



# JACKSON COUNTY BOARD OF COMMISSIONERS

Jury Assembly Room • County Courthouse

August 15, 2022 • 6:00 PM

## AGENDA

### REGULAR BUSINESS MEETING

**A. CALL TO ORDER:** Chairman Tom Crow

**B. INVOCATION:**

**C. PLEDGE OF ALLEGIANCE:** Commissioner Jim Hix

**D. APPROVAL OF MINUTES:** Regular Meeting of August 1, 2022

**E. 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.*

**F. REPORTS:**

- District Commissioners, Chairman, and County Manager:

**G. APPOINTMENTS:**

1a) Jackson County Board of Adjustment – 3 Year Term:

- Vacant – (District 4 – Term expires December 31, 2024)

**H. CONSENT AGENDA:**

- 1) Purchase of New Vans: (Kevin Poe)  
Award bid for three (3) vans to Jefferson Motor Company, for a total of \$145,517, and authorize the County Manager to sign the purchase orders for these vehicles
- 2) Updated GDOT Speed Zone Ordinance: (Gina Roy)  
To approve an update to the Speed Zone ordinance as required by Georgia DOT
- 3) Updates to Article VII. Hotel/Motel Occupancy Tax to comply with House Bill 317 Passed and Effective July 1, 2021, Adding Short-Term Vacation Rentals: (Kevin Poe)  
Approve and authorize changes to the Hotel Motel ordinance to comply with House Bill 317, adding short-term rentals as a collection source. This allows Jackson County to collect hotel motel excise tax for short-term rentals through third parties such as Expedia, VRBO, Booking, HomeAway.com, etc.

- 4) Bid Award Triple Surface Contract for 2022: (Kevin Poe)  
Award the bid for triple surface treatment for 10.85 miles of dirt road to Epps Brothers, Inc. in the amount of \$887,964
- 5) Intergovernmental Treatment Capacity Lease: (Kevin Poe)  
Approve the Intergovernmental Capacity Lease Agreement between Upper Oconee Basin Water Authority, Oconee County, Barrow County, and Jackson County
- 6) Incentive Leave Policy and Amended Sick Leave Policy: (Kevin Poe)  
Adopt the Jackson County Government Incentive Leave Policy and the Amended Sick Leave Policy effective January 1, 2023
- 7) Longevity Pay Policy: (Kevin Poe)  
Adopt the Jackson County Government Longevity Pay Policy to recognize an employee's length of service with Jackson County

#### **I. NEW BUSINESS:**

- 8) Presentation of FY 2021 Comprehensive Annual Financial Report: (Josh Carroll, Director)  
Mauldin & Jenkins
- 9) (2<sup>nd</sup> Public Hearing) – Approve Capital Improvement Element (CIE) Adoption Resolution, Adopt the CIE, and Adopt the Impact Fee Ordinance: (Gina Roy)

#### **J. ZONING RELATED BUSINESS:**

##### **New Business:**

- 10) RZ-22-0119 - Intown Home Builders (Randall Wallis), 48 Wildflower Rd., Braselton, GA; 3.01 acres; rezone from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) to divide property into 2 tracts. (Map 117/Parcel 019T)

Planning Staff Recommendation: Approval w/ 1 condition  
Planning Commission Recommendation: Approval w/ 1 condition

- 11) RZ-22-0125 – MainStreet Building Group, Inc. (Chuck Rigdon), White Hill School Road, Commerce, GA; 13.78 acres; rezone from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) to divide property into 6 tracts. (Map 023/Parcel 002F1)

Planning Staff Recommendation: Approval w/ 1 condition  
Planning Commission Recommendation: Approval w/ 1 condition

- 12) MA-22-0107 – Premier Construction Systems, Inc. (Scott Philips), Hwy. 129/Old Gainesville Hwy., Talmo, GA; 17.15 acres; change the Future Land Use Map from "Residential" to "Commercial" for 2 climate controlled self-storage facilities. (Map 101/Parcel 007 3)

Planning Staff Recommendation: Denial  
Planning Commission Recommendation: Denial

- 13) MA-22-0108 – Valiant Services (David Elder), New Kings Bridge Rd., Athens, GA; 112.24 acres; change the Character Area Map from “Suburban” to “Agricultural” for a 8+ acre lot subdivision. (Map 028/Parcel 001)

Planning Staff Recommendation: Approval  
Planning Commission Recommendation: Approval

- 14) MA-22-0109 – Valiant Services (David Elder), Corner of Hwy. 129/Tyler Way, Jefferson, GA; 6.427 acres; change the Future Land Use Map from “Residential” to “Commercial” for development of a commercial center. (Map 055/Parcel 002F1)

Planning Staff Recommendation: Denial  
Planning Commission Recommendation: Denial

- 15) MA-22-0110 – Valiant Services (David Elder), Tyler Way/Tyra Lane, Jefferson, GA; 0.236 acre; change the Future Land Use Map from “Residential” to “Commercial” for development of a commercial center. (Map 055/Parcel 002F)

Planning Staff Recommendation: Denial  
Planning Commission Recommendation: Denial

- 16) Text Amendment – Amendments within Article 12 of the Unified Development Code pertaining to tree protection, tree canopy compliance, and tree replacement.

Planning Staff Recommendation: Approval  
Planning Commission Recommendation: Approval

- 17) Cancellation of Development Moratorium: (Gina Roy)  
To consider approving the early cancellation of the one-year moratorium regarding development within unincorporated Jackson County that was enacted on September 20, 2021. The release date would be August 16, 2022.

#### **K. EXECUTIVE SESSION:**

- 18) There is a need for an executive session for land acquisition.

#### **L. ADJOURNMENT:**