

Jasper County Board of Commissioners
August 1, 2022
Regular Meeting Minutes
6:00 P.M.

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

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

Staff Present: Sharon Robinson, County Clerk, Larissa Ruark, Chief Accounting Officer, Mike Benton, County Manager, and David Ozburn, County Attorney.

Pledge of Allegiance:

Invocation: Commissioner Don Jernigan

Agenda Approval: Commissioner Ledford motioned to approve the agenda as presented. Commissioner Stunkel seconded the motion, passed unanimously.

Consent Agenda:

Commissioner Stunkel motion to approve the minutes for:

- May 9, 2022 – Called Meeting Minutes
- June 13, 2022 –Called Meeting Minutes
- June 30, 2022 – Called Meeting Minutes
- July 11, 2022 - Regular Meeting Minutes
- July 12, 2022 – Joint Work Session Minutes

Commissioner Jernigan seconded the motion, passed unanimously.

Commissioner Jernigan motioned to approve check numbers 65130-65253. Commissioner Ledford seconded the motion, passed unanimously.

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

- 1. A public hearing will be held for a Special Use Permit, SU22-001 for 1900 Hwy 212 W, Monticello; Map & Parcel: 033 069 03A to operate a deer processing business from the property.**

Ms. Judy Johnson, P&Z Director, stood before the board to discuss the Special Use Permit request. It was recommended for approval 3-1 at the P&Z meeting with additional recommended conditions.

Ms. Melanie Neal stood in favor of the request.

- 2. A public hearing will be held for a rezoning. 2022-REZ-001 for 600 Edwards Rd, Monticello; Map & Parcel: 039A 032. Rezoning request from A (Agricultural) to M (Manufacturing).**

There was a locked vote with the P&Z board.

Mr. Barry Wyatt stood before the board in favor of the rezoning request. He stated that he have operated the storage building business for 15 years. He wants to have to land rezoned so that he can have more space to display buildings. Most of the property is already zoned commercial or manufacturing. He stated that he gets an average of 5 or 6 customers per week. He stated that he does not plan to change the land in any way. He named all of the businesses that surrounds his property.

Commissioner Jernigan addressed the statement on the application “may be for expansion of my business”.

Justin Southerland stood in opposition to the rezoning. He stated that they do not want any more traffic down the road.

Paul Speiks stood in opposition as well. He stated traffic has not been that bad for the storage units. If he is allowed to have the rezoning he hopes that he will have to place them further away from the road.

Pam Speiks stood in opposition. She wants to know what happens later since these are just temporary structures.

Presentations/Delegations

Citizens Comments:

Jason Parr- Mr. Parr stood before to the board to consider putting him on the Presentation section for the next meeting. He wants to be able to dump at the Landfill for a reduced price. He discussed all that his company does for the local community.

County Commissioner’s Items:

Commissioner Ledford-

Commissioner Stunkel-

Commissioner Jernigan-

Commissioner Jones- Commissioner Jones stated that the cost of IT has increased significantly and we need to look at doing something different.

Chairman Henry-

Business Items:

Item 1: Planning and Zoning Petitions- Special Use Permit; Rezoning from Ag to Manufacturing: P&Z

Director Judy Johnson presented the request for the Special Use Permit. She reviewed some of the information in the request. Some of the recommendations were:

- The property will be used a Deer Processing Business Only
- The structure shall look substantially similar to the rendering submitted in the permit package
- Provide annual state license (as applicable)
- All parking shall be provided in the rear of the structure
- Applicant shall provide a letter from the GA Dept. of Transportation either approving the use of the existing driveway or stating what improvements are necessary for the business. If improvements are to be made, they must be in place prior to the issuance of a certificate of occupancy for the building and the issuance of a business license
- The project shall start construction within 36 months.

Commissioner Stunkel motioned to approve SU22-001 with recommended conditions. Commissioner Ledford seconded the motion, passed unanimously.

Ms. Johnson presented the Rezoning request from Agriculture to Manufacturing. The P&Z Board denied the request. There was concern that the Manufacturing zoning designation may be a greater classification than needed for the use of a Storage building business, not clear enough testimony as to what the land will be used for, the land could be sold in the future with a harsher use since the zoning request was for manufacturing. She reviewed the future land use map for the immediate area. Staff recommended some conditions that would possibly mitigate the concerns of the neighbors

- Provide a deceleration lane at the proposed entrance

- Should the property be subdivided there shall be one commercial entrance.
- Storm water facilities are required. The plans shall be reviewed and approved by the county engineer.
- Provide downcast lighting
- The following uses shall be consider prohibited.
 - Chemical Storage and manufacturing
 - Foundry or foraging plant
 - Go Cart or motorbike track
 - Junk yard
 - Poultry Houses
 - Hog Parlors or feed lots
 - Sanitary Landfill
 - Truck Terminal
- Provide a buffer to the adjoining property

Chairman Henry ask if there another classification that will fit since they are not actually manufacturing.

Ms. Johnson stated that the P&Z Board definitely felt it would fit better for a commercial zoning versus the manufacturing.

Commissioner Jernigan motioned to deny request 2022-REZ-001. Commissioner Ledford seconded the motion passed unanimously.

Item 2: Jasper County Water & Sewer Authority Board Appointment: Commissioner Stunkel motioned to table the appointment. Commissioner Jernigan seconded the motion, passed unanimously.

Item 3: Monticello City Council and Jasper County Board of Commissioners- IGA- Building Inspection, Code Enforcement and Court Services: Attorney Ozburn stated that he reviewed the agreement and it is essentially the same agreement that has been in place.

Commissioner Stunkel motioned to authorize the chairman to sign the IGA. Commissioner Jernigan seconded the motion, passed unanimously.

Item 4: Adopt Jasper County Board of Education Millage Rate for 2022 Tax Billing: Commissioner Jernigan motioned to adopt resolution #2022.08.01 authorizing the Jasper County Tax Commissioner to levy a Jasper County Board of Education Millage Rate of 14.801 for the 2022 Tax Billing. Commissioner Stunkel seconded the motion, passed unanimously.

Item 5: 2022 ACCG Legislative Leadership Conference Business Session Delegate: Commissioner Jones stated that she is scheduled to attend the conference.

Commissioner Ledford motioned to appoint Chairman Henry as the Jasper County Delegate to the 2022 ACCG Legislative Leadership Conference on September 29, 2022. Commissioner Stunkel seconded the motion, passed 3 to 1 (Chairman Henry abstained, Commissioner Jones opposed).

Item 6: Henderson Mill Road and County Line Road Intersection- Four Way Stop Discussion:

Commissioner Ledford stated that he has received many calls about the intersection of Henderson Mill Road and County Line Road. A traffic county was done in November 2021. He stated if we don't act now he believes there will be some bad wrecks happening.

Commissioner Ledford motioned to approve a 4-way stop at Henderson Mill Road and County Line Road and make sure staff follows recommendations of GDOT. Commissioner Stunkel seconded the motion, passed unanimously.

Item 7: 2023 GDOT LMIG Application Project Selection: Mike Benton stated that GDOT have the application window open for our next LMIG application. It has been discussed that since the bids came in so high for the 2022 LMIG for Jackson Lake Road project we would postpone it and combine the two.

Commissioner Stunkel motioned to approve Jackson Lake Road remaining length of 1.78 miles as the road project to be included in the 2023 GDOT application. Commissioner Ledford seconded the motion, passed 4 to 1 (Commissioner Jones opposed).

Item 8: Capital Expenditures Projects- July 29, 2022 Work Session:

Commissioner Stunkel motioned to approve the purchase of three patrol vehicles in the amount of \$166,500 to be funded by capital improvement fund (cash purchase). Commissioner Ledford seconded the motion, passed unanimously.

Commissioner Stunkel motioned to approve the items requested by the Recreation Department: Areins Zenith 60 inch Zero Turn Mower, Soccer Goals 4'x6' & 6.5'x18.5', two Polaris Ranger 500, sprinkler System repair and upgrade, and 8 new Dugouts to be funded by the impact fees. Commissioner Jernigan seconded the motion, passed unanimously.

Commissioner Ledford motioned to approve the Extension staff to get quotes not to exceed \$45K for a truck or SUV; funding source Fund Balance. Commissioner Jernigan seconded the motion, passed unanimously.

Commissioner Stunkel motioned to approve funding through impact fees for the Finance Department to purchase Fixed Assets software. Commissioner Jernigan seconded the motion, passed unanimously.

Commissioner Ledford motioned to approve the purchase of a recorder to record calls by the 911 Authority to be funded by impact fees. Commissioner Stunkel seconded the motion, passed unanimously.

Commissioner Jones motioned to purchase pavilion shelter top, six commercial picnic tables and three commercial park benches to be funded through impact fees provided the BOC is able to enter into an IGA with the City of Monticello. Commissioner Stunkel seconded the motion, passed unanimously.

Commissioner Stunkel motioned to approve the purchase of seven Thermal Image cameras for \$21,077 from impact fees. Commissioner Jernigan seconded the motion, passed unanimously.

Item 9: Schedule Work Sessions and Called Meetings: Mike Benton stated that he would like to have two Work Sessions one to discuss Public Works and Fire Rescue Capital Expenditure requests. There is a need for a joint Work Session with the Recreation Board.

Chairman Henry stated that whatever day is chosen should just be a Called Meeting so that they can go ahead and vote.

County Attorney Items: None

County Manager Update: Mike Benton gave an updated of the numbers for building permits

Executive Session: Commissioner Stunkel motioned to go into Executive Session to discuss potential litigation at 7:36 p.m. Commissioner Jernigan seconded the motion, passed unanimously.

Commissioner Stunkel motioned to exit Executive Session at 8:45 p.m. Commissioner Ledford seconded the motion, passed unanimously.

Adjourn:

Commissioner Stunkel motioned to adjourn the meeting at 8:57 p.m. Commissioner Ledford seconded the motion, passed unanimously.

Bruce Henry, Chairman

Sharon Robinson, Clerk