



Jackson County Board of Commissioners

June 15, 2026 at 6:00 PM
Jury Assembly Room - County Courthouse

AGENDA

1. **Call to Order - Chairman Marty Clark**
2. **Invocation**
3. **Pledge of Allegiance - Chairman Marty Clark**
4. **Approval of Minutes**
 - A. June 1, 2026 Draft Minutes
To approve the minutes for the June 1, 2026 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. **Recognitions, Appointments, and Special Items**
 - A. Jackson County Board of Library Trustees
To appoint an individual to the Jackson County Board of Library Trustees for a 3-year term beginning July 1, 2026 to June 30, 2029.
 - Dr. Douglas Cleveland - (Term ends June 30, 2026)
8. **Consent Agenda**
 - A. EMS Medical Director Agreement
To approve an EMS Medical Agreement with Dr. Michael Cormican to serve as the County's EMS Medical Director effective September 1, 2026
 - B. Correct IGA Agreement for Jackson County to Conduct Elections for City of Talmo
To approve a corrected IGA with the City of Talmo for election services

- C. Implement Right-of-Way Encroachment Permit Fees
To implement a permit fee for right-of-way encroachment permits that are issued through the Public Works department
- D. Jackson County Hazard Mitigation Plan
Request review and formal approval of the updated Jackson County Hazard Mitigation Plan. Adoption of the plan fulfills Federal Emergency Management Agency (FEMA) and Georgia Emergency Management and Homeland Security Agency (GEMA/HS) requirements for local hazard mitigation planning and ensures Jackson County remains eligible for certain hazard mitigation grant funding opportunities.
- E. Jackson County Emergency Operations Plan
Review and formal approval of the updated Jackson County Emergency Operations Plan (EOP). Adoption of the plan provides the county with an organized framework for coordinating preparedness, response, recovery, and mitigation activities during emergencies and disasters affecting Jackson County.
- F. Extension of Braselton Christian Academy Gym Lease
The extension of the BCA gym lease. The Jackson County Parks and Recreation uses this facility for its cheerleading, volleyball and basketball programs. The facility has been leased for the past five years.
- G. Lease Agreement with Banks Jackson Food Bank
To approve a lease agreement with the Banks Jackson Food Bank for county-owned property located at 671 South Elm Street, Commerce, GA.

9. **New Business**

- A. Creation of a Street Light Special Tax District for Hidden Fields Phase 2
To authorize the Chairperson to establish a special tax district for street lights for Hidden Fields Phase 2. An application has been submitted by Renee Trip as authorized representative.
- B. Award the bid to Wilson Construction Mgmt. LLC for the construction of the Hwy. 332 school frontage improvements and the Boone Rd/Wehunt Rd roundabout.
The Finance Department has completed its review of the engineer's recommendation for award for the Highway 332 School Frontage Improvements and Boone Road/Wehunt Road Roundabout. After evaluating the bids based on cost, responsiveness, and vendor qualifications, we concur with PPI in recommending awarding to Wilson Construction Mgmt. LLC for \$4,358,634.90. This will be phase 1 of the overall project. Phase 2 of the project will consist of the realignment of Sam Freeman Road and the construction of the roundabout at Hwy. 332/Sam Freeman Road.

- C. Execute 2026 Caterpillar 938-14 Wheel Loader Lease for Solid Waste
To request execution of the 2026 Caterpillar 938-14 Wheel Loader Lease for Solid Waste
- D. Execute 2026 Caterpillar 926-14 Wheel Loader Lease for Solid Waste
To request execution of the 2026 Caterpillar 926-14 Wheel Loader Lease for Solid Waste

10. Zoning Related Business

A. Unfinished Business

- 1. SU-25-0083 : Tracey Lott, 1104 B Wilson Road, Commerce; 14.087 acres (Map 034/Parcel 031E)
Request for a Special Use for a special event facility.

The Commissioners will be voting again on whether to grant the special use and, if so, what conditions to impose. If the special use is granted, the pending lawsuit will be dismissed. If the special use is denied, the lawsuit will go forward and the judge will ultimately decide if the Lott's constitutional rights were violated by the denial.

A court order settlement conference was requested as a direct result of the pending lawsuit. Administrative staff, along with the County's legal representation, met with the applicants and their legal counsel. Conditions have been taken into consideration and created based on proffered conditions and original concerns from neighboring property owners. The proposed list is shown below in the staff recommendation.

- 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"

B. New Business

- 1. SU-26-0096 : Jakob Sullins, US Highway 441 / Roy Howington Road, Commerce; 13.112 acres (Map 023/Parcel 030)
Request for a Special Use in order to have a convenience store with or without fuel pumps
- 2. SU-26-0095 : Jakob Sullins, 4664 Maysville Road, Commerce; 4.267 acres (Map 033/Parcel 047)
Request for a Special Use in order to have automobile or other vehicle repair or paint within the overlay district

3. SU-26-0097 : Jakob Sullins, 4664 Maysville Road, Commerce; 4.267 acres (Map 033/Parcel 047)
Request for a Special Use in order to have outdoor storage and/or display within the overlay district
4. MA-26-0187 : Tawana Wood, 509 Delia Drive, Commerce; 21.603 acres (Map 022A/Parcel 009B)
Request to change the Character Area Map from "Suburban" to "Rural" and change the Future Land Use Map from "Residential" to "Agricultural/Forestry"
5. MA-26-0188 : Mark Perrone, US Highway 129, Talmo; 57.54 acres (Map 108/Parcel 004)
Request to change the Character Area Map from "Agricultural" to "Urban" and change the Future Land Use Map from "Agricultural/Forestry" to "Industrial"
6. RZ-26-0307 : Allan Johnston, 1141 Bolton-Gordon Road, Commerce; 1.5 acres (Map 012/Parcel 025F)
Request to rezone from A-2 (Agricultural Rural Farm District) to MH (Manufactured Housing District) to facilitate a property line adjustment with an adjacent MH-zoned parcel
7. MA-26-0190 : Chad Linn, Airport Road, Jefferson; 108.57 acres (Map 066/Parcel 003)
Request to change the Character Area Map from "Agricultural" to "Urban" and change the Future Land Use Map from "Agricultural/Forestry" to "Industrial"
8. UDC Text Amendment: Amend Articles 2 and 6 in Regard to Car Wash Use and Parking Requirements
Amend Article 2, Table 2-1 to establish car washes as a standalone special use classification, and amend Article 6, Table 6-1 and Section 668(a) to update parking and stacking space requirements for car wash uses and establish a Director interpretation provision for uses not specifically identified in Table 6-1
9. Cancellation of One (1) Year Moratorium Regarding Car Washes
To consider early cancellation of the one (1) year moratorium regarding car washes within unincorporated Jackson County that was enacted on August 18, 2025. This proposed cancellation would be null and void if the text amendment pertaining to car washes is not approved prior to this agenda item.
10. UDC Text Amendment: Amend Articles 13 and 14 in Regard to Application Requirements
Amend Article 13, Sections 1306, 1333, and 1353, and Article 14, Sections 1403, 1423, and 1433 to restructure and standardize application requirements for comprehensive plan amendments, rezonings, special uses, variances, administrative variances, and special exceptions, and to correct minor inconsistencies in the existing code

11. UDC Text Amendment: Amend Article 4 in Regard to the West Jackson Corridor Overlay District
Amend Article 4, Division III, Section 431(b) to expand the boundaries of the West Jackson Corridor Overlay District to include State Route 60 from SR 124 to Brooks Road
12. Proposed Zoning Map Amendment: Amendment to the Official Zoning Map
Planning Staff requests a public hearing and approval to amend the Official Zoning Map to reflect the expansion of the West Jackson Corridor Overlay District boundary along State Route 60 from SR 124 to Brooks Road, the addition of the Jackson Parkway Overlay District, and other previously approved zoning changes, in conformance with the requirements of the Georgia Zoning Procedures Law

11. Adjournment