

**BOARD OF COUNTY COMMISSIONERS  
JASPER COUNTY, GEORGIA  
REGULAR MEETING AGENDA  
\*\*\*\*SMALL COURTROOM SECOND FLOOR\*\*\*\*  
MONTICELLO, GEORGIA  
January 3, 2022  
6:00 p.m.**

**\*\*\* The meeting will be live streamed Via Facebook on the Jasper County Georgia Facebook Page.  
\*\*\*See Revised Continued Precautions in Response to Covid-19 at bottom of Page 2.  
\*\*\* Citizen Access will be available with limited Seating. \*\*\***

<b>I. Call to Order (6:00 p.m.)</b>				
NAME	PRESENT	ABSENT	LATE	ARRIVED
DISTRICT 1 – SHEILA G. JONES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
DISTRICT 2 – BRUCE HENRY, 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 – VICE-CHAIR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
DISTRICT 5 - STEVEN LEDFORD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**II. Pledge of Allegiance –**

**III. Invocation – District 5**

**IV. Approval of Agenda**

**V. Consent Agenda –**

1. Approval of Minutes:
  - December 6, 2021 – Regular Meeting Minutes
  - December 17, 2021 – Work Session Minutes
2. Check Register – Check #'s **63264 -63490**

**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 will be held to remove the use of Mining/Quarry from the Table of Permitted Uses (Sec 119-269).
2. A public hearing will be held to remove the use of Adult Entertainment Business from the Table of Permitted Uses (Sec 119-269).
3. A public hearing will be held for a preliminary plat for Lakeview Subdivision Phase 2 (application number 2021-Prelim-002) on Lloyd Street off of Jackson Lake Road.
4. A public hearing will be held for a preliminary plat for Waters Edge Subdivision Phase 2 (application number 2021-Prelim-001) on Lawson Drive off of Long Piney Road.

**VII. 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.*

## ***Jasper County Water Authority Update – Ron Burch***

### **VIII. Citizens 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. Comments noted from citizens via the Jasper County FB Page.*

### **IX. County Commissioner Items**

### **X. Regular Agenda**

#### **Appointments**

1. Appointment of Chairman
2. Appointment of Vice-Chairman
3. Appointment of County Attorney
4. Appointment of County Clerk

#### **Business Items:**

1. Jasper County Recreation Board Appointment
2. Removal of Mining/Quarry from the Table of Permitted Uses
3. Removal of Adult Entertainment Business from the Table of Permitted Uses
4. Six Months Moratorium on Accepting Subdivision Preliminary Plats
5. Preliminary Plat for Lakeview Estates Subdivision Phase 2
6. Preliminary Plat Waters Edge Subdivision Phase 2
7. Set Qualifying Fees for 2022 Elections
8. Funding Request – Clerk of the Courts – Scan and Index Records 1960 - 1979
9. Senior Center Budget Request – New PT Position Transportation Driver/Janitor
10. Homestead Valuation Freeze
11. Recreation Department – Capital Expenditures
12. Recreation Department Site Plan – Precision Planning Preliminary Design Services
13. Schedule Work Sessions and Called Meetings

### **XI. County Attorney Items**

### **XII. County Manager Update**

### **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**

#### **\*\*\*\*Details for Meeting Attendance\*\*\*\***

- **All persons will be temperature checked at the door.**
- **Temperature readings of 100.4 or higher will not be allowed to enter the building.**
  - **Masks will be provided and recommended to be worn, but not required.**
  - **Seating will be Limited.**

**Consent Agenda – Item 1:**

**Agenda Request – Jasper County BOC**

**Department:** Board of Commissioners

**Date:** January 3, 22022

**Subject:** Approval of Minutes

**Summary:**

Minutes have been completed for the Jasper County Board of Commissioners:

- December 6, 2021 – Regular Meeting Minutes
- December 17, 2021 – Work Session Minutes

**Background:**

**Cost:** \$0

**Recommended Motion:**

**Approve minutes for:**

- December 6, 2021 – Regular Meeting Minutes
- December 17, 2021 – Work Session Minutes

**Jasper County Board of Commissioners**  
**December 6, 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, Sheila Jones and Steven Ledford.

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

**Pledge of Allegiance:**

**Invocation:** Commissioner Don Jernigan

**Agenda Approval:** Commissioner Stunkel suggested that we move Item #6 down to become item# 13. He also stated that under item #5 we will address the Rock Quarry and Adult Entertainment. Commissioner Ledford motioned to approve the agenda with the changes. Commissioner Stunkel seconded the motion, passed unanimously.

**Consent Agenda:**

Commissioner Jernigan motioned to approve the Regular minutes for November 1, 2021 as presented. Commissioner Ledford seconded the motion, passed unanimously.

Commissioner Jernigan motioned to approve the Public Hearing and Work Session minutes for November 22, 2021 as presented. Commissioner Jones seconded the motion, passed unanimously.

Commissioner Stunkel motioned to approve Check Register Check #s- 62950-63263. Commissioner Ledford seconded the motion, passed unanimously.

**Public Hearing:** Commissioner Jernigan motioned to go into the Public Hearing at 6:04 p.m. Commissioner Jones seconded the motion, passed unanimously.

Planning and Zoning Director Shane Sealy discussed application 2021-ORD-001 the County is wanting to make changes to some ordinances. There are 10 total.

- 1) Residential Lake Zonings (RL) – To do away with RL1, RL2, RL3 (based on acreage) zonings and have just RL zoning and make a one acre minimum lot size in this zoning.
  - P&Z Board recommendation – approval 4-0.
- 2) Preliminary Plat – Currently the preliminary plat goes in front of the Planning and Zoning Board only for approval. Looking at the preliminary plat going in front of the Planning and Zoning Board for recommendation and then to the Board of Commissioners for approval or denial.
  - P&Z Board recommendation - approval 4-0. The board discussed making the requirement a one acre minimum.
- 3) Attached are the setback items to be removed in yellow. The main reason is contradicting info in the ordinance.
  - P&Z Board recommendation – approval 4-0.Bill Nash of Chickadee Court stated that he proposed to make the ordinance clearer of what can and cannot be included.

- 4) Sec 105-126 (13) in the ordinance – Curb and Gutter construction is required for development where the majority of lots (excluding cul-de-sac lots) have less than 125’ of road frontage. The minimum road frontage is 125’ in Residential (R-1) and Residential Lake (RL3) where it used to be 100’.
  - P&Z Board recommendation – To up the 125’ road frontage to 150’ for the curb and gutter.
- 5) To add to the ordinance an age limit for modular homes to be brought into the County. 10 years or newer.
  - P&Z Board recommendation – approval 3-1.
- 6) Planning and Zoning and Board of Appeals. In the ordinance a quorum is a minimum of three but does not state on the voting decision as it states for the Board of Commissioners “a quorum is three, and they must concur to pass any order or decree”. To add this to the Planning and Zoning Board and Board of Appeals section.
  - P&Z Board recommendation – approval 4-0.
- 7) In Sec 105-28 – General Definitions:  
  
Change from:  
“Setback means a minimum distance from the centerline of the right-of-way for construction of buildings or foundations.  
  
Change To:  
Setback means a minimum distance from the centerline of the right-of-way, side property line, or rear property line, for any construction except septic systems, storm drainage structures, private drives, sidewalks, on grade-patios without foundations, fences, retaining walls, and cantilevered roof overhangs. P/Z Board recommendation – approval 4-0.
- 8) If subdivision is going to have private covenants, they need to be presented at the time the preliminary plat is presented.
  - P&Z Board recommendation – approval 4-0
- 9) To require Residential (R1) zoned properties to have a one acre minimum.
  - P&Z Board recommendation – approval 4-0.
  - Mr. Stan asked a question whether it will be clear about water and/or sewer.
- 10) In the Conservation Subdivision ordinance it requires areas with greater than 25% slope or greater to be included in the open space.
  - P&Z Board recommendation 4-0 to remove the 25% slope in the conservation ordinance section.
- 11) Part of this Public Hearing is to put a moratorium Rock Quarry and Adult Entertainment as permitted use on the Special Use Table.

Commissioner Ledford motioned to come out of Public Hearing at 6:25 p.m. Commissioner Stunkel seconded the motion, passed unanimously.

**Presentations/Delegations**- None

**Citizens Comments:**

**Frances Lane Bells** – He have questions and comments about Jasper County taxes. He ask if the county has a long-term plan. He asked if it is legitimate to put the county in debt with a bond for the expansion of the jail. He stated that 1700 square feet is too much for homes. This causes our children and grandchildren to have to go to other counties to build homes that they can afford.

**Stan Studdard**- Lives on Long Piney Road. Stated that he hopes the ordinances are clear 15 years from now. There should be no loop holes.

**David Shepard**- Goolsby Road- He stated that in 2019 he informed Mike about the drilling going on. Any loopholes need to be closed. He suggested that the board looks up Atlantic Coast Conservancy they own the surrounding property.

Lee Jordan- Goolsby Road- We should make it uninviting for people to think about having a rock quarry. He stated that he would like the traffic slowed down on Goolsby Road.

**County Commissioner's Items:**

**Commissioner Ledford**- None

**Commissioner Stunkel**- None

**Commissioner Jernigan**- None

**Commissioner Jones**- None

**Chairman Henry**- State that it is good to see a big crowd.

**Regular Agenda:**

**Item 1: Language Access Plan Update- Adoption:** Mike Benton stated that it is our county policy to comply with all federal regulations administration of federal grants. We have updated the language to basically say that we will accommodate limited English speaking persons as needed. Commissioner Stunkel motioned to approved the adoption of the updated 2021 Jasper County Language4 Access Plan and authorize Chairman to sign resolution #2021.12.06A. Commissioner Ledford seconded the motion, passed unanimously.

**Item 2: Clerk of Superior Court Scan/Index of Records 1960-1979 Project:** Leann Airington, Clerk of the Superior Court stood before the board to request some American Rescue Funds. She wants to use it to digitize all of the deed records (have them scanned and indexed). She stated that if there is any type of fire our current records will be gone. We charge .50 per copy for printed copies currently. If we digitize all records would have to be paid for which comes back to the county. She stated that it would cost about \$64,350. The company that we currently work with and is integrated with our site already provided her with the quote.

Chairman Henry stated that with that amount of money he would like to see quotes.

Leann stated that she understands. She also stated that we can get other quotes but most likely the current quote will be the best because the company is already integrated into our system. Any new company would have to be integrated and they would have to give the records to their current company.

Commissioner Jernigan asked how rough of an estimate the number that she gave is.

Leann stated it can be plus or minus \$1,000.

Commissioner Stunkel motioned to table the approval until a later meeting with more information.

Commissioner Ledford seconded the motion, passed unanimously.

### **Item 3: 2022 Alcohol License Renewals:**

- **Tyson’s Country Store, Application number 2022-A-001** located at 22044 Hwy 11 North. Name of applicant: Lisa Whitaker Wilkerson – Retail sales of beer and wine – Renewal
  - o **Commissioner Stunkel motioned to approve. Commissioner Ledford seconded the motion, passed unanimously.**
  
- **Frank’s Restaurant, Application number 2022-A-002** located at 11818 Hwy 212 West Covington, Ga 30014. Name of applicant: Vivian Castellana Fuller – Pouring license for distilled spirits, beer, and wine. – Renewal
  - o **Commissioner Stunkel motioned to approve. Commissioner Ledford seconded the motion, passed unanimously.**
  
- **Lakeview Marina, Application number 2022-A-003** located at 8726 Jackson Lake Road Monticello, Ga 31064. Name of applicant: Shabanali Jabbarcheloei – Retail sales of beer and wine – Renewal
  - o **Commissioner Ledford motioned to approve. Commissioner Stunkel seconded the motion, passed unanimously.**
  
- **Lakeview Restaurant, Application number 2022-A-004** located at 8726 B Jackson Lake Road Monticello, Ga 31064. Name of applicant: Shabanali Jabbarcheloei – Pouring license for distilled spirits, beer, and wine. – Renewal
  - o **Commissioner Stunkel motioned to approve. Commissioner Jones seconded the motion, passed unanimously.**
  
- **Convenience Stores, Inc dba Larry’s 4 way, Application number 2022-A-005** located at 9160 Hwy 212 West Monticello, Ga 31064. Name of applicant: Joann Hedrick – Retail sales of beer and wine. – Renewal
  - o **Commissioner Ledford motioned to approve. Commissioner Jones seconded the motion, passed unanimously.**
  
- **Turtle Cove POA, Application number 2022-A-006** located at 222 Clubhouse Drive Monticello, Ga 31064. Name of applicant: David M. Levee – Pouring license for distilled spirits, beer, and wine. – Renewal. They had two calls one for intoxicated driver and the other for intoxicated pedestrian.
  - o **Commissioner Jernigan motioned to approve. Commissioner Jones seconded the motion, passed unanimously.**
  
- **Bear Creek Marina, Application number 2022-A-007** located at 60 Bear Creek Marina Road Mansfield, Ga 30055. Name of applicant: Don Wright - Pouring license for distilled spirits, beer, and wine. – Renewal
  - o **This application was withdrawn due to being bought sold.**
  
- **Sac-0-Suds, Application number 2022-A-008** located at 54 Hwy 16 W Monticello, Ga 31064. Name of applicant: Cholista Ann Owens – Retail sales of beer and wine - Renewal
  - o **Commissioner Jernigan motioned to approve. Commissioner Stunkel seconded the motion, passed unanimously.**

- **Shane One Stop, Application number 2022-A-009** located at 8541 Hwy 142 Shady Dale, Ga 31085. Name of applicant: Gautamkumar Patel – Retail sales of beer and wine. – Renewal
  - o **Commissioner Ledford motioned to approve. Commissioner Stunkel seconded the motion, passed unanimously**

**Item 4: 2022 Digest Changes- Tax Assessor:** Lynn Bentley stood before the board. She stated that the board of Assessors thought that it would be a good idea to give the Board of Commissioners a heads up about next years expected taxes. She stated that the real estate market is unbelievable. She stated that there have only been 3 years where we had double digit change. There are homes that were purchased in 2020 and resold in 2021 for 20% more. We are seeing small tracts being sold for \$10,000 on the North side of the county. Turtle Cove Lakefront sales are over a half million for average size houses. The big houses are going for \$600K & \$700K. We have had some commercial change this year. She stated that her office is required by GA law to be at fair market value. If we are not at fair market the county will get a penalty and be fined.

Chairman Henry stated that we spoke about doing a homestead freeze and ask if now would be a good time to revisit it.

Lynn stated that there is no way of getting it in time for 2023 digest.

**Item 5: Jasper County Code of Ordinance Changes:**

1) Residential Lake Zonings (RL) – To do away with RL1, RL2, RL3 (based on acreage) zonings and have just RL zoning and make a one acre minimum lot size in this zoning.

- P&Z Board recommendation – approval 4-0.

Chairman Henry asked if water and sewer have anything to do with that.

Shane stated not really. This refers to lake lots only.

Commissioner Stunkel motioned to approve. Commissioner Ledford seconded the motion, passed unanimously.

2) Preliminary Plat – Currently the preliminary plat goes in front of the Planning and Zoning Board only for approval. Looking at the preliminary plat going in front of the Planning and Zoning Board for recommendation and then to the Board of Commissioners for approval or denial.

- P&Z Board recommendation - approval 4-0. The board discussed making the requirement a one acre minimum.
- Chairman Henry stated that in the past the builder would submit a preliminary plat and we would approve them. If the builder doesn't follow the plat then the BOC does not have to accept it.

Commissioner Ledford motioned to approve. Commissioner Ledford seconded the motion, passed unanimously.

3) Attached are the setback items to be removed in yellow. The main reason is contradicting info in the ordinance.

a.

1) Sec 119-380 – General Yard Modifications – **Take out the yellow highlighted in sections 3-6**

**(b) An open, unroofed porch may project into a required side yard to a point not closer than five feet from any side lot line.**

E – In a residential district, no required yard except the rear yard shall be used for the location of a private swimming pool, **and no mechanical appurtenance or pool shall be within ten feet of any lot line.**



G – For a property with an existing single-family dwelling that does not meet the present minimum side yard requirement the zoning administrator is authorized to allow the enlargement or extension of the dwelling under the following conditions:

The enlargement or extension does not encroach in the side yard to any greater degree than the existing dwelling.

The enlargement or extension does not encroach into any required front or rear yard.

There is a minimum distance of ten feet between the dwelling and the principal building on the adjacent property.

2) Sec 119-381 – Front Yard Modifications-

6 – Service station pumps and pump islands may be located within a required front yard provided they are at least 15 feet from any right of way.

3) Sec 119-382 – Rear yard modifications and regulations.

2 – Accessory buildings shall be located in a rear yard and shall not occupy more than 30 percent of the required rear yard. They shall not be nearer than three feet to any side or rear lot line, except that when a garage is entered from an alley it shall be located at a distance either of five feet to the alley line (allowing no parking outside the garage) or at least 18 feet from the alley line to facilitate parking outside the garage that does not interfere with alley traffic.

4) Sec 119-384 –

B – In R-1 districts, side yards may be reduced to seven feet for portion abutting a carport or garage.

The Planning and Zoning Board recommended that the highlighted sections above to be removed from the ordinance. These sections contradict on what the Development Standards Table (Section 119-244) state on setbacks.

- P&Z Board recommendation – approval 4-0.

Commissioner Jernigan motioned to approve. Commissioner Stunkel seconded the motion, passed unanimously.

4) Sec 105-126 (13) in the ordinance – Curb and Gutter construction is required for development where the majority of lots (excluding cul-de-sac lots) have less than 125' of road frontage. The minimum road frontage is 125' in Residential (R-1) and Residential Lake (RL3) where it used to be 100'.

- P&Z Board recommendation – To up the 125' road frontage to 150' for the curb and gutter. Chairman Henry stated that we need to decide if we want to go with that.

Commissioner Ledford motioned that all lots in new subdivision be required to have curb and gutter. Commissioner Stunkel seconded the motion, passed unanimously.

5) To add to the ordinance an age limit for modular homes to be brought into the County. 10 years or newer.

- P&Z Board recommendation – approval 3-1.

Commissioner Stunkel asked how often does this happen. Shane responded about 10 per year. Right now there are not age restrictions.

Commissioner Ledford motioned to approve. Commissioner Stunkel seconded the motion, passed unanimously.

Commissioner Stunkel requested that the P&Z board visit putting and a stipulation for how many times a mobile home can be moved.

6) Planning and Zoning and Board of Appeals. In the ordinance a quorum is a minimum of three but does not state on the voting decision as it states for the Board of Commissioners “a quorum is three, and they must concur to pass any order or decree”. To add this to the Planning and Zoning Board and Board of Appeals section.

- P&Z Board recommendation – approval 4-0.

Commissioner Stunkel motioned to approve. Commissioner Ledford seconded the motion, passed unanimously.

7) In Sec 105-28 – General Definitions:

Change from:

“Setback means a minimum distance from the centerline of the right-of-way for construction of buildings or foundations.

Change To:

Setback means a minimum distance from the centerline of the right-of-way, side property line, or rear property line, for any construction except septic systems, storm drainage structures, private drives, sidewalks, on grade-patios without foundations, fences, retaining walls, and cantilevered roof overhangs. P/Z Board recommendation – approval 4-0.

Commissioner Stunkel motioned to approve. Commissioner Ledford seconded the motion, passed unanimously.

8) If subdivision is going to have private covenants, they need to be presented at the time the preliminary plat is presented.

- P&Z Board recommendation – approval 4-0

Commissioner Jernigan motioned to approve. Commissioner Jones seconded the motion, passed unanimously.

9) To require Residential (R1) zoned properties to have a one acre minimum.

- P&Z Board recommendation – approval 4-0.

Commissioner Ledford motioned to require a two acre minimum for R1 zoning. Commissioner Stunkel seconded the motion, passed unanimously.

10) In the Conservation Subdivision ordinance it requires areas with greater than 25% slope or greater to be included in the open space.

- P&Z Board recommendation 4-0 to remove the 25% slope in the conservation ordinance section.

Chairman Henry stated that he is still trying to understand this.

As of right now the 25% slope has to be included in the greenspace.

Commissioner Stunkel asked why are we even addressing this since it doesn't meet health standards and most builders aren't going to create it as a lot why are we making it a possibility.

Commissioner Stunkel motioned to approve. Commissioner Ledford seconded the motion, passed unanimously.

11) Rock Quarry and Adult Entertainment deleted as permitted use on the Special Use Table.

Commissioner Jernigan motioned to place a 90-day moratorium on Rock Quarries and Adult Entertainment. Commissioner Ledford seconded the motion, passed unanimously.

**Item 7: Sheriff's Office & Jail Expansion Project Approval Process:** Chairman Henry stated that we have received invoices that are less than \$10K. To speed up the payment process we can either wait until a board meeting or give an approval for a set amount to the chairman of the BCO and the chairman of the PFA to get together and approve and then present at the next meeting.

Commissioner Ledford motioned to approve the BOC Chairman and the PFA Chairman to approve invoices up to \$50,000 and give updates to the rest of the board at the following meetings. Commissioner Jernigan seconded the motion, passed unanimously.

Commissioner Stunkel motioned to approve payment of Precision Planning Inc. invoice #66001 in the amount of \$9920.38 and Invoice #66280 in the amount of \$8489.38. Commissioner Jernigan seconded the motion, passed unanimously.

**Item 8: Sheriff's Office & Jail Expansion Project- Geotechnical Services Contract Award:** Mike Benton stated that Precision Planning suggested Geo-Hydro be awarded the bid because they are below price and they have in-house utility location.

Commissioner Stunkel motioned to award Geo-Hydro Engineers, Inc. the Geotechnical Services Contract Award for the Sheriff's Office Expansion Project. Commissioner Jernigan seconded the motion, passed unanimously.

**Item 9: 2021 Capital Improvements Element Annual Update:**

Mike Benton stated that we had comments at the Public Hearing. He stated that we need to either incorporate any of the comments or let them go.

A Public Hearing was held on November 22, 2021, one citizens comments were as followed:

- Community Facilities – Perform water sewer facility upgrades - There should not be any local money going towards the Water and Sewage Authority. -- Commissioner Stunkel stated that if we do that it may preclude the county from either procure a loan or loaning money on a short term basis to help water and sewer expand to service more of the county. Our job is to make sure that these boards are able to meet the needs of the community.
- Community Facilities – Review and update Jasper County's Code of Ordinances - add text "Change the codes to protect our property values." –leave as is
- Community Facilities – Community Resource Center (Food Bank) - Remove local Funding of Food Bank. - leave
- Economic Development – Study local economic characteristics and conditions - Potential Economic Diversification - will all growth be tech and green?- Add emphasis to tech and green
- Economic Development – Utilize Future Land Use Map - don't want to change the land use map to make it less rural. – Commissioner Stunkel stated that we are very limited because so much of our land is federal or state.
- Economic Development - Create Additional Industrial Park - questioned the need more land for an Industrial Park.- Commissioner Stunkel stated that our long-term plan is to develop a 1600 acre industrial park that is already in the works.
- Housing – Develop a strategic plan to work with neighborhood groups - strengthen the code and refuse to allow Section 8 housing and other uses in subdivisions and neighborhoods.- Attorney Ozburn stated that Section 8 is federal law. There are things that make it less attractive but you cannot target it directly.

- Land Use- Utilize the Future Land Use Map - our county is rural want to keep it that way. Don't want more density, more traffic, large manufacturing plants, rock quarries, or Amazon Warehouses.- Leave as is.

Commissioner Ledford motioned to approve Resolution #2021.12.06B authorizing the Draft Update of the Annual Capital Improvements Element and Short Term Work Program for FY 2021 be submitted to the Northeast Georgia Regional Commission for review and then forwarded to the DCA for State Review with the presented changes. Commissioner Stunkel seconded the motion, passed unanimously.

**Item 10: Impact Fee Service Area Review:** Chairman Henry stated that we had spoken about taking the money from the Jail and Sheriff's Office and put that towards Roads and Bridges. Since then someone has mentioned allocating some to Animal.

Commissioner Stunkel stated that the current funds that are there are already allocated so if we do not add it will not hurt anything.

Commissioner Stunkel motioned that we leave all the other areas as they are and changing the jail portion to go to our Animal Control Department and the Jail's 22% to go to Roads and Bridges as of January 1, 2022. Commissioner Ledford seconded the motion, passed unanimously.

**Item 11: Human Resources and County Boards Report:** HR Director Sharon Robinson gave the Human Resources and County Boards quarterly report.

Commissioner Stunkel motioned that Steve Jordan be reappointed to the JDA. Commissioner Jernigan seconded the motion, passed unanimously.

**Item 12: 2022 Meeting Dates:**

Ms. Robinson noted the following Regular Meeting Dates for 2022.

Monday, January 3<sup>rd</sup>  
Monday, February 7<sup>th</sup>  
Monday, March 7<sup>th</sup>  
Monday, April 4<sup>th</sup>  
Monday, May 2<sup>nd</sup>  
Monday, June 6<sup>th</sup>  
Monday, July 11<sup>th</sup>  
Monday, August 1<sup>st</sup>  
Monday, September 12<sup>th</sup>  
Monday, October 3<sup>rd</sup>  
Monday, November 7<sup>th</sup>  
Monday, December 5<sup>th</sup>

Commissioner Ledford motioned to approve the 2022 Meeting Dates. Commissioner Jernigan seconded the motion, passed unanimously.

**Item 13: 2022 Tentative Holidays:**

Chairman Henry stated that we have only been having 13 paid holidays and we are going to keep it at 13 paid holidays. The new one that was added was Juneteenth. Instead of giving 14 have employees to choose between the day after Thanksgiving and Juneteenth.

Commissioner Jernigan asked how long it would take to poll the employees which holiday they would want.

Chairman Henry ask what will you do with that information.

Ms. Robinson made the suggestion of removing Good Friday.

New Year's Day Friday, December 31, 2021  
Martin Luther King Day Monday, January 17, 2022  
President's Day, Monday, February 21, 2022  
Memorial Day Monday, May 30, 2022  
Juneteenth, Monday, June 20, 2022  
Independence Day Monday, July 4, 2022  
Labor Day Monday, September 5, 2022  
Columbus Day Monday, October 10, 2022  
Veterans Day Friday, November 11, 2022  
Thanksgiving Day Thursday, November 24, 2022  
Day after Thanksgiving Friday, November 25, 2022  
Christmas Eve (Observed), Friday, December 23, 2022  
Christmas (Observed) Monday, December 26, 2021

Commissioner Stunkel motioned to approve the 2022 tentative holidays with Good Friday being removed. Commissioner Jernigan seconded the motion, passed unanimously.

**Executive Session:**

Commissioner Stunkel motioned to go into Executive Session for litigation and discussion for employment at 7:53 p.m. Commissioner Jernigan seconded the motion, passed unanimously.

Commissioner Stunkel motioned to exit Executive Session at 8:41 p.m. Commissioner Ledford seconded the motion, passed unanimously.

**Item 6: Opioid Litigation Update and Proposed Settlement:** Chairman Henry stated that there is an agreement that needs to be signed (MOU). This would set Mike Benton, County Manager as the representative of the county. Commissioner Stunkel motioned to approve the settlement of Jasper County's opioid claims and authorizing the Chairman to sign Resolution #2021.12.06C. Commissioner Ledford seconded the motion, passed unanimously.

**Item 14: Schedule Work Sessions and Called Meetings as Needed:** Mike Benton stated that we have a tentative onsite work session for Friday December 17<sup>th</sup> at 1 p.m. with Precision Planning at the Recreation Department. Redistricting needs to be discussed. We may need a called meeting on Monday, December 20<sup>th</sup>, we could have a Public Hearing on that day as well. Mr. Benton stated that our Retirement Specialist is available to come speak to us on December 20<sup>th</sup> as well. He stated that we need to have some discussion on the Future Land Use Map.

Commissioner Stunkel stated that we can hold off on the Future Land Use portion until he receives some information that he has requested.

**County Attorney Items: None**

**County Manager Items:** Building permits new permits November 2021 36, November 2020 we had 21. There were a total of 65 total 59 for last year. January through November new construction permits totaled 177 last year there were 136.

Mr. Benton stated that the General Manager for Jacks was at the First Friday Breakfast. He mentioned that they are hiring. They are looking to open February or March.

Commissioner Ledford thanked Michael Walsh for work that his department has done on Jackson Lake Road. +

Commissioner Jernigan stated that we need to get started on chip seal as soon as we can.

**Adjourn:**

Commissioner Stunkel motioned to adjourn the meeting at 8:45 p.m. Commissioner Ledford seconded the motion, passed unanimously.

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Bruce Henry, Chairman

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Sharon Robinson, Clerk

# Jasper County Board of Commissioners

December 17, 2021

## Work Session Minutes

1:00 P.M.

### At Jasper County Recreation Complex

Commissioner Henry called the meeting to order at 1:00 p.m.

Commissioners Present: Chairman, Bruce Henry; Sheila Jones; Don Jernigan; and Steven Ledford.

Staff Present: Mike Benton, County Manager, Michael Fleming, Recreation Director, and Brandon Williams, Recreation Coordinator.

Others Present: Kathy Mudd, Editor, The Monticello News; Lance Davis and Paul Hoover with Precision Planning.

#### **Work Session:**

Board members reviewed a plan proposal from Precision Planning. The scope was only for the building design.

Commissioners discussed enlarging the scope to include a Master Plan for fields and trails around lake.

Michael Fleming reviewed the current number of fields and explained what the needs are.

Mr. Benton noted that Commissioner Stunkel relayed that he would like to see 6 classrooms in the multi-purpose building; climate controlled storage, and he does not think fishing should be allowed in the lake.

Commissioners discussed road entrances.

Precision Planning representatives walked the entire property with Mr. Fleming, Recreation Director and took photos; and will get back with the Board of Commissioners.

Chairman Henry declared the Work Session closed at 6:31 p.m.

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Bruce Henry, Chairman

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Sharon S. Robinson, Clerk

**Consent Agenda – Item 2:**

**Agenda Request – Jasper County BOC**

**Department:** Board of Commissioners

**Date:** January 3, 2022

**Subject:** Approval of Check Register

**Summary:**

A check register will be generated by the finance department on meeting day for signature and approval to process the checks.

**Background:**

Cost: \$0

**Recommended Motion:**

Approve processing of check #'s ~~63264-~~



**Item 1: Public Hearing – 1st HEARING**

**Agenda Request – Jasper County BOC**

**Department:** Planning and Zoning

**Date:** January 3, 2022

**Subject:** Application number 2021-Ord-002. Removal of Mining/Quarry from the Table of Permitted Uses. Sec 119-269

**Summary:** To remove the Mining/Quarry use from the Table of Permitted Uses in the Jasper County Code of Ordinances.

**Background:** The Planning and Zoning Board heard this on December 16, 2021 and recommended approval 5-0 to remove the Mining/Quarry from the Table of Permitted Uses.

**Cost:**

N/A

**Item 2: Public Hearing – 1st HEARING**

**Agenda Request – Jasper County BOC**

**Department:** Planning and Zoning

**Date:** January 3, 2022

**Subject:** Application number 2021-Ord-003. Removal of Adult Entertainment Business from the Table of Permitted Uses. Sec 119-269

**Summary:** To remove the Adult Entertainment Business use from the Table of Permitted Uses in the Jasper County Code of Ordinances.

**Background:** The Planning and Zoning Board heard this on December 16, 2021 and recommended approval 5-0 to remove the Adult Entertainment Business from the Table of Permitted Uses.

**Cost:**  
N/A

**Item 3: Public Hearing – 1st HEARING**

**Agenda Request – Jasper County BOC**

**Department:** Planning and Zoning

**Date:** January 3, 2022

**Subject:** Application number 2021-Prelim-002. Preliminary Plat for Lakeview Subdivision Phase 2 located on Lloyd Street off of Jackson Lake Road.

**Summary:** This was heard by the Planning and Zoning Board on December 16, 2021. They recommended approval of the Preliminary Plat 5-0.

**Background:** This is Phase 2 of an already existing subdivision. This phase 2 has a proposed 10 lots averaging around one acre. This subdivision used the yield plan in the conservation subdivision ordinance.

**Cost:**

N/A



Kathleen E. Toomey, M.D., M.P.H., Commissioner

Brian Kemp, Governor

2 Peachtree Street, NW, 15th Floor  
Atlanta, Georgia 30303-3142

[dph.ga.gov](http://dph.ga.gov)

**Jasper Co. Health Dept.  
825 Eatonton St.  
Monticello, Ga. 31064**

12-14-21

Re: Lakeview Estates Phase 2

A review of the Lakeview Estates Phase 2 Subdivision has been performed by this office. The following comments shall apply.

All lots not mentioned specifically for special conditions are considered suitable for conventional onsite septic tank systems as long as cutting or backfilling of the acceptable soil areas intended for the drain lines is avoided.

Due to possible rocky conditions the following lots will require that the septic system be installed first before the home is built to insure there are no limitations.

Lots 40,41,45,46

David Mercer  
EHS4  
Jasper Co. Health Dept.

# SHEET 1 OF 2 PRELIMINARY PLAT FOR LAKEVIEW ESTATES Phase 2 LAND LOT 191, DISTRICT 18 GEORGIA MILITIA DISTRICT 296 JASPER COUNTY, GEORGIA

Owner / Developer  
Wade Homes, Inc.  
431 N. Highway 87  
Lafayette, Georgia 31704  
24 Hour Contact Person:  
Wade Crawford  
Phone: (770) 337-7400

**SUBJECT PROPERTY INFORMATION:**  
This plat contains the preliminary plat for the subdivision of the land described in the declaration of subdivision on file with the County Clerk of Jasper County, Georgia, and is subject to the provisions of the Declaration of Subdivision on file with the County Clerk of Jasper County, Georgia.

**PROJECT DEVELOPMENT NOTES:**  
This preliminary plat is based on the data provided in the Declaration of Subdivision on file with the County Clerk of Jasper County, Georgia, and is subject to the provisions of the Declaration of Subdivision on file with the County Clerk of Jasper County, Georgia. The project is to be developed in accordance with the Declaration of Subdivision on file with the County Clerk of Jasper County, Georgia.

**PROPERTY INFORMATION:**  
This preliminary plat is based on the data provided in the Declaration of Subdivision on file with the County Clerk of Jasper County, Georgia, and is subject to the provisions of the Declaration of Subdivision on file with the County Clerk of Jasper County, Georgia.

**GENERAL NOTES:**  
This preliminary plat is based on the data provided in the Declaration of Subdivision on file with the County Clerk of Jasper County, Georgia, and is subject to the provisions of the Declaration of Subdivision on file with the County Clerk of Jasper County, Georgia.

**STATEMENTS AND WARRANTIES:**  
This preliminary plat is based on the data provided in the Declaration of Subdivision on file with the County Clerk of Jasper County, Georgia, and is subject to the provisions of the Declaration of Subdivision on file with the County Clerk of Jasper County, Georgia.

**CURVE TABLE:**

Curve	Chord Bearing	Chord Length	Radius	Area
C1	S 66° 15' 00" E	150.00	1000.00	15000.00
C2	S 75° 00' 00" E	120.00	800.00	12000.00
C3	S 80° 00' 00" E	100.00	700.00	10000.00
C4	S 85° 00' 00" E	80.00	600.00	8000.00
C5	S 90° 00' 00" E	60.00	500.00	6000.00
C6	S 95° 00' 00" E	40.00	400.00	4000.00
C7	S 100° 00' 00" E	20.00	300.00	2000.00
C8	S 105° 00' 00" E	10.00	200.00	1000.00
C9	S 110° 00' 00" E	5.00	150.00	500.00
C10	S 115° 00' 00" E	2.50	100.00	250.00
C11	S 120° 00' 00" E	1.25	75.00	125.00
C12	S 125° 00' 00" E	0.62	50.00	62.50

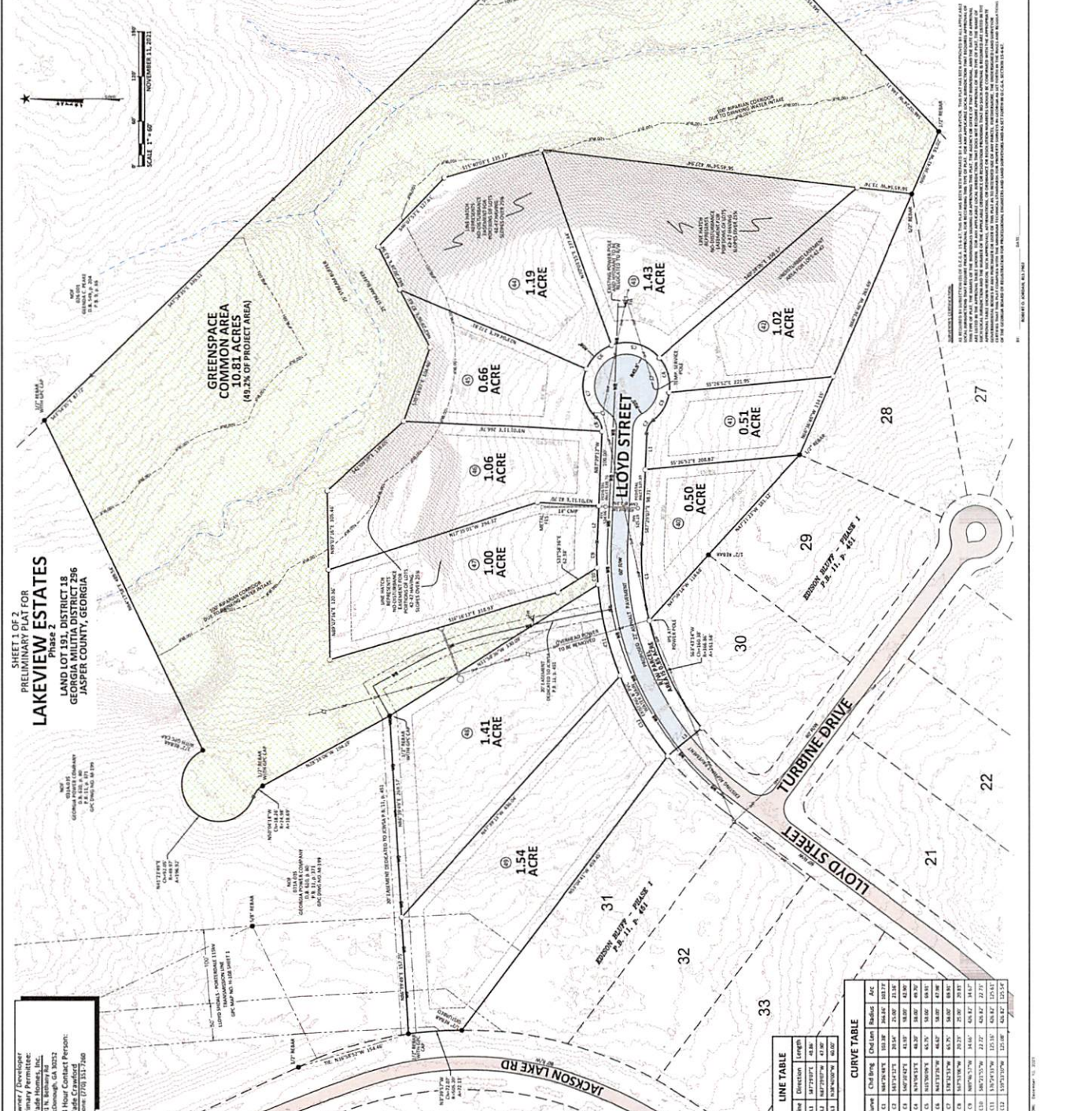
LINE TABLE	Line	Direction	Length	Bearing
L1	1-1	S 85° 00' 00" E	100.00	85° 00' 00"
L2	2-1	S 75° 00' 00" E	120.00	75° 00' 00"
L3	3-1	S 66° 15' 00" E	150.00	66° 15' 00"
L4	4-1	S 50° 00' 00" E	200.00	50° 00' 00"
L5	5-1	S 30° 00' 00" E	300.00	30° 00' 00"
L6	6-1	S 15° 00' 00" E	400.00	15° 00' 00"
L7	7-1	S 00° 00' 00" E	500.00	00° 00' 00"
L8	8-1	N 00° 00' 00" E	600.00	00° 00' 00"
L9	9-1	N 15° 00' 00" E	700.00	15° 00' 00"
L10	10-1	N 30° 00' 00" E	800.00	30° 00' 00"
L11	11-1	N 45° 00' 00" E	900.00	45° 00' 00"
L12	12-1	N 60° 00' 00" E	1000.00	60° 00' 00"



- LEGEND**
- BOUNDARY OF PROPOSED SUBDIVISION
  - BOUNDARY OF ADJACENT PROPERTY
  - BOUNDARY OF ADJACENT ROAD
  - BOUNDARY OF ADJACENT WATERWAY
  - BOUNDARY OF ADJACENT UTILITY
  - BOUNDARY OF ADJACENT OPEN SPACE
  - BOUNDARY OF ADJACENT AGRICULTURE
  - BOUNDARY OF ADJACENT FOREST
  - BOUNDARY OF ADJACENT PASTURE
  - BOUNDARY OF ADJACENT WOODLAND
  - BOUNDARY OF ADJACENT SWAMP
  - BOUNDARY OF ADJACENT MOUNTAIN
  - BOUNDARY OF ADJACENT HILLS
  - BOUNDARY OF ADJACENT VALLEY
  - BOUNDARY OF ADJACENT RIVER
  - BOUNDARY OF ADJACENT LAKE
  - BOUNDARY OF ADJACENT CREEK
  - BOUNDARY OF ADJACENT STREAM
  - BOUNDARY OF ADJACENT BROOK
  - BOUNDARY OF ADJACENT CANYON
  - BOUNDARY OF ADJACENT MOUNTAIN
  - BOUNDARY OF ADJACENT HILLS
  - BOUNDARY OF ADJACENT VALLEY
  - BOUNDARY OF ADJACENT RIVER
  - BOUNDARY OF ADJACENT LAKE
  - BOUNDARY OF ADJACENT CREEK
  - BOUNDARY OF ADJACENT STREAM
  - BOUNDARY OF ADJACENT BROOK



JORDAN ENGINEERING & SURVEYING, LLC  
1000 N. MAIN STREET, SUITE 100  
DURHAM, NC 27701  
TEL: 919.487.1000  
FAX: 919.487.1001  
WWW.JORDAN-ENGINEERING.COM



SOIL INVESTIGATION REPORT

COUNTY: JACPER SUBDIVISION: LAKEVIEW PHASE 2 LOT NO.: 30-48  
CLIENT: MAZE HOMES, INC. LAND LOT: 193 DISTRICT: 18  
STREET NAME: JACKSON LAKE ROAD CLIENT PHONE NO.: (770) 351-7292

ESTIMATED SOIL PROPERTIES

Soil Series	Observed Depth to Top of Soil Profile (ft)	Depth to Groundwater (ft)	Soil Moisture (%)	Soil Color (Munsell)	Soil Structure	Soil Consistency	Soil Permeability	Soil Reaction
ALPINDA	>72"	50-48"	SEE CODES 2-12	SEE CODES C	NOT SURVEIL	SEE CODES	SEE CODES	SEE CODES
ASHLAR	>72"	20-40"	>72"	50	2-10	35	A	SUMMARI
AUGUSTA	>72"	20-40"	>72"	50	2-10	35	A	SUMMARI
BETHLEHEM 1	>72"	12-20"	SEE CODES 0-6	SEE CODES 1	NOT SURVEIL	SEE CODES	SEE CODES	SEE CODES
BETHLEHEM 2	>72"	>72"	>72"	>72"	>72"	>72"	>72"	>72"
CANTON	>72"	8-18"	SEE CODES 0-5	SEE CODES C	NOT SURVEIL	SEE CODES	SEE CODES	SEE CODES
CAULIA	>72"	50-48"	SEE CODES 2-12	SEE CODES C	NOT SURVEIL	SEE CODES	SEE CODES	SEE CODES
CELIA	>72"	>72"	>72"	45	15-20	35	A	SUMMARI
CHESTNUT	>72"	>72"	>72"	45	15-20	35	A	SUMMARI
HARD LABON 1	>72"	50-48"	SEE CODES 1-10	SEE CODES C	NOT SURVEIL	SEE CODES	SEE CODES	SEE CODES
HARD LABON 2	>72"	18-27"	75	1-10	25	A	SUMMARI	
LUFORD	>72"	18-27"	75	1-10	25	A	SUMMARI	
LOUGHBORN	>72"	18-27"	75	1-10	25	A	SUMMARI	
JACKSON	>72"	>72"	>72"	>72"	>72"	>72"	>72"	>72"
JACKSON (Drone)	>72"	>72"	>72"	>72"	>72"	>72"	>72"	>72"
POUNDER	>72"	50-48"	SEE CODES 5-25	SEE CODES A	NOT SURVEIL	SEE CODES	SEE CODES	SEE CODES
ROCK	>72"	>72"	35	7-25	35	A	SUMMARI	
SAW	>72"	20-40"	SEE CODES 5-15	SEE CODES 1	NOT SURVEIL	SEE CODES	SEE CODES	SEE CODES
SAR	>72"	60-62"	75	1-10	25	A	SUMMARI	
TALAMOSA	>72"	45-72"	50	2-15	35	A	SUMMARI	
TATE	>72"	45-72"	50	2-15	35	A	SUMMARI	
TEGON	>72"	50-48"	SEE CODES 0-5	SEE CODES C	NOT SURVEIL	SEE CODES	SEE CODES	SEE CODES

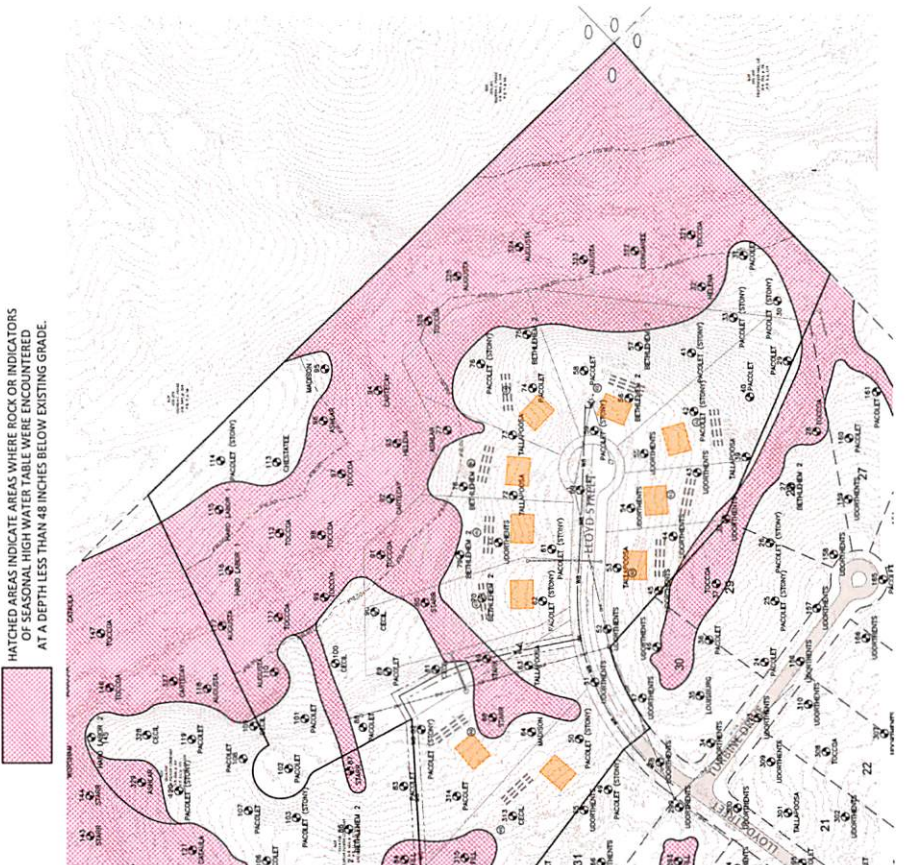
THE RESULTS OF THIS SOIL SAMPLE DO NOT GUARANTEE THE PROPER FUNCTION OF A SEPTIC SYSTEM

- NOTES:
- 1. THIS REPORT IS VOID IN AREAS WHERE CUT OR FILL OF MORE THAN 18" OCCURS AFTER THE TIME OF THE FIELD STUDY.
  - 2. BORINGS WERE PERFORMED USING 72" LONG, 2.75" DIAMETER HAND AUGERS.
  - 3. BORINGS WERE PERFORMED USING 72" LONG, 2.75" DIAMETER HAND AUGERS.
  - 4. PORTIONS OF THIS SITE WHERE SLOPES EXCEED 25% MAY REQUIRE SPECIAL SYSTEMS OR A SITE-SPECIFIC DESIGN FOR PROPER OPERATION.

KEY TO GEORGIA DRIP SUBMITTAL CODES:

- A. Soil series would have the ability to function as suitable absorption field with proper design, installation, and maintenance.
- B. Due to the nature of the soil series, there is a high probability of failure for conventional systems.
- C. Due to the nature of the soil series, there is a high probability of failure for conventional systems.
- D. Due to the nature of the soil series, there is a high probability of failure for conventional systems.
- E. Due to the nature of the soil series, there is a high probability of failure for conventional systems.
- F. Due to the nature of the soil series, there is a high probability of failure for conventional systems.
- G. Due to the nature of the soil series, there is a high probability of failure for conventional systems.
- H. Due to the nature of the soil series, there is a high probability of failure for conventional systems.
- I. Due to the nature of the soil series, there is a high probability of failure for conventional systems.
- J. Due to the nature of the soil series, there is a high probability of failure for conventional systems.
- K. Due to the nature of the soil series, there is a high probability of failure for conventional systems.
- L. Due to the nature of the soil series, there is a high probability of failure for conventional systems.
- M. Due to the nature of the soil series, there is a high probability of failure for conventional systems.
- N. Due to the nature of the soil series, there is a high probability of failure for conventional systems.
- O. Due to the nature of the soil series, there is a high probability of failure for conventional systems.
- P. Due to the nature of the soil series, there is a high probability of failure for conventional systems.
- Q. Due to the nature of the soil series, there is a high probability of failure for conventional systems.
- R. Due to the nature of the soil series, there is a high probability of failure for conventional systems.
- S. Due to the nature of the soil series, there is a high probability of failure for conventional systems.
- T. Due to the nature of the soil series, there is a high probability of failure for conventional systems.
- U. Due to the nature of the soil series, there is a high probability of failure for conventional systems.
- V. Due to the nature of the soil series, there is a high probability of failure for conventional systems.
- W. Due to the nature of the soil series, there is a high probability of failure for conventional systems.
- X. Due to the nature of the soil series, there is a high probability of failure for conventional systems.
- Y. Due to the nature of the soil series, there is a high probability of failure for conventional systems.
- Z. Due to the nature of the soil series, there is a high probability of failure for conventional systems.

Georgia Certified Soil Classifier  
I CERTIFY THAT THIS IS A LEVEL 3 SOIL REPORT.



POTENTIAL HOUSE LOCATION  
POTENTIAL PRIMARY SEPTIC DRAINFIELD LOCATION  
HATCHED AREAS INDICATE AREAS WHERE ROCK OR INDICATORS OF SEASONAL HIGH WATER TABLE WERE ENCOUNTERED AT A DEPTH LESS THAN 48 INCHES BELOW EXISTING GRADE.



**Item 4: Public Hearing – 1st HEARING**

**Agenda Request – Jasper County BOC**

**Department:** Planning and Zoning

**Date:** January 3, 2022

**Subject:** Application number 2021-Prelim-001. Preliminary Plat for Waters Edge Subdivision Phase 2 located on Lawson Drive off of Long Piney Road

**Summary:** This was heard by the Planning and Zoning Board on December 16, 2021. They recommended denial of the Preliminary Plat 3-2.

**Background:** This is Phase 2 of an already existing subdivision. This Phase 2 has 55 lots averaging plus or minus 1.2 acre lots.

**Cost:**

N/A



**Jasper Co. Health Dept.  
825 Eatonton St.  
Monticello, Ga. 31064**

10-07-21

Re: Waters Edge Phase 2

A review of the Waters Edge Phase 2 Subdivision has been performed by this office. The following comments shall apply.

All lots not mentioned specifically for special conditions are considered suitable for conventional onsite septic tank systems as long as cutting or backfilling of the acceptable soil areas intended for the drain lines is avoided.

Due to possible shallow rock conditions the following lots will require that the septic system be installed first before the home is built to insure there are no rock limitations.

Lots 16, 17, 18, 23, 24, 25, 32, 37, 39, 44, 51, 54, 56

Due to shallow bedrock, the following lots will require further soil testing to determine if a conventional septic system could be used.

Lots 45, 46, 60

Lot 53 will require a site plan be submitted that shows the location of a primary and secondary septic tank system. This lot requires the system be installed before the home is built.

David Mercer  
EHS4  
Jasper Co. Health Dept.



**SURVEY NOTES**

**BOUNDARY NOTE**  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,802 FEET AND AN ANGULAR ERROR OF 2" PER ANGLE POINT AND WAS ADJUSTED BY THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 161,894 FEET EQUIPMENT USED: GEOMAX ZOOM 90 FOR ANGULAR AND DISTANCE MEASUREMENTS.

**TOPOGRAPHICAL NOTE**  
TOPOGRAPHICAL INFORMATION SHOWN PER AERIAL TOPOGRAPHICAL SURVEY PERFORMED BY BEI AERIAL MAPPING

**FIELD SURVEY NOTE**

THE FIELD SURVEY DATA WAS COMPLETED ON AUGUST 18TH 2021 BY BEAR CREEK ENGINEERING, LLC. HORIZONTAL DATUM: STATE PLANE COORDINATES, GA WEST NAD83

**REFERENCES**

BOUNDARY SURVEY BY JORDAN ENGINEERING DATED OCTOBER 9, 2019. PB 11, PG 963

**GENERAL NOTES**

- TOTAL SUBDIVISION TRACT AREA = 119.95 ACRES
- PARCEL NUMBERS: 014C086, 014B111 & 014B112
- UTILITIES: WATER: PROVIDED BY JASPER COUNTY WATER AUTHORITY SEWER: INDIVIDUAL SEPTIC TANKS POWER: CENTRAL GEORGIA EMC
- THERE ARE STATE WATERS ON OR WITHIN 200 FEET OF THIS PROPERTY
- ZONING: R1
- SETBACKS: FRONT YARD SETBACK: 30 FT SIDE YARD SETBACK: 30 FT REAR YARD SETBACK: 30 FT
- HOR. DATUM: NAD 83
- VERT. DATUM: NAVD 88

**REFERENCES**

- SOILS PER LEVEL 3 SOIL SURVEY PERFORMED BY JORDAN ENGINEERING, DATED MAY 19, 2004

**FLOOD NOTE**

THE SUBJECT PROPERTY IS PARTIALLY LOCATED WITHIN A FLOOD HAZARD AREA PER FIRM MAP NUMBER 13159C0050D, DATED JUNE 7, 2017. THE SUBJECT PROPERTY LIES WITHIN BOTH 'A' & 'AE' FLOOD HAZARD AREAS.

**UNDERGROUND UTILITY NOTE**

UNDERGROUND UTILITIES ARE SHOWN PER ABOVE GROUND EVIDENCE. BEAR CREEK ENGINEERING, LLC. DOES NOT CERTIFY OR ASSUME RESPONSIBILITY TO THE EXACT LOCATION OR THE ACCURACY OF THE TYPE OF THOSE UTILITIES SHOWN.

**OPEN SPACE**

OPEN SPACE REQUIRED = 30%  
TOTAL TRACT AREA = 119.953 AC  
REQUIRED OPEN SPACE = 35.99 AC  
OPEN SPACE PROVIDED = 36.08 AC

**DRAINAGE NOTE**

DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FACILITIES ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

**LOT DEVELOPEMENT STANDARDS**

**PROPERTY ZONING: R1**

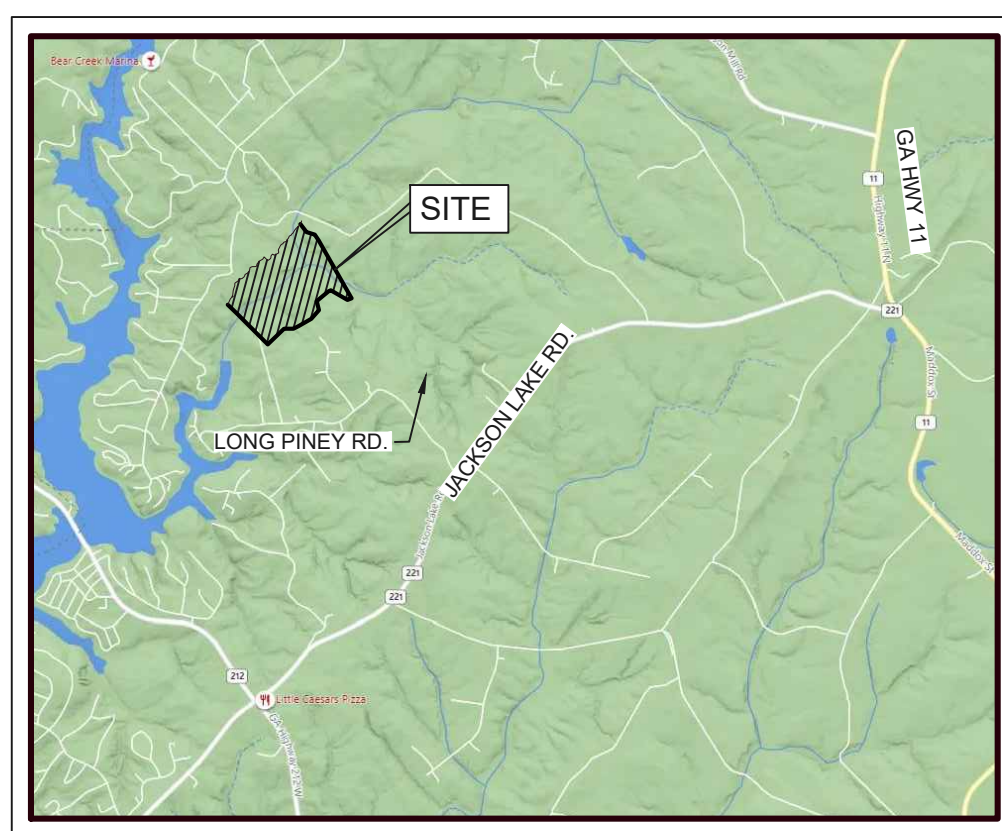
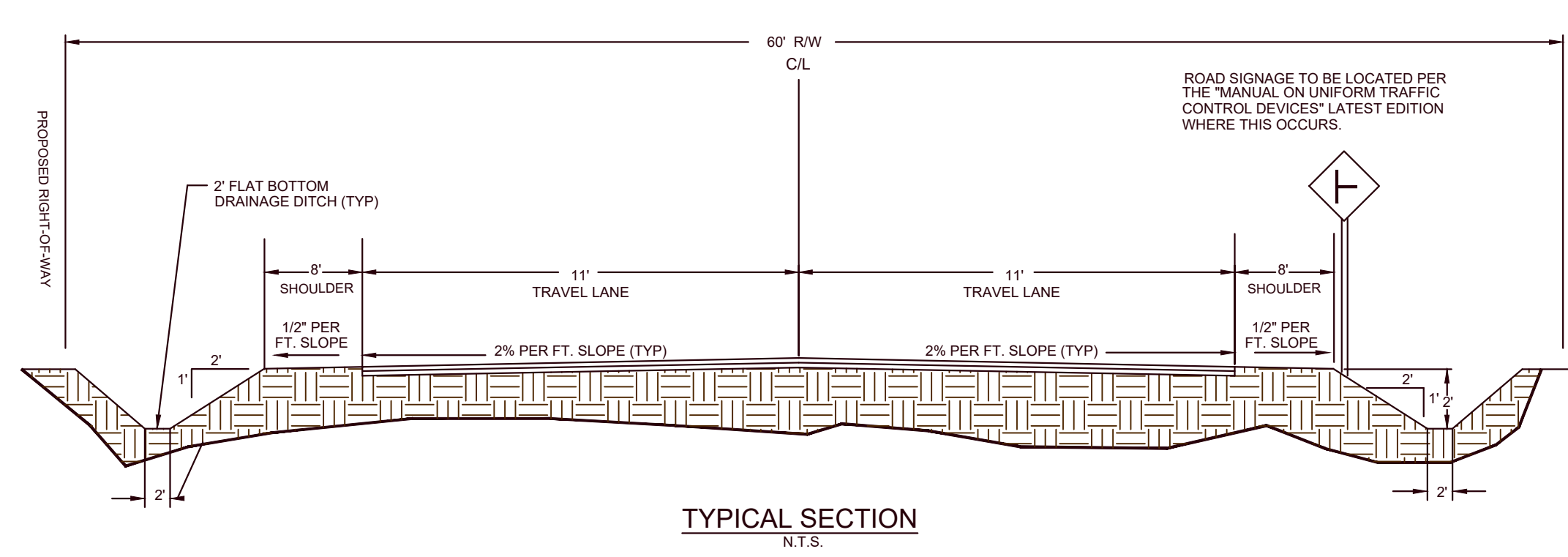
MINIMUM FLOOR AREA: 1,800 SF  
MINIMUM LOT AREA: 0.7 AC  
MINIMUM LOT WIDTH: 125 FT  
MINIMUM ROAD FRONTAGE: 125 FT  
MINIMUM FRONT YARD: 30FT  
MINIMUM SIDE YARD: 30FT  
MINIMUM REAR YARD 30 FT

**LEGEND**

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- RB REBAR
- CTP OPEN TOP PIPE
- CRIMP CRIMP TOP PIPE
- RTW RIGHT OF WAY
- MH MANHOLE
- CB CATCH BASIN
- DI DROP INLET
- JB JUNCTION BOX
- RTDI RAISED TOP DROP INLET
- HW HEADWALL
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- DIP DUCTILE IRON PIPE
- PH FIRE HYDRANT
- WM WATER METER
- VV WATER VALVE
- CV GAS VALVE
- 24" C&G 24" CURB & GUTTER
- GUY GUY WIRE
- PP POWER POLE
- LP LIGHT POLE
- S- SEWER LINE
- T- TELEPHONE LINE
- P- POWER LINE
- W- WATER LINE
- L- 5 REGULAR PARKING SPACES
- H- 1 HANDICAP PARKING SPACE
- TR- TRANSFORMER
- CP- CONCRETE PAVING
- FH- FIRE HYDRANT

Curve Table				
Curve #	Length	Radius	Ch. Len.	Ch. Bearing
C1	71.617	60.000	66.66	N08° 21' 33"W
C2	78.295	60.000	71.85	N86° 26' 39"W
C3	57.038	60.000	54.52	S23° 03' 53"W
C4	39.266	25.000	35.35	N84° 42' 36"W
C5	205.395	970.000	205.01	N33° 13' 48"W
C6	205.395	970.000	205.01	S33° 13' 48"E
C7	39.270	25.000	35.36	N17° 50' 10"E
C8	79.674	60.000	72.89	S78° 16' 49"W
C9	69.667	60.000	65.10	S00° 29' 33"W
C10	85.000	60.000	76.79	N80° 04' 08"W
C11	47.771	60.000	46.28	S30° 46' 28"W
C12	39.270	25.000	35.36	N72° 09' 50"W
C13	54.000	60.000	51.86	N01° 39' 12"E
C14	60.000	60.000	57.07	N57° 43' 33"W
C15	60.000	60.000	57.07	N59° 46' 11"E
C16	60.000	60.000	57.07	N02° 44' 05"W
C17	48.113	60.000	46.59	S59° 02' 51"E
C18	49.598	1030.000	49.59	S28° 32' 36"E
C19	125.000	1030.000	124.92	S33° 23' 58"E
C20	51.030	1030.000	51.02	S38° 17' 44"E
C21	39.274	25.000	35.36	S05° 17' 24"W
C22	194.147	720.000	193.56	S58° 01' 12"W
C23	39.270	25.000	35.36	N46° 10' 13"W
C24	10.215	1030.000	10.21	N01° 27' 16"W
C25	125.000	1030.000	124.92	N05° 12' 55"W
C26	147.193	1030.000	147.07	N12° 47' 09"W
C27	33.907	1030.000	33.90	N17° 49' 22"W
C28	88.391	60.000	79.18	N07° 51' 42"W
C29	60.000	60.000	57.07	N85° 09' 15"W
C30	60.000	60.000	57.07	S32° 20' 29"W
C31	73.722	60.000	68.33	S37° 18' 38"E
C32	120.396	970.000	120.32	S15° 12' 37"E
C33	150.984	970.000	150.83	S07° 11' 43"E
C34	26.509	970.000	26.51	S01° 57' 12"E
C35	39.270	25.000	35.36	S43° 49' 47"W
C36	200.377	470.000	198.86	N78° 57' 24"W
C37	51.305	60.000	49.47	N36° 31' 20"W
C38	67.518	60.000	63.36	S81° 35' 10"W
C39	64.880	60.000	61.18	S12° 37' 26"W
C40	61.790	60.000	58.59	S53° 21' 18"E
C41	36.619	60.000	35.95	N75° 23' 11"E
C42	113.743	530.000	113.52	S72° 53' 28"E
C43	112.215	530.000	112.01	S85° 06' 17"E
C44	39.270	25.000	35.36	S46° 10' 13"E
C45	81.078	170.000	80.31	S12° 29' 34"W
C46	65.023	60.000	61.30	S49° 13' 52"W
C47	61.179	60.000	58.07	S74° 45' 01"E
C48	61.179	60.000	58.07	N41° 31' 03"E
C49	38.820	60.000	38.02	N10° 34' 07"W
C50	109.693	230.000	108.66	N12° 29' 34"E
C51	39.270	25.000	35.36	N43° 49' 47"E
C52	97.963	780.000	97.90	N85° 13' 54"E
C53	125.000	780.000	124.87	N77° 02' 34"E
C54	125.000	780.000	124.87	N67° 51' 38"E
C55	176.631	780.000	176.25	N56° 46' 56"E

Line Table		
Line #	Length	Bearing
L1	56.015	S50° 17' 42.16"W
L2	50.711	N39° 42' 53.69"W
L3	45.326	N62° 50' 09.98"E
L4	52.229	S62° 50' 09.98"W
L5	7.738	N27° 09' 50.02"W
L6	85.436	S27° 09' 50.02"E
L7	75.402	S27° 09' 50.02"E
L8	50.692	S39° 42' 53.69"E
L9	89.289	N01° 10' 13.11"W
L10	97.521	S18° 45' 57.25"E
L11	49.825	S18° 45' 57.25"E
L12	89.289	S01° 10' 13.11"E
L13	97.273	S22° 20' 30.76"W
L14	32.685	S48° 31' 44.80"E
L15	11.257	N66° 44' 35.27"W
L16	12.785	N88° 49' 46.89"E
L17	46.759	S01° 10' 13.11"E
L18	86.180	N26° 09' 20.15"E
L19	32.930	N26° 09' 20.15"E
L20	46.759	N01° 10' 13.11"W
L21	27.037	N88° 49' 46.89"E
L22	28.795	N50° 19' 13.77"E



Date	Revision	Comments
12/14/21	1	PER P&Z BOARD COMMENTS

Date: 9/17/2021  
Scale: 1"=200'  
Drawn by: NR  
Checked by: NR

**PRELIMINARY PLAT**  
FOR  
**WATERS EDGE SUBDIVISION, PHASE 2**  
**BCA ENTERPRISES, LLC**  
LAND LOTS 105, 106, 121 & 122 18th DISTRICT  
JASPER COUNTY, GA



# Jasper County, GA Planning and Zoning Board

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## Meeting Minutes – December 16, 2021

<u>Board Members:</u>	<u>Present at Meeting:</u>
Justin Owens, Chairman	Y
Julie Bennett, Vice-Chairman	Y
Bill Nash	Y
Francis Campbell	Y
Ron Burch	Y
Shane Sealy, Jasper County P&Z Director	Y

## PRELIMINARY PLATS, REMOVING MINING/QUARRY & ADULT ENTERTAINMENT FROM PERMITTED USES

**Location:** Small Courtroom 2<sup>nd</sup> Floor

**Date & Time:** December 16, 2021 6:00 pm

**Item 1: Call to Order: Justin Owens.**

**Item 2: Approval of Agenda:** Julie Bennett motion to approve, Bill Nash seconded. Approved 4-0.

**Item 3: Approval of Minutes from 11-18-2021:** Ron Burch motion to approve, Julie Bennett seconded. Approved 3-0.

**Item 4: Application 2021-Prelim-001: Preliminary Plat for Water's Edge Phase 2**

**Justin Owens:** This is for Water's Edge phase two on Lawson Drive off of Long Piney Road. The applicant is Brian Cagle. Director's report?

**Shane Sealy:** Brian Cagle is the applicant, he's turned in the preliminary subdivision plat for phase two. He's wanting to continue out Lawson Drive to include phase new with new construction and new lots.

**Justin Owens:** Anyone here to speak on behalf of the applicant?

**Nick Roper:** I'm with Bear Creek Engineering, and I'm here for the applicant for the second phase of Water's Edge, off Long Piney Road. 54 lots as a continuation of phase one. The first phase was presented in 2004, and the preliminary for that phase showed phase two with a

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similar configuration minus the green space. Construction plans for phase one and phase two were presented in 2005, also similar.

**Justin Owens:** Any board members have questions?

**Bill Nash:** Mr. Roper, you and I have talked about section 105-218 e2 that says that in order to ensure emergency vehicle access, every subdivision with 20 or more lots must contain two or more points of ingress and egress from the existing street system. Every development with less than 20 lots is not required. I think what I see more than 20 lots up Lawson Drive, correct?

**Nick Roper:** That's correct.

**Bill Nash:** So can you explain why we should not be looking at that section and requirement?

**Nick Roper:** This is a phase two of a development that was presented in 2004. The preliminary showed this full development, minus the green space and it was approved. The construction plans were submitted in 2005 with same layout, borderline same roads, minus green space and it was also approved. The roads have been in since 2006-2007, dead-ending with utilities into our development, which is phase two.

**Bill Nash:** So I'm not sure I've heard why. You and I have discussed a way that it might comply with that regulation. I'll let you explain that.

**Nick Roper:** You proposed connecting Lawson to Sidney Court cul-de-sac. We looked at the feasibility for that, and there's 66 feet of fall from that cul-de-sac to that ravine that they would be crossing. That 66 feet, at the bottom of it, is a wetland, and if we were to build that road, you would end up with possibly a 50 foot tall dam with a culvert at the bottom of it. You'd also lose approximately 7 lots. And that road would present a bit of a hazard if the culvert ever clogged for the surrounding houses. It's a pretty steep area. It's one of the main reasons the green space is there.

**Bill Nash:** Would be it overstepping if I said what you're saying that the reason to not do it is that it would be an expense burden on the developer?

**Nick Roper:** To say that would be to ignore that we would be violating those wetlands as well. But yes, creating a dam right there would probably cost as much as the rest of the development, not to mention losing 7 lots.

**Brian Cagle:** The other reason is that nobody has ever done it. The Peninsula only has one entrance and how many lots do they have?

**Ron Burch:** They have two entrances. One off of Eagle, and one off Jackson Lake Road.

**Brian Cagle:** They didn't have 40% at the time, but that got by at the time. They didn't lose any of their land. I'm losing 30%. Technically you could go in there and say hey, let's put 20 lots in

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here and we'd be in compliance. Then we could go in later and add 20 more lots. There's no way to put 2 entrances in there. Did you all just come up with this? When did this start?

**Justin Owens:** Do we know when this was enacted?

**Shane Sealy:** Around 2010-2012.

**Justin Owens:** Any other questions?

**Ron Burch:** I do. I'm concerned about the number of lots with problem soil.

**Nick Roper:** We went back and looked at all of the lots on the list. I think it was 16 or 17 we revised that, it was a troublesome lot. If you look behind those, we got rid of lot 19 and added more area to those lots to get more usable soil. If you have any others that you want to look at, let me know.

**Ron Burch:** Ok, 45, 46 and 50, you went back and did further testing?

**Nick Roper:** Not testing, we checked the areas for those to make sure a 3 bedroom house would fit on those and it would.

**Ron Burch:** Ok, because the note from the health department said further testing was needed.

**Nick Roper:** Which lots?

**Ron Burch:** 45, 46 and 50, it said further soil testing is required to determine if a conventional system is ok.

**Nick Roper:** Meaning a drip system or something along those lines would work. But further testing, which is a level 4 is required for a conventional system.

**Ron Burch:** So that testing has not been done yet?

**Nick Roper:** No, it hasn't. It would be done later on. Otherwise it would be an alternative system.

**Justin Owens:** Any other board questions?

**Bill Nash:** I know my issue would go away if there were 20 lots in one direction and 20 lots in another direction. It would make it no more difficult than it already is. Would you care to speak to that idea?

**Nick Roper:** So you're saying get rid of about 20 lots?

**Bill Nash:** Do you have 40 lots to the left?

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**Nick Roper:** Yeah that would get rid of the majority of the subdivision.

**Bill Nash:** No, they'd just be bigger lots.

**Nick Roper:** We're already above the minimum lot size for that zoning.

**Brian Cagle:** Above the minimum lot size for that zoning, but we're not here to get it zoned. We're here for a preliminary plat, not the storm drain and sewage. I've never seen all the storm drains and everything drawn in on a preliminary plat.

**Justin Owens:** Public comments. There is a 3 minute time limit. Rhonda Pope?

**Rhonda Pope:** I live on 1221 Long Piney Road. Other than the emergency vehicle access, what about the additional traffic? Long Piney road is not a paved road, it's a crush and run basically with pot holes in it, and then its dirt. So you're adding, if I'm understanding, 80 houses to this subdivision?

**Justin Owens:** The phase two plat is up showing the lots.

**Rhonda Pope:** So you're adding additional traffic on this road that's not county maintained. You're adding additional traffic to this end of Jackson Lake Road, which has never been paved. Then, you're adding 80 additional homes, when we can't even get cell or internet service to what we have here. Is there anyone here from AT&T that can say that once they put these homes in that we can get internet service? You're adding all of this in, and we're just finding out that there's an application for a second phase, we didn't even know there was one for phase one. We've known all along the subdivision was there, but we weren't told how many houses it was going to be. So along with emergency personnel getting in and out of there, you've got to think about school buses, the amount of cars, the roadways, sidewalks, kids in the road. All of these things need to be addressed too, not just throwing 80 additional houses in here. Is there anyone that can answer that?

**Justin Owens:** We are just here to make a recommendation, the Planning & Zoning office ensures their application meets all of the requirements.

**Bill Nash:** Who provides your power?

**Rhonda Pope:** Central Georgia EMC.

**Bill Nash:** You do know that Central Georgia is bringing internet.

**Rhonda Pope:** They are coming, but I've spoken to them and they've said that they don't even know if they'll get to my house by 2023.

**Justin Owens:** Thank you Ms. Pope. Ok, Mary Patrick?

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**Mary Patrick:** Mary Patrick, Highway 212. I was at the last meeting, and from what I remember, this plat was supposed to have all of the lots that had septic problems were supposed to be marked on the map, and I want to know if they are marked?

**Bill Nash:** They have a number on the lot, and the number corresponds with the letter from the Health Department.

**Mary Patrick:** But it's not on the plat. My understanding was that it was going to be put on the plat itself so that everyone knew about it, and it would be on record.

**Shane Sealy:** On one of the preliminary plats up there, there is one with a soil overlay and one without. It states which lots have an issue with soils.

**Mary Patrick:** But it doesn't specifically say that they have to do something before they put the septic in.

**Shane Sealy:** It's on a letter from the health department.

**Mary Patrick:** So is that going to be attached to the plat when it's recorded?

**Shane Sealy:** Preliminary plats are not put on record.

**Mary Patrick:** So how are the commissioners supposed to know this, are they just going to get a copy of the letter?

**Justin Owens:** The health department stipulates what has to be done per lot to get the septic system in.

**Mary Patrick:** But what I've learned is that if it's not on the plat, then it's like we just pretend it never happened. I'm just trying to make sure that whoever buys these lots knows there could be a septic problem. The other thing is that lots 50 and 51 are both smaller lots, and I'm wondering if they couldn't be combined. One is 0.85 and one is like 0.95. The lot right next to it is even more than if they were put together. Because you know now, the commissioners just passed 2 acre lots, and I know this doesn't have to qualify for that. The other thing is, is this subdivision have to have curb and gutter?

**Justin Owens:** No it doesn't.

**Mary Patrick:** Can you explain why?

**Shane Sealy:** Because when this was turned in, minimum road frontage was 100 feet, and it had to be 125 minimum to need curb and gutter. At the time it was turned in, it was 100 feet

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minimum lot frontage. If the majority of the lots were 125 feet or bigger, it didn't have to have curb and gutter.

**Mary Patrick:** When was it turned in?

**Shane Sealy:** 9/17/2021.

**Justin Owens:** Ok, Stan Studdard.

**Stan Studdard:** I'm Stan Studdard, and I live on Long Piney Road. I'm one that mentioned the two entrances. The reason I did is that there is a subdivision across the road called Wisteria. The gentleman who did it bought 71 acres for \$270,000 in 2004 and tried to build a subdivision. We had a Planning & Zoning board then that actually cared about the ordinances, then in March of 2005, he bought 45 acres for \$525,000. Twice as much, for half as much land, so he could build his subdivision. He had to acquire land to abide by the ordinances. And we say that it's impossible to have two entrances. At the back of phase two, there's two lots that front on County Line Road, that border lots on phase two. There's two lots on Hodges Farm Road, that borders the 33 acre tract that phase two is. There's two more on Long Piney, so it's not impossible that you could acquire that property. The second entrance doesn't have to be on Long Piney Road. It could be on Hodges Farm Road or County Line Road. Kind of like The Peninsula is, with one entrance on Jackson Lake Road and one entrance on Eagle. Right now, none of the zoning ordinances are met. 105-224 says sidewalks. The subdivision across the street is curb and gutter, and the final plat was recorded about 3 days before this one was. Why are they held to those standards and this subdivision is not? I hope you'll make these subdivisions fit into these ordinances. If you let this go just haphazardly, two years from now when somebody comes in, you can't tell them no.

**Bill Nash:** You mentioned some ways to access through another road, can you point those out on the drawing?

**Stan Studdard:** Yes, actually I can give you the adjoining parcel numbers that could be acquired.

**Bill Nash:** These are lots that would have to be purchased?

**Stan Studdard:** Yes.

**Bill Nash:** So they're not these lots, they're somewhere else.

**Stan Studdard:** Yes, these lots right here, he would have to acquire it, just like the Wisteria developer had to acquire 45 acres to get his second entrance. There's two on Long Piney that aren't on that side of the creek. Two lots with frontage on County Line Road, and these two with frontage on Long Piney Road.

**Justin Owens:** It gets by with the acquisition of more land. Thank you. Tim Prosser?

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**Tim Prosser:** I'm Tim Prosser, I live at 1094 Long Piney Road. My property is right where the asphalt ends at Long Piney Road. Three of the lots in Phase one border my property, and in the phase two, three lots will border my property. I'm not going to rehash things other people have talked about. I think the entrance thing is a big issue. I live in Jasper County because I wanted to be away from subdivisions. No sidewalks, kids are going to be in the streets. All of the traffic coming up, more cars are going to be in the streets. Today, people walk on Long Piney Road, and we're talking about tripling the amount of traffic on Long Piney Road. And we're talking UPS trucks and school buses, post office, garbage. Right now, as you come out of Lawson Drive, the asphalt is torn up, and that's with a third of the traffic that's being proposed. Today, we're on the era of a housing boom and easy money. You remember back in 2008, it all went bust. So for 15 years, we've been looking at two subdivisions. No houses in Water's Edge, and only four in Wisteria Cove. They've already said they're going to start raising rates, the days of easy money are going to be going away. My fear is again, we're going to be sitting there looking at infrastructure put in and no homes. The strain on public safety, this is going to be an increase in cost. You're going to need more deputies, more fire, more EMS. Where is this being addressed, when you're talking about tripling what's going on in the current environment? You can't just throw all of this out. Today and every day, there's at least one or two cars that turn around in my driveway. They've hit my mailbox and even my gate. If there's no plans to pave Long Piney Road all the way, then this is going to continue, and I'm going to be looking at damaged mailboxes and a gate damaged.

**Justin Owens:** Thank you. Mark Watson?

**Mark Watson:** I'm at 576 Long Piney Road, right before the curve that goes down to Lawson Drive. I echo the same concerns of two entrances. I feel like we need that for emergency use. The traffic on Long Piney Road too, and there's been no mention of how the county is going to address the deficiencies in the road structure. When Dr. Blake purchased this original subdivision, we understood they would be larger lots, and somewhere along the lines, the lots got dropped down smaller. And now you're asking for a phase two with the same size lots. Looking at the plat, some of these lots are under an acre. I think it was mentioned at the last meeting by the proponent that we needed to do something with the lots because they didn't have the acre minimum. Again, I said in the last meeting I don't begrudge anyone the ability to make the money if they own the land, but I do think there needs to be some concerns that need to be addressed. I lived in Rockdale County for years and I lived in a subdivision with vacant land behind it. They purchased it and had to make larger lot sizes. I'm asking that the proponent look at this again and maybe make some larger lot sizes and address some of the other concerns as well. It would lessen the amount of traffic on the road as well. There may have to be some things that he could rethink. There are a lot of concerns.

**Justin Owens:** Ok, public comments are closed at this time. Board discussion?

**Ron Burch:** As I mentioned at the last hearing, I did go check out the proposal. My only issue was when I drove down Lawson Drive, there were cars parked along the sides of the road from contractors building on various lots. If you add another 57 lots, that's my concern.

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**Justin Owens:** I think the recurring thing here is traffic being a pretty significant concerns, along with the road quality and the two entrances. As far as issues from the last meeting, were most of those addressed?

**Bill Nash:** I had issues and they were addressed, except for the double access. I make a motion that it be rejected as it is and that the developer solve his double access problem by either spending the money to connect to a road or having fewer lots. I can understand the wetland issue, but if he created 20 lots from one direction and 20 in the other, he'd probably lose 15 lots total, but he'd have bigger lots to sell. So I move to reject it so that can be addressed.

**Francis Campbell:** I second that motion. Preliminary plat recommended denial 3-2. Justin Owens and Julie Bennett voting against.

## **Item 5: Application 2021-Prelim-002: Preliminary Plat for Lakeview Estates Phase 2**

**Shane Sealy:** This is similar, phase two to an existing phase one subdivision. The final plat for phase one was done in 2007. Phase one is built out, phase two consists of ten lots, with the conservation subdivision yield plan to come up with lot sizes and layouts. In our ordinance, it states that anything 25% slope or greater has to be in green space unless it's a hardship case. They requested that the 25% slope be able to be used in lot areas to keep acreages close to what phase one is.

**Justin Owens:** Mr. Crawford?

**Wade Crawford:** I'm Wade Crawford, Wade Homes Incorporated. I'm a builder, not much of a developer, but I bought this property about 2 years ago and we've pretty much built out what was there with the streets that were paved. What I want to do is just give you guys an idea of why I feel that my subdivision is a little bit different than the applicant before. My subdivision here was originally platted all together. The developer went in and put all the streets in, all the drainage and retention ponds in, and all of the electric in. Even the second phase has all power, water and the streets were cut. What I feel that happened was the original developer ran out of money and he stopped. So what he did was he came back to the county and got that final plat approved. So there was an additional section that was part of the first section. It got probably 75% completed, and it just never got paved. The original proposed phase two had 15 lots in it. When I went back to get it where I could just finish it up, the time limit was up, and Mr. Sealy told me to follow the ordinance. That's what I've done, and I've only got 10 lots here. I want to finish the road with ten lots and finish the neighborhood. This subdivision does have high speed internet with AT&T. It's on Jackson Lake Road, and I don't have any traffic problems with the subdivision.

**Justin Owens:** Any questions for the applicant?

**Bill Nash:** Yes, the existing subdivision looks like it's a T shape. This is off of the left branch?

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**Wade Crawford:** Yes, when you turn left, it's just a straight street all the way back to the cul-de-sac that will be there. There used to be a road that comes up where the water was at, and there used to be a cul-de-sac in there. The original developer sold that to Georgia Power. I was not going to put that road in, I believe there's an easement through there.

**Bill Nash:** Do you know how many lots you have between the intersection and this point?

**Wade Crawford:** Yes, and some of these lots I did not build on because they were too steep. If you count the two on the corner, there's 10.

**Bill Nash:** So if you don't count the ones on the corner, there's only 8?

**Wade Crawford:** Yes.

**Ron Burch:** The original plans we were given, lot 43 says 1.43 acres. Looking at it now, it is 4.35 acres and it looks like it's going up to the green space.

**Shane Sealy:** That is the yield plan. Basically this is the site plan, the first step used in a yield plan. What you do is you calculate, you have to meet all zoning regulations, acreage, road frontage, and you do a layout using a conventional subdivision design with no green space. And that gives you a determination of the max number of lots you can get. This actually has 11 on the yield plan. So this is not the plat, this is just a design plan so you can figure out the maximum number of lots.

**Wade Crawford:** I'd also like to add that Lakeview Estates has an HOA. Each homeowner pays dues. We have street lights that we added through the HOA, and we didn't have those originally. We use that money to keep up the entrance, which will always be done. I have the president of the homeowners' association, because everybody is for this.

**Bill Nash:** One thing I'd like to say is that there are some things on our preliminary plat standards, which are not a burden for you, but they are things that need for people to sign off on. There's some things that need to be added that need to be done before it goes before the commissioners.

**Johnathan Green:** I live at 481 Lloyd Street. I was the first house built and I'm the president of the HOA. I'm in full support of Wade's plan. We all love the subdivision and want to keep it going that way.

**Justin Sorrows:** 476 Lloyd Street, I'm the vice president of the HOA. We fully stand behind Wade and everything he's doing in the neighborhood. We want to keep it the way it's going, with minimal changes as possible, because we want to keep a uniform neighborhood. Anything possible to keep it how it's going.

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**Leigh Cole:** I live at 428 Lloyd Street, and all I can do is piggyback on everything they said. Our neighborhood is special, we believe it's different than other neighborhoods out there. We like it uniform, and we support Wade.

**Mary Patrick:** I just have a question. I haven't been able to look at a map that closely, but how large is the cul-de-sac? Is it 60 feet like our ordinance requires?

**Ron Burch:** It shows 42.5 foot radius.

**Mary Patrick:** So if the cul-de-sac is 42.5, the code says it should be 60 feet or else you can't get a fire truck in there and turn around.

**Shane Sealy:** Is that to the edge of the pavement or to the right-of-way line?

**Ron Burch:** Edge of the pavement.

**Shane Sealy:** Ok, so the 60 feet goes to the right-of-way line.

**Mary Patrick:** Ok, is it 60 feet? That's all I'm asking. And what's the average lot size, since we're using the yield plan to get around requirements?

**Shane Sealy:** Looks like it's around an acre. You've got two that are right around a half an acre, two or three that are like 1.45, 1.43, and others that are about an acre, so that's average.

**Mary Patrick:** I just want an answer to my question.

**Shane Sealy:** According to the map we have, it's 60 feet to the property line radius.

**Mary Patrick:** But can emergency vehicles drive up to the property line radius?

**Shane Sealy:** I will look it up and let you know.

**Justin Owens:** Anyone else want to speak?

**Savannah Waldrop:** I would. I live at 34 Turbine in Lakeview and I'm not on the board of the HOA. I also support the one acre lot minimum in order to preserve our property values. I think that's a win for the homeowners and the county.

**Justin Owens:** Anyone else want to speak? None. Discussion among the board?

**Bill Nash:** I think it's admirable that a builder can have such faithful customers to come forward.

**Justin Owens:** I had some questions about the green space, but it's spelled out well, so it's been clarified.

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**Bill Nash:** Motion to approve with the stipulation that Mr. Crawford meets proper formatting on the plat. Ron Burch seconded. Approved 5-0.

**Justin Owens:** A note to all applicants, all of our recommendations are just that, recommendations to the board of commissioners, who have the final votes on those issues. Those dates will be made public if you wish to speak again on those meetings.

## **Item 6: Application 2021-Ordinance-002, Text Amendment to Remove Mining/Quarry & Adult Entertainment Business from Table of Permitted Uses**

**Justin Owens:** In section 119-269 in the ordinance, there's a table of permitted uses in various zoning districts. Under some zoning districts, mining/quarry is a permitted use and in some districts, adult entertainment is allowed under a special use permit.

**Shane Sealy:** We're looking into two permitted uses in the county. For Mining/Quarry, it is a special use permit currently under Manufacturing zoning, and adult entertainment is a special use in Commercial. We're bringing it to you to see about removing it completely.

**Justin Owens:** Any public comments? None. Board discussion?

**Bill Nash:** Can you give some history on this agenda item? Did a citizen bring this up?

**Shane Sealy:** No applicant, but some residents in the county who have seen some test drilling around their property and they have concerns about an applicant coming forward. This is in the Hillsboro area. Concerns are about an applicant coming forward and having it rezoned first, then for a special use permit.

**Bill Nash:** So the questionable area is not currently zoned manufacturing?

**Shane Sealy:** No, it's currently zoned agricultural.

**Bill Nash:** And if it was zoned manufacturing, when you say conditional zoning, what does that mean?

**Shane Sealy:** When you look at the table of permitted uses, you will see an S for special use permit, so they can look at each site. You have to apply, give public notice, it has to go through this board for recommendation. Currently, they could not just go in and start mining.

**Bill Nash:** And they'd have to do 2 things, they'd have to change the zoning and they'd have to get a special use.

**Mary Patrick:** There was an applicant.

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**Justin Owens:** I was about to ask Shane. Somebody had to make an application to get a text amendment.

**Shane Sealy:** Yes, I was approached about removing this.

**Justin Owens:** So it was driven by the board of commissioners?

**Shane Sealy:** Yes.

**David Shepherd:** I live at 8220 Goolsby Road.

**Justin Owens:** Ok, we're not here to talk about anyone's property. We're here for a text amendment and zoning ordinances.

**David Shepherd:** I'll give you an idea of why we want this to go through you and the board of commissioners. In 2019, these individuals bought 1700 acres. At that time, they spent about 5 weeks drilling.

**Justin Owens:** We are not here to talk about anyone's property. You can speak to why you want it removed from the permitted uses.

**David Shepherd:** We don't want rock quarries, drilling, and especially adult entertainment in the Hillsboro area. We saw rock quarry signs in Butts County, and we don't want that here.

**Justin Owens:** Board discussion?

**Bill Nash:** I'd like to discuss and vote on these separately. It seems like if we take it out of the allowed uses for the whole county, we are creating something related to the whole county at the response to an individual case. I can understand the speaker's interest in shutting it down so he doesn't have to deal with it anymore, but he's dealing with his own issue rather than someone else in another county who may want a job or someone who may want to develop this property.

**Justin Owens:** There's certainly safeguards in place. It's a special use permit that can be applied for only in specific zoning districts. So nobody can get any one of these right now.

**Ron Burch:** I have seen some rock quarries and I don't think it would be good for us. The noise, the dust, the traffic.

**Justin Owens:** We've had a lot of areas in the county that have had quarries in the past that I think some would find beneficial, and I think there are some areas that it would be beneficial. Is there a difference between rock quarry and mining or are they one in the same?

**Ron Burch:** They would be mining the rock.

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**Bill Nash:** This board and the commissioners could stand in the way of quarries abutting residential areas. I think quarries have an impact on roads as well, because they require a heavy duty road.

**Justin Owens:** Shane, how much undeveloped area in the county is currently zoned manufacturing?

**Shane Sealy:** Maybe 3-4% of the county. We don't have a lot of manufacturing areas.

**Francis Campbell:** I agree with the problem of the roads. With a lot of big trucks, and the roads not being fixed. That would be one of the main things, more pot holes and traffic.

**Justin Owens:** Do we ever see potential benefit to the county to have the opportunity to have mining or quarry under the proper zoning and under special use conditions? I think the answer is yes.

**Bill Nash:** It would be jobs generated. It may be the road that is identified. If it was on a state highway, those would be designed to handle the loads of the trucks.

**Justin Owens:** There's any number of zoning conditions that could be put on property.

**Bill Nash:** I would hate to close the possibility of private enterprise doing something elsewhere in the county just because of a concern at this one location.

**Justin Owens:** And we're saying never, forever would anyone ever in the county be able to do this. The adult entertainment business, just from a social standpoint, I don't think it fits into Jasper County anywhere.

**Mary Patrick:** This whole courtroom was filled with people against a rock quarry. I live on 212, and I don't want one there. Maybe you should have come to the meetings when everyone came. No matter where you lived, they didn't want a rock quarry. There's dust, lung disease, your water is ruined. If you drive down Highway 87 to Macon, you drive a mile through dust that you can barely see. You've got trucks in and out constantly, day in and day out. Why would we want this in our county? I don't care if it makes 100 jobs, why don't we want it? If we just want jobs, then why don't we have anything and become the trashiest place ever? I don't want it out there where I am, the people don't want it where they are in Hillsboro.

**Bill Nash:** Was there any gravel used in relationship to your home site? Like, for the driveway?

**Mary Patrick:** I don't care about that. Just like the man from Jones County that called and talked to me after I put the blog out about it and talked about how we could bring millions of dollars into the county. I told him I could care less. I don't want to live next to something like that, that's why I moved to Jasper County, out in the country. So it's ok to have a rock quarry, but not next to you, because it can't be next to you.

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## Jasper County, GA Planning and Zoning Board

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**Justin Owens:** Next?

**Mary Tumlin:** I'm a Hillsboro resident. I understand you don't want to address any one area, and they've already talked about all of the negatives. I understand what Bill's saying about the buffer of residents and roadways and stuff. Then I heard, well this would say forever and ever, no rock quarries. Well why can't we look at it in reverse and say obviously none of these are forever because all of them are special permits. If we change it to no special permit, no rock quarries, who's to say in 10 years that someone won't come in with a specific reason and area and ask to rezone again. Because when you say forever, it's not forever until the next person comes forward with a question. We're not prepared for this as a county, and I know I'm not prepared for those big dump trucks to come down my road and change it from a residential area into a high traffic, big trucks, every time you try to pull out of your road, now you're not what we all live here for. I think we're a diamond in the rough and that's why people are starting to recognize that and come in. So I would like to see it blocked at this point, and then if a specific person wanted to bring a quarry in, they could come in with their reason for having it again. The courtroom has been full in several meetings and we all felt like it was going the direction that it was going to be blocked and now it's looking like it's going the other way. I just ask that you go ahead and put that in now and let that person come fight for their right later if they want a quarry. Your water tables will drop, I'll be living in a house where I can't even get water. I don't have county water, so what am I going to do? You'll have all the traffic and dust, and I just don't think our county is prepared for that.

**Justin Owens:** Anyone else want to speak?

**Dan Warren:** I live at 2753 Greer Road in Hillsboro. I was under a different impression after the board of commissioner's meetings on how you were going with this.

**Justin Owens:** We are independent from the board of commissioners. The board of commissioners can make actions on their own. We just make recommendations based on what is applied for.

**Dan Warren:** I feel like some of the references people are making probably goes back to Feldspar, almost 60 years ago. Feldspar, they brought in mining and if Planning & Zoning does not go forward with completely removing the mining ordinance, I would like for you to look at the type of mining you would allow. The Feldspar mining is surface mining activity, like sand, rock, and gravel. It's not hard rock mining or blasting. We mentioned 87, it's not 500 deep with them blasting all the time. They don't run 24/7. If you do not look at completely removing it, let's at least look at what types and how it would be used. You can say they have a special use permit, does this mean you can mine 24/7, 7 days a week? If we're not going to remove it, let's at least go in and look at the types, because there are different types of mining for different materials. I just wanted to bring that up.

**Justin Owens:** Anyone else? None. Close public comments, comments from the board?

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# Jasper County, GA Planning and Zoning Board

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**Ron Burch:** Motion to remove mining/quarry and adult entertainment business from the table of permitted uses. Julie Bennett seconded. Approved 5-0.

## **Item 7: Discussion of the Yield Plan for the Conservation Subdivision Ordinance**

**Ron Burch:** I made this request, because I feel like we are tasked with looking out for the best interest of the county. We are going for a two acre minimum lot size, have increased street width, and going for curb and gutter. If a developer comes in and doesn't want to do that, all he has to do is go to the yield plan and there's nothing we can do.

**Justin Owens:** But you realize that doesn't allow them to gain anymore lots?

**Ron Burch:** But they can go for smaller lots and less street width.

**Justin Owens:** But isn't the idea to reduce the number of homes? That's the whole idea of making larger lots, was to reduce the number of homes. This way, it's almost a trade-off, where you can't get any more houses, but you will get greater size of green space.

**Ron Burch:** One previous subdivision I was against, because when you looked at the dimensions of the cul-de-sac where we have a 60 foot minimum, and it was 46 feet. We need to maintain our standards of the county.

**Justin Owens:** If we want to address it, we could place it on a future agenda item. Are we talking about trying to remove it?

**Julie Bennett:** What section are you looking at specifically?

**Ron Burch:** 105-160.

**Justin Owens:** It's basically a way where you can determine how many lots would be possible under current lot size and zoning. So if you can get 10 lots, it will let you reduce lot size, as long as you don't exceed that total number of lots or remove green space. Are we trying to understand it, or are we trying to address it separately?

**Ron Burch:** No, I believe that we need to uphold the dimensions in our ordinance.

**Justin Owens:** But this is listed, it's in the ordinance.

**Bill Nash:** You're talking about the cul-de-sac.

**Ron Burch:** That was one example. There was a lot that didn't meet the 125 frontage at the street. I was going to object at this meeting, then Shane sent out his information, that basically they went by the yield ordinance, and we couldn't do anything about the lots that were smaller.

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# Jasper County, GA Planning and Zoning Board

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**Justin Owens:** So to address that, we'd have to change it or take it out. It may be something we need to look at.

**Ron Burch:** If we want to have another meeting, with the appeals board also. I feel it needs to be addressed.

**Justin Owens:** Ok. We can't take any action on it today.

**Bill Nash:** To understand what you're asking for, you seem to not like the results of the yield plan.

**Ron Burch:** That is correct. I still feel like they need to go by the 125 foot frontage, which in some instances weren't in this. The cul-de-sac 60 foot radius, which was not upheld, because that was in the yield plan ordinance.

**Justin Owens:** Why don't we have Shane work on scheduling a work session? Then we can compile whatever things we want to talk about at that time, like some wording for potential amendments.

**Ron Burch:** I just wanted to make everyone aware of it, so we all know we need to discuss it. I also want to throw something else out, it's my feeling that if there's a subdivision that we have approved a preliminary plat for, if they don't start construction within 3 years that they'll have to come back and reapply totally for another preliminary plat.

**Justin Owens:** Yes, I think that was brought up at our last work session. We need to formulate some kind of verbiage to make some changes in the ordinance. Are we finished discussing the yield plan for now?

**Ron Burch:** If we can have a joint meeting, if that can be done?

**Justin Owens:** We can just have a work session, and whoever wants to show up, can.

## **Item 8: Discussion for Future Agenda Items**

**Bill Nash:** At the last commissioners meeting, there was discussion about minimum lot areas in section 119-244 that talks about minimum lot area without water or sewer and minimum lot area with public water, and minimum with public water and sewer. I believe the commissioners had voted to have 2 acre lot sizes. All of these things are dealing with, and it was minimum lot sizes for all types of lots, correct?

**Shane Sealy:** R-1. R-2 is already a 2 acre minimum.

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## Jasper County, GA Planning and Zoning Board

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**Bill Nash:** Right, so if you have a 2 acre minimum, all of those things with water and sewer becomes kind of moot. All of those things are no longer relevant.

**Shane Sealy:** You'll just have to make a modification.

**Bill Nash:** Yes, and I think if we wanted to vote on that at the next meeting, we'd have to advertise that.

**Justin Owens:** We can talk about it at the next work session and figure out how we want to word it and how we'd like to word the text amendment.

**Bill Nash:** Ok. Then, the commissioners voted last meeting at our recommendation to limit the age of 10 years on a mobile home being brought into the county. Commissioner Stunkel brought up that the number of moves that a modular home had had would also be an impact that he'd like to see covered. I wrote a suggested language, but I'm not sure we can vote on that today, right?

**Justin Owens:** No, we cannot vote on anything today.

**Bill Nash:** Well I'll read this. The movement of modular homes to Jasper County shall not be more than their first relocation after their initial delivery and setup. In other words, if it has initially been setup someplace else, they can be moved here, but if they've been moved once beyond that initial setup, then they can't be moved here.

**Justin Owens:** So it can't be their 3<sup>rd</sup> stop.

**Bill Nash:** Correct. Commissioner Stunkel suggested that was an industry standard.

**Francis Campbell:** Well, how would you know that it hadn't been moved more than once?

**Justin Owens:** It would be documented. Those things are registered at locations and you would know where it was before and where it came from.

**Julie Bennett:** So that would have to come through your office?

**Shane Sealy:** If they came in and applied to move one in, we would have to do our homework to figure out and ensure that this is not its 3<sup>rd</sup> destination.

**Julie Bennett:** So who tracks that?

**Shane Sealy:** The tax commissioner's office.

**Bill Nash:** The other thing the commissioners talked about was impact fees. There's a list of counties that provide them and where the money goes, and the more I thought about that, the

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## Jasper County, GA Planning and Zoning Board

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more I thought this is a money thing and not a Planning & Zoning thing. I think it's probably more of a commissioner's decision of where money goes.

**Justin Owens:** Is this something that needs to go to a work session item? Because we could go to the commissioners and talk about it with them.

**Bill Nash:** I don't know. I have one other thing. This, again, is an ordinance issue that may need to be discussed in the work session. I've numbered these, these are photographs and I've numbered them 1-6. Number one is taken at a location you may recognize in our county, and we have signs. This is about signs. About 10 years ago, I bought property here and the county was very much farm land and very much undeveloped. Where I had moved from previously, it seemed like farm land and in about 1995, a road that had run from one city to another and had all farms on it became strip centers. So it certainly changed the character. I believe that you can't really help that growth, but you can do things to manage it and help your community deal with that growth better, and one way to do that is signs. Look at this intersection we have here and you see a number of signs. They're kind of out of control. Number two is another one. Number three is from a different direction of the same intersection. Number four shows the thing I mentioned where that was farm land that used to be along the road and now you see a Walmart and Sam's Club, a Lowe's, a Home Depot, a Best Buy and a few other things. They are crowded up to the road and the setbacks that were similar to the ones we have now were governed there and it's one of the most crowded areas in the state, in my opinion. Number five is Doraville, and you see the signs are up high, and you can see on down the road, a lot more elevated signs. I understand why commercial property owners want a high sign, so people can see from far away.

**Justin Owens:** Are we saying that we need to modify the sign ordinance?

**Bill Nash:** Yes, that's where we're going.

**Justin Owens:** I don't know if right now is the appropriate time to get into that right now. Maybe we can talk about it at a work session.

**Bill Nash:** I've looked at a couple of locations, like John's Creek and Peachtree City that have different things than we have, and I think they provide a better community setting than we have here.

**Justin Owens:** Ok, so preparing your examples, compare what you have to what the current ordinance says and what changes. We can talk about that in a work session. Any other potential work session items you'd like to mention? None. Any other new business items? None.

**Francis Campbell:** Motion to adjourn. Julie Bennett seconded. Meeting adjourned.

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**Appointments – Item 1**

**Agenda Request – Jasper County BOC**

**Department:** Board of Commissioners

**Date:** January 3, 2022

**Subject:** Appointment of Chairman

**Summary:**

The County Charter states in Section 1 C that: the board of commissioners shall, at its first meeting in January, elect a chairman from among its membership to serve for a one year term.

**Background:**

Same as Above

**Cost:** None

**Recommended Motion:**

Board Discretion

**Appointments – Item 2**

**Agenda Request – Jasper County BOC**

**Department:** Board of Commissioners

**Date:** January 3, 2022

**Subject:** Appointment of Vice-Chairman

**Summary:**

The County Charter states in Section 1 C that: the board of commissioners shall, at its first meeting in January, elect a vice-chairman from among its membership to serve for a one year term.

**Background:**

Same as Above

**Cost:** None

**Recommended Motion:**

Board Discretion

**Appointments – Item 3**

**Agenda Request – Jasper County BOC**

**Department:** Board of Commissioners

**Date:** January 3, 2022

**Subject:** Appointment of County Attorney

**Summary:**

The County Attorney Appointment is done at the first meeting each year for the attorney to serve for a one year term. Staff recommends appointing David Ozburn as County Attorney.

**Background:**

Same as Above

**Cost:** None

**Recommended Motion:**

Appoint David Ozburn of the firm, Ozburn Law Firm, LLC as County Attorney for 2022.

**Appointments – Item 4**

**Agenda Request – Jasper County BOC**

**Department:** Board of Commissioners

**Date:** January 3, 2022

**Subject:** Appointment of County Clerk

**Summary:**

The Board of Commissioners needs to make a designation of County Clerk to serve for a one year term. Staff recommends appointing Sharon Robinson as County Clerk.

**Background:**

**Cost:**

**Recommended Motion:**

Appoint Sharon Robinson as County Clerk for 2022.

**Business – Item 1:**

**Agenda Request – Jasper County BOC**

**Department:** Recreation

**Date:** January 3, 2022

**Subject:** Jasper County Recreation Board Appointment

**Summary:**

Jasper County Recreation Board has 1 vacancy that needs to be filled. The following people have expressed interest in serving on the Board:

Catherine Kendall

**Background:**

The Jasper County Recreation Board is a seven (7) member board

**Cost:** None

**Recommended Motion:**

Appoint Catherine Kendall to the Jasper County Recreation Board for a 3-year term ending January 31, 2025.



Applicant Name: Catherine Kendall

Date: 10/19/21

I would like to apply for appointment to the following Board, Committee, or Authority:

Rac Center

How long have you been a resident of Jasper County?

3 yrs

Which Jasper County district do you live in?

     (1)     (2)         (3)         (4)         (5)

What qualifications, experience, and certifications do you possess that should be considered for the Board, Committee, or Authority you are seeking appointment on?

I have 8 yrs experience with the ice cream truck all ages of kids and adult, with that I learned how to understand and deal with all types of kids and adult, also hosting events and parties and school event. also 5 yrs experience in the child care field. I feel I have gain the ~~knowledge~~ understanding and skill that qualified me

Are you currently serving on another Board, Committee, Authority or elected position?

     Yes     NO    If Yes, please list.

Would there be any possible conflict of interest between your employment, your family, or your serving on the Board, Committee, or Authority you are seeking appointment on?

     Yes     NO    If Yes, please explain.

**What is your vision for the county's future in relation to the Board, Committee, or Authority you are seeking appointment on?**

Bring more events, fundraisers, and activities for the kids and youth of Jasper County and also being a part of the community

**Explain your understanding of the duties of this Board, Committee, or Authority:**

Volunteering and bring ideas and being part of the community


**Briefly explain why you seek appointment to this Board, Committee, or Authority:**

playing/being a part of the community  
Bring more things for the youth and kids of Jasper County

**Are you in any way related to a County Elected Official or County Employee? If so, please describe.**

No

If appointed, I agree to serve and participate in required and or voluntary training.  Yes  No

  
Signature

10/19/21  
Application Date

**Business Item 2:**

**Agenda Request – Jasper County BOC**

**Department:** Planning and Zoning

**Date:** January 3, 2022

**Subject:** Application number 2021-Ord-002. Removal of Mining/Quarry from the Table of Permitted Uses. Sec 119-269

**Summary:** To remove the Mining/Quarry use from the Table of Permitted Uses in the Jasper County Code of Ordinances.

**Background:** The Planning and Zoning Board heard this on December 16, 2021 and recommended approval 5-0 to remove the Mining/Quarry from the Table of Permitted Uses.

**Cost:**

N/A

**Recommended Motion:**

Board Discretion

**Business Item 3:**

**Agenda Request – Jasper County BOC**

**Department:** Planning and Zoning

**Date:** January 3, 2022

**Subject:** Application number 2021-Ord-003. Removal of Adult Entertainment Business from the Table of Permitted Uses. Sec 119-269

**Summary:** To remove the Adult Entertainment Business use from the Table of Permitted Uses in the Jasper County Code of Ordinances.

**Background:** The Planning and Zoning Board heard this on December 16, 2021 and recommended approval 5-0 to remove the Adult Entertainment Business from the Table of Permitted Uses.

**Cost:**

N/A

**Recommended Motion:**

Board Discretion

**Business Item 4:**  
**Agenda Request – Jasper County BOC**

**Department:** Planning and Zoning

**Date:** January 3, 2022

**Subject:** Six Months Moratorium on Accepting Subdivision Preliminary Plats

**Summary:**

The Board of Commissioners to consider extending the moratorium on accepting Subdivision Preliminary Plats for a six month period.

The extended moratorium would expire at 5:00 P.M. on July 3, 2022.

**Background:**

At their December 20, 2021 Called Meeting, the Jasper County Board of Commissioners placed a 90 day moratorium on accepting Subdivision Preliminary Plats.

This moratorium is in effect until 5:00 P.M. on Monday, March 21, 2022.

**Cost:**

**Recommended Motion:**  
Board Discretion

**Business Item 5:**

**Agenda Request – Jasper County BOC**

**Department:** Planning and Zoning

**Date:** January 3, 2022

**Subject:** Application number 2021-Prelim-002. Preliminary Plat for Lakeview Estates Subdivision Phase 2 located on Lloyd Street off of Jackson Lake Road.

**Summary:** This was heard by the Planning and Zoning Board on December 16, 2021. They recommended approval of the Preliminary Plat 5-0.

**Background:**

**Cost:**

N/A

**Recommended Motion:**

Board Discretion

**Business Item 6:**

**Agenda Request – Jasper County BOC**

**Department:** Planning and Zoning

**Date:** January 3, 2022

**Subject:** Application number 2021-Prelim-001. Preliminary Plat for Waters Edge Subdivision Phase 2 located on Lawson Drive off of Long Piney Road

**Summary:** This was heard by the Planning and Zoning Board on December 16, 2021. They recommended denial of the Preliminary Plat 3-2.

**Background:**

**Cost:**

N/A

**Recommended Motion:**

Board Discretion

**Business Item 7:**

**Agenda Request – Jasper County BOC**

**Department:** Election

**Date:** January 3, 2022

**Subject:** Set Qualifying Fees for 2022 Elections

**Summary:**

Public Notice stating the Qualifying Fees and the Election Dates need to be published prior to February 1<sup>st</sup>, 2022 to be pursuant to O.C.G.A §21-2-131(a)(1).

**Background:**

**Fees as adopted:**

<b>Office</b>	<b>Fee</b>
County Commissioner	\$ 216.00
Board of Education	\$ 108.00

**Qualifying Dates:**

March 7, 2022 at 9:00 A.M. – March 11, 2022 at 12:00 Noon

1. Election dates for 2022 County Elections established as follows:

2022 General Primary – May 24, 2022

2022 General Election – November 8, 2022

**Cost:** None

**Recommended Motion:**

Approve Resolution #2022-01-03 (1) setting the Qualifying Fee Schedule for advertisement prior to February 1, 2022.



**Resolution #2022-01-03 (1)**

**Whereas**, O.C.G.A §21-2-131(a)(1) requires Qualifying Fees and Election dates need to be established by the Board of County Commissioners and published prior to February 1, 2022, and

**Whereas**, the Board of County Commissioners seeks to be in full compliance with laws and codes of the State of Georgia.

**Now therefore**, be it resolved by the Jasper County Board of Commissioners that:

1. The qualifying fees for elected office for the year of 2022 within Jasper County are hereby established as follows:

<b>Office</b>	<b>Fee</b>
County Commissioner	\$ 216.00
Board of Education	\$ 108.00

Qualifying Dates:

March 7, 2022 at 9:00 A.M. – March 11, 2022 at 12:00 Noon

2. Election dates for 2022 County Elections established as follows:

2022 Primary – May 24, 2022

2022 General Election – November 8, 2022

Passed in the regular session of Jasper County Board of Commissioners January 3, 2022.

\_\_\_\_\_  
Chairman

Attest:

\_\_\_\_\_  
County Manager

**Business Item 8:**  
**Agenda Request – Jasper County BOC**

**Department:** Clerk of Superior Court

**Date:** January 3, 2022

**Subject:** Funding Request – Clerk of the Courts – Scan and Index Records 1960 - 1979

**Summary:** To propose a way to utilize ARPA money in the Clerk of Superior Court's office. I would like to get the entire span of 1960-1979, as far as deeds, scanned and indexed so that they can be put on the gsccca.org website. I would also like to have all of Jasper County's plats indexed as well. All of the images are on the website, but you can only look them up by page number, not by name. I would like them indexed so that they could also be found by name. This will make it possible for the public to do a 60-year search completely online. My ultimate goal is to get all the deeds and liens in my office scanned and indexed. As of right now, if there is some sort of natural disaster or if the courthouse is compromised structurally, with fire or flooding, these records would more than likely be destroyed.

**Background:** What I am proposing will cut down on foot traffic in the courthouse. Therefore, county employees and citizens will have less exposure to COVID-19 and other viruses. Also, it will help to safeguard more of our county's records and history.

**Cost:** Approximately \$64,350

ARP Uncommitted Balance - \$480,937

**Recommended Motion:**  
Board Discretion



November 1, 2021

Honorable LeAnn Airington  
Jasper County Superior Court Clerk  
126 W. Green Street, Suite 110  
Monticello, Georgia 31064

Dear Hon. LeAnn Airington,

This proposal addresses the full service, historical indexing of Jasper County Clerk of Superior Court. Kofile Technologies, Inc. (Kofile) is uniquely qualified to complete Jasper County's records management and modernization goals.

All pricing is good for 90 days from the date of this proposal. The pricing herein does not include any applicable sales taxes—which are the responsibility of the County.

## DO IT ONCE, DO IT RIGHT, DO IT FOREVER

Kofile's services are not 'as-is' or 'scan it & forget it.' Kofile's basis for success is decades of experience, realistic solutions, and professional analysis. Many of our projects involve re-work for collections already imaged or indexed by low-bid vendors. Kofile invests in the best hardware and software. Technicians are trained to handle fragile documents. Images are the highest quality and are free of distortion and loss of information due to capture.

Kofile performs Full Service Indexing for many counties across the country that use a competing vendor's system. Jasper County has used Kofile Land Records Management System on a daily basis since 2004.

Kofile will provide consistently keyed index fields to improve retrieval. Jasper County is assured of the following key differentiators with Kofile's indexing services:

- ▶ *Kofile blind re-keys each field to maintain a 99.25% accuracy rate in accordance to GSCCCA standards.*
- ▶ *Our employees are key assets—our Data Entry Manager have over 30 years of experience.*
- ▶ *Kofile indexes at our Norcross, GA, facility, ensuring data confidentiality and security.*
- ▶ *Kofile does not use third-parties to key—thus, minimizing errors and threats to data integrity.*

## Scope of Services

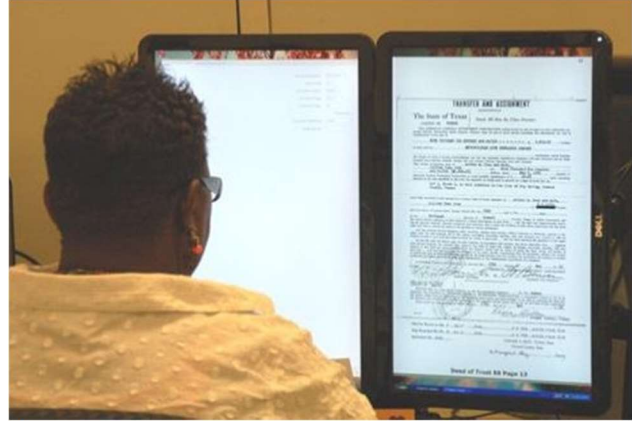
Data integrity is essential. Kofile's goal is to provide consistently keyed fields. Kofile's proprietary indexing software and keying procedures provides proven 99.25% accuracy. This will improve document retrieval and build a dependable, searchable database for Jasper County's staff and patrons.

Prior to indexing, Kofile conducts a comprehensive assessment of the County's historical indexing volume and will establish the expectations revolving around GSCCCA standards and an acceptable turn-around time. This assessment ensures accurate and consistent indexing data is returned from Kofile for import into the Kofile Premier System.

6300 CEDAR SPRINGS ROAD, DALLAS, TEXAS 75235  
3000 NORTHWOODS PARKWAY, STE 200, NORCROSS, GA 30071  
P: 214/351.4800 F: 214/442.6669 WWW.KOFILE.US

During quality control (QC), managers and supervisors internally research and answer questions about any problematic process. If the County Clerk of Superior Court is required to provide input, Kofile will directly contact the County for a clarification and/ or decision. Client involvement demonstrates Kofile’s pride in building successful professional relationships.

Kofile always performs key entry at least twice for every field. With Kofile’s quality assurance, each field is blind-keyed three times:



*A Kofile data entry operator indexing a Deed of Trust*

- ▶ Following initial entry, the record displays to a second technician who also keys the field (“blind re-key”).
- ▶ The software compares the entries. If they do not match, the record is sent to a supervisor.
- ▶ This supervisor identifies the problem with the field entry and determines if it is a one-time keying error or a prevailing issue.
- ▶ The record is then sent to another technician and keyed again.

For this project, Kofile will index all documents in accordance with GSCCCA standards.

## LOCATION WORK

Kofile is a Texas-based company and takes pride in providing services without reliance on offshore indexing subcontractors. Low-bid by other vendors, rely on offshore indexing to India, the Philippines, China, etc. These low-bid project often necessitate the County seeking re-indexing.

Kofile will perform all indexing for Jasper County at our regional data center in Norcross, GA. This location is solely dedicated to Georgia customers. The Norcross Data Center employs approximately 40 GSCCCA-certified indexers. Daily, this team performs Full Service Indexing for over 90 counties in Georgia. These indexers also perform historical indexing for over 115 counties in Georgia.

## TECHNOLOGICAL SECURITY MEASURES

Due to the confidentiality of the data, Kofile understands the need for multiple security measures. The Kofile facility is designed to ensure the safety of Jasper County’s data. Employees undergo background checks and extensive interviews. Kofile works in a secured, directory-based environment.

Operator terminals are configured to ensure data cannot leave the facility. Those assigned to the project are issued a username and password to access images. Rights are assigned to individual images as “read only.” Only approved employees have the passwords to change image permissions. Therefore, no one can delete or modify without authorization. All activity of this nature is logged.

The key to loss prevention is to establish positive control over each item. Kofile manages a large number of similar projects and has not lost any media or source files. Inventory control is continuously maintained throughout each step of the conversion process. Kofile's SQL imaging database maintains a complete audit trail throughout each step.

Kofile has taken safeguards to protect clients from any occurrence of Kofile employee's releasing information through "social engineering" exploits. Kofile enforces and circulates sensitivity policies to classify the sensitivity of data in possession, however short its stay.

## OWNERSHIP OF DATA

All Jasper County records (including volumes, document, digital images, metadata, and microfilm) serviced by Kofile shall remain the property of Jasper County. This policy is applicable to any agreement, verbal or written, between Jasper County and Kofile.

- ▶ The records are not used by Kofile other than in connection with providing the services pursuant to any agreement between Kofile and the County.
- ▶ The records are not disclosed, sold, assigned, leased, or otherwise provided to third parties by Kofile.
- ▶ The records are not commercially exploited by or on behalf of Kofile, its employees, officers, agents, invitees, or assigns, in any respect.

## PROJECT PERSONNEL

The Account Manager, Brad Crane, handles all communication with the County. This ensures the project is completed on schedule and to satisfaction. The Account Manager is responsible for project supervision. Our projects often continue in multiple phases over many years and administrations.

Kofile's indexing team is highly experienced. The indexing for this project is accomplished by our team at the Norcross, GA, lab. The key personnel listed below are all certified members of the team responsible for the completion of the Georgia Superior Court Clerks Cooperative Authority (GSCCCA) Historical Indexing project.

### *Denean Arnold, Indexing Manager*

In 2008, Denean was among the first to receive GSCCCA certification for her expertise with state indexing standards. She began working in this industry in 2003. Denean has over 14 years of experience working with real estate records and understanding indexing standards. Denean manages the indexing process for Superior Court Clerks in the State of Georgia that utilize Kofile for full-service indexing.

### *Edwina Houghton*

Edwina was certified by the GSCCCA for the indexing of Georgia Real Estate documents in March 2008. Edwina works directly with the customer as the county contact to provide assistance whenever needed. She is available for questions pertaining to document clarification. She also verifies indexing. Work experience includes current and historical data. Edwina's career started in 1982, as a real estate title examiner working in metro Atlanta. Since January 2000, she has worked as a lead transaction processor with some of the industry's leading companies.

*Huong Le*

Huong has over four years of experience in working with land records, historical records, and court case management. She oversees indexing, verification, transmission of daily work, hiring and training of all new staff. She is committed to providing excellent customer service through the delivery of quality products and services. She is GSCCCA certified since 2013.

**PROJECT PRICE QUOTE**

Without a signed Agreement, prices are good for 90 days. Upon approval, pricing remains firm for the contract term. Billing will not exceed the P.O. amount without written permission from the County. The quote herein does not include any applicable sales tax.

Indexing data and images will be submitted to the GSCCCA for review to be available on the GSCCCA website. The indexing data and images will also be loaded onto the Jasper County Server for search and retrieval.

JASPER COUNTY CLERK OF SUPERIOR COURT, GA INDEXING OF LAND RECORDS				
LEVEL OF SERVICE	DOCUMENT FORMAT	UNIT PRICE	QUANTITY	ESTIMATED PRICE
Archival Imaging & Indexing of Land Records Years 1970-1979	Typescript (Typed)	\$2.25 per document	17,100 documents	\$38,475.00
Archival Imaging & Indexing of Land Records Years 1960-1969	Typescript (Typed)	\$2.25 per document	5,000 documents	\$11,250.00
Archival Indexing of Plat Records 1-10	Typescript (Typed)	\$2.25 per document	6,500 documents	\$14,625.00
<b>**Billing will occur on the final number of documents imaged and indexed**</b>			Estimated Total Price:	\$64,350.00

**Invoicing Option: Final total price can be paid in multiple Fiscal Years up to 4 Fiscal Years at \$16,087.50 per year.**

**INDEXING OF REAL PROPERTY RECORDS**

*Signature of Authorized Official:*

*Title:*

*Date:*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Please do not hesitate to contact us with any questions.

Sincerely,

**Brad Crane**

Brad Crane  
Brad.crane@kofile.us  
706.499.0145

# IMAGING SERVICES BUDGETARY PROPOSAL FOR:

HONORABLE LEANN AIRINGTON  
JASPER COUNTY SUPERIOR COURT CLERK  
126 W. GREEN STREET, SUITE 110  
MONTICELLO, GEORGIA 31064

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## Eagle Business Services

Prepared by:  
Ron Lickteig

Date:  
December 8, 2021



Eagle Business Services  
Servicing the Future



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## Eagle Business Services

Servicing the Future

December 8, 2021

Honorable LeAnn Airington  
Jasper County Superior Court Clerk  
126 W. Green Street, Suite 110  
Monticello, Georgia 31064

Dear Ms. Airington,

On behalf of Eagle Business Services (EBS), I am eager to present Jasper County Superior Court with our Budgetary Proposal for Imaging Service pertaining to records management and modernization by Jasper County Superior Court. EBS is a privately-held, woman-owned Business Enterprise headquartered in the State of Missouri. I will act as the primary point of contact for all proposal related correspondence, including any communication needed between EBS staff and Jasper County as well as any requests for clarification. My contact information is as follows:

Ron Lickteig  
Managing Director  
Eagle Business Services  
28058 Horn St  
Warsaw, MO 65355  
Mobile: (816)719-9124  
Email: [ron.lickteig@eaglebusinesssvcs.com](mailto:ron.lickteig@eaglebusinesssvcs.com)

EBS makes the following certifications assurances regarding this proposal:

- EBS certifies that all information contained in this proposal is, to the Respondent's best of knowledge, wholly accurate and complete.
- EBS certifies that any false or misleading information in this proposal could lead to disqualification at the discretion of the Jasper County.
- EBS does not discriminate against in its employment practices in regards to any race, color, religion, age (except as provided by law), sex, sexual orientation, marital status, political affiliation, national origin, or handicap.
- As the Managing Director I am authorized via Power of Attorney to negotiate on behalf of Eagle Business Services and shall be responsible for the management of any contract that should develop from the procurement process in regards to the Jasper County. As the Managing Director, my signature has the authority to bind the contract that may result from negotiations with Jasper County to provide document images in an electronic format.

The EBS team is eager to present our proposal and to be considered as a vendor for the referenced project. Our objective is to supply Jasper County with a thorough solution to providing document images in an

electronic format specifically pertaining to the County's archived images. We are confident that our presented solution with exceed 100% of Jasper County's expectations.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron Lickteig". The signature is written in a cursive style with a large initial "R" and a long, sweeping underline.

Ron Lickteig  
Managing Director

## Introduction and Description of Eagle Business Services

Eagle Business Services (EBS) welcomes the opportunity to present this Budgetary Proposal for Jasper County in regards to imaging services. EBS looks forward to partnering with Jasper County to customize a best-of-class digital imaging solution based upon your unique requirements and our 40+ years of direct experience.

Founded in 2017 by Kimberly and Ron Lickteig, Eagle Business Services stands behind nearly 40 years of industry experience to quickly be recognized as one of the best on site document companies in the industry. Ron Lickteig has dedicated himself for the last 33 years, serving as the Director of On-Site Solutions for three of the largest companies in the industry. In an effort to provide a top-of-the-line solution at a fair and reasonable price to our clients, Eagle Business Services was founded as a family first company acting with honesty and integrity in all of our agreements.

Building a strong business relationship with our customers is critical to every EBS project. The foundation of our partnership is based upon quality, innovation and performance. EBS brings unparalleled technology, proven process, a sincere appreciation of your business needs, and an experienced and skilled staff to your project. Throughout the project, EBS will collaborate with Jasper County to identify every opportunity to realize cost savings and process improvements, starting with the project implementation and continuing through the life of the contract.

EBS is a multi-dimensional imaging services provider. Specializing in on-site document conversion solutions and historic document conversion, EBS also is considerably experience in Large Format Image conversion, Microfilm/Microfiche conversion, as well as providing industry leading indexing services to ensure the efficiency of the collected images. Due to our long-standing relationships in the industry, EBS also provides a full consultation for repository services if a repository is not already in place. EBS has the equipment and staff in place to handle projects of any scope necessary.

Based on our current understanding of your conversion requirements, there are several immediate benefits that Jasper County will experience by outsourcing this project to EBS.

These immediate benefits include:

- Outsourcing an on-site digital conversion to EBS allows you to focus on your core business.
- EBS provides infrastructure with people, process and technology to ensure the project is completed in the desired time frame with a quality to meet or exceed every expectation of Jasper County.
- An EBS team assigned to your project, providing Ron Lickteig, the managing director as a single point of contact for all project communication.
- EBS uses a fully offline document conversion process to ensure the security of any confidential information found within the documents to be converted.
- EBS has the staff in place to be able to handle any type of document to scan, including but not limited to: flat file images, trifold images, books, wide format plat images. EBS follows strict handling guidelines to ensure that the integrity of the documents is maintained. With special consideration toward fragile documents, EBS will have the necessary equipment on site to ensure that the document will not be damaged at any point of the conversion process.
- By outsourcing and partnering with EBS, Jasper County will achieve a streamlined process of fully automating access to documentation.

EBS looks forward to a long, rewarding partnership with Jasper County, as the vision outlined for this project becomes a reality. We welcome the opportunity to earn your business and to assist you in this critical business initiative.

## Pricing

EBS will perform the following services in the process of the document capture project:

- EBS will deploy the required resources, hardware, software and personnel, for successful completion of the document capture engagement.
- EBS is prepared to deploy and begin production within only three weeks of contract signing.
- EBS will place its trained personnel on-site for all imaging services. All on-site EBS employees shall adhere to Jasper County building policies and procedures.
- EBS will organize, index, and electronically image into a PDF (or similar file format) the civil and criminal court records.
- EBS will create an inventory of all documents to be imaged and then place the selected documents in logical batches for scanning.
- The batches will then be placed in the scan ready queue.
- The document batches will be scanned utilizing either IBML and/or Kodak high speed document scanners. These scanners utilize the Automatic Threshold Processing (ATP) technology that will perform task such as de-speckle, de-skew, background drop out and edge detection on-the-fly.
- The documents will be scanned at 300 dpi in bi-tonal (black and white).
- The output format will be in searchable .PDF file format to be utilized at the discretion of Jasper County.
- At the end of the scanning task the batches will be moved to a QA queue. A QA operator will inspect the images to determine:
  - The images are within specifications for clarity and resolution.
  - Assure that there are no double or miss-fed or upside-down documents.
- Any discrepancies discovered during this process will be routed to a resolution queue. Here a discrepancy resolution operator will resolve the discrepancy and return it to the original batch. These image discrepancies include but are not limited to ensuring that the scanned document are de-skewed, de-speckled, blank pages and black borders removed, hole punch images removed and background color drop out (where possible).
- At the end of processing, a QA step will occur to assure that all files input to the system are accounted for as image output. Additionally, EBS will maintain a manual accounting of all files scanned.

EBS is committed to offering the highest quality on-site conversion services. The following budgetary pricing table summarizes the investment to provide Prep, Imaging Services, and Indexing Services.

Item	Image quantity	Unit Price	Item Total
Archival Imaging & Indexing of Land Records Years 1970-1979	17,100	\$2.76	\$47,196.00
Archival Imaging & Indexing of Land Records Years 1960-1969	5,000	\$2.76	\$13,800.00
Archival Indexing of Plat Records 1-10	6,500	\$2.76	\$17,940.00
Grand Total			\$78,936.00

## IMAGING SERVICES

Eagle Business Services transform hard-copy documents into digital files providing you with immediate access to information while reducing physical storage and inventory costs. Our on-site rapid deployment services support your:

- Improved access to information.
- Regulatory compliance requirements.
- Business continuity and disaster recovery initiatives.

We process a wide variety of document types including customer documents, contracts, agreements, human resource records, financial documents, medical records, and product documentation saving you time and money while improving customer satisfaction. Our imaging expertise supports your business-critical documents that must remain on-site by streamlining conversion of information from document receipt and preparation through hardcopy reassembly and delivery of digital information, producing measurable results.

### Document Receipt and Preparation

Our streamlined document receipt and preparation services validate the receipt of materials and notify you of any discrepancies. Our extensive on-site services prepare your documents for optimal digitization and processing, including:

- Attaching undersized documents to a carrier page.
- Moving “Post-it” notes to open areas on a page or a clean sheet of paper, ensuring the capture of all business-critical information.
- Placing separator sheets at the beginning of new documents, which allow maintenance of document order with a file folder.
- Inserting bar codes identifying levels of hierarchy to facilitate document processing and indexing.

Three levels of preparation services are available to meet your original document needs for optimal digitization and use including:

- Standard - Average of one fastener/binding for every 10 or more pages.
- Medium - Average of one fastener/binding for every 5-9 pages and minor repair of original documents (i.e., taping and unfolding).
- Heavy - Average of one fastener/binding for every 2-4 pages and minor repair of original documents (i.e., taping and unfolding).

### Imaging and Conversion

Documents are scanned at 300 dots per inch (dpi) and converted into a single image per file CCITT Group 4 compressed TIFF 6 format, using up to three custom scanner threshold settings for optimal quality. All documents are scanned in a common orientation format, with correction provided to ensure a heads-up view. Documents are scanned in either simplex or duplex mode, based on the original document set.

Our quality control processes enable images to appear on the screen during the scan operation—allowing inspection of image quality to ensure each image is representative of the original source document. Image cleanup services are applied to each image, including:

- Auto De-skew.
- Auto Black Border Removal.
- Auto De-speckle with a 2x2 pixel filter.

- Auto Blank Page Deletion.
- Optional Manual Image Orientation.

## Indexing

Indexing services are available via data extraction from a customer-created flat-file or manual keystroke indexing, supporting the creation of bar-coded separator sheets as part of the document preparation process. Our standard services include one of the following:

### Data Extract Indexing

- Data extraction from a customer-created flat file. In addition, one field of manual typing may be used to associate the document with the data.

### Manual Keystroke Indexing

- Manual keystroke from original paper documents (typed or handwritten) for:
- Up to three levels of hierarchy (i.e., box, folder, document).
- Indexing fields as described above.



## General Information

Eagle Business Services provides equal employment opportunities (EEO) to all employees and applicants for employment without regard to race, color, religion, sex, national origin, age, disability or genetics. In addition to federal law requirements, Eagle Business Services complies with applicable state and local laws governing nondiscrimination in employment in every location in which the company has facilities. This policy applies to all terms and conditions of employment, including recruiting, hiring, placement, promotion, termination, layoff, recall, and transfer, leaves of absence, compensation and training.

Eagle Business Services expressly prohibits any form of workplace harassment based on race, color, religion, gender, sexual orientation, gender identity or expression, national origin, age, genetic information, disability, or veteran status. Improper interference with the ability of Eagle Business Services' employees to perform their job duties may result in discipline up to and including discharge.

Eagle Business Services urges Jasper County to make positive efforts to utilize small businesses, minority-owned firms (small disadvantaged businesses), and women's business enterprises as sources of goods and services, whenever possible. Eagle Business Services is a registered Woman-majority owned firm in the State of Missouri, the state of our headquarters. EBS is committed to the establishment, preservation and strengthening of small, women- and minority owned businesses.

Eagle Business Services (EBS) intends to help provide a safe and drug-free work environment for our clients and our employees. With this goal in mind and because of the serious drug abuse problem in today's workplace, we are establishing the following policy for existing and future employees of EBS.

The Company explicitly prohibits:

- The use, possession, solicitation for, or sale of narcotics or other illegal drugs, alcohol, or prescription medication without a prescription on EBS or Jasper County premises or while performing an assignment.
- Being impaired or under the influence of legal or illegal drugs or alcohol away from the Company or customer premises, if such impairment or influence adversely affects the employee's work performance, the safety of the employee or of others, or puts at risk the Company's reputation.
- Possession, use, solicitation for, or sale of legal or illegal drugs or alcohol away from the Company or customer premises, if such activity or involvement adversely affects the employee's work performance, the safety of the employee or of others, or puts at risk the Company's reputation.
- The presence of any detectable amount of prohibited substances in the employee's system while at work, while on the premises of the company or its customers, or while on company business. "Prohibited substances" include illegal drugs, alcohol, or prescription drugs not taken in accordance with a prescription given to the employee.

EBS will conduct a mandatory pre-employment drug screening for all employees to be assigned as well as conduct drug and/or alcohol testing under any of the following circumstances:

- **RANDOM TESTING:** Employees may be selected at random for drug and/or alcohol testing at any interval determined by the Company.
- **FOR-CAUSE TESTING:** The Company may ask an employee to submit to a drug and/or alcohol test at any time it feels that the employee may be under the influence of drugs or alcohol, including, but not limited to, the following circumstances: evidence of drugs or alcohol on or about the employee's person or in the employee's vicinity, unusual conduct on the employee's part that suggests

impairment or influence of drugs or alcohol, negative performance patterns, or excessive and unexplained absenteeism or tardiness.

- **POST-ACCIDENT TESTING:** Any employee involved in an on-the-job accident or injury under circumstances that suggest possible use or influence of drugs or alcohol in the accident or injury event may be asked to submit to a drug and/or alcohol test. "Involved in an on-the-job accident or injury" means not only the one who was or could have been injured, but also any employee who potentially contributed to the accident or injury event in any way.

If an employee is tested for drugs or alcohol outside of the employment context and the results indicate a violation of this policy, or if an employee refuses a request to submit to testing under this policy, the employee may be subject to appropriate disciplinary action, up to and possibly including discharge from employment. In such a case, the employee will be given an opportunity to explain the circumstances prior to any final employment action becoming effective.

**Business Item 9:**

**Agenda Request – Jasper County BOC**

**Department:** Senior Center

**Date:** January 3, 2022

**Subject:** Senior Center Budget Request – New PT Position Transportation Driver/Janitor

**Summary:**

David McGuire is currently participating in a federal program called—WIOA; his funding through this program is ending on December 31, 2021. In lieu of this change, I am seeking a budget increase to accommodate part-time employment for David McGuire.

**Background:**

After being in the Director position for 90 days, I have assessed our daily operations and I feel that our seniors can be better served having an additional transportation person.

**Cost:** Salary & Wages: 7,800.00 = (**\$10.00 x 60 hrs. pay period x 13 pay periods**)

FICA: 596.70 = (**Annual Salary x 7.65%**)

Total Annual Cost: \$8,396.70 **FY 2021-22\***

**Cost:** Salary & Wages: 15,600.00 = (**\$10.00 x 60 hrs. pay period x 26 pay periods**)

FICA: 1,193.40 = (**Annual Salary x 7.65%**)

Total Annual Cost: \$16,793.40 **FY 2022-23\***

**Recommended Motion:**

Board Discretion

# Jasper County Senior Center

## **JOB DESCRIPTION: Driver/Janitorial – Part Time**

**DEPARTMENT:** Senior Center, Jasper County

**JOB SUMMARY:** This position is responsible for transporting seniors to and from designated locations and delivering meals.

### **MAJOR DUTIES:**

- Operates van and/or bus for purposes of providing transportation for clients to and from designated locations on a daily basis.
- Provides transportation for demand responses of clients, to include, driving clients to medical appointments, going to drug store, post office, etc., and for special trips.
- Help clients entering and leaving van/bus and escorts as needed.
- Delivers meals to homes as needed as part of meals-on-wheels programs.
- Prepares and maintains accurate records as required. Collects, records and post daily contributions by clients for transportation and turns into supervisor.
- Keep inside of facility disinfected, clean, orderly and other duties as assigned.

### **KNOWLEDGE REQUIRED BY THE POSITION:**

- Knowledge of Senior Services programs and services, major county and medical facilities and related agencies.
- Knowledge of county roads and streets.
- Skill in communicating with and assisting clients, including the physically and mentally disabled.
- Skill in maintaining accurate records, operating van, bus, wheelchair lift, and two-way radio.
- The ability to follow oral and written instructions.
- Skill in oral and written communication.

**SUPERVISORY AND MANAGEMENT RESPONSIBILITY:** None.

### **MINIMUM QUALIFICATIONS:**

Education and Experience (positions in this class typically require):

- High school diploma or GED equivalency, or sufficient education to be able to follow oral and written instructions.
- One-year experience in driving multi-passenger vehicles or any combination of education, experience and training which provides the required knowledge, skills and abilities.

Licensing and Requirements (positions in this class typically require):

- Must have a valid Driver's license.
- A Commercial Driver's License with Air Brake qualification is preferred and must be obtained prior to operating those vehicles requiring the operator to license as such.
- Must complete CPR and Defensive Driving training.

**Business Item 10:**

**Agenda Request – Jasper County BOC**

**Department:** Tax Assessors

**Date:** January 3, 2022

**Subject:** Homestead Valuation Freeze

**Summary:**

Does the BOC wish to move forward with completing this draft?

**Background:**

**Cost:**

**Recommended Motion:**

Board Discretion

A BILL TO BE ENTITLED  
AN ACT

To provide for a homestead exemption from Jasper County ad valorem taxes for county purposes in an amount equal to the amount by which the current year assessed value of a homestead exceeds the adjusted base year assessed value of such homestead; to provide for definitions; to specify the terms and conditions of the exemption and the procedures relating thereto; to provide for applicability; to provide for a referendum, effective dates and automatic appeal; to repeal conflicting laws; and for other purposes.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

**SECTION 1.**

- (a) As used in this Act, the term:
- (1) "Ad valorem taxes for county purposes" means all ad valorem for county purposes levied by, for, or on behalf of Jasper County, including, but not limited to, any ad valorem taxes to pay interest on and to retire county bonded indebtedness.
  - (2) "Base year" means the taxable year immediately preceding the taxable year in which the exemption under this Act is first granted to the most recent owner of such homestead.  
Adjust?
  - (3) "Homestead" means homestead as defined and qualified in Code Section 48-5-40 of the O.C.G.A., as amended, with the additional qualification that it shall include only the primary residence and not more than twelve contiguous acres of land immediately surrounding such residence.
- (b) Each resident of Jasper County is granted an exemption on that person's homestead from Jasper County ad valorem taxes for county purposes in an amount equal to the amount by which the current year assessed value for that homestead exceeds the base year assessed value of the homestead. This exemption shall not apply to taxes assessed on improvements to the homestead or additional land that is added to the homestead after January 1 of the base year. If any real property is removed from the homestead, the base year assessed value shall be adjusted to reflect such removal and the exemption shall be recalculated accordingly. The value of that property in excess of such exempted amount shall remain subject to taxation.
- (c) A person shall not receive the homestead exemption granted by subsection (b) of this section unless the person or person's agent files an application with the tax commissioner of Jasper County giving such information relative to receiving such exemption as will enable the tax commissioner to make a determination regarding the initial and continuing eligibility of such owner for such exemption. The tax commissioner of Jasper County shall provide application forms for this purpose.
- (d) The exemption shall be claimed and returned as provided in Code Section 48-5-50.1 of the O.C.G.A., as amended. The exemption shall be automatically renewed from year to year so long as the owner occupies the residence as a homestead. After a person has filed the proper application as provided in subsection (c) of this section, it shall not be necessary to make application thereafter for any year and the exemption shall continue to be allowed to such person. It shall be the duty of the any person granted the homestead exemption under subsection (b) of this section to notify the tax commissioner of the county in the event that person for any reason becomes ineligible for that exemption.

- (e) The exemption granted by subsection (b) of this section shall not apply to or affect state ad valorem taxes, county or independent school district ad valorem taxes for educational purposes, or municipal ad valorem taxes for municipal purposes. The homestead exemption granted by subsection (b) of this section shall be in addition to and not in lieu of any other homestead exemption applicable to county ad valorem taxes for county purposes.
- (f) The exemption granted by subsection (b) of this section shall apply to all taxable years beginning on or after January 1, 2023.

## **SECTION 2.**

Unless prohibited by the federal Voting Rights Act of 1965, as amended, the election superintendent of Jasper County shall call and conduct an election as provided in this section for the purpose of submitting this Act to the electors of Jasper County for approval or rejection. The election superintendent shall conduct that election on the date of the November, 2022, state-wide general election, and shall issue the call and conduct that election as provided by general law. The superintendent shall cause the date and purpose of the election to be published once a week for two weeks immediately preceding the date thereof in the official organ of Jasper County. The ballot shall have written or printed thereon the words:

- ( ) YES      Shall the Act be approved which provides a homestead exemption from Jasper County ad valorem taxes for county purposes in an amount equal
- ( ) NO      to the amount by which the current year assessed value of a homestead exceeds the adjusted base year assessed value of such homestead?

All persons desiring to vote for the approval of the Act shall vote "Yes", and those persons desiring to vote for rejection of the Act shall vote "No". If more than one-half of the votes cast on such question are for approval the Act, Section 1 of this Act shall become of full force and effect on January 1, 2023. If the Act is not so approved or if the election is not conducted as provided in this section, Section 1 of this Act shall not become effective and this Act shall be automatically repealed on the first day of January immediately following that election date. The expense of such election shall be borne by Jasper County. It shall be the election superintendent's duty to certify the result thereof to the Secretary of State.

## **SECTION 3.**

Except as otherwise provided in Section 2 of this Act, this Act shall become effective upon its approval by the Governor or upon its becoming law without such approval.

## **SECTION 4.**

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



**Business Item 11:**

**Agenda Request – Jasper County BOC**

**Department:** Recreation

**Date:** January 3, 2022

**Subject:** Recreation Department – Capital Expenditures

**Summary:**

Facility Upgrades Including New Dugouts, Bleacher Coverings and Field Dirt

Estimated Cost \$114,000

Football Blocking Sleds

Estimated Cost \$4885

New Helmets and Shoulder Pads

Estimated Cost \$14,237

**Background:**

**Cost:**

Potential Funding Sources:

Recreation Park Impact Fee Balance at 6-30-2021 \$138,729

Prior Years Unused Fundraising Balance \$7169

**Recommended Motion:**

Board Discretion

## Facility Upgrades

Summary: Build new chain-link dugouts w/ metal roofing

- Make dugouts bigger 10x20x10
  - Needing 8 new dugouts
  - cinder block on the bottom to control washout
  - chain-link around the dugout
  - metal roofing
  - aluminum benches
- Estimated Cost: \$70,000

- Lean to Bleacher Covering
  - metal poles
  - metal roofing
  - Needing 8
  - size is 11x35x14
- Estimated Cost: \$40,000

- Field dirt
  - Infield Mix
  - Brick Dust Pro Mix
- Estimated Cost: \$4,000

New park improvements will not destroy the history of the park and will be compatible with the existing park.

Background: We currently have 8 cinder block dugouts

- metal roofing
- cinder block
- 6x20x10
- dugouts are very hot with no air flow
- dealing with bird/wasp nest
- too small and tripping hazards

Cost: \$114,000

### Equipment Needs Sleds

Summary: Needs for new equipment at the Recreation Dept. with new growth

- 2 Man Sleds
- Purchase 3
- Lighter in weight
- Safer for the younger kids

Background: We currently have a 5 man sled. We are constantly having to hire someone to weld on it to keep it together. With all the rust and sharp edges it is not safe for our kids.

Cost: \$4,885

Equipment Needs Helmets and Shoulder Pads

Summary: Needs for new equipment at the Recreation Dept. with new growth

-Shoulder pads

-XS-15

-S-25

-M-25

-L-20

-XL- 15

-XXL- 8

-XXXL- 7

Total= 115

Cost= \$4,600

-Helmets

-XS- 5

-S- 15

-M- 25

-L- 25

-XL- 25

Total= 95

Cost= \$8,455

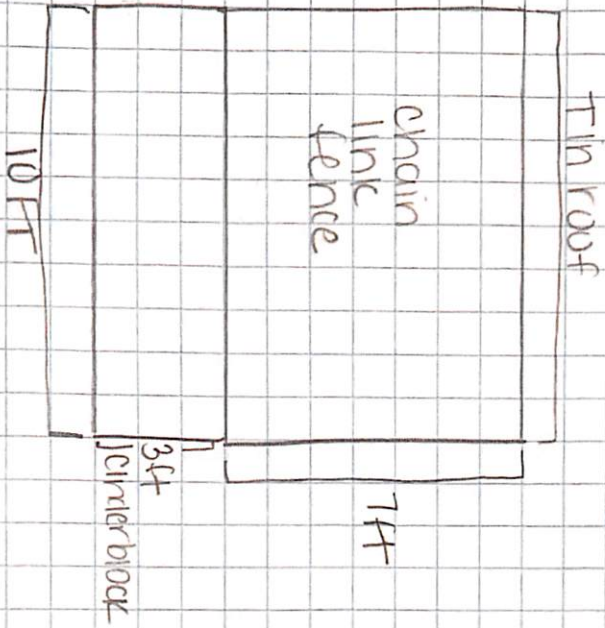
Freight Cost: \$1,182.45

Total Cost= \$14,237.45

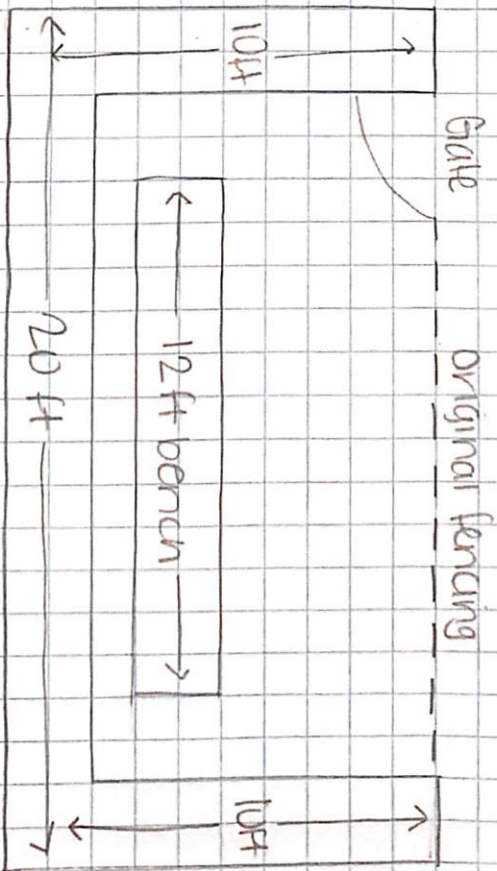
Background: We currently have a lot of old shoulder pads and helmets that need to be replaced.

Cost: \$14,237.45

SIDE VIEW



TOP VIEW



**Business Item 12:**

**Agenda Request – Jasper County BOC**

**Department:** Recreation

**Date:** January 3, 2022

**Subject:** Recreation Department Site Plan – Precision Planning Preliminary Design Services

**Summary:**

The BOC requested Precision Planning to offer a proposal for preliminary design services for development of a site master plan for the Jasper County Recreation Complex including a new multipurpose facility.

**Background:**

The Jasper County BOC held a Work Session onsite at the Recreation Department on Friday, December 17, 2021. Precision Planning attended the work session.

**Cost:**

\$19,820.00



December 21, 2021

Mr. Mike Benton, County Manager  
Jasper County Board of Commissioners  
126 W. Greene Street, Suite 18  
Monticello, GA 31064  
[mbenton@jaspercountyga.org](mailto:mbenton@jaspercountyga.org)

**Re: Jasper County Recreation / Multipurpose Facility Concept and Master Planning  
Proposal for Preliminary Design Services**

Dear Mr. Benton:

Precision Planning, Inc. (PPI) is pleased to offer the Jasper County Board of Commissioners (Client) this proposal of preliminary design services related to a new recreation and multipurpose facility. The attached scope of services and fee proposal are based on our December 17, 2021 meeting and experience with projects of a similar nature.

### **Project Understanding**

The Client has requested that PPI develop a site master plan illustrating the Jasper County Recreation Site. An existing lake on the property has been identified as a potential recreation center amenity, and improvements connecting the lake to recreation activities shall be considered. Existing site conditions will reduce property usable area [1) landfill, 2) MKR go cart tracks and 3) disc golf course]. The following program requirements were discussed for the recreation center site:

- Four (4) soccer fields (1 regulation and 3 smaller fields)
- Three (3) softball fields
- Three (3) baseball fields (t-ball, 7-8 and 9-10 sizes)
- One (1) 100 yard football field
- Two (2) football practice fields
- Covered batting cages and lawn equipment area
- Walking trails integrated with the lake
- Driveway grade improvements to Highway 212 and additional entrance/exit to be explored

The Client also plans to fund and develop a new recreation / multipurpose building to be located at this property. The building is expected to include the following program requirements:

- Two (2) full length basketball courts with bleacher seating and half-court options
- Locker rooms/Restrooms
- Concession/catering area
- Six (6) classrooms
- Recreation department office
- Large and Small Storage Areas-climate controlled
- Exterior access restrooms
- Outdoor basketball court

### Scope of Services

#### **I. Site Master Planning**

- A. PPI will research and review existing GIS and survey information as available
- B. PPI will develop graphics showing existing site information for use in master plan design
- C. PPI will develop a preliminary site master plan illustrating drives, parking, ballfields, lakeshore walking trails, and location of new recreation building
- D. PPI will issue the preliminary site master plan to the Client for review and comments and will make minor modifications as requested
- E. Potential project phasing may be indicated on the master plan if requested
- F. PPI will prepare a final Site Master Plan for issuance to the Client in both hard copy (prints, boards) and electronic media
- G. Up to two (2) meetings or site visits are included in this proposal

#### **II. Preliminary Building Concept Design**

- A. Kick-off meeting to review and confirm goals and program requirements
- B. Review of available survey or GIS information (provided by Client)
- C. Preparation of preliminary Site Plan, Floor Plan and Front Elevation for submittal to the Client
- D. Incorporation of minor revisions as requested and preparation of a final Preliminary Design Package
- E. Preparation of a preliminary Opinion of Probable Cost for submittal to the Client

### Compensation

PPI agrees to perform the Scope of Services outlined above for a lump sum fee equal to **\$19,820.00**.

Reimbursable expenses shall be in addition to the fees listed above, per Item H. in the attached Standard General Conditions. Payments to PPI for Basic Services, Reimbursable Expenses, and Additional Services shall be made monthly in proportion to services performed. Payments under this agreement shall be due upon receipt.

### Schedule

PPI will begin services immediately upon receipt of an executed agreement. The anticipated time to complete the above referenced scope is eight (8) weeks.

### Additional Services

The following additional services may be proposed and billed according to the attached Schedule of Standard Hourly Rates:

1. Additional meetings required or requested by the Client not listed above
2. Design changes after approval of Preliminary Design Documents, or services required due to significant changes in the project including, but not limited to, size, quality, complexity or Client's schedule
3. Land surveying
4. Detailed architecture and engineering
5. Professional renderings
6. LEED project administration



Mr. Mike Benton, County Manager  
Jasper County Board of Commissioners  
December 21, 2021  
Page 3

**Exclusions**

1. Environmental engineering, i.e., wetlands, Phase I audits, stream buffer variances
2. Geotechnical, special inspections or materials testing
3. Flood studies
4. Septic system soils analysis
5. Site retaining wall design

Thank you for the opportunity to propose these professional services. If this proposal is acceptable, please authorize below and initial at the bottom of each page where indicated. An executed copy of this agreement may be returned to me by e-mail. Precision Planning looks forward to this opportunity to serve Jasper County!

Sincerely,



Elizabeth A. Hudson, RA  
Senior Vice President, LEED® AP

PDH:LH/kb

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Attachments: Schedule of Standard Hourly Rates  
Standard General Conditions

Authorization given this \_\_\_\_\_ day of

\_\_\_\_\_, 2021

By: \_\_\_\_\_

Title: \_\_\_\_\_

**Initials:** \_\_\_\_\_

**JASPER COUNTY RECREATION / MULTIPURPOSE FACILITY AND MASTER PLANNING  
Schedule of Standard Hourly Rates**

Principal in Charge .....	\$185.00/Hour
Senior Project Architect.....	\$140.00/Hour
Project Architect.....	\$120.00/Hour
Senior Project Manager .....	\$150.00/Hour
Project Manager .....	\$125.00/Hour
Job Captain.....	\$100.00/Hour
Intern Architect.....	\$90.00/Hour
CADD Technician.....	\$80.00/Hour
Interior Designer .....	\$90.00/Hour
Senior Civil Engineer .....	\$140.00/Hour
Civil Engineer .....	\$120.00/Hour
Senior Landscape Architect .....	\$140.00/Hour
Landscape Architect .....	\$90.00/Hour
Project Administrator .....	\$90.00/Hour
Senior Project Assistant.....	\$80.00/Hour
Project Assistant .....	\$70.00/Hour
Structural Engineer .....	\$140.00/Hour
Mechanical/Plumbing Engineer.....	\$140.00/Hour
Electrical Engineer .....	\$140.00/Hour
Cost Estimator.....	\$110.00/Hour
Senior Survey Manager.....	\$150.00/Hour
Survey Manager .....	\$125.00/Hour
Registered Land Surveyor (RLS).....	\$150.00/Hour
Survey Coordinator .....	\$100.00/Hour
Survey Technician .....	\$90.00/Hour
Surveying Crew .....	\$175.00/Hour

## STANDARD GENERAL CONDITIONS

- A. In accepting and utilizing any drawings, reports and data on any form of electronic media generated and furnished by Precision Planning, Inc., the Owner/Client agrees that all such electronic files are instruments of service of Precision Planning, Inc., who shall be deemed the author, and shall retain all common law, statutory law and other rights, without limitation, including copyrights.

Intelligent data, including but not limited to Building Information Modeling (BIM) and 3D Grading/Surface Modeling, are instruments of service. When transmitted, this data shall be for the sole purpose of visualization of design ideas by the Owner/Client and shall not constitute or supplement the contract documents. Differences may exist between these models and the corresponding hard copy contract documents, and Precision Planning, Inc. makes no representation about their accuracy or completeness.

The Owner/Client agrees not to reuse these electronic files, in whole or in part, for any purpose other than for the Project. The Owner/Client agrees not to transfer these electronic files to others without the prior written consent of Precision Planning, Inc. The Owner/Client further agrees that Precision Planning, Inc. shall have no responsibility or liability to Owner/Client or others for any changes made by anyone other than Precision Planning, Inc. or for any reuse of the electronic files without the prior written consent of Precision Planning, Inc.

In addition, the Owner/Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Precision Planning, Inc., its officers, directors, employees and subconsultants (collectively, Consultant) against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising from any changes made by anyone other than Precision Planning, Inc. or from any use or reuse of the electronic files without the prior written consent of Precision Planning, Inc..

Under no circumstances shall delivery of electronic files for use by the Owner/Client be deemed a sale by Precision Planning, Inc., and Precision Planning, Inc. makes no warranties, either express or implied, of merchantability and fitness for any particular purpose. In no event shall Precision Planning, Inc. be liable for indirect or consequential damages as a result of the Owner/Client's unauthorized use or reuse of the electronic files.

- B. There shall be no assignments of any portion of the work as described within the above proposal or during any phase of the work without the written consent by Precision Planning, Inc. There shall be no disclosures of the scope of services and/or fees, as outlined within this proposal, to any third parties without the written consent of Precision Planning, Inc. There shall not be any re-use or reproduction of this proposal or design documents without the written consent of Precision Planning, Inc.
- C. Our professional services shall be performed, our findings obtained, and our recommendations prepared in accordance with generally accepted planning, engineering, land surveying, architectural and landscape architectural practices. This warranty is in lieu of all other warranties either implied or expressed. Precision Planning, Inc. assumes no responsibility for interpretation made by others based upon the work or recommendations made by Precision Planning, Inc.

- D. In recognition of the relative risks and benefits of the Project to both the Owner/Client and Precision Planning, Inc., the risks have been allocated such that the Owner/Client agrees, to the fullest extent permitted by law, to limit the liability of Precision Planning, Inc. and its officers, directors, employees, shareholders, owners and subconsultants for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorney's fees and costs and expert-witness fees and costs, so that the total aggregate liability of Precision Planning, Inc. and its officers, directors, employees, shareholders, owners and subconsultants shall not exceed \$50,000 or the amount of Precision Planning, Inc.'s total fee for services rendered on this Project, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action, including without limitation active and passive negligence, however alleged or arising, unless otherwise prohibited by law. In no event shall the Consultant's liability exceed the amount of available insurance proceeds.

If Owner/Client prefers to have higher limits of professional liability, the limits can be increased to a maximum of one million (\$1,000,000.00) dollars upon Owner/Client's written request at the time of acceptance of this proposal provided that the Owner/Client agrees to pay an additional consideration of ten percent (10%) of the total fee or \$1,000.00, whichever is greater. The additional charge for the higher liability limits is because of the greater risk assumed and is not a charge for additional professional liability insurance.

- E. Precision Planning, Inc. agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Owner/Client, its officers, directors and employees (collectively, Owner/Client) against all damages and liabilities, to the extent caused by Precision Planning, Inc.'s negligent performance of professional services under this Agreement and that of its subconsultants or anyone for whom Precision Planning, Inc. is legally liable.

The Owner/Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Precision Planning, Inc., its officers, directors and employees and subconsultants (collectively, Precision Planning, Inc.) against all damages and liabilities, to the extent caused by the Owner/Client's negligent acts in connection with the Project and the acts of its contractors, subcontractors or consultants or anyone for whom the Owner/Client is legally liable.

Neither the Owner/Client nor Precision Planning, Inc. shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence or for the negligence of others.

- F. In the event the Owner/Client makes a claim against Precision Planning, Inc. at law or otherwise, for an alleged error, omission or other act arising out of the performance of our professional services, and the Owner/Client fails to prove such claim, then the Owner/Client shall bear all cost incurred by Precision Planning, Inc. in defending itself against such claim(s). The reciprocal of this clause (i.e., a claim made by Precision Planning, Inc. against the Owner/Client where failure of proof of claim is established, financial responsibility for Owner/Client's defense shall rest upon Precision Planning, Inc.) is hereby made a part of this agreement.
- G. It is understood and agreed that Precision Planning, Inc. shall not be held responsible for any inaccuracies in any materials, data or records of any other person, firm or agency which are provided to it and/or may be utilized by it in the performance of specific services.

- H. Reimbursable expenses including mileage, photographic enlargements, reductions and reproduction, blueprinting, and courier services shall be billed at a rate of actual cost times 1.1. When overnight stay is required, it shall be billed as actual subsistence cost times 1.1.

NOTE: No back-up data or copies of bills will be provided for reimbursable expenses invoiced under this agreement. Should back-up data be requested, it will be provided for an administrative fee of \$100.00 per monthly invoice requiring verification, plus \$1.00 per copy of back-up data provided.

- I. In the event additional services beyond the scope of work listed above are required by Owner/Client, Precision Planning, Inc. shall perform these services for an amount equal to normal hourly charges on work actually performed upon receipt of an approved Change Order signed by both parties. Precision Planning, Inc. shall submit monthly invoices for services outlined in this agreement. Payment is due upon receipt of invoice. Finance charges of one and one-half percent (1.5%) will be added to any unpaid balance at the end of thirty (30) days (APR 18%).
- J. The Owner/Client or Precision Planning, Inc. may terminate this Agreement without penalty upon giving the other party ten (10) calendar days' notice in writing. In the event either party terminates for convenience, the Owner/Client shall pay Precision Planning, Inc. within seven (7) calendar days of receipt of Precision Planning, Inc.'s invoices for all services rendered and all reimbursable costs up to the date of termination. In addition, the Owner/Client shall pay Precision Planning, Inc. for all expenses reasonably incurred by Precision Planning, Inc. in connection with the orderly termination of this Agreement, including but not limited to associated overhead costs and all other expenses directly resulting from the termination. In the event government regulations are amended or changed in any way, or if the services outlined in this proposal have not been authorized within thirty (30) days of the date of this proposal, fees quoted are subject to renegotiation.
- K. Services required by unexpected events which are outside Precision Planning, Inc.'s reasonable control including, but not limited to, services resulting from extended schedules shall be compensated as additional services.

**Business Item 13:**

**Recommended Motion:** Board Discretion

**Agenda Request – Jasper County BOC**

**Department:** Board of Commissioners

**Date:** January 3, 2022

**Subject:** Schedule Work Sessions and Called Meetings as Needed

**Summary:**

Schedule Work Sessions and Called Meetings as Needed.

**Background:**

**Cost:**

**Recommended Motion:**

Board Discretion