



Jackson County Board of Commissioners

Meeting Minutes

Monday, December 20, 2021 • 6:00 P.M.

The Jackson County Board of Commissioners met on Monday, December 20, 2021 at 6:00 p.m. in the Jury Assembly Room at the Jackson County Courthouse, 5000 Jackson Parkway, Jefferson, Georgia.

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

Staff Present: Kevin Poe, County Manager
Gina Roy, Assistant County Manager
Jamie Dove, Public Development Manager
Ericka Johnson, Deputy Clerk

Press: Mike Buffington, Jackson Herald/Mainstreet News

A. CALL TO ORDER:

Vice- Chairman Chas Hardy called the meeting to order at 6:00 p.m.

B. INVOCATION:

Kevin Poe, County Manager, gave the invocation.

C. PLEDGE OF ALLEGIANCE:

Commissioner Ralph Richardson led the Pledge of Allegiance.

D. APPROVAL OF MINUTES:

A motion was made by Commissioner Hix, seconded by Commissioner Seagraves, to approve the minutes for December 6, 2021. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 - 0)

E. CITIZEN INPUT:

- Babs McDonald, 1119 Hwy. 330, read and reminded the board of the Community Vision Statement from the County's Comprehensive Plan.

F. **REPORTS:**

From Commissioner Ralph Richardson:

- Officially announced he would not seek re-election in 2022. He served the community for fifteen years and expressed he really enjoyed his time and it was a pleasure to have served. Commissioner Richardson looked forward to spending time with his family.

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

1) **Jackson County Planning Commission – 3 Year Term:**

- Vacant – (District 5 – Term expires December 31, 2023)

There was no recommendation.

H. **CONSENT AGENDA:**

None

I. **UNFINISHED BUSINESS:**

2) **Consider Adopting Resolution Supporting Changes to Georgia's Annexation**

Law: (Kevin Poe)

To consider adopting a resolution supporting changes to Georgia's annexation law based on recommendations made by the General Assembly's 2022 House Study Committee's final report via legislation introduced during the 2022 General Assembly

Kevin Poe, County Manager, reported this item was presented at the last meeting. He reminded members ACCG was working with a Study Committee concerning Georgia's annexation law. The Committee made recommendations with the hope there will be legislation that will be positive for counties. ACCG asked for support of the resolution. Commissioner Richardson made the motion, seconded by Commissioner Seagraves, approving the adoption of the resolution supporting changes to Georgia's Annexation Law. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

J. **NEW BUSINESS:**

3) **(Public Hearing) - Request to Abandon a Portion of Mallory Road:** (Jamie Dove)

The road has ceased to be used by the public to the extent that no substantial public purpose is served by it and it would be in the best interest of the County to abandon the portion of Mallory Road shown in red on the map

Jamie Dove, Public Development Manager, reminded members this item was before the commission in November initiating staff to begin the proceedings to include advertising and informing the property owners. She presented the staff report. The Planning Staff recommended approval. The estimated cost to bring Mallory Road up to County standards was \$39,000. This estimate did not include the relocation of three structures, which was needed in order to obtain right-of-way.

Christopher Hamilton, County Attorney, advised nothing about the abandonment would prevent the back property owner access to his property, and current easements will remain in place. If approved, the board would abandon any public interest. He then opened the public hearing for comment. No one spoke in support of the request. He called for opposition. Sophia Luke, 20 Mallory Road, spoke and advised the property owner's main concern was the ability to access their home. There was no other discussion and the public hearing was closed.

Commissioner Hardy made the motion to accept the request to abandon a portion of Mallory Road. Commissioner Richardson seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

- 4) **(Public Hearing) – Creation of Special Tax District for Street Lighting for Bentwater Subdivision:** (Jamie Dove)
Approve and establish a special tax district for street lights for “Bentwater” Subdivision, Phases 1 and 2

Jamie Dove, Public Development Manager, presented a request for the creation of a special tax district for Bentwater Subdivision for streetlighting for Phase 1 and 2. Only one property had signed because the development was not divided into lots. The proposed plan included 150 total lots with 72 lights installed. Jackson EMC's lighting plan was included. Christopher Hamilton, County Attorney, opened the public hearing for comment. The applicant was not present. There was no opposition to the request and the public hearing was closed.

Commissioner Seagraves made the motion to approve the creation of a special tax district for street lighting for Bentwater Subdivision. Commissioner Hix seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

- 5) **(Public Hearing) – Preparation of the Capital Improvements Element (CIE) of the Comprehensive Plan to Establish Impact Fees:** (Gina Roy)
To inform the public about the purpose of the CIE and the process to be followed in the preparation of the CIE, as well as to elicit community input and goals

Gina Roy, Assistant County Manager, advised a public hearing was needed on the Capital Improvements Element, which was a portion of the Impact Fee Study. She

reported there were two parts of Impact Fees, the ordinance and the Capital Improvement Element that outlined where the funds may be spent for improvements. Ms. Roy advised that a vote was not required. Christopher Hamilton opened the public hearing for the Capital Improvement Element of the Comprehensive Plan to establish Impact Fees. There was comment in support of or in opposition of the request. No action was taken.

6) Renew Contract with Correctional Resource Group (CRG) for Inmate Meals:

(Kevin Poe)

Approve the renewal of the contract with CRG for inmate meal service at the Jail

Kevin Poe, County Manager, advised Correctional Resource Group had provided inmate meals for the Jail for a number of years. He advised the Sheriff was pleased with their service and desired to continue the contract. The contract will include a price increase on a sliding scale basis, based on the number of meals served. Mr. Poe reported this was the first price increase in two years. Staff recommended approval to renew the contract.

Commissioner Richardson made the motion to renew the contract with Correctional Resource Group for inmate meals at the Jail. Commissioner Seagraves seconded the motion. Hearing no discussion, the vote was taken and the passed unanimously. (Vote 4 – 0)

7) Workers' Compensation & Employers Liability Deductible Endorsement and Addendum to the ACCG-GSIWCF Intrastate Agreement:

(Kevin Poe)

To approve an addendum to the ACCG-GSIWCF Intrastate Agreement that would move Jackson County to a Large Deductible Program of \$300,000

Kevin Poe, County Manager, reported ACCG staff had recommended counties that had an annual payroll in excess of \$20 million dollars and a set premium of over \$500,000 per year, consider switching to a large deductible plan. Mr. Poe further stated by switching over to a large deductible plan, there was opportunity to reduce the cost of workers' compensation insurance on an annual basis based on claims experience. Mr. Poe advised an analysis revealed the County could have potentially saved money in six of the last seven years, if the County was in the large deductible plan. The annual savings would have ranged from \$67,000 to \$300,000 and would have totaled \$1.1 million dollars.

Commissioner Richardson made the motion to approve the addendum to the ACCG-GSIWCF Intrastate Agreement moving Jackson County to a Large Deductible Program of \$300,000. Commissioner Seagraves seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

K. ZONING RELATED BUSINESS:

Unfinished Business:

None

New Business:

- 8) **RZ-21-0092 – MasterCraft Pro Service, Inc. (MasterCraft Plumbing), 3253 Jackson Trail Rd., Jefferson, GA; 0.97 acres; rezone from A-2 (Agricultural Rural Farm District) to CRC (Community Retail Commercial District) for a commercial office. (Map 095/Parcel 031A)**

Planning Staff Recommendation:

Approval

Planning Commission Recommendation:

Approval

Jamie Dove, Public Development Manager, presented the staff report for RZ-21-0092. The applicant requested a rezoning to change the property from A-2 to CRC for an office for MasterCraft Plumbing. The Planning Staff and Planning Commission recommended approval. Christopher Hamilton, County Attorney, opened the public hearing for comment. Greg Griffin, representing MasterCraft Plumbing, spoke in support of the application. He reported the company only provided service work, with office hours from 8:00 a.m. to 4:00 p.m. There were no questions for the applicant. There was no opposition and the public hearing was closed. A motion was made by Commissioner Hix, seconded by Commissioner Seagraves to approve RZ-21-0092 rezoning the property from A-2 to Community Retail Commercial. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

- 9) **Text Amendment of the UDC to allow for Electronic Changeable Copy Signs in commercial zonings and on properties designated on FLU Map as “Public Institutional”**

Planning Staff Recommendation:

Approval

Planning Commission Recommendation:

Approval

Jamie Dove, Public Development Manager, reported Items #9, #10, #11, and #12 were all text amendments. There was a consensus of the board to combine the public hearing for each request. She explained the first text amendment would allow electronic changeable Copy Signs for property in a commercial district or designated as Public Institutional future land use. This would include a minor change to Section 743. There were no questions.

The second proposed text amendment was for manufactured homes. Ms. Dove reported there were instances where manufactured homes did not meet the 1,400 threshold and citizens wanted to move the home in and obtain a second permit to add onto the home. The proposal required home be at least 1,400 heated square feet at

the time of move-in and no other additions would be allowed with the exception of porches and/or decks. There were no questions.

The third request was regarding Barndominiums. Staff recommended allowing these in the Planned Commercial Farm District (PCFD), A-2, and A-R, but not within residential common development. Ms. Dove said this would allow for metal exterior siding and would require a minimum heated square footage of \$1,400 square feet. There were no questions.

The fourth text amendment would allow Code Enforcement to write citations for illegal burns. Currently Jackson County does not have a burn ordinance. The public hearing was combined for all proposed text amendments. Christopher Hamilton, County Attorney, opened the public hearing for comment. No one spoke in favor of any of the proposed text amendments. He called for opposition. Babs McDonald, 1119 Hwy. 330, was opposed to the text amendment for the Electronic Changeable Copy Signs. She expressed her concerns regarding safety. She also said an electronic sign was not in the rural landscape. Ms. Dove advised the Code already allowed for electronic signs in commercial districts, but this change would allow it also in public institutional designations. There was no other opposition and the public hearing was closed. Mr. Hamilton reminded the board each text amendment should be voted on separately.

Vice-Chairman Hardy entertained a motion for Item #9. Commissioner Richardson made the motion to approve the text amendment to the UDC to allow for Electronic Changeable Copy Signs in commercial zonings and on properties designated on the FLU Map as Public Institutional. Commissioner Seagraves seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously.
(Vote 4 – 0)

10)Text Amendment of the UDC for additions to Manufactured Home requirements

<u>Planning Staff Recommendation:</u>	Approval
<u>Planning Commission Recommendation:</u>	Approval

Commissioner Richardson made a motion to approve the text amendment of the UDC for additions to Manufactured Home requirements. Commissioner Seagraves seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

11)Text Amendment of the UDC for adopting provisions regarding Barndominium Dwellings for single-family residential use

<u>Planning Staff Recommendation:</u>	Approval
<u>Planning Commission Recommendation:</u>	Approval

Commissioner Richardson made the motion to approve the text amendment of the UDC adopting provisions regarding Barndominium dwellings for single-family

residential use as recommended by the Planning Commission and Planning Staff. Commissioner Seagraves seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

12)Text Amendment of the UDC to allow Jackson County Code Enforcement to write citations for clearly noted Prohibited Outdoor Burning

Planning Staff Recommendation:

Approval

Planning Commission Recommendation:

Approval

Commissioner Richardson made the motion to approve the text amendment of the UDC to allow Jackson County Code Enforcement to write citations for clearly noted Prohibited Outdoor Burning. Commissioner Seagraves seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 4 – 0)

L. EXECUTIVE SESSION:

None

M. ADJOURNMENT:

Vice-Chairman Hardy declared the meeting adjourned at 6:42 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.

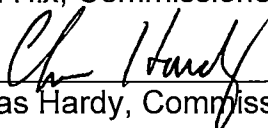
Minutes Approved: Monday, February 7, 2022.

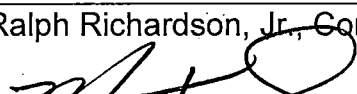
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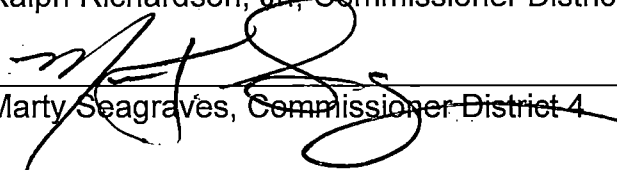


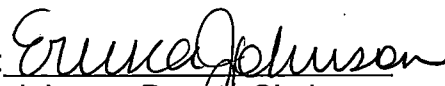

Tom Crow, Chairman


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