



Jackson County Board of Commissioners

October 17, 2022 at 6:00 PM
Jury Assembly Room - County Courthouse

MINUTES

1. Call to Order - Chairman Tom Crow

Chairman Tom called the meeting to order at 6:00 PM.

Commissioners 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

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

Press: Hannah Barron, Mainstreet News/Jackson Herald

2. Invocation - Kevin Poe, County Manager

Kevin Poe, County Manager, gave the invocation.

3. Pledge of Allegiance - Commissioner Marty Seagraves

Commissioner Marty Seagraves led the Pledge of Allegiance.

4. Approval of Minutes

A. October 3, 2022 BOC Minutes

To approve the minutes for October 3, 2022

Commissioner Hix moved to approve the minutes for October 3, 2022. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

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.

There were no comments.

8. New Business

A. Accept Right-of-Way for Map 117/Parcel 020A

To request of the Commission: to accept the ownership and the maintenance of the additional right-of-way that has been requested of map 117/parcel 020A on Davenport Road.

Jamie Dove, Public Development Director, explained this was a request to split the property into two (2) lots. After some research, staff discovered it was initially rezoned in 2005 to R-1 with four (4) conditions. The original intent of the property was to subdivide the property into numerous tracts; however, the new owners only wanted to split the property into two (2) tracts. Ms. Dove advised one of the zoning conditions from 2005 required for the donation of right-of-way for Davenport Road. An updated survey was provided and Tract 1 was land to remain with the property and Tract 2 was the dedicated right-of-way that would be turned over to the County if approved. A public hearing was not required. Commissioner Richards made the motion to accept the right-of-way for Map 117/Parcel 020A. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

9. Zoning Related Business

A. New Business

1. RZ-22-0130 – Stanton Porter Law, LLC, 703 Providence Road, Statham, GA; 18.26 acres; rezone from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) to divide property into 4 tracts. (Map 059/Parcel 003)

Jamie Dove, Public Development Director, presented the staff report. This was a request to rezone the property from A-2 to A-R and split the property into four (4) tracts with different acreages. Lots will be served by well water and private septic. The Planning Staff recommended approval with one condition: 1) All development must adhere to the buffer requirement surrounding Bear Creek Reservoir. The Planning Commission unanimously agreed. Christopher Hamilton, County Attorney, conducted the public hearing. Stanton Porter, 73 Church Street, Winder, GA addressed the board on behalf of Dustin and Kathryn David, the applicant. He explained the applicant wanted to build their house on the property. The existing house on Lot A will remain. However, the applicants did not have immediate plans for lots B & D. There was no opposition to the request and the public hearing was closed. Commissioner Seagraves moved to approve RZ-22-0130 with 1 condition: 1) All development must adhere to the buffer requirements surrounding Bear Creek Reservoir. Commissioner Richardson seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

2. RZ-22-0133 – Richard & Gail Daly, 4404 Commerce Road, Jefferson, GA; 7.87 acres; rezone from A-2 (Agricultural Rural Farm District) to A-R

in operation at any given time. 3) Hours of operation shall be Sunday through Thursday no earlier than 9:00 a.m. and no later than 9:00 p.m.; Friday and Saturday no earlier than 9:00 a.m. and no later than 10:30 p.m. Christopher Hamilton, County Attorney, opened the combined public hearing for comment. Tim Ponsler, 162 Saddle Trail, spoke in support of the application. He explained the goal was geared for a wedding venue for 100 guests or less. He reported they wanted to offset costs to maintain the acreage. Commissioner Richardson asked the applicant if he was amenable to a condition that there would be no parking on the public street, South Trail. The applicant did not have a problem with the additional condition. There was no opposition and the public hearing was closed. Commissioner Richardson moved to approve SU-22-0041 w/ 4 conditions as recommended by the Planning Staff and Planning Commission, with the addition of a fourth condition. 4) There shall be no more parking on the public street, Saddle Trail, for any of the events. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

5. SU-22-0044 – Tim & Julia Ponsler, 162 Saddle Trail, Jefferson, GA; 3.88 acres; special use for an event venue. (Map 106/Parcel 057)

Commissioner Richardson moved to Approve SU-22-0042 with the four (4) conditions: 1) There shall be no more than 225 guests on the property for an event. 2) Only one event shall be in operation at any given time. 3) Hours of operation shall be Sunday through Thursday no earlier than 9:00 a.m. and no later than 9:00 p.m.; Friday and Saturday no earlier than 9:00 a.m. and no later than 10:30 p.m. 4) There shall be no more parking on the public street, Saddle Trail, for any of the events. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

6. MA-22-0111 – CC Real Properties, LLC (Pearl Cai), 5279 Hwy. 332, Hoschton, GA; 35.47 acres; Character Area Map Amendment change from "Suburban" to "Agricultural" for a bed & breakfast and event venue. (Map 105/Parcel 018B)

Jamie Dove, Public Development Director, presented the staff report. She explained this was a request for map amendment to change the Character Area Map from Suburban to Agricultural. Ms. Roy further explained this was the staff's way to help bring the property into compliance.. The applicant had approximately 36 acres and the applicant wanted to expand her farm. Ms. Dove told the board the agricultural zoning would allow the applicant to have horses and cows. Christopher Hamilton, County Attorney, opened the public hearing for comment. The applicant was not present. No opposition and the public hearing was closed. Commissioner Richardson moved to approve MA-22-0111. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

7. MA-22-0112 – Genuine Mapping & Design, LLC, Julia Lane, Hoschton, GA; 0.56 acre; Future Land Use Map Amendment change from "Residential" to "Commercial" for a convenience store with fuel pumps and a self-storage facility sharing combined parcels. (Map 105/Parcel 004G2)

Jamie Dove, Public Development Director, advised MA-22-0112 and MA-22-0113 were the same project. She asked if the board wanted to combine the