

**Jasper County Board of Commissioners &
Jasper County Board of Education
November 22, 2021
Public Hearing and Work Session Minutes
6:00 P.M.**

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

Commissioners Present: Chairman, Bruce Henry; Vice-Chairman, Gerald Stunkel; Sheila Jones, Don Jernigan; and Stephen Ledford.

Staff Present: Mike Benton, County Manager and Sharon Robinson, County Clerk.

Public Hearing: Updated FY 2021 Capital Improvements Element and Short Term Work Program

The Public Hearing opened at 6:07

In Favor- No one spoke

Opposed- Mary Patrick stood before the board and made comments about the CIE. She stated that at the last Variance Board meeting that board spoke about increasing the Impact Fees. She asked that the board consider increasing the fees in order to be competitive with surrounding counties. She stated that Animal Control should be added as well. She stated that there should not be any local money going towards the Water and Sewage Authority. She stated that as for the review of ordinances the P & Z board hopes that they BOC not only fix the codes but also change the codes to protect our property values. Ms. Patrick stated that when the Food Bank was first added BOC stated that they were going to help the Food Bank get a grant. She stated that local is now part of the funding. No matter how worthy it is this should not be something that the taxpayers fund and local should be removed as part of the funding. Potential Economic Diversification, in the past we have been told the any growth would be tech and green. She asked if this is still true. She stated that we don't want to change the land use map and make it not rural. Create Additional Industrial Park- Ms Patrick stated that half of the land that was purchased from Barry Wyatt by the county was sold off. She asked why this was done if we are going to need more land for an Industrial Park. She stated that for housing she feels that the board should do everything they can to strengthen the code and refuse to allow Section 8 housing and other uses in subdivisions and neighborhoods. Land Use- Ms. Patrick stated that our county is rural and the residents want to keep it that way. She does not want more density, more traffic, large manufacturing plants, rock quarries, or Amazon Warehouses.

The Public Hearing was closed at 6:13 p.m.

Work Session:

1. **Zoning Ordinance Amendment Process-** P&Z Director Shane Sealy stood before the board to explain the current ordinance. He stated that the current process is that an application has to be submitted to the P&Z office 30 days before it's heard by the P&Z Commission. The Public

Notice is placed 15- 45 days before it is heard by the P&Z Commission. Once it goes in front of the P&Z Commission a Public Hearing is held and a recommendation is made. The P&Z commission has 45 days following the date of the Public Hearing to submit it's report to the BOC. If the report is not submitted within the 45 days it will be deemed to be approved. Applicants can submit any conditions, alterations, changes or amendments to an application for approval of an amendment to the zoning map 7 days prior to the date the application will be heard by the commission. The BOC hearing must be published in two consecutive issues in a newspaper of general circulation in the county, the first insertion being at least 15 days but not more than 45 days before the hearing. After receiving the recommendation of the P&Z Commission, BOC will take appropriate action on the application at a regularly scheduled meeting.

Chairman Henry stated that he put in an application November 10th to remove mining and rock quarry from the special use permit. Amendments can be made to that. He stated that on Friday he amended the application to request removal of adult entertainment from the special use permits uses as well. He stated that we need to get these off as soon as we can. The earliest that we can vote on it will be our January meeting.

Commissioner Ledford asked if anyone has submitted an application.

Shane Sealy stated that he has not received any application for mining or rock quarry.

Commissioner Stunkel stated that we should get a moratorium on our agenda for December in order to prevent any applications.

Commissioner Jernigan asked Mr. Sealy has anyone inquired about a rock quarry.

Mr. Sealy stated that he received a call about 2-3 months ago inquiring. He stated that he sent them exactly what was in our code.

A resident asked about the drilling that has been happening on Greer Road. She asked if that requires any permits.

Mr. Sealy stated that it's private property and they are not using it for commercial reason so they do not require a permit. He stated that this is a two-step process. There has to be a rezoning application first. Once that goes through they have to apply for a Special Use Permit.

- 2. Future Land Use Map Review:** Chairman Henry stated that we periodically go through and review the future land use map. It has come up as something that we need to do in the near future. He stated that we have had a lot of growth. We can make changes to how the residential zoning is used.

Commissioner Stunkel stated that he would be interested in raising the minimum lot size to one acre if not more.

Commissioner Ledford stated that he would like to see 2 acre lot minimum for any subdivisions that are coming in.

Mike Benton will set some times up to look at the Land Use Maps and bring them to the December regular meeting.

3. **Impact Fee Service Area Review:** Chairman Henry stated that we were looking at how the impact fees are distributed. It was mentioned in an earlier meeting to move Jail and Sheriff over into Roads and Bridges so that we can have more money in Roads & Bridges. We can also look into the idea of having funds go to Animal Control. Impact fees has to be spent based on population growth.
4. **Capital Expenditures- Animal Shelter:** Kristy Tribble the Animal Control Director stated that we need to discuss replacing the incinerator at Animal Control. The one that we have currently was purchased in 2007. It was refurbished when purchased. We have spent \$1,800 this year just to try to get it in working order. The bricks are falling in on the inside. There is no place to weld to try to keep the heat in. We do not have any quotes yet. Ms. Tribble stated that surrounding counties do have incinerators. They will help but not on a permanent basis. Newton County only allow animals from their county.

Commissioner Jernigan asked the staff to bring some pricing to the December meeting.

5. **Capital Expenditures- Recreation Department:** Michael Fleming the Recreation Director spoke about facility upgrades needed for the Recreation Department. New dugouts, bleacher coverings for the current bleachers and upgrades to the fields. He stated that we currently have 6x10x20 dugouts. We are looking at making those fencing and 10x20x10 so that kids will be able to move around. They are looking at football blocking sleds. We have a 5 man sled right now that we are having to do a lot of work on. We need something more age appropriate and safe. New helmets and should pads are needed. We have items that have been here for years and the kids need safer equipment. He stated that he has two quotes. It would take about four months to get the helmets in from Riddell. Football helmets have to be recertified every two years.

Commissioner Jernigan asked if they have problems getting equipment back at the end of the season.

Mr. Fleming stated that we do have an issue sometimes. That has been one of our problems. Commissioner Jernigan stated that we definitely need the helmets and shoulder pads and he can see a big need for the blocking sleds.

Chairman Henry asked Michael to have some of the stuff ready for the December meeting.

6. **Sheriff's Office and Jail Expansion Project Approval Process:** Chairman Henry stated this generated from receiving an invoice from Precision Planning that he didn't know what to do with it as far as approving it. He would like the board to approve himself and Commissioner Stunkel to approve these as the BOC Chair and the PFA Chair at the next meeting.
7. **Precision Planning Proposal for Preliminary Design Services- Recreation and Multipurpose Facility:** Chairman Henry stated that we have some fee schedules.

Commissioner Stunkel stated that we have a need for football fields. Do we want to include asking them for a total site plan to add football and soccer fields?

Chairman Henry stated that maybe we can set up a Work Session during the day on a Friday at the Recreation Department. We need some good maps of the land that we have.

Commissioner Stunkel stated that we have to figure out where we can put fields and if there isn't enough room what is our next step.

Chairman Henry stated that he will let Mr. Benton and Commissioner Stunkel decide on a date for the Work Session date.

Commissioner Stunkel stated that most likely we will need to find some additional property.

Chairman Henry requested that Mr. Fleming put together something regarding how many fields he would like to see.

8. **Redistricting Map Preliminary Versions Review:** Chairman Henry stated that we have the preliminary versions of the maps. We needed to add 450 people to District 1 and 150 to District 2. We had to take out 200 from District 3, 120 from District 4, and 250 from District 5. He stated that from his understanding option 2 is not a very good option because it is similar to gerrymandering. He stated that version 1 or 3 are the best options. We will have to vote to pass it.

Susan Holmes asked the difference in versions 1 & 3.

Commissioner Stunkel stated that the main difference is Version 3 takes district 4 out of the City of Monticello completely and gives it to District 1 and gives more of Turtle Cove to District 4. Carol Norris stated that she don't think the precincts will be effected greatly since our precincts are so big.

Commissioner Jernigan stated that he thinks Version 1 is the best option because it has the least change.

Chairman Henry declared the Work Session closed at 7:18 p.m.

Bruce Henry, Chairman

Sharon S. Robinson, Clerk