

Jackson County Board of Commissioners

Meeting Minutes

Monday, April 18, 2022 • 6:00 P.M.

The Jackson County Board of Commissioners met on Monday, April 18, 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:

Kevin Poe, County Manager, gave the invocation.

C. PLEDGE OF ALLEGIANCE:

Commissioner Chas Hardy led the Pledge of Allegiance.

D. APPROVAL OF MINUTES:

Commissioner Richardson made the motion, seconded by Commissioner Seagraves, to approve the minutes for April 4, 2022. The vote was taken and the motion passed unanimously. (Vote 5 – 0)

E. CITIZEN INPUT:

- **Babs McDonald, 1119 Hwy. 330**, thanked the board for recognizing the importance of the County's Comprehensive Plan as a guide for planning and development.

- **Brittany Odom, 2154 George Bush Lane**, asked the board to instate a 5-year moratorium on any future industrial rezoning or development.
- **Brooks Regan, 411 Jefferson Boulevard**, suggested the board address transportation infrastructure before adding more industrial expansions.
- **Peter Kim, 1648 Bill Wright Road**, was concerned about industrial growth and reported there were too many warehouses and distribution centers.
- **Kelly Lipscomb, Lipscomb Lake Road**, commented on the water tower on I-85 and suggested the wording should be revised.
- **Kurt Rhymer, 1258 Hidden Lakes Trail**, expressed concerned regarding increased traffic. He asked the board to not allow any more warehouses in the county
- **Lyndsey Ivester, 1515 Ronald Reagan Lane**, asked the board to look at surrounding areas to determine how to best handle the county's current growth.
- **Seth Odom, 2154 George Bush Lane**, spoke and advised a large number of residents did not want to see additional warehouses.

F. REPORTS:

From County Manager Kevin Poe:

- Reminded members of a meeting on Tuesday, April 19th at 6:00 p.m. at the Historic Courthouse. This will be a kick-off meeting with the cities to discuss a possible SPLOST #7.

G. CONSENT AGENDA:

- 1) **Resolution Declaring Certain Real Property as Surplus Property:** (Kevin Poe)
Approve a resolution to declare property as surplus and authorize the County staff to advertise the property for sale and accept sealed bids
- 2) **Add Investigator Position in District Attorney's Office:** (Kevin Poe)
To consider adding an Investigator position to the District Attorney's Office and amend the budget to reflect the additional cost of this position
- 3) **Add Deputy Clerk Position to the Probate Court Office:** (Kevin Poe)
To consider adding a Deputy Clerk position to the Probate Court office and amend the budget to reflect the additional cost of this position
- 4) **Create Capital Projects Manager Position:** (Kevin Poe)
To request the creation of a Capital Manager position and amend the budget to reflect the cost of this position

- 5) **Adopt Amended Jackson County Tuition Reimbursement Policy:** (Kevin Poe)
Approve and adopt the amended version of the Jackson County Government Tuition Reimbursement Policy effective May 1, 2022
- 6) **Proposed Pay Increase for County Employees:** (Kevin Poe)
Approve a 5% Cost of Living Adjustment (COLA) to County employee's pay

Consent Agenda:

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

H. NEW BUSINESS:

- 7) **Authorize Purchase of 15' Rock Gravel Spreader:** (Kevin Poe)
Approve and authorize the purchase of a 15' Rock Gravel Spreader from Chandler Equipment Company, Gainesville, GA in the amount of \$42,184

Kevin Poe reported the board previously approved the purchase of a new rock spreader in the FY 2022 Budget for the Public Works Department. Only one bid was received from Chandler Equipment Company, Gainesville, GA in the amount of \$42,184. The equipment was available and ready for installation. Chairman Crow made the motion, seconded by Commissioner Richardson, to approve the purchase of a 15' Rock Gravel Spreader with a budget impact of \$42,184. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

I. ZONING RELATED BUSINESS:

New Business:

**** The applicant has submitted a request for withdrawal for **Items #8 - #16**; however, board action is needed to formally accept the withdrawal.*

- 8) **MA-22-0097 – GCP Development (Gardner Lee), Hwy. 129 North, Jefferson, GA; 8.0 acres; change the Character Area Map from “Suburban” to “Urban” and change the Future Land Use Map from “Commercial” and “Residential” to “Industrial”. (Map 080/Parcel 001Q)**

Planning Staff Recommendation: Denial
Planning Commission Recommendation: Denial

Chairman Crow advised there was a request to withdraw Items #8 - #16 and called for a motion. Commissioner Hix made the motion, seconded by Chairman Crow, to approve a withdrawal without prejudice for Items #8 - #16. Hearing no discussion, the vote was taken and the motion passed unanimously. (Vote 5 – 0)

- 9) **MA-22-0098 – GCP Development (Gardner Lee), Hwy. 129 North, Jefferson, GA; 9.0 acres; change the Character Area Map from “Suburban” to “Urban” and change the Future Land Use Map from “Commercial” to “Industrial”. (Map 080/Parcel 001H1)**

Planning Staff Recommendation: Denial
Planning Commission Recommendation: Denial

The application was withdrawn. See Item #8.

- 10) **MA-22-0099 – GCP Development (Gardner Lee), Hwy. 129 North, Jefferson, GA; 1.0 acre; change the Character Area Map from “Suburban” to “Urban” and change the Future Land Use Map from “Commercial” to “Industrial”. (Map 080/Parcel 001H2)**

Planning Staff Recommendation: Denial
Planning Commission Recommendation: Denial

The application was withdrawn. See Item #8.

- 11) **MA-22-0100 – GCP Development (Gardner Lee), Hwy. 129 North, Jefferson, GA; 3.0 acres; change the Character Area Map from “Suburban” to “Urban” and change the Future Land Use Map from “Commercial” to “Industrial”. (Map 080/Parcel 001M)**

Planning Staff Recommendation: Denial
Planning Commission Recommendation: Denial

The application was withdrawn. See Item #8.

- 12) **MA-22-0101 – GCP Development (Gardner Lee), Hwy. 129 North, Jefferson, GA; 17.75 acres; change the Future Land Use Map from “Commercial” to “Industrial”. (Map 080/Parcel 001B2)**

Planning Staff Recommendation: Denial
Planning Commission Recommendation: Denial

The application was withdrawn. See Item #8.

- 13) **MA-22-0102 – GCP Development (Gardner Lee), 3686 Hwy. 129 North, Jefferson, GA; 32.45 acres; change the Future Land Use Map from “Commercial” to “Industrial”. (Map 080/Parcel 001B)**

Planning Staff Recommendation: Denial
Planning Commission Recommendation: Denial

The application was withdrawn. See Item #8.

- 14) MA-22-0103 – GCP Development (Gardner Lee), Hwy. 129 North, Jefferson, GA; 32.223 acres; change the Character Area Map from “Suburban” to “Urban” and change the Future Land Use Map from “Commercial”, “Industrial”, “Residential” to “Industrial”. (Map 080/Parcel 001H)

Planning Staff Recommendation: Denial
Planning Commission Recommendation: Denial

The application was withdrawn. See Item #8.

- 15) MA-22-0104 – GCP Development (Gardner Lee), 86 Possum Creek Rd., Jefferson, GA; 23.03 acres; change the Character Area Map from “Suburban” to “Urban” and change the Future Land Use Map from “Commercial” to “Industrial”. (Map 080/Parcel 001E)

Planning Staff Recommendation: Denial
Planning Commission Recommendation: Denial

The application was withdrawn. See Item #8.

- 16) MA-22-0105 – GCP Development (Gardner Lee), 214 Possum Creek Rd., Jefferson, GA; 5.90 acres; change the Character Area Map from “Suburban” to “Urban” and change the Future Land Use Map from “Commercial” to “Industrial”. (Map 080/Parcel 001C)

Planning Staff Recommendation: Denial
Planning Commission Recommendation: Denial

The application was withdrawn. See Item #8.

- 17) SU-22-0031 – Tom Crow, 144 Crows Lake Drive, Jefferson, GA; 4.0 acres; special use for a campground. (Map 069/Parcel 001)

Planning Staff Recommendation: Approval
Planning Commission Recommendation: Approval

Chairman Tom Crow recused himself from this portion of the meeting. Vice-Chairman Ralph Richardson assumed duties as chairman and called on Jamie Dove to present the staff report. Ms. Dove explained this was a request for a special use for a campground on the acreage described, which was zoned PCFD. The applicant and property owner noted the frequency of fisherman on the property and they desired an area for extended stay. Planning Staff and the Planning Commission recommended approval of the request.

Christopher Hamilton, County Attorney, opened the public hearing for comment. Charles Crow spoke in support of the application and said the application was for their fishing business. He stated the additional property was for campsite usage. There were no questions for the applicant. Brooks Regan, 411 Jefferson Boulevard, spoke

and thought this was a nice addition to the community. There was no opposition to the request and the public hearing was closed.

Commissioner Hix made the motion, seconded by Commissioner Hardy, to approve SU-22-0031. Hearing no discussion, the vote was taken and the motion passed. Commissioners Hardy, Hix, Richardson, and Seagraves voted in favor of the motion. (Vote 4 – 0) Chairman Crow returned to the meeting and resumed his duties.

- 18) **RZ-22-0101 – D.O. Overstreet, LLC (Mike Guynn, Frank B. McGowan, Alan Dale Overstreet), Pettijohn Rd., Pendergrass, GA; 150.877 acres; rezone from A-2 (Agricultural Rural Farm District) to L-I (Light Industrial District) for industrial use. (Map 090/Parcel 005A)**

Planning Staff Recommendation:

Approval w/ 1 condition

Planning Commission Recommendation:

Denial

Jamie Dove, Public Development Manager, presented the staff report for RZ-22-101. She advised this was before the board previously for a map amendment. The applicant requested a rezoning of 158 acres to L-I. A concept plan was submitted with the application. Planning Staff recommended approval with one (1) condition.

1. If Pettijohn Road is to be used for any access to the project site the road, it will need to be improved and brought up to standards as required by the Jackson County Road Department. Also, intersection of Pettijohn Road with Wayne Poultry Road will need to be improved and brought up to standards as required by the Jackson County Road Department.

The Planning Commission recommended denial of the application. Christopher Hamilton, County Attorney, opened the public hearing for RZ-22-010 and reviewed the ground rules. Stanton Porter, 73 Church Street, Winder, GA spoke in support of the application. He repeated this was a 158- acre tract near Wayne Poultry Road. Mr. Porter acknowledged the applicant had no objection to the recommended condition and requested approval of the application.

Brittany Odom, 2154 George Bush Lane, spoke in opposition and urged the board to instate a 5-year moratorium. Patrick Evans, 1344 Ronald Reagan, asked the board to follow the recommendation of the Planning Commission. Babs McDonald, 1119 Hwy. 330, reminded members of their commitment to the Comprehensive Plan. Melinda Gaskins, 190 Cedar Winds, Pendergrass, was also opposed to the request. Seth Odom, 2155 George Bush Lane, did not want to see the development of more warehouses. He also asked the board to instate a 5-year moratorium. Tim Mooney, 38 Woodland Terrace, Jefferson, GA urged the board to revisit the land use plan and he thought the county needed more retail and greenspace. The applicant declined to give rebuttal. The public hearing was closed and request submitted to the board for a decision.

Commissioner Hardy made the motion, seconded by Commissioner Hix, to deny RZ-22-101. Hearing no discussion, the vote was taken and the motion passed unanimously. Chairman Crow and Commissioners Hardy, Hix, and Seagraves voted in favor of the motion. Commissioner Richardson opposed. (Vote 4 – 1)

- 19) **RZ-22-0102 - Calmat Co./Vulcan Materials Co. (Jimmy Fleming), 1626 Valentine Industrial Pkwy., Pendergrass, GA; 50.21 acres; rezone from A-2 (Agricultural Rural Farm District) to H-I (Heavy Industrial District) for a mining development. (Map 091/Parcel 012B)**

Planning Staff Recommendation:

Approval w/ 8 conditions

Planning Commission Recommendation:

Denial

Jamie Dove, Public Development Manager, advised Items #19 - #25 were the same project and asked if the board wanted to combine the public hearing. The applicant agreed to combine the public hearing for all requests.

Ms. Dove advised there were seven (7) applications for an overall project on Valentine Industrial and Bill Wright Road for the expansion of an existing quarry. She presented the staff report and acknowledged receipt of a Constitutional Objective letter. For all seven (7) parcels, the Planning Staff recommended approval with eight (8) conditions.

- 1) If Valentine Industrial Parkway is to be used for any access to the project site, the road will need to be improved and brought up to standards as required by the Jackson County Road Department.
- 2) All stream buffers and zoning buffers must be adhered to.
- 3) Vulcan to install auxiliary lane for right hand turns into the site as suggested in Traffic Study.
- 4) Vulcan agrees that there will be no entrance or exit onto Bill Wright Road.
- 5) Within 180 days Vulcan will submit a plan to the Development Department for proper screening of the area bordering Interstate 85. It is necessary to wait to determine appropriate screening in order to consider the effectiveness of spring and summer foliage.
- 6) Vulcan will donate 50 feet of right of way from the current centerline of Valentine Industrial Road.
- 7) Illumination on the site will utilize "Dark Sky" measures to direct light towards the ground.
- 8) 20 feet of right of way is to be deeded to Jackson County for parcels that front on Bill Wright Road.

Christopher Hamilton, County Attorney, opened the public hearing for all applications. Bill Berryman, 2500 Daniells Bridge Road, Athens, GA spoke on behalf of Vulcan

Material Company. He gave an overview of the application. He added Vulcan had a long-term lease on the 100-acre site where the existing quarry was located. He confirmed the company had purchase five (5) additional sites for a total of 302 acres. The quarry had operated at its location for approximately twenty-five years. Vulcan requested approval of a rezoning to heavy industrial with a special use permit to allow for expansion of the existing site to meet customer needs. Mr. Berryman noted all vehicular traffic will have access on Valentine Industrial Parkway; there will be no access on Bill Wright Road. He acknowledged Vulcan Material Company was amendable to all recommended conditions.

Jimmy Fleming, 3992 Walker's Bridge Court, Dacula, GA addressed the board. Mr. Fleming was the Vice-President of Permitting and External Relations at Vulcan Material Company. He reviewed the company's operational standards. All safety permits were active with the Georgia Environmental Division. He added the additional property will allow the company to triple the size of the quarry. Mr. Fleming stated the topography was well-suited and a 100' undisturbed buffer around the entire site. He noted a traffic study and a sound-level study were completed. Mr. Fleming confirmed the average blasting would occur twice per month, with each blast lasting less than one second. He added the quarry will support 21 full-time, local jobs. The total annual investment of the site was \$6.1 million dollars according to research.

Mr. Hamilton called for opposition. Brooks Reagan, 411 Jefferson Boulevard, Jefferson, GA was concerned about the proposed site considering the county did not have a noise ordinance, or an air pollution ordinance. Patrick Evans, 1344 Ronald Reagan Lane, was against additional warehouses and stated traffic was horrendous at Concord Road. Lindsey Ivester, 1515 Ronald Reagan, noted there were different health conditions and situations involving the community that lived close to the blasting site.

Jennifer Scobie, 553 Virginia Avenue, spoke on behalf of her parents, who owned a company located two miles from the Vulcan Plant in Norcross. She said blasts there occurred 2 – 3 times per week. Some of the damage at her parents' business included a sinkhole, water main break, and damage to the foundation. Christopher Vegas, 1111 Abe Lincoln Way, Jefferson, was opposed to the request and believed not all growth was good growth. Page Ault, 751 Primrose Lane, Pendergrass, was opposed to the request and asked members to vote as if this development was in their backyard. Peter Kim, 1648 Bill Wright Road, Road, was concerned about living next to a quarry with his four children.

Babs McDonald, 1119 Hwy. 330, asked those who were opposed to the request to stand. Seth Odom, 2154 George Bush Lane, asked the board to preserve greenspace and wildlife. Brittany Odom, 2154 George Bush Lane, was also opposed and was concerned about traffic. Lastly, Charles Castellaw, 72 Lake Court, Jefferson, was also opposed to the request. Mr. Fleming spoke in rebuttal. He confirmed a good portion of the site will not be disturbed. To address the issues of noise, he reported the hours of operation will be from 7:00 a.m. to 5:00 p.m. Mr. Fleming also

said the company will maintain a buffer along the gas line. He also noted this project was a less intense use than what it was currently permitted for. He did not have any other comments.

Mr. Hamilton closed the public hearing and submitted the request to the board for a decision. Commissioner Hix made the motion to approve RZ-22-102 with eight (8) conditions as recommended by the Planning Commission.

- 1) If Valentine Industrial Parkway is to be used for any access to the project site, the road will need to be improved and brought up to standards as required by the Jackson County Road Department.
- 2) All stream buffers and zoning buffers must be adhered to.
- 3) Vulcan to install auxiliary lane for right hand turns into the site as suggested in Traffic Study.
- 4) Vulcan agrees that there will be no entrance or exit onto Bill Wright Road.
- 5) Within 180 days Vulcan will submit a plan to the Development Department for proper screening of the area bordering Interstate 85. It is necessary to wait to determine appropriate screening in order to consider the effectiveness of spring and summer foliage.
- 6) Vulcan will donate 50 feet of right of way from the current centerline of Valentine Industrial Road.
- 7) Illumination on the site will utilize "Dark Sky" measures to direct light towards the ground.
- 8) 20 feet of right of way is to be deeded to Jackson County for parcels that front on Bill Wright Road.

Chairman Crow seconded the motion. Hearing no discussion, the vote was taken and the motion passed. Chairman Crow and Commissioners Hix and Richardson voted in favor of the motion. Commissioners Hardy and Seagraves opposed. (Vote 3 – 2)

- 20) **RZ-22-0103 - Calmat Co./Vulcan Materials Co. (Jimmy Fleming), Valentine Industrial Pkwy., Pendergrass, GA; 49.77 acres; rezone from G-I (General Industrial District) to H-I (Heavy Industrial District) for a mining development. (Map 079/Parcel 002A)**

Planning Staff Recommendation:

Planning Commission Recommendation:

Approval w/ 8 conditions

Denial

Commissioner Hix made the motion to approve RZ-22-103 with eight (8) conditions as recommended by the Planning Commission.

- 1) If Valentine Industrial Parkway is to be used for any access to the project site, the road will need to be improved and brought up to standards as required by the Jackson County Road Department.
- 2) All stream buffers and zoning buffers must be adhered to.
- 3) Vulcan to install auxiliary lane for right hand turns into the site as suggested in Traffic Study.
- 4) Vulcan agrees that there will be no entrance or exit onto Bill Wright Road.
- 5) Within 180 days Vulcan will submit a plan to the Development Department for proper screening of the area bordering Interstate 85. It is necessary to wait to determine appropriate screening in order to consider the effectiveness of spring and summer foliage.
- 6) Vulcan will donate 50 feet of right of way from the current centerline of Valentine Industrial Road.
- 7) Illumination on the site will utilize "Dark Sky" measures to direct light towards the ground.
- 8) 20 feet of right of way is to be deeded to Jackson County for parcels that front on Bill Wright Road.

Chairman Crow seconded the motion. Hearing no discussion, the vote was taken and the motion passed. Chairman Crow and Commissioners Hix and Richardson voted in favor of the motion. Commissioners Hardy and Seagraves opposed. (Vote 3 – 2)

- 21) **RZ-22-0104 – Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 47.67 acres; rezone from G-I (General Industrial District) to H-I (Heavy Industrial District) for a mining development. (Map 079/Parcel 002)**

Planning Staff Recommendation:

Planning Commission Recommendation:

Approval w/ 8 conditions

Denial

Commissioner Hix made the motion to approve RZ-22-104 with eight (8) conditions as recommended by the Planning Commission.

- 1) If Valentine Industrial Parkway is to be used for any access to the project site, the road will need to be improved and brought up to standards as required by the Jackson County Road Department.
- 2) All stream buffers and zoning buffers must be adhered to.
- 3) Vulcan to install auxiliary lane for right hand turns into the site as suggested in Traffic Study.
- 4) Vulcan agrees that there will be no entrance or exit onto Bill Wright Road.

- 5) Within 180 days Vulcan will submit a plan to the Development Department for proper screening of the area bordering Interstate 85. It is necessary to wait to determine appropriate screening in order to consider the effectiveness of spring and summer foliage.
- 6) Vulcan will donate 50 feet of right of way from the current centerline of Valentine Industrial Road.
- 7) Illumination on the site will utilize "Dark Sky" measures to direct light towards the ground.
- 8) 20 feet of right of way is to be deeded to Jackson County for parcels that front on Bill Wright Road.

Chairman Crow seconded the motion. Hearing no discussion, the vote was taken and the motion passed. Chairman Crow and Commissioners Hix and Richardson voted in favor of the motion. Commissioners Hardy and Seagraves opposed. (Vote 3 – 2)

- 22) **RZ-22-0105 - Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 6.64 acres; rezone from A-2 (Agricultural Rural Farm District) to H-1 (Heavy Industrial District) for a mining development. (Map 079/Parcel 003A)**

Planning Staff Recommendation:

Approval w/ 8 conditions

Planning Commission Recommendation:

Denial

Commissioner Hix made the motion to approve RZ-22-105 with eight (8) conditions as recommended by the Planning Commission.

- 1) If Valentine Industrial Parkway is to be used for any access to the project site, the road will need to be improved and brought up to standards as required by the Jackson County Road Department.
- 2) All stream buffers and zoning buffers must be adhered to.
- 3) Vulcan to install auxiliary lane for right hand turns into the site as suggested in Traffic Study.
- 4) Vulcan agrees that there will be no entrance or exit onto Bill Wright Road.
- 5) Within 180 days Vulcan will submit a plan to the Development Department for proper screening of the area bordering Interstate 85. It is necessary to wait to determine appropriate screening in order to consider the effectiveness of spring and summer foliage.
- 6) Vulcan will donate 50 feet of right of way from the current centerline of Valentine Industrial Road.

- 7) Illumination on the site will utilize "Dark Sky" measures to direct light towards the ground.
- 8) 20 feet of right of way is to be deeded to Jackson County for parcels that front on Bill Wright Road.

Chairman Crow seconded the motion. Hearing no discussion, the vote was taken and the motion passed. Chairman Crow and Commissioners Hix and Richardson voted in favor of the motion. Commissioners Hardy and Seagraves opposed. (Vote 3 – 2)

- 23) **RZ-22-0106 - Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 23.23 acres; rezone from G-I (General Industrial District) to H-I (Heavy Industrial District) for a mining development. (Map 079/Parcel 004A)**

Planning Staff Recommendation:

Approval w/ 8 conditions

Planning Commission Recommendation:

Denial

Commissioner Hix made the motion to approve RZ-22-106 with eight (8) conditions as recommended by the Planning Commission.

- 1) If Valentine Industrial Parkway is to be used for any access to the project site, the road will need to be improved and brought up to standards as required by the Jackson County Road Department.
- 2) All stream buffers and zoning buffers must be adhered to.
- 3) Vulcan to install auxiliary lane for right hand turns into the site as suggested in Traffic Study.
- 4) Vulcan agrees that there will be no entrance or exit onto Bill Wright Road.
- 5) Within 180 days Vulcan will submit a plan to the Development Department for proper screening of the area bordering Interstate 85. It is necessary to wait to determine appropriate screening in order to consider the effectiveness of spring and summer foliage.
- 6) Vulcan will donate 50 feet of right of way from the current centerline of Valentine Industrial Road.
- 7) Illumination on the site will utilize "Dark Sky" measures to direct light towards the ground.
- 8) 20 feet of right of way is to be deeded to Jackson County for parcels that front on Bill Wright Road.

Chairman Crow seconded the motion. Hearing no discussion, the vote was taken and the motion passed. Chairman Crow and Commissioners Hix and Richardson voted in favor of the motion. Commissioners Hardy and Seagraves opposed. (Vote 3 – 2)

- 24) **RZ-22-0107 - Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 29.87 acres; rezone from G-I (General Industrial District) to H-I (Heavy Industrial District) for a mining development. (Map 079/Parcel 009A)**

Planning Staff Recommendation:

Approval w/ 8 conditions

Planning Commission Recommendation:

Denial

Commissioner Hix made the motion to approve RZ-22-107 with eight (8) conditions as recommended by the Planning Commission.

- 1) If Valentine Industrial Parkway is to be used for any access to the project site, the road will need to be improved and brought up to standards as required by the Jackson County Road Department.
- 2) All stream buffers and zoning buffers must be adhered to.
- 3) Vulcan to install auxiliary lane for right hand turns into the site as suggested in Traffic Study.
- 4) Vulcan agrees that there will be no entrance or exit onto Bill Wright Road.
- 5) Within 180 days Vulcan will submit a plan to the Development Department for proper screening of the area bordering Interstate 85. It is necessary to wait to determine appropriate screening in order to consider the effectiveness of spring and summer foliage.
- 6) Vulcan will donate 50 feet of right of way from the current centerline of Valentine Industrial Road.
- 7) Illumination on the site will utilize "Dark Sky" measures to direct light towards the ground.
- 8) 20 feet of right of way is to be deeded to Jackson County for parcels that front on Bill Wright Road.

Chairman Crow seconded the motion. Hearing no discussion, the vote was taken and the motion passed. Chairman Crow and Commissioners Hix and Richardson voted in favor of the motion. Commissioners Hardy and Seagraves opposed. (Vote 3 – 2)

- 25) **RZ-22-0108 - Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 95.47 acres; rezone from G-I (General Industrial District) to H-I (Heavy Industrial District) for a mining development. (Map 078/Parcel 012)**

Planning Staff Recommendation:

Approval w/ 8 conditions

Planning Commission Recommendation:

Denial

Commissioner Hix made the motion to approve RZ-22-108 with eight (8) conditions as recommended by the Planning Commission.

- 1) If Valentine Industrial Parkway is to be used for any access to the project site, the road will need to be improved and brought up to standards as required by the Jackson County Road Department.
- 2) All stream buffers and zoning buffers must be adhered to.
- 3) Vulcan to install auxiliary lane for right hand turns into the site as suggested in Traffic Study.
- 4) Vulcan agrees that there will be no entrance or exit onto Bill Wright Road.
- 5) Within 180 days Vulcan will submit a plan to the Development Department for proper screening of the area bordering Interstate 85. It is necessary to wait to determine appropriate screening in order to consider the effectiveness of spring and summer foliage.
- 6) Vulcan will donate 50 feet of right of way from the current centerline of Valentine Industrial Road.
- 7) Illumination on the site will utilize "Dark Sky" measures to direct light towards the ground.
- 8) 20 feet of right of way is to be deeded to Jackson County for parcels that front on Bill Wright Road.

Chairman Crow seconded the motion. Hearing no discussion, the vote was taken and the motion passed. Chairman Crow and Commissioners Hix and Richardson voted in favor of the motion. Commissioners Hardy and Seagraves opposed. (Vote 3 – 2)

26) SU-22-0032 – Calmat Co./Vulcan Materials Co. (Jimmy Fleming), 1626 Valentine Industrial Pkwy., Pendergrass, GA; 50.21 acres; special use to allow mining. (Map 091/Parcel 012B)

Planning Staff Recommendation:

Approval

Planning Commission Recommendation:

N/A

Jamie Dove, Public Development Manager, advised the next seven (7) special use requests were for the same property and asked if the board wanted to combine the public hearings. The applicant agreed to combine all public hearings. Ms. Dove proceed and reviewed the staff report. The applicant would need approval of the special uses in order to be fully functional with the quarry. The Planning Staff recommended approval of the request. The Planning Commission chose to deny the rezoning so the special use requests were null, void, and without a recommendation.

Christopher Hamilton opened the combined public hearing for SU-22-0032 through SU-22-0038. Bill Berryman, with Fortson, Bentley, and Griffin, 2500 Daniells Bridge Road, Athens, spoke in support of the application. He reported the County had an extensive Mining, Quarrying or Resource Extraction Ordinance (Section 3-086) and the company was fully prepared to comply with each regulation. There were no

questions for the applicant. Mr. Hamilton called for opposition. Brooks Reagan, 411 Jefferson Boulevard, asked the board to consider implementation of an impact fee for any industrial use. Charles Castellaw, 72 Lake Court, Jefferson, stood before the board, but did not see the point to comment. There was no other opposition. The applicant did not give rebuttal. Mr. Hamilton then closed the public hearing and submitted the request to the board for consideration.

Commissioner Hix made the motion to approve SU-22-0032. Chairman Crow seconded the motion. Hearing no discussion, the vote was taken and the motion passed. Chairman Crow and Commissioners Hix and Richardson voted in favor of the motion. Commissioners Hardy and Seagraves opposed. (Vote 3 – 2)

- 27) **SU-22-0033 – Calmat Co./Vulcan Materials Co. (Jimmy Fleming), Valentine Industrial Pkwy., Pendergrass, GA; 49.77 acres; special use to allow mining. (Map 079/Parcel 002A)**

Planning Staff Recommendation: Approval
Planning Commission Recommendation: N/A

Commissioner Hix made the motion to approve SU-22-0033. Chairman Crow seconded the motion. Hearing no discussion, the vote was taken and the motion passed. Chairman Crow and Commissioners Hix and Richardson voted in favor of the motion. Commissioners Hardy and Seagraves opposed. (Vote 3 – 2)

- 28) **SU-22-0034 – Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 47.67 acres; special use to allow mining. (Map 079/Parcel 002)**

Planning Staff Recommendation: Approval
Planning Commission Recommendation: N/A

Commissioner Hix made the motion to approve SU-22-0034. Chairman Crow seconded the motion. Hearing no discussion, the vote was taken and the motion passed. Chairman Crow and Commissioners Hix and Richardson voted in favor of the motion. Commissioners Hardy and Seagraves opposed. (Vote 3 – 2)

- 29) **SU-22-0035 – Calmat Co./Vulcan Material Co. (Jimmy Fleming), Bill Wright Road, Pendergrass, GA; 6.64 acres; special use to allow mining. (Map 079/Parcel 003A)**

Planning Staff Recommendation: Approval
Planning Commission Recommendation: N/A

Commissioner Hix made the motion to approve SU-22-0035. Chairman Crow seconded the motion. Hearing no discussion, the vote was taken and the motion passed. Chairman Crow and Commissioners Hix and Richardson voted in favor of the motion. Commissioners Hardy and Seagraves opposed. (Vote 3 – 2)

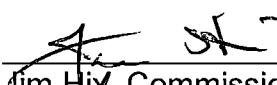
All printed material/documentation presented is filed in Board Minute Addendum Book No. 13-Q and hereby becomes a part of the official minutes.

Minutes Approved: Monday, May 2, 2022

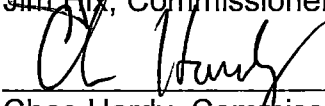
Jackson County Board of Commissioners



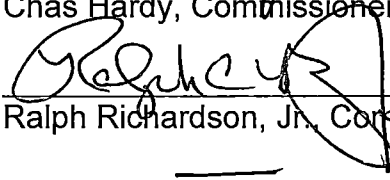
Tom Crow, Chairman



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