

**BOARD OF COUNTY COMMISSIONERS
JASPER COUNTY, GEORGIA
CALLED MEETING AGENDA**

****** COMMISSIONER'S MEETING ROOM, GROUND FLOOR, SUITE 16****
MONTICELLO, GEORGIA**

October 20, 2023

9:00 a.m.

***** The meeting will be live streamed Via Facebook on the Jasper County Georgia Facebook Page.**

I. Call to Order (9:00 a.m.)				
NAME	PRESENT	ABSENT	LATE	ARRIVED
DISTRICT 1 – SHEILA G. JONES, VICE-CHAIR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
DISTRICT 2 – BRUCE HENRY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
DISTRICT 3 – DON JERNIGAN, CHAIR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
DISTRICT 4 – ASHER GRAY	<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 3

IV. Approval of Agenda

V. Consent Agenda –
VI. Public Hearings with Business Action

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 act on each item presented below.

VII. Presentations/Delegations

(10) minutes on specific topics or for recognition of citizens, county employees or other events by the Commissioners.

Jasper County Food Bank Project Update

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 & Updates
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X. Regular Agenda

Business Items Continued:

1. 2023-2028 Jasper County Joint Comprehensive Plan Review
2. 2024 GDOT LMIG Application Projects

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)

XIV. Adjournment

Presentation – Jasper County BOC

Date: October 20, 2023

Subject: Jasper County Food Bank Project Update

Presentation will be provided by:

Ken Horton, Chairman of the Jasper County Community Food Bank

Bill Nash, Food Bank Project Manager, Retired Architect

Find attached:

Summary of bids received for the Building

Summary of bids received for Site Work

BIDS FOR JASPER COUNTY COMMUNITY FOOD BANK (BUILDING PROJECT)**DUE 3:00 PM, 6 SEPTEMBER 2023**

Company Name	Base Bid Dollars	Calendar Days	Alternate 1 Dollars	Aggregate Unit Price Dollars per Ton	Bollards Unit Price Dollars per Each	Soil Unit Price Dollars per CuYd	Bid Bond	Addendum 1
DIVERSIFIED CONSTRUCTION OF GEORGIA	\$916,760	240	\$181,467	\$65	\$1,625	\$202	YES	YES
RENFROE CONSTRUCTION CO	\$1,077,633	270	\$82,000	\$55	\$450	\$65	YES	YES

BIDS FOR JASPER COUNTY COMMUNITY FOOD BANK (SITEWORK PROJECT)

DUE 3:00 PM, 12 SEPTEMBER 2023

Company Name	1 1,500 Gal Tank	2 180 FT Drainfield	3 1,000 Gal Tank	4 100 FT Drainfield	5 Well wo/Casing	6 500 FT Well Casing	7 Grading	8 Gravel Matl	9 Gravel Install	10 Deduct Culvert Matl
ALLEN-S	\$3,480	\$19 /ft - \$3,420								
	\$6,900									
BEST-S	\$2,000	\$4,200	\$1,500	\$3,500						
	\$6,200		\$5,000							
BROWNLEE-G	\$3,300	\$23 /ft - \$4,500	\$2,000	\$23 /ft - \$2,300	\$10,152.50	\$7,500	\$177,635.84	Est 2,160 tons X \$42.00 /ton = \$90,720	Est 2,160 tons X \$1.70 /ton = \$3,672	
	\$7,800		\$4,300		\$17,652.50		\$272,027.84			
DEP (POPE)-G							\$126,421.80	\$38.95 /ton \$40,858.55	\$6.00 /ton \$6,294	(\$28,752.75)
								\$173,574.35		(\$28,752.75)
GREENE-W					\$10,152.50	\$7,500				
						\$17,652.50				
WILLIAMS-G							\$225,000	\$42.50 /ton \$55,000	\$10 /ton \$12,950	(\$25,000)
								\$292,950		(\$25,000)

Business Item 1:

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: October 20, 2023

Subject: 2023-2028 Jasper County Joint Comprehensive Plan Review

Summary:

Find attached suggested changes to the 2023 – 2028 Jasper County Joint Comprehensive Plan Update Draft.

Find attached comments from the Northeast Georgia Regional Commission regarding the suggested changes.

Find attached regarding a Gateway Corridor

Options

2023 Draft Future Land Use Map

2018 Future land Use Map

Gateway Corridor Description

Background:

The Georgia Department of Community Affairs requires counties to update its comprehensive plan every five years. The 2023 - 2028 Jasper County Joint Comprehensive Plan Update is due October 31, 2023.

Cost:

Recommended Motion:

Board Discretion

Commissioner Gray,

Thank you for taking the time to review the plan and provide the comments. See my responses in red below. I've provided some context and suggestions for possible changes. Please discuss these as a group and confirm any final edits.

I'll be out of the office Monday and Tuesday next week so I can incorporate any additional changes in the second half of next week depending on what you all decide.

Have a good weekend,

--

MARK BEATTY | DIRECTOR

Planning & Government Services

**NORTHEAST GEORGIA REGIONAL
COMMISSION**

305 Research Drive, Athens, GA 30605

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WWW.NEGRC.ORG

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All,

Below are my opinions on the comprehensive plan. I highlighted the plan but it is too large to send over email. The biggest thing I noticed with this plan is pushing for residential, commercial, and industrial growth in our county. While I understand the thought is to increase our tax base, OUR citizens do not want this type of growth. I understand what the State and Federal Government is trying to push in suburban/rural areas. As a true local government, we need to focus on what the actual citizens want. We should reject these "small door" opening policies for large residential, commercial, and industrial within our county. I believe our plan should push our rural cultural values and push to be an agricultural homestead/farmstead county. My example policy of this could be to, "encourage agricultural homestead/farmsteads of 5 acres or more for the purpose of regenerative agriculture/permaculture and self-sustainability."

Page 2 Gray is spelled wrong. **Corrected**

The Goals and Policies on pages 10-12 are not Jasper County specific. They are intended to encompass general themes or items that may pertain to all three local governments collectively. By being collective statements, they are intended to be broad and have safety net language such as "when applicable" or "that fits". I don't recommend removing the policies you have noted unless Monticello and Shady Dale specifically request it as well – they have not to date and have both signed off on the draft. However, I can adjust these policies to state more specific language to delineate the local governments.

Page 11 This policy is not necessary, we have jobs within the county that cannot be filled now. There are plenty of industries surrounding our county. Citizens do not want these large industries/businesses.

“Attract and retain clean industry, technology, and commercial businesses to expand local career opportunities and increase the local tax base”.

This could be reworded to state, “Attract and retain clean industry, technology, and commercial businesses to expand local career opportunities and increase the local tax base within (or around) municipalities that have supportive infrastructure such as sewer, water, gas, etc.”

Page 11 This policy is not necessary, citizens have made it known they do not want denser residential development.

“When applicable, encourage denser residential development that fits with infrastructure expansion capabilities.”

Again, this pertains to all three local governments and the density of any development would be determined by the zoning ordinance and by the infrastructure that serves the site. Therefore, single-family residential would be the only option in the unincorporated county because there is no sewer to support it and your zoning ordinance doesn't allow it. Monticello's Future Development section, ordinance, and infrastructure do allow for multi-family residential. The yellow areas in the County Future Development Map would be the areas that denser single-family residential development would be encouraged. Denser is relative; so any collection of denser residential development in the County's yellow area would be single-family homes with lots no smaller than your minimum requirements. The first and last part of this sentence imply that it only happens when supported but the sentence could be reworded to be more specific, if needed.

Page 12 This policy is not necessary, citizens have made it known they do not want denser residential development.

“Maintain a diverse housing stock, providing options for a variety of life stages and income levels, with higher-density residential development incorporated into activity and employment centers in and around the Monticello city limits”.

Same comment as before, this policy is specifically stated to be in and around Monticello. I can remove “around” to take the County out of any implications but to remove the policy entirely will require an email from LaThaydra Sands or Monticello's Mayor requesting me to do so.

Page 15 Painting a horse with zebra stripes doesn't make it a zebra. That is what this policy suggestion is doing. Citizens do not want these large industries/businesses.

“Example policies include establishing overlay districts with design guidelines for areas identified for commercial growth, incorporating a tree ordinance and tree commission, strengthening zoning ordinances to require increased minimum setbacks for commercial and industrial uses in rural areas, and/or dedicating CIE funds to targeted areas for infrastructure and service delivery improvements. These policies can reduce the visibility and impact of commercial and industrial uses, which will allow the county to maintain the rural atmosphere, but enable strategic development. Variances can be allowed for industries or businesses that are desired by the local government but should be considered on a case-by-case basis.”

No suggestion here. This part intended to strike a balance between the no-growth opinion and the gentle-growth opinion received during the input process. That is essentially what the entire plan attempts to do because multiple local governments are included in the narrative and there are different opinions in each community for how to grow/not grow. I can remove if you all agree as a group to remove in response to this email.

Page 15 This is to try to encourage growth the citizens do not want. This is not needed.

“Two strategies to consider for Jasper County include either creating a county-system for sewage treatment and expanded water services, or partnering with the City of Monticello to develop in targeted locations at city-county boundaries that align with the future development map”

No comment, I can remove if you all agree as a group to remove in response to this email.

Page 15 This suggestion is not needed. Citizens do not want a surge of people in “workforce housing”. “Jasper County and both cities should collaborate on a local market study or participate jointly in the Georgia Initiative for Community Housing (GICH) program to determine if there is a need for workforce housing units and determine the best geographic location for those types of housing units that utilizes existing infrastructure and aligns with the Development Authority of Jasper County’s strategic plan”.

I can remove if you all agree. GICH is a training program for local governments to learn how to navigate the world of housing development in their regulatory role. I added this because it seemed like a better option for all three local governments to participate in the program together.

Page 24 We are already experiencing an increase in development requests. The above policies are going to further increase those requests in the future. Our plan moving forward, should reduce residential growth and increase agriculture homesteads/farmsteads.

“It is imperative that the elected officials, county staff, and members of the public prepare for an increase in development requests over the next ten to fifteen years”.

All three local governments will experience an increase in development requests regardless of the wording of this comprehensive plan. That is more so the general trend as our region grows in population. We’re expected to be the second fastest growing region in the state over the next few decades, in part because of I-20 and I-85. This isn’t a necessary sentence and can be removed but I thought it would be useful to convey that development pressure will be present.

Page 26 This sure sounds like a forced statement. I do not know anyone in our rural community who’s transitioning to EVs because they want to.

“Monticello should consider adopting a permitting program for electric charging stations for residential and commercial uses to be proactive in the transition to EV’s”.

EV’s will be a growing market in the car industry moving forward, regardless of anyone’s preference. With any new technology, there can be less-than-desirable outcomes. An example would be when 5G service receivers were first installed in larger cities, they were required on every utility pole within the area of their service, creating an eyesore and not complying with local historic district ordinances. This statement is meant to encourage Monticello to get ahead of the transition (whether it be full or partial) and be prepared so that the outcome benefits them. Since it is for the City of Monticello’s section, an email from LaThaydra Sands or the Mayor would be needed for me to remove it.

Page 30, Why does the government need to push for more housing in this community? How and why is this beneficial.

“Elected officials and city staff should partner with Jasper County to explore the benefits additional housing units could have in select locations within the city limits and in areas south of the city limits”.

This was meant to be a general statement. It could be reworded as “explore whether there are benefits of additional housing units in select locations...”. This is Shady Dale’s section and they would be the ones that request a change or removal, if needed.

Page 73 The biggest complaint I heard talking to citizens is adding days and hours of operation to the current landfill.

*Perform feasibility study for establishment of additional recycling facilities	2025	Public Works, Board of Commissioners	\$20,000	General Fund
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This could be reworded to state, "Establish standard operating hours and procedures for the landfill and any other waste transfer facilities." The cost would change to \$0.

Page 73 We do have areas that need improvement but we do not need public housing. Our citizens do not agree with that.

Pursue Georgia Initiative for Community Housing (GICH) program designation to assist in residential area improvement and/or provide public housing	2026-2028	Planning & Zoning	Staff Time	General Fund
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Following the previous comment, GICH is a training program for local governments to learn how to navigate the world of housing development in their regulatory role. It's a three year program where the local government participates in a series of workshops/retreats to learn. It does not focus on public housing – it focuses on all housing. Also, public housing is no longer being built by the federal or state government as it was in the past. All new HUD programs focus on housing vouchers, such as Section 8, where a privately-owned rental property obtains certification to accept the voucher for payment. I can remove this as a work program item if you all agree that being in the GICH program is not relevant to you as the County.

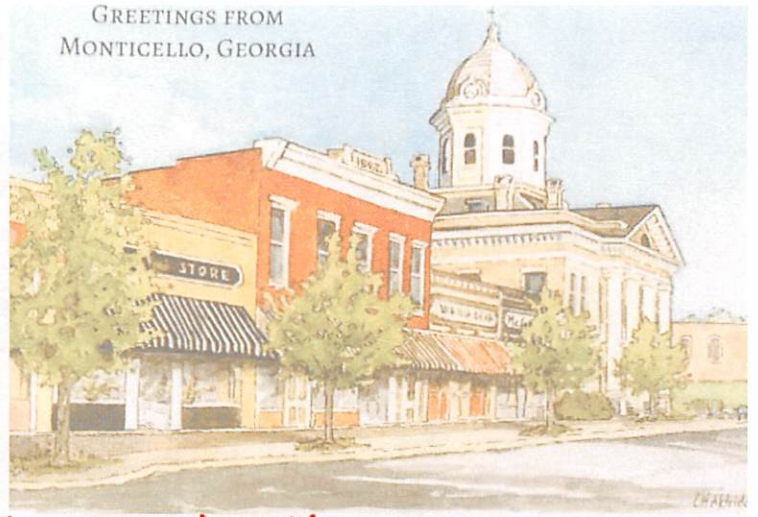
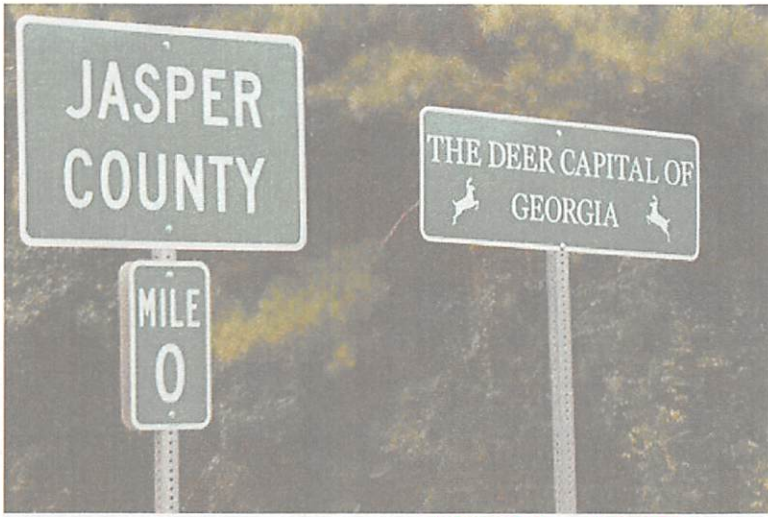
Page 74 I would like to add to this list.

"Coordinate with GDOT for additional no-thru truck signage being put up on State Routes prior to the no-thru roads."

This has been added.

Respectfully,

Asher A. Gray
 District 4 Commissioner
 Jasper County Board of Commissioners
 Cell 762-435-1688
 Email agray@jaspercountyga.org



DRAFT

**JASPER COUNTY: JOINT
COMPREHENSIVE PLAN**

**WITH THE CITIES OF MONTICELLO &
SHADY DALE**

2023-2028



TABLE OF CONTENTS

Chapter One: Introduction	3
Chapter Two: Vision & Goals	8
Chapter Three: Needs & Opportunities	13
Chapter Four: Land Use	34
Chapter Five: Community Work Program	67
Chapter 6: Appendix	82

ACKNOWLEDGEMENTS

STEERING COMMITTEE

Larry Champion, Shady Dale Mayor
Don Jernigan, Jasper County BOC
Bruce Henry, Jasper County BOC
Doug Currie, Monticello City Council
David Wease, Monticello City Council
Alex McLendon, Shady Dale City Council
Justin Wyatt, Shady Dale City Council
Lathaydra Sands, Monticello City Manager
Judy Johnson, Jasper County Planning Director
Joan Champion, Shady Dale City Clerk
Jackie Garland, Monticello DDA
David Dyer, Jasper County Development Authority
Walker Jordan, Bank of Monticello
Mary Patrick, Citizen & Business Owner
Missy Henderson, Citizen
Tony Rogers, Citizen

NEGRC STAFF

Burke Walker, NEGRC Executive Director
Mark Beatty, PGS Director
Jon McBrayer, GIS Manager
Carol Flaute, Community Planner
Phillip Jones, Community Planner
Sara Kaminski, GIS Manager

JASPER COUNTY COMMISSIONERS

Sheila Jones, District One
Bruce Henry, District Two
Don Jernigan, District Three - Chairman
Asher Grey, District Four
Steven Ledford, District Five

MONTICELLO MAYOR & COUNCIL

De'Ashley Thurman, Mayor
Doug Currie, Mayor Pro Tem
Cynthia Miller, District One
Larry Thurman, District One
Jenny Murphy, District Two
David Wease, District Two

SHADY DALE MAYOR & COUNCIL

Larry Champion, Mayor
Alice Daniel, Council Member
Alexander McLendon, Council Member
Larissa Ruark, Council Member
Michael Russeau, Council Member
Justin Wyatt, Council Member

GOAL: GROW IN AN ECONOMICALLY AND ENVIRONMENTALLY RESPONSIBLE MANNER

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- Establish tools to retain employers (beyond the initial incentive (ex. tax credit) period).
- Attract and retain clean industry, technology, and commercial businesses to expand local career opportunities and increase the local tax base.
- Utilize the Future Land Use Map to coordinate new economic development in appropriate area(s) serviced by necessary facilities and services.
- Minimize the negative environmental impacts of development on key natural and historic features.
- Encourage residential development that conserves open space and sustains rural character.
- Coordinate new development with existing and planned community facilities, utilizing the Future Land Use Map.
- Provide and improve infrastructure in areas where growth is desired, through public-private partnerships, with ongoing monitoring of available water supply and sewer capacity.
- When applicable, encourage denser residential development that fits with infrastructure expansion capabilities.
- Ensure new development provides necessary buffers, green infrastructure, water retention, and other low-impact development measures to protect the local water supply and other natural resources and minimize physical and financial impacts on local infrastructure.
- Actively promote and market Jasper County's economic resources through various state agencies and interstate clearinghouses.

GOAL: CULTIVATE A COLLABORATIVE ENVIRONMENT IN AND AROUND JASPER

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- Improve public education regarding local initiatives, projects, and decisions. Encourage increased participation in local meetings and events.
- Encourage development, events, and activities in downtown Monticello to create a synergy that attracts businesses, arts and entertainment, residents, and visitors to the area.
- Build upon successful industries in adjacent areas by attracting businesses within those clusters and facilitating the development of and citizen access to training and educational programs related to those fields (including movie and television industry, manufacturing, and technology).
- Be actively involved in local, regional, and statewide efforts to expand and improve broadband and wireless services.
- Maintain a diverse housing stock, providing options for a variety of life stages and income levels, with higher-density residential development incorporated into activity and employment centers in and around the Monticello city limits.
- Improve communication and collaboration between the County and municipal leadership.
- Foster cooperative relationships among local government entities, EDA, DDA, SCTC, the COC, BOE, and private businesses and schools to monitor labor force conditions and needs.
- Participate in multi-jurisdictional regional tourism planning efforts.

Maintaining a rural character within Jasper County was a major element of community input; as such, the local government should focus on policy items that will limit the impact developments will have on the character of the county through their Capital Improvements Element. **Example policies include establishing overlay districts with design guidelines for areas identified for commercial growth, incorporating a tree ordinance and tree commission, strengthening zoning ordinances to require increased minimum setbacks for commercial and industrial uses in rural areas, and/or dedicating CIE funds to targeted areas for infrastructure and service delivery improvements.** These policies can reduce the visibility and impact of commercial and industrial uses, which will allow the county to maintain the rural atmosphere, but enable strategic development. Variances can be allowed for industries or businesses that are desired by the local government but should be considered on a case-by-case basis.

Blighted properties and illegal dumping were mentioned numerous times as being a persistent public safety issue in the survey for Jasper County and the City of Monticello. Blighted and run down properties can be a nuisance and safety-concern to the community, but there are a variety of methods that can be used to address the issue. Most commonly, code enforcement is used to impose financial penalty on a negligent property owner to encourage action. Another approach is to apply for grants or enable state programs to rehabilitate blighted properties. For historic properties, local historic districts can provide tax rebate programs for rehabilitation activities provided they meet national standards for the work completed. In certain cases, blight removal is the necessary option and the local government can decide to take an active or passive approach.

Jasper County Code Enforcement and Planning and Zoning should develop a list of blighted properties throughout the county to quantify the need and use that to determine the degree of local priority that needs to be dedicated to the issue.

Due to limited water and sewer infrastructure in place, the county must take a passive approach on encouraging or facilitating more dense development patterns in the form of workforce housing or business development.

Two strategies to consider for Jasper County include either creating a county-system for sewage treatment and expanded water services, or partnering with the City of Monticello to develop in targeted locations at city-county boundaries that align with the future development map. **Jasper County and both cities should collaborate on a local market study or participate jointly in the Georgia Initiative for Community Housing (GICH) program to determine if there is a need for workforce housing units and determine the best geographic location for those types of housing units that utilizes existing infrastructure and aligns with the Development Authority of Jasper County's strategic plan.** The study should also incorporate the impact the housing units will have on local schools, groundwater capacity, and the environment. Additionally, Jasper County indicated a desire to enact ordinances that govern short-term rentals throughout the county. Currently there are no local ordinances that pertain to short-term rentals so this initiative will require further research from staff prior to enacting a regulatory framework.

TRANSPORTATION

The transportation network in Jasper County consists of two-lane state route, paved and unpaved county roads, Forest Service roads, and two active rail lines. The county lacks

ECONOMIC DEVELOPMENT

The unemployment rate in Jasper County was 2.8% in February 2023, with a population of 7,052 employed out of the 7,255 population in the labor force (Georgia DOL). The Industry Mix in Quarter 3 of 2022 noted that 23.1% of the population worked in the Goods-Producing industry, 48.1% worked in the Service-Providing industry, and 28% worked in the Government industry. The remaining .8% worked in an unclassified industry not assigned. Although the unemployment rate is lower than the state average, residents noted that Dexter Axle Company closed in December 2022. Dexter Axle Company was one of the ten largest employers in Jasper County and the company closing demonstrated a great need for new industries in the community. However, a need for industry doesn't mean the County should attract any business or industry that wants to locate within the community, as noted in community input meetings. **In alignment with the Northeast Georgia Comprehensive Economic Development Strategy (CEDS), Jasper County should match industries that fit the goals and strengths of the community; investing in the local community and providing a variety of jobs, both skilled and unskilled, should be a high priority during recruitment initiatives.** Due to the proximity of Jasper County to major urban centers such as Metro Atlanta, Athens, and Macon, the county will face development pressure in the future. **It is imperative that the elected officials, county staff, and members of the public prepare for an increase in development requests over the next ten to fifteen years.**

The Development Authority of Jasper County (DAJC) is a great resource for the community. The Authority has identified potential sites and developments that would be beneficial to the county. Since the county lacks water and sewer infrastructure, growth

and development are limited to areas that can access existing infrastructure, such as the outskirts of Monticello and close to the Newton County boundary, and to areas large enough to house their own infrastructure facilities. Jasper County is also a member of a Joint Development Authority, which is a strength since the community and its residents stand to benefit monetarily from developments associated with Stanton Springs and associated development from the East Atlanta Mega-Site.

Jasper County residents noted a great need for economic development in select locations in the county. Residents noted a need for new eating establishments, a grocery store, and a refueling station. However, residents also noted a need to maintain the rural feel and small-town aesthetic. **Jasper County should review zoning standards and**

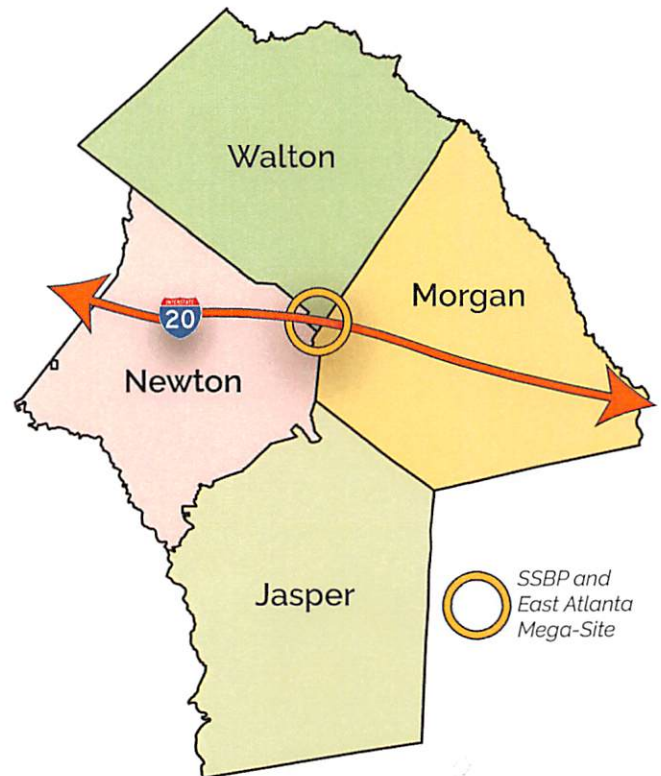


Image 5: Location of the Stanton Springs Business Park (SSBP) and the East Atlanta Mega-Site in relation to the four-county Joint Development Authority.

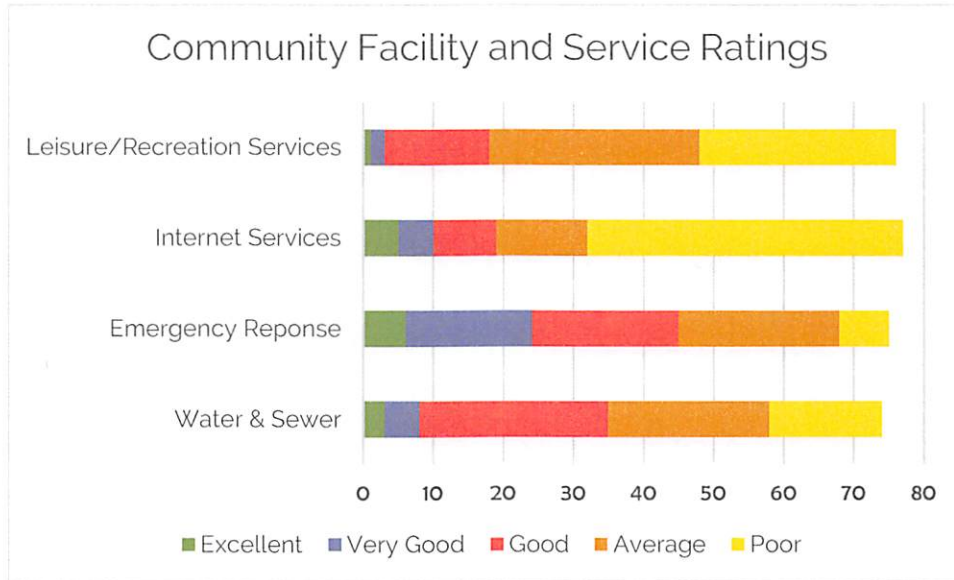


Table 1: Community Facility and Service Ratings for the City of Monticello, results generated from a community-wide online survey

city staff and elected officials be mindful of growth and development in and around the city. New developments will require utilities, and the allocation and capacity of water, natural gas, sanitary sewer, and power must be accounted for before the development occurs. The Middle Ocmulgee Regional Water Plan estimates surface and ground water resources are adequate for future water demands, but that county-based water assessment surveys are needed. **The City of Monticello should partner with Jasper County and Shady Dale to perform a county-wide groundwater capacity assessment survey.**

The City of Monticello is a member of the Municipal Electric Authority of Georgia (MEAG), and purchases power through MEAG's wholesale agreements. MEAG and the City of Monticello should continue forecasting power usage in the future, and keep in mind the impacts electric vehicles, working from home, and other societal changes will have on the future power grid.

Monticello should consider adopting a permitting program for electric charging stations for residential and commercial

uses to be proactive in the transition to

EV's. The permit process will allow the local government to have a better understanding of how many residential and commercial charging stations are utilizing city power and would also allow city staff to inspect charging stations to ensure installations are up to code.

Emergency services in Monticello were rated favorably. 60% of online survey respondents rated emergency services as "Good", "Very Good", or "Excellent", and 30% rated services as "Average". The remaining 10% rated services as "Poor". The Jasper County Fire Department provides Fire and EMS services county-wide, along with the Jasper County Sheriff's Office providing law enforcement services. Due to the compact nature of Monticello compared to Jasper County, the city should see better response times for emergency services. However, some residents noted a need for increased police presence within the city limits, and a few residents even suggested bringing back a city-operated police force. Due to the population and revenue constraints, have a city-operated police force is likely unfeasible. **Therefore, an engaging partnership with Jasper County**

to \$80,470 in 2027, Shady Dale's median household income is projected to increase to \$60,261. Furthermore, 4.8% of households had incomes below the poverty level in the past 12 months, and an estimated 27.6% of households have one or more people with a disability.

Important strengths identified in the input sessions for Shady Dale included the hometown feel of the community, low crime, and the annual rodeo hosted on the southern side of the city. The city should continue to capitalize on building community and enhancing the sense of place within the community. **City staff and elected officials can do this by continuing to host events, partnering with local religious organizations to provide community services, and by creating areas or spaces for public gatherings.** These initiatives can continue to foster pride and community within the city, which will benefit the local government, local businesses, stakeholders, and members of the public.

PLANNING & LAND USE

Shady Dale's land use is made up mostly of single-family residential, rural agricultural tracts, limited small commercial, and light industrial. The median home value in Shady Dale is estimated to be \$225,000, and is projected to increase to \$276,087 by 2027, a 22.7% increase over five years. Though residents may be happy to see an increase in property values, the drastic increase also makes housing less affordable to attain.

Elected officials and city staff should partner with Jasper County to explore the benefits additional housing units could have in select locations within the city limits and in areas south of the city limits.

Shady Dale only offers water services for residents; therefore, the density of any new development would be restricted to lot sizes

that can accommodate septic systems.

During the planning process, elected officials and city staff noticed that the city limits layer on file with the Census Bureau and the Department of Community Affairs did not accurately reflect the true city limits boundary. Shady Dale will need to coordinate with the NEGRC to accurately report the city limits layer to state and federal agencies. Accurately reporting a local boundary is crucial for smaller communities due to the boundary impacting funding allocations and population data collections.

TRANSPORTATION

The transportation network in Shady Dale is made up of mostly two-lane state routes and local roads with limited sidewalk extent along major and minor thoroughfares. The City is also the location of a convergence of two active rail lines connecting to Monticello and Newton County. **Shady Dale should partner with Jasper County to complete a road and sidewalk condition inventory to assist with which roads and sidewalk repaving and restoration projects should be a priority.** An interesting possibility would be a multi-use trail that connects Shady Dale to the Cricket Frog Trail in Newton County. A proposed alignment could be identified in a Complete Streets and Trails plan, and the project could be funded through the Recreational Trails Program or Georgia Outdoor Stewardship Program through the Georgia Department of Natural Resources, or by applying for Transportation Alternatives Program (TAP) grants through the Georgia Department of Transportation. A multi-use trail connecting to the Cricket Frog Trail would have numerous benefits from public health, lower transportation costs, and increased tourism to Shady Dale. The main limitation is that the Cricket Frog Trail is a rails-to-trail project, and Shady Dale would not be able to utilize the

JASPER COUNTY SHORT-TERM WORK PROGRAM, 2024-2028

*Entries with an asterisk represent carryover items from the previous Short-Term Work Program.

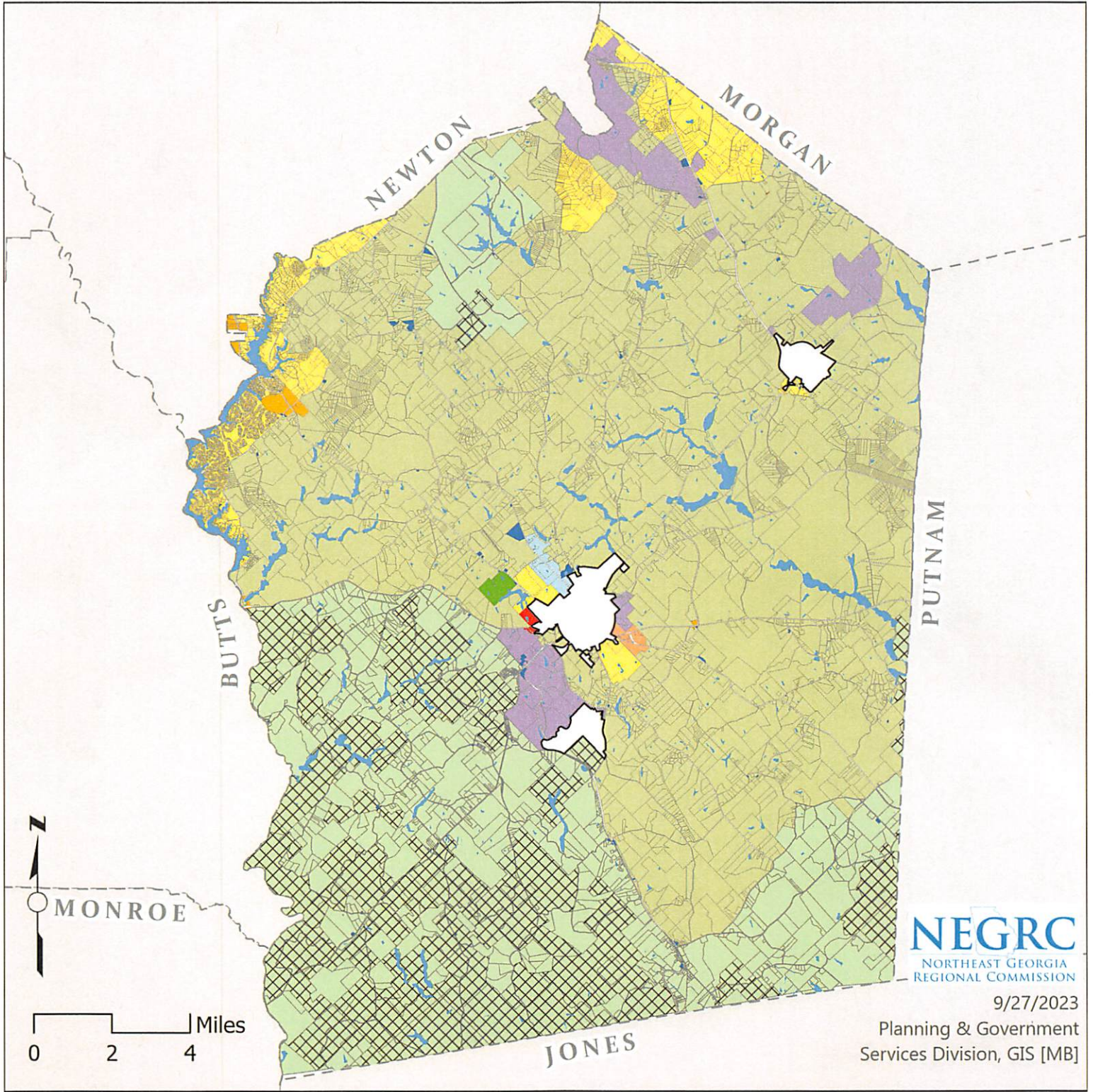
#	PROJECT DESCRIPTION	COMPLETION DATE	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
1	*Perform water system upgrades and replacements.	2024-2027	Jasper County Water Authority, Board of Commissioners	\$1,000,000	General Fund, Grants
2	*Perform feasibility study for establishment of additional recycling facilities	2025	Public Works, Board of Commissioners	\$20,000	General Fund
3	*Finalize engineering plans for new recreation multi-purpose facility	2025	Recreation Department	\$50,000	General Fund
4	*Construct new recreation multi-purpose facility	2028	Recreation Department	\$10,000,000	General Fund, Grants
5	Develop a road condition inventory and utilize a digital tracking program to assist with prioritizing road maintenance and repaving projects	2024	Public Works	\$15,000	General Fund
6	*Perform improvements to local roads and bridges	2024-2028	Public Works	\$7,020,000	SPLOST, LMIG
7	*Develop EMS Equipment Replacement Plan to include replacement of ambulances and refurbished box remounts	2024	Board of Commissioners, Fire Department	Staff Time	General Fund
8	*Create inventory and seek available funding for the rehabilitation of substandard housing.	2027	Code Enforcement	Staff Time	General Fund
9	*Develop a countywide greenways/trails plan	2026	Planning & Zoning	\$5,000	General Fund
10	*Become a designated Broadband Ready Community/establish Broadband Ready Community Site(s)	2025	Board of Commissioners	N/A	General Fund
11	*Pursue Georgia Initiative for Community Housing (GICH) program designation to assist in residential area improvement and/or provide public housing	2026-2028	Planning & Zoning	Staff Time	General Fund
12	*Partner with Monticello DDA to host a housing fair with available resources from various organizations, realtors, banks, etc.	2025	County Manager	Staff Time	General Fund

#	PROJECT DESCRIPTION	COMPLETION DATE	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
13	*Partner with Monticello DDA to develop a one-page informational sheet to clearly delineate where court attendees should park. One-pager can be mailed out with all court summons.	2024	County Manager, Clerk of Court	Staff Time	General Fund
14	Coordinate a visioning session with GDOT in regard to congestion in Monticello's downtown area.	2025	County Manager, Board of Commissioners	Staff Time	General Fund
15	Coordinate visioning session with U.S. Forest Service for an Oconee National Forest visioning session.	2025	Planning & Zoning, County Manager, Board of Commissioners	Staff Time	General Fund
16	Complete a compensation study for EMS departments.	2026	Fire Department, Sherriff's Office	\$25,000	General Fund
17	Seek funding for staffing and equipment for public safety and protection.	2026	Fire Department, Sherriff's Office	\$1,000,000	Grants, General Fund
18	Complete the Jasper County Food Bank relocation.	2024	Board of Commissioners, Food Bank	\$750,000	Grants, Private Funds
19	Perform a county-wide groundwater capacity assessment survey	2028	Board of Commissioners	\$75,000	Grants, General Fund
20	Participate in annual retreat with Monticello and Shady Dale to discuss local needs	2024-2028	Board of Commissioners	Staff Time	General Fund
21	Purchase roads and bridges reclamation and renovation equipment - motor grader fleet (3), new tandem axel dump truck, single axel dump truck, and other ancillary pieces of equipment	2027	Public Works	To be determined	General Fund, SPLOST

GATEWAY CORRIDOR ITEM

Here are the options for the commissioners to consider based on the comment:

1. Reinstate Gateway Corridor's previous extent in the 2023 map. In this case I would strongly suggest that it conform to parcel boundaries of parcels that touch the two state routes. It is not a state regulation that Character Areas conform to parcel boundaries, but it is a DCA and NEGRC preference that they do. This reduces ambiguity when the BOC is considering zoning changes or subdivision decisions. Yes, the parcel boundaries may be outdated at some point during the 5 year period, but it is unlikely that the outer boundary of the parcel will change. With nearly all subdivisions, it is only the inner parcel boundaries that change. Therefore, the extent of the Character Area would not be affected.
2. Carry over language from Gateway Corridor description into the other applicable categories with a specific note that the language applies to the state routes included in the previous extent.
E.g. "Areas that are along existing or proposed Scenic Byways (SR-83 and SR-11) should exhibit limited, low-intensity development in specific areas as appropriate. Development along these corridors must follow the design and landscaping requirements set forth in the Scenic Byways corridor management plan and should reflect the intention of the byways; to celebrate cultural and natural resources and preserve the corridors' rural character."
3. No change



NEGRC
 NORTHEAST GEORGIA
 REGIONAL COMMISSION

9/27/2023

Planning & Government
 Services Division, GIS [MB]

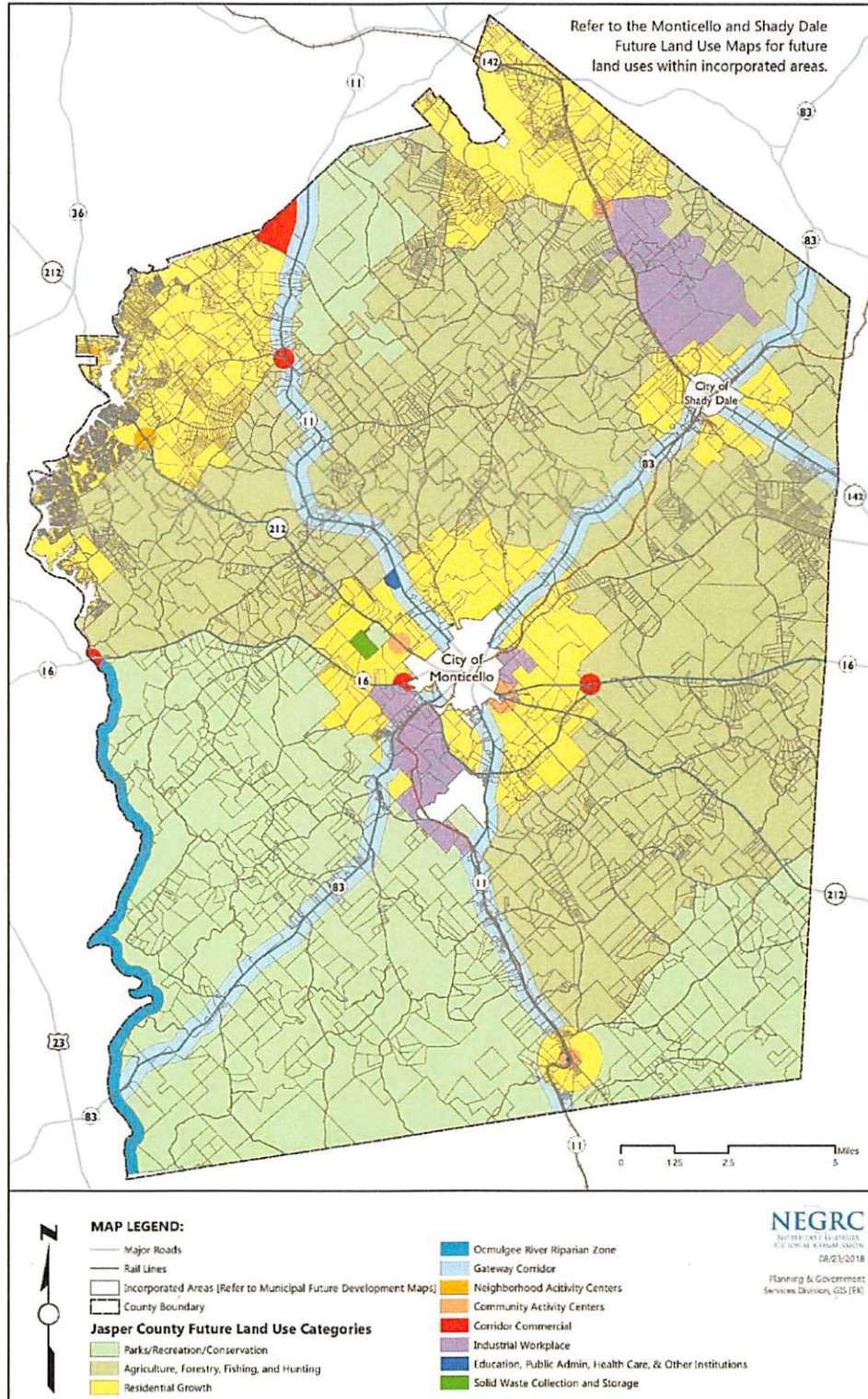
Character Areas

- | | | |
|--|---|--|
|  Parks/Recreation/Conservation |  Neighborhood Activity Centers |  Education, Public Admin, Health Care, & Other Institutions |
|  Agriculture, Forestry, Fishing, & Hunting |  Community Activity Centers |  Solid Waste Collection and Storage |
|  Residential Growth |  Corridor Commercial |  USFS Land |
|  Gateway Corridor |  Industrial Work Place | |

Jasper County Future Land Use Map

Refer to Appendix B for an enlarged Jasper County Future Land Use Map.

FUTURE LAND USE MAP OF JASPER COUNTY



with public spaces for active and passive recreation are strongly encouraged to reduce vehicular activity in these areas and bolster resident and visitor appreciation of the Ocmulgee River.

Gateway Corridor

Areas within the Gateway Corridor future land use category are either existing or proposed scenic byways. Limited, low-intensity development may be appropriate in specific areas along these corridors. However, development must follow the design and landscaping requirements set forth in the Scenic Byways corridor management plan. Development should reflect the intention of scenic byways: to celebrate cultural and natural resources and preserve the corridors' rural character.

Neighborhood Activity Centers

Areas categorized as Neighborhood Activity Centers include properties located at intersections of collector roads, or higher functional class, in proximity to populated residential areas. Development in these areas must be compatible with surrounding land uses; appropriate uses include small-scale convenience stores, farmers markets, offices (including medical), and other uses providing limited shopping and service opportunities for surrounding residential areas, only. Sidewalk and bicycle networks should be established within these areas with connections to adjacent neighborhoods.

Community Activity Centers

Community Activity Centers identify areas where a variety of commercial, office, civic, residential, and light industrial uses, developed in a traditional neighborhood fashion, are appropriate. Ideally, these areas feature a wide variety of employment opportunities in retail, service, office, and professional sectors, with connective pedestrian/bicycle infrastructure and a mixing of uses through clustered and/or vertical design. Various housing opportunities may be provided within planned developments (maximum 4 dwelling units per acre), as well as parks, greenspace, and other recreation areas. Planned developments on larger properties or an assemblage of properties should be designed with more intense development and uses concentrated toward the center and less-intense development located along the outer edges, where applicable. Development under this future land use category requires supportive infrastructure and access to major transportation thoroughfares.

COMMERCIAL

Corridor Commercial

Corridor Commercial future land uses primarily include larger-scale commercial, office, health care, institutional, and compatible light industrial development, more oriented to the automobile traveler and requiring major road access and higher visibility. Incubator spaces, institutions of higher learning, workforce training, collaborative spaces, and similar uses are appropriate as secondary land uses. Higher-intensity development is concentrated in these areas to allow for efficient provision of public services and discourage sprawl in other areas of the county. Development under this future land use category requires supportive infrastructure and access to major transportation thoroughfares. Green infrastructure and other low-impact design techniques are strongly encouraged for all Commercial Corridor development to minimize the burden on public stormwater infrastructure and pollution of local waterways.

Business Item 2:

Agenda Request – Jasper County BOC

Department: Roads and Bridges

Date: October 20, 2023

Subject: 2024 GDOT LMIG Application Projects

Summary:

2024 GDOT Application Due Date February 1, 2024

Jordan Engineering, Public Works Director and County Manager analyzed County roads for consideration for the 2024 GDOT LMIG Road Project.

Top Three Roads for BOC Consideration

Wild Rd

Jackson Lake Rd Section from SR 212 to Turtle Cove Trailway
County Line Rd Section from Henderson Mill Rd to Jones Estates

Wild Rd

Length – 2.2 miles

Width – 22’

Needs FDR

Jackson Lake Rd Section from SR 212 to Turtle Cove Trailway

Length – 1.8 miles

Width – 20’

Needs FDR and 2’ widening

County Line Rd Section from Henderson Mill Rd to Jones Estates

Length – 1.9 miles

Needs FDR Patching

Background:

2024 GDOT LMIG Grant	\$646,927
Required Local 30% Match	<u>\$194,078</u>
Minimum 2024 LMIG Project	\$841,005

Cost:

Based on Specific Projects and Scope

Recommended Motion:

Board Discussion Needed

Road conditions LMIG 2024

	Current Condition	Reccomended Repair Method	Cost per Mile	Road Length (mi)	Total Cost
Malone Drive	Most of road in decent condition. Minor patching needed on a few spots <5%.	Minor patching and 2" asphalt overlay.	\$275,000	0.9	\$247,500
CT Pope Road	Most of road in decent condition. Minor patching needed on a few spots <5%.	Minor patching and 2" asphalt overlay.	\$275,000	0.5	\$137,500
Jackson Lake Rd (Larry's to TC entrance)	Evaluation Underway	Anticipate FDR due to similar cost for patch/repair/2'widening	\$475,000	1.8	\$855,000
Clay Road	Most of the road is moderately alligatored. There are many locations where failure is or has happened and many past and recent repair locations. Width is 20 to 21 feet.	Patch and overlay is likely the best approach. If Clay was a high-traffic road, FDR would likley be the better option, but due to its lengthn and relatively low traffice, patch/overlay is likely the most cost-effective solution.	\$375,000	8.2	\$3,075,000
Fullerton-Phillips Road	The road base is in good shape for most of the road. A few (<5%) isolated areas need patch prior to overlay.	Patch isolated spots with 4" mill and 19mm asphalt. Overlay with 2" 12mm Superpave asphalt	\$275,000	7.3	\$2,007,500
Wild Road	Almost the entire road is alligatored. Bad/failing sections are common. Road deteriorating quickly.	Can evaluate patch and overlay, but fairly certain FDR would be the best approach. Road is already 22 feet wide.	\$475,000	2.2	\$1,045,000

Jasper County Public Works

October 2023 Traffic count

Traffic count

Jackson Lake rd - 4,631

County Line rd – 1,743

Wild rd - 645

Aikenton rd - 573

Clay rd - 305

Edwards rd - 488

Ct Pope rd - 983

Each road was counted at a 24 hour time frame.

LOCAL MAINTENANCE & IMPROVEMENT GRANT (LMIG) PROGRAM

GENERAL GUIDELINES & RULES

1. The following activities/projects will be eligible for LMIG funds:
 - Preliminary engineering (including engineering work for R/W plans and Utility plans)
 - Construction supervision & inspection
 - Utility Adjustments or replacement
 - Patching, leveling and resurfacing a paved roadway
 - Grading, Drainage, Base and Paving existing or new roads
 - Replacing storm drain pipe or culverts
 - Intersection improvements
 - Turn lanes
 - Bridge repair or replacement
 - Sidewalk adjacent (within right of way) to a public roadway or street
 - Roadway Signs, striping, guardrail installation
 - Signal installation or improvement
 - Aggregate Surface Course for dirt road maintenance
2. The following activities/projects will not be eligible for LMIG funds:
 - Right of Way acquisition for a county or city road
 - Street Lighting
 - Beautification & Streetscapes
 - Walking trails and tracks
 - Landscaping
 - Administrative Services
 - Parking Lots

**** Locally purchased Right of Way will be eligible to go toward the 10% or 30% local match.*

3. The amount of your allocation is based on the total centerline road miles for your local road system and the total population of your county or city as compared with the total statewide centerline road miles and total statewide population. To ensure the Department uses current mileage numbers for your county or city it is critical that you keep our Office of Transportation Data updated on any revisions or changes to your local road system.
4. If a local government does not submit a project list, they will not receive local assistance for that program year. The unused LMIG funds will be used for emergencies, economic development or school access projects elsewhere in the state, on an as needed basis, as determined by the Commissioner.
5. You will be responsible for a 10% or 30% match to obtain your LMIG funds as stated in the Transportation Investment Act (TIA). The counties and cities in the River Valley Region, Central Savannah River Area, Heart of Georgia Region, and Southern Georgia Region will be at the 10% match. All other remaining counties and cities will be at the 30% match. *For example, if your formula allocation is \$100,000 and your county's match requirement is 30%, then your project list must have a total in value dollar amount over \$130,000. If the project list you submit does not equal or exceed your Formula Amount plus your required match, you will be asked to resubmit your application.*

6. Larger LMIG Projects, that include preliminary engineering, right of way and construction phases, shall be completed *as soon as possible* but substantially complete within three (3) years from the date of receiving the LMIG Grant. We expect resurfacing and maintenance type projects to be completed within a year from the date of receiving the LMIG Grant unless it is necessary for the local government to combine their fiscal year allocations. Funds can be rolled up to 3 fiscal years, when the project list is approved by the Department.
7. All preconstruction activities, advertisements, lettings, and quality control of work and materials will be the responsibility of the local government. It's important to remember that all these expenses are eligible for LMIG funds and the match requirements.
8. All work to be paid with LMIG funds cannot begin until the Department has issued payment to the Local Government.
9. Wherever practical and feasible, GDOT encourages the use of locally owned, disadvantaged business enterprises, and veteran owned businesses in any project that is funded in whole or in part with LMIG funds. GDOT asks each Local Government to report, at the end of the year, any DBE usage on LMIG contracts to your local District State Aid Coordinator. This measure will be used to assist GDOT in meeting the 2012-2015 Race Neutral DBE Goals. If you have any questions concerning firms that are DBE Certified, please visit our web page at www.dot.ga.gov.
10. The local government shall accomplish all the design activities in connection with the projects identified on the project list. Design activities must be accomplished in accordance with the applicable guidelines of the American Association of State Highway and Transportation Officials ("AASHTO") and the Manual on Uniform Traffic Control Devices (MUTCD), current edition.
11. In addition, all projects on the state route system shall be done in accordance with DEPARTMENT design policies & guidelines where applicable. The local government shall also be responsible for submitting permit applications to the District Traffic Operations Office or the District Utilities Office if the project is on a state route.
12. The Department recommends that any design plans for bridge replacement and structural repairs be reviewed by the State Bridge Engineer prior to construction. If not, final bridge plans and all supporting documents must be submitted to the Local Grants Office in Atlanta. Final plans will then be forwarded to the Bridge Maintenance Office for use in their biennial inspections. Request for plan review should be coordinated with the Office of Bridge Design located at One Georgia Center, 600 West Peachtree Street, Atlanta, Georgia 30308. Phone (404) 631-1985.
13. All projects identified on the project list shall be constructed in accordance with the DEPARTMENT's Standard Specifications Construction of Transportation Systems (current edition), Supplemental Specifications (current edition) and Special Provisions.
14. Authorized representatives of the DEPARTMENT may at all reasonable times review and inspect the work, activities and data collected in connection with the projects identified on the project list, including but not limited to, all reports, drawings, studies, specifications, estimates, maps and computations prepared by or for the local government.
15. All projects on the project list shall be subject to a construction field audit at any time. The audit may be performed by employees of the DEPARTMENT or by an independent auditor on behalf of the DEPARTMENT. Local governments shall make a good faith effort to cooperate with GDOT employees or auditor(s).

16. The Local Government shall submit a project status letter each year to their local District Office. This documentation must be received and approved before subsequent LMIG Grants can be approved.
17. Upon completion of the LMIG project, the Local Government must notify their local District Office that the project list is complete and ready to be closed. The Local Government will also have to complete a "Statement of Final Expenditures" and submit to the local District Office.
18. All inspections, sampling and testing of the work will be the responsibility of the local government. Documentation of this work will not have to be submitted to the Department for review.
19. All local governments receiving LMIG funds are responsible for completing their own environmental documentation for proposed work.
20. For any questions about the LMIG process, please contact the Local Grants Office in Atlanta at 404-347-0240 or call your State Aid Coordinator at the following locations:

District Office	Contact Number
District One – Gainesville	770.519.0118
District Two – Tennille	478-553-3383
District Three – Thomaston	706-646-7505
District Four – Tifton	229-391-5438
District Five – Jesup	912-530-4396
District Six – Cartersville	678-721-5293
District Seven – Chamblee	770-216-3880

21. The LMIG Grant Application is filed electronically each year. It shall include the following:
 - The **List of Projects** to type in the system:
 - a. Road name, Beginning and Ending points, Length in miles, Description of work, Project cost, Estimated project let date
 - The **LMIG Cover Letter** shall include the following:
 - a. Short overview of type project(s) being requested
 - b. Status (percentage of completion) of previous LMIG funding for **last 3 fiscal years**
 - c. Signature of Mayor or County Commission Chairperson
 - The **LMIG Application Signature Page** shall include the following:
 - a. Signature of Mayor or County Commission Chairperson
 - b. County/City Seal is Required (if using an embossed seal, please shade it before scanning)
 - c. Notary Signature and Seal