

**Jasper County Board of Commissioners**  
**January 9, 2023**  
**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 Gerald Stunkel

**Agenda Approval:** Commissioner Jernigan motioned to approve the agenda with suggested changes of moving Item 1 to Item 3, Item 2 to Item 1 and Item 3 to Item 2. Commissioner Ledford seconded the motion, passed unanimously.

**Consent Agenda:**

Commissioner Jernigan motion to approve the minutes for:

- November 21, 2022- Called Meeting Minutes
- December 5, 2022 – Regular Meeting Minutes
- December 16, 2022- Called Meeting Minutes

Commissioner Jones seconded the motion, passed unanimously.

Commissioner Jernigan motioned to approve Check #s **66367-66659**. Commissioner Ledford seconded the motion, passed unanimously.

**Public Hearings:** Commissioner Jernigan motioned to go into Public Hearing at 6:05 p.m. Commissioner Ledford seconded the motion, passed unanimously.

1. A public hearing will be held for an amendment to Part II – Code of Ordinances, Chapter 105, Article II., Sec. 105-28 and Part II – Code of Ordinances, Chapter 105, Article VI. subsection 105-160. Both code sections are regarding divisions of land under the Minor Subdivision (aka Minor Plat) regulations.

Planning & Zoning Director Judy Johnson stated that currently any division of land is required to go before the Planning Commission and the Board of Commissioners for approval. Based off of direction from the Board of Commissioners, the proposed amendment would amend the title from Minor Subdivision to Minor Plat and would allow for a certain number of lot divisions to be reviewed and approved by the Director of Planning & Zoning.

**For**

Janet Farmer- Ms. Farmer stated that she agrees with the Ordinance.

Katherine Earwood- Ask for clarity on the zoning of properties

Mary Patrick- Ms. Patrick stated that she feels she the length of time should be at least 36 months.

Commissioner Jernigan motioned to close the public hearing at 6:21 p.m. Commissioner Ledford seconded the motion, passed unanimously.

**Presentations/Delegations-** None

### Citizens Comments:

Mark Logan (Mallard Drive, Monticello) - Mr. Logan spoke in opposition to the new R2 zoning. He discussed information that he found through research.

Kristina Franklin (Shady Dale)- Ms. Franklin spoke against the R2 zoning. She spoke about the condition of the waste water treatment in the county.

- **Mary Patrick (Monticello)** – Ms. Patrick read the code of ethics to the board.
- **James Belcher (Hillsboro)** - Mr. Belcher spoke in favor of the R2 zoning. He spoke about certain groups spreading lies without proof and intimidation in order to get what they want. He spoke about a flyer that has been placed at local restaurants.
- **Terry Saunders (Monticello)** - Ms. Saunders thanked Commissioner Jones for all she does for District 1. She spoke in favor of the R2 zoning. She talked about how affordable homes are needed. She gave examples of what a teacher could afford.
- **John Henderson (Herds Creek Road)** - Mr. Henderson stated that seniors can't afford the high taxes and that's the why they leave Jasper County. He stated that he feels there is a conflict of interest on the board of Commissioner.
- **Joe Henderson (Rocky Creek Ridge)** – Mr. Henderson spoke against R2 zoning and his experience living in Newton County.
- **John Yates (Cedar Creek Subdivision)** - Mr. Yates spoke about his experience living in Rockdale. He stated that we do not have the infrastructure to build more homes.
- **Kathy Benson (Lakeshore Drive)** - Ms. Benson stated the vote that took place on December 5<sup>th</sup> should be rescinded.
- **Amy Gude (Shady Dale)** - Ms. Gude read an excerpt article from 1971. The basis of this article was about a woman who had worked hard for the county but was pushed out because of her color. She stated that the same thing is happening now with so many against the new zoning.
- **Chris Florence (Benton Road)** - Mr. Florence read an excerpt from the County Commissioner handbook. He stated that he and all his “boys” would help anyone.
- **Terry Echols (Monticello)** - Mr. Echols stood in opposition to the R2 zoning.
- **Thomas B (Post Road)**- Mr. stood in opposition to the R2 zoning
- **Jason Hawkins (Monticello)** - Mr. Hawkins stated that he feels like the word affordable housing is a word that is just thrown around. He talked about how HUD classify affordable housing.
- **Asher Gray (Bailey Road)** – Mr. Gray attempted to ask questions of the board. Commissioner Jernigan advised that he would be willing to have a conversation with him at a later date.
- **Jason Bunn (Bailey Road)** - Mr. Bunn stated that most people are against the R2.
- **Dave Thompson (Forsyth Street)** - Mr. Thompson discussed other areas that made decisions for unintended growth.
- **Jim Gess (Wild Road)** - Mr. Guess went over a report that he requested from the Tax Commissioner office.
- **Jason Parr (Monticello)** - Mr. Parr stated that we have not seen much improvement in the fire response. He talked about the water quality in the City of Monticello.
- **Charles Franklin (Shady Dale)** - Mr. Franklin stated that he did run a business in the county. He talked about waste water treatment in the county.

### County Commissioner's Items

**Commissioner Ledford**- None

**Commissioner Stunkel**- None

**Commissioner Jernigan**- None

**Commissioner Jones**- Commissioner Jones thanked everyone for coming out.

**Chairman Henry**- None

**Appointments**

1. **Appointment of Chairman**- Commissioner Ledford motioned to reappoint Bruce Henry to the Chairman position. Bruce Henry seconded the motion. Motion failed 2-3.

Commissioner Jones motioned to appoint Don Jernigan as the Chairman of the Board. Commissioner Jernigan seconded the motion, motion passed 3-2 (Henry & Ledford opposed).

2. **Appointment of Vice-Chairman**- Chairman Don Jernigan motioned to appoint Commissioner Sheila Jones as the Vice Chairman. Commissioner Jones seconded the motion, passed 3-2 (Henry & Ledford opposed).
3. **Appointment of County Attorney**- Commissioner Henry motioned to appoint David Ozburn as the County Attorney. Commissioner Jones seconded the motion, passed unanimously.
4. **Appointment of County Clerk**- Commissioner Jones motioned to appoint Sharon Robinson as the County Clerk. Commissioner Ledford seconded the motion, passed unanimously.

**Business Items:**

**Item 1: Judicial Alternatives of Georgia Probation Services Agreement for Magistrate Court:**

Commissioner Ledford motioned to authorize Chairman to sign the Probation Services Agreement between the Jasper County Magistrate Court and Judicial Alternatives of Georgia, Inc. under the authority of Georgia Cod 42-8-101 for the period January 1, 2023 thru December 31, 2027. Commission Jones seconded the motion, passed unanimously.

**Item 2: Minor Plat Division:** Commissioner Ledford motioned to approve the Minor Plat Division amendment as presented. Commissioner Jones seconded the motion, passed 4-1 (Commissioner Henry opposed).

Commissioner Henry stated that he would like to see a 3 year period instead of a 2 year period.

**Item 3: R-2 Zoning District Discussion:** Chairman Jernigan motioned to place a moratorium on the R2 rezoning applications for 90 days.

Mike Benton gave an update on a discussion that he had with David Mercer of the Health Department. Without public water the minimum lot size is one acre for a septic tank. Subdivisions with public water access the minimum is .5 acres.

Commissioner Henry asked that since the motioned that was past was against state law and code can that vote be thrown out. He stated that it's not legal.

Attorney Ozburn stated that you can just throw it out since it was a board vote.

Commissioner Jones seconded the motion, passed 4-0 (Commissioner Stunkel abstained).

**Item 4: Resolution Calling for an Election to Impose a County Special Purpose Local Option Sales Tax:**

Commissioner Henry motioned to approve Resolution 2023.01.09, Resolution calling for an election to impose a County Special Purpose Local Option Sales Tax. Commissioner Ledford seconded the motion, passed unanimously.

**Item 5: Crack Sealing Bids Approval- Post Road Sections 1, 2, & 3:** Commissioner Henry motioned to award the 2023 Crack Sealing Post Road Sections 1, 2, and 3 to Blount Construction in the amount of \$46,708.57 as presented. Commissioner Ledford seconded, passed unanimously.

**Item 6: Senior Center 2009 Ford E-350 Van Condition and Status Update:** Commissioner Henry motioned to have the staff find a vehicle that is suitable for use by the Senior Center. Commissioner Ledford seconded the motion, passed unanimously.

**Item 7: Amended Recreation Board Bylaws- Adoption:** Commissioner Jones motioned to table the approval of the Recreation Board By-laws until the additional changes are made. Commissioner Ledford seconded the motion, passed unanimously.

**Item 8: Schedule Work Sessions and Called Meetings as Needed:** The board agreed to hold a work session to discuss the CIE update on January 20, 2023.

**County Attorney Items:** None

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

**Executive Session:** None

**Adjourn:** Commissioner Ledford motioned to adjourn the meeting at 8:09 p.m. Commissioner Jones seconded the motion, passed unanimously.

---

Bruce Henry, Chairman

---

Sharon Robinson, Clerk