

Jasper County Board of Commissioners
November 7, 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, Gerald, Stunkel, Vice-Chairman, Don Jernigan, Sheila Jones and Steven Ledford.

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

Pledge of Allegiance:

Invocation: Commissioner Steven Ledford

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

Consent Agenda:

Commissioner Jernigan motioned to approve the minutes for:

- October 3, 2022 – Regular Meeting Minutes

Commissioner Jones seconded the motion, passed unanimously.

Commissioner Jernigan motioned to approve Check #s **65776-66104**. Commissioner Ledford seconded the motion, passed unanimously.

Public Hearings: Commissioner Ledford motioned to go into Public Hearing at 6:02 p.m. Commissioner Stunkel seconded the motion, passed unanimously.

- 1. A public hearing will be held for a Special Use Permit, 2022-SU-003, for northeast intersection of Middlebrook Pond Rd and Freedonia Rd, Monticello, GA 31064, Map & Parcels: 044 054, 044 055, and 044 056. The Special Use Permit request is for a Food Bank.**

Judy Johnson (P&Z Director) stood before the board to present the request for the Special Use Permit, 2022-SU-003.

SU22-003 – Special Use Permit Request to operate a Public or Nonprofit food & necessities distribution center/Food Bank/Food Pantry business from the property.

Location: Northeast intersection of Middlebrook Pond Road & Freedonia Road, Monticello;

Map & Parcel: 044 054, 044 055 & 044 056

Petitioner: Jasper County Community Food Bank

Commissioner District: 1 (one)

Acreage: 7.7 acres total

Zoning: A (Agricultural)

At the Planning and Zoning Meeting on October 22, 2022, the Planning Commission recommended approval with staff's recommended conditions with Condition # 2.a. being a 50' natural buffer. (4 in favor and 1 abstention.)

The recommended conditions are:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Public or nonprofit food & necessities distribution center/Food Bank/Food Pantry
2. To the owner's agreement to abide by the following development standards:
 - a. A 50' natural buffer shall be required along the northern and eastern property lines where the lot adjoins residential and agricultural uses.
 - b. The final layout of the site shall look substantially similar to the site plan submitted by the applicant and a part of the staff report.
 - c. (Other conditions as may be determined by the Board of Commissioners.)

For:

Ken Horton (Chair of Food Bank): The food bank is completely volunteer and operates off of donations. They only serve Jasper County residents. There is an urgent need to be able to get the cars out of the road. The new facility will have a community garden. The food bank has served 200-400 residents. They have looked at up to 35 potential properties to build. He asked if it is possible to lower the buffer from 50 ft to 25 ft.

Cindy Nash (Turtle Cove): She is in full support of the new space for the Food Bank. She has volunteered for about 5 years. She provided statistics for the amount of residents they have served.

Tom Combs (Pine Tree Road): Thanked the commissioners for their work with helping to get the new Food Bank. He stated that this is a much needed project.

Pastor Jimmy Horton (Springfield Missionary Baptist Church): Thanked the board for continuing the food bank.

Opposed:

None

Commissioner Stunkel motioned to close the Public Hearing at 6:20 p.m. Commissioner Ledford seconded the motion, passed unanimously.

Commissioner Ledford motioned to open Public Hearing #2 at 6:20 p.m. Commissioner Jernigan seconded the motion, passed unanimously.

2. **A Public Hearing will be held for Amendments to Part II, Code of Ordinances which include: Chapter 105 - DEVELOPMENT STANDARDS AND REGULATIONS; and Chapter 119 – ZONING. The amendments will address updates to the Conservation Subdivision requirements, other types of subdivisions, general definitions, the minimum size for lots in the residential zoning districts, the zoning Use Table, and for other purposes. The amendments will address updates to the following codes: Chapter 105 Development Standards and Regulations: Article II, Sec. 105-28; Article VI. Conservation Subdivisions (including other types of subdivisions and their requirements); Article I Authority, Sec. 105-1, Sec. 105-2, Sec. 105-103, Sec. 105-104, Sec. 105-5; Article IV. General Procedures, Sec. 105-85, 105-87, 105-90, 105-91, 105-103, 105-104; Article V. General Requirements, Sec. 105-127, Sec. 105-128; Article X. Standards for Utility Infrastructure, Sec. 105-275; and Chapter 119 Zoning: Article IV. District Regulations, Division 4, Sec. 119-244 – Development standards – Agriculture and residential districts, Sec. 119-148 – Conventional Zoning Districts and Sec. 119-196 & Sec. 119-197.**

Judy Johnson presented suggested Amendments to Part II, Code of Ordinances along with their approvals from the Planning Commission.

Commissioner Ledford asked when the Village plan became a part of it.

Ms. Johnson stated that village plan is a part of the current ordinance. It can only be used if there are sewers.

Commissioner Henry stated that the only issue he have is feels like where they have minor subdivision of three lots it needs to come before the BOC.

Ms. Johnson ask for guidance on how they suggest the process would work if the plat has to come through the BOC for approval.

For:

Mary Patrick (Monticello)- Ms. Patrick commented on the revision. She is for the BOC approving the minor lots. She stated that the neighbors should know about it if plots are divided into three lots. She likes the seven year wait for the conservation subdivision. She feels we should do away with flag lots.

Bill Nash (Chickadee Court)- Mr. Nash is in favor of conservation subdivisions.

Opposed:

None

Commissioner Gerald Stunkel motioned to close out the Public Hearing at 6:43 p.m. Commissioner Ledford seconded the motion, passed unanimously.

Presentations/Delegations

ACCG Award to Commissioner Sheila Jones – Lifelong Learning Academy – Core Educational Classes- Presented by Chairman Bruce Henry

Citizens Comments:

Jim Belcher- Gainey Road, Hillsboro- Mr. Belcher spoke about the playground that was approved at Sands Park. He spoke about the 1800 sq. ft. house requirement. He stated that it seems to him that they are intentionally trying to eliminate a certain socioeconomic group of people. It seems that the planning board does not want good paying jobs to come in the area. You want to require 1800 sq. ft. but not jobs in the county.

Mary Patrick- Monticello- Ms. Patrick stated that 1800 sq. ft. houses are only required in subdivisions. It's 1200 sq. ft. everywhere else. She spoke about LOST negotiations. She hopes the county will stand firm with their position.

County Commissioner's Items

Commissioner Ledford- None

Commissioner Stunkel- None

Commissioner Jernigan- None

Commissioner Jones- None

Chairman Henry- Chairman Henry reminded everyone that tomorrow is Election Day and everyone should make sure they vote.

Business Items:

Item 1: Request for Special Use Permit for Food Bank- Freedonia Rd & Middlebrook Pond Rd

Intersection: Commissioner Ledford motioned to approve the Special Use Permit with conditions of zoning as recommended by the Planning Commission. The motion included the change of 25 ft. buffer. Commissioner Stunkel motioned seconded the motion, passed unanimously.

Item 2: Ordinance Amendments Adoption- Chapter 105- Development Standards; Chapter 119- Zoning:

Commissioner Henry stated that he would like to see the residential lots increased to 2.5 acres if we are using the yield plan and in the agriculture zoning up to 8 acres.

Commissioner Stunkel motioned to approve the Zoning Ordinance Amendments with the following changes and additions:

1. Keep the R2 designation and applying the following parameters:
 - a. Conservation subdivision with 1.2 acre minimum lots,
 - b. Same buffers as R1
 - c. Same setbacks and frontage as R1, and
 - d. Minimum 1300 heated square feet dwelling.
2. All R2 developments require zoning approval from P&Z and the BOC.

Commissioner Henry stated that he thinks we are headed in a direction that the majority of the county does not want to go.

Commissioner Stunkel stated that there is a difference in the majority of the people in the county and meeting the needs of all the residents in the county. Not everything is just for the majority. There is a significant amount of people in the county that do not agree with the 1800 sq. ft. minimum. Their voices need to be heard and needs be met.

Commissioner Jernigan seconded the motion, passed 3-2 (Henry & Ledford opposed).

Item 3: Tax Assessor Board Appointments: Mike Benton stated that there are two Tax Assessor Board terms that are ending. Mr. Stansell is out of town.

Commissioner Stunkel motioned to reappoint Karen Breeding to position 2 with the term ending January 17, 2026. Commissioner Jernigan seconded the motion, passed unanimously.

Commissioner Stunkel motioned to table the appointment of Mr. Stansell until a later date. Commissioner Jernigan seconded the motion, passed unanimously.

Item 4: Sale of Senior Center Surplus Vehicle - 2008 Ford E350 Van- Award Bid to Purchaser: Mike Benton stated that there was an open bid process. Mr. Ed Washington presented the highest bid which was \$2500.00.

Commissioner Stunkel motioned to award the sale of the surplus Senior Center 2008 Ford E-350 van to Ed Washington with the high bid of \$2500.00. Commissioner Ledford seconded the motion, passed unanimously.

Item 5: Senior Center 2009 Ford E-350 Van- Condition and Status: Brenda Jacobs (Senior Center Director) explained the condition of their 2009 Ford E-350 van. She explained the costs they have incurred. Ms. Jacobs presented estimates to have the van repaired. The total is a little over \$5400. She mentioned to the board that NEGRC will not allow the Center to use the van in its current state to transport seniors.

Chairman Henry recommended getting a quote to have the transmission repaired.

The board directed staff to allow the Public Works mechanic to do a thorough examination of the truck before

Item 6: FY 2023 1st Quarter Financial Report: Larissa Ruark presented the first quarter financials to the board. Thirty-five percent of the Revenue has been collected. Expenditures are roughly 22%. She stated that finance is working hard to complete the 2021 audit which is due by December 31st.

Item 7: Schedule Work Sessions and Called Meetings:

The board decided that no additional meetings are needed at this time.

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 at 7:35 p.m. for potential litigation and personnel. Commissioner Ledford seconded the motion, passed unanimously.

Commissioner Stunkel motioned to exit executive session at 8:34 p.m. Commissioner Ledford seconded the motion, passed unanimously.

Adjourn:

Commissioner Henry motioned to adjourn the meeting at 8:34 p.m. Commissioner Ledford seconded the motion, passed unanimously.

Bruce Henry, Chairman

Sharon Robinson, Clerk