



JACKSON COUNTY BOARD OF COMMISSIONERS

Jury Assembly Room ▪ County Courthouse

February 21, 2022 • 6:00 PM

AGENDA

REGULAR BUSINESS MEETING

A. CALL TO ORDER: Vice-Chairman Ralph Richardson, Jr.

B. INVOCATION:

C. PLEDGE OF ALLEGIANCE: Vice-Chairman Ralph Richardson, Jr.

D. APPROVAL OF MINUTES: Regular Meeting of February 7, 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. RECOGNITIONS, APPOINTMENTS, AND SPECIAL ITEMS:

- 1) Jackson County Board of Adjustment – 4 Year Term:
 - Vacant – (District 2 – Term expires December 31, 2023)

H. CONSENT AGENDA:

- 2) Purchase of Two (2) Ambulances: (Kevin Poe)
Authorize a contract with Emergency Vehicle Sales for the purchase of two (2) ambulances in the amount \$555,758 and to amend the current budget to include the purchase of the second ambulance
- 3) Updated GDOT Speed Zone Ordinance: (Kevin Poe)
Approve an update to the Speed Zone ordinance as required by Georgia Department of Transportation
- 4) FY22 Supplemental Paving List: (Kevin Poe)
Approve the attached list of roads for paving in 2022

- 5) Award Bid to Reroof Gordon Street Center: (Kevin Poe)
Award the bid and approve the contract to reroof the Gordon Street Center to ACR
Commercial Roofing in the amount of \$1,097,100

I. UNFINISHED BUSINESS:

None

J. NEW BUSINESS:

- 6) Request to Dedicate Centurion Way: (Jamie Dove)
To request the acceptance of Centurion Way
- 7) Creation of a Special Tax District for Hellen Valley Subdivision: (Jamie Dove)
To authorize the creation of a special tax district for street lighting for “Hellen Valley”
Subdivision
- 8) Purchase of Property from James Patrick: (Kevin Poe)
To approve the purchase of property (Tax Parcel # 051 016A) from Mr. James S. Patrick in
the amount of \$130,000

K. ZONING RELATED BUSINESS:

New Business:

- 9) MA-21-0086 – Michael Nanni, 5259 Brockton Loop Rd., Jefferson, GA; 2.23 acres;
Character Area Map change from “Agricultural” to “Rural” and Future Land Use Map
change from “Intensive Agricultural” to “Agricultural/Forestry” for residential use
(Map 039/Parcel 015E)

Planning Staff Recommendation: Approval

Planning Commission Recommendation: Approval

- 10) Request to Reduce 12-month Wait Period Incurred Due to Denial of Rezone: (Jamie Dove)
To request that the 12-month wait period placed on Map and Parcel #039 015E due to the
denial of a previous rezoning request be reduced

- 11) MA-21-0087 – Ingram, Lord & Associates (Barry Lord), corner of Ed Bennett Road/Hwy.
441 S., Nicholson, GA; 8.22 acres; Future Land Use Map change from “Residential” to
“Commercial” for commercial use. (Map 017/Parcel 025)

Planning Staff Recommendation: Approval

Planning Commission Recommendation: Approval

- 12) RZ-21-0093 – Ingram, Lord & Associates (Barry Lord), 2909 Ila Road, Commerce, GA; 16.956 acres; rezone from A-2 (Agricultural Rural Farm District) to GI (General Industrial District) for industrial use. (Map 001/Parcel 022C)

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

- 13) Text Amendment – Amendment to the Unified Development Code in regards to Raised Slab Foundations

Planning Staff Recommendation: Approval
Planning Commission Recommendation: Approval

- 14) Text Amendment – Amendment to the Unified Development Code in regards to Land Disturbance within County-Imposed Stream Buffers

Planning Staff Recommendation: Approval
Planning Commission Recommendation: Approval

- 15) Text Amendment – Amendment to the Unified Development Code in regards to Minimum Lot Area Size and Density Dimensions for R-1, R-2, and R-3 zonings

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

- 16) 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

- 17) MA-21-0089 – Hardie Real Estate Group, LLC, Wayne Poultry Road, Pendergrass, GA; 45.90 acres; change the Future Land Use Map from “Commercial” to “Industrial” (Map 078/Parcel 007)

Planning Staff Recommendation: Approval
Planning Commission Recommendation: Approval

- 18) MA-21-0090 – Hardie Real Estate Group, LLC, Wayne Poultry Road, Pendergrass, GA; 78.60 acres; change the Future Land Use Map from “Commercial” to “Industrial” (Map 078/Parcel 008C)

Planning Staff Recommendation: Approval
Planning Commission Recommendation: Approval

19)MA-21-0091 – Hardie Real Estate Group, LLC, 4688 Wayne Poultry Road, Pendergrass, GA; 3.73 acres; change the Future Land Use Map from “Commercial” to “Industrial” (Map 078/Parcel 008)

Planning Staff Recommendation: Approval
Planning Commission Recommendation: Approval

20)MA-21-0092 – Hardie Real Estate Group, LLC, Wayne Poultry Road, Pendergrass, GA; 12.98 acres; change the Future Land Use Map from “Commercial” to “Industrial” (Map 078/Parcel 018)

Planning Staff Recommendation: Approval
Planning Commission Recommendation: Approval

21)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

22)RZ-21-0095 – Kennon Swaim, 467 McNeal Road, Hoschton, GA; 7.02 acres; rezone from A-2 (Agricultural Rural Farm District) to A-R (Agricultural Residential District) in order to divide property into 2 tracts. (Map 111/Parcel 011A)

Planning Staff Recommendation: Approval
Planning Commission Recommendation: Approval

23)RZ-21-0096 – Amber & Derek Abbott, 2160 Athens Hwy., Jefferson, GA; 35.51 acres; rezone from A-3 (Agricultural Fringe District) to A-2 (Agricultural Rural Farm District) in order to divide property. (Map 069/Parcel 039A)

Planning Staff Recommendation: Approval
Planning Commission Recommendation: Approval

L. EXECUTIVE SESSION:

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

M. ADJOURNMENT: