



Jackson County Board of Commissioners
Meeting Minutes

Monday, May 17, 2021 • 6:00 P.M.

The Jackson County Board of Commissioners met on Monday, May 17, 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 Chas Hardy led the Pledge of Allegiance.

D. APPROVAL OF MINUTES:

Commissioner Hix made the motion, seconded by Commissioner Richardson, to approve the minutes for May 3, 2021. The vote was taken and the motion carried unanimously. (Vote 5 – 0)

E. CITIZEN INPUT:

- **Gretchen Gibson, 1068 Old Miller Road, Maysville, GA** addressed the board and asked the board to consider repairing or replacing the bridge located at 1325 Chandler Cemetery Road. She reported the bridge had been out for a number of years which was an inconvenience to many citizens.

- **Connie Bowman, 1133 Chandler Cemetery Road**, commented on the Chandler Cemetery Road Bridge. She thought the bridge could not be repaired. She suggested the construction of a new bridge and believed it should include two lanes.
- **Richard Crosby, 197 Birch Field, Jefferson, GA** expressed his concern regarding the increase in his property tax assessment.
- **Donald Childers, 156 Blackjack Oak Drive**, spoke and expressed his concern about the increased traffic to Skelton Road expected with the opening of the new high school.
- **Shirley Montgomery, 1051 Chandler Cemetery Road**, addressed the board and was concerned about the public safety response to her home due to the closing of the bridge.
- **Gary Ward, 42 Dunson Lane**, addressed the board regarding property taxes. He urged the board to consider the exemption of school taxes for seniors.
- **Jim Owens, 6771 Old Hickory Court, Jefferson, GA** suggested the board consider implementing Proposition 13(Prop. 13) in the County in an effort to lower taxes. He said was beneficial in the state of California.
- **Larry Dinkins, 813 Monte Lane**, addressed the board inquiring about the tax exemptions businesses received to locate in Jackson County.

F. **REPORTS:**

None

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

None

H. **CONSENT AGENDA:**

- 1) **Furnish and Install Boiler at the Jackson County Correctional Institute:** (Gina Roy)
To approve the bid award and authorize a contract with Batchelor & Kimball, Conyers, GA to furnish and install a boiler at the Jackson County Correctional Institute in the amount of \$51,167.
- 2) **Furnish and Install CCTV's at the Jackson County Jail:** (Gina Roy)
To approve the bid award and authorize a contract with Stanley Security Solutions, Fishers, IN to furnish and install CCTV's at the Jackson County Jail in the amount of \$357,555, which is the cost of the base bid of \$345,480, plus alternate #2 of \$12,075, to add four new CCTV workstations.
- 3) **Revise Economic Development Bonds Project List:** (Gina Roy)
To consider adding the Dry Pond Road/Jett Roberts Road Roundabout project to the Economic Development Bonds project list. Budget Impact: \$230,000

Consent Agenda Action:

A motion was made by Chairman Crow, seconded by Commissioner Hardy, to approve the Consent Agenda as presented. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

I. UNFINISHED BUSINESS:

None

J. NEW BUSINESS:

- 4) **(Public Hearing) – Creation of a Street Light Special Tax District for Enclave at Morris Creek Subdivision:** (Jamie Dove)
To authorize and establish a special tax district for street lights for “Enclave at Morris Creek” Subdivision. An application has been submitted by Harold Trip as property owner.

Jamie Dove, Public Development Manager, presented the staff report. This was a request for the creation of a tax district for street lighting in Enclave at Morris Creek Subdivision. There was a total of 46 lots within the subdivision. 100% of the signatures were obtained because the parcel was still owned by one individual. Christopher Hamilton, County Attorney, opened the public hearing for comment. Harold Trip, 6404 Lake View Drive, Buford, GA was the applicant. He did not have anything to add to the staff’s presentation; however, he commented that he wanted to keep everyone safe.

There was no opposition and the public hearing was closed. A motion was made by Commissioner Richardson, seconded by Commissioner Seagraves, to approve the creation of a special tax for street lighting for Enclave at Morris Creek Subdivision. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 5) **2021/2022 Paving Contract:** (Kevin Poe)
Authorize the bid award and approve the contract with Pittman Construction Company in the amount of \$1,483,418.70 to provide paving services during the 2021 and 2022 paving season.

Kevin Poe, County Manager, presented the staff report for a request to authorize the bid award and approve a contract with Pittman Construction Company in the amount of \$1,483,418.70 to resurface several roads the board approved for resurfacing during the 2021 and 2022 paving season. Seven bids were received and the apparent lower bidder was Pittman Construction. Mr. Poe said the prices could be rolled over into 2022 for a second paving season. This will cover 12.02 miles of repaving. LMIG and SPLOST funds will be utilized. Mr. Poe advised there will be a separate bid for the paving of the dirt roads that was recently approved.

Chairman Crow made the motion to approve the paving contract. 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) **MA-21-0047 – Sandra Eliasson, 1044 Raford Wilson Rd., Commerce, GA; 9.18 acres; Future Land Use Map change from “Commercial” to “Residential”. (Map 064/Parcel 021B)**

Planning Staff Recommendation:**Approval****Planning Commission Recommendation:****Approval**

Jamie Dove, Public Development Manager, presented the staff report for MA-21-0047. This was a request to change the Future Land Use Map from “Commercial” to “Residential” in order to sell the property for residential use. Christopher Hamilton, County Attorney, explained the public hearing procedures. He then opened the public hearing for comment. Sandra Eliasson, 390 Elder Drive, spoke in support of the application. She explained the property totaled 20 acres in the 1960s and it was divided and a portion was developed into apartments. She said the apartments were A-2, but the remaining property was classified as commercial. Ms. Eliasson reported she was unable to sell the property. There was no opposition and the public hearing was closed.

A motion was made by Commissioner Hardy, seconded by Commissioner Hix, to approve MA-21-0047 changing the Future Land Use Map from Commercial to Residential. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 7) **MA-21-0048 – Chad Thomason, 2435 Hwy. 124 West, Jefferson, GA; 6.27 acres; Future Land Use Map change from “Agricultural/Forestry” and “Public Institutional” to “Commercial”. (Map 094/Parcel 023H)**

Planning Staff Recommendation:**Denial****Planning Commission Recommendation:****Denial**

Jamie Dove, Public Development Manager, presented the staff report. She said this was a request to change the Future Land Use Map from Agricultural/Forestry and Public Institutional to Commercial in order to develop a self-storage mini warehouse facility. Christopher Hamilton, County Attorney, opened the public hearing for comment.

Chad Thomason, 189 Lewis Dailey Cove, Nicolson, GA addressed the board in support of the application. The project was estimated at \$3 million dollars and approximately 9,500 square feet. Mr. Thomason said the project will be appropriate for the Braselton area. He also stated a buffer will be added so there will be no disturbance to the cemetery on the property. 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 MA-21-0048 for a future land use change from Agricultural/Forestry and Public Institutional to Commercial. A question was asked if this area was in the Overlay District. Ms. Dove said it

was not. Hearing no other discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

8) MA-21-0049 – Ken Byce, 2877 Winder Hwy., Jefferson, GA; 12.30 acres; Character Area Map change from “Suburban” to “Urban”. (Map 082/Parcel 014)

Planning Staff Recommendation:

Denial

Planning Commission Recommendation:

Approval

Jamie Dove, Public Development Manager, presented the staff report. The applicant requested approval to change the Character Area Map from Suburban to Urban to allow for the development of a single-family residential project.

Christopher Hamilton opened the public hearing for comment. Ken Byce, 101 Mulberry Rive Road, addressed the board in support of the application. He advised the proposed development was redrawn to allow for thirty (30) homes.

Mr. Hamilton called for opposition. Allen Lesperance, 88 Thornberry Lane, was concerned with children coming through the area and wanted a buffer to prevent access to his development. Gena Ross, 81 Briarcrest Drive, was concerned about increased traffic to the area. Barbara Lesperance, 88 Thornberry Lane, was concerned about the change in land classification. Mr. Byce spoke in rebuttal and reiterated this was just a request for map amendment. He added under a rezoning request the board could make any recommended conditions. He asked for favorable consideration of the request.

A motion was made by Commissioner Hix, seconded by Commissioner Hardy, to approve MA-21-0049 from Suburban to Urban. Commissioner Richardson asked why was a concept plan submitted. Ms. Dove explained a 50-lot concept plan was submitted to the Planning Commission; however, the number of lots were reduced to 31. She said this was done to remain transparent. Commissioner Seagraves asked what was the average lot size in Briarcliff Subdivision. A man answered saying it was .2 acres. Hearing no other discussion, the vote was taken. Commissioner Hardy and Hix voted for approval. Chairman Crow and Commissioners Richardson and Seagraves voted against the motion. The motion failed. (Vote 2 – 3)

9) MA-21-0069 – Moore’s Farm Walton, LLC (Michael Nanni), 5259 Brockton Loop Road, Jefferson, GA; 13.525 acres; Character Area Map change from “Agricultural” to “Rural” and Future Land Use Map change from “Intensive Agricultural” to “Agricultural/Forestry”. (Map 039/Parcel 015E)

Planning Staff Recommendation:

Approval

Planning Commission Recommendation:

Approval

Jamie Dove, Public Development Manager, addressed the board and presented the staff report. The applicant requested approval of a Character Area Map amendment from Agricultural to Rural and a Future Lane Use Map change from Intensive Agricultural to Agricultural/Forestry.

Christopher Hamilton, County Attorney, opened the public hearing for discussion. Michael Nanni, 1165 Boss Hardy Road, Winder, GA addressed the board in support of the application. He purchased the property to develop small lots for friends and family. He plans to homes

and sell the larger lots. 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 MA-21-0069 approving a Character Area Map change from Agricultural to Rural and a Future Land Use Map change from Intensive Agricultural to Agricultural/Forestry. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 10) **MA-21-0070 – Genuine Mapping & Design, LLC (Ben Drerup), County Farm Rd., Jefferson, GA; 113.61 acres; Character Area Map change from “Agricultural” to “Rural” and Future Land Use Map change from “Agricultural/Forestry” to “Residential”. (Map 051/Parcel 007)**

Planning Staff Recommendation:

Approval

Planning Commission Recommendation:

Approval

Jamie Dove, Public Development Manager, explained this was a request for a map amendment and the applicant wishes to develop single family residential subdivision. Christopher Hamilton, County Attorney, opened the public hearing. Eric Johansen, 3938 Oak Crossing Drive, Suwanee, GA addressed the board. He reported work was completed to remove approximately 200 cubic yards of organic dirt, glass bottles, and tires. Other changes included a reduction of lots on the concept plan from 79 lots with 20% reserved for open space. The lots were now a total of 63 lots but increased in size from $\frac{3}{4}$ acres to $1 \frac{1}{2}$ acre. The target home price was \$350,000 and up. 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 MA-21-0070. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 11) **RZ-21-0060 – Tawana & Bryan Wood, 338 B. Wilson Rd., Commerce, GA; 2.75 acres; rezone from A-2 to R-1 in order to divide property into 2 tracts. (Map 034/Parcel 034)**

Planning Staff Recommendation:

Approval

Planning Commission Recommendation:

Approval

Jamie Dove, Public Development Manager, presented the staff report and explained there were two structures on one piece of property. She reported the Unified Development Code did not allow this so the applicant wanted to bring the property into compliance. The applicants requested a rezoning from A-2 to R-1.

Christopher Hamilton opened the public hearing. Tawana Wood, 338 B. Wilson Road, spoke in support of the application. There were no questions for the applicant. There was no opposition to the request and the public hearing was closed.

A motion was made by Commissioner Hardy, seconded by Commissioner Hix, to approve RZ-21-0060. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 12) **RZ-21-0063 – Barry Lord, Corner of Ila Road/D. Williams Rd., Commerce, GA; 5.377 acres; rezone from A-2 to CRC for commercial use. (Map 001/Parcel 024C)**

Planning Staff Recommendation:

Approval

Planning Commission Recommendation:

Approval

Jamie Dove, Public Development Manager, reported the applicant requested a rezoning from A-2 to CRC in order to develop an office building with parking. Christopher Hamilton opened the public hearing for comment. Spencer Lord, 437 Sam Brown Boulevard, Commerce, GA was present on behalf of the applicant. There were no questions for the application. There was no opposition to the request and the public hearing was closed.

A motion was made by Commissioner Hardy, seconded by Commissioner Hix, to approve RZ-21-0063 from A-2 to CRC for commercial use. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 13) **RZ-21-0064 – Barry Lord, 1596 Ridgeway Church Rd., Commerce, GA; 1.47 acres; rezone from A-2 to CRC to build a retail center. (Map 020/Parcel 001A)**

Planning Staff Recommendation:

Approval

Planning Commission Recommendation:

Approval with 1 condition.

Jamie Dove, Public Development Manager, presented the staff report. The applicant requested approval of a rezoning from A-2 to CRC to construct a retail development. Planning Commission recommended approval with one (1) condition.

1. Road improvements must be made as needed to the portion of Haggard Road that abuts this property.

County Attorney Christopher Hamilton opened the public hearing for RZ-21-0064. Spencer Lord, 437 Sam Brown Boulevard, Commerce, GA was present on behalf of the applicant. He said plans for the property included a convenience store and additional retail on each side. He advised there was no issue with the recommended condition. There were no questions. There was no opposition to the request and the public hearing was closed. A motion was made by Commissioner Hardy, seconded by Commissioner, to approve RZ-21-0064 with one (1) condition.

1. Road improvements must be made as needed to the portion of Haggard Road that abuts this property.

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

- 14) **RZ-21-0065 – EarthPro Land Surveying, Inc. (Joseph Wells), Corner of Hwy. 124 West/White Plains Church Rd., Jefferson, GA; 8.46 acres; rezone from A-2 to A-R to divide property into 4 residential lots. (Map 094/Parcel 020M)**

Planning Staff Recommendation:

Approval with 1 condition

Planning Commission Recommendation:

Approval with 1 condition

Jamie Dove, Public Development Manager, presented the staff report. She explained the applicant requested a rezoning from A-2 to A-R in order to subdivide the property into four (4) lots for residential homes. Planning Staff and the Planning Commission recommended approval with one (1) condition.

1. A 10 foot no access easement is to shown along the north end of the property along Hwy. 124. All new driveways are to access White Plains Church Road.

Christopher Hamilton, County Attorney, opened the public hearing. Jody Wells, 2076 Russell Point Lane, Elberton, GA addressed the board. He said he wanted to divide the property into four lots and confirmed he had no issues with the recommended condition. There was no opposition and the public hearing was closed.

A motion was made by Commissioner Richardson, seconded by Commissioner Seagraves, to approve RZ-21-0065 with one (1) condition.

1. A 10 foot no access easement is to shown along the north end of the property along Hwy. 124. All new driveways are to access White Plains Church Road.

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

- 15) **RZ-21-0066 - Meritage Homes (Clay Kirkley), corner of Hwy. 332 and Skelton Road, Hoschton, GA; 64.02 acres; rezone from R-1 to R-3 for a residential subdivision. (Map 104/Parcel 028)**

Planning Staff Recommendation:

Planning Commission Recommendation:

Approval with 17 conditions

Approval with 18 conditions

Jamie Dove, Public Development Manager, presented the staff report for RZ-21-0066. She explained the last case (SU-21-0017) was a supplement to this application and asked the board if it wished to combine the public hearings. Christopher Hamilton, County Attorney, asked the applicant if this was acceptable and the applicant agreed. Ms. Dove continued explaining this was a request to rezone property from R-1 to R-3 for a residential subdivision. The special use application was for a master planned subdivision. The Planning Staff Recommended approval with seventeen (17) conditions. The Planning Commission recommended an 18th condition. The recommended conditions were:

1. The project shall comply with the West Jackson Corridor Overlay District as required by the Jackson County Unified Development Code.
2. The Community will adopt covenants and restrictions, prior to the final platting of the first phase of the development.
3. A mandatory Homeowners Association must be formed.
4. The front façade of all homes shall be constructed of masonry siding, brick, and / or stone and the sides and rear of each home the same or of masonry siding.
5. Development shall be limited to single-family detached homes only.
6. A minimum of one 3 inch caliper (DBH) tree shall be planted in the front yard of each lot.
7. A minimum of 20% of the site shall be dedicated to open space and amenity areas.
8. Minimum lot width shall be 80 feet.
9. Minimum setbacks from each property line shall be 20 feet from each side, 40 feet from the rear and 30 feet from the front.

10. Amenity area must be constructed during the first phase of construction.
11. Amenity Buildings / Accessory Buildings shall be constructed of masonry siding, brick, and / or stone.
12. The project is proposed to be served by public water and sanitary sewer thus the gross density shall not exceed 2 units per acre.
13. 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 Skelton Road and Highway 332 except for approved subdivision street connections. Additionally, 10 foot right of way is to be dedicated to Jackson County for future GDOT use before an LDP can be applied for.
14. A 4' to 6' landscaped berm shall be placed within the buffer along the road frontage of Skelton Road and Highway 332.
15. A minimum 5 foot wide sidewalk shall be constructed from property line to property line where this project abuts Skelton Road. The sidewalk shall be a minimum of 5 feet off the edge of pavement. Due to potential utility conflicts the final location of this sidewalk will be determined during the plan review process.
16. Due to the angle that Skelton Road intersects Highway 332, and the fact that the intersection is considered substandard, intersection upgrades will be needed to be done by the owner / developer. The necessary improvements at this intersection will need to be coordinated with the Georgia Department of Transportation's District One Office and submitted to them for their review. Also, the Jackson County Road Department must give approval of all proposed improvements.
17. Natural vegetation shall remain on the property until the issuance of a development permit.
18. A 6 ft. black vinyl coated chain linked fence shall be permitted and placed adjacent to Jeffery Bell's property (Map 104 Parcel 028A).

Ms. Dove advised both the Planning Staff and Planning Commission recommended denial of SU-21-0017. Mr. Hamilton opened the combined public hearing for RZ-21-0066 and SU-21-0017. Mitch Peavey, with Alliance Engineering, 6095 Atlanta Hwy., Flowery Branch, addressed the board and explained the plans for the development. He proposed reducing the number of lot down to 128 and he also proposed making a donation to the Georgia Department of Transportation in the amount of \$50,000 for the Skelton Road and Hwy. 332 intersection. He asked the board to table any action if the board decided to go with the 80' wide lot. Commissioner Richardson expressed his concern regarding the dead-end street within the development. He stated he was comfortable acting on the recommendations from the Planning Staff and Planning Commission. Commissioner Richardson wanted to move forward on the request. Mr. Hamilton called for opposition. Richard Crosby, 197 Birch Field, Jefferson, GA spoke regarding increased traffic. He believed the board should deny the request and consider the impact of traffic in the area given the opening of the new high school. There was no other opposition and the applicant declined to give rebuttal. Mr. Hamilton then closed the public hearing.

A motion was made by Commissioner Richardson, seconded by Chairman Crow, to approve RZ-21-0066 with eighteen (18) conditions as recommended by the Planning Commission and added a 19th condition.

1. The project shall comply with the West Jackson Corridor Overlay District as required by the Jackson County Unified Development Code.

2. The Community will adopt covenants and restrictions, prior to the final platting of the first phase of the development.
3. A mandatory Homeowners Association must be formed.
4. The front façade of all homes shall be constructed of masonry siding, brick, and / or stone and the sides and rear of each home the same or of masonry siding.
5. Development shall be limited to single-family detached homes only.
6. A minimum of one 3 inch caliper (DBH) tree shall be planted in the front yard of each lot.
7. A minimum of 20% of the site shall be dedicated to open space and amenity areas.
8. Minimum lot width shall be 80 feet.
9. Minimum setbacks from each property line shall be 20 feet from each side, 40 feet from the rear and 30 feet from the front.
10. Amenity area must be constructed during the first phase of construction.
11. Amenity Buildings / Accessory Buildings shall be constructed of masonry siding, brick, and / or stone.
12. The project is proposed to be served by public water and sanitary sewer thus the gross density shall not exceed 2 units per acre.
13. 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 Skelton Road and Highway 332 except for approved subdivision street connections. Additionally, 10 foot right of way is to be dedicated to Jackson County for future GDOT use before an LDP can be applied for.
14. A 4' to 6' landscaped berm shall be placed within the buffer along the road frontage of Skelton Road and Highway 332.
15. A minimum 5 foot wide sidewalk shall be constructed from property line to property line where this project abuts Skelton Road. The sidewalk shall be a minimum of 5 feet off the edge of pavement. Due to potential utility conflicts the final location of this sidewalk will be determined during the plan review process.
16. Due to the angle that Skelton Road intersects Highway 332, and the fact that the intersection is considered substandard, intersection upgrades will be needed to be done by the owner / developer. The necessary improvements at this intersection will need to be coordinated with the Georgia Department of Transportation's District One Office and submitted to them for their review. Also, the Jackson County Road Department must give approval of all proposed improvements.
17. Natural vegetation shall remain on the property until the issuance of a development permit.
18. A 6 ft. black vinyl coated chain linked fence shall be permitted and placed adjacent to Jeffery Bell's property (Map 104 Parcel 028A).
19. All dead-end streets must be cul-de-sac upon development.

Hearing no discussion, the vote was taken. Chairman Crow and Commissioner Richardson voted in favor of the motion. Commissioners Hardy, Hix, and Seagraves voted against the motion. The motion failed.

- 16) **SU-21-0017 – Meritage Homes (Clay Kirkley), corner of Hwy. 332 and Skelton Road, Hoschton, GA; 64.02 acres; special use for a master planned subdivision. (Map 104/Parcel 028)**

Planning Staff Recommendation:

Denial

Planning Commission Recommendation:

Denial

No action was needed on the special use request since the motion for the rezone request for RZ-21-0066 failed.

L. EXECUTIVE SESSION:

None

M. ADJOURNMENT:

Chairman Crow adjourned the meeting at 8:14 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, June 21, 2021

JACKSON COUNTY BOARD OF COMMISSIONERS

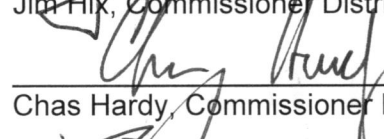




Tom Crow, Chairman



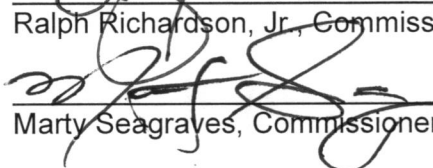
Jim Hix, Commissioner District 1



Chas Hardy, Commissioner District 2



Ralph Richardson, Jr., Commissioner District 3



Marty Seagraves, Commissioner District 4

Attest: 

Ericka Johnson Deputy Clerk

