

**Jasper County Board of Commissioners**  
**February 1, 2021**  
**Regular Meeting Minutes**  
**6:00 P.M.**

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

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

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

**Pledge of Allegiance:**

**Invocation:** District 3- Commissioner Don Jernigan

**Agenda Approval:** Chairman Henry requested that the Citizens Comment section of the agenda be move up on the agenda (before County Commissioner items). He also stated that Item #6 Recreation Association Board Amended Bylaws adoption has been removed from the agenda.

Commissioner Stunkel motioned to approve the agenda with the changes that were presented. Commissioner Ledford seconded the motion, passed unanimously.

**Consent Agenda:**

**Approval of Minutes:**

Commissioner Stunkel motioned to approve the minutes for the January 4, 2021 Regular Meeting, and January 25, 2021 Work Session as presented; Commissioner Jernigan seconded the motion, passed unanimously.

**Check Register:**

Commissioner Jernigan motioned to approve the check register check numbers **60464-60721**. Commissioner Ledford seconded the motion, passed unanimously.

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

- 1. A public hearing will be held for the construction of a new cell tower. The property is located on Post Road on a piece of property owned by Robert Sidney Aiken at 3901 Post Road Monticello, Ga 31064. Tax Map 028, parcel 051. Current zoning is Agricultural (A). Applicant is Verizon Wireless.**

Verizon Wireless has applied for construction of a new 250' self-support tower. The property is located on Post Road on Tax Map 028 parcel 051. The property is zoned agricultural. The Ga Center for Local Government has reviewed the application and has recommended conditional approval of the application. If approved, the facility will address a gap in coverage between Post Road and areas in the North portion of the County. A balloon test was properly scheduled and conducted on October 3, 2020 from 10am to 2pm. Based on the balloon test, it appears that the visibility of the tower would be mostly limited to the parent tract and South of the tower along Post Road.

Commissioner Stunkel motioned to close Public Hearing at 6:06 p.m. Commissioner Ledford seconded the motion, passed unanimously.

Commissioner Jernigan motioned to go into Public Hearing at 6:06 p.m. Commissioner Stunkel seconded the motion, passed unanimously.

**2. A public hearing for Application 2020-TA-004 – To add “Livestock Auction” to the Permitted Use Table under Agricultural zoning with a Special Use Permit required. Applicant is William Johnson.**

This is an application for a text amendment for Application 2020-TA-004 to add “Livestock Auction to the permitted use table under Agricultural zoning with a Special Use Permit being required. This could or could not affect the existing use of adjacent or nearby properties. Each site will have to be looked at individually to determine if there will be issues or not. Different stipulations could be put on properties that came forth for special use permits. The Planning and Zoning Board heard this on January 14<sup>th</sup>, and recommended approval 4-1.

Mr. William Johnson owner of Wayside Auction stood before the board in favor of the request. He stated the auction used to be held in Jones County and the building was sold. He stated that he wants to move the auction to Jasper County since he is a resident of the county. He stressed that this is a small animal livestock auction. Meaning that his license only allows him to sell animals under 400 pounds.

Mr. Larry Kelly stood in favor as well. He stated that he has been an auctioneer over 43 years. He stated that the animals are brought in on the day of the sale and removed after the sale. He stated that they sale to hobby farmers. He stated that it is a family environment. No drugs or alcohol is involved.

Ms. Mary Patrick stood against the request. She stated that she would like to see the information go into our code as a small animal livestock auction.

Commissioner Ledford asked if calves are taken out if it is labeled as a small livestock auction. Mr. Johnson clarified anything under 400 pounds can be sold.

Commissioner Jernigan motioned to close Public Hearing at 6:15 p.m. Commissioner Ledford seconded the motion, passed unanimously.

Commissioner Jernigan motioned to go into Public Hearing at 6:15 p.m. Commissioner Ledford seconded the motion, passed unanimously.

**3. A public hearing for Application 2020-TA-005 – To add “General Auction” to the Permitted Use Table under Agricultural zoning with a Special Use Permit required. Applicant is William Johnson.**

Mr. Shane Sealy stood before the board to present application 2020-TA-005 – To add “General Auction” to the Permitted Use Table under Agricultural zoning with a Special Use Permit required. Applicant is William Johnson. Owner is Justin Wyatt. Tax Map 023A parcel 005 (21753 Hwy 83N) and 023A parcel 038. The Planning and Zoning board heard this request on January 14, 2021. The recommended denial 5-0.

Chairman posed the question of what is included in the General Auction.

Mr. Johnson stood before the board in favor of the request. He stated that the miscellaneous auction when first presented was not clear about why it was agricultural related. He stated that at these sales animal

feeders, hay, fencing, lumber, gates, etc. are sold. He stated that he is aware a place in Jasper County right now that does consignment sales who possibly does not have a business license.

Mr. Larry Kelly stood before the board again to speak in favor of this application. He stated that the main reason for this sale is to provide people who purchase animals at the livestock sale means to feed them and have other items that they will need for animals. He stated that this would be in conjunction with the small livestock sale. There would be no items left after the sale. Everything is removed after each sale.

Ms. Mary Patrick stood in opposition to the application. She stated that there are some neighbors who do not want the general auction. She stated that this is something that is going to last in our code.

Commissioner Stunkel asked Shane what was the reason for the 5-0 no vote. Mr. Sealy stated that it wasn't expressed that it would be farm items only at that meeting.

Commissioner Stunkel motioned to close the public hearing at 6:24 p.m. Commissioner Jernigan seconded the motion, passed unanimously.

**Citizens Comments:** There was one Facebook comment asking the commissioners to put the Work Sessions on Facebook citizen comments.

**Ronnie Payne-** Mr. Payne stood before the board to state that he received a permit on February 28, 2018 to have a sign in his front yard. As far as he know he met all of the requirements for the sign. He attended a Zoning meeting and they advised him that he would have to move his sign. He said that he was told at the meeting that the Zoning department made the mistake which was not his mistake and he feels like he should not have to take down his sign as a result. He stated that he received legal advice. He was told to put the sign back up because he has a legal permit.

**Mary Patrick-** Ms. Patrick stated that she was unclear on the conversation about the Blight Tax. Sometimes they would say 10% or 10 times the tax. She stated the blight tax would be great for Rolling Wood Cove. She stated that if Code Enforcement write a ticket everyday they could be fined \$300 every day. She stated that if the codes were enforced that area can be cleaned up.

**Commissioner's Items:**

Commissioner Ledford- None

Commissioner Stunkel- None

Commissioner Jernigan- None

Chairman Henry- Chairman reminded everyone on Facebook to be respectful in their comments. Chairman Henry mentioned the Pitch in and Pick Up campaign that is being led by a resident Megan King.

**Presentations/Delegations-** *None*

**Appointments:**

**Regular Agenda:**

**Item 1: Jasper County Water and Sewer Authority Board Appointments:** Mr. Benton stated that the Jasper County Water and Sewer Authority has three vacant positions. He stated that Mr. Bill Whitten has expressed his desire to get back on the board. He stated that we are still recruiting. Commissioner Ledford motioned to reappoint Bill Whitten to serve on the Jasper County Water and Sewer Authority Board to serve a 5-year term, March 2021 to March 2026. Commissioner Jernigan seconded the motion, passed unanimously.

**Item 2: Alcovy Shores Water and Sewer Authority Board Appointments:** Mr. Benton stated that Ms. Rosemary Thompson expressed her desire to remain on the board. Commissioner Stunkel motioned to reappoint

Ms. Rosemary Thompson to the Alcovy Shores Water and Sewer Authority Board for a four-year term ending February 2025. Commissioner Ledford seconded the motion, passed unanimously.

**Item 3: 911 Authority Board Appointments:** Chairman Henry stated that we have three position about to expire. The positions of Sandra Carter, Julie Bennett, and Jeffrey Lee. Mary Patrice submitted a letter of interest.

Ms. Sandra Carter stood before the board to express her desire to be reappointed the 911 Authority Board.

Ms. Julie Bennett stood before the board to state that she would like to continue to serve on the 911 board.

Ms. Mary Patrick stood before the board and stated that there are some problems at the 911 Authority Board which has not been addressed for a decade. She stated that they have not gotten their financials done and the county is written up in the audits each year for it. She stated that since she is a CPA she would know what to ask for and know what the board will need to look at.

Commissioner Stunkel motioned to reappoint Sandra Carter to the Jasper County 911 Authority Board with the term ending March 1, 2025. Commissioner Jernigan seconded the motion, passed unanimously.

Commissioner Stunkel motioned to reappoint Julie Bennett to the Jasper County 911 Authority Board with the term ending March 1, 2025. Commissioner Jernigan seconded the motion, passed unanimously.

Commissioner Stunkel motioned to appoint Mary Patrick to the Jasper County 911 Authority Board with the term ending March 1, 2025. Commissioner Ledford seconded the motion, passed unanimously.

**Item 4: Planning and Zoning Board Appointments:** Mr. Ron Burch stood before the board to express his interest in being reappointed the Planning and Zoning Board.

Ms. Julie Bennett stood before the board and stated that this would be her third term and she would like to continue to serve on the board. She stated that she is only one on the board on the rural side.

Ms. Mary Patrick stood before the board to express her interest in being on the P&Z Board. She stated that she feels it is important because the Zoning helps keep our property values up.

Commissioner Jernigan motioned to reappoint Ron Burch and Julie Bennett to the Planning and Zoning Board to serve 3-year terms expiring March 1, 2024. Commissioner Ledford seconded the motion, passed unanimously.

**Item 5: Jasper County Public Facilities Authority Board Interviews:**

Mr. Charles Forsythe- Mr. Forsythe stood before the board to express why he feels he is a good fit for the board. He thinks this board is a great tool for the county. He also stated that his background is financial management.

Tony Tanner- Mr. Tanner stood before the board. He stated that he has lived in the county for 41 years. He thinks he has enough knowledge about what the county needs.

Tyson Harty- Mr. Harty stated that he has worked at the High School for the past 15 years. He stated that he has served on the Recreation Board, a special Planning and Zoning committee, and the Historical Foundation board. He stated that he brings the perspective of needing to grow our county while maintaining the rural heritage. He stated that he have a real interest in serving and have a lot of great ideas for the board.

Chairman Henry thanked everyone for offering to serve on the authority.

**Item 6: Jasper County Recreation Association Board Amended Bylaws Adoption:** Item withdrawn

**Item 7: Resolution for 2021 CDBG Application:** Chairman Henry stated that in the past the county has received two CDBG grants. One was for the Health Department and the other for the Senior Center. We are currently trying to get the same grant for the Food Bank. The board of Commissioners have to be the ones applying for the grant. The Commissioners have agreed to appropriate \$22,500 as a local match for the local match for that application. Commissioner Stunkel motioned to authorize the Chairman to sign Resolution #2021.02.01A to execute any and all documents necessary to apply for and obtain the Community Development Block Grant. Commissioner Ledford seconded the motion, passed unanimously.

**Item 8: 2020 Pre Disaster Mitigation Plan Update Adoption:** Mr. Benton stated that the update to the plan is required to be done every five years by FEMA & GEMA. It is a combined effort between the EMS, 911, the Municipalities in the County and others throughout the county. Commissioner Stunkel motioned to adopt Resolution #2021.02.01B accepting the 2020 Jasper County Pre-Disaster Mitigation Plan update. Commissioner Jernigan seconded the motion, passed unanimously.

**Item 9: 2021 LMIG Project Invitation to Bid:** Chairman Henry stated that we are trying to finish up a five year project. We would like to do some crack sealing on Post Road and Jackson Lake Road along with .6 miles of Pintail. We would like to put this out to bid.

Mr. Benton stated that we would like to separate the bids. We need more time to analyze Jackson Lake Road.

Commissioner Jernigan made a motion that we open the bid for the Full Depth Reclamation for the final 1.76 miles of Post Road and the .6 miles of Pintail Drive. Commissioner Ledford seconded the motion, passed unanimously.

**Item 10: Official Jasper County Zoning Map Update:** Mr. Sealy stated that the current zoning map has not been updated since 2012. There are four sites that need to be updated on the map.

- 1) 9301 Hwy 212 W Monticello, Ga (Dollar General) 2015-C-001 zoned from Agricultural (AG) to Commercial (C-2). Approved November 2, 2015
- 2) 12166 Hwy 212 W Monticello, Ga. Ralda Drummond 2018-Z-001 zoned from Residential (R1) to Office-Institutional (O-I) Personal Care Home. Approved September 10, 2018.
- 3) Edwards Road Monticello, Ga 2019-Z-001 zoned from Agricultural (AG) to Manufacturing (M). Approved November 4, 2019
- 4) 53 Pennington Road Shady Dale, Ga 2019-Z-002 zoned from Commercial (C-2) to Residential (R1). Approved November 4, 2019

Commissioner Stunkel motioned to adopt the new zoning map and authorized chairman to certify signature. Commissioner Ledford seconded the motion, passed unanimously.

**Item 11: Honoring Carl Pennamon – Road Name Change Discussion:** Mr. Benton stated that we have been looking into renaming Georgia Pacific Road after the late Carl Pennamon in an honorary fashion. The legal change involves post office address. There is one homeowner and two businesses on the road. Mr. Benton stated that he spoke with the residents and one of the businesses. They opposed the change.

Commissioner Jernigan stated that the new tenant at the old Georgia Pacific plant requested that the road be legally changed to Carl Pennamon Parkway based on him being so instrumental in the community for so long. Commissioner Jernigan stated that we no longer have a Georgia Pacific in Monticello and he does not see the need for the road to retain the name. Commissioner Jernigan motioned to legally change the name of Georgia Pacific Road to Carl Pennamon Parkway. Commissioner Stunkel seconded the motion for discussion.

Commissioner Stunkel stated that his biggest reservation is the cost to the second business that is located on the road. He stated that the state of Georgia does not make it easy to do all of your address changes. He stated that it is a slow process.

Chairman Henry stated that we may look at doing it as an honorary change for now. We can let the people involved know that the legal change may still happen in the future.

Commissioner Jernigan asked if we really want the road named after GA Pacific which is no longer in the county. He said that he thinks it is in the best interest of the county to go with the legal name change.

Motion Failed

Commissioner Jernigan motioned to make an Honorary name change to Carl Pennamon Memorial Parkway and put signs up. Commissioner Stunkel seconded the motion, passed unanimously.

Commissioner Stunkel motioned to get the 60x24 sign in Green and White, in diamond grade. The sign should read: Carl Pennamon Memorial Parkway. Commissioner Jernigan seconded the motion, passed unanimously.

**Item 12: No Littering Program:** Chairman Henry stated that we could come up with some way to get people to stop littering.

Commissioner Stunkel asked if this should be run through the Public Works Department

Chairman Henry asked Sheriff Pope about the fine for littering in Jasper. Sheriff Pope state that the fine is up to \$1,000, which is a state fine and regulated by the Probate. He stated that it has to be observed by an officer. If trash is found on the side of the road with a person's name on it Code Enforcement has been able to take to Magistrate Court.

**Item 13: Community Redevelopment Tax Incentive Program - Blight Tax-** Mr. Benton stated that he reached out the Ted Baggett at the Carl Vinson Institute to get a better understanding of whether blight tax would apply to rental properties.

Attorney Ozburn stated that based on his research you don't have to own the property in order for it to be your primary residence. So if a rental property is used as a residence it cannot be subject to blight tax.

Chairman Henry stated that he don't know if the Blight tax is what we need since it would have minimal affect.

The P&Z director will reach out to the City of Albany and the City of Jackson regarding their local ordinances

Commissioner Stunkel motioned to authorize David Ozburn to start drafting a Community Development Tax incentive program for Jasper County. Commissioner Jernigan seconded the motion.

**Item 14: FY 2021 2<sup>nd</sup> Quarter Financial Report:** Finance Director Dennis Pate presented the 2<sup>nd</sup> Quarter FY2021 Financial Report which runs through December 31<sup>st</sup>.

TOTAL GENERAL FUND REVENUE	<u>\$ 11,054,105 (Budgeted)</u>	<u>\$ 8,619,167(Collected)</u>
TOTAL GENERAL FUND EXPENDITURES	<u>\$ 11,772,443 (Budgeted)</u>	<u>\$ 5,644,597(Expended)</u>

In the SLOST 2018 Fund we have collected through November \$2,986,000. The amount expended is \$895,000. He stated that we are not seeing any dips in the amounts collected.

**Item 15: Schedule Work Sessions and Called Meetings:** The board scheduled a Work Session for Monday February 8<sup>th</sup>.

**County Attorney Items:** None

**County Manager Items:** Mr. Benton stated that the Public Works shop is on track for late March early April. The Health Department building is on track for an April completion date. There were a total of 14 new home construction permits and 54 permits in all.

**Executive Session:** Commissioner Ledford motion to go into Executive Session at 7:55 p.m. Commissioner Stunkel seconded the motion, passed unanimously.

Commissioner Stunkel motioned to exit the Executive Session at 8:50 p.m. Commissioner Ledford seconded the motion, passed unanimously.

**Adjourn:**

Commissioner Stunkel motioned to adjourn the meeting at 8:50 p.m. Commissioner Jernigan seconded the motion, passed unanimously.

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Bruce Henry, Chairman

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Sharon Robinson, Clerk