



Jackson County Board of Commissioners
Meeting Minutes

Monday, March 15, 2021 • 6:00 P.M.

The Jackson County Board of Commissioners met on Monday, March 15, 2021 at 6:00 p.m. in the Jury Assembly Room of the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, Georgia with the following persons present: Tom Crow, Chairman, Jim Hix, District 1 Commissioner, Chas Hardy, District 2 Commissioner, Ralph Richardson, Jr., District 3 Commissioner, Marty Seagraves, District 4 Commissioner, Kevin Poe, County Manager, Gina Roy, Assistant County Manager, Jamie Dove, Public Development Manager, Ericka Johnson, Deputy Clerk, and Mike Buffington, Mainstreet News/Jackson Herald

A. CALL TO ORDER:

Chairman Tom Crow called the meeting to order at 6:00 p.m.

B. INVOCATION:

County Manager Kevin Poe gave the invocation.

C. PLEDGE OF ALLEGIANCE:

Chairman Tom Crow led the Pledge of Allegiance.

D. APPROVAL OF MINUTES:

Commissioner Hardy moved to approve the minutes for the March 1, 2021 meeting. Commissioner Hix seconded the motion. The vote was taken and the motion carried unanimously. (Vote 5 – 0)

E. CITIZEN INPUT:

- Zachary Meeks, 1189 Chester Way, Hoschton, addressed the board on a proposed rezoning request. He said there was a need to require a buffer between the proposed development and his property.

F. REPORTS:

From Chairman Crow: Reported the County had vaccinated 500 individuals on last week. Additionally, 550 teachers were vaccinated on Saturday. Vaccinations will continue and are held on Wednesdays at the Agricultural Facility.

G. RECOGNITIONS, APPOINTMENTS AND SPECIAL ITEMS:

None

H. CONSENT AGENDA:

- 1) **FY2020 End-of-Year Budget Amendment Resolution:** (Kevin Poe)
Approve a resolution authorizing the Chairman to approve the FY2020 End-of-Year Annual Operating and Capital budget amendments as attached in conjunction with the FY2020 Audit and issuance of the Comprehensive Annual Financial Report.
- 2) **Extend Contract with Roll Off Systems for Wood Grinding at the Transfer Station:** (Kevin Poe)
To approve a one (1) month extension of the contract with Roll Off Systems to complete the wood grinding at the Transfer Station and amend the Solid Waste Management budget to cover the additional \$96,000 cost.
- 3) **Consider Moving 401(a) Defined Contribution and 457(b) Deferred Compensation Plan from ICMA-RC to ACCG Retirement Systems:** (Kevin Poe)
To approve moving the 401(a) Defined Contribution Retirement Plan and 457(b) Deferred Compensation Plan to ACCG Retirement Systems; and to approve the 401(a) and 457(b) Adoption Agreements as well as the Administrative Services Agreement as provided by ACCG and authorize the Chairman and County Manager to sign.

Consent Agenda Action:

There was a motion by Commissioner Hix, seconded by Commissioner Richardson, to approve the Consent Agenda. The vote was taken and the motion carried unanimously. (Vote 5 – 0)

I. UNFINISHED BUSINESS:

None

J. NEW BUSINESS:

- 4) **Professional Services Agreement with CSRA Probation Services:** (Kevin Poe)
To approve a Professional Services Agreement with CSRA Probation Services, Inc for the Solicitor of Jackson County State Court and authorize the Chairman to sign.

Kevin Poe, County Manager, presented the staff report for approval of a Professional Services Agreement with CSRA Probation Services, Inc. Gabriel Bradford, Solicitor, explained his office was administering a "Pretrial Intervention and Diversion Program" to provide alternative prosecuting offenders in the criminal justice system. He recommended the board retain CSRA Probation Services, Inc. to monitor the program participants' compliance.

Chairman Crow made the motion to approve the agreement with CSRA Probation Services. Commissioner Richardson seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 5) **Ground Lease with Peace Place, Inc.:** (Kevin Poe)
To approve a ground lease with Peace Place, Inc. and authorize the Chairman to sign.

Kevin Poe, County Manager, presented the staff report for approval of a ground lease with Peace Place Inc. He explained Peace Place, Inc. was looking to build a new facility with 32 beds to serve its clients from the Piedmont Judicial Circuit to include Banks, Barrow, and Jackson Counties. The proposed site consisted of 4.841 acres and was located between Jackson Parkway and Stan Evans Drive. Mr. Poe thought this was a great location because it would be located to other non-profit centers. The property would be leased for an initial fifty (50) year term with four (4) ten-year renewal terms.

Tracy Bledsoe, Peace Place Executive Director, addressed the board and explained Peace Place, Inc. empowers victims, survivors and communities to break the cycle of domestic violence through the provision of safe shelter, supportive services, and community awareness. There was no other discussion.

Chairman Crow made a motion to approve the ground lease with Peace Place, Inc. There was a seconded by Commissioner Hix. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

K. ZONING RELATED BUSINESS:

Unfinished Business:

- 6) **RZ-20-0049 – JTG Holdings, LLC (Andrew Bishop), on Maddox Road, Hoschton, GA; 25 acres; rezone from A-2 to R-2 for a residential subdivision. (Map 112/Parcel 035)**

Planning Staff Recommendation:

Approval

Planning Commission Recommendation:

Approval

Jamie Dove, Public Development Manager, addressed the board and presented the staff report. Both RZ-20-0049 and SU-20-0011 were related and the applicant consented to holding a combined public hearing. The applicant desired a rezoning of 25 acres from A-2 to R-w for a residential subdivision and approval of a special use for a master planned open space subdivision. The Planning Staff and Planning Commission recommended approval of the rezoning request. And, the Planning Staff and the Planning Commission recommended approval of SU-20-0011 with six (6) conditions.

1. All lots shall be accessed only from internal subdivision streets. A 10-foot wide no access easement shall be required along the entire property fronting Maddox Road except for approved subdivision street connection.
2. No vinyl siding to be used within development.
3. Minimum lot size shall be 7,250 square feet.
4. Lot width shall be a minimum of 65 feet.
5. Principal building setbacks proposed are 20 feet front, 7.5 feet side, and 30 feet rear.
6. A preliminary plat shall be required to be submitted and administratively approved by the Department of Public Development prior to issuance of a land disturbance or development permit. The preliminary plat must demonstrate compliance with these

conditions of special use approval and, in addition, must provide a functional, accessible open space network with usable open space approved by the Department.

Ms. Dove confirmed the applicant had submitted a plat showing the 25 acres divided out and the plat had been legally recorded in the deeds. Christopher Hamilton, County Attorney, opened the public hearing for comment. Bryan Ponder, 3899 Grand Park Drive, Suwanee, GA addressed the board in support of the application and asked the board for its approval. There was no opposition to the request and the hearing was closed.

A motion was made by Commissioner Richardson, seconded by Commissioner Hardy, to approve RZ-20-0049. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

7) SU-20-0011 – JTG Holdings, LLC (Andrew Bishop), on Maddox Road, Hoschton, GA; 25 acres; special use for a master planned open space subdivision. (Map 112/Parcel 035)

Planning Staff Recommendation:

Approval with 6 conditions

Planning Commission Recommendation:

Approval with 6 conditions

A motion was made by Commissioner Richardson, seconded by Commissioner Seagraves, to approve SU-20-0011 with six (6) conditions.

1. All lots shall be accessed only from internal subdivision streets. A 10-foot wide, no access easement shall be required along the entire property fronting Maddox Road, except for approved subdivision street connection.
2. No vinyl siding to be used within development.
3. Minimum lot size shall be 7,250 square feet.
4. Lot width shall be a minimum of 65 feet.
5. Principal building setbacks proposed are 20 feet front, 7.5 feet side, and 30 feet rear.
6. A preliminary plat shall be required to be submitted and administratively approved by the Department of Public Development prior to issuance of a land disturbance or development permit. The preliminary plat must demonstrate compliance with these conditions of special use approval and, in addition, must provide a functional, accessible open space network with usable open space approved by the Department.

Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

New Business:

8) MA-21-0040 – Joan Lance Williamson, 1681 Pettijohn Rd., Pendergrass, GA; 116.60 acres; change the Character Area Map from “Rural” to “Urban” and change the Future Land Use Map from “Residential” to “Industrial”. (Map 090/Parcel 006)

Planning Staff Recommendation:

Approval

Planning Commission Recommendation:

Approval

Jamie Dove, Public Development Manager, advised Items #8 – 11 were related and asked if the board wished to combine the public hearings into one. The applicant spoke and agreed to hold one public hearing for MA-21-0040, MA-21-0042, MA-21-0043, and MA-21-0044. Ms.

Dove explained the applicant requested approval of the map amendment request to change the Future Land Use Map to industrial. The property was located on Wayne Poultry road.

Christopher Hamilton, County Attorney, opened the public hearing for comment. Stanton, Porter, 989 North Broad Street, Winder, GA spoke in support of the application and requested approval of the applications. Mr. Hamilton called for opposition. Jackie Garrett, 371 Stockton Farm Road, was opposed to the request. She was concerned about environmental issues. Mr. Porter spoke in rebuttal. He confirmed there would be no disturbance of the creek.

The public hearing was closed and the requests submitted to the board for consideration. Commissioner Hardy made the motion to approve MA-21-0040. Commissioner Hix seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 9) **MA-21-0042 – Joan Lance Williamson, 1752 Wayne Poultry Rd., Pendergrass, GA; 4.0 acres; change the Character Area Map from “Rural” to “Urban” and change the Future Land Use Map from “Residential” to “Industrial”. (Map 091/Parcel 006P)**

Planning Staff Recommendation:

Approval

Planning Commission Recommendation:

Approval

A motion was made by Commissioner Hix, seconded by Commissioner Seagraves to approve MA-21-0042. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 10) **MA-21-0043 – Joan Lance Williamson, Wayne Poultry Rd., Pendergrass, GA; 3.0 acres; change the Character Area Map from “Rural” to “Urban” and change the Future Land Use Map from “Residential” to “Industrial”. (Map 091/Parcel 006V)**

Planning Staff Recommendation:

Approval

Planning Commission Recommendation:

Approval

A motion was made by Commissioner Hix, seconded by Commissioner Seagraves, to approve MA-21-0043. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 11) **MA-21-0044 – Joan Lance Williamson, 1681 Wayne Poultry Rd., Pendergrass, GA; 20.66 acres; change the Character Area Map from “Rural” to “Urban” and change the Future Land Use Map from “Residential” to “Industrial”. (Map 091/Parcel 006)**

Planning Staff Recommendation:

Approval

Planning Commission Recommendation:

Approval

A motion was made by Commissioner Hix, seconded by Commissioner Seagraves, to approve MA-21-0044. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 12) **RZ-20-0051 – Chafin Communities (Clint Dixon), 1288 Maddox Rd., Hoschton, GA; part of 87+ acre tract; rezone from A-2 to R-2 for a residential subdivision. (Map 112/Parcel 037)**

Planning Staff Recommendation:

Approval

Planning Commission Recommendation:

Approval

Jamie Dove, Public Development Manager, advised RZ-20-0051, SU-21-0013, RZ-21-0053, and SU-21-0014 were all related and asked the board if they wished to combine the public hearing. The applicant gave his consent to combine the public hearings. Ms. Dove then presented the staff report. The applicant seeks a rezoning for a residential subdivision and a special use for a master planned development.

Christopher Hamilton, County Attorney, opened the public hearing for comment. Clint Dixon, 5230 Bellewood Court, Buford, GA spoke in support of the application. Zachary Meeks, 1189 Chester Way, Hoschton, spoke in opposition. He expressed his concerns about a buffer. The applicant said he would talk with Mr. Meeks to ease his concerns. There was no other discussion and the public hearing was closed.

A motion was made by Commissioner Richardson, seconded by Commissioner Seagraves, to approve RZ-20-0051. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 13) **SU-21-0013 - Chafin Communities (Clint Dixon), 1288 Maddox Rd., Hoschton, GA; part of 87+ acre tract; special use for a master planned development. (Map 112/Parcel 037)**

Planning Staff Recommendation:

Approval with 6 conditions

Planning Commission Recommendation:

Approval with 7 conditions

A motion was made by Commissioner Richardson, seconded by Commissioner Seagraves, to approve SU-21-0013 with the 7 conditions recommended by the Planning Commission, plus and an 8th condition. The conditions were:

1. All lots shall be accessed only from internal subdivision streets. A 10-foot wide no access easement shall be required along the entire property fronting Maddox Road except for approved subdivision street connection.
2. No vinyl siding to be used within development.
3. Minimum lot size shall be 10,000 square feet.
4. Lot width shall be a minimum of 75 feet.
5. Principal building setbacks proposed are 20 feet front, 10 feet sides, and 30 feet rear.
6. A preliminary plat shall be required to be submitted and administratively approved by the permit. The preliminary plat must demonstrate compliance with these conditions of Special Use approval and, in addition must provide a functional, accessible open space network with usable open space approved by the Department.
7. 20 ft. of additional right-of-way is to be dedicated to Jackson County; 10 ft. per side of Maddox Road.
8. The Maddox Road Frontage and project entrance shall be landscaped by the developer and maintained by the Homeowner's Association. Entrance(s) shall include a decorative masonry entrance feature. A 4' to 6' landscaped berm shall be placed within the 25-foot buffer along the road frontage of Maddox Road. The existing Oak trees in this specific area are to remain in place and not be taken down.

Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 14) **RZ-21-0053 - Chafin Communities (Clint Dixon), 1369 Maddox Rd., Hoschton, GA; part of 87+ acre tract; rezone from A-2 to R-2 for a residential subdivision. (Map 112/Parcel 037A)**

Planning Staff Recommendation:

Approval

Planning Commission Recommendation:

Approval

A motion was made by Commissioner Richardson, seconded by Commissioner Seagraves, to approve RZ-21-0053. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 15) **SU-21-0014 - Chafin Communities (Clint Dixon), 1369 Maddox Rd., Hoschton, GA; part of 87+ acre tract; special use for a master planned development. (Map 112/Parcel 037A)**

Planning Staff Recommendation:

Approval with 6 conditions

Planning Commission Recommendation:

Approval with 7 conditions

A motion was made by Commissioner Richardson, seconded by Commissioner Seagraves, to approve SU-21-0014 with the 7 conditions recommended by the Planning Commission, along with an 8th condition. The conditions were:

1. All lots shall be accessed only from internal subdivision streets. A 10-foot wide no access easement shall be required along the entire property fronting Maddox Road except for approved subdivision street connection.
2. No vinyl siding to be used within development.
3. Minimum lot size shall be 10,000 square feet.
4. Lot width shall be a minimum of 75 feet.
5. Principal building setbacks proposed are 20 feet front, 10 feet sides, and 30 feet rear.
6. A preliminary plat shall be required to be submitted and administratively approved by the permit. The preliminary plat must demonstrate compliance with these conditions of Special Use approval and, in addition must provide a functional, accessible open space network with usable open space approved by the Department.
7. 20 ft. of additional right-of-way is to be dedicated to Jackson County; 10 ft. per side of Maddox Road.
8. The Maddox Road Frontage and project entrance shall be landscaped by the developer and maintained by the Homeowner's Association. Entrance(s) shall include a decorative masonry entrance feature. A 4' to 6' landscaped berm shall be placed within the 25-foot buffer along the road frontage of Maddox Road. The existing Oak trees in this specific area are to remain in place and not be taken down.

Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 16) **RZ-20-0052 – L.T.R. Investments, LLC (Larry Ross), intersection of Hwy. 124 and Olde Wick Trail, Hoschton, GA; 22.726 acres; rezone from R-1 to R-3 for a townhome development. (Map 105/Parcel 001A)**

Planning Staff Recommendation:

Approval with 7 conditions

Planning Commission Recommendation:

Approval with 7 conditions

Jamie Dove, Public Development Manager, presented the staff report. The applicant requested a rezoning from R-1 to R-3 for a townhome subdivision. The Planning Staff and Planning Commission recommended approval with seven (7) conditions.

1. Applicant shall be required to enter into a Joint Use and Maintenance Agreement for the stormwater detention pond serving the subject property and adjacent commercial property already in development and delineated on the plat submitted as part of this rezoning application.
2. The property shall be developed for attached townhouse dwellings and accessory uses, not to exceed 103 units.
3. The minimum heated floor area per unit shall be 1,800 square feet.
4. Each unit shall have a two-car garage.
5. All dwellings shall have front facades and sides of brick and/or stacked stone with accents of fiber-cement shake or siding. The rear may be the same material or wood siding, wood shake, real cedar shake, or fiber-cement shake or siding.
6. A mandatory Homeowner's Association shall be established and shall be responsible for maintenance of common areas/facilities, street frontage landscaping, and lawn ornamental planting maintenance for the overall development.
7. Underground utilities shall be provided throughout the development.

A public hearing was held. Jack Wilson, 10 Lumpkin Street, Lawrenceville, GA, represented the applicant, LTR Investments and the owner, Mr. Don Clerici. He requested approval of rezoning request for an upscale townhome development. He believed the proposed location was appropriate due to its proximity to employment centers along Hwy. 124 and I-85. He also believed the property would have an appropriate transition between residential and commercial use. He said the County's Code would allow up to 8 units per acre; however, he noted the applicant only wanted 4.5 units per acre. The price point of the homes was estimated between \$275,000 and \$300,000. He asked for a change on Condition #5 to allow for a variety of uses of materials for the front facades to provide some character.

There was no opposition and the public hearing was closed. A motion was made by Commissioner Richardson, seconded by Commissioner Seagraves, to approve RZ-20-0052 with the seven (7) recommended conditions.

1. Applicant shall be required to enter into a Joint Use and Maintenance Agreement for the stormwater detention pond serving the subject property and adjacent commercial property already in development and delineated on the plat submitted as part of this rezoning application.
2. The property shall be developed for attached townhouse dwellings and accessory uses, not to exceed 103 units.
3. The minimum heated floor area per unit shall be 1,800 square feet.
4. Each unit shall have a two-car garage.
5. All dwellings shall have front facades and sides of brick and/or stacked stone with accents of fiber-cement shake or siding, or hardiplank siding. The rear may be the same material or wood siding, wood shake, real cedar shake, or fiber-cement shake or siding.
6. A mandatory Homeowner's Association shall be established and shall be responsible for maintenance of common areas/facilities, street frontage landscaping, and lawn ornamental planting maintenance for the overall development.

7. Underground utilities shall be provided throughout the development.

Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 17) **RZ-21-0054 – New Liberty United Methodist Church (Brett Gallman); 17 Thompson Mill Rd., Braselton, GA; 6.44 acres; rezone from A-2 to CRC for a LED Church Sign. (Map 123/Parcel 009)**

Planning Staff Recommendation:

Approval

Planning Commission Recommendation:

Approval

Jamie Dove, Public Development Director, presented the staff report. The applicant requests a rezone from A-2 to CRC solely for the installation of an LED Church Sign. Attorney Christopher Hamilton opened the public hearing. Brett Bowman, 1094 New Liberty Way, Braselton, GA addressed the board in support of the application. He confirmed the sign would be located over the existing sign and the illumination could be adjusted so it would not be so bright during the nighttime. There was no opposition to the request and the public hearing was closed.

A motion was made by Commissioner Richardson, seconded by Commissioner Seagraves, to approve RZ-21-0054. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 18) **RZ-21-0055 – Genuine Mapping and Design, LLC, Waterworks Road, Nicholson, GA; 5.58 acres; rezone from A-2 to R-1 for a residential subdivision. (Map 024/Parcel 017B)**

Planning Staff Recommendation:

Approval with 5 conditions

Planning Commission Recommendation:

Approval with 5 conditions

Jamie Dove, Public Development Manager, advised RZ-21-0055 and RZ-21-0057 were related and asked if the board wanted to combine the public hearings. The applicant was amenable to combining the public hearing. Ms. Dove explained both properties were located on Waterworks Road and the applicant proposed rezoning both from A-2 to R-1 for a single-family residential subdivision. The Planning Staff and the Planning Commission recommended approval of the request with five (5) conditions.

1. The minimum heated floor space shall be 1,800 square feet.
2. No vinyl siding shall be used in the development.
3. A mandatory homeowner's association shall be responsible for any maintenance associated with the open space and any proposed signage and landscaping proposed at the entrance.
4. The National Wetlands Inventory Map indicated the presence of wetlands on the south west corner of Map & Parcel 024 017B1. It is important for these wetlands to be identified accurately on a property survey with field run topo. These wetlands need to be shown as protected on the final design. There is also the presence of 100-year floodplain along the south west corner of Map & Parcel 024 017B1.
5. The length of the cul-de-sac shown on the Rezoning Plan exceeds the length allowed by the UDC. Article 16 Streets and Sidewalks, Sec. 1616 Dead end streets and Cul-

de-sacs, Item (c) states the following..."Maximum length. The maximum length of a cul-de-sac street shall be 600 feet, unless necessitated by topographic or other conditions and approved by the Public Development Director. If these conditions exist, the maximum length shall be 1,500 feet unless a greater length is approved as a special exception by the Board of Adjustment. The length of the cul-de-sac shown on the Rezoning Plan exceeds +/- 2,800 feet. The length of the cul-de-sac either needs to be shortened or an application for a special exception needs to be made to the Board of Adjustment for their consideration.

Christopher Hamilton opened the public hearing. Scotty Dallas, 64 Washington Street, Jefferson addressed the board in support of the application. He said the proposed entrance was across the street from the school. He advised there would be a roundabout to address the variance issue with the length of the cul-de-sac road. The applicant was amenable to all recommended conditions. There was no opposition to the request and the public hearing was closed.

A motion was made by Commissioner Seagraves, seconded by Commissioner Richardson, to approve RZ21-0055 as recommended by the Planning Staff and Planning Commission with five (5) conditions.

1. The minimum heated floor space shall be 1,800 square feet.
2. No vinyl siding shall be used in the development.
3. A mandatory homeowner's association shall be responsible for any maintenance associated with the open space and any proposed signage and landscaping proposed at the entrance.
4. The National Wetlands Inventory Map indicated the presence of wetlands on the south west corner of Map & Parcel 024 017B1. It is important for these wetlands to be identified accurately on a property survey with field run topo. These wetlands need to be shown as protected on the final design. There is also the presence of 100-year floodplain along the south west corner of Map & Parcel 024 017B1.
5. The length of the cul-de-sac shown on the Rezoning Plan exceeds the length allowed by the UDC. Article 16 Streets and Sidewalks, Sec. 1616 Dead end streets and Cul-de-sacs, Item (c) states the following..."Maximum length. The maximum length of a cul-de-sac street shall be 600 feet, unless necessitated by topographic or other conditions and approved by the Public Development Director. If these conditions exist, the maximum length shall be 1,500 feet unless a greater length is approved as a special exception by the Board of Adjustment. The length of the cul-de-sac shown on the Rezoning Plan exceeds +/- 2,800 feet. The length of the cul-de-sac either needs to be shortened or an application for a special exception needs to be made to the Board of Adjustment for their consideration.

Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 19) **RZ-21-0057 – Genuine Mapping and Design, LLC, Waterworks Road, Nicholson, GA; 51.98 acres; rezone from A-2 to R-1 for a residential subdivision. (Map 024/Parcel 017B1)**

Planning Staff Recommendation:

Planning Commission Recommendation:

Approval with 5 conditions

Approval with 5 conditions

A motion was made by Commissioner Seagraves, seconded by Commissioner Hix, to approve RZ-21-0057 with the same five (5) conditions he read with RZ-21-0055.

1. The minimum heated floor space shall be 1,800 square feet.
2. No vinyl siding shall be used in the development.
3. A mandatory homeowner's association shall be responsible for any maintenance associated with the open space and any proposed signage and landscaping proposed at the entrance.
4. The National Wetlands Inventory Map indicated the presence of wetlands on the south west corner of Map & Parcel 024 017B1. It is important for these wetlands to be identified accurately on a property survey with field run topo. These wetlands need to be shown as protected on the final design. There is also the presence of 100-year floodplain along the south west corner of Map & Parcel 024 017B1.
5. The length of the cul-de-sac shown on the Rezoning Plan exceeds the length allowed by the UDC. Article 16 Streets and Sidewalks, Sec. 1616 Dead end streets and Cul-de-sacs, Item (c) states the following..."Maximum length. The maximum length of a cul-de-sac street shall be 600 feet, unless necessitated by topographic or other conditions and approved by the Public Development Director. If these conditions exist, the maximum length shall be 1,500 feet unless a greater length is approved as a special exception by the Board of Adjustment. The length of the cul-de-sac shown on the Rezoning Plan exceeds +/- 2,800 feet. The length of the cul-de-sac either needs to be shortened or an application for a special exception needs to be made to the Board of Adjustment for their consideration.

Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

20) RZ-21-0056 – Jerzy Perez Gonzalez, 208 Nays Way, Jefferson, GA; 7.34 acres; rezone from R-1 to A-R. (Map 069/Parcel 009D)

Planning Staff Recommendation:

Approval with 2 conditions

Planning Commission Recommendation:

Approval with 3 conditions.

Jamie Dove, Public Development Manager, presented the staff report for RZ-21-0056. The applicant requested a rezoning from R-1 to A-R in order to have animals on the property. The Planning Staff recommended approval with two (2) conditions and the Planning Commission recommended approval with a third (3) condition.

1. If the rezone is approved, the applicant will have to abide by the buffer requirements shown in Table 2-2 of the Jackson County UDC. If the property is allowed to be rezoned to AR a buffer of no less than 50 feet will have to be established along each property line shared with a residential use.
2. The allowance of goats, llamas, and alpacas.
3. Also, allow donkeys, horses, and chickens with commercial production.

Attorney Christopher Hamilton opened the public hearing. Jerzy Perez, 208 Nays Way, addressed the board in support of the application and explained his passion for an agricultural setting. There was no opposition to the request and the public hearing was closed.

A motion was made by Commissioner Hix, seconded by Chairman Crow, to approve RZ-21-0056 with three (3) conditions.

1. If the rezone is approved, the applicant will have to abide by the buffer requirements shown in Table 2-2 of the Jackson County UDC. If the property is allowed to be rezoned to AR a buffer of no less than 50 feet will have to be established along each property line shared with a residential use.
2. The allowance of goats, llamas, and alpacas.
3. Also, allow donkeys, horses, and poultry with commercial production.

Commissioner Richardson questions the setbacks and buffers. Ms. Dove reported there was a 50' buffer between agricultural and residential uses. Hearing no other discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

L. EXECUTIVE SESSION:

- 21) There is a need for an Executive Session for property acquisition.

Chairman Crow advised there was a need for an executive session for pending litigation. The board entered into closed session at 7:40 p.m. to discuss property acquisition. After meeting for fourteen (14) minutes, the adjourned the closed session.

A motion was made by Chairman Crow, seconded by Commissioner Richardson, to authorize the County Manager to enter into final discussions with the idea the County wants to proceed with purchasing property and bring it back before the board. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

M. ADJOURNMENT:

Chairman Crow adjourned the meeting at 7:54 p.m.

All printed material/documentation presented is filed in Board Minute Addendum Book No. 13-Q and hereby becomes a part of the official minutes.

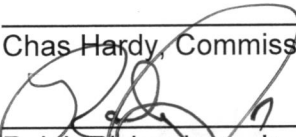
Minutes Approved: Monday, April 5, 2021

JACKSON COUNTY BOARD OF COMMISSIONERS

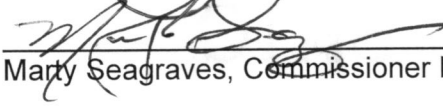



Tom Crow, Chairman

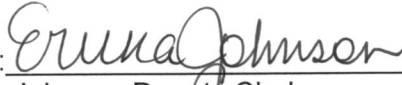

Jim Hix, Commissioner District 1


Chas Hardy, Commissioner District 2


Ralph Richardson, Jr., Commissioner District 3


Marty Seagraves, Commissioner District 4

Attest:


Ericka Johnson Deputy Clerk

