



Jackson County Board of Commissioners
Meeting Minutes

Monday, April 19, 2021 • 6:00 P.M.

The Jackson County Board of Commissioners met on Monday, April 19, 2021 at 6:00 p.m. in the Jury Assembly Room at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, Georgia.

Commissioners Present: Tom Crow, Chairman
Jim Hix, Commissioner District 1
Chas Hardy, Commissioner District 2
Ralph Richardson, Jr., Commissioner District 3
Marty Seagraves, Commissioner District 4

Staff Present: Kevin Poe, County Manager
Gina Roy, Assistant County Manager
Ericka Johnson, Deputy Clerk

Press: 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:

Commissioner Jim Hix led the Pledge of Allegiance.

D. APPROVAL OF MINUTES:

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

E. CITIZEN INPUT:

None

F. REPORTS:

None

G. **RECOGNITIONS, APPOINTMENTS AND SPECIAL ITEMS:**

None

H. **CONSENT AGENDA:**

- 1) **Updated Georgia Department of Transportation (GDOT) Speed Zone Ordinance:** (Kevin Poe)
To approve an update to the Speed Zone Ordinance as required by GDOT.

Commissioner Hix moved to approve the Consent Agenda. Commissioner Richardson seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

I. **UNFINISHED BUSINESS:**

- 2) **FY 2021 Supplemental Paving List:** (Kevin Poe)
To approve the amended list of roads for paving in 2021.

Kevin Poe, County Manager, presented a revised list of roads which included an additional 3.1 miles of roadway to include the paving of dirt roads and the paving of the parking lot at the Pat Bell Conference Center at Hurricane Shoals Park. The total mileage was 10.52 miles. A total of 5.73 miles will be for the resurfacing of paved roads and 4.79 miles of existing dirt roads will be paved. Chairman Crow hoped as the year progressed, the board could add more roads.

Chairman Crow moved to approve the FY 2021 Supplemental Paving List as presented. Commissioner Hix seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

J. **NEW BUSINESS:**

- 3) **(Public Hearing) – Alcohol License for Tree Frog Tavern and Grille:** (Kevin Poe)
To approve the Class B-1 and B-2; Class G-1 and G-2; C-1 and H-1 Alcohol License for Tree Frog Tavern and Grille, located at 55 Freedom Parkway, Suite 103 Hoschton, in unincorporated Jackson County.

Jamie Dove, Public Development Manager, presented the staff report. The request was for multiple permits and licensing for wine, malt, and spirits. Planning Staff recommended approval with two (2) conditions.

1. Applicant must obtain final approval from Jackson County Environmental Health.
2. Applicant must apply and obtain an Occupational Tax Certificate from Jackson County Public Development.

Ms. Dove explained the request also included Sunday sales. Christopher Hamilton, County Attorney, opened the public hearing for comment. Michael Helm, 595 Hidden Lakes Trail, Jefferson, GA advised he was proceeding with the restaurant and was working very closely with health inspectors. He expected to receive the health inspection within a week. Mr. Helm

was amenable to the staff recommendations. 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 the alcohol license with Tree Frog Tavern and Grille, located at 55 Freedom Parkway, Suite 103, Hoschton, GA 30548, with the two (2) conditions recommended by staff.

1. Applicant must obtain final approval from Jackson County Environmental Health.
2. Applicant must apply and obtain an Occupational Tax Certificate from Jackson County Public Development.

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

- 4) **Approve Contract with BM&K Construction & Engineering for Airport Improvements:** (Kevin Poe)
Approve a contract with BM&K Construction & Engineering for Phase 2 Asphalt Replacement and Drainage Improvements at the Jackson County Airport in the amount of \$734,983.

Kevin Poe, County Manager, presented the request. He reminded members, the board awarded the bid earlier, and authorized a contractor to do the work last summer; however, the contract was cancelled. Bids were received again for the project. Two (2) bids were received and the low bidder was BM&K Construction and Engineering in the amount of \$734,983. Additionally, Mr. Poe advised the County had to utilize the services of an airport engineer, which resulted in additional costs in the amount of \$45,000. The County will receive 90% reimbursement from the Georgia Department of Transportation's FAA funds over the next several years as funds become available. Mr. Poe recommended the board award the bid to the low bidder, BM&K Construction and Engineering in the amount of \$734,983 and authorize additional engineering fees with W.K. Dickson in the amount of \$45,000. The amount for both totaled \$779,983.

Commissioner Hix made the motion, seconded by Commissioner Hardy, to approve the contract. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 5) **Tower and Ground Lease Agreement:** (Kevin Poe)
To consider approval of a Tower and Ground Lease Agreement with the City of Nicholson for the purpose of installing and operating a public safety radio communications tower and related equipment.

Kevin Poe, County Manager, said this was the first of several tower and ground lease agreements for the board's consideration regarding the installation of the new towers for the new public safety radio system. He presented a Tower and Ground Lease Agreement with the City of Nicholson for property located near East Jackson Park. The City agreed to the ground lease so the County could install the radio communications tower. Mr. Poe said the site was ideal and was most effective for the area. The tower will be erected on an 80' x 80' parcel of land. The term of the lease will be twenty (20) years that could be extended for three (3) additional periods of ten (10) years. The County will pay the City \$1.00/year for the lease. The City will also grant the County an easement to access the tower and install the necessary utilities. Additionally, the County will be responsible for all operating costs. If the County were to rent space on the tower, the City would receive fifty percent (50%) of any rent or payments received from the operation of the tower.

Mr. Poe noted there was one (1) change within the agreement to eliminate the clause located on Page #5, Section 10-B1 regarding termination.

Commissioner Seagraves made the motion to approve the agreement as written, with the one change eliminating Section 10-B1. Commissioner Hix seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

K. ZONING RELATED BUSINESS:

Unfinished Business:

None

New Business:

- 6) **RZ-21-0058 – May Thao Yang/Tuong M. Nguyen, 4285 Deadwyler Road, Maysville, GA; 10.511 acres; rezone from A-2 to A-R in order to divide property into 7 tracts for residential use. (Map 076/Parcel 003B)**

Planning Staff Recommendation:

Approval

Planning Commission Recommendation:

Approval

Jamie Dove, Public Development Manager, presented the staff report. The applicant requested a rezone from A-2 to A-R in order to subdivide the property into seven (7) lots to allow for seven (7) residential homes to be built. The lots would be a minimum of 1.5 acres. Mr. Dove informed the board this zoning only allowed for stick-built homes. Planning Staff and the Planning Commission recommended approval of the request.

Christopher Hamilton, County Attorney, opened the public hearing for comment. May Thao Yang, 4285 Deadwyler Road, addressed the board. She wanted to subdivide the property into seven (7) tracts to build stick-built homes. Currently, there were mobile homes on the property; however, Ms. Yang reported they will be removed. There was no opposition and the public hearing was closed.

Commissioner Hardy made the motion to approve RZ-21-0058. Commissioner Hix seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 7) **RZ-21-0059 – Evan Durrence, Stockton Farm Road, Pendergrass, GA; 5.10 acres; rezone from A-2 to A-R in order to divide property into 3 tracts for residential use. (Map 090/Parcel 013A)**

Planning Staff Recommendation:

Approval

Planning Commission Recommendation:

Approval with 2 conditions

Jamie Dove, Public Development Manager, presented the staff report. The applicant requested a rezoning of property from A-2 to A-R in order to subdivide the property into three (3) lots for three residential homes to be built. The lots will be a minimum of 1.7 acres, which met the Unified Development Code. The Planning Staff recommended approval of the request. The Planning Commission recommended approval with two (2) conditions.

1. Property split into 2 lots with 1 home per lot.
2. Minimum of 3200 heated square foot homes.

Christopher Hamilton, County Attorney, opened the public hearing for comment. Evan Durrence, 21 Emma Circle, Hoschton, GA. spoke and advised he had no issues with the recommended conditions. Mr. Hamilton called for opposition. Byron Warren, 141 Eagle Lane, was opposed to the request and questioned the setbacks. David Cochran, 32 Primrose Lane, was concerned about the specific setback from the road to the proposed stick-built home. It was confirmed the setback would be 50' from the property line. The applicant did not speak in rebuttal. There was no other discussion and the public hearing was closed.

Commissioner Hardy made a motion to approve RZ-21-0059 with two (2) conditions recommended by the Planning Commission.

1. Property split into 2 lots with 1 home per lot.
2. Minimum of 3200 heated square foot homes.

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

L. EXECUTIVE SESSION:

None

M. ADJOURNMENT:

Chairman Crow adjourned the meeting at 6:39 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, May 3, 2021

JACKSON COUNTY BOARD OF COMMISSIONERS



Attest: Ericka Johnson
Ericka Johnson Deputy Clerk

Tom Crow
Tom Crow, Chairman

Jim Hix
Jim Hix, Commissioner District 1

Chas Hardy
Chas Hardy, Commissioner District 2

Ralph Richardson, Jr.
Ralph Richardson, Jr., Commissioner District 3

Marty Seagraves
Marty Seagraves, Commissioner District 4