

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

April 22, 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 – GERALD STUNKEL	<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 1

IV. Approval of Agenda

V. Consent Agenda – NONE

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.

- 1. A public hearing for the Final Plat for Peninsula at Jackson Lake located on Jackson Lake*

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. Peninsula at Jackson Lake Final Plat Presentation and Consideration for Approval

New Business:

1. FY 2020 Budget Book Presentation

X. County Attorney Items**XI. County Manager Update****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)

XIV. Adjournment

Public Hearing - Item 1:

Agenda Request – Jasper County BOC

Department: Planning and Zoning

Date: April 22, 2019

Subject: Public Hearing for Final Plat for Peninsula at Jackson Lake

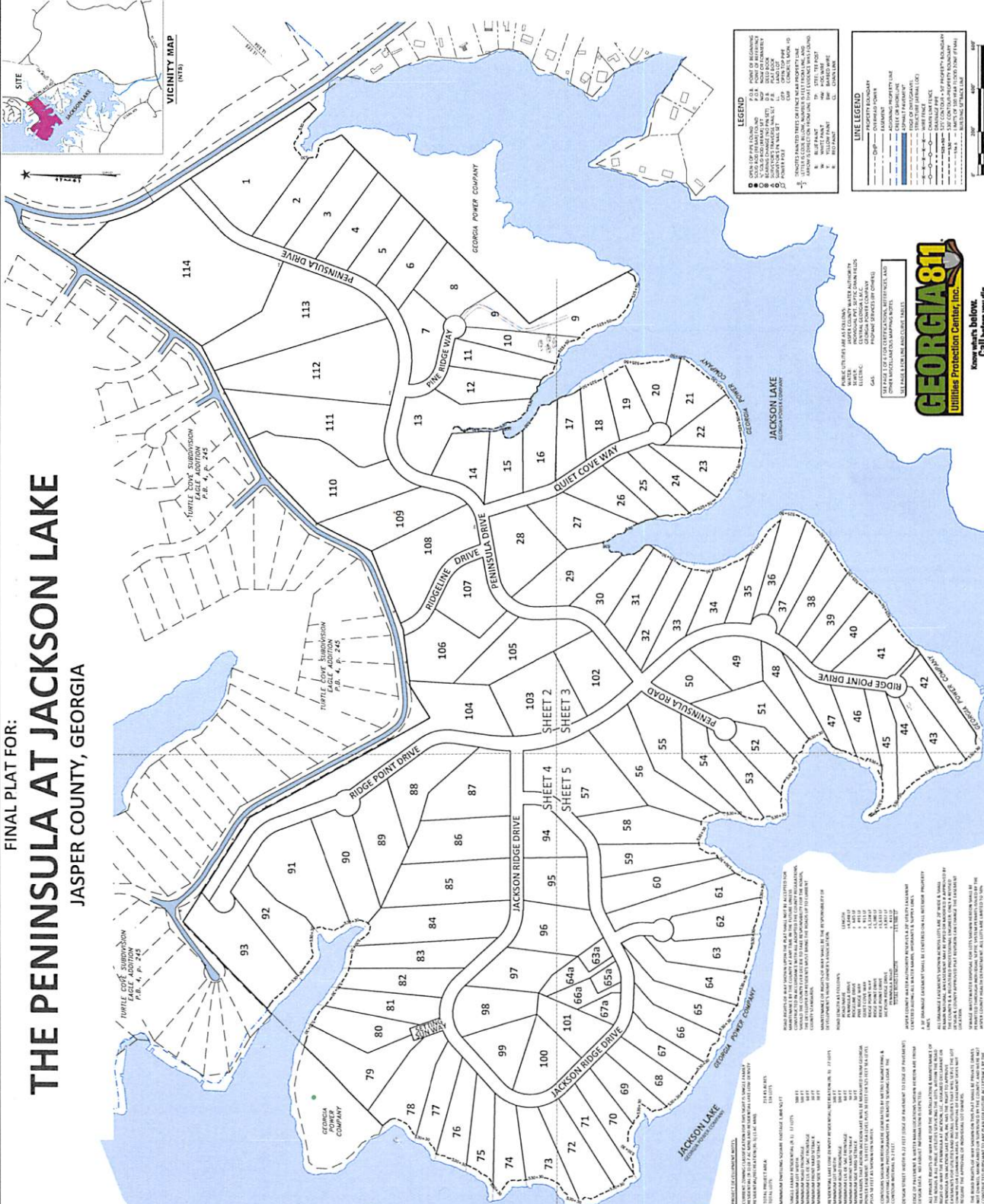
The Jasper County Planning and Zoning Board held a public hearing on the following item at their meeting on Thursday, April 11, 2019 at 6:00 pm and voted 5-0 to recommend approval.

The Jasper County Board of Commissioners will hear a public hearing on the following item at their called meeting on Monday, April 22, 2019 beginning at 6:00 pm in the Commissioners Meeting Room located on the basement floor of the Courthouse (Suite 16)

1. A public hearing for the Final Plat for Peninsula at Jackson Lake located on Jackson Lake

FINAL PLAT FOR:

THE PENINSULA AT JACKSON LAKE JASPER COUNTY, GEORGIA



FOR CURRENT MAP USE

Owner / Developer:
 Primary Permittee:
 J.J. Jordan, LLC
 Murphy, North Carolina 27808
 24 Hour Contact Person:
 John Snow
 Phone: (888) 837-9508

OWNER'S REPRESENTATION:
 THE OWNER OF THE LAND SHOWN ON THIS MAP AND HEREBY REPRESENTS AND WARRANTS THAT THE PLAT IS ACCURATE AND CORRECT AND THAT THE LOTS ARE SEPARATELY CAPABLE OF BEING CONVEYED TO THE STATE OF GEORGIA AND THE COUNTY OF JASPER COUNTY AND THE COUNTY OF JASPER COUNTY.

PLAT PREPARED BY:
 JORDAN ENGINEERING & ARCHITECTURE, P.C.
 144 N. W. 10TH ST., SUITE 100, JASPER, GA 31758
 PHONE: (706) 352-2200

ADJACENT PROPERTY OWNERS:
 GEORGIA POWER COMPANY
 JACKSON LAKE DEVELOPMENT COMPANY, LLC

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JORDAN ENGINEERING & ARCHITECTURE, P.C.
 144 N. W. 10TH ST., SUITE 100, JASPER, GA 31758
 PHONE: (706) 352-2200



FINAL PLAT
 The Peninsula at Jackson Lake
 District 18, Georgia Middle District 29
 Jasper County, Georgia

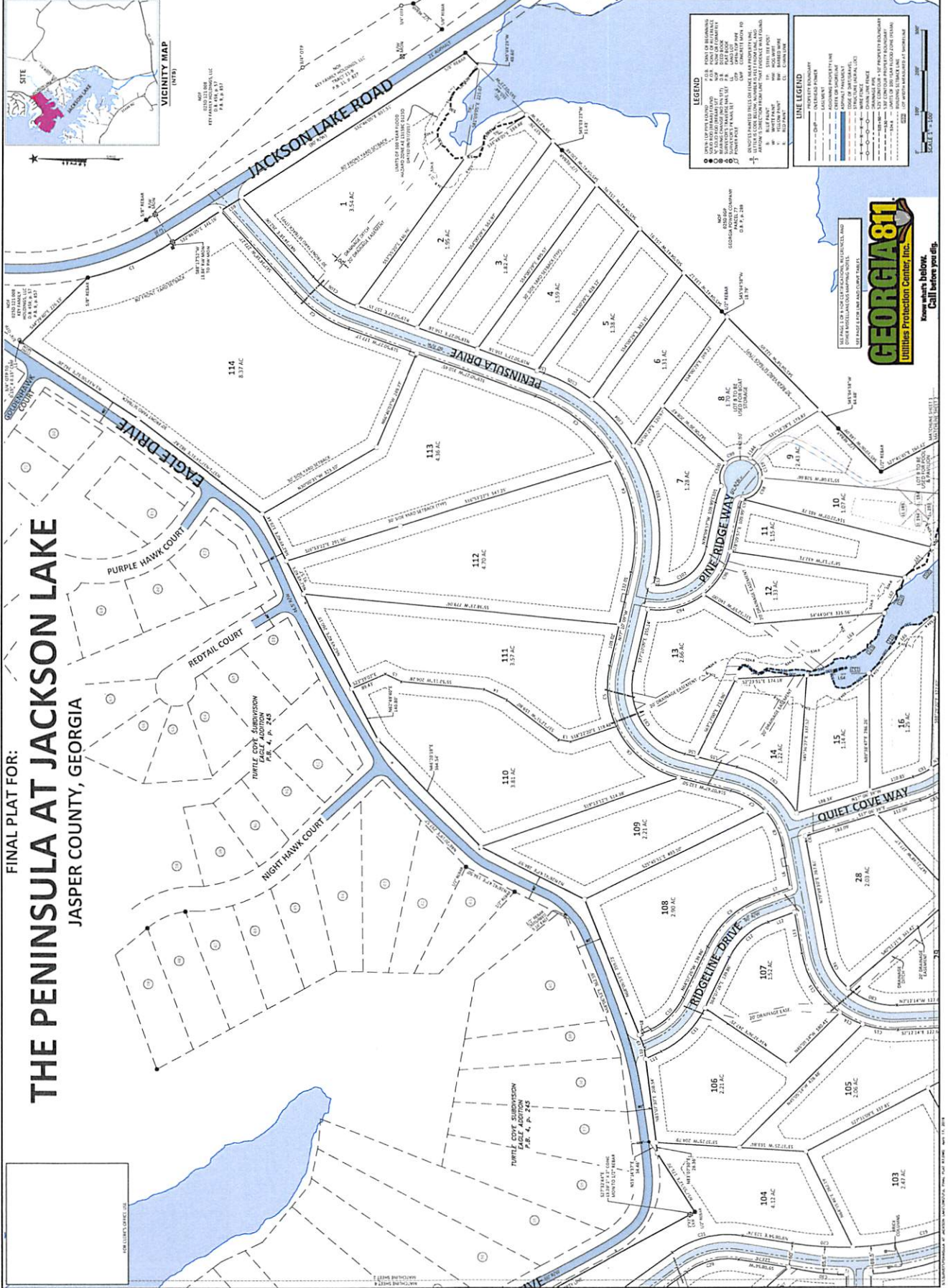
The Peninsula at Jackson Lake
 A Residential Subdivision
 Jasper County, Georgia

NO.	REVISION DESCRIPTIONS	DATE
1	Final Plat	02/12/2025
2	Final Plat	02/12/2025
3	Final Plat	02/12/2025
4	Final Plat	02/12/2025
5	Final Plat	02/12/2025
6	Final Plat	02/12/2025
7	Final Plat	02/12/2025

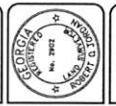
Sheet No. **1/6**

GEORGIA811
 Utilities Protection Center, Inc.
 Know what's below. Call before you dig.

FINAL PLAN FOR: THE PENINSULA AT JACKSON LAKE JASPER COUNTY, GEORGIA



JORDAN ENGINEERING
164 N. WINDYBROOK DR., SUITE 100
MARIETTA, GA 30067
770.428.8888
www.jordan-engineering.com



FINAL PLAN
The Peninsula at Jackson Lake
Land Lots 183, 184, 193, 194 & 195
District 19, Georgia Millitia District 296
Jasper County, Georgia

The Peninsula at Jackson Lake
A Residential Subdivision
Jasper County, Georgia

REV	REVISION DESCRIPTION	DATE
1	ISSUED FOR PERMITS	05/02/2018
2	REVISED TO REFLECT PERMITS	05/02/2018
3	REVISED TO REFLECT PERMITS	05/02/2018
4	REVISED TO REFLECT PERMITS	05/02/2018
5	REVISED TO REFLECT PERMITS	05/02/2018
6	REVISED TO REFLECT PERMITS	05/02/2018
7	REVISED TO REFLECT PERMITS	05/02/2018

Sheet No. **2/6**

GEORGIA 811
Know what's below.
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FINAL PLAT FOR:
THE PENINSULA AT JACKSON LAKE
 JASPER COUNTY, GEORGIA

JORDAN ENGINEERING
 1000 W. MARKET ST. SUITE 101
 JASPER, GA 31751
 770-285-1111
 www.jordan-engineering.com



FINAL PLAT
 The Peninsula at Jackson Lake
 Jasper County, Georgia
 Lots 153, 184, 193, 198 & 195
 District 19, Georgia Mills District 296

The Peninsula at Jackson Lake
 A Residential Subdivision
 Jasper County, Georgia

NO.	REVISION	DATE
1	FINAL PLAT	08/12/2019
2	REVISION TO LOT 153	08/12/2019
3	REVISION TO LOT 184	08/12/2019
4	REVISION TO LOT 193	08/12/2019
5	REVISION TO LOT 198	08/12/2019
6	REVISION TO LOT 195	08/12/2019

Sheet No. **3/6**

LEGEND

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GEORGIA 811
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THE PENINSULA AT JACKSON LAKE, JASPER COUNTY, GEORGIA, MAP NO. 19, 2019

FINAL PLAT FOR: THE PENINSULA AT JACKSON LAKE JASPER COUNTY, GEORGIA

JORDAN ENGINEERS
300 W. MAIN ST., SUITE 200
MARIETTA, GA 30066
770.427.7000

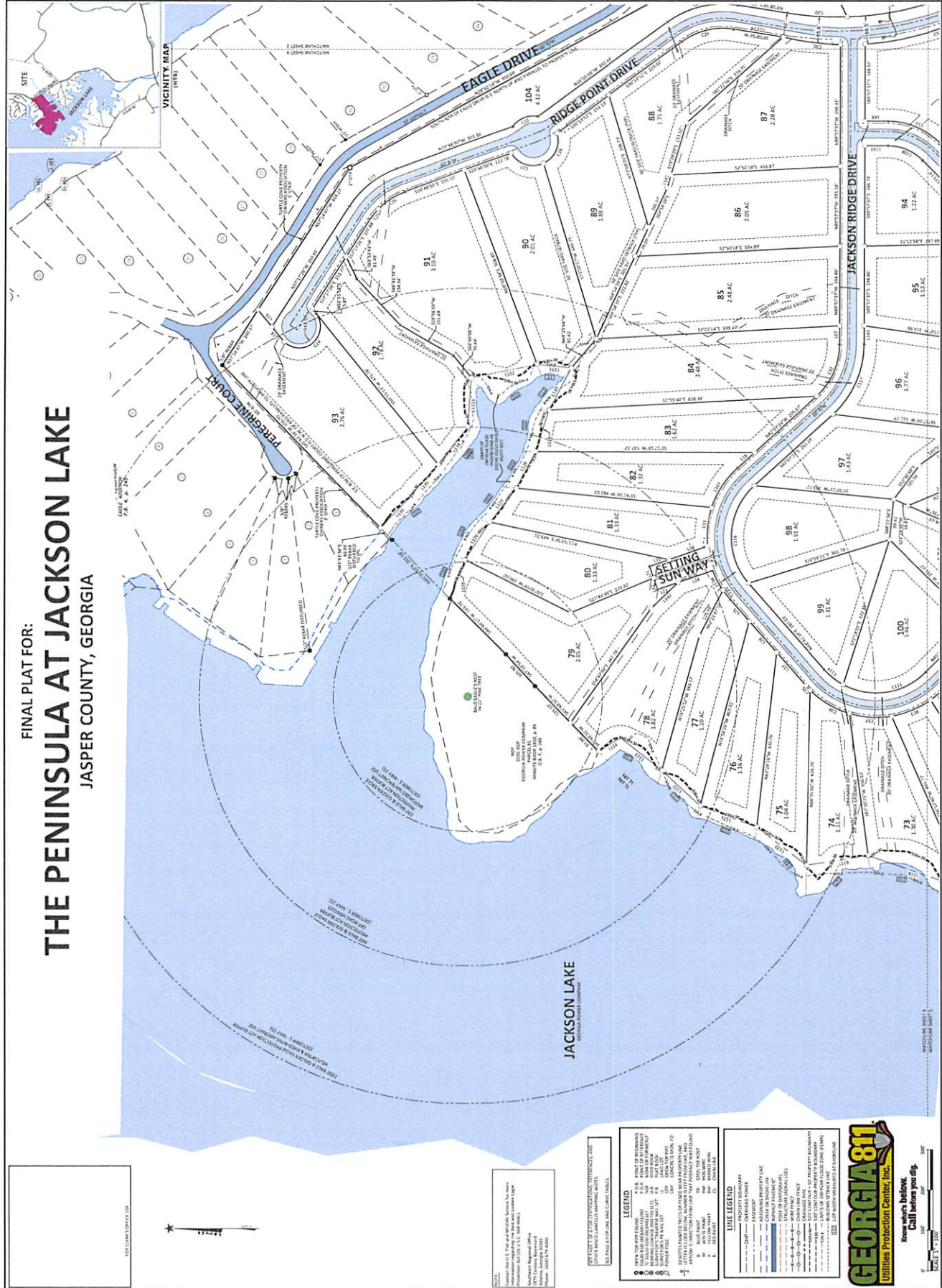


FINAL PLAT
The Peninsula at Jackson Lake
Jasper County, Georgia
Land Lots 183, 184, 188 & 195
District 54, Georgia Mills District 298

The Peninsula at Jackson Lake
Jasper County, Georgia
A Residential Subdivision

1	Revised to show corrected	02/22/2018
2	Revised to show corrected	02/22/2018
3	Revised to show corrected	02/22/2018
4	Revised to show corrected	02/22/2018
5	Revised to show corrected	02/22/2018
6	Revised to show corrected	02/22/2018
7	Revised to show corrected	02/22/2018
8	Revised to show corrected	02/22/2018
9	Revised to show corrected	02/22/2018
10	Revised to show corrected	02/22/2018

Sheet No. **4/6**



NOTES

- See Georgia Code, § 44-10-10 for more information regarding recording.
- See Georgia Code, § 44-10-11 for more information regarding recording.
- See Georgia Code, § 44-10-12 for more information regarding recording.
- See Georgia Code, § 44-10-13 for more information regarding recording.
- See Georgia Code, § 44-10-14 for more information regarding recording.

LEGEND

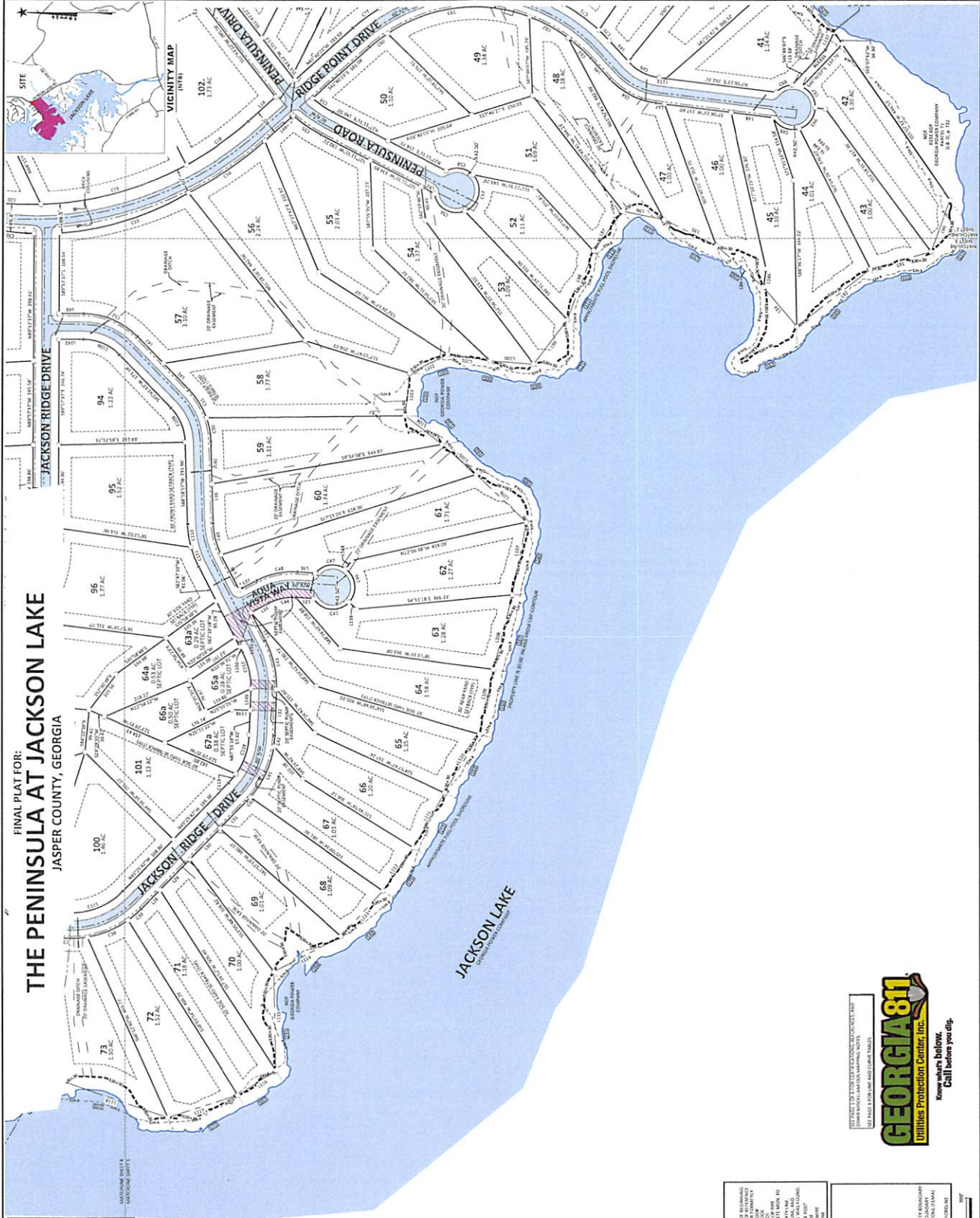
- OPEN TOP SURVEY POINT
- BENCH MARK
- PROPERTY BOUNDARY
- CONCRETE DRIVE
- ASPHALT DRIVE
- GRASS DRIVE
- UNPAVED DRIVE
- SIDEWALK
- UTILITY TRENCH
- UTILITY POLE
- UTILITY TOWER
- UTILITY VALVE
- UTILITY CONNECTION
- UTILITY STRUCTURE
- UTILITY EQUIPMENT

LINE LEGEND

- PROPERTY BOUNDARY
- CONCRETE DRIVE
- ASPHALT DRIVE
- GRASS DRIVE
- UNPAVED DRIVE
- SIDEWALK
- UTILITY TRENCH
- UTILITY POLE
- UTILITY TOWER
- UTILITY VALVE
- UTILITY CONNECTION
- UTILITY STRUCTURE
- UTILITY EQUIPMENT

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888-888-8811
www.georgia811.com

1	Final Plat	02/27/18
2	Final Plat	02/27/18
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ADDITIONAL SHEET 4
 JACKSON RIDGE DRIVE

ADDITIONAL SHEET 5
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ADDITIONAL SHEET 19
 JACKSON RIDGE DRIVE

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 the Jasper County Board of Commissioners:

The subdivision Peninsula at Jackson Lake have met all the improvements required. I have broken down the improvements with details below.

- Asphalt Roads: The Public Work Director have approved the roads installed. Specific letter attached. These are going to be private roads.
- Jasper County Water and Sewer Authority have accepted the water mains and associated valves, hydrants and appurtenances in the subdivision. The system has passed the necessary pressure and bacteriological testing in accordance with Jasper County Water and Sewer Authority regulations. A Coliform Bacteria Analysis was performed on a fire hydrant on Lot 82 on Jackson Ridge Road. This is the furthest fire hydrant from Jackson Lake Road allowing water to flow through the entire system. Letters attached. Installers of the water system have guaranteed the water service for one year to the Jasper County Water and Sewer Authority. That includes the materials also.
- Power Companies: Georgia Power and Central Ga EMC will both be supplying power to the subdivision. Both power companies have completed the counties permit process and also paid in full for all permits and fees by the developer. Georgia Power has completed the right of way clearing along Jackson Lake Road to get power to the subdivision and are also trenching and burying cable in the right of way of the subdivision roads now. Central Georgia EMC is also trenching and burying cable in the right of way of the subdivision roads.

Thanks,
Shane Sealy
Jasper County Planning and Zoning Director



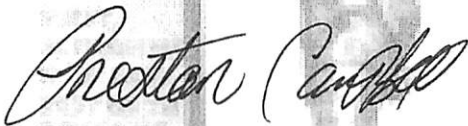
To Jasper County Planning and Zoning Office:

Jasper County Publics Works have inspected the roads in the Peninsula at Jackson Lake and do not have any issues with the roads that were asphalted in the subdivision.

This inspection meets the following codes in the Jasper County Ordinance:

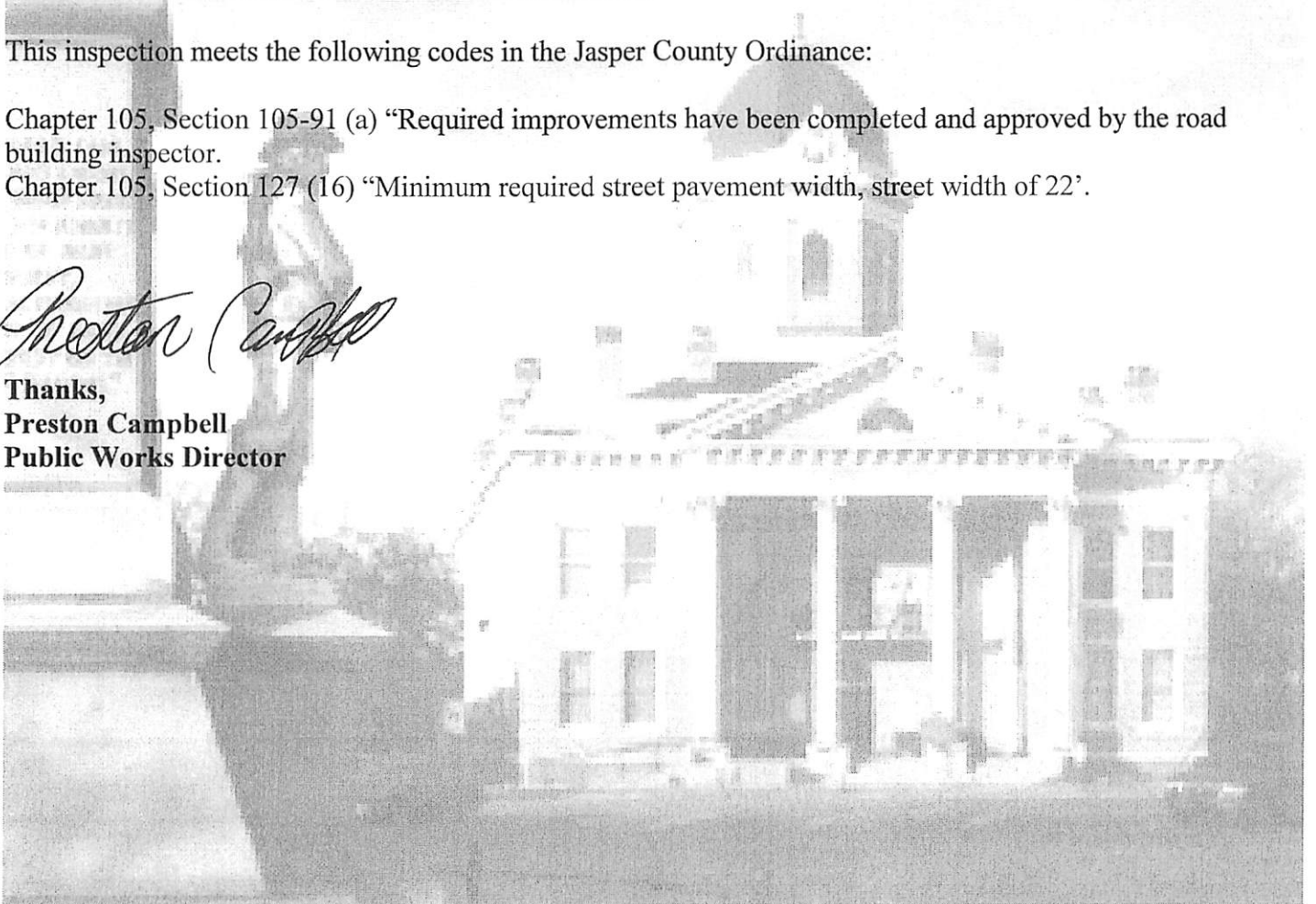
Chapter 105, Section 105-91 (a) "Required improvements have been completed and approved by the road building inspector.

Chapter 105, Section 127 (16) "Minimum required street pavement width, street width of 22'.



Preston Campbell

**Thanks,
Preston Campbell
Public Works Director**





Jasper County
Water & Sewer Authority

"Water" Our Most Precious Resource

Jasper County Planning & Zoning Office
Mr. Shane Sealy
126 W. Green Street, Suite 18
Monticello, GA 31064

April 9, 2019

Re: The Peninsula Subdivision

Mr. Sealy-

Please accept this letter as acceptance of the water mains and associated valves, hydrants and appurtenances within the above-referenced subdivision. The system has passed the necessary pressure and bacteriological testing in accordance with Jasper County Water and Sewer Authority regulations.

This acceptance should not be considered a release from required developer bonding and maintenance periods.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Mary Alice Carter

Chairman, Jasper County Water & Sewer Authority



Newton County Water System
clo Cornish Creek Water Treatment Facility

11905 Alcony Road
Covington, Georgia 30014
Telephone: (770) 784-2125
Fax: (770) 784-2128



March 22, 2019

Newton County
Cornish Creek Water Laboratory
Bacteriology Report

Lab Certification # 029

Laboratory I.D. # 0400662

This is a laboratory report resulting in the collection of a water sample requested by:
Mr. Jason Nord – Jasper County Water & Sewer Authority – WSID# 1590015

Location: Lot 82 (Jackson Bridge)
Sample collected by: Jason Nord
Date sample collected: 3/20/2019
Time sample collected: 9:45 am
Chlorine residual: 1.19 ppm

A **Coliform Bacteria** Analysis was performed on this sample to determine if any germ contamination was present. This sample was **negative/absent of coliform bacteria contamination and E. Coli Bacteria**, at the time and date of sampling and analysis.

Should you have any other questions or concerns, please call (770) 784-2125, for further assistance. Monday thru Friday, 8:00a.m. to 5:00p.m.

Respectfully,

Jamison Brown
Water Laboratory Analyst
jamison.brown@co.newton.ga

James A. Brown
Water Resources Director

Shane Sealy

From: Mercer, David <David.Mercer@dph.ga.gov>
Sent: Wednesday, April 17, 2019 8:36 AM
To: ssealy@jaspercountyga.org
Subject: Peninsula

Concerning The Peninsula at Jackson Lake Subdivision:

The final soil plat and lot layout have been provided to me and it appears to meet our requirements for the future permitting of individual onsite septic tank systems.

David Mercer
Jasper Co. Health Dept.

Old Business - Item 1:

Agenda Request – Jasper County BOC

Department: Planning and Zoning

Date: April 22, 2019

Subject: Peninsula at Jackson Lake Final Plat Presentation and Consideration for Approval

Summary:

Peninsula at Jackson, LLC has brought forward the final plat for the Peninsula at Jackson Lake subdivision for approval.

(See documents in Public Hearing Section)

Background:

This subdivision has gone through the preliminary plat process with the Jasper County Planning and Zoning Board on March 15, 2018.

The final plat went in front of the Planning and Zoning Board on April 11th and was recommended for approval, 5-0 with the following conditions.

- 1) Correct road frontages on Lot 23 and Lot 77 to meet current zoning regulations.
- 2) To add Georgia Power as an electric provider. Central Ga EMC was only listed and both power companies will be servicing the subdivision.
- 3) Add “should the county ever decide to take responsibility for the roads, the developer or residents must bring the roads up to current county standards.

These conditions have been satisfied on this final plat.

Cost:

N/A

Recommended Motion:

Staff recommends approval of final plat for The Peninsula at Jackson Lake.

New Business – Item 1:

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: April 22, 2019

Subject: FY 2020 Budget Book Presentation

Summary:

Staff will present the FY 2020 Budget Book.

Work Sessions will be scheduled as needed according to the updated FY 2020 Budget Calendar.

Background:

Jasper County BOC's current budget ends June 30, 2019.

Jasper County BOC needs to develop and adopt a new annual budget beginning July 1, 2019 and ending June 30, 2020.

Cost: None

Recommended Motion:

Board Discretion

**JASPER COUNTY BOARD OF COMMISSIONERS
FY 2020 BUDGET CALENDAR**

February 6	<u>Budget Schedule Provided To Department Heads & Constitutional Officers</u>
February 8	<u>Letters to Appropriation Entities</u>
February 11	<u>Budget Templates – Delivered to Department Heads/Constitutional Officers</u>
March 22	<u>Appropriation Requests Due Back to Finance Director</u>
March 22	<u>Departmental/Enterprise/Constitutional Budgets Due Back to Finance Director</u>
March 26	<u>County – Wide M & O Budget Rollup</u>
March 27	<u>Preliminary Digest from Tax Assessor</u>
March 27– April 5	<u>Department Heads & Constitutional Officers Budget Reviews</u> (County Manager, Finance Director, Department Heads & Constitutional Officers)
April 22	<u>BOC Meeting - Budget Book Presentation to BOC & Citizens</u>

Budget Work Sessions for Board of Commissioners

April 25	Thur. 6:00 P.M.	Budget Work Session as Needed
April 29	Mon. 6:00 P.M.	Budget Work Session as Needed
May 2	Thur. 6:00 P.M.	Budget Work Session as Needed
May 6	Mon. 6:00 P.M.	Budget Work Session as Needed
May 9	Thur. 6:00 P.M.	Budget Work Session as Needed
May 13	Mon. 6:00 P.M.	Budget Work Session as Needed
May 16	Thur. 6:00 P.M.	Budget Work Session as Needed
May 20	Mon. 6:00 P.M.	Budget Work Session as Needed
May 23	Thur. 6:00 P.M.	Budget Work Session as Needed
May 28	Tues. 6:00 P.M.	Commissioners’ Review as Needed
May 30	Thur. 6:00 P.M.	Commissioners’ Review as Needed

*Additional Work Sessions to be Scheduled as Needed

June 3	<u>BOC Meeting – Board Consensus to Advertise - Proposed FY 2020 Budget, Proposed 2019 Millage Rates and 2019 Tax Digest Meeting 6:00 P.M.</u>
June 6	<u>Advertise Public Hearings Dates and Locations, Proposed FY 2020 Budget, Proposed 2019 Millage Rates, 2019 Tax Digest & Five Year Report</u>
June 13	<u>Public Hearing – Proposed FY 2020 Budget, Proposed 2019 Millage Rates & 2019 Tax Digest 6:00 P.M.</u>
June 13	<u>Advertise Public Hearings Dates and Locations, Proposed FY 2020 Budget, Proposed 2019 Millage Rates, Proposed 2019 Tax Digest & Five Year Report</u>
June 17	<u>Public Hearing – Proposed FY 2020 Budget, Proposed 2019 Millage Rates & 2019 Tax Digest 10:00 A.M.</u>
June 17	<u>Public Hearing – Proposed FY 2020 Budget, Proposed 2019 Millage Rates & 2019 Tax Digest 6:00 PM</u>
June 24	<u>BOC Meeting – Adopt FY 2020 Budget & Set 2019 Millage Rates 6:00 PM</u>
June 28	<u>Post Adopted FY 2020 Budget & 2019 Millage Rates & 2019 Tax Digest & Implement FY 2020 Budget</u>