



## Jackson County Board of Commissioners

### Meeting Minutes

Monday, March 21, 2022 • 6:00 P.M.

The Jackson County Board of Commissioners met on Monday, March 21, 2022 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, 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:**  
Chairman Tom Crow called the meeting to order at 6:00 p.m.
- B. **INVOCATION:**  
Commissioner Jim Hix gave the invocation.
- C. **PLEDGE OF ALLEGIANCE:**  
Commissioner Jim Hix led the Pledge of Allegiance.
- D. **APPROVAL OF MINUTES:**  
Commissioner Hix made the motion to approve the minutes for March 7, 2022. Commissioner Hardy seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)
- E. **CITIZEN INPUT:**
- **Sonny Cheatham, 5710 Holly Springs Road, Pendergrass, GA** addressed the board and asked members to consider an exemption of school taxes for senior citizens.
  - **Babs McDonald, 1119 Hwy. 330**, addressed the board and made remarks on a recent editorial by Mike Buffington, with the Jackson Herald, regarding Shields-

Etheridge Farm and Holder Plantation. She said the Holder Plantation property was now threatened by a proposal to make the property a warehouse site. She added the farm was on the National Register for Historic Places; however, the County Planning Commission would soon hold a hearing on a map amendment as the first step to rezoning the property for industrial. She closed by stating it not was necessary to destroy one of the County's irreplaceable historic sites in order to build another warehouse.

F. **REPORTS:**

None

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

1) **Jackson County Board of Adjustment – 4 Year Term:**

- **Vacant – (District 2 – Term expires December 31, 2023)**

Commissioner Hardy made the motion to appoint Brodriche Jackson. Commissioner Hix seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

H. **CONSENT AGENDA:**

- 2) **Award Bid for Sale of Surplus Property:** (Kevin Poe)  
Approve the bid from George Flanigan in the amount of \$28,600
- 3) **Fifth Amendment to Disposal Agreement with R&B Landfill, Inc:** (Kevin Poe)  
Approve the Fifth Amendment to the disposal agreement with R&B Landfill, Inc. and authorize the Chairman to sign
- 4) **Architectural Services for New Administration Building:** (Kevin Poe)  
Consider contracting with Precision Planning to provide Schematic Design Architectural Services for the proposed new County Administrative Building in the amount of \$76,100
- 5) **FY2021 End-of-Year Budget Amendment Resolution:** (Kevin Poe)  
Approve a resolution authorizing the Chairman to approve the FY2021 End-of-Year Operating and Capital budget amendments as attached in conjunction with the FY2021 audit and issuance of the Comprehensive Annual Financial Report

**Consent Agenda:**

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

I. **ZONING RELATED BUSINESS:**

**Unfinished Business:**

- 6) MA-21-0088 – Whoville Partners, LLC, 577 Old State Road, Pendergrass, GA; 197.276 acres; change the Character Area Map from “Agriculture” to “Urban” and change the Future Land Use Map from “Agricultural/Forestry” to “Industrial”. (Map 101/Parcel 015)

**Planning Staff Recommendation:** Denial

**Planning Commission Recommendation:** Denial

Jamie Dove, Public Development Manager, advised the applicant had submitted a request for withdrawal without prejudice. Chairman Crow made the motion, seconded by Commissioner Richardson, to accept the withdrawal without prejudice. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 7) RZ-21-0094 – Worley David, Jr., 10447 Hwy. 334, Nicholson, GA; 6.015 acres; rezone from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) in order to divide property into 2 tracts. (Map 007/Parcel 006B)

**Planning Staff Recommendation:** Approval with 1 condition

**Planning Commission Recommendation:** Approval with 1 condition

Jamie Dove, Public Development Manager, advised the public hearing was held last month on the request. Commissioner Seagraves made the motion to approve RZ-21-0094 with two (2) conditions.

1. Jackson County Ordinance, Sec. 1549, states that two flag lots cannot be adjacent to one another the flag lot proposed for Tract 2 must be locate don the north side of the property.
2. Lots cannot be further subdivided.

Commissioner Richardson seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

**New Business:**

- 8) MA-21-0093 – Keith Hayes Construction, 4608 Winder Hwy., Jefferson, GA; 2.0 acres; change the Character Area Map from “Suburban” to “Urban” for commercial use. (Map 095/Parcel 028G)

**Planning Staff Recommendation:** Approval

**Planning Commission Recommendation:** Approval

The staff report was presented by Jamie Dove, Public Development Manager. She said the applicant requested approval of a map amendment and ultimately wanted to get the property back to what it was zoned for back in the 1980's. The applicant wanted to remove two (2) acres. Christopher Hamilton, County Attorney, opened the public hearing for comment. Keith Hayes, 5108 Winder Highway, spoke in support of the application. There was no opposition and the public hearing was closed.

Commissioner Hix made the motion to approve MA-21-0093. Commissioner Hardy seconded the motion. The vote was taken and the motion passed unanimously.  
(Vote 5 – 0)

- 9) **MA-21-0094 – Genuine Mapping & Design, LLC, 9615 Hwy. 53, Braselton, GA; 15.90 acres; change the Future Land Use Map from “Residential” to “Commercial” for a self-service storage facility. (Map 118/Parcel 024)**

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

Jamie Dove, Public Development Manager, reported the applicant had submitted a request to the board to table MA-21-0094. However, there was a consensus of the board to proceed with the public hearing. Ms. Dove presented the staff report for MA-21-0094. She advised the applicant had submitted a concept plan; however, it was not required.

Christopher Hamilton, County Attorney, opened the public hearing for comment. Johnny Free, a representative for Genuine Mapping & Design, asked the board to table the request for thirty (30) days to allow them time to address concerns discussed at the Planning Commission's meeting regarding the driveway and site distance. He also said the staff and the Planning Commission recommended denial based on the Comprehensive Plan that showed the area was suburban and was open for storage units. There was no opposition and the public hearing was closed. Commissioner Richardson made the motion to deny MA-21-0094 as recommended by the Planning Staff and Planning Commission. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 10) **MA-21-0095 – EastGroup Properties, 354 Tom White Road, Braselton, GA; 28 acres; change the Character Area Map from “Suburban” to “Urban” and change the Future Land Use Map from “Intensive Agricultural” to “Industrial” for industrial use.  
(Map 112/Parcel 004)**

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

Jamie Dove, Public Development Manager, said MA-21-0095 and MA-21-0096 were the same applicant, and asked if the board wanted to combine the public hearings. The applicant was present and was amenable to combine the public hearings of both

applications. Ms. Dove proceeded with the staff report, explaining this was a request to change the Character Area and Future Land Use Maps. There was also one tract that had two (2) poultry houses on the property. She advised this piece would need a Future Land Use change from Intensive Agricultural to Industrial and a Character Area Change from Suburban to Urban. The smaller tract would need a Character Area change from Suburban to Urban and a Future Land Use change from Residential to Industrial. The applicant's intent was to obtain Light Industrial zoning for a proposal of an office building with distribution in the back. A concept plan was submitted. Planning Staff and the Planning Commission recommended approval.

Christopher Hamilton opened the public hearing for comment. John Ratliff, 4174 McClatchey Circle, Atlanta, GA spoke in support of the application. He distributed a packet of information regarding the company and the warehouse they construct. There was no opposition to the request and the public hearing was closed. Commissioner Richardson made the motion to approve MA-21-0095. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 11) MA-21-0096 – EastGroup Properties, 354 Tom White Road, Braselton, GA; 13.67 acres; change the Character Area Map from “Suburban” to “Urban” and change the Future Land Use Map from “Residential” to “Industrial” for industrial use. (Map 112/Parcel 004A)**

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

Commissioner Richardson made the motion to approve MA-21-0096. Commissioner Seagraves seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 12) RZ-21-0098 – Atacama Monroe, LLC, 8137 Jefferson Road, Athens, GA; 1.36 acre; rezone from A-2 (Agricultural Rural Farm District) to CRC (Community Retail Commercial District) for commercial use. (Map 042/Parcel 024D)**

**Planning Staff Recommendation: Approval with 2 conditions**  
**Planning Commission Recommendation: Approval with 2 conditions**

The staff report was presented by Jamie Dove, Public Development Manager. The applicant requested a rezone from A-2 to CRC. Planning Staff and the Planning Commission recommended approval with two (2) conditions.

1. All aspects of the East Jackson Corridor Overlay District must be applied to the property.
2. All building construction, parking lots, required buffers and fences must comply with the requirements of the Jackson County UDC and CRC District.

Christopher Hamilton opened the public hearing. The applicant was not present and no one else spoke in support of the application. There was no opposition and the public hearing was closed. Commissioner Seagraves made the motion to approve RZ-21-0098 with two (2) conditions.

1. All aspects of the East Jackson Corridor Overlay District must be applied to the property.
2. All building construction, parking lots, required buffers and fences must comply with the requirements of the Jackson County UDC and CRC District.

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

- 13) RZ-21-0099 – Ronald & Crystal Chapin, Brock Road, Athens, GA; 4.09 acres (Map 043/013B); rezone from A-1 (Agricultural Rural Fringe District) to A-2 (Agricultural Rural Farm District) in order to combine Map 043/Parcel 013B with Map 043/Parcel 013A.**

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

Jamie Dove, Public Development Manager, presented the staff report and explained the applicant wanted to combine two tracts of property that had different zonings. She explained in order to combine the two tracts, they must have the same zoning. Planning Staff and Planning Commission recommended approval. Christopher Hamilton opened the public hearing for comment. Ronald Chapin, 2139 Brock Road, spoke in support of the application. He explained that the wanted to combine the two lots in order to receive to receive one tax bill. There was no opposition and the public hearing was closed.

Commissioner Seagraves made the motion to approve RZ-21-0099. Commissioner Hardy seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 14) Amendment to the Unified Development Code in regards to the exception to minimum lot area requirement in A-2 zoning and how many exception splits are permissible, as well as amend an area regarding the usage of access easements.**

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

Jamie Dove, Public Development Manager, presented a proposed text amendment that would change two articles within the Unified Development: Article 1 and Article 2 concerning A-2 zoning. She explained the Code allowed for exception lots within the A-2 zoning. Generally, one could only split A-2 property into 8-acre tracts; however,

there was an exception clause that allowed staff to do some under 8-acres. Currently it was three. Staff proposed changing it to 2 acres, which would be a great benefit. Ms. Dove informed the board of an increase of requests from citizens who wanted to do an agricultural subdivision with larger lots. The Code allowed this with a gravel easement. However, staff's concern was having proper measures in place for emergency vehicles. Therefore, staff added a requirement for the easement to not only be 60' wide, 10' width, but to have an 80" diameter cul-de-sac in the back if there were more than two splits.

Christopher Hamilton opened the public hearing for comment. There was no public comment and the public hearing was closed. Chairman Crow made the motion to approve the text amendment. Commissioner Richardson seconded the motion. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

**L. NEW BUSINESS:**

- 15) 2022 Paving Contract: (Kevin Poe)  
To approve contract extension with Pittman Construction for asphalt patching and paving for one additional year**

Kevin Poe, County Manager, advised last year, the BOC took bids and entered into a contract with Pittman Construction for asphalt paving. The contract authorized the County to extend the contract one (1) additional year to cover the 2022 paving requirements with negotiated adjustments to the unit prices. The new pricing was included on the staff report. He recommended that the board extend the paving contract with Pittman Construction for one (1) additional year with the unit prices as shown on the attachments. There were no questions from the board.

Chairman Crow made the motion to approve the extension of the paving contract be approved with Pittman Construction for asphalt patching and paving for one (1) additional year. Commissioner Seagraves seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 16) Partial Refinancing of 2013 City of Jefferson Public Building Authority Bonds: (Kevin Poe)  
To approve a resolution authorizing the partial refinancing of the 2013 City of Jefferson Public Building Authority (JPBA) bonds to include entering into an Installment Sale Agreement with the JPBA**

Kevin Poe, County Manager, said the County' financial advisor had informed the County that a total of \$612,000 could be saved by refinancing a portion of the 2013 City of Jefferson Public Building Authority Bonds. The original bonds were issued by the Building Authority in 2003 and were used to finance the construction of the new Jackson County Courthouse. Mr. Poe further stated through an intergovernmental

agreement, the County agreed to pay the debt service on the bonds. The current bonds had a 4.00% interest rate and if refinanced, the interest rate will be 2.21% rate. Over an eleven (11) year period of time, the net savings will be \$612,106. Mr. Poe recommended the board approve a resolution to refinance the bonds and authorize the Chairman to execute all the necessary agreements and documents detailed in the resolution.

Chairman Crow made the motion to approve the resolution authorizing the refinancing of the bonds and intergovernmental agreement with the City of Jefferson Public Building Authority. Commissioner Hix seconded the motion. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

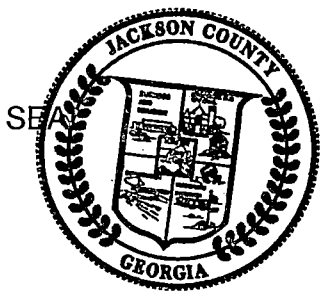
**M. ADJOURNMENT:**

The meeting adjourned at 6:55 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, April 4, 2022

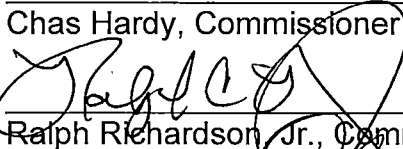
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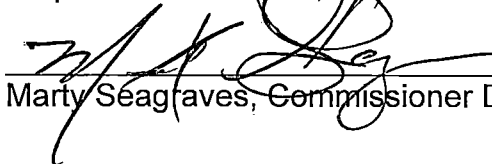



  
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Tom Crow, Chairman

  
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Jim Hix, Commissioner District 1

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Chas Hardy, Commissioner District 2

  
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Ralph Richardson Jr., Commissioner District 3

  
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Marty Seagraves, Commissioner District 4

Attest:   
Ericka Johnson Deputy Clerk