

**Jasper County Board of Commissioners  
December 5, 2022  
Regular Meeting Minutes  
6:00 P.M.**

Chairman Henry called the meeting to order at 6:00 p.m.

Commissioners Present: Bruce Henry, Chairman, Gerald, Stunkel, Vice-Chairman, Don Jernigan, Sheila Jones and Steven Ledford.

Staff: Mike Benton, County Manager, Sharon Robinson, County Clerk, Larissa Ruark, Chief Accounting Officer, and David Ozburn, County Attorney.

**Pledge of Allegiance:**

**Invocation:** Commissioner Bruce Henry

**Agenda Approval:** Commissioner Ledford motioned to approve the agenda with suggested changes of item# 1 to the last item. Commissioner Jernigan seconded the motion, passed unanimously.

**Consent Agenda:**

Commissioner Jones motion to approve the minutes for:

- October 28, 2022 – Called Meeting Minutes
- November 7, 2022- Regular Meeting Minutes

Commissioner Ledford seconded the motion, passed unanimously.

Commissioner Ledford motioned to approve Check #s **66105-66366**. Commissioner Stunkel seconded the motion, passed unanimously.

**Public Hearings:** Commissioner Stunkel motioned to go into Public Hearing at 6:03 p.m. Commissioner Jernigan seconded the motion, passed unanimously.

**1. Minor Plat Approval- Parcel 046 063- Jordan Road**

Judy Johnson (P&Z Director) stood before the board to present the request for the Special Use Permit, 2022-SU-003.

Case Number: MP22-026

Location: Jordan Road (parent parcel has road frontage on both Jordan and Goolsby Roads)

Map & Parcel: 046 063

Petitioner: David Curry & Stacy Brownlee

Commissioner District: 3 (Three)

Acreage: 37.93 acres total

Zoning: AG (Agricultural)

The request is to subdivide an existing 37.93-acre tract into 2 parcels of 18.97 acres each, one with 391.81 feet of road frontage and the other with 371.53 feet of road frontage.

**For:**

**David Curry-** Stated that he is in favor of the split of this land because it exceeds all of the county standards.

**Opposed:**

None

Commissioner Stunkel motioned to close the Public Hearing at 6:09 p.m. Commissioner Jernigan seconded the motion, passed unanimously.

### **Presentations/Delegations**

**CGEMC- Fiber Internet Project Update-** Hershel Arant presented updates regarding the fiber internet project. He stated that as of late October the fiber has been lit and there are areas in the county that are ready for the internet. He explained that once the residents receive the orange hangtag they will be ready for the final step of the installation. Mr. Arant also answered a few questions from the audience.

### **Citizens Comments:**

**Rob Alexander (Hillsboro):** Mr. Alexander spoke out against the R2 zoning decision made at an earlier meeting. He addressed Commissioner Jernigan about an alleged comment made over the phone. He stated that the roads are inadequate and the roads department is inadequate.

**Gail Harrell (Monticello):** Ms. Harrell stated that she wanted to go on record that she was speaking as a citizen and not the mayor tonight. She spoke in favor of the R2 zoning. She stated that she believes there is room for compromise.

**Jamie Harrell (Liberty Church Road):** Mr. Harrell stated that he lives in North Jasper and is against the R2 zoning. He stated that he likes to think about the strategy. He stated he thinks the commissioners need to take a step back until after the land use map is updated. He suggested some frameworks for the county to consider.

**Katherine Alexander (Hillsboro):** Ms. Alexander talked about the schools being full already. She stated that when we increase home out taxes will have to increase. She stated that in her opinion EMS is inadequate. She stated that low-income housing will push us towards what Henry County is.

**Cathy Benson (Monticello):** Ms. Benson addressed Commissioner about Short-term rentals. She stated that Jackson and Covington is right around the corner for any one that needs a short-term rental. Ms. Benson accused that the commissioners have stolen her voice.

**Mary Patrick (Monticello):** Ms. Patrick discussed the R2 zoning. She stated that the schools are full and we can't keep the landfill open. She also talked about short-term rentals and no code-enforcement on the weekend. She talk about the Redevelopment Tax Incentive from her understanding.

**Linda Rudolph (Concord Road):** Ms. Rudolph ask the commissioners about where they live. She addressed her opinion about the R2 zoning.

**James Belcher (Hillsboro):** Mr. Belcher stood in support of the R2 zoning. He stated that the county will always be rural but growth is inevitable. He stated that businesses will not locate here without adequate housing for their employees. He did address the fact that not everyone have the same view as the people who oppose the R2 zoning.

**Frank Pfirman (Off Liberty Church):** Mr. Pfirman stated that we have to be smart about growth. He stated that when he can't take care of his property he will move.

**Vickie Wheeler (Monticello):** Ms. Wheeler stated that she would not live in senior living. She wants to keep the county rural. She stated that if "these people" can't live in a rural area they need to move somewhere else. She stated that she heard that Commissioner Stunkel said he didn't care what the majority say.

**Jimmy Wheeler (Monticello):** Mr. Wheeler stated that he moved here to escape high density. He stated that he don't want to see a subdivision next to his property. He stated that we don't need those kinds of houses or the kinds of people who are going to live in those houses down here. He stated that "We are not of that clan. We are independent people and don't want to support anybody else".

**Jason Bunn (Benton Road):** Mr. Bunn stated that he is new to the county. Changing rules for developers is what he ran from.

**John Henderson (Herds Creek Road):** Mr. Henderson stated that he is opposed to the R2 zoning. He noted that small lots will struggle with septic and wells. More money would be needed to accommodate this. With more people there will be more crime. He stated that he is not accusing anyone of anything but it appears that there was something underhanded was going on.

**Connie Hollis (North Jasper County):** Ms. Hollis stated that she pays some of the highest taxes in the county. She noted that she sent emails to all of the commissioners and only received one back. She said it looks like the board is trying to appease builders to come to our county, the landfill stays closed all of the time. She stated that don't want to downsize. She wants to stay on her property.

**Ronnie Payne (212 East):** Mr. Payne stated that the essential services can't be paid for by the tax digest. We have no infrastructure.

**Ronald Lawrence (105 Benton Road):** Mr. Lawrence stated that he moved here because it is rural. He mentioned some past Clayton County Commissioners. He suggested that Commissioner Stunkel "come out as a Democrat in the next election". He stated that "they give some flunky a loan on the houses, foreclose on it, put section 8 in and bring the Democrat votes where they want them". He stated that the commissioners are trying to bring democratic votes in with the cheap housing. He stated that he moved here because this is a red county.

**John Yates (Cedar Creek Drive):** Mr. Yates stated that he moved here to get away from growth. Don't grow for growth sake.

### **County Commissioner's Items**

**Commissioner Ledford-** Commissioner Ledford thanked everyone for coming out to the meeting.

**Commissioner Stunkel-** Commissioner Stunkel thanked everyone for coming out as well. He made clear items where he was misquoted by the Tax Payer Dog Watch Group. He gave the time stamp and read what he said.

**Commissioner Jernigan-** Commissioner Jernigan thanked everyone that came out. He mentioned that we have to look out for all the citizens of the county. He stated that if he did not want anyone living next to him, he would buy the acreage necessary to make that happen.

**Commissioner Jones-** Commissioner Jones stated that being Democratic has nothing to do with decisions that are being made for all of the county. She made clear that District One is part of the county as well. She stated that it's about ALL of the citizens. She stated that we as a county have to come together. She noted that she will continue to make the best decisions for the county as a whole.

**Chairman Henry-** Nothing

### **Business Items:**

**Item 1: Board of Assessors Appointment:** Commissioner Jernigan motioned to reappoint Jim Stansell to the Position 1 of the Board of Assessors with his term ending January 3, 2026. Commissioner Stunkel seconded the motion, passed unanimously.

**Item 2: Environmental Health Annual Food Service Inspection Fees- Approval:** Mr. David Mercer with the Jasper County Health Department. He stated that they are here to request approval of the new Food Service fee schedule. Mr. Rick Craft Deputy Director of Environmental Health presented the new cost to the board along with the growth that has happened. Mr. Craft also gave examples of how fees are determined.

Commissioner Stunkel motioned to approve the Environmental Health Annual Food Service Inspection Fee Schedule as presented. Commissioner Ledford seconded the motion, passed 4-0 (Commissioner Jernigan abstained as he serves on the Health Board).

**Item 3: Alcohol License Renewals:**

- **Tyson's Country Store, Application number 2023-A-001** located at 22044 Hwy 11 North., Monticello, GA 31064. Name of applicant: Lisa Whitaker Wilkerson – Retail sales of beer and wine – Renewal – Commissioner Ledford motioned to approve the alcohol renewal. Commissioner Stunkel seconded the motion, passed unanimously.
- **Frank's Restaurant, Application number 2023-A-002** located at 11818 Hwy 212 West Covington, GA 30014. Name of applicant: Vivian Castellana Fuller – Pouring license for distilled spirits, beer, and wine. – Renewal – Commissioner Jones motioned to approve the alcohol renewal. Commissioner Ledford seconded the motion, passed unanimously.
- **Lakeview Marina, Application number 2023-A-003** located at 8726 Jackson Lake Road Monticello, GA 31064. Name of applicant: Shabanali Jabbarcheloei – Retail sales of beer and wine – Renewal – Commissioner Jernigan motioned to approve the alcohol renewal. Commissioner Ledford seconded the motion, passed unanimously.
- **Lakeview Restaurant, Application number 2023-A-004** located at 8726 B Jackson Lake Road Monticello, GA 31064. Name of applicant: Shabanali Jabbarcheloei – Pouring license for distilled spirits, beer, and wine. – Renewal - Commissioner Jernigan motioned to approve the alcohol renewal. Commissioner Ledford seconded the motion, passed unanimously.
- **Convenience Stores, Inc dba Larry's 4-Way, Application number 2023-A-005** located at 9160 Hwy 212 West Monticello, GA 31064. Name of applicant: Joann Hedrick – Retail sales of beer and wine. – Renewal – Commissioner Jones motioned to approve the alcohol renewal. Commissioner Jernigan seconded the motion, passed unanimously.
- **Turtle Cove POA, Application number 2023-A-006** located at 222 Clubhouse Drive Monticello, GA 31064. Name of applicant: David Michael Levee – Pouring license for distilled spirits, beer, and wine. – Renewal – Commissioner Jernigan motioned to approve the alcohol renewal. Commissioner Jones seconded the motion, passed unanimously.
- **Sac O Suds, Application number 2023-A-008** located at 54 Hwy 16W Monticello, GA 31064. Name of applicant: Cholista Owens - Retail sales of beer and wine – Renewal - Commissioner Ledford motioned to approve the alcohol renewal. Commissioner Jernigan seconded the motion, passed unanimously.
- **Shane One Stop, Application number 2023-A-009** located at 8541 GA Hwy 142 Shady Dale, GA 31085. Name of applicant: Gautamkumar P. Patel - Retail sales of beer and wine – Renewal - Commissioner Jernigan motioned to approve the alcohol renewal. Commissioner Jones seconded the motion, passed unanimously.
- **Hillsboro Mini Mart, Application number 2023-A-012** located at 1750 Hwy 11 S, Hillsboro, GA 31038. Name of applicant: Nizamuddin Kalya - Retail sales of beer and wine – Renewal - Commissioner Jernigan motioned to approve the alcohol renewal. Commissioner Jones seconded the motion, passed unanimously.

**Item 4: Minor Plat Approval- Parcel 046 063- Jordan Road:** Ms. Judy Johnson presented the request to the board. She stated that it meets all of the zoning requirements and was approved by the Zoning Commission unanimously.

Commissioner Jernigan motioned to approve the Minor Plat division for Parcel 046 063. Commissioner Jones seconded the motion, passed unanimously.

**Item 5: Ordinance Amendment Discussion- Parcel Division Approval Process:** Ms. Johnson stated that there was a request that came in regarding a recent ordinance amendment regarding the parcel division approval process specific to minor plats.

Commissioner Henry stated that he thinks up to three plats the P&Z director should be able to make those decisions.

Commissioner Stunkel motioned to have P&Z staff to draft a change to the Parcel Division Approval Process and send it back to the P & Z Board for approval. Commissioner Ledford seconded the motion, passed unanimously.

**Item 6: Ordinance Amendment Discussion- R2 Zoning- Lot Size- Development Density:** Ms. Johnson stated that a request has been made to staff to have the BOC and the Planning & Zoning Commission revisit the recent ordinance amendment regarding minimum lot size and house size in general and specific to modifying the R-2 zoning district. Staff is requesting direction.

Commissioner Henry stated that it passed at the November 7<sup>th</sup> meeting. He stated that he had not heard of reducing the lot size.

Commissioner Stunkel disagreed and reminded Commissioner Henry that he mentioned the reduction in lot sizes at two separate meetings.

Mr. Henry stated that he don't think the decision was open.

Commissioner Henry made a motion to readdress the R2 zoning. Commissioner Ledford seconded the motion.

The motion was withdrawn.

Commissioner Stunkel suggested having a first meeting between the BOC and P&Z Board for an open discussion of what the possibilities are.

**Item 7: Ordinance Amendment Discussion- Short Term Rentals:** Ms. Johnson stated that on September 12, 2022 the Ordinance was updated to add a definition for Short Term Rentals; however, the Board did not consider to add it to the Use Table in the Zoning Ordinance which means it is a prohibited use. There have been a request to go back to revisit the item.

Commissioner Ledford stated that a resident approached him about short term rentals in a certain areas.

Commissioner Henry stated he does not believe there was any interest in revisiting the subject.

No action or discussion was made.

**Item 8: Community Redevelopment Tax Incentive Program Discussion:** Commissioner Stunkel stated that in February 2021 staff (former P&Z) and council was instructed to work on code and it seemed to be dropped with the exit of the former director.

Angela Walsh (Tax Commissioner) stated that we would need to make sure the tax is for residential properties.

Ms. Judy Johnson stated that the tax cannot be applied to a primary residential home. The tax can be applied to landlord owned property. The process would start through Code Enforcement. The ordinance would spell out each step that it have to take

**Item 9: Software- Online Permitting and Work Flow Management- Planning & Zoning:** Ms. Johnson presented her request for permitting software. She presented the benefits of having using the permitting software by Q-public. The cost is built into a 3 year cycle. The first year has a setup cost and a pro-rated hosting cost. After that, it is just the hosting cost.

**Year 1** February 1, 2023 – June 30, 2023: **\$17,993** (Setup: \$15,288, Hosting: \$2,705-prorated)

**Year 2** July 1, 2023 – June 30, 2024: **\$6,492**

**Year 3** July 1, 2024 – June 30, 2025: **\$6,492**

This allows unlimited users. It is much less than other comparable software.

Commissioner Ledford motioned to approve the purchase of the online permitting and work flow management software, with the initial purchase coming from Fund Balance and incorporate into the budget for future years. Commissioner Jones seconded the motion, passed unanimously.

**Item 10: Landfill Compliance & Engineering Consulting Services- Triple Point Engineering- Annual**

**Renewal:** Tony Rodriguez spoke to the board about the Triple Point Engineering contract renewal.

He stated that the release of formaldehyde will require additional compliance work. All other services remain the same. Most of the cost associated with corrective action can be reimbursed from the state's trust fund.

Commissioner Stunkel motioned to authorize Chairman to sign the contract for Triple Point Engineering Annual Renewal. Commissioner Ledford seconded the motion, passed unanimously.

**Item 11: 2023 County Holidays- Approval:** Commissioner Stunkel motioned to approve the County Holidays removing Columbus Day and adding Good Friday back. Commissioner Jernigan seconded the motion, passed unanimously.

**Item 12: County Personnel Policy Update:** Ms. Robinson (HR Director) presented recent changes that have been made to the County Personnel Policy. She noted that the holiday schedule would need to be updated as well as the travel policy. In addition all of the commissioners would need to sign off for the changes.

Commissioner Jernigan spoke about updating the social media policy.

Ms. Robinson stated that we currently have a policy. She noted that she and Commissioner Jernigan spoke about creating a policy for the different boards.

Commissioner Ledford motioned to approve resolution 2022.12.05B updating the personnel policy. Commissioner Jernigan seconded the motion, passed unanimously.

**Item 13: 2023 BOC Meeting Dates- Approval: Ms. Robinson presented the meeting dates for 2023.**

**2023 Regular Meeting Dates:**

All meetings will begin at 6:00 p.m.

- Monday, January 9<sup>th</sup>
- Monday, February 6<sup>th</sup>
- Monday, March 6<sup>th</sup>
- Monday, April 3<sup>rd</sup>
- Monday, May 1<sup>st</sup>
- Monday, June 5<sup>th</sup>
- Monday, July 3<sup>rd</sup>
- Monday, August 7<sup>th</sup>
- Monday, September 11<sup>th</sup>
- Monday, October 2<sup>nd</sup>
- Monday, November 6<sup>th</sup>
- Monday, December 4<sup>th</sup>

Commissioner Stunkel motioned to approve the 2023 meeting schedule as presented. Commissioner Jones seconded the motion, passed unanimously.

**Item 14: Human Resources and County Boards Report:**

Ms. Robinson gave the Human Resources and Board Report.

**Item 15: Schedule Work Sessions and Called Meetings:** A called meeting is scheduled for Friday, December 16, 2022 at 9:00 a.m.

**County Attorney Items:** Attorney Ozburn requested an Executive Session.

**County Manager Update:** Mike Benton gave an updated of the numbers for building permits

**Executive Session:** Commissioner Stunkel motioned to go into executive session at 8:23 p.m. for potential litigation. Commissioner Ledford seconded the motion, passed unanimously.

Commissioner Stunkel motioned to exit executive session at 8:34 p.m. Commissioner Ledford seconded the motion, passed unanimously.

**Adjourn:**

Commissioner Stunkel motioned to adjourn the meeting at 9:23 p.m. Commissioner Jernigan seconded the motion, passed unanimously.

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Bruce Henry, Chairman

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Sharon Robinson, Clerk