

Jasper County Board of Commissioners
July 10, 2023
Regular Meeting Minutes
6:00 P.M.

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

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

Staff: Mike Benton, County Manager, Sharon Robinson, Administrative Services Director, Larissa Ruark, Chief Accounting Officer, and Barry Fleming, Fleming Nelson Attorney Group

Pledge of Allegiance:

Invocation: Chairman Don Jernigan, District 3.

Agenda Approval: Chairman Jernigan motioned to add JDA Board appointment to the agenda as Item# 5 and move the remaining items down one. Commissioner Ledford seconded the motion, passed unanimously.

Commissioner Ledford motioned to approve the agenda as presented. Commissioner Jones seconded the motion, passed unanimously.

Consent Agenda:

Commissioner Henry motioned to approve the following minutes as presented:

- May 1, 2023 – Regular Meeting Minutes
- May 5, 2023 - Work Session Minutes
- May 5, 2023 – Called Meeting Minutes
- May 22, 2023 – Work Session Minutes
- May 30, 2023 – Work Session Minutes
- June 5, 2023 – Regular Meeting Minutes

Commissioner Jones seconded the motion, passed unanimously.

Commissioner Ledford motioned to approve Check #s **67991-68241**. Commissioner Jones seconded the motion, passed 3-0. Commissioner Henry abstained.

Public Hearings:

1. A Public Hearing will be held for a rezoning request, 2023-REZ-001, for Pitts Chapel Road E, Newborn, GA 30056. The request is to rezone from AG (Agricultural) zoning district to RR (Rural Residential) zoning district to subdivide the original 7.86-acre tract into 2 tracts for 2 family members to build homes. The current Future Land Use maps shows this are to be in the Residential Future Land Use. The Planning Commission voted 2-2 on the matter.

For:

Terry White: Mr. White stood before the board and explained his reasoning for needing to have the parcel rezoned. He stated that he was told when he bought the lot that he only needed 3 acres to build a home. He is wanting to build his daughter a house close by him to help with his wife.

Oppose:

Mary Patrick- Ms. Patrick stated that a precedence has not been set.

Asher Gray- Mr. Gray stated that we have 5 acre lots for a reason. There are bigger properties that could be split.

Commissioner Jernigan ask to confirm that the Future Land Use Map allows this zoning.

Ms. Johnson directed the Board's attention to the Future Land Use map in the packet that shows the area as a future use. She also cleared the fact that she has to take petitions when they come in and don't suggest to people what they should do as stated by Mary Patrick in her opposition to the request. Rural Residential has been on the books since 2009.

Business Item: #1: 2023-REZ-001- Request to rezone 7.86 acres from AG(Agricultural) to RR (Rural Residential)- Commissioner Henry stated that you can build a 1200 sq. ft house in the Agriculture zoning and then build a Mother-in-law suite with a maximum of 750 sq. ft.

Chairman Jernigan stated that it is clearly in a residential area on the Future Land Use map.

Commissioner Henry motioned to deny the request to have the parcel rezoned. Commissioner Ledford seconded the motion. Commissioner Jernigan voted to allow the request. Commissioner Jones abstain from the vote. The motion failed.

2. Request approval of a division of land, RES23-003, located off of Hwy 11 N, Wild Road, and Shephard Rd, Map & Parcel 015 046. The request is to approve the division of land for a total of 5 lots on 50.98 acres. The property is zoned AG and the lots will abut existing road frontage. Each track have a minimum of 10 acres and all have 400 feet of road frontage. There was a 2-2 vote on the Planning Board.

For: None

Oppose: None

Business Item #2: RES23-003- Approval for an Agricultural Plat that has more than 3 lots- Commissioner Henry motioned to approve the request to approve the division of land. Commissioner Ledford seconded the motion, passed unanimously.

3. Request approval of a division of land, RES23-004, located at 4790 Goolsby Rd, with road frontage on Goolsby Rd and Old Adgateville Road, Map & Parcel 052 032. The request is to approve the division of land for a total of 9 lots on 286.73 acres. The property is zoned AG and the lots will abut existing road frontage.

For: David Curry stated that they own the property and are in favor of the division.

Oppose:

Business Item 3- RES@#-004- Approval for an Agricultural Plat that has more than 3 lots.: Commissioner Ledford motioned to approve the request to divide the property into nine agricultural tracts. Commissioner Jones seconded the motion, passed unanimously.

4. FP23-002 – A Final Plat, FP23-002, for Waters Edge Subdivision, Phase 2, located off of Lawson Dr, Map & Parcel 014C 086, 014B 111 & 014B 112. The Preliminary Plat and Land Disturbance permit has been satisfied. The request is to record the Final Plat which has a total of 53 lots on 119.95 acres.

This is Phase 2 to an existing subdivision, Waters Edge. The original Preliminary Plat was approved in 2005 with a Final Plat for Phase 1 filed in April of 2007 under old regulations. Phase 2 of the development set dormant until 2021 when a revised Preliminary Plat was submitted for approval. The Board of Commissioners approved the updated Preliminary Plat on January 24, 2022. A Land Disturbance Permit was issued on May 17, 2022 to install roads and other infrastructure for the phase based off the approved Preliminary Plat. The owner has completed the installation of roads and other infrastructure and is now requesting approval of the Final Plat. This Final Plat falls under the old regulations, Sec. 105-91, that were in place in 2021.

On June 22, 2023 this was heard by the Planning and Zoning Board in which they recommended approval of the Final Plat

For: Brian Cagle spoke in favor of approval of the Final Plat for Phase 2. He stated that he has met all of the conditions that have been put in place.

Opposed:

Business Item 4: FP23-002- Approval process for Phase 2 of Waters Edge.: Commissioner Ledford motioned to approve Phase 2 of Waters Edge Subdivision. Commissioner Jones seconded the motion, passed unanimously.

Presentations/Delegations- None

Citizens Comments:

- **Juanita Norris**- Ms. Norris state that she is working with the B-Fit Grant, a behavioral health and fitness grant. They are providing services through Oconee Behavioral Health. They are providing Narcan training.
- **Cathy Benson (Monticello)**- Ms. Benson stood before the board to complain about short-term rentals. She stated her concern with the enforcement. Ms. Benson accused the attorney of stating there was vote. Attorney Fleming encouraged Ms. Benson to not say that he said something that he did not say.
- **Mary Patrick (Monticello)**- Ms. Patrick stated that the board is not getting bids. She also stated that we do not have Code Enforcement.
- **Asher Gray (Bailey Road)**- Mr. Gray stated the citizens of Jasper County is getting ready to speak by voting to fill the vacant seat September 19th.
- **Jim Belcher (Hillsboro)**- Mr. Belcher stated that we teach our kids to not be bullied, however there is a group of adults that are doing just that. He asks that commissioners not allow themselves to be bullied.
- **John Henderson (Herd's Creek Road)**- Mr. Henderson stated that he went to the BOE and spoke to them about their levy of taxes. He suggested some type of meaningful exemption for seniors.
- **Nathan Hyland (Meadows Road)**- Mr. Hyland spoke about his concerns with the Flock cameras.

County Commissioner's Items:

Commissioner Ledford- Commissioner Ledford ask about the status of the stop signs at the intersection of County Line Road and Henderson Mill Road.

Commissioner Jernigan- None

Commissioner Jones- Commissioner Jones stated that she wanted to make a correction to the Monticello News which stated that she would stay a "Long life Commissioner" if she do what "they" say or want. She stated that she don't know who "they" are but when she make a decision, she try to make the best decision for the entire county. She stated that she would like for our county to come together as one. She reiterated that she votes the way that she wants to vote.

Commissioner Henry- None

Business Items:

Item 5: JDA Appointment: Commissioner Henry stated that the chairman usually serves on the board. This was the case up until Commissioner Stunkel was appointed. All other counties use their chairman.

Commissioner Henry motioned to appoint Chairman Jernigan on an interim basis. Commissioner Ledford seconded the motion, passed unanimously.

Item 6: Planning and Zoning Board Appointment: Mr. David McGuire stood before the board to explain why he wants to be appointed to the P&Z board.

Ms. El-Jourbagy stood before the board to explain why should would be a good fit for the P&Z board.

Commissioner Ledford motioned to appoint David McGuire to the Jasper County Planning and Zoning Board to serve for the period of July 2023 to July 2026. Commissioner Jones seconded the motion, passed unanimously.

Item 7: Jasper County Public Facilities Authority- Board Appointment: Commissioner Ledford motioned to appoint Jehan El-Jourbagy to serve on the Jasper County Public Facilities Authority Board for the term of July 2023 to July 2024. Commissioner Jones seconded the motion, passed unanimously.

Item 8: Sands Drive Park Improvements IGA with City of Monticello: BOC Staff with Interim County Attorney drafted an initial IGA and sent to the Monticello City Council. Monticello City Council amended the draft and signed and sent back to the BOC. BOC Staff and County Interim Attorney have revised the amended draft for BOC's review and approval to send back to Monticello City Council.

Commissioner Henry stated that we will need to send the IGA back to the City of Monticello to sign the original without any changes. He stated that if the IGA is not signed as originally sent it's a "no go".

Commissioner Henry motioned to send the original IGA back to the City of Monticello for signature. Commissioner Ledford seconded the motion, passed unanimously.

Item 9: Renewal of IGA for Building Inspection and Code Enforcement with City of Monticello: The Monticello City Council is requesting the Jasper County BOC renew the Intergovernmental Agreement for Building Inspection, Code Enforcement and Court Services.

Jasper County BOC Building Inspection Department performs all building inspections conducted within the incorporated limits of Monticello. City of Monticello's Code Enforcement Officer presents all city cases of code enforcement to the Jasper County Magistrate Court. The initial IGA was approved by the BOC on May 3, 2021.

Commissioner Ledford motioned to authorize Chairman to sign the renewal intergovernmental agreement with the City of Monticello regarding building inspections and code enforcement as presented. Commissioner Henry seconded the motion, passed unanimously.

Item 10: Adopt the Jasper County FY 2024 General Fund Budget: The Jasper County BOC needs to officially adopt the FY 2024 General Fund Budget.

Proposed FY 2024 General Fund Budget\$13,956,338

FY 2024 Revenue Note

Projected FY 2024 Revenue \$13,956,920

Commissioner Jones motioned to adopt resolution #2023.07.10A setting the Jasper County BOC FY 2024 General Fund Budget in the amount of \$13,956,338 as presented. Commissioner Ledford seconded the motion, passed unanimously.

Item 11: Adopt the Jasper County Wide M&O Millage Rate for 2023 Tax Billing:

Proposed 2023 BOC County Wide M&O Millage Rate 10.864

Rollback for 2023 for BOC County Wide Millage Rate 11.114

2022 BOC County Wide M&O Millage Rate 12.159

Commissioner Ledford motioned to adopt Resolution #2023.07.10B authorizing the Jasper County Tax Commissioner to levy a Jasper County Wide M&O Millage Rate of 10.684 for the 2023 Tax Billing. Commissioner Henry seconded the motion, passed unanimously.

Item 12: Schedule Work Sessions and Called Meetings as Needed: The board scheduled a Called Meeting for July 18th at 7:00 p.m. to adopt the BOE millage rate. A Called Meeting was scheduled for July 28th at 9:00 a.m. to discuss Capital Expenditures.

County Attorney Items: Mr. Fleming requested an Executive Session for a legal matter.

County Manager Update: Mr. Benton gave the monthly permit updates. He also stated that the debris removal was completed this weekend.

Executive Session:

Commissioner Ledford motioned to go into Executive Session at 7:35 p.m. to discuss personnel and litigation. Commissioner Henry seconded the motion, passed unanimously.

Commissioner Ledford motioned to exit Executive Session at 8:20 p.m. Commissioner Henry seconded the motion, passed unanimously.

Regular Meeting:

Commissioner Ledford motioned that a moratorium effective July 10, 2023 for four (4) months be enacted to not allow any new Short-Term Vacation Rentals operated within Jasper County; Chairman Jernigan seconded; passed unanimously.

Adjourn: Commissioner Henry motioned to adjourn the meeting at 8:25 p.m. Commissioner Ledford seconded the motion, passed unanimously.



Don Jernigan, Chairman



Sharon Robinson, Clerk