manager Jamie Dove presented the staff reports for MA-25-0177, MA-25-0178, MA-25-0179, and MA-25-0180, totaling approximately 81.68 acres with frontage on Highway 332 and Ward Road. The requests involve amendments to the character area and future land use designations to facilitate a future zoning for a proposed 57-lot residential development. The properties are currently zoned A-2, with varying agricultural and rural character areas and one tract designated as agricultural/forestry future land use. Public water is available, though public sewer is not. The Planning Staff recommended approval of all four map amendments; however, the Planning Commission recommended denial of all requests by a 3 to 1 vote.

County Attorney Chip Ferguson opened the public hearing. Keith Barclift, representing Davidson Homes, addressed the board in support of the application. He also advised that the applicant was unable to attend. Mr. Barclift read a prepared letter from the applicant. Anne Marie Armstrong, Land Acquisition Director with Davidson Homes, also addressed the board in support of the application. Mr. Ferguson called for opposition. Penny Wilkins, a resident of Ward Road, Brian Wilson, 1212 Ward Road, and Ryan Nicols, 1665 Ward Road, spoke in opposition and expressed their concern about increased traffic to the area. The applicant spoke in rebuttal. The public hearing was ultimately closed. Commissioner Elrod moved to deny MA-25-0177. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

9. **MA-25-0178 : Brandon Jones, 1350 Ward Road, Hoschton; 0.69 acres (Map 104/Parcel 0011)**
Request to change the Character Area Map from "Rural" to "Suburban" and keep the Future Land Use Map as "Residential"
Commissioner Elrod moved to deny MA-25-0178. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)
10. **MA-25-0179 : Brandon Jones, 1248 Ward Road, Hoschton; 9.32 acres (Map 104/Parcel 0011)**
Request to change the Character Area Map from "Rural" to "Suburban" and keep the Future Land Use Map as "Residential"
Commissioner Elrod moved to deny MA-25-0179. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)
11. **MA-25-0180 : Brandon Jones, Ward Road, Hoschton; 12.96 acres (Map 104/Parcel 117)**
Request to change the Character Area Map from "Rural" to "Suburban" and keep the Future Land Use Map as "Residential"
Commissioner Elrod moved to deny MA-25-0180. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)
12. **UDC Text Amendment : Amend Article 2 in Regard to Self-Service Storage Facilities**
Amend Article 2, Table 2-1 to require a special use permit for self-service storage facilities (mini-warehouses) located within commercial zoning districts
Assistant County Manager Jamie Dove presented a proposed text amendment to Article 2 of the Unified Development Code regarding self-service storage facilities. The amendment modifies Table 2.1 to change self-storage facilities in CRC (Community Retail Commercial) and HRC (Highway Retail Commercial) zoning districts from a permitted use to a special use. The change would require all future self-storage proposals within those districts to obtain Special Use approval by the board.
- County Attorney Chip Ferguson opened the public hearing for comment. No one spoke in favor of the request. There was no opposition, and the public hearing was closed. Chairman Clark moved to approve the UDC Text Amendment, amending Article 2 regarding self-service storage facilities. Commissioner Elrod seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)
13. **RZ-25-0290 : Drew Dekle, 841 Crooked Creek Road, Athens; 4.294 acres (Map 042/Parcel 043A)**
Request to rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential District) in order to subdivide into 2 tracts
Assistant County Manager Jamie Dove presented the staff report for RZ-25-0290, a request to rezone approximately 24.92 acres located at 841 Crooked Creek Road from A-2 to A-R to subdivide the property into two lots. The property is within a rural character area with a residential future land use designation. The Planning Staff and Planning Commission recommended approval. The applicant was not present due to a reported family emergency.

County Attorney Chip Ferguson opened the public hearing for comment. The applicant was not present. There was no opposition, and the public hearing was closed.

Commissioner Seagraves moved to approve RZ-25-0290. Commissioner Elrod seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

14. MA-25-0181 : Ben Drerup, 5631 Jackson Trail Road, Hoschton; 3.693 acres (Map 107/Parcel 009C3)

Request to change the Character Area Map from "Agricultural" to "Rural" and change the Future Land Use Map from "Agricultural/Forestry" to "Residential"

Assistant County Manager Jamie Dove presented the staff report for MA-25-0181, a request to amend the character area and future land use designation for approximately 3.693 acres located at 5631 Jackson Trail Road. The request would change the character area from Agricultural to Rural and the future land use from Agricultural/Forestry to Residential. The amendment is intended to incorporate the acreage into a previously rezoned development without increasing the number of lots, but to improve lot configuration and access. The Planning Staff and Planning Commission recommended approval.

County Attorney Chip Ferguson opened the public hearing to receive comments. Matt Benson, with the law firm Mahaffey Pickens Tucker in Lawrenceville, spoke in support of the application and shared the plans for development. There was no opposition to the request, and the public hearing was closed. Chairman Clark moved to approve MA-25-0181. Commissioner Elrod seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

15. CC-25-0015 : Radhey Shyam, 54 Porter Road, Maysville; 5.5 acres (Map 064/Parcel 026)

Request for a change of conditions to amend Condition # 6 of RZ-03-068, to reduce the required right-of-way dedication along Porter Road and modify the driveway placement and deceleration lane requirements

Assistant County Manager Jamie presented the staff report for CC-25-0015, a request to modify zoning conditions originally imposed in 2003 for property located at 54 Porter Road, zoned HRC. The applicant is seeking amendments to certain roadway and development-related conditions to proceed with development of convenience store use, which is consistent with the existing zoning. Staff reviewed the prior conditions in coordination with the Georgia Department of Transportation (GDOT) and the Jackson County Road Department and recommended approval with six (6) updated conditions addressing site plan approval, buffering, right-of-way dedication, and roadway access requirements.

1. A site plan shall be submitted and approved by the Department of Public Development prior to the issuance of any land disturbance or building permits.
2. Development of the property shall be limited to a convenience store, with or without fuel pumps.
3. Zoning buffers shall be provided in accordance with the buffering and screening standards of the Unified Development Code in effect at the time of development, as applicable between the subject property and adjoining zoning districts.
4. Right-of-way dedication along Porter Road shall be in accordance with the adopted roadway classification and applicable development standards in effect at the time of development plan review.
5. Any access to SR 82 or SR 82 Spur shall be subject to approval by the Georgia Department of Transportation, and all required GDOT permits shall be obtained prior to development plan approval.
6. Any access to Porter Road shall be subject to approval by the Jackson County Road Department and shall comply with current County access, spacing, and

auxiliary lane standards applicable to the roadway classification, including required driveway separation and deceleration lane provisions. If Porter Road is utilized for any access to the development, the applicant shall be responsible for bringing Porter Road up to current County roadway standards along the entire frontage of the subject property, as determined by the Jackson County Road Department.

The Planning Commission recommended approval with six (6) conditions with a modification to Condition #3, requiring an eight-foot opaque structural buffer along the adjoining residential property.

1. A site plan shall be submitted and approved by the Department of Public Development prior to the issuance of any land disturbance or building permits.
2. Development of the property shall be limited to a convenience store, with or without fuel pumps.
3. Zoning buffers shall be provided in accordance with the buffering and screening standards of the Unified Development Code (UDC) in effect at the time of development, specifically Article 12, Section 1203. A structural buffer shall be required and shall consist of an opaque fence or wall with a minimum height of eight (8) feet. Reduction, substitution, or modification of the required structural buffer pursuant to Section 1204 shall not be permitted.
4. Right-of-way dedication along Porter Road shall be in accordance with the adopted roadway classification and applicable development standards in effect at the time of development plan review.
5. Any access to SR 82 or SR 82 Spur shall be subject to approval by the Georgia Department of Transportation, and all required GDOT permits shall be obtained prior to development plan approval.
6. Any access to Porter Road shall be subject to approval by the Jackson County Road Department and shall comply with current County access, spacing, and auxiliary lane standards applicable to the roadway classification, including required driveway separation and deceleration lane provisions. If Porter Road is utilized for any access to the development, the applicant shall be responsible for bringing Porter Road up to current County roadway standards along the entire frontage of the subject property, as determined by the Jackson County Road Department.

Ms. Dove also noted there were opposition letters included with the staff report. County Attorney Chip Ferguson opened the public hearing to receive comments. Darrell Johnson, with JDM Consultants, addressed the board in support of the application. He stated the applicant requested a change in conditions to get approval for a convenience store. They listened to the neighbors and met with GDOT, who was amenable to the new changes being proposed. Mr. Johnson acknowledged they've updated plans and will have a decal lane extending from Hwy. 82 to Dry Pond Road. There was no opposition and the public hearing was closed. Commissioner Hardy moved to approve CC-25-0015 with the six (6) conditions recommended by the Planning Commission. Commissioner Hix seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

16. RZ-25-0293 : Austin Wallace, Horse Shoe Bend, Maysville; 5 acres (Map 063A/Parcel 027)

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

Assistant County Manager Jamie Dove presented the staff report for RZ-25-0293, a request to rezone approximately five acres located on Horse Shoe Bend in Maysville

from A-2. The applicant initially requested rezoning to A-R to create two lots but later submitted a revised request seeking MH zoning to allow flexibility for either stick-built or manufactured home. The property is located within a rural character area with a residential future land use designation and does not have public water or sewer access. The Planning Staff recommended approval with one (1) condition.

1. A maximum of two lots may be created.

The Planning Commission unanimously recommended approval of the rezoning to AR only. County Attorney Chip Ferguson opened the public hearing for comment. David Elder, who assisted the applicant, spoke in support of the application. Mr. Ferguson called for opposition. Audrey Turner, 145 Horse Shoe Bend, Maysville, GA spoke and asked the board to deny the request. The applicant spoke in rebuttal. Afterward, the hearing was closed. Commissioner Hardy moved to approve RZ-25-0293 with the condition as recommended by staff. Commissioner Hix seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

17. MA-25-0184 : David Elder, 7871 Maysville Road, Maysville; 64.804 acres (Map 046/Parcel 049C)

Request to change the Character Area Map from "Urban" & "Agricultural" to "Rural" and change the Future Land Use Map from "Industrial" and "Agricultural/Forestry" to "Agricultural/Forestry"

Assistant County Manager Jamie Dove advised the applicant, David Elder, has requested the board to table MA-25-0184 and has agreed that it will go back before the Planning Commission. Commissioner Hardy moved to table MA-25-0184 and the request must go back to the Planning Commission. Commissioner Hix seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

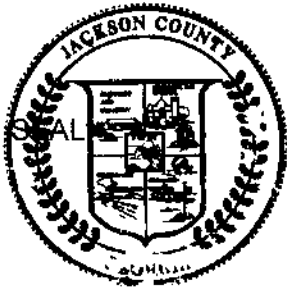
18. Proposed Zoning Map Adoption : Adoption of the Updated Official Zoning Map
Planning Staff requests a public hearing and approval to adopt the Updated Official Zoning Map, reflecting current information up to January 5, 2026 as well as the addition of the latest approved Jackson Parkway Overlay District, in conformance with the requirements of the Georgia Zoning Procedures Law.

Assistant County Manager Jamie Dove presented the proposed adoption of the updated Official Zoning Map. Ms. Dove stated that the map was revised following adoption of the Comprehensive Plan and updated to reflect all zoning actions through early January, including incorporation of the newly adopted Jackson Parkway Overlay District. She offered to answer any questions from the board. There were none. Then, Commissioner Hix moved to approve the Zoning Map Adoption. Commissioner Hardy seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 5 – 0)

9. Adjournment

Chairman Clark declared the meeting adjourned at 7:27 p.m.

Jackson County Board of Commissioners
Approved: March 2, 2026



Attest: Ericka Johnson
Ericka Johnson, Deputy Clerk

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