

**BOARD OF COUNTY COMMISSIONERS
JASPER COUNTY, GEORGIA
REGULAR MEETING AGENDA**

March 4, 2019

6:00 p.m.

**Commissioner's Meeting Room – Ground Floor Ste. 16
MONTICELLO, GEORGIA**

I. Call to Order (6:00 p.m.)				
NAME	PRESENT	ABSENT	LATE	ARRIVED
DISTRICT 1 – CARL PENNAMON, CHAIR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
DISTRICT 2 – BRUCE HENRY, VICE-CHAIR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
DISTRICT 3 – DON JERNIGAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
DISTRICT 4 – VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
DISTRICT 5 - DOUG LUKE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

II. Pledge of Allegiance –

III. Invocation – District 3

IV. Approval of Agenda

V. Consent Agenda –

1. Approval of Minutes:
 - Regular Meeting Minutes February 4, 2019
2. Check Register – Check #'s 54402 – 54637

VI. Public Hearing

Public Hearings are conducted to allow public comments on specific advertised issues such as rezoning, ordinances, policy development and other legislative actions to be considered by the County Commissioners. Following the public hearing, the Board of Commissioners will take action on each item presented below.

None

VII. County Commissioner Items

VIII. Presentations/Delegations –

Presentation/Delegations allows scheduled speakers to address the Commission for not more than ten (10) minutes on specific topics or for recognition of citizens, county employees or other events by the Commissioners.

IX. Regular Agenda

Old Business:

1. Cannery Property Status
2. 2018 Capital Improvements Element – Impact Fees
3. 2019 CDBG Application DCA Submission Approval

New Business:

1. Appointments to Planning and Zoning Board
2. Appointments to Planning and Zoning Appeals Board
3. HB 302 and SB 172 – Preemption of Local Building Design Standards
4. Senior Center 2012 SPLOST Expenditure Request
5. Clean Up Jasper County – April 2019
6. Four Roads Asphalt Repair Bid Award
7. Public Works Equipment
8. Public Works Shop Building
9. 2019 Capital Improvements Element – Impact Fees

X. County Attorney Items

XI. County Manager Update

1. Roads and Bridges

XII. Citizen Comments

The Citizens Comments section of the Agenda allows citizens who sign up to address the Commission for not more than three (3) minutes on specific topics. The County Attorney will keep time. Please be courteous of the 3 minute time limit.

XIII. Executive Session

Consultation with County attorney to discuss pending or potential litigation as provided by O.C.G.A. §50-14-2(1); Discussion of the future acquisition of real estate as provided by O.C.G.A. §50-14-3(4); and, discussion on employment, compensation, or periodic evaluation of county employees as provided in O.C.G.A. § 50-14-3(6)

To Be Held

XIV. Adjournment

Jasper County Board of Commissioners

February 4, 2019

Regular Meeting Minutes

6:00 P.M.

Comm. Pennamon called the meeting to order at 6:00 p.m.

Commissioners Present: Chairman, Carl Pennamon, Vic-Chairman, Bruce Henry, Don Jernigan, and Doug Luke.

Staff Present: Mike Benton, County Manager, Clerk, Sharon Robinson, Finance Director, Dennis Pate, and County Attorney, David Ozburn.

Pledge of Allegiance:

Invocation:

District 2 – Bruce Henry

Agenda Approval:

Comm. Henry made motion approve the agenda as presented, Comm. Jernigan seconded; passed unanimously.

Consent Agenda:

Minutes:

Comm. Henry made motion to approve the Regular Meeting Minutes of January 7, 2019, Jernigan seconded; passed unanimously.

Check Register:

Comm. Jernigan made motion to approve the check register which included check #'s 54169 - 54401 for payment, Henry seconded; passed unanimously.

Public Hearing:

Comm. Jernigan made a motion to open Public Hearing at 6:04 p.m. for a rezoning request at 740 Bear Creek Marina Road to be rezoned from Residential (R-1) to Commercial (C-2), Henry seconded; passed unanimously.

Shane Sealy noted Unit 12, LLC has requested a rezoning from Residential (R-1) to Commercial (C-2); the Planning and Zoning Board denied the request 4-0.

Chairman Pennamon opened the floor for those persons speaking in Favor of the rezoning:

Mr. Nick Platek, one of the co-owners of Unit 12, LLC noted they will support any decision that is decided on today, they would like the opportunity as a small business to expand. They are willing to compromise with any recommendations the board may have.

John Hermon, co-owner of Unit 12, LLC noted he wants to echo all that his partner said. They are asking to use the land for Marina use, which is Commercial.

Chairman Pennamon opened the floor for persons speaking Against the rezoning:

David Ivey, zoning request is very broad, need to know exactly what they are going to do; residents' rights need to be protected.

Keith Daniel, they are not good stewards of the property currently, what they have is a trailer park there; not campers.

Thomas Hollis, he has lived there 20 years and some of the campers have been there that long.

Sharon Ivey, campers have been there for years; noise ordinances are not being followed at the Marina.

Mary Patrick, how long have the new owners owned the property. What will the land really be used for, what was advertised was a camp ground, now we are hearing boat storage or Marina.

Connie Hollis, does a lot of camping, campgrounds are usually limited to 14 days.

Comm. Henry questioned if the applicants wanted to use boat storage do they just ask for a variance and leave it residential.

Mr. Sealy noted possibly.

Atty. Ozburn noted it would have to be noted as a use table. When you accept the classification you accept any of the uses.

Comm. Jernigan made motion to close the Public Hearing at 6:27 p.m., Henry seconded; passed unanimously.

Commissioner's Items:

Jernigan – Questioned if we are caught up on Public Works Work Orders due to heavy rain. Knows we have roads that we haven't been able to get to, Fullerton Phillips, Dumas, Jones, and Turtle Trailway. Wants to know if we are going to be able to get anymore work done on them. Have places that need to be re-asphalted. Also questioned if SPLOST collections are on schedule. We need to get started on the SPLOST projects. We also have buildings that are in desperate need of repair and maintenance and we need to get started on that and figure out how we are going to pay for it.

Henry – Public Works went out to Jefferies Road, he road it and they did a really good job. He would like to look at finding another Insurance Broker as we have been using the same one for quite a while.

Presentations/Delegations:

None

Regular Agenda:

Old Business:

Jasper County Recreation Association Board Bylaws Amendment:

Robert Norton noted the Recreation Association voted to raise the membership from 7-members to 9-members.

Comm. Henry made motion to approve the Jasper County Recreation Association Board Bylaws as amended increasing the members from a 7-member to 9-member board, and advertise for an additional member; Jernigan seconded, passed unanimously.

New Business:

Qualifying Fee Schedule and Dates for County Elected Officials:

Comm. Pennamon noted the qualifying fees for elected offices for the Special Election need to be approved and advertised pursuant to O.C.G.A §21-2-131(a)(1). The proposed fees are:

Office	Fee
County Commissioner District 4	\$216.00
Probate Judge	\$1392.25

Comm. Jernigan made motion approve the Qualifying Fee Schedule as presented to be published in the newspaper, and adopt Resolution #2019.02.04; Henry seconded, passed unanimously.

Bear Creek Marina Restaurant Alcohol License Renewal and Bear Creek Marina Store Alcohol License Renewal:

Mr. Sealy reviewed the Application requests, noting he requested the 911 calls and there were some calls for loud music. All Background Checks were clean.

Comm. Jernigan made motion to approve application #2019-A-009, Bear Creek Marina Restaurant alcohol License Renewal, Henry seconded; passed unanimously.

Comm. Henry made motion to approve application #2019-A-010, Bear Creek Marina Store renewal of beer and wine retail sale license, Jernigan seconded; passed unanimously.

Rezoning Request – 740 Bear Creek Marina Road from Residential (R-1) to Commercial (C-2):

Comm. Jernigan made motion to deny zoning request at 740 Bear Creek Marina Road from Residential (R-1) to Commercial (C-2), Henry seconded; passed unanimously.

Fire Rescue Budget Amendment – Georgia Trauma Commission Grant:

Fire Chief, Chris Finch noted Jasper County Fire Rescue applied for a grant in December 2018 from the Georgia Trauma Commission which provides monies for approved EMS trauma related equipment with the amount of monies based off the number of ambulances a service operates. Jasper County Fire Rescue received \$2,593.30 from the Georgia Trauma Commission for approved equipment. They are requesting a

budget amendment to purchase 4 Kenwood NVDN Portable Radios at \$879.00 each; 2 radios per ambulance, for a total of \$3,516.00.

Comm. Henry made motion to approve a FY 2019 Fire Rescue Budget Amendment in the amount of \$2,593.30, whereby the Fire Rescue Capital Outlay Budget GL Expenditure # 100-300-03550-00054-540000 is increased by \$2,593.30, whereby the State Government Grant Budget GL Revenue # 100-300-03550-00038-334000 is increased by \$2,593.30. The purchase will be for 4 Kenwood NVDN Portable Radios at \$879 each for total of \$3,516. The remaining money of \$922.70 will come out of Fire Rescue FY 2019 Capital Outlay budget line item. Jernigan seconded; passed unanimously.

Sheriff's Office Request to Purchase CHAMPS Vehicle – Drug Education Fund:

Sheriff Pope noted they are asking to purchase a new vehicle for the CHAMPS Program. The money will come from the Drug Abuse Treatment and Education Fund, which is a unique fund that is accumulated through fines and is specific in what the funds can be used for. The CHAMPS Program is funded through this fund.

Comm. Jernigan made motion to approve the Jasper County Sheriff's Office request to purchase a new vehicle to operate as the C.H.A.M.P.S. vehicle, up to \$45,000 for the purchase, funded by the Jasper County Drug Abuse Treatment and Education Fund, Henry seconded; passed unanimously.

FY2020 Budget Calendar Review and Approval:

Mr. Benton reviewed the FY 2020 Budget Calendar with the Board. (A copy of the Budget Calendar is attached and made a part of the Official Minutes).

Comm. Jernigan made motion to approve FY 2020 Budget Calendar as presented, Henry seconded; passed unanimously.

FY2019 2nd Quarter Financial Report:

Mr. Pate reviewed the FY 2019 2nd Quarter Financial Report with the Board. (A copy of the Financial Report is attached and made a part of the Official Minutes).

Mr. Pate noted that the Auditors are getting started with the fieldwork this week. He would like to have the FY 2018 Audit Report completed by the next meeting.

County Attorney Items:

Atty. Ozburn noted he will need an Executive Session.

County Manager Items:

Mr. Benton noted that 2019 LMIG money has been received in the amount of \$559,173.00 to finish out Goolsby Road from SR Hwy 11 S to Fullerton Phillips, and 2018 additional LMIG money has been received in the amount of \$160,000.00 for the paved portion of Shepherd Road. Goolsby Road bid is also ready to be advertised.

Citizens Comments:

Mary Patrick – Concerned with look of county.

Executive Session:

Comm. Henry made motion to go into Executive Session at 7:00 p.m. to discuss real estate acquisition and litigation, Jernigan seconds; passed unanimously.

Comm. Jernigan made motion to come out of Executive Session at 7:59 p.m., Henry seconded; passed unanimously.

Comm. Jernigan made motion to approve the purchase of 825 Eatonton Street, Monticello, Georgia by the Development Authority of Jasper County in accordance to and pursuant to the terms as presented and attached to the minutes, Henry seconded; passed unanimously.

Adjourn:

Comm. Jernigan made motion to adjourn at 8:02 p.m., Henry seconded; passed unanimously.

Carl Pennamon, Chairman

Clerk, Sharon Robinson

Old Business – Item 1:

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: March 4, 2019

Subject: Jasper County Cannery Property Status

Summary:

Staff needs direction from Board regarding status of property.

Background:

Jasper County Board of Commissioners owns property located at 475 Hillsboro Street, Monticello, GA.

After the canning operation ceased, Jasper County primarily used the building as a storage location for discarded equipment.

Building is approximately 36' x 65' with an additional 8' x 10' on one end.

Concrete block construction with framed asphalt shingle roof.

Tax Assessor's Office has provided an updated property record with lot size and current estimate of value.

Lot size is .98 acres.

Jasper County Tax Assessor Value:

Current Land Value -	\$ 6400
Current Improvements Value -	<u>\$14,500</u>
Total Property Value -	\$20,900

Cost:

To be determined

Recommended Motion:

Board Discretion



OUTLINE IN RED IS COUNTY PROPERTY
DRAWN FROM JORDAN PLAT DATED JAN-9-2003
AND AREA PLAT DATED 12-22-1917

M05C 114		2019 Jasper County Board of Assessors		2/8/2019 9:00:13 AM Acct # 5488 lynn	
Owner Information		General Property Information		Values	
JASPER COUNTY CANNERY MONTICELLO, GA 31064		SITUS 985 HILLSBORO ST LEGAL JASPER COUNTY CANNERY		Imp Val 14,500	
		Tax District MONTICELLO GMD Homestead S0		Acc Val 0	
		Total Acres 0.98 LL No Covenant 0		Land Val 6,400	
		Zoning Monticello LD 16 Acc/Des 0 - 1.000000		Total Value 20,900	
		Unit Return Value 0		2018 : 17,500 2017 : 88,900	
				2016 : 88,900 2015 : 88,900	
Topography - 1.00 Corner - 1.00 View - 1.00		Water - 1.00 Transitional - 1.00 Neighborhood - 1.00		Other - 1.00 MONTICELLO 08C/70 - 1.00	

LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
E1	92 Monticello 07/50	Front Foot	265.00	161	0	250	0.8152	50.00	30.00	0.60	6,481

ACCESSORY IMPROVEMENTS - M05C 114														
CS	DESCRIP	DIM1	DIM2	Units	Year	Grade	Depr	Ovr D	PCOM	Func	Econ	Neigh	IDnits	Value
E1	PA2 ASPHALT PAVING 2-3 INCH	0	0	0	2018	1.00	0.98	0.00	1.00	1.00	1.00	1.00	0	0



COMMERCIAL IMPROVEMENT - M05C 114

Impr Key	168	Improvement Area	2340	Phy Depr	0.38
Class / Strat	E1	Common Wall	0	Phy OVR	0.00
Improvement / Section	1 / 1	1 Fix Bath	0	Func Obscl	1.00
Used As	LI Comm Utility Bldg-3	2 Fix Bath	2	Econ Obscl	1.00
Built As	LI Comm Utility Bldg-3	3 Fix Bath	0	Other Adjustments	1.00
Construction Type	Masonry Load Bearing	1.0 Bath/Kitchen	1	Neigh Adj	1.00
Story Height	1.0	1.5 Bath/Kitchen	0	% Complete	1.00
Life Expectancy	40	2.0 Bath/Kitchen	0	RCN	38158
Wall Height	12	Grade	1.00	Structure Value	14,503
Section Area	2340	Year Built	1988	Extra Features Value	0
Perimeter	202	Eff Year Built	1975	Identical Units	1
				Building Value	14,500

Imp/Sec 1/1

FOUNDATION		Roof Cover		Ceiling		WALL	
Slab Perimeter Footing	100 3	Asphalt Shingles	3 3	No Ceiling	100 3	Bearing Wall	100 3
	0 0		0 0		0 0		0 0
	0		0		0 0		0
Floor Construction		Wiring		Exterior Walls		Floor Finish	
Reinforced Concrete	100 3	Non-Metallic	100 3	Concrete Block	100 3	Concrete	100 3
	0 0		0 0		0 0		0 0
	0		0		0 0		0 0
Heating		Roof Frame		Interior Walls		Lighting	
No Heat	100 3	Wood Frame W/Decking	100 3	Unfinished	100 3	Standard F.F.	100 3
	0 0		0 0		0 0		0 0
	0		0		0 0		0

Old Business – Item 2:

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: March 4, 2019

Subject: 2018 Capital Improvement Element – Impact Fees

Summary:

DCA is requiring the following three revisions regarding the submitted FY 2018 CIE Update:

Annual Financial Report Impact Fees Encumbered

County Response: Add an encumbered line. Place \$0 value as encumbered.

Schedule of Improvements Five Year Community Work Program

County Response: A Five Year Community Work Program – Short Term Work Program was included in the 2018 Joint Comprehensive Plan approved by DCA. This requirement has already been met.

Specific Projects Identified in the Impact Fee Capital Improvements Project List

This is the primary area that needs additional development.

County Response: Identify and list Specific Projects, not “Facility Updates”, to be funded by the Impact Fee Program.

Background:

An annual update to the Capital Improvements Element is required for Counties that have an Impact Fee Program.

Jasper County submitted an annual update of the CIE to the NEGRC who in turn submitted it to DCA.

DCA is asking for additional information before approving the submittal.

Cost:

None

Recommended Motion:

Board Determination

Mike Benton

From: John Devine <JDevine@negrc.org>
Sent: Thursday, February 07, 2019 9:38 AM
To: Mike Benton
Cc: Stephen Jaques
Subject: RE: Submittal of Annual Update of CIE for FY 2018

Good Morning, Mike,

The Department of Community Affairs has found that the CIE does not adequately address requirements. Their staff's comments follow:

Annual Financial Report

- Please expand your annual financial report to include the following information for each category of capital improvements that are financed locally through impact fees (i.e., water supply, wastewater, roads, storm-water, parks & recreation, police, fire, EMS, and/or libraries):
 - Impact fees encumbered (obligated by contract or otherwise legally committed) to capital projects identified in the CIE.

Schedule of Improvements Funded by Impact Fees

- Please provide the following details in the Schedule of Improvements Funded by Impact Fees (or CWP Update if your community opts for annual updates of that document) for each project/activity to be undertaken within the upcoming five years:
 - Brief description of each project
- The Community Work Program must cover the next five years. No Community Work Program was included.
- Be more specific in the "Project Description" of the "Impact Fee Capital Improvement Project List". The current descriptions of *park expansion* and *facility updates* for Sheriff and E911 does not effectively communicate the specific list of future projects the community intends to fund using development impact fees.

Please call me if you have any questions.

Regards,
John

**JOHN DEVINE, AICP | PRINCIPAL
PLANNER**

Planning & Government Services
NORTHEAST GEORGIA REGIONAL
COMMISSION

Mike Benton

From: Mike Benton
Sent: Monday, January 28, 2019 3:46 PM
To: 'John Devine'
Cc: Mike Benton
Subject: FW: Submittal of Annual Update of CIE for FY 2018
Attachments: 2018 CIE Report Cover Letter.pdf; 2018 CIE Report Financial Report.pdf; 2018 CIE Report of Accomplishments.pdf; 2018 CIE Report Project List.pdf; Public Hearing Notice for Public Hearing on 11-5-18 for FY 2018 CIE Update.pdf; 2018 CIE Report 12.03.2018 Resolution.pdf

John,

Please find attached Jasper County's revised 2018 CIE Report.

All attachments are directly converted PDF's from Excel or Word documents except for the signed cover letter and the signed resolution.

The percentage of impact fees attributable to each project has also been added.

Thank you for working with Jasper County.

Mike Benton
County Manager
Jasper County
Office 706-468-4900 x310
Cell 706-819-2136
Email mbenton@jaspercountyga.org

From: Mike Benton
Sent: Tuesday, January 22, 2019 4:45 PM
To: 'John Devine' <JDevine@negrc.org>
Subject: RE: Submittal of Annual Update of CIE for FY 2018

John,

*Board of Commissioners
of Jasper County*

Carl Pennamon
Bruce Henry
Craig Salmon
Doug Luke
Don Jernigan

Courthouse
126 West Greene Street, Suite 18
Monticello, GA 31064
Phone (706)468-4900 Fax (706)468-4942

Mike Benton
County Manager

December 10, 2018

To: Justin Crighton
Planning & Govt Services
Northeast Georgia Regional Commission

Mr. Crighton,

Please find enclosed the following documents for your review.

- Annual Update of the Capital Improvements Element for FY 2018
- Public Notice for the Annual Update of the CIE for FY 2018
- Jasper County BOC Resolution for the Annual Update of the CIE for FY 2018

Please let me know if you need any additional information.

Thank you,



Mike Benton
County Manager
Jasper County Board of Commissioners

**Jasper County BOC
Impact Fee Fund
Annual Impact Fee Financial Report
Fiscal Year 2018**

Public Facility	Library	Parks	Fire	Jail	Sheriff	E911	Admin	Total
Allocation Percentage	34%	14%	17%	24%	5%	3%	3%	100%
Service Area	Countywide	Countywide	Countywide	Countywide	Countywide	Countywide		
Impact Fee Balance:								
6/30/2017	19,051.81	47,563.95	1,669.72	62,413.46	13,344.51	5,159.94	5,141.51	154,344.90
Impact Fees Collected:								
7/1/2017 thru 6/30/2018	30,024.32	12,330.88	15,023.36	21,043.20	4,478.72	2,641.92	2,566.40	88,108.80
Accrued Interest	58.05	23.90	29.19	40.80	8.69	5.12	4.97	170.73
Subtotal: Fee Accounts	<u>49,134.18</u>	<u>59,918.73</u>	<u>16,722.27</u>	<u>83,497.46</u>	<u>17,831.92</u>	<u>7,806.98</u>	<u>7,712.88</u>	<u>242,624.43</u>
Impact Fees Refunds								
Expenditures			(5,868.91)			(5,285.60)		(11,154.51)
Impact Fee Balance:								
6/30/2018	<u>49,134.18</u>	<u>59,918.73</u>	<u>10,853.36</u>	<u>83,497.46</u>	<u>17,831.92</u>	<u>2,521.38</u>	<u>7,712.88</u>	<u>231,469.92</u>

DRAFT

Jasper County Board of Commissioners
Report of Accomplishments
Impact Fees
Capital Improvements Project Update
FY 2014 - 2018

Project Description		Start Date	End Date	Actual Cost of Project	Funding Sources	Funding Percentage	Status/Remarks
Library							
Circulation Materials	7/1/2014	6/30/2015	3,816.00	Impact Fees	100%	Uncle Remus Regional Library System	
Circulation Materials	7/1/2015	6/30/2016	17,381.00	Impact Fees	100%	Uncle Remus Regional Library System	
Circulation Materials	7/1/2016	6/30/2017	14,604.00	Impact Fees	100%	Uncle Remus Regional Library System	
Library Total			35,801.00				
Parks & Recreation							
Parks & Recreation Total							
Fire							
Fire Station #3 Training Area, Classroom, Office Buildout	7/1/2015	6/30/2016	28,978.00	Impact Fees	100%	Completed 2/12/2016	
Command, Rescue and ALS Response Vehicle	7/1/2016	6/30/2017	29,915.00	Impact Fees	100%	Support Fire Rescue	
New 911 Tower Antennas & Equipment	7/1/2017	6/30/2018	5,868.91	Impact Fees	100%	Support 911 Communication	
Fire Total			64,761.91				
Jail							
Jail Total							
Sheriff							
Sheriff Total							
E-911							

New 911 Tower Antennas & Equipment	7/1/2017	6/30/2018	5,285.60		100%	Improve 911 Communication
E-911 Total			5,285.60			
Admin						
BOC Meeting Room Equipment, Computer, Projector	7/1/2015	6/30/2016	1,951.00	Impact Fees	100%	Completed 5/12/2016
Admin Total			1,951.00			
Report of Accomplishments Total			107,799.51			

**Jasper County Board of Commissioners - Impact Fee Capital Improvement Project List
FY 2019 - 2023**

Public Facility	Service Area	Project Start Date	Project End Date	Estimated Cost of Project	Responsible Parties	Funding Sources	Funding Percentage	Project Description	Status/Remarks
Library	County Wide	2019	2023	125,000	Jasper County BOC, Uncle Remus Library Board	Impact Fees	100%	Books, Circulation Materials	
Parks & Recreation	County Wide	2019	2023	150,000	Jasper County BOC	Impact Fees	100%	Park Expansion	
Fire	County Wide	2019	2023	86,000	Jasper County BOC	Impact Fees	100%	Facility Updates, Self Contained Breathing Apparatus	
Jail	County Wide	2019	2023	188,000	Jasper County BOC	Impact Fees	100%	Facility Updates, Electronic Security Control	
Sheriff	County Wide	2019	2023	40,000	Jasper County BOC	Impact Fees	100%	Facility Updates	
E911	County Wide	2019	2023	15,000	Jasper County BOC	Impact Fees	100%	Facility Updates	
Administration	County Wide	2019	2023	13,262	Jasper County BOC	Impact Fees	100%	Administrative Equipment, Computers, Monitors	
				617,262					

Public Notice

The Jasper County Board of Commissioners will conduct a Public Hearing on the following item on November 5, 2018 beginning at 6:00 P.M. in the Commissioner's Meeting Room, Suite 16, located in the Courthouse at 126 W. Greene Street Monticello, GA 31064.

A Public Hearing will be held for the Capital Improvements Element (CIE) of the Development Impact Fee Program as required by the Department of Community Affairs.

The public is invited to attend and provide comments and suggestions on the CIE report that is required to be submitted to the Northeast Georgia Regional Commission and DCA pending BOC approval. A copy of the FY 2018 CIE can be viewed or obtained during normal business hours, M-F 8 a.m.-5 p.m., at the BOC Office, Suite 18, at the Courthouse, obtained by email at mbenton@jaspercountyga.org or by calling the County Manager, Mike Benton, at 706-468-4900.

JASPER COUNTY BOARD OF COMMISSIONERS

RESOLUTION No. – 2018.12.03

Annual Update of the Capital Improvements Element for FY 2018

WHEREAS, the Jasper County Board of Commissioners has prepared an annual update to the Capital Improvements Element for FY 2018; and

WHEREAS, the annual update of the Capital Improvements Element was prepared in accordance with the Development Impact Fee Compliance Requirements established by the Georgia Department of Community Affairs, and a Public Hearing was held on November 5, 2018, at the Jasper County Courthouse, Suite 16, in Monticello, Georgia;

BE IT THEREFORE RESOLVED, that the Jasper County Board of Commissioners does hereby submit the annual update of the Capital Improvements Element to the Northeast Georgia Regional Commission for review, as per the requirements of the Georgia Planning Act of 1989.

Adopted this 3 day of December, 2018

JASPER COUNTY BOARD OF COMMISSIONERS

BY:



Carl Pennamon, Chairman

ATTEST



Sharon Robison, County Clerk

Old Business – Item 3:

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: March 4, 2019

Subject: 2019 CDBG Application DCA Submission Approval

Summary:

Jasper County is preparing a 2019 CDBG application to finance the Health Department relocation and renovation project.

The Northeast Georgia Regional Commission is assisting the County in the development of the 2019 CDBG application.

Background:

Jasper County Board of Commissioners agreed to submit a 2019 CDBG application with the proceeds, if awarded, to improve the Jasper County Health Department.

Cost:

Minimum local match for a funded 2019 CDBG award of \$750,000 is \$22,500.00

Recommended Motion:

Approve and Authorize Chairman to sign the resolution 2019-03-04-02 approving the submission of a 2019 Community Development Block Grant application to the Department of Community Affairs to help finance the Health Department Relocation and Renovation project as stated.

Resolution 2019-03-04-02

**JASPER COUNTY, GEORGIA 2019 COMMUNITY DEVELOPMENT BLOCK GRANT
(CDBG) APPLICATION SUBMISSION FOR IMPROVEMENTS TO THE JASPER
COUNTY HEALTH DEPARTMENT**

The Jasper County Board of Commissioners by this resolution do hereby approve the submission of a 2019 Community Development Block Grant (CDBG) application to finance the Health Department Relocation and/or Renovation within the designated target area. The Board of Commissioners do hereby authorize the Chairman to execute any and all documents necessary to apply for and obtain the Community Development Block Grant.

The Board of Commissioners have requested the assistance of the Northeast Georgia Regional Commission in preparing the CDBG application. If awarded, the Board of Commissioners designate the Northeast Georgia Regional Commission as the grant administrator, in accordance with local government requirements, the Common Rule Selection Process, and the Community Development Block Grant program guidelines.

The Board of Commissioners do hereby appropriate \$22,500 as a local match for the CDBG Application.

This resolution has been adopted at the legally held Jasper County Board of Commissioners meeting on the 4th day of March, 2019.

Jasper County

Carl Pennamon, Chairman

Date

ATTEST:

Date

ATTEST:

Date

New Business - Item 1:

Agenda Request – Jasper County BOC

Department: Planning and Zoning

Date: March 4, 2019

Subject: Nominations for Planning and Zoning Board

Summary: We have five openings for the Planning and Zoning Board. We have had four members want to serve again.

Background:

Four members who have served the previous term.

Justin Owens up for a three year term

Julie Bennett up for a two year term

Mike McCombie up for a three year term

Francis Campbell up for a one year term

Have had one other person coming forward wanting to serve.

Ronald Burch-up for a two year term

Cost:

N/A

Recommended Motion:

Board's Discretion

Sec. 109-103. - Membership and appointments.

The planning and zoning commission consists of at least three but no more than five members. All members must reside within the county and shall be appointed by the board of county commissioners. None of the members of the planning and zoning commission may hold any elected public office except that one member may also be a member of the county board of appeals. Commission members may be removed by the board of county commissioners for cause, upon written charges, and after a public hearing. Members of the planning and zoning commission will be disqualified to act upon any matter before the planning and zoning commission in which they have a personal financial interest or other conflict of interest.

(Code 2000, § 46-135; Ord. of 5-2-1994(2), § 105)

Sec. 109-104. - Terms of office.

The term of office for each member of the planning and zoning commission is for three years. However, in the appointment of the first commission, two members will be appointed for three years, two for two years, and one for one year. Any vacancy in the membership will be filled for the unexpired term in the same manner as the initial appointment. If one appointee is from the county board of appeals and he ceases to be a member of the board of appeals during the term of his appointment to the planning and zoning commission, his membership in the planning and zoning commission will terminate and the board of county commissioners may name another member of the planning and zoning commission to fill the unexpired term of its original appointee.

(Code 2000, § 46-136; Ord. of 5-2-1994(2), § 106)

Shane Sealy

From: Justin Owens <jowens@hancockclaims.com>
Sent: Thursday, February 28, 2019 2:13 PM
To: Shane Sealy
Subject: P&Z Board

Hello Shane,

I would like to express my interest in continuing to serve on the Jasper County P&Z board.

I will try to be at the meeting on Monday night.

Justin Owens
Regional Manager – North Central

*Hancock Claims Consultants
6875 Shiloh Rd. East
Alpharetta, GA 30004
Direct: (470) 485-0898
Office: (770) 569-1669
Fax: (770) 343-9608*

BEST-IN-CLASS SERVICE UNPARALLELED EXPERTISE AND A REPUTATION FOR EXCELLENCE. THE HANCOCK DIFFERENCE.

This communication, including any attachments, is confidential, may be subject to legal privileges, and is intended for the sole use of the addressee. Any use, duplication, disclosure or dissemination of this communication, other than by the addressee, is prohibited. If you have received this communication in error, please notify the sender immediately and delete or destroy this communication and all copies. Any comments or questions regarding this communication should be directed to, www.hancockclaims.com – Management Services.

February 27, 2019

To: Shane Sealy, Jasper County Planning and Zoning Director

I am a current member of the Jasper County Planning and Zoning board and would like to remain on the board.

Sincerely,

Julie Bennett

224 Smithboro Rd.

Monticello GA

Shane Sealy

From: Mmccombie <mike@bowcountry.com>
Sent: Tuesday, January 29, 2019 10:00 AM
To: ssealy@jaspercountyga.org
Subject: Planning and zoning board

Shane

I've really enjoyed serving on the Planning and Zoning advisory board these last couple years and would like to continue volunteering if it all possible. I look forward to our meetings as well as the interaction/debate with our fellow jasper county community members. Being a part of the "process" that helps shape our community as small as it might is very gratifying and I look forward to being apart of that process in the future.

Thank for you time and consideration.

Mike McComble
678-772-3640

To Whom It May Concern

I was recently informed that there maybe an open position on The Planning and Zoning Board.

I am asking to be considered for this position.

Past affiliations:

- A. West Bluff Redevelopment Council- Peoria IL.. I was a Board Member and Traffic Chairman.**
- B. West Bluff Neighborhood Housing Services- Peoria IL.. I was a Board Member.**
- C. Turtle Cove Property Owners Association. I was a Board Member for 6 years.**

Thank You

**Ronald Burch
642 Eagle Dr.
Monticello Ga. 31064
706-468-6676**

New Business - Item 2:

Agenda Request – Jasper County BOC

Department: Planning and Zoning

Date: March 4, 2019

Subject: Nominations for Variance/Appeals Board

Summary: We have five opening for the Variance/Appeals Board. We have had three members want to serve again.

Background:

Three members who have served the previous term.

Andrew Boyd up for a three year term

Terry Wynn up for a three year term

Paul Kelly up for a one year term

Have had one other person coming forward wanting to serve.

Mary Patrick up for a two year term

Cost:

N/A

Recommended Motion:

Board's Discretion

ARTICLE VIII. - BOARD OF APPEALS

Sec. 119-417. - Establishment and membership.

- (a) A zoning board of appeals is hereby established. The term "board," when used in this chapter, shall be construed to mean the county zoning board of appeals. The board shall consist of not more than five members nor less than three members each appointed by majority vote of the board of commissioners. All members shall be citizens of the county and no member shall be a member of the board of commissioners or an employee of the county.
- (b) The term of office of each member shall be three years except that of the three members first appointed, one shall be appointed for a term of one year, one for a term of two years, and one for a term of three years. Thereafter, as each term expires, the appointment shall be for three years except that a vacancy occurring in an unexpired term shall be filled by appointment for the unexpired portion of that term. The board of commissioners by majority vote shall have the authority to remove any member of the zoning board of appeals but only for cause and upon written charges and after public hearing.
- (c) At its first meeting of the calendar year, the board shall elect a chairperson and a vice-chairperson, and adopt rules governing the conduct of its affairs. Copies of the rules shall be made available to the public. The director of planning shall be the secretary to the board and maintain all minutes and records of actions taken by the zoning board of appeals.

(Ord. of 7-20-2009, § 86)

Sec. 119-418. - Meetings, procedure and records.

Meetings of the board shall be held at such times as the board may determine or upon call of the chairperson. Such chairperson or, in his absence, the vice-chairperson, may administer oaths and compel the attendance of witnesses. All meetings of the board shall be open to the public. The board shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating such facts, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the board and shall be a public record.

(Ord. of 7-20-2009, § 87)

Sec. 119-419. - Appeals to board.

- (a) An appeal from a decision of the zoning administrator may be taken to the board by any person aggrieved, or by any officer, department, board or agency of the county affected by such decision. Such appeal shall be taken within a reasonable time by filing with the zoning administrator and with the board a notice of appeal specifying the grounds thereof.
- (b) The zoning administrator shall forthwith transmit to the board all the papers constituting the record upon which the action appealed from was taken. An appeal stays all proceedings in furtherance of the action appealed from unless the zoning administrator certifies to the board, after the notice of appeal shall have been filed with him, that by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed other than by a restraining order granted by a court of record upon application and notice to the zoning administrator and on due cause shown.

(Ord. of 7-20-2009, § 88)

Sec. 119-420. - Hearings.

The board shall fix a date for the hearing of an appeal within the time specified by its rules, give public notice thereof, and decide the same within a reasonable time. It shall be the duty of the zoning administrator to post notices of the time and place of the hearing in a newspaper of general circulation and by placard on or within 300 feet of the property as measured along the street right-of-way line. Upon the hearing of such appeal, any party may appear in person, or by agent or attorney, and shall be allowed to submit testimony or documentation.

(Ord. of 7-20-2009, § 89)

Sec. 119-421. - Powers and duties.

The board shall have the following powers and duties:

- (1) *Appeals.* To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made of the zoning administrator in the enforcement of this chapter.
- (2) *Variances.* To authorize upon appeal in specific cases a variance from the terms of this chapter such as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of this chapter will result in unnecessary hardship, but where the spirit of the chapter shall be observed and substantial justice done. Such special conditions shall be limited to exceptional narrowness, shallowness or shape of a specific piece of property existing at the time of the enactment of the ordinance from which this chapter is derived, or exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property as would result in peculiar, extraordinary and practical difficulties. No variance shall be authorized unless the board finds that all of the following conditions exist:
 - a. That the special circumstances or conditions applying to the building or land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity.
 - b. That the granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.
 - c. That the condition from which relief or a variance is sought did not result from action by the applicant.
 - d. That the authorizing of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the county.
 - e. That the granting of the variance will be in harmony with the general purpose and intent and policies of the comprehensive plan.
 - f. That the granting of the variance will not allow a structure or use in a district in which that structure or use is prohibited.
- (3) *Conditional approval.* In approving a variance or an appeal, the board may impose special conditions that it deems necessary in order to mitigate impacts, which may be expected without the imposition of those conditions. Such conditions may consist of a variety of requirements, including, but not limited to:
 - a. Setbacks from any lot line;
 - b. Specified or prohibited locations for buildings, parking, loading or storage areas or other land uses;
 - c. Restrictions in the location of driveways and curb cuts;
 - d. Maximum building heights and other dimensions;
 - e. Landscaping requirements which may include location, type and maintenance of plant materials, fences, walls, earth berms or other buffer provisions;
 - f. Screening or other protective measures;
 - g. Preservation of existing trees and other vegetation;
 - h. Special measures to alleviate undesirable views, light, glare, noise, dust or odor;
 - i. Permitted hours of operation;
 - j. A requirement that the existing building be retained;
 - k. A requirement that development take place according to a site plan, development plan and/or building plan;
 - l. A limitation on exterior modifications to existing buildings;
 - m. Public facility improvements by the owner to address impacts attributable to the proposed use and the required improvements are proportional to those impacts;
 - n. A time limit within which the property must either be used as allowed by the variance,

Shane Sealy

From: Andrew Boyd <boyd7211@bellsouth.net>
Sent: Thursday, February 28, 2019 11:04 AM
To: Shane Sealy
Subject: P&Z Board of Appeals

Shane,

I have enjoyed serving as the Chairman of the P&Z Board of Appeals.

I would like to continue serving on this Board in the future.

Thank you for your consideration.

Sincerely,

Andrew Boyd

In regards to serving on the Jasper County Variance Committee I will be honored to continue to serve in that capacity for the term that is required. I will also attend Commissioners Meeting at 6 pm on Monday March 4th.

Sincerely

Terry Wynn

February 29, 2019

To: Shane Sealy, Jasper County Planning and Zoning Director

I am a current member of the Jasper County Variance Board and would like to remain on the board.

Sincerely,

Paul H. Kelly

Mike Benton

From: Mary Patrick <mppcpa@gmail.com>
Sent: Monday, February 25, 2019 7:16 PM
To: Shane Sealy
Cc: Sharon Robinson; Mike Benton; cpennamon.jaspercountyga.org
Subject: Variance Board Vacancy

Shane,
I saw the ad in the paper about the opening on the P&Z Variance Board.

I would like to submit my name to serve on that board. I know the zoning laws of this county, and have been involved with the zoning laws for many years, both as a commissioner and as someone that attends P&Z meetings and hearings.

Thank you,

Mary Patrick
706-468-8162
mppcpa@gmail.com

New Business – Item 3:

Agenda Request – Jasper County BOC

Department: Planning and Zoning

Date: March 4, 2019

Subject: HB 302 and SB 172 Resolution – Local Building Design Standards

Summary:

ACCG strongly opposes HB 302 and SB 172.

Background:

HB 302 and SB 172, legislation introduced into the Georgia General Assembly, would preempt local government's ability to regulate building design elements in single or double family dwellings standards. The proposed bills would prohibit counties from adopting local building standards such as:

- Exterior building color
- Type or style of exterior cladding material
- Style or materials of roof structures or porches
- Exterior nonstructural architectural ornamentation
- Location or architectural styling of windows and doors, including garage doors
- Number and types of rooms
- Interior layout of rooms
- Types of foundation structures approved under state minimum standard codes

In short, if a house meets state minimum standard building codes, it can be built. The preemption does not apply to state or federal historic districts, mobile homes and homes governed by a neighborhood association or covenant.

Cost:

None

Recommended Motion:

Authorize Chairman to sign Resolution # 2019-03-04-01 Opposing House Bill 302 and Senate Bill 172, Preemption of Local Building Design Standards.

House Bill 302

By: Representatives Smith of the 133rd, Powell of the 32nd, Burns of the 159th, McCall of the 33rd, Frye of the 118th, and others

A BILL TO BE ENTITLED
AN ACT

1 To amend Title 8 and Title 36 of the Official Code of Georgia Annotated, relating to
2 buildings and housing and local government, respectively, so as to prohibit local
3 governments from adopting or enforcing ordinances or regulations relating to or regulating
4 building design elements as applied to one or two-family dwellings; to provide for
5 definitions; to provide for exceptions; to revise the term "zoning" as it relates to zoning
6 procedures; to provide for related matters; to repeal conflicting laws; and for other purposes.

7 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

8 **SECTION 1.**

9 Title 8 of the Official Code of Georgia Annotated, relating to buildings and housing, is
10 amended in Part 1 of Article 1 of Chapter 2, relating to buildings generally, by adding a new
11 Code section to read as follows:

12 "8-2-5.

13 (a) As used in this Code section, the term:

14 (1) 'Building design element' means, exclusively:

15 (A) Exterior building color;

16 (B) Type or style of exterior cladding material;

17 (C) Style or materials of roof structures or porches;

18 (D) Exterior nonstructural architectural ornamentation;

19 (E) Location or architectural styling of windows and doors, including garage doors;

20 (F) The number and types of rooms;

21 (G) The interior layout of rooms; and

22 (H) Types of foundation structures approved under state minimum standard codes.

23 (2) 'State minimum standard codes' means the following codes:

24 (A) International Building Code (ICC);

25 (B) National Electrical Code (NFPA);

- 26 (C) International Fuel Gas Code (ICC);
 27 (D) International Mechanical Code (ICC);
 28 (E) International Plumbing Code (ICC);
 29 (F) International Residential Code for One- and Two-Family Dwellings (ICC);
 30 (G) International Energy Conservation Code (ICC);
 31 (H) International Fire Code (ICC);
 32 (I) International Existing Building Code (ICC);
 33 (J) International Property Maintenance Code (ICC); and
 34 (K) Any other code deemed appropriate by the board for the safety and welfare of
 35 Georgia's citizens.
- 36 (3) 'Zoning decision' shall have the same meaning as provided in Code Section 36-66-3.
 37 (4) 'Zoning ordinance' shall have the same meaning as provided in Code Section 36-66-3.
 38 (b) No county or municipal corporation shall adopt or enforce any ordinance or regulation
 39 relating to or regulating building design elements as applied to one or two-family dwellings
 40 except under one or more of the following circumstances:
- 41 (1) The structure is located in an area designated as a historic district pursuant to
 42 Article 2 of Chapter 10 of Title 44, the 'Georgia Historic Preservation Act';
 43 (2) The structure is located in an area designated as a historic district on the National
 44 Register of Historic Places;
 45 (3) The structure is individually designated as a local, state, or national historic
 46 landmark;
 47 (4) The ordinance or regulation is a requirement of applicable state minimum standard
 48 codes;
 49 (5) The ordinance or regulation is applied to manufactured homes in a manner consistent
 50 with Part 2 of Article 2 of this chapter, 'The Uniform Standards Code for Manufactured
 51 Homes Act,' and applicable federal law; or
 52 (6) The ordinance or regulation is adopted as a condition of participation in the National
 53 Flood Insurance Program.
- 54 (c) The provisions of subsection (b) of this Code section shall not be construed to:
 55 (1) Prohibit or impair the power of a county or municipal corporation to adopt or enforce
 56 any zoning ordinance or make any zoning decision; or
 57 (2) Affect the validity or enforceability of private covenants or other contractual
 58 agreements among property owners relating to building design elements."

59

SECTION 2.

60 Title 36 of the Official Code of Georgia Annotated, relating to local government, is amended
61 by revising paragraph (3) of Code Section 36-66-3, relating to definitions relative to zoning
62 procedures, as follows:

63 "(3) 'Zoning' means the power of local governments to provide within their respective
64 territorial boundaries for the zoning or districting of property for various uses and the
65 prohibition of other or different uses within such zones or districts and for the regulation
66 of development and the improvement of real estate, within their respective territorial
67 boundaries, to divide property into separate zones or districts, and, in connection with
68 such divisions, to regulate the following within such the zones or districts in accordance
69 with the uses of property for which such zones or districts were established;

70 (A) Land use;

71 (B) The height, width, area, and size of buildings and other structures;

72 (C) The percentage of lots that may be occupied;

73 (D) The size of yards, courts, and other open spaces;

74 (E) The density of the population;

75 (F) The location and use of buildings, structures, and land;

76 (G) Lot coverage, lot width, lot area, and setbacks;

77 (H) Spacing between buildings and structures;

78 (I) Buffer zones;

79 (J) Parking requirements; and

80 (K) Landscaping requirements."

81

SECTION 3.

82 All laws and parts of laws in conflict with this Act are repealed.

Jasper County Planning and Zoning
126 W Greene St, Suite 017
Monticello, Ga 31064

Shane Sealy: Director

Mark D. Hughes: Code Enforcement



Office #706.468.4940 or 706.468.4905

To Whom It May Concern:

In response to House Bill 302, preempting local government ability to regulate building design elements in single or double family dwelling. I do not agree with the state regulating the counties across the board. Each County is different and regulating across the board does not make sense. Jasper County has Architectural Standards to be guidelines only by the Board of Commissioners. Which in certain areas of the County, these could be applied. With this House Bill 302 this would not be allowable.

A handwritten signature in black ink, appearing to read "Shane Sealy", is written over a faint, large watermark of the word "FBI" in the background.

Thanks,
Shane Sealy
Jasper County Planning and Zoning Director

RESOLUTION # 2019-03-04-01

Opposing House Bill 302 and Senate Bill 172, Preemption of Local Building Design Standards.

WHEREAS, HB 302 and SB 172 would prohibit local governments from regulating “building design elements” in single or double family dwellings, which could negatively impact economic development efforts and harm competitiveness; and

WHEREAS, appropriate local design standards and land use policies create a diverse, stable, profitable, and sustainable residential development landscape; and

WHEREAS, HB 302 and SB 172 are bills that would undermine self-determination of citizens to establish community standards as illustrated by the following:

- County and municipal officials are elected in part to make decisions about the look and feel of their communities, which fosters economic development, preserves the character of communities; and
- Counties and municipalities use design standards to ensure that the property values of surrounding property owners remain protected from incompatible development; and
- HB 302 and SB 172 would severely erode the ability of all 538 Georgia cities and 159 counties to address unique and community-specific quality of life issues.

WHEREAS, county and municipal governments use building design standards to protect property values, attract high quality builders, and block incompatible development; and

WHEREAS, building design standards assure residents and business owners that their investments will be protected, and that others who come behind them will be equally committed to quality; and

WHEREAS, local governments spend a large amount of resources studying, surveying, crafting, and defining their vision and development strategies, and design standards are an integral part of those endeavors to attract residents, businesses, and the much-coveted trained workforce; and

WHEREAS, development and redevelopment efforts should reflect the community and its vision while simultaneously creating a sense of place; and

WHEREAS, county and municipal government officials are elected to make decisions about the look and feel of their communities, and HB 302 and SB 172 would transfer that power from duly-elected local leaders to outside groups with little to no stake in the future or success of Georgia's counties and municipalities, including real estate developers and homebuilders; and

WHEREAS, building design standards neither discourage nor favor affordable housing, nor prevent the availability of certain housing types, as supporters of HB 302 and SB 172 purport; and

WHEREAS, local governments should have the ability to provide more affordable housing options without sacrificing their unique character or threatening economic growth; and

WHEREAS, although historic districts are protected in HB 302 and SB 172, which indicates an understanding that standards do in fact make sense, downtown overlays or other similar special zoning districts are not; and

WHEREAS, local governments should be empowered to enforce building design standards to make today's thriving county areas tomorrow's historic districts; and

WHEREAS, by limiting the ability of local governments to enforce building design standards in single or double family dwellings, HB 302 and SB 172 would negatively impact quality-of-life issues, including economic growth and the safety and welfare of the citizens of Georgia and in particular of Jasper County.

NOW, THEREFORE, BE IT RESOLVED BY THE Jasper County Board of Commissioners that this governing body voices its opposition to HB 302 and SB 172, Preemption of Local Building Design Standards.

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered to each member of the Georgia House of Representatives and Senate representing Jasper County, and made available for distribution to the public and the press.

New Business – Item 4:

Agenda Request – Jasper County BOC

Department: Senior Center

Date: 3/4/19

Subject: SPLOST 2012

Summary: Senior Center 2012 SPLOST has \$2,087.54 remaining. We would like to purchase a 5-compartment steam table with this, which will be fitting for the advertised purpose of “capital equipment/facility upgrades”. This will use up the remainder of this fund and close it out.

Background: We currently have a four-compartment steam table but need a 5-compartment for our new kitchen. We will allow the Sheriff’s Department kitchen to use our old steam table. See the attached cost quote for this purchase. The remainder will be covered through our CDBG budget. Cost of steam table is:

\$2,140.20
\$ 186.23 (wheels)
\$ 432.35 (Breath Guard)
\$2,758.78

Cost: Not to exceed \$2,087.54

Recommended Motion:

Approve the Senior Center to use the remaining 2012 SPLOST Senior Center allocation in the amount of \$2087.54 for the expenditures as stated.

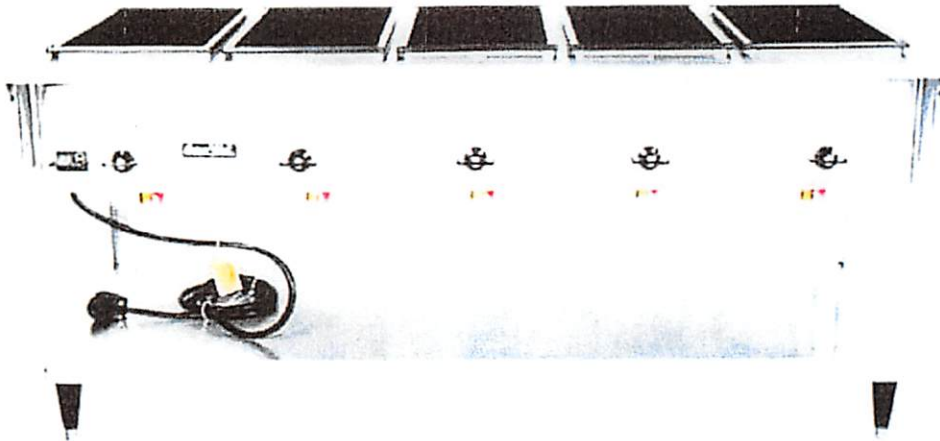


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Vollrath 38215 Stainless Steel ServeWell SL 5-Well Hot Food Table - 120V

Vollrath 38215 Stainless Steel ServeWell SL 5-Well Hot Food Table - 120V

Item: #253673 MFG: #38215 GTIN: #0029419743926



Related Products

[Krowne 28-1115 5" Wheel](#)
[Universal 3.5" x 3.5" Swivel](#)
[Plate Casters With Brakes,](#)

2/20/2019

Vollrath 38215 Stainless Steel ServeWell SL 5-Well Hot Food Table - 120V



220 lb Load Capacity Per
Caster

\$54.99 /Set of 4 Each

1

STANDARD SHIPPING ?

TYPICALLY SHIPS WITHIN 4-8 BUSINESS DAYS

\$1,838.25 /Each

See price before order confirmation.

Why do we do this?

As low as \$50 /month Apply Now 

1



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Warranty Info

1 Year Against Defects in Material and Workmanship

Banquet hall and cafeteria owners and managers need to find the best food table to keep prepared foods hot, eliminating those surprising and disappointing cold spots. Of course, it's even better when the same table can help save money on energy bills and reduce food waste. In order to tick all of these boxes, Vollrath has created the 38215 ServeWell Hot Food Table with a unique design that will keep your customers well fed while keeping you happy.

Constructed out of stainless steel, this table is sure to last for years of consistent day-to-day use. The wells themselves are made with thermoset fiber-reinforced resin, which insures that they are self-insulating. Because of this, the wells will provide the ultimate in energy efficiency, potentially saving you electricity and money, as well as incredibly durable since they won't rust or pit. For convenience, the thermostatic heat

2/20/2019

Vollrath 38215 Stainless Steel ServeWell SL 5-Well Hot Food Table - 120V

controls automatically adapts depending on how much food is placed in the wells and water temperatures. To add to the best use of power, the capillary tube thermostats only turn on when deemed necessary and the low-water light lets you know when to add liquid to the table. Helping to cut your operations budget, the dome heating elements run on 25% less electricity. The wide "no-drip" lips prevents water from building up on wells, and the brass drain valves make for easy cleaning by letting water evacuate from the wells quickly. Built in the U.S.A., you can trust you're getting a quality product while supporting the American manufacturing industry. For productivity and durability, get the 38215 in your dining room.

Vollrath 38215 Features

- 5-Well
- Stainless steel 300 series
- Individually controlled THERMOSET no drip wells
- Elements-Inside mount
- Equipped with drains
- 120v/60/1-ph
- 700 watts per well, 3500 watts total
- 29.2 amps, NEMA 5-50P
- 76" x 29-1/2" x 34"
- Shipped KD
- NSF certified, UL
- USA

Vollrath 38215 Benefits

- Constructed out of stainless steel, this table is sure to last for years of consistent day-to-day use
- Wells will provide the ultimate in energy efficiency, potentially saving you electricity and money, as well as incredibly durable since they won't rust or pit
- For convenience, the thermostatic heat controls automatically adapts depending on how much food is placed in the wells and water temperatures
- To add to the best use of power, the capillary tube thermostats only turn on when deemed necessary
- Helping to cut your operations budget, the dome heating elements run on 25% less electricity



UL Listed

This item has been tested and meets safety standards imposed by the Underwriters Laboratories (UL).

Full Specification

Ship Weight

225 LB

2/20/2019

Vollrath 38215 Stainless Steel ServeWell SL 5-Well Hot Food Table - 120V

Manufacturer	Vollrath
Model Number	38215
Manufacturer Part #	38215
Country of Origin	United States
UPC	029419743926
Dimensions (HxWxD)	34" x 76" x 29.5"
Metal Type	Stainless Steel
Control	Thermostatic
Volts	120
Total Watts	3,500
Amps	29.2
Number of Wells	5

[Download Spec Sheet](#)



NSF Listed

This item meets the standards imposed by NSF International, which focuses on public safety, health, and the environment.



Made In America

This item was made in the United States of America.

Be the first to review this product

New Business – Item 5:

Agenda Request – Jasper County BOC

Department: Landfill

Date: March 4, 2019

Subject: Clean Up Jasper County – April 2019

Summary:

Clean Up Jasper County is a project designed to encourage community involvement in cleaning up the roadways and landscapes of Jasper County. In support of this project, the Jasper County Board of Commissioners will not charge tipping fees to Jasper County residents for the month of April. Jasper County businesses and residents and businesses of surrounding counties will continue to pay standard tipping fees.

Advanced Disposal Services has once again agreed to support the project by providing the following.

- Large plastic trash bags for residential and community participants
- Disposable gloves
- High visibility safety vests

Background:

Beginning in April 2016, the Jasper County Board of Commissioners began providing a benefit to all residents of Jasper County by waiving tipping fees for the month of April.

Results from the last three years have been very positive.

Average number of residents tipping at the landfill each month is approximately 300.

Average number of residents that have tipped at the landfill during the month of April for the past three years is 1228.

Cost:

Estimated landfill tipping fee revenue forgone -	\$3000
Estimated additional personnel cost -	\$1500
Estimated additional closure/post closure accounting charge -	<u>\$1700</u>
Total Estimated Additional Cost	<u>\$6200</u>

Recommended Motion(s):

Approve Jasper County Landfill to waive tipping fees for the month of April for Jasper County residents only.

New Business – Item 6:

Agenda Request – Jasper County BOC

Department: Roads and Bridges

Date: March 4, 2019

Subject: Four Roads Asphalt Repair Bid Award

Summary:

Four bids received:

East Coast Grading -	\$43,700.00
Houston Asphalt -	\$32,410.00
Jack Buckland Paving -	\$24,500.00
Womack Paving -	\$42,300.00

County Engineer, Public Works Director and County Manager recommend awarding the bid to Jack Buckland Paving.

Background:

County Public Works milled up the following road sections due to pavement failure resulting from culvert collapse, logging operations and other issues.

Turtle Cove Trailway -	100' x 22'
Fullerton Phillips Road -	220' x 20'
Jones Road -	230' x 20'
McMichael Road -	200' x 18'

Cost:

\$24,500.00
Charged to 2018 SPLOST

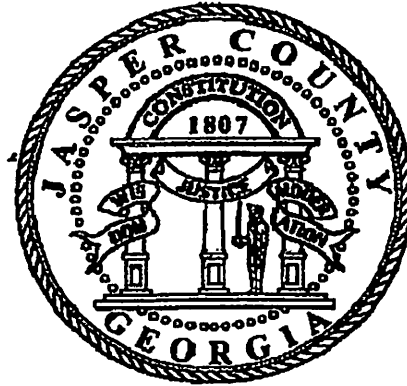
Recommended Motion:

Award the Four Roads Overlay Repairs Project bid to the apparent low bidder, Jack Buckland Paving, in the amount of \$24,500.00 for placement of asphalt for the four roads as stated in the bid documents.

FOUR ROADS OVERLAY REPAIRS

BID DOCUMENTS

JASPER COUNTY, GEORGIA



Issued on February 12, 2019

Jasper County Four Roads Overlay Repairs Project

Jasper County is accepting bids for asphalt overlay and associated tasks for the Four Roads Overlay Repairs project. The owner reserves the right to modify the scope after award based on bid amounts and project budget.

Narrative Project Summary

Jasper County has removed paving and excavated poor quality material from the base and subgrade or has made other repairs at short sections of county roadways at four locations as shown on Figure 1. The selected Contractor will be asked to place two inches of 12mm Superpave asphalt onto a prepared, compacted, and tested graded aggregate base (GAB). The project will be funded through Jasper County's use of GDOT grant funds and local funds. The lengths and widths of each of the four road sections are listed below:

1. Turtle Cove Trailway (100 feet long by 22 feet wide)
2. Fullerton-Phillips Road (220 feet long by 20 feet wide)
3. Jones Road (230 feet long by 20 feet wide)
4. McMichael Road (200 feet long by 18 feet wide)

No significant changes to the shapes or widths of the adjoining roadways are proposed. Asphalt placement is to be performed in accordance with provisions and requirements set forth by Georgia Department of Transportation (GDOT). A county-selected geotechnical testing firm will provide inspections and testing for the county-installed pavement base at each project location at no expense to the Contractor. No traffic control, striping, signage, shoulder improvements, or grassing are included in the contractor's scope for this project. Those tasks will be provided by Jasper County forces. The Contractor shall be prepared to coordinate related tasks with Jasper County.

The Contractor is required to begin work on this project within 30 days after Notice to Proceed and complete work within 14 days of beginning work.

Proposals will be evaluated on criteria deemed to be in the County's best interests to include, but not be limited to, ability to perform the required work as specified, pricing, scheduling, information provided by references, experience in providing the required work.

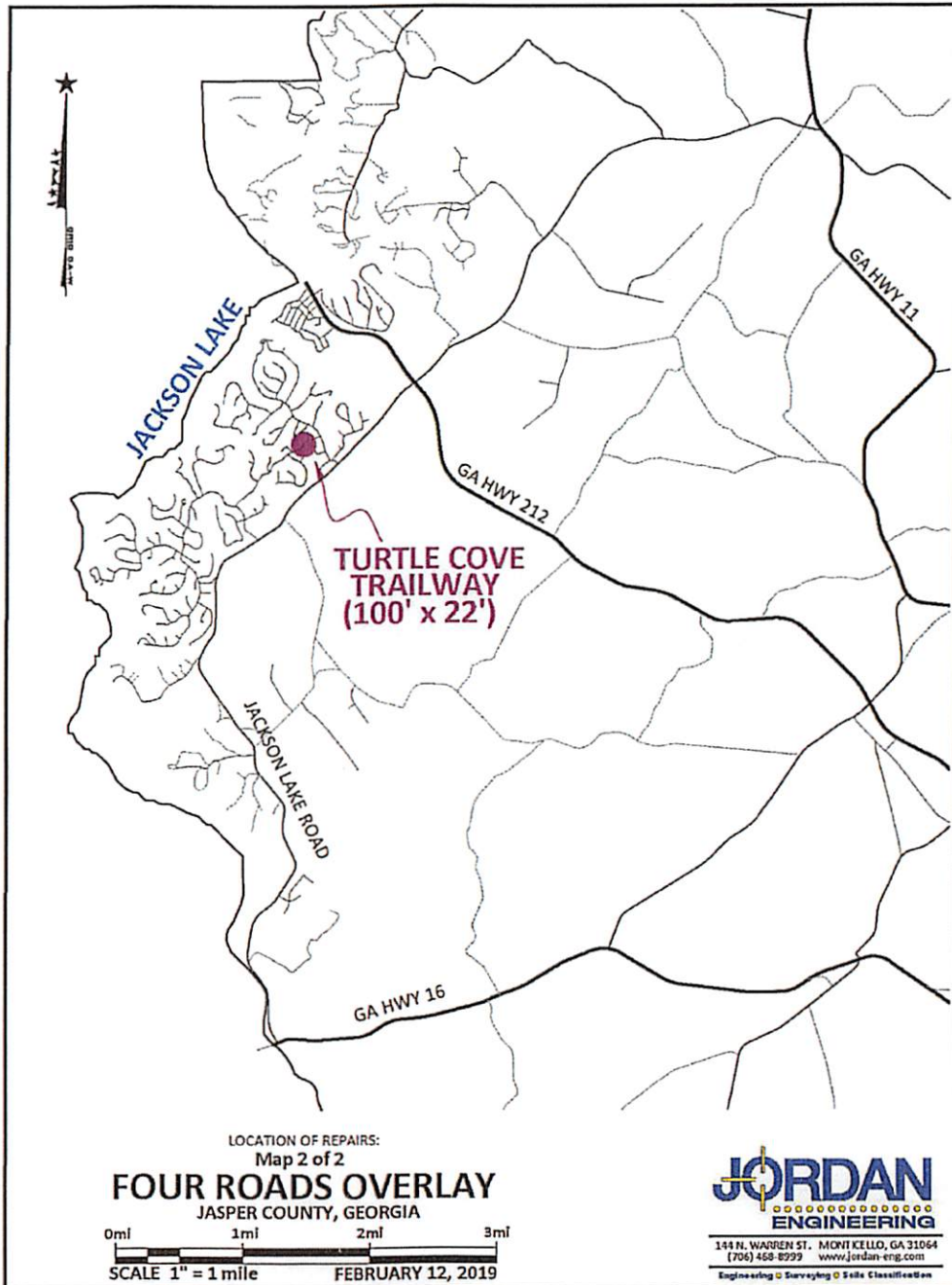
1. PURPOSE

- 1.1 The intent of this invitation is to obtain competitive sealed bids from qualified contractors. The Contractor shall furnish all materials, labor, tools, equipment, and services required to complete the project and fulfill the terms and conditions of this Invitation to Bid.

2. PREPARATION AND SUBMITTAL OF BIDS

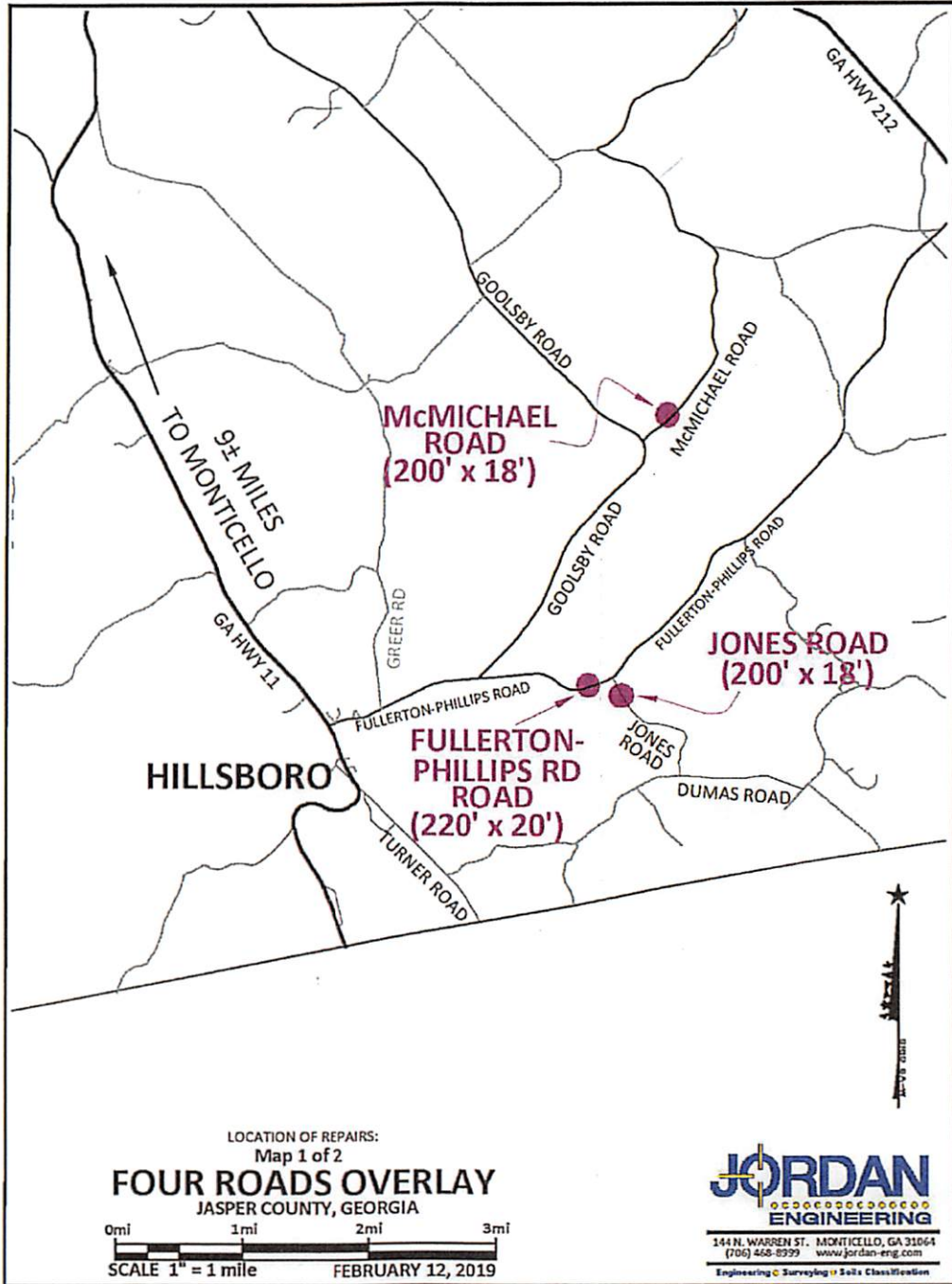
- 2.1 Sealed bids will be received by the Jasper County Manager, Mike Benton, until 2:00 pm on Thursday, February 28, 2018. Late bids will not be considered nor returned.
- 2.3 Each bidder must provide a basic bid tabulation listing quantities and unit prices for all applicable items. A lump sum total shall be clearly indicated on the bid.
- 2.4 Each Contractor shall complete the Bid Form, which includes a place for

18. SITE MAPS (2 OF 2)



S:\CML\JASPER CO GENERAL\FOUR ROADS OVERLAY\MAPS - FOUR ROADS OVERLAYS R0.DWG February 12, 2019

18. SITE MAPS (1 OF 2)



S:\CML\JASPER CO GENERAL\FOUR ROADS OVERLAY\MAPS - FOUR ROADS OVERLAYS R0.DWG February 12, 2019

BID FORM (Page 1 of 2)
Four Roads Overlay Repairs Project

Bidding Company Name: East Coast Grading, Inc					
Bidder Contact Name/Title: Chris Cepuran, President					
Item No.	Item	Qty	Units	Unit Price	Item Total
	TASKS / ITEMS				
1	MOBILIZATION/DEMOBILIZATION; PROJECT MANAGEMENT; OTHER MISC ITEMS	1	LS	\$ 7,500.00	\$ 7,500.00
3	12-MM SUPERPAVE RECYCLED ASPHALT, 2-INCH THICKNESS (1645 @ 220 LB/SY)	181	TN	\$ 200.00	\$ 36,200.00
TOTAL BASE BID AMOUNT:					\$ 43,700.00

Total Lump Sum Base Bid Amount only (written out):

FORTY THREE THOUSAND SEVEN HUNDRED DOLLARS

Note 1 -- See Section 300 GDOT Standard specifications, Hot Mix Asphaltic Concrete Construction

BID FORM (Page 1 of 2)
Four Roads Overlay Repairs Project

Bidding Company Name: <u>HUNSTON</u>					
Bidder Contact Name/Title:					
Item No.	Item	Qty	Units	Unit Price	Item Total
TASKS / ITEMS					
1	Mobilization/demobilization; project management; other misc items	1	LS	\$ 12,500	\$ 12,500
3	12-mm Superpave recycled asphalt, 2-inch thickness (1645 sy @220 lb/sy)	181	TN	\$ 110	\$ 19,910
TOTAL BASE BID AMOUNT:					\$ 32,410

Total Lump Sum Base Bid Amount only (written out):

Thirty two thousand four hundred ten

Note 1 -- See Section 400 GDOT Standard specifications, Hot Mix Asphaltic Concrete Construction

BID FORM (Page 1 of 2)
Four Roads Overlay Repairs Project

Bidding Company Name: <i>Jack Buckland Paving</i>					
Bidder Contact Name/Title: <i>Jack Buckland/Owner</i>					
Item No.	Item	Qty	Units	Unit Price	Item Total
TASKS / ITEMS					
1	Mobilization/demobilization; project management; other misc items	1	LS	\$	\$ 13,640
3	12-mm Superpave recycled asphalt, 2-inch thickness (1645 sy @220 lb/sy)	181	TN	\$ 60 ⁰⁰	\$ 10,860 ✓
TOTAL BASE BID AMOUNT:					\$ 24,500 ✓ <i>PWS</i>

Total Lump Sum Base Bid Amount only (written out):

Twenty Four Thousand Five Hundred⁰⁰/₁₀₀

Note 1 -- See Section 400 GDOT Standard specifications, Hot Mix Asphaltic Concrete Construction

BID FORM (Page 1 of 2)
Four Roads Overlay Repairs Project

Bidding Company Name: Womack Paving, Inc.					
Bidder Contact Name/Title: Sandy Brooks, Vice President of Operations					
Item No.	Item	Qty	Units	Unit Price	Item Total
TASKS / ITEMS					
1	Mobilization/demobilization; project management; other misc items	1	LS	\$11,530.00	\$ 11,530.00
3	12-mm Superpave recycled asphalt, 2-inch thickness (1645 sy @220 lb/sy)	181	TN	\$170.00	\$ 30,770.00
TOTAL BASE BID AMOUNT:					\$42,300.00

Total Lump Sum Base Bid Amount only (written out):

Forty two thousand three hundred dollars + zero cents

Note 1 – See Section 400 GDOT Standard specifications, Hot Mix Asphaltic Concrete Construction

New Business – Item 7:

Agenda Request – Jasper County BOC

Department: Public Works

Date: March 4, 2019

Subject: Public Works Equipment

Summary:

Public Works Equipment Needs:

Tandem Dump Truck
Motor Grader

See Public Works Work Session for Additional Materials

Background:

Need Additional Dump Truck and Motor Grader to support Chip Seal Program

Cost:

Funding options to be discussed

Recommended Motion:

Board Discretion

New Business – Item 8:

Agenda Request – Jasper County BOC

Department: Public Works

Date: March 4, 2019

Subject: Public Works Shop Building

Summary:

Public Works needs a new shop building.

See Public Works Work Session for Additional Materials

Background:

2012 SPLOST Balance for Public Works Allocation - \$507,206

Cost:

Budget \$500,000.00 to be funded by 2012 SPLOST Public Works Remaining Allocation.

Recommended Motion:

Authorize County Manager to obtain bids for a Public Works Shop with a budget of \$500,000.00.

New Business – Item 9:

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: March 4, 2019

Subject: 2019 Capital Improvement Element – Impact Fees

Summary:

Recommend a Comprehensive Review of the FY 2018 Impact Fee Capital Improvements Project List in order to develop and implement an Updated Capital Improvements Element for FY 2019.

Find attached the Draft FY 2018 Capital Improvements Element.

Find attached select O.C.G.A. regulating the Impact Fee Program.

Background:

An annual update to the Capital Improvements Element is required for Counties that have an Impact Fee Program.

Due date for adoption of the FY 2019 Capital Improvements Element update is October 31, 2019.

Cost:

None

Recommended Motion:

Board Direction

**Jasper County BOC
Impact Fee Fund
Annual Impact Fee Financial Report
Fiscal Year 2018**

Public Facility	Library	Parks	Fire	Jail	Sheriff	E911	Admin	Total
Allocation Percentage	34%	14%	17%	24%	5%	3%	3%	100%
Service Area	Countywide	Countywide	Countywide	Countywide	Countywide	Countywide		
Impact Fee Balance:								
6/30/2017	19,051.81	47,563.95	1,669.72	62,413.46	13,344.51	5,159.94	5,141.51	154,344.90
Impact Fees Collected:								
7/1/2017 thru 6/30/2018	30,024.32	12,330.88	15,023.36	21,043.20	4,478.72	2,641.92	2,566.40	88,108.80
Accrued Interest	58.05	23.90	29.19	40.80	8.69	5.12	4.97	170.73
Subtotal: Fee Accounts	49,134.18	59,918.73	16,722.27	83,497.46	17,831.92	7,806.98	7,712.88	242,624.43
Impact Fees Refunds								
Expenditures			(5,868.91)			(5,285.60)		(11,154.51)
Impact Fee Balance:								
6/30/2018	49,134.18	59,918.73	10,853.36	83,497.46	17,831.92	2,521.38	7,712.88	231,469.92

DRAFT

Jasper County Board of Commissioners
Report of Accomplishments
Impact Fees
Capital Improvements Project Update
FY 2014 - 2018

		Actual Cost of					
Project Description	Start Date	End Date	Project	Funding Sources	Funding Percentage	Status/Remarks	
Library							
Circulation Materials	7/1/2014	6/30/2015	3,816.00	Impact Fees	100%	Uncle Remus Regional Library System	
Circulation Materials	7/1/2015	6/30/2016	17,381.00	Impact Fees	100%	Uncle Remus Regional Library System	
Circulation Materials	7/1/2016	6/30/2017	14,604.00	Impact Fees	100%	Uncle Remus Regional Library System	
Library Total			35,801.00				
Parks & Recreation							
Parks & Recreation Total							
Fire							
Fire Station #3 Training Area, Classroom, Office Buildout	7/1/2015	6/30/2016	28,978.00	Impact Fees	100%	Completed 2/12/2016	
Command, Rescue and ALS Response Vehicle	7/1/2016	6/30/2017	29,915.00	Impact Fees	100%	Support Fire Rescue	
New 911 Tower Antennas & Equipment	7/1/2017	6/30/2018	5,868.91	Impact Fees	100%	Support 911 Communication	
Fire Total			64,761.91				
Jail							
Jail Total							
Sheriff							
Sheriff Total							
E-911							

New 911 Tower Antennas & Equipment	7/1/2017	6/30/2018	5,285.60		100%	Improve 911 Communication
E-911 Total			5,285.60			
Admin						
BOC Meeting Room Equipment, Computer, Projector	7/1/2015	6/30/2016	1,951.00	Impact Fees	100%	Completed 5/12/2016
Admin Total			1,951.00			
Report of Accomplishments Total			107,799.51			

**Jasper County Board of Commissioners - Impact Fee Capital Improvement Project List
FY 2019 - 2023**

Public Facility	Service Area	Project Start Date	Project End Date	Estimated Cost of Project	Responsible Parties	Funding Sources	Funding Percentage	Project Description	Status/Remarks
Library	County Wide	2019	2023	125,000	Jasper County BOC, Uncle Remus Library Board	Impact Fees	100%	Books, Circulation Materials	
Parks & Recreation	County Wide	2019	2023	150,000	Jasper County BOC	Impact Fees	100%	Park Expansion	
Fire	County Wide	2019	2023	86,000	Jasper County BOC	Impact Fees	100%	Facility Updates, Self Contained Breathing Apparatus	
Jail	County Wide	2019	2023	188,000	Jasper County BOC	Impact Fees	100%	Facility Updates, Electronic Security Control	
Sheriff	County Wide	2019	2023	40,000	Jasper County BOC	Impact Fees	100%	Facility Updates	
E911	County Wide	2019	2023	15,000	Jasper County BOC	Impact Fees	100%	Facility Updates	
Administration	County Wide	2019	2023	13,262	Jasper County BOC	Impact Fees	100%	Administrative Equipment, Computers, Monitors	
				617,262					

RULES OF GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

CHAPTER 110-12-2

DEVELOPMENT IMPACT FEE COMPLIANCE REQUIREMENTS

TABLE OF CONTENTS

110-12-2-.01 Purpose
110-12-2-.02 Definitions
110-12-2-.03 Comprehensive Planning Requirements
110-12-2-.04 Procedural Requirements

**CHAPTER 110-12-2-.01
PURPOSE**

110-12-2-.01 Purpose

(1) General: The Georgia Development Impact Fee Act (O.C.G.A. § 36-71-1 *et seq.*), passed during the 1990 session of the General Assembly, sets certain conditions, related to comprehensive planning, which must be met by local governments before an impact fee ordinance can be implemented. The Act requires local governments wishing to impose development impact fees to adopt a comprehensive plan which meets the Minimum Standards and Procedures for Local Comprehensive Planning and which contains the additional planning components outlined at 110-12-2-.03.

(2) Applicability: The comprehensive planning requirements listed in this chapter apply to all local governments intending to implement a development impact fee ordinance pursuant to the Georgia Development Impact Fee Act.

(3) Effective Date: Unless otherwise provided for herein, the planning requirements contained in this chapter shall have an effective date of May 1, 1997, at which time the rules that were adopted for this purpose by the Board of Community Affairs in 1991 shall stand repealed.

**CHAPTER 110-12-2-.02
DEFINITIONS**

110-12-2-.02 Definitions

(1) General: For the purposes of this chapter, the following words shall have the meaning as contained herein unless the context does not permit such meaning. Terms not defined in this chapter but defined in O.C.G.A. § 36-71-1 *et seq.*, shall have the meanings contained in O.C.G.A. § 36-71-1 *et seq.* Terms not defined in this chapter, nor in O.C.G.A. § 36-71-1 *et seq.*, shall have ascribed to them ordinary accepted meanings such as the context may imply.

(2) Definitions:

(a) 'Capital Improvement' means an improvement with a useful life of ten years or more, by new construction or other action, which increases the service capacity of a public facility.

(b) 'Capital Improvements Element' means a component of a comprehensive plan adopted pursuant to O.C.G.A. § 50-8-1 *et seq.* which sets out projected needs for system improvements during a planning horizon established in the comprehensive plan, a schedule of capital improvements that will meet the anticipated need for system improvements, and a description of anticipated funding sources for each required improvement.

(c) 'Comprehensive Plan' means a 20-year plan by a county or municipality covering such county or municipality or any plan by a regional development center covering the center's region proposed or prepared pursuant to the minimum standards and procedures for preparation of comprehensive plans and for implementation of comprehensive plans, established by the department in accordance with O.C.G.A. 50-8-7.1(b) and 50-8-7.2

(d) 'Development Impact Fee' means a payment of money imposed upon development as a condition of development approval to pay for a proportionate share of the cost of system improvements needed to serve new growth and development.

(e) 'Level of Service' means a measure of the relationship between service capacity and service demand for public facilities in terms of demand to capacity ratios or the comfort and convenience of use or service of public facilities, or both.

(f) 'Project Improvements' means site improvements and facilities that are planned and designed to provide service for a particular development project and that are necessary for the use and convenience of the occupants or users of the project and are not system improvements. The character of the improvement shall control a determination of whether an improvement is a project improvement or system improvement, and the physical location of the improvement on-site or off-site shall not be considered determinative of whether an improvement is a project improvement or a system improvement. If an improvement or facility provides or will provide more than incidental service or facilities capacity to persons other than users or occupants of a particular project, the improvement or facility is a system improvement and shall not be considered a project improvement. No improvement or facility included in a plan for public facilities approved by the governing body of the municipality or county shall be considered a project improvement.

(g) 'Public Facilities' means:

1. Water supply production, treatment and distribution facilities;
2. Wastewater collection, treatment and disposal facilities;
3. Roads, streets and bridges, including rights of way, traffic signals, landscaping and any local components of state or federal highways;
4. Stormwater collection, retention, detention, treatment and disposal facilities, flood control facilities, and bank and shore protection and enhancement improvements;
5. Parks, open space and recreation areas, and related facilities;
6. Public safety facilities, including police, fire, emergency medical and rescue facilities; and

7. Libraries and related facilities.

(h) 'Service Area' means a geographic area defined by a municipality, county or intergovernmental agreement in which a defined set of public facilities provides service to development within the area. Service areas shall be designated on the basis of sound planning or engineering principles, or both.

(i) 'System Improvements' means capital improvements that are public facilities and are designed to provide service to the community at large, in contrast to 'project improvements.'

**CHAPTER 110-12-2-.03
COMPREHENSIVE PLANNING REQUIREMENTS**

110-12-2-.03 Comprehensive Planning Requirements

(1) Purpose: Linking the implementation of a local development impact fee ordinance to the comprehensive planning process ensures that projected needs for system improvements are consistent with the needs and goals identified in the various other elements of the comprehensive plan. In addition, the identification of projected capital facilities needs based on levels of service established in the comprehensive plan provides a sound foundation for the calculation of impact fees.

(2) Application: The comprehensive planning requirements for compliance with the Georgia Development Impact Fee Act shall consist of: (1) development of a Capital Improvements Element (CIE); (2) a policy statement in support of certain exemptions, as determined by the local government; (3) annual update of the CIE; and (4) amendment of the CIE as necessary.

(a) Capital Improvements Element: The Capital Improvements Element shall include, but not be limited to, the following items:

1. Projection of Needs: A projection of needs for system improvements during a planning horizon established in the comprehensive plan. To ensure consistency, the time frame used for projecting infrastructure needs shall coincide with the planning horizon used for the remainder of the comprehensive plan.

2. Schedule of Improvements: A schedule of capital improvements intended to meet the projected needs for system improvements identified in the comprehensive plan. At a minimum, improvements shall be scheduled over a five-year period, coinciding with the initial Short Term Work Program developed in the comprehensive plan. Thereafter, local governments shall annually update and maintain, at a minimum, a five-year schedule of system improvements within the Capital Improvements Element of their comprehensive plans.

3. Description of Funding Sources: A description of anticipated funding sources for each required improvement.

4. Designation of Service Areas and Levels of Service: The designation of one or more service areas within the community and the assignment of levels of service for public facilities within each service area. Once assigned to each service area, levels of service shall be used as the basis for calculating impact fees.

(b) Policy Statement for Exemptions: Local governments wishing to exempt all or portions of particular development projects from impact fees for the purposes of encouraging economic development and employment growth or affordable housing must include in the comprehensive plan a policy statement