



Jackson County Board of Commissioners

May 18, 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 Ty Clack, District 3

Commissioner Marty Seagraves, District 4

Commissioner Cole Elrod, District 5

Staff Present:

Gina Roy, County Manager

Jamie Jackson, Assistant County Manager

Hannah Slater, Public Development Manager

Ericka Johnson, Deputy Clerk

Press:

Mike Buffington, Mainstreet News/Jackson Herald

2. Invocation

Chairman Marty Clark gave the invocation.

3. Pledge of Allegiance - Commissioner Cole Elrod

Commissioner Cole Elrod led the Pledge of Allegiance.

4. Approval of Minutes

A. May 4, 2026 Draft Minutes

To approve the minutes for the May 4, 2026 board meeting

Commissioner Seagraves moved to approve the minutes for May 4, 2026.

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

No reports were given.

7. New Business

A. Georgia Grown Trail 52 Project Commitment Letter

To present the commitment letter and affirm Jackson County's intent to participate in the Georgia Grown Trail 52 project, including supporting the installation of the signage.

Assistant County Manager Jamie Jackson presented a request for approval of a commitment letter supporting participation in the Georgia Grown Trail 52 Project through Georgia's Rural Center, a branch of the Georgia Department of Agriculture. Ms. Jackson explained that the initiative is intended to promote agricultural endeavors, support local businesses, and strengthen rural economic development across northern Georgia. She stated that the trail will extend west to east from Dalton to Maysville and will include seven North Georgia counties while highlighting farms, agricultural producers, and agritourism destinations. The commitment letter was presented for the Chairman's signature and the board's consideration. Chairman Clark moved to approve the Georgia Grown Trail 52 Project Commitment Letter. Commissioner Clack seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 6 – 0)

B. Sign Letter of intent to accept 75/25 GDOT grant

GDOT has asked that we provide our intent to accept a larger than usual grant for airport aid.

Assistant County Manager Jamie Jackson presented a request for approval of a letter of intent to accept a 75/25 Georgia Department of Transportation (GDOT) grant for airport aid. Ms. Jackson explained that while the County had previously accepted a grant award, the GDOT is now offering a larger grant opportunity that could potentially increase the County's TSPLOST-related airport funding from approximately \$6 million to \$24 million. She stated that GDOT is requesting formal confirmation from the board of the County's intent to accept the larger grant amount. Chairman Clark moved to accept the grant amount from GDOT. Commissioner Clack seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 6 – 0)

8. Zoning Related Business

A. Unfinished Business

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

1. **Request to change the Character Area Map from "Agricultural" to "Rural" and keep the Future Land Use Map as "Agricultural/Forestry"**

Public Development Director Hannah Slater presented map amendments MA-25-0184 and MA-26-0186 for applicant David Elder for property located at 7871 Maysville Road within the East Jackson Overlay District. Ms. Slater explained that the application was previously considered by the Planning Commission and Board of Commissioners but was revised by the applicant after approximately seven acres with frontage along Highway 98 were removed from the original 64.8-acre request. She stated that the revised application included a separate 1.72-acre tract intended for road frontage and access from Wheeler Creek Road. Ms. Slater advised that the properties are currently zoned A-2, and the request was to amend the Character Area Map from Agricultural to Rural while retaining the Future Land Use designation of Agricultural Forestry, which would allow the applicant to pursue Agricultural Residential (AR) zoning.

She reviewed aerial maps, zoning maps, character area maps, concept plans, utility information from the City of Maysville, recorded plats, and public notice signage

included within the staff report. Ms. Slater noted that the Planning Staff recommended denial of both applications, while the Planning Commission recommended approval.

County Attorney Chip Ferguson opened the public hearing for comment. David Elder, 123 Bear Creek Lane, Bogart, GA spoke in favor of the application and provided additional background regarding the revision made to the request. Mr. Elder stated that, based on input from the Planning Commission and staff, the application had been revised to exclude the northern seven acres along Hwy. 98. He explained that access to the proposed development was revised to Wheeler Creek Road in order to preserve the Highway 98 frontage for potential future industrial use consistent with the County's Comprehensive Plan. Mr. Elder further stated that the property owner has owned the property since the 1990s and envisioned the development as a community connected to a nearby church property. She intends to allow members the opportunity to purchase lots within the development at cost and ultimately, members could live near the church.

Mr. Ferguson called for opposition. Mr. J. O'Kelley, 265 Clay Street, Maysville, GA addressed the board expressing concerns regarding Wheeler Creek Road and the limited water line in the area. Mr. Elder spoke in rebuttal and afterwards, the public hearing was closed. Commissioner Hardy moved to approve MA-25-0184. Commissioner Hix seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 6 – 0)

B. New Business

1. MA-26-0186 : David Elder, Wheeler Creek Road, Maysville; 1.72 acres (Map 047/Parcel 004D)

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

Commissioner Hardy moved to approve MA-26-0186. Commissioner Hix seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 6 – 0)

2. MA-26-0185 : Vitaliy Kot, 3160 Highway 124, Jefferson; 6.51 acres (Map 094/Parcel 009E)

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

Chairman Clark acknowledged receipt of a letter from the applicant requesting the board table the application. Commissioner Elrod moved to table MA-26-0185 until June 15, 2026. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 6 – 0)

3. RZ-26-0298: Om Duggal, 4214 Highway 332, Hoschton; 28 acres (Map 104/Parcel 018B)

Request to rezone from A-2 (Agricultural Rural Farm District) to R-1 (Residential, Low-Density Single-Family District) to allow for the development of a 64-lot single-family residential subdivision

Public Development Director Hannah Slater presented the staff reports for RZ-26-0298, along with RZ-26-0299, RZ-26-0300, and RZ-26-0301, which were the same development project. Ms. Slater explained that the applications involved approximately 60.5 acres located along Highway 332 south of the new roundabout at Skelton Road and Highway 332. She stated that the properties had previously undergone a map amendment to correct a split Future Land Use designation, changing the parcels to a unified residential designation in preparation for the rezoning requests. The applicant

requested to rezone the properties from A-2 to R-1 for residential development. Ms. Slater reviewed aerial maps, zoning maps, character area maps, concept plans, utility availability, recorded plats, and public notice signage included in the staff report. She noted that the concept plan showed a stream running through the property with a stream buffer area and a proposed entrance from Highway 332. Ms. Slater advised that public water is available through the Jackson County Water and Sewerage Authority, but public sewer service is not available. Planning staff recommended approval with three (3) conditions.

1. Minimum heated floor area for residential dwellings shall be 1,800 square feet for single-story homes and 2,200 square feet for homes of two or more stories.
1. A landscape buffer of not less than 25 feet in width shall be established along the entire development frontage abutting Highway 332. The buffer shall include an earthen berm with a minimum height of six (6) feet, measured from the grade at the edge of the Highway 332. The berm shall be planted with trees and other vegetation in accordance with the applicable landscaping standards of Article 12 of the Jackson County Unified Development Code.
2. The primary exterior material of the front and all side building elevations of residential dwellings shall be brick, stone, or a combination of both, exclusive of windows, doors, trim, and minor architectural accents. Vinyl siding is not permitted. These requirements shall also apply to any façade directly facing Highway 332.

She further stated that the Planning Commission recommended approval with three conditions. However, they recommended the addition of a fourth condition.

4. No encroachment into the required 75-foot stream buffer shall be permitted. No variance or reduction of the stream buffer shall be allowed.

County Attorney Chip Ferguson opened the public hearing for comment. Alex Mitchell, with LJA Engineering, spoke on behalf of the applicant in support of the request. Mr. Mitchell said that the rezoning was a continuation of the previously approved Future Land Use Map amendment for the property. He explained that the proposed development initially consisted of 64 residential lots intended to be served by sewer, which could potentially be accessed through easements if the rezoning were approved. He noted that if sewer access could not be obtained, the development would utilize septic systems, which could require larger lot sizes based on soil evaluations. Mr. Mitchell stated that the proposed lots would have a minimum size of one-half acre and that the development would comply with required buffers, landscape strips, and setbacks. He also discussed the possibility of relocating the proposed entrance farther south from the roundabout in coordination with the Georgia Department of Transportation. Mr. Mitchell stated that the proposed development was compatible with the surrounding mixture of agricultural and residential uses and advised that the applicant was generally agreeable to the staff and Planning Commission's conditions, including the condition prohibiting encroachment into the stream buffer. He concluded by stating that the proposal aligns with the County's vision for the area and would provide needed single-family housing while meeting infrastructure requirements.

Mr. Ferguson called for opposition. Ms. Peg Baxter, 164 Caldwell Lane, Hoschton, GA spoke in opposition to the application. She expressed concerns regarding the proposed density of the development, stating that neighboring property owners were previously led to believe homes on larger lots would be constructed. She also raised concerns about increased traffic near the existing traffic circle and nearby schools, as well as stormwater runoff and drainage impact due to the higher elevation of the proposed development. Mr. Mitchell addressed the board in rebuttal and afterwards, the public

hearing was closed. Commissioner Elrod moved to approve RZ-26-0298 with the four conditions as recommended by the Planning Commission. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed. (Vote 6 – 0)

4. **RZ-26-0299: Om Duggal, Highway 332, Hoschton; 24.11 acres (Map 104/Parcel 017A)**

Request to rezone from A-2 (Agricultural Rural Farm District) to R-1 (Residential, Low-Density Single-Family District) to allow for the development of a 64-lot single-family residential subdivision

Commissioner Elrod moved to approve RZ-26-0299 with the four (4) conditions recommended by the Planning Commission.

1. Minimum heated floor area for residential dwellings shall be 1,800 square feet for single-story homes and 2,200 square feet for homes of two or more stories.
2. A landscape buffer of not less than 25 feet in width shall be established along the entire development frontage abutting Highway 332. The buffer shall include an earthen berm with a minimum height of six (6) feet, measured from the grade at the edge of the Highway 332. The berm shall be planted with trees and other vegetation in accordance with the applicable landscaping standards of Article 12 of the Jackson County Unified Development Code.
3. The primary exterior material of the front and all side building elevations of residential dwellings shall be brick, stone, or a combination of both, exclusive of windows, doors, trim, and minor architectural accents. Vinyl siding is not permitted. These requirements shall also apply to any façade directly facing Highway 332.
4. No encroachment into the required 75-foot stream buffer shall be permitted. No variance or reduction of the stream buffer shall be allowed.

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

5. **RZ-26-0300: Om Duggal, 4364 Highway 332, Hoschton; 8 acres (Map 104/Parcel 017A1)**

Request to rezone from A-2 (Agricultural Rural Farm District) to R-1 (Residential, Low-Density Single-Family District) to allow for the development of a 64-lot single-family residential subdivision

Commissioner Elrod moved to approve RZ-26-0300 with four (4) conditions as recommended by the Planning Commission.

1. Minimum heated floor area for residential dwellings shall be 1,800 square feet for single-story homes and 2,200 square feet for homes of two or more stories.
2. A landscape buffer of not less than 25 feet in width shall be established along the entire development frontage abutting Highway 332. The buffer shall include an earthen berm with a minimum height of six (6) feet, measured from the grade at the edge of the Highway 332. The berm shall be planted with trees and other vegetation in accordance with the applicable landscaping standards of Article 12 of the Jackson County Unified Development Code.
3. The primary exterior material of the front and all side building elevations of residential dwellings shall be brick, stone, or a combination of both, exclusive of windows, doors, trim, and minor architectural accents. Vinyl siding is not permitted. These requirements shall also apply to any façade directly facing Highway 332.

4. No encroachment into the required 75-foot stream buffer shall be permitted. No variance or reduction of the stream buffer shall be allowed.

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

6. **RZ-26-0301: Om Duggal, 4292 Highway 332, Hoschton; 0.46 acres (Map 104/Parcel 018A)**

Request to rezone from A-2 (Agricultural Rural Farm District) to R-1 (Residential, Low-Density Single-Family District) to allow for the development of a 64-lot single-family residential subdivision

Commissioner Elrod moved to approve RZ-26-0301 with four (4) conditions recommended by the Planning Commission.

1. Minimum heated floor area for residential dwellings shall be 1,800 square feet for single-story homes and 2,200 square feet for homes of two or more stories.
2. A landscape buffer of not less than 25 feet in width shall be established along the entire development frontage abutting Highway 332. The buffer shall include an earthen berm with a minimum height of six (6) feet, measured from the grade at the edge of the Highway 332. The berm shall be planted with trees and other vegetation in accordance with the applicable landscaping standards of Article 12 of the Jackson County Unified Development Code.
3. The primary exterior material of the front and all side building elevations of residential dwellings shall be brick, stone, or a combination of both, exclusive of windows, doors, trim, and minor architectural accents. Vinyl siding is not permitted. These requirements shall also apply to any facade directly facing Highway 332.
4. No encroachment into the required 75-foot stream buffer shall be permitted. No variance or reduction of the stream buffer shall be allowed.

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

7. **RZ-26-0305 : John Potra, 2932 Highway 124, Jefferson; 4.66 acres (Map 094/Parcel 021)**

Request to rezone from A-2 (Agricultural Rural Farm District) to R-1 (Residential, Low-Density Single-Family District) in order to subdivide into 3 tracts

Public Development Director Hannah Slater presented the rezoning request RZ-26-0305 for the applicant and property owner, John Potra, regarding approximately 4.66 acres located at 2932 Highway 124 in Jefferson. Ms. Slater explained that the request was a continuation of a previously approved map amendment and that the applicant was seeking to rezone the property from A-2 to R-1. She stated that the intent of the request was to retain the existing residence on the property and subdivide the remaining acreage into two additional lots for the applicant's daughters, resulting in a total of three lots. Ms. Slater reviewed aerial maps, zoning maps, character area and future land use map, the applicant's letter of intent, concept plans, utility availability information, recorded plats, and public notice signage included in the staff report. She noted that public water is available through the Jackson County Water and Sewerage Authority, but public sewer service isn't available. The Planning Staff and Planning Commission both recommended approval of the request with one condition.

1. The property shall be limited to a maximum of three (3) lots.

County Attorney Chip Ferguson opened the public hearing for comment. John Potra spoke in support of the application and stated that the request was simply to subdivide the property into three lots. There was no opposition and the public hearing was closed. Commissioner Elrod moved to approve RZ-26-0305 with the one recommended condition. Commissioner Seagraves seconded the motion. The vote was taken, and the motion passed unanimously. (Vote 6 – 0)

9. Adjournment

Chairman Marty Clark advised that there was a need for an Executive Session to discuss pending litigation. Chairman Clark then made a motion to enter Executive Session, which was seconded by Commissioner Marty Seagraaves. The motion was carried unanimously, and the board entered closed session at 6:38 p.m. (Vote 6 – 0)

After meeting in closed session for forty-two minutes, a motion was made by Chairman Clark, seconded by Commissioner Clack, to exit the closed session. No action was taken. Chairman Clark declared the meeting adjourned by acclamation at 7:22 p.m.

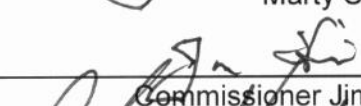
Jackson County Board of Commissioners
Approved: June 1, 2026
Filed: Minute Book #33



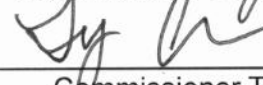
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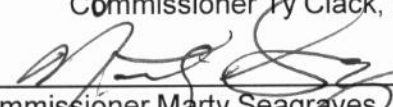

Ericka Johnson, Deputy Clerk

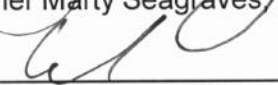

Marty Clark, Chairman


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