



Jackson County Board of Commissioners

March 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.

2. **Invocation**

Chairman Marty Clark gave the invocation.

3. **Pledge of Allegiance - Commissioner Ty Clack**

Commissioner Ty Clack led the Pledge of Allegiance.

4. **Approval of Minutes**

A. **March 2, 2026 Draft Minutes**

To approve the minutes for the March 2, 2026 board meeting

Commissioner Seagraves moved to approve the minutes for March 2, 2026 as presented. Commissioner Hardy 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. **Consent Agenda**

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

A. **Authorize the purchase of two (2) new Peterbuilt Dump Trucks for the Public Works department.**

To request to purchase two (2) new Peterbuilt 567 Dump Trucks for the Public Works department.

C. **Recommendation of Award for Infrastructure Construction Project Management**

To consider selecting a Construction Project Management Firm for Infrastructure related to TSPLOST.

D. TSPLOST Paving List 2026

To consider the attached map for 2026 from dirt to asphalt, with work being done by our public works department.

8. **New Business**

A. **Proclamation naming the third week in March as Government Finance Professionals Week**

Proclaim the third week in March as Government Finance Professionals Week as requested by the Georgia Government Finance Officers Association.

Assistant County Manager Jamie Dove read the proclamation naming the third week of March Government Finance Professionals Week. The proclamation highlighted the essential role government finance professionals play in ensuring transparency, accountability, and effective management of public funds. It also acknowledged their expertise across key financial functions and their commitment to ethical stands that support public trust and fiscal stability. Chairman Clark moved to approve the proclamation. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 6 – 0) Following the reading and vote of approval, members of the County's Finance Department were invited forward for recognition and a commemorative photo.

B. **Proclamation Naming April as Child Abuse Prevention Month**

Proclaim April as Child Abuse Prevention month in Jackson County

County Manager Gina Roy presented a proclamation recognizing April 2026 as Child Abuse Prevention Month. She read the proclamation, which emphasized the importance of protecting children as one of the community's most valuable and vulnerable populations. She announced the Pinwheel Ceremony would be held on April 2, 2026, at the American Legion. Commissioner Hix moved to approve the proclamation for Child Abuse Prevention Month. Commissioner Clack seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 6 – 0)

C. **FY2025 End-of-Year Budget Adjustment Resolution**

Approval of a resolution authorizing the Chairman to approve the FY2025 end-of-year Annual Operating and Capital budget amendments as attached in conjunction with the FY2025 audit and issuance of the Annual Comprehensive Financial Report.

County Manager Gina Roy presented the FY2025 end-of-year budget adjustment resolution. She explained that final property tax collection figures from the Tax Commissioner were still pending, which are necessary to complete the year-end financials. Due to audit deadlines, the resolution includes authorization for the County Manager and Finance Director to make any additional budget adjustments once the final figures are received. This measure ensures the County can meet audit requirements while maintaining accurate and complete financial reporting for the fiscal year. Chairman Clark moved to approve the resolution. Commissioner Clack seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 6 – 0)

9. **Zoning Related Business**

1. **RZ-26-0296 : Ben Drerup, 5631 Jackson Trail Road, Hoschton; 3.693 acres (Map 107/Parcel 009C3)**

Request to rezone from A-2 (Agricultural Rural Farm District) to AR (Agricultural Residential District) in order to add additional acreage to a previously approved seven-tract subdivision

Hannah Slater, Public Development Manager, presented zoning case RZ-26-0296, along with a related change of conditions request (CC-26-0016). She explained that the request involves the same parcel with frontage on Jackson Trail Road and Old Collins Road, proposing to rezone approximately 3.6 acres from A-2 to AR to combine with approved AR development, allowing for larger lot sizes and revised access. The change of conditions request applies to approximately 14.6 acres and seeks to remove a previously required no-access easement along Jackson Trail Road while maintaining other development conditions, including a maximum of seven lots and minimum square foot and exterior material requirements.

Ms. Slater reviewed the site, zoning, and concept plans, noting that public water is available, but sewer is not. Both Planning Staff and the Planning Commission recommended approval of the rezoning with one (1) condition.

1. Development of the subject property shall comply with all applicable conditions of approval associated with Rezoning Case RZ-25-0251, as well as any conditions imposed through Change of Conditions Case CC-26-0016, if approved,

Additionally, the Planning Staff and Planning Commission recommended approval of the change of conditions with revised conditions as outlined.

1. The total number of lots within the subdivision shall not exceed 7.
2. Single-level homes shall have a minimum of 2,200 heated square feet, and multi-level homes shall have a minimum of 2,400 heated square feet.
3. At least 25% of the total exterior elevation of each one shall be composed of brick, stone, or a combination of both.

County Attorney Chip Ferguson opened the public hearing for comment. Matt Benson, 1550 North Brown Road, Lawrenceville, GA, addressed the board in support of the request and on behalf of the applicant and property owner. There was no opposition to the request, and the public hearing was closed. Commissioner Clack moved to approve RZ-26-0296 with one condition as recommended by the Planning Staff. (Vote 6 – 0)

2. CC-26-0016 : Ben Drerup, 5631 Jackson Trail Road, Hoschton; 14.67 acres (Map 107/Parcel 009C3)

Request for a change of conditions to amend Condition #2, removing the required 10-foot no-access easement along Jackson Trail Road for Lot 1, as the addition of acreage alters the previously lot layout

Commissioner Clack moved to approve CC-26-0016 with the three (3) conditions as recommended by the Planning Staff and Planning Commission.

1. The total number of lots within the subdivision shall not exceed 7.
2. Single-level homes shall have a minimum of 2,200 heated square feet, and multi-level homes shall have a minimum of 2,400 heated square feet.
3. At least 25% of the total exterior elevation of each one shall be composed of brick, stone, or a combination of both.

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

3. **MA-25-0183 : John Potra, 2932 Highway 124, Jefferson; 4.66 acres (Map 094/Parcel 021)**

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

Hannah Slater, Public Development Manager, presented map amendment case MA-25-0183 for property owned by John and Olivia Potra, located at 2932 Highway 124. She provided a history of prior applications, noting that earlier rezoning requests for commercial use were either denied or withdrawn due to concerns related to road frontage, access, and septic limitations. The current request seeks to amend the future land use designation from commercial to residential while maintaining the suburban character area. Ms. Slater explained that, if approved, the applicant intends to pursue rezoning and subdivide the approximately 4.66 acre property into three tracts, including one for the existing home and two for family use. She reviewed the site layout, access from Highway 124 and Jones Road, and utility availability, noting that public water is available, but sewer is not. Both the Planning Staff and the Planning Commission have recommended approval of the request.

County Attorney Chip Ferguson opened the public hearing for comment. John Potra, 2932 Hwy. 124, Jefferson, GA spoke in support of the application. There was no opposition and the public hearing was closed. Commissioner Elrod moved to approve MA-25-0183. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 6 – 0)

4. **SU-26-0094 : Zhichao Zou, 4200 Maysville Road, Commerce; 1.0886 acres (Map 034/Parcel 008B)**

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

Hannah Slater, Public Development Manager, presented special use request SU-26-0094 for property located at 4200 Maysville Road, consisting of approximately one acre within the East Jackson Overlay District. She explained the request is to allow outdoor display and/or storage associated with a proposed small business office for landscaping equipment sales. Ms. Slater reviewed the property's location, zoning (HRC), surrounding uses, and site plans, noting that public water is available, but sewer service is not. She outlined staff's recommendation for approval with seven (7) conditions.

1. Outdoor display shall be limited to a maximum of eight (8) equipment units at any time.
2. Displayed equipment shall consist only of new units offered for sale. No dismantled, inoperable, salvaged, or junked equipment shall be stored or displayed outdoors.
3. All development and site improvements shall comply with the applicable requirements of Article 4, East Jackson Overlay District, including but not limited to architectural standards for existing structures, required parking and paving improvements, sidewalk installation where applicable, dumpster and service area screening, and required landscaping.
4. Prior to the issuance of any building permits or certificates of occupancy, the applicant shall submit a site development plan for review and approval by Jackson County Public Development identifying outdoor storage and display locations, access points, parking configuration, screening measures, and required site improvements.
5. Outdoor display shall comply with the requirements of Section 3-090 (Outdoor Display) of the Jackson County Unified Development Code, as applicable to the HRC zoning district, including but not limited to setback requirements, allowable display area limitations, and proximity to the principal building.

6. Outdoor storage and/or display shall be limited to the areas identified on an approved site development plan. Any modification, relocation, or expansion of outdoor storage or display areas shall require staff review and approval through the site development permit process.
7. Outdoor storage and/or display shall only be allowed in association with a permitted use within the zoning district.

Ms. Slater advised during the public hearing at the Planning Commission's meeting that the property owner requested an increase in the number of units allowed to be displayed from eight to twelve, which the Planning Commission supported by modifying that condition while leaving all other conditions unchanged.

1. Outdoor display shall be limited to a maximum of twelve (12) equipment units at any time.
2. Displayed equipment shall consist only of new units offered for sale. No dismantled, inoperable, salvaged, or junked equipment shall be stored or displayed outdoors.
3. All development and site improvements shall comply with the applicable requirements of Article 4, East Jackson Overlay District, including but not limited to architectural standards for existing structures, required parking and paving improvements, sidewalk installation where applicable, dumpster and service area screening, and required landscaping.
4. Prior to the issuance of any building permits or certificates of occupancy, the applicant shall submit a site development plan for review and approval by Jackson County Public Development identifying outdoor storage and display locations, access points, parking configuration, screening measures, and required site improvements.
5. Outdoor display shall comply with the requirements of Section 3-090 (Outdoor Display) of the Jackson County Unified Development Code, as applicable to the HRC zoning district, including but not limited to setback requirements, allowable display area limitations, and proximity to the principal building.
6. Outdoor storage and/or display shall be limited to the areas identified on an approved site development plan. Any modification, relocation, or expansion of outdoor storage or display areas shall require staff review and approval through the site development permit process.
7. Outdoor storage and/or display shall only be allowed in association with a permitted use within the zoning district.

County Attorney Chip Ferguson opened the public hearing. Dr. James Bouchard, 751 Nunn Road, Commerce, GA spoke in support of the application and thanked the staff for their assistance. He then called on Kristy Cowart, manager of Bouchard Farms, who resides at 123 Applewood Way, Homer, GA, for comments. She represented Bouchard Farms, the landowner, and tenant. She requested approval of the request. She asked the board to forego the additional structural modification as required in the East Jackson Overlay District due to the lot size and existing building. There was no opposition and the public hearing was closed.

Commissioner Hardy moved to approve SU-26-0094, with the seven (7) conditions placed by the Planning Commission, which included the display of up to twelve units. He also emphasized the importance of preserving the integrity of the East Jackson Overlay District, noting that significant time and effort had been invested by the board and community in its development. Commissioner Hardy also expressed concern that creating exceptions could set a precedent for future deviations. Commissioner Hix seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 6 – 0)

10. **Adjournment**

Chairman Clark declared the meeting adjourned at 6:46 p.m.

Jackson County Board of Commissioners
Approved: April 6, 2026



Marty Clark
Marty Clark, Chairman

Jim Hix
Jim Hix, District 1 Commissioner

Chas Hardy
Chas Hardy, District 2 Commissioner

Ty Clark
Ty Clark, District 3 Commissioner

Marty Seagraves
Marty Seagraves, District 4 Commissioner

Cole Elrod
Cole Elrod, District 5 Commissioner

Attest:

Ericka Johnson
Ericka Johnson, Deputy Clerk