

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

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

December 11, 2023

6:00 p.m.

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

1. Call to Order (6:00 p.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 5

IV. Approval of Agenda

V. Consent Agenda –

1. Approval of Minutes:

- Regular Meeting Minutes- October 2, 2023
- Called Meeting Minutes- October 20, 2023
- Regular Meeting Minutes- November 6, 2023

2. Check Register – Check #'s **069639-069935**

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.

Public Hearing #1-

Developer BCA Enterprises, LLC. is requesting to subdivide two contiguous parcels of land zoned RES (residential) into 34 lots as a Conservation Subdivision. The property has road frontage on both County Line Road and Rocky Creek Road (north end of the road). The size of property is 80.68 acres (shown as 85 acres on QPublic).

Business Item 1: Twinpond Subdivision Preliminary Plat - Approval Request

VII. Presentations/Delegations

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

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

X. Regular Agenda

Business Items Continued:

2. Renewal of 2024 Alcohol Licenses
3. Jasper County Family Connection Grant Opportunity from the Department of Family & Children Services & Community Prevention Support - Fiscal Agent Request
4. Recreation Park New Dugouts Construction Bid Results
5. Recreation Department New Vehicle Request
6. 2023 State Economic and Infrastructure Development Grant Application Submittal Approval – Food Bank Project
7. 2024 Board of Commissioner Meeting Dates Approval
8. 2024 County Holidays Approval
9. Human Resources and County Boards Report
10. Schedule Work Sessions and Called Meetings as Needed

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

Consent Agenda – Item 1:

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: December 11, 2023

Subject: Approval of Minutes

Summary:

Minutes have been completed for the Jasper County Board of Commissioners:

- Regular Meeting Minutes- October 2, 2023
- Called Meeting Minutes- October 20, 2023
- Regular Meeting Minutes- November 6, 2023

Background:

Cost: \$0

Recommended Motion:

Approve minutes for:

- Regular Meeting Minutes- October 2, 2023
- Called Meeting Minutes- October 20, 2023
- Regular Meeting Minutes- November 6, 2023

Jasper County Board of Commissioners
October 2, 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; Steven Ledford and Asher Gray

Staff: Mike Benton, County Manager, Sharon Robinson, Administrative Services Director, Larissa Ruark, Chief Accounting Officer.

Pledge of Allegiance:

Invocation: Commissioner Sheila Jones, Vice Chair, District 1

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

Consent Agenda:

Commissioner Ledford motioned to approve the following minutes

- July 18, 2023 – Called Meeting Minutes

Commissioner Jones seconded the motion, passed unanimously.

Commissioner Jones motioned to approve Check #s **68687-68847**. Commissioner Ledford seconded the motion, passed unanimously.

Public Hearings: None

Presentations/Delegations:

Presentation #1- Georgia Military Veterans Hall of Fame Day

The Georgia Military Veteran’s Hall of Fame is asking the Jasper County Board of Commissioners to Proclaim Saturday, November 4, 2023 as the Georgia Veterans’ Hall of Fame, Inc. Day

Proclaim Saturday, November 4, 2023 as the Georgia Military Veterans’ Hall of Fame, Inc Day

Commissioner Ledford motioned to approve the proclamation, Commissioner Jones Seconded the motion, passed unanimously.

Presentation #2- Employee Recognition- County Manager Mike Benton recognized Sharon Robinson for her 20+ years of working for Jasper County.

Citizens Comments: -None

County Commissioner’s Items:

Commissioner Ledford- Welcome Commissioner Gray to the Board.

Commissioner Jernigan- Welcome Commissioner Gray to the Board.

Commissioner Jones- Welcome Commissioner Gray to the board. Requested Work Session on Domestic Non-Profit Organization that the board gives money to.

Commissioner Henry- None

Commissioner Gray- Thanked everyone and expressed appreciation for everyone’s support. Thanked to board for being so welcoming.

Business Items:

Item 1: Emergency Management Agency Director Appointment

Kimberly LeCroy has been hired by the Joint 911 Authority Board for the position of Director of the 911Center. Ms. LeCroy begins her employment as 911 Center Director on October 9, 2023

Ms. LeCroy received EMA experience while working for Butts County Emergency Communication and is willing to serve as Jasper County’s EMA Director.

Commissioner Ledford motioned to recommend Kimberly LeCroy be appointed by the Georgia Emergency Management Agency to serve as Jasper County’s EMA Director. Commissioner Jones seconded the motion, passed unanimously.

Business Item 2: Sheriff’s Office/Jail Addition & Renovation Construction Project Change Orders

Barnsley Construction presented the following change orders for BOC review/approval:

PCO # 07	\$23007.00 Sewer/Septic
PCO# 12	\$16500.00 Soil
PCO# 13	\$15482.00
PCO# 15	\$17502.00 Footings
PCO# 3	\$9777.00 To seed
PCO#6	\$63579.00 Overall reconstruction
PCO#8	\$26510.00 Relocation of water pipes

Background:

GMP	\$9,046,952
Approved CO # 01	<u>\$ 70,382</u>
Accepted Contract	\$9,117,334
Pending Change Orders	\$ 152,803
Potential Contract	\$9,270,137

Barnsley Accepted Contract	\$9,117,334
Pending Change Orders	\$ 152,803
Design	\$ 650,000
Owner FF&E	\$ 123,000
Owner Material Testing	<u>\$ 30,000</u>
Total	\$10,073,137

Commissioner Ledford motioned to accept the change orders. Commissioner Jones seconded the motion, passed unanimously.

Item 3: “Request for Contract” Senior Center Vaccine Initiative:

The Jasper County Senior Center is requesting permission to proceed with this health initiative to serve the individuals of Jasper and the surrounding counties. Jasper County Senior Center endeavors to partner with local health departments to bring the endeavor into full fruition. For \$10,000.00, this project requires that we assist 100 seniors or individuals with receiving a COVID or Flu Vaccine by April of 2024.

Commissioner Ledford motioned for chairman to sign Commissioner Jones seconded with stipulation that the money be put on hold until the signatures are satisfied. Motion passed 3-2 (Henry & Gray opposed)

Item 4: Consideration for Extending the Moratorium on Short Term Rentals

Consideration needs to be given to extend the moratorium to not allow any new Short-Term Vacation Rentals to operate within Jasper County. The Moratorium is in currently in effect thru November 10, 2023.

Commissioner Henry motioned for 130-day extension starting November 10, 2023. Commissioner Ledford seconded the motion, passed unanimously.

Item 5: Consideration of Extending the Moratorium on the Acceptance of Rezoning Requests:

Consideration of Extending the Moratorium on the Acceptance of Rezoning Requests. Consideration needs to be given to extend the moratorium on accepting requests for rezoning commercial and residential rezoning applications. This consideration is needed due to the resignation of the Planning and Zoning Director.

Commissioner Henry motioned to pass for 90 days starting November 1, 2023 Commissioner Ledford seconded. Motion passed unanimously.

Item 6: Consideration of Adopting a Moratorium on the Acceptance of Subdivision Preliminary plats:

Consideration needs to be given to impose a moratorium on accepting Subdivision Preliminary Plates. This consideration is needed due to the resignation of the Planning and Zoning Director.

Commissioner Ledford motioned for 130 days on subdivision plats starting immediately. Commissioner Henry seconded motion. Motion passed unanimously.

Item 7: Accounting and Finance

FY 2023 Final Year End Budget Amendments

Finance has prepared Final FY 2023 General Fund Budget Amendments for Board review

EMA: \$1,074,713.50

Public Works \$64,021.65

Recreation: \$27268.69

The net amount to come out of General Fund Balance is \$1,166,003.84 of which \$1,074,713.50 relates to EMA.

Jasper County EMA budget overage is result of January 12, 2023 tornado and FEMA projects are still ongoing.

Jasper County EMA has received first refund check from FEMA/GEMA on September 27,2023 in the amount of \$259,191.47. Additional FEMA/ GEMA reimbursement checks to come in FY 2024.

Commissioner Ledford motioned to approve the FY 2023 Final Year End Budget Amendments as presented. Commissioner Jones seconded motion, passed unanimously.

Item 8: FY 2023 Capital Improvements Element Annual Update:

County Manager Mike Benton recommended to focus on 2025 CPBG.

Commissioner Ledford motioned to skip 2024 FY CDBG and focus on 2025 CDBG. Chairman Jernigan seconded. Motion was a 4 to 1 vote with Commissioner Jones voting no.

Item 9: Schedule Work Sessions and Called Meetings as Needed:

Scheduled work session Friday, October 20, 2023 at 9 A.M. 2024 LMIG

Domestic Non-Profit Organizations including some that will receive impact fees. Commissioner Jones motioned to add a work session. Commissioner Henry changed Work Session to Called Meeting October 20, 2023 at 9 A.M.

County Attorney Items: None

County Manager Update: None

Executive Session: Commissioner Ledford motioned to enter Executive Session at 7:25 pm. Commissioner Jones seconded the motion, passed unanimously.

Commissioner Ledford motioned to exit Executive Session at 10:15 p.m. Commissioner Henry seconded the motion, passed unanimously.

Adjourn: Commissioner Henry motioned to adjourn the meeting at 10:16 p.m. Commissioner Ledford seconded the motion, passed unanimously.

Don Jernigan, Chairman

Sheila Belcher, Interim Clerk

Jasper County Board of Commissioners
October 20, 2023
Regular Meeting Minutes
9:00 A.M.

Chairman Jernigan called the meeting to order at 9:12 a.m.

Commissioners Present: Don Jernigan, Chairman; Bruce Henry; Asher Gray and Steven Ledford.

Staff: Mike Benton, County Manager, Sheila Belcher, Interim Clerk -Administrative Services Director, Larissa Ruark, Chief Accounting Officer.

Pledge of Allegiance:

Invocation: Commissioner Don Jernigan, Chair, District 3

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

Consent Agenda: None

Public Hearings: None

Presentations/Delegations:

None

Citizens Comments:

Mary Patrick- Ms. Patrick stated that “we” want the comp plan to be our plan. She made mention of the changes that are needed to the map. She also spoke about Short-term rentals and municode not being updated.

David Thompson: Mentioned that he would like to know where funds are being spent.

Bill Nash- Mr. Nash stated that he agrees that municode needs to be updated. He stated that he would like to see the gateway corridors included back into the Comp Plan.

County Commissioner’s Items:

Commissioner Ledford- None

Commissioner Jernigan- None

Commissioner Jones-

Commissioner Henry- Commissioner Henry mentioned that capital budgets were addressed a the ACCG conference.

Commissioner Gray- Commissioner Gray addressed the fact that the agenda was late. He stated that he would like to propose that the agenda and packet are out no later than 5 days prior to the meeting. He addressed having meeting minutes ready to approve by the next meeting. He also addressed municode needs to be updated.

Business Items:

Item 1: 2023-2028 Jasper County Joint Comprehensive Plan Review- 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.

Mark Beatty gave an update on the changes and suggested changed to the Jasper county Joint Comprehensive Plan update.

**Item 2: 2024 GDOT LMIG Application Projects –
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

Commissioner Henry motioned to move forward with Wild Road as the project for the 2024 LMIG project. Commissioner Ledford seconded the motion, passed 3-1 (Jernigan against).

County Attorney Items: None

County Manager Update: Mr. Benton stated that the HR Director position has been filled. He is currently conducting interviews for the P&Z Director position.

Executive Session: None

Adjourn: Commissioner Ledford motioned to adjourn the meeting at 11:31 a.m. Commissioner Gray seconded the motion, passed unanimously.

Don Jernigan, Chairman

Sheila Belcher, Interim Clerk

Jasper County Board of Commissioners
November 6, 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; Steven Ledford and Asher Gray

Staff: Mike Benton, County Manager, Sheila Belcher, Interim Clerk- Administrative Services Director, Larissa Ruark, Chief Accounting Officer.

Pledge of Allegiance:

Invocation: Commissioner Asher Gray, District 4

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

Consent Agenda:

Commissioner Ledford motioned to approve the following minutes

- Regular Meeting Minutes – September 11, 2023

Commissioner Jones seconded the motion, passed unanimously.

Commissioner Ledford motioned to approve Check #s **68848-69638**. Commissioner Jones seconded the motion, passed unanimously.

Public Hearings: None

Presentations/Delegations:

Presentation #1- Krista Steele Resolution of Commendation for Eagle Scouts

Commissioner Jones read and presented the Resolution of Commendation for Eagle Scouts to Krista Steele.

Presentation #2- Southern Crescent Technical College Update.

Dr. Irvin Clark, President of Southern Crescent Technical College will give an update of Southern Crescent overall as well as an update for the Jasper County Campus.

Citizens Comments: -

Amy Gude: Ms. Gude thanked the Commissioners for allowing the Senior Center to participate and receive the grant related to getting vaccinations.

Adam McGinnis- Mr. McGinnis asked about the status of hiring a P&Z Director.

Nate Hyland- Mr. Hyland spoke about his concerns with receiving an Open Records request.

County Commissioner's Items:

Commissioner Ledford-

Commissioner Jernigan-

Commissioner Jones- Commissioner Jones mentioned the Veteran’s celebration that will take place at the Senior Center on November 9th at 9:30 a.m.

Commissioner Henry- None

Commissioner Gray- Thanked everyone and expressed appreciation for everyone’s support. Thanked to board for being so welcoming.

Business Items:

Item 1: Jasper County Recreation Board Appointment

Jasper County Recreation Board has 1 vacancy due to the resignation of a board member, whose term would be expiring October 2025.

Staff has advertised the need for a citizen volunteer to fill the unexpired term. We have received one application from the following:

Melissa Strozier

Ms. Strozier stood before the board to express why she would be a good fit for the board.

No motion was made for the appointment.

Item 2: Jasper County Health Board Appointment

The Jasper County Board of Health members serve as links to local government and community resources and the role of advocating for public health for Jasper County. They also have the important role of advising the District Health Director on specific needs in Jasper County.

One required member role is a licensed physician.

Dr. Wiley Jordan’s term on the Jasper County Board of Health will expire in December 31, 2023. Dr. Jordan has agreed to serve another term on the Board from January 1, 2024 through December 31, 2029

Commissioner Henry motioned to reappoint Wiley Jordan to the Jasper County Health Board. Commissioner Gray seconded the motion, passed unanimously.

Item 3: Division of Land on GA SR 16 East and Rogers Rd – Divide 67.76 Acres into 5 Lots of 12+ Acres Each:

Applicant – Jordan Engineering on behalf of Marks Jordan, LLC

Property Owner – Marks Jordan, LLC (C/O Tommy Jordan)

Property Address – Hwy 16 East and Rogers Rd

Tax Parcel – 035 003

Zoning - Agricultural

Request – Divide a 67.76 parcel into 5 separate parcels of 12+ acres each.

Case # LD23-006 land division plat meets Jasper County ordinance standards for land division.

Commissioner Ledford motioned to approve the request for the land division plat in Case Number LD23-006 including the covenants that are included. Commissioner Gray seconded the motion, passed unanimously.

Item 4: Joint 911 Authority Board Request for Impact Fees for Capital Purchases – Emergency Medical Dispatch System and Security System Upgrades

Emergency Medical Dispatch (EMD) is a systematic program of handling medical calls for assistance. Trained telecommunicators use locally approved EMD guidecards to quickly and properly determine the nature and priority of the call, dispatch the appropriate response and give the caller instructions to help treat the patient until the responding EMS unit arrives.

The 911 Center currently uses traditional keys, which no one knows who all has keys and only one doorbell camera that is live-stream only. In the event of something major happening inside or outside the 911 Center, this system will be able to have live and recorded security footage to protect site from unwanted intrusion and the ability to audit access to the building.

Commissioner Henry motioned to release impact funds to fund the projects. Commissioner Ledford seconded the motion, passed unanimously.

Item 5: Appropriations to Non Profits: Commissioner Jones stated that she was asked about giving to nonprofits.

Commissioner Henry stated that we should have departments who receive funds to give additional details twice a year.

Commissioner Jones motioned to move this item to a Work Session. Commissioner Ledford seconded the motion, passed unanimously.

Item 6: Resolution Urging the Governor and General Assembly of Georgia to Continue Efforts to Reform and Improve Mental Health Services for the Citizens of Georgia:

ACCG is encouraging all Georgia counties to adopt a resolution urging Governor Kemp and the Georgia General Assembly to continue efforts to reform and improve mental health services for the citizens of Georgia.

There was no motion for this item.

Item 7: FY 2024 1st Quarter Financial Report:

Larissa Ruark presented the Financial report for the 1st Quarter FY2024.

Item 8 Schedule Work Sessions and Called Meetings as Needed:

Scheduled work session Friday, January 12, 2024. The December Regular meeting will take place on December 11th instead of December 4th.

County Attorney Items: None

County Manager Update: Mr. Benton gave an update regarding the Senior Center vaccine initiative, building permits, and P&Z Director interview process.

Executive Session: Commissioner Ledford motioned to enter Executive Session at 7:34 pm for personnel. Commissioner Jones seconded the motion, passed unanimously.

Commissioner Ledford motioned to exit Executive Session at 9:30p.m. Commissioner Henry seconded the motion, passed unanimously.

Adjourn: Commissioner Henry motioned to adjourn the meeting at 9:30 p.m. Commissioner Ledford seconded the motion, passed unanimously.

Don Jernigan, Chairman

Sheila Belcher, Interim Clerk

Consent Agenda – Item 2:

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: December 11, 2023

Subject: Approval of Check Register

Summary:

A check register will be generated by the finance department on meeting day for signature and approval to process the checks.

Background:

Cost: \$0

Recommended Motion:

Approve processing of check #'s **069639-069935**

Public Hearing – Jasper County BOC

Department: Planning and Zoning

Date: December 11, 2023

Subject: Twinpond Subdivision Preliminary Plat - Approval Request

Summary:

Developer BCA Enterprises, LLC. is requesting to subdivide two contiguous parcels of land zoned RES (residential) into 34 lots as a Conservation Subdivision. The property has road frontage on both County Line Road and Rocky Creek Road (north end of the road). The size of property is 80.68 acres (shown as 85 acres on QPublic).

Background:

**JASPER COUNTY
PRELIMINARY PLAT PETITION
Board of Commissioners
December 11, 2023**

Case Number: PPT23-002
Name of Applicant: Brian Cagle
Address of Property: 3535 County Line Road & Rocky Creek Rd
Tax Parcel: 008 005 & 008 005 001
District: 5 (Five)

Request: To subdivide two contiguous parcels of land into 34 lots as a Conservation Subdivision

Applicable Standard: Section 105-162 (Conservation Subdivision Design), Section 105-87 (Submission and approval of the preliminary plat), Section 105-3 (Purposes) of the Development Regulations; and Section 119-196 of the Zoning Ordinance

Purpose of Request: To create a conservation subdivision with 34 lots. Size of Property: 80.68 acres (shown as 85 acres on QPublic)

Present Zoning: RES (fka R1)

Present Use: Undeveloped

Review Sections: The applicable sections include Sec. 105-87, Sec. 105-3, Sec. 105- 162 and Sec. 105-222 of the Development Regulations and Sec. 119- 196 & Sec. 119-244 of the Zoning Ordinance. These sections are listed at the end of the report after maps & the applicant's information.

Staff Analysis:

The tract of land is 80.68 acres designed as a Conservation Subdivision with a total of 34 lots and 40.1% (33.19 acres) of greenspace. The property has road frontage on both County Line Road and Rocky Creek Road (north end of the road). Rocky Creek Road is a local unpaved road which requires improvement along the road frontage where it adjoins the existing property per Sec. 105- 222 (a). The approximate amount of road frontage along Rocky Creek Road is approximately 801.75+- feet

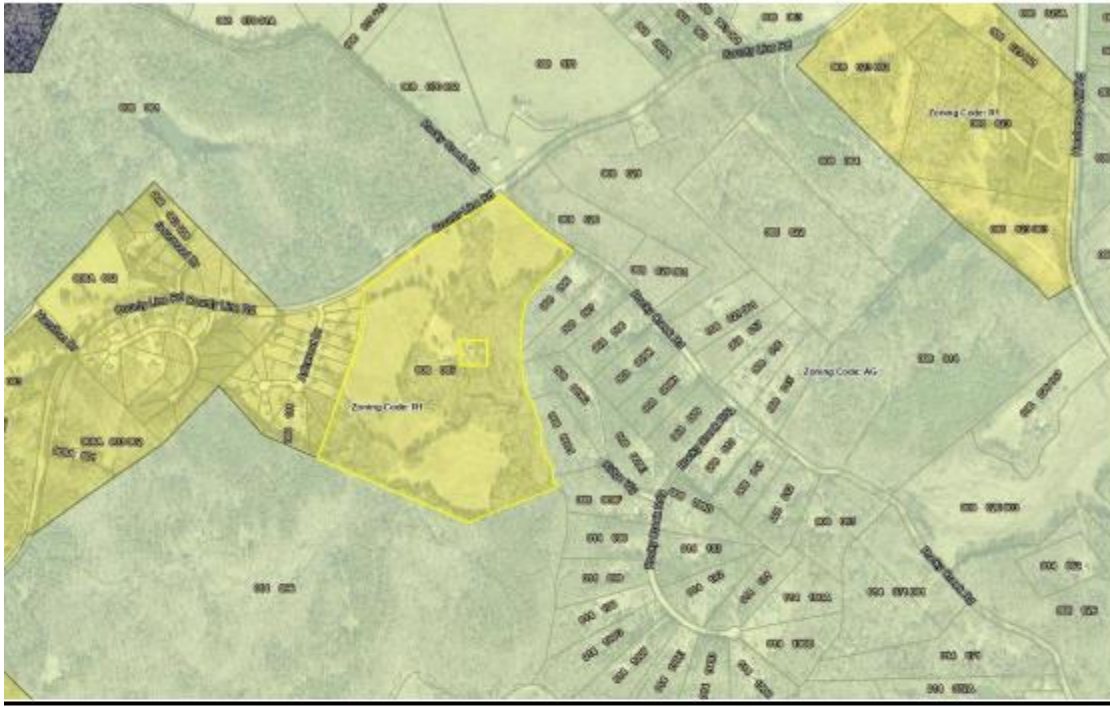
The property was rezoned by the Jasper County Board of Commissioners on March 1, 2004 to R2-15 zoning district which is now know as RES (Residential). The case number was 2004Z01 and below is the snippet from the official BOC Minutes:

Public hearings

2004Z01, by David Morrison, rezoning 85 acres in the 3500 block of County Line Road and 2300 block of Rocky Creek Road from Agriculture to Residential R2-15 to allow division of residential lots. Planning and Zoning recommended approval. Dan Grier, Mr. Morrison's attorney, spoke for Mr. Morrison. Mary Patrick asked if Mr. Bennett is doing work for Mr. Morrison. The answer was yes, he is and he has in the past, but it is not a conflict of interest. Ms. Patrick feels like it is a conflict of interest for Chairman Bennett to vote due to his working relationship with Mr. Morrison. Jack Bernard agrees with Ms. Patrick about Mr. Bennett having a conflict of interest. Mr. Lazar feels Mr. Morrison has come before the board too many times on rezoning. Ms. DuFrense, vice-president of the Jasper County Homeowners Association, said that she attends commission meetings in other counties, and usually the county attorney is consulted about questions of conflict. The comment from the Mr. Dan Roberts, the county attorney was that there would have to be a basis for the conflict. Mr. Lazar commented that he feels that Mr. Roberts is a liar. Wilma Parrot commented on the traffic situation. Emmett Denby from Newton County who lives on Henderson Mill Road spoke about conflict of interest. Ms. Lazar commented that her husband does not have a very large vocabulary and she does not feel that Mr. Roberts is a liar. Charles Forsythe spoke of conflict of interest. (Commissioner Bennett requested that Mr. Roberts respond at the next meeting on conflict of interest) Francis Cason commented on dead end roads and recreation areas. He feels we need to limit the number of dead end roads and large developments should be made mandatory to supply recreation areas. Rita McBride from Newton County stated that ethics is sometimes difficult to prove. She brought up examples about Hubert White with the Board of Commissioners in Newton County. She would like to know when the questions from the citizens will be answered. Mr. Lazar apologized to Mr. Roberts for his verbal attack earlier and retracted his comment of Mr. Roberts being a liar. (Mr. Roberts asked Ms. Patrick if they are asking "If a commissioner accepts work from a zoning applicant, and the appearance of propriety is the question she would like answered) Mr. Roberts states that if you receive money it's a conflict of interest. Mr. Dan Grier stated that he heard nothing today about accepting or denying the zoning issue. Mr. Forsythe supports zoning as long as it's in the future land use plan. Commissioner Wyatt commented on the future plan for high density zoning. 12 acres was already zoned R2-15 and they are wanting to rezone the rest of the property the same way. He would like to put a 4-way stop to help the dangerous intersection.

Commissioner Wyatt made motion to approve 2004Z01 to rezone 85 acres from Agriculture to Residential R2-15. Commissioner Crow seconded motion. Vote 4 in favor (Hill, Wyatt, Pennamon & Crow), 1 abstained (Bennett) motion passed.

ZONING MAP



COMMISSIONER DISTRICT





Office numbers: 706-468-4905 or 706-468-4940

APPLICATION FOR PRELIMINARY PLATS

Application Fees - \$300 + \$10 per lot

All PRELIMINARY PLATS must be accompanied by a minimum of 2 full size plats and a digital copy.

Yellow area for office use only

Date application processed 9/22/23 Date Approved/Not Approved _____

Submittal Date: 9/22/2023 Submitted by: Robert Jordan

Project Name: Twinponds Subdivision

Phase: 1 of 1 # of Lots 36

Project Type: Preliminary Plat

Project Address of Primary Street: 3535 County Line Rd, Monticello, Ga

Tax Map and Parcel Number 008 005 & 008 005 001 Zoning R-1

Total Acres 80.68 Disturbed Acres ~~48.38~~ TBD

Public Water yes Open Space Acres 32.27

Jasper County Planning and Zoning
126 W Greene St, Suite 017
Monticello, GA 31064



Office numbers: 706-468-4905 or 706-468-4940

Applicant/Company: BCA Enterprises, LLC

Representative: Brian Cagle Cell: 404-281-0561

Email: bkcagle@bellsouth.net

Address: PO Box 627, Monticello, Ga 31064

Property Owner's Name: BCA Enterprises, LLC

Phone: 404-281-0561 Cell Phone: _____

Address: PO Box 627, Monticello, Ga 31064

Email: bkcagle@bellsouth.net

(If property owner is different from applicant, we must have a signed, notarized original letter giving express written permission for the use.)

24-Hour Contact Name : Brian Cagle

Phone: 404-281-0561

Applicant Signature: *Brian Cagle*
Brian Cagle

Date: 9-22-23

----- OFFICE USE -----

Fee \$660.00

Paid 09/22/2023

Check #29864



Ms. Judy Johnson, Planning Director
126 W. Greene Street, Suite 17
Monticello, Georgia 31064

September 22, 2023

Dear Ms. Johnson,

On behalf of my client, BCA Enterprises, LLC, I am submitting this letter of intent to describe the Twinpond Subdivision proposed residential development on County Line Road at its intersection with Rocky Point Road. The 80.68-acre parent parcels, tax parcels 008 005 and 008 005 001, are currently zoned RES, single-family residential. My client proposes to follow the conservation subdivision development rules as prescribed in the Jasper County development ordinance to build road, drainage, and potable water infrastructure and create 36 residential building lots. The proposal will set aside 40.1 percent of the site as green space and will include lots having a minimum size of 1.2 acres and a minimum frontage of 125 feet on straights and 60 feet on cul-de-sacs. Two new streets are proposed, Bullfrog Road (2500 feet) and Treefrog Court (357 feet). Each lot exhibits more than the minimum area of suitable soil for onsite sewage management system permitting and installation. Required buffers from property lines and state water bodies have been reflected and a deceleration lane is proposed as required. A mail kiosk will be installed near the new entrance on County Line Road.

Having submitted the required preliminary plat applications and documents, my client requests that the proposed development be brought before the Jasper County Planning Commission and other entities as required to accomplish approval of the preliminary plat, at which time my client will begin preparation of construction plans for review and implementation.

Please contact me at robert@jordan-eng.com or 706-468-8999 if you have questions regarding the preliminary plat or other submittals.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert O. Jordan", is written over a light blue horizontal line.

Robert O. Jordan, PE RLS
Jordan Engineering, Inc.

SUBJECT PROPERTY INFORMATION:

PROJECT DEVELOPMENT NOTES:

**TOTAL AREA OF PARENT
PARCEL IS 80.68 ACRES**



DEVELOPER:
MMA HOLDINGS, LLC
ATTENTION: 2072
10205 W. STATE ST., SUITE 200
ROSELAND, GA 30080
770.271.8800
mmanations.com

DESIGNED BY: MMA HOLDINGS, LLC
DRAWN BY: MMA HOLDINGS, LLC
DATE: 01.12.2021

LINE TABLE

LINE NUMBER	DESCRIPTION	START STATION	END STATION
1	ROAD CENTERLINE	1+00	1+50
2	PROPERTY BOUNDARY	1+00	1+50
3	PROPERTY BOUNDARY	1+50	2+00
4	PROPERTY BOUNDARY	2+00	2+50
5	PROPERTY BOUNDARY	2+50	3+00
6	PROPERTY BOUNDARY	3+00	3+50
7	PROPERTY BOUNDARY	3+50	4+00
8	PROPERTY BOUNDARY	4+00	4+50
9	PROPERTY BOUNDARY	4+50	5+00
10	PROPERTY BOUNDARY	5+00	5+50
11	PROPERTY BOUNDARY	5+50	6+00
12	PROPERTY BOUNDARY	6+00	6+50
13	PROPERTY BOUNDARY	6+50	7+00
14	PROPERTY BOUNDARY	7+00	7+50
15	PROPERTY BOUNDARY	7+50	8+00
16	PROPERTY BOUNDARY	8+00	8+50
17	PROPERTY BOUNDARY	8+50	9+00
18	PROPERTY BOUNDARY	9+00	9+50
19	PROPERTY BOUNDARY	9+50	10+00

CURVE TABLE

LINE NO.	STATION	PC	PT	PI	Curve Data
1	1+00	1+10	1+20	1+15	100' RADIUS
2	1+50	1+60	1+70	1+65	100' RADIUS
3	2+00	2+10	2+20	2+15	100' RADIUS
4	2+50	2+60	2+70	2+65	100' RADIUS
5	3+00	3+10	3+20	3+15	100' RADIUS
6	3+50	3+60	3+70	3+65	100' RADIUS
7	4+00	4+10	4+20	4+15	100' RADIUS
8	4+50	4+60	4+70	4+65	100' RADIUS
9	5+00	5+10	5+20	5+15	100' RADIUS
10	5+50	5+60	5+70	5+65	100' RADIUS
11	6+00	6+10	6+20	6+15	100' RADIUS
12	6+50	6+60	6+70	6+65	100' RADIUS
13	7+00	7+10	7+20	7+15	100' RADIUS
14	7+50	7+60	7+70	7+65	100' RADIUS
15	8+00	8+10	8+20	8+15	100' RADIUS
16	8+50	8+60	8+70	8+65	100' RADIUS
17	9+00	9+10	9+20	9+15	100' RADIUS
18	9+50	9+60	9+70	9+65	100' RADIUS

LEGEND

- ADDITIONAL NOTES: THE SHOWN LOT AREA IS BASED ON THE SHOWN LOT DIMENSIONS. THE TOTAL AREA OF THE PARENT PARCEL IS 80.68 ACRES.
- EXISTING ROAD CENTERLINE
- EXISTING PROPERTY BOUNDARY
- EXISTING LOT AREA
- EXISTING LOT DIMENSIONS
- EXISTING LOT SHAPES
- EXISTING LOT CORNERS
- EXISTING LOT VERTICES
- EXISTING LOT PERIMETERS
- EXISTING LOT INTERIORS
- EXISTING LOT EXTERIORS
- EXISTING LOT ADJACENTS
- EXISTING LOT NEIGHBORS
- EXISTING LOT SURROUNDINGS
- EXISTING LOT ENVIRONMENT
- EXISTING LOT INFRASTRUCTURE
- EXISTING LOT UTILITIES
- EXISTING LOT SERVICES
- EXISTING LOT AMENITIES
- EXISTING LOT FEATURES
- EXISTING LOT ELEMENTS
- EXISTING LOT COMPONENTS
- EXISTING LOT PARTS
- EXISTING LOT DETAILS
- EXISTING LOT SPECIFICATIONS
- EXISTING LOT REQUIREMENTS
- EXISTING LOT STANDARDS
- EXISTING LOT REGULATIONS
- EXISTING LOT ORDINANCES
- EXISTING LOT LAWS
- EXISTING LOT CODES
- EXISTING LOT RULES
- EXISTING LOT POLICIES
- EXISTING LOT PROCEDURES
- EXISTING LOT PRACTICES
- EXISTING LOT CUSTOMS
- EXISTING LOT TRADITIONS
- EXISTING LOT BELIEFS
- EXISTING LOT OPINIONS
- EXISTING LOT ATTITUDES
- EXISTING LOT MINDSETS
- EXISTING LOT CULTURES
- EXISTING LOT SOCIETIES
- EXISTING LOT COMMUNITIES
- EXISTING LOT CULTURES
- EXISTING LOT SOCIETIES
- EXISTING LOT COMMUNITIES

TWINPOND SUBDIVISION
LAND LOTS 76, 80, 83 & 84, DISTRICT 18
GEORGIA MILITIA DISTRICT 287
JASPER COUNTY, GEORGIA



SOILS SURVEYS

SUBJECT PROPERTY INFORMATION

OWNER: JORDAN ENGINEERING, INC.
 1000 W. STATE ST., SUITE 100
 JASPER, GEORGIA 30143
 PHONE: 770-287-1111
 FAX: 770-287-1112
 WWW.JORDANENGINEERING.COM

PROJECT: TWINPOND SUBDIVISION
 1000 W. STATE ST., SUITE 100
 JASPER, GEORGIA 30143
 PHONE: 770-287-1111
 FAX: 770-287-1112
 WWW.JORDANENGINEERING.COM

DATE: 08/14/2012
 DRAWN BY: J. W. JORDAN
 CHECKED BY: J. W. JORDAN
 SCALE: AS SHOWN

THIS SOIL SURVEY WAS PREPARED FOR THE PURPOSES OF THE TWINPOND SUBDIVISION. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF JORDAN ENGINEERING, INC.

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PROJECT DEVELOPMENT NOTES

1. THIS SOIL SURVEY WAS PREPARED FOR THE PURPOSES OF THE TWINPOND SUBDIVISION. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF JORDAN ENGINEERING, INC.

2. THIS SOIL SURVEY WAS PREPARED FOR THE PURPOSES OF THE TWINPOND SUBDIVISION. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF JORDAN ENGINEERING, INC.

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TOTAL AREA OF PARENT
PARCEL IS 80.68 ACRES

SEE SOIL SURVEY
SHEET 1 OF 2 FOR
SOILS PROPERTIES
TABLE AND NOTES



LEGEND

Soil Type	Symbol
Soil Type 1	[Symbol]
Soil Type 2	[Symbol]
Soil Type 3	[Symbol]
Soil Type 4	[Symbol]
Soil Type 5	[Symbol]
Soil Type 6	[Symbol]
Soil Type 7	[Symbol]
Soil Type 8	[Symbol]
Soil Type 9	[Symbol]
Soil Type 10	[Symbol]
Soil Type 11	[Symbol]
Soil Type 12	[Symbol]
Soil Type 13	[Symbol]
Soil Type 14	[Symbol]
Soil Type 15	[Symbol]
Soil Type 16	[Symbol]
Soil Type 17	[Symbol]
Soil Type 18	[Symbol]
Soil Type 19	[Symbol]
Soil Type 20	[Symbol]
Soil Type 21	[Symbol]
Soil Type 22	[Symbol]
Soil Type 23	[Symbol]
Soil Type 24	[Symbol]
Soil Type 25	[Symbol]
Soil Type 26	[Symbol]
Soil Type 27	[Symbol]
Soil Type 28	[Symbol]
Soil Type 29	[Symbol]
Soil Type 30	[Symbol]
Soil Type 31	[Symbol]
Soil Type 32	[Symbol]
Soil Type 33	[Symbol]
Soil Type 34	[Symbol]
Soil Type 35	[Symbol]
Soil Type 36	[Symbol]
Soil Type 37	[Symbol]
Soil Type 38	[Symbol]
Soil Type 39	[Symbol]
Soil Type 40	[Symbol]
Soil Type 41	[Symbol]
Soil Type 42	[Symbol]
Soil Type 43	[Symbol]
Soil Type 44	[Symbol]
Soil Type 45	[Symbol]
Soil Type 46	[Symbol]
Soil Type 47	[Symbol]
Soil Type 48	[Symbol]
Soil Type 49	[Symbol]
Soil Type 50	[Symbol]

SHEET 1 OF 2
 LEVEL 1 SOIL SURVEY FOR
TWINPOND SUBDIVISION
 LAND LOTS 76, 80, 85 & 86, DISTRICT 12
 GEORGIA MILITIA DISTRICT 287
 JASPER COUNTY, GEORGIA



SOIL INVESTIGATION REPORT

COUNTY: WALTON PARCELS: TWINPOND SUBDIVISION LOT NO.: 1-18
 CLIENT: JORDAN SUBDIVISION, L.P. AND LOT 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
 PROJECT NAME: LOT 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

STANDARD SOIL PROFILES

Profile No.	Station	Depth (ft)	Soil Description	Soil Type	Moisture (%)	Plasticity Index	Notes
1	1+00	0-12	Light gray, silty clay with sand, silty clay with sand, silty clay with sand	CL	22	15	1. 10' depth
2	1+10	0-12	Light gray, silty clay with sand, silty clay with sand, silty clay with sand	CL	22	15	1. 10' depth
3	1+20	0-12	Light gray, silty clay with sand, silty clay with sand, silty clay with sand	CL	22	15	1. 10' depth
4	1+30	0-12	Light gray, silty clay with sand, silty clay with sand, silty clay with sand	CL	22	15	1. 10' depth
5	1+40	0-12	Light gray, silty clay with sand, silty clay with sand, silty clay with sand	CL	22	15	1. 10' depth
6	1+50	0-12	Light gray, silty clay with sand, silty clay with sand, silty clay with sand	CL	22	15	1. 10' depth
7	1+60	0-12	Light gray, silty clay with sand, silty clay with sand, silty clay with sand	CL	22	15	1. 10' depth
8	1+70	0-12	Light gray, silty clay with sand, silty clay with sand, silty clay with sand	CL	22	15	1. 10' depth
9	1+80	0-12	Light gray, silty clay with sand, silty clay with sand, silty clay with sand	CL	22	15	1. 10' depth
10	1+90	0-12	Light gray, silty clay with sand, silty clay with sand, silty clay with sand	CL	22	15	1. 10' depth
11	2+00	0-12	Light gray, silty clay with sand, silty clay with sand, silty clay with sand	CL	22	15	1. 10' depth
12	2+10	0-12	Light gray, silty clay with sand, silty clay with sand, silty clay with sand	CL	22	15	1. 10' depth
13	2+20	0-12	Light gray, silty clay with sand, silty clay with sand, silty clay with sand	CL	22	15	1. 10' depth
14	2+30	0-12	Light gray, silty clay with sand, silty clay with sand, silty clay with sand	CL	22	15	1. 10' depth
15	2+40	0-12	Light gray, silty clay with sand, silty clay with sand, silty clay with sand	CL	22	15	1. 10' depth
16	2+50	0-12	Light gray, silty clay with sand, silty clay with sand, silty clay with sand	CL	22	15	1. 10' depth
17	2+60	0-12	Light gray, silty clay with sand, silty clay with sand, silty clay with sand	CL	22	15	1. 10' depth
18	2+70	0-12	Light gray, silty clay with sand, silty clay with sand, silty clay with sand	CL	22	15	1. 10' depth
19	2+80	0-12	Light gray, silty clay with sand, silty clay with sand, silty clay with sand	CL	22	15	1. 10' depth
20	2+90	0-12	Light gray, silty clay with sand, silty clay with sand, silty clay with sand	CL	22	15	1. 10' depth
21	3+00	0-12	Light gray, silty clay with sand, silty clay with sand, silty clay with sand	CL	22	15	1. 10' depth
22	3+10	0-12	Light gray, silty clay with sand, silty clay with sand, silty clay with sand	CL	22	15	1. 10' depth
23	3+20	0-12	Light gray, silty clay with sand, silty clay with sand, silty clay with sand	CL	22	15	1. 10' depth
24	3+30	0-12	Light gray, silty clay with sand, silty clay with sand, silty clay with sand	CL	22	15	1. 10' depth
25	3+40	0-12	Light gray, silty clay with sand, silty clay with sand, silty clay with sand	CL	22	15	1. 10' depth
26	3+50	0-12	Light gray, silty clay with sand, silty clay with sand, silty clay with sand	CL	22	15	1. 10' depth
27	3+60	0-12	Light gray, silty clay with sand, silty clay with sand, silty clay with sand	CL	22	15	1. 10' depth
28	3+70	0-12	Light gray, silty clay with sand, silty clay with sand, silty clay with sand	CL	22	15	1. 10' depth
29	3+80	0-12	Light gray, silty clay with sand, silty clay with sand, silty clay with sand	CL	22	15	1. 10' depth
30	3+90	0-12	Light gray, silty clay with sand, silty clay with sand, silty clay with sand	CL	22	15	1. 10' depth

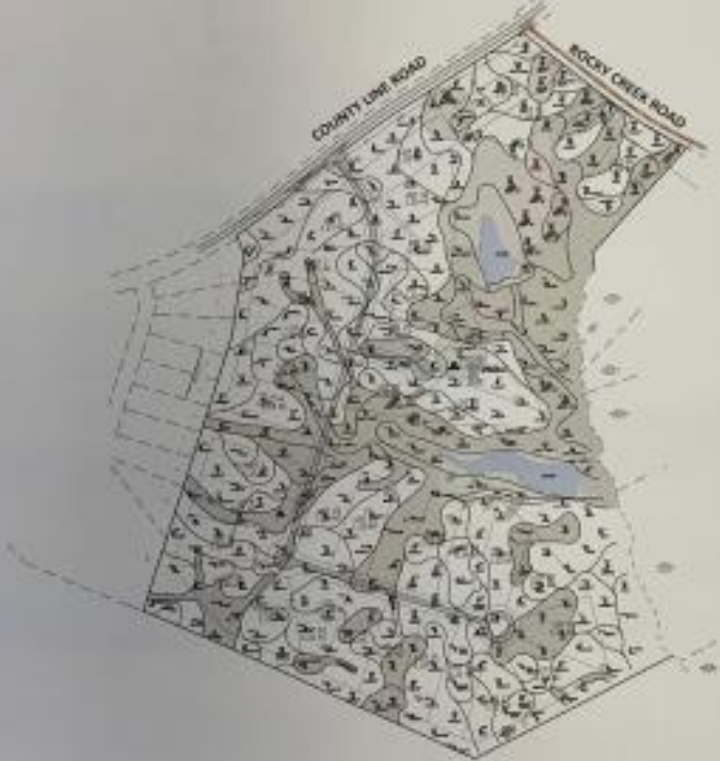
THE RESULTS OF THIS SOIL SURVEY DO NOT WARRANT THE DESIGN OF ANY FOUNDATION.

- NOTES:**
- THIS REPORT IS VALID IN AREAS WHERE CUT OR FILL IS MORE THAN 18" DEEP AFTER THE TIME OF THE FIELD STUDY.
 - MINOR WORK PERFORMED USING 12" LONG, 2.5" DIAMETER HAND AUGERS.
 - NO BONDING LOCATIONS WERE ESTABLISHED USING A PENNELL G-60 AT ONE LOCATION.
 - REPORTING OF THIS SITE WOULD EXCEED THE 100' LIMIT REQUIRE SPECIAL SYSTEM OR A SITE-SPECIFIC DESIGN FOR PROPER OPERATION.



- KEY TO SYMBOLS AND ABBREVIATIONS:**
1. ALL SYMBOLS SHALL HAVE THE SAME MEANING AS SHOWN IN THIS KEY.
 2. ALL SYMBOLS SHALL HAVE THE SAME MEANING AS SHOWN IN THIS KEY.
 3. ALL SYMBOLS SHALL HAVE THE SAME MEANING AS SHOWN IN THIS KEY.
 4. ALL SYMBOLS SHALL HAVE THE SAME MEANING AS SHOWN IN THIS KEY.
 5. ALL SYMBOLS SHALL HAVE THE SAME MEANING AS SHOWN IN THIS KEY.
 6. ALL SYMBOLS SHALL HAVE THE SAME MEANING AS SHOWN IN THIS KEY.
 7. ALL SYMBOLS SHALL HAVE THE SAME MEANING AS SHOWN IN THIS KEY.
 8. ALL SYMBOLS SHALL HAVE THE SAME MEANING AS SHOWN IN THIS KEY.
 9. ALL SYMBOLS SHALL HAVE THE SAME MEANING AS SHOWN IN THIS KEY.
 10. ALL SYMBOLS SHALL HAVE THE SAME MEANING AS SHOWN IN THIS KEY.

SITE OVERVIEW
(SEE SHEET 2 OF 2 FOR SOIL MAPPING)
SCALE 1" = 200'



TWINPOND SUBDIVISION
 LAND LOTS 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
 WALTON COUNTY, GEORGIA

JORDAN
 ENGINEERING & SURVEYING
 1000 W. WALTON BLVD., SUITE 100
 WALTON COUNTY, GEORGIA 32090
 PHONE: 904.831.1234
 FAX: 904.831.1235
 WWW.JORDANENGINEERING.COM

APPLICABLE ORDINANCE SECTIONS

Development Regulations:

Sec. 105-87. - Submission and approval of preliminary plat. (as amended 11/07/2022)

- (a) *Preliminary plat submission.* After completing the pre-application review stage, and at least 60 days before the regularly scheduled monthly meeting of the planning commission at which the developer desires planning commission recommendation, the developer must submit the following:
 - (1) A letter requesting review and approval of a preliminary plat and giving the name and address of a person to whom the notice of hearing and action on the preliminary plat is to be sent.
 - (2) Seven (7) copies of the preliminary plat and one digital copy.
 - (3) If the proposed subdivision abuts a state highway, a letter of tentative approval of the proposed subdivision by the state department of transportation.
- (b) *Additional information.* The director of planning may ask for any additional information he feels is necessary for the planning commission and the Jasper County Board of Commissioners to properly evaluate the preliminary plat.
- (c) *Official date of submission.* The official date of submission of the preliminary plat will be the date of the next regularly scheduled monthly meeting of the planning commission that is more than 60 days following proper preliminary plat submittal to the director of planning.
- (d) *Preliminary plat review.* The planning commission will review the preliminary plat for conformance to this chapter including compliance to **Sec. 105-03 Purposes**, the county zoning ordinance set forth in chapter 119, and other relevant regulations and will consider the comments or suggestions of other appropriate review agencies, persons, or entities in regard to the plat. The planning commission or director of planning will indicate on the preliminary plat, or by a written memorandum attached to the preliminary plat, any comments or suggested changes that are necessary to meet the intent of this chapter or to serve the best interests of the county.
- (e) *Public hearing.* Before acting on the preliminary plat, the planning commission will hear public input on the preliminary plat. Notice of the hearing must be published in a newspaper of general circulation in the county at least 15 days before the hearing stating the date both the planning commission meeting and the Jasper County Board of Commissioners hearing dates.
- (f) *Action of the planning commission.* No more than 60 days after the official date of submission of the preliminary plat, the planning commission will either recommend approval of the plat, conditionally recommend conditional approval of the plat (noting the conditions of approval on the plat), recommend disapproval of the plat, or table the plat for further consideration. Action may be taken on the entire preliminary plat or any portion of it.
- (g) *Failure of Jasper County Board of Commissioners to act.* If the Jasper County Board of Commissioners fails to act within 90 days of the official date of submission of the

preliminary plat, the preliminary plat will be deemed automatically approved by the Jasper County Board of Commissioners.

- (h) *Approval of preliminary plat.* Approval of a preliminary plat is effective and binding upon the Jasper County Board of Commissioners for a period of no more than two years. Before the two-year period expires, the developer may submit to the Jasper County Board of Commissioners a request in writing for an extension of time. If the Jasper County Board of Commissioners grants such an extension, final subdivision construction drawings must be submitted, approved, and work must begin within the limits of the extension. If no extension is sought prior to two-year time period, the preliminary plat is deemed void and the developer must start the process over.

Sec. 105-3. - Purposes. (as amended 11/07/2022)

This chapter seeks to encourage the development of desirable land use patterns within the county in accordance with the county zoning ordinance set forth in chapter 119 and the Jasper County Future Land Use Plan. The promotion of sound land use patterns and practices is intended to reduce or eliminate the occurrence of certain conditions that can threaten the general health, safety, and welfare of the residents of the county. This chapter serves the following purposes:

- (1) Encourage the development of economically sound and stable communities.
- (2) Assure the provisions of required streets, utilities, facilities, and services in new land development.
- (3) Assure the adequate protection of safe and convenient traffic access and circulation in new land development.
- (4) Assure the provision of appropriate open spaces and building sites in new land developments through the dedication or reservation of land for recreational space, buffer areas, or other conservation purposes.
- (5) Assure in general the wise development of new areas in harmony with the county land use plan.
- (6) Assure that all roads and other infrastructure are constructed in a manner that will ensure permanence and minimum operating and maintenance costs to county government.

Section 105-162 - Conservation Subdivision Design (as amended 11/07/2022 & 03/06/2023)

1. Purposes.

The purposes of conservation subdivisions are as follows:

- A. To provide flexibility of design in order to promote environmentally sensitive and efficient uses of the land when developing as a residential subdivision.
- B. To preserve in perpetuity unique or sensitive natural resources such as groundwater, floodplains, wetlands, streams, steep slopes, woodlands and wildlife habitat.
- C. To preserve important historic and archaeological sites.

- D. To permit clustering of houses and structures on less environmentally sensitive soils which will reduce the amount of infrastructure, including paved surfaces and utility easements, necessary for residential development.
 - E. To reduce erosion and sedimentation by minimizing land disturbance and removal of vegetation in residential development.
 - F. To promote interconnected greenways and corridors throughout the community.
 - G. To promote contiguous green space with adjacent jurisdictions.
 - H. To encourage interaction in the community by clustering houses and orienting them closer to the street, providing public gathering places and encouraging use of parks and community facilities as focal points in the neighborhood.
 - I. To encourage street designs that reduces traffic speed and reliance on main arteries.
 - J. To promote construction of convenient landscaped walking trails and bike paths both within the subdivision and connected to neighboring communities, businesses, and facilities to reduce reliance on automobiles.
 - K. To conserve scenic views and reduce perceived density by maximizing the number of houses with direct access to and views of open space.
 - L. To protect prime agricultural land and preserve farming as an economic activity.
2. **Applicability:** This district is to be used to preserve conservation space and to protect natural resources. For properties which are submitted for a Conservation Subdivision, the applicant shall declare the intent to preserve conservation space at the time of application. The application shall be accompanied by an Existing Features Site Analysis Plan, and a map that clearly indicates what is found on site according to the Existing Features Site Analysis Plan. The Conservation district shall not be used on property that has been timber harvested within 7 years prior to adoption filing an application for a Conservation Subdivision.
3. **General regulations.**
- A. **Applicability of regulations.** The conservation subdivision option is available as a use by right in all residential zoning districts. An applicant shall comply with all other provisions of this chapter, chapter 119 and all other applicable laws, except those that are incompatible with the provisions contained herein. Where there is any conflict in language, these regulations shall supersede.
 - B. **Ownership of development site.** The tract(s) of land to be subdivided may be held in single and separate ownership or in multiple ownership. If held in multiple ownership, however, the site shall be developed according to a single plan with common authority and common responsibility.
 - C. **Housing density determination.** The housing density determination will be determined by subtracting all the roads and right-of-way, required exterior buffers, and all conservation areas, and meeting the minimum lot size for each new lot as shown in the chart below:

Zoning District	Agricultural	RR	RES
Lot size by Zoning District	5 acres	3 acres	2 acres
Minimum Lot Size Allowed	3 acres	1.8 acres	1.2 acre

- D. Required buffers:
1. A 50-foot non-buildable buffer shall be maintained around the perimeter of the subdivision adjoining outside parcels. This shall be counted toward the total required Greenspace.
 2. A 100-foot natural buffer shall be maintained adjacent to existing public county streets and a 150-foot natural buffer along all state routes that abut the subdivision.
 3. A buffer of not less than 50' between all rear lots that is outside the buildable lot.
4. Application requirements.
- A. Site analysis map required. Concurrent with the submission of a site concept plan, the applicant shall prepare and submit a site analysis map. The purpose of the site analysis map is to ensure that the important site features have been adequately identified prior to the creation of the site design, and that the proposed open space will meet the requirements of this article. The preliminary site plan shall include the following features:
 1. Property boundaries;
 2. All streams, rivers, lakes, wetlands and other hydrologic features;
 3. Topographic contours of no less than ten-foot intervals;
 4. All primary and secondary conservation areas labeled by type, as described in section 105-162 subsection 5 Open Space;
 5. General vegetation characteristics;
 6. General soil types;
 7. The planned location of protected open space;
 8. Existing roads and structures;
 9. Potential connections with existing green space and trails.
 - B. Open space management plan required. An open space management plan, as described in section 105-162 subsection 5 Open Space, shall be prepared and submitted prior to the approval of the preliminary plat.
 - C. Instrument of permanent protection required. An instrument of permanent protection, such as a conservation easement or permanent restrictive covenant and as described in section 105-162, subsection 5 Open Space, shall be placed on the open space concurrent with the issuance of a land disturbance permit.
 - D. Other requirements. The applicant shall adhere to all other applicable requirements of the underlying zoning and this chapter.

E. Reserved.

5. Open space.

A. *Definition.* Open space is the portion of the conservation subdivision that has been set aside for permanent protection. Activities within the open space are restricted in perpetuity through the use of an approved legal instrument.

B. *Standards to determine open space.*

1. The minimum restricted open space shall comprise at least 40 percent of the gross tract area.
2. The following are considered primary conservation areas and are required to be included within the open space, unless the applicant demonstrates that this provision would constitute an unusual hardship and be counter to the purposes of this article:
 - a. The 100-year floodplain.
 - b. Riparian zones of at least 100 feet in width along all perennial and intermittent streams.
 - c. Slopes above 25 percent of at least 5,000 square feet contiguous area.
 - d. Wetlands that meet the definition used by the Army Corps of Engineers pursuant to the Clean Water Act.
 - e. Populations of endangered or threatened species, or habitat for such species.
 - f. Archaeological sites, cemeteries and burial grounds.

C. The following are considered secondary conservation areas and should be included within the open space to the maximum extent feasible.

1. Important historic sites.
2. Existing healthy, native forests of at least one acre contiguous area.
3. Individual existing healthy trees greater than eight inches caliper, as measured from their diameter breast height (DBH).
4. Other significant natural features and scenic view such as ridge lines, peaks and rock outcroppings, particularly those that can be seen from public roads.
5. Prime agricultural lands of at least five acres contiguous area.
6. Existing trails that connect the tract to neighboring areas.

D. Aboveground utility rights-of-way and small areas of impervious surface may be included within the protected open space but cannot be counted towards the 40 percent minimum area requirement (exception: historic structures and existing trails may be counted). Large areas of impervious surface shall be excluded from the open space.

E. At least 25 percent of the open space should consist of land that is suitable for building.

- F. Open space should be in a contiguous tract to every extent possible. The open space shall adjoin any neighboring areas of open space, other protected areas, and non-protected natural areas that would be candidates for inclusion as part of a future area of protected open space.
- G. The open space shall be directly accessible to the largest practicable number of lots within the subdivision. Non-adjoining lots shall be provided with safe, convenient access to the open space.
- H. *Permitted uses of open space.* Uses of open space may include the following:
1. Conservation of natural, archeological or historical resources.
 2. Meadows, woodlands, wetlands, wildlife corridors, game preserves, or similar conservation-oriented areas.
 3. Walking or bicycle trails, provided they are constructed of porous paving materials.
 4. Passive recreation areas, such as open fields.
 5. Active recreation areas, provided that they are limited to no more than ten percent of the total open space and are not located within primary conservation areas. Active recreation areas may include impervious surfaces. Active recreation areas in excess of this limit must be located outside of the protected open space.
 6. Agriculture, horticulture, silviculture or pasture uses, provided that all applicable best management practices are used to minimize environmental impacts, and such activities are not conducted within primary conservation areas.
 7. Landscaped stormwater management facilities, community wastewater disposal systems and individual wastewater disposal systems located on soils particularly suited to such uses. Such facilities shall be located outside of primary conservation areas.
 8. Easements for drainage, access, and underground utility lines.
 9. Other conservation-oriented uses compatible with the purposes of this chapter.
 10. Cluster Box Units
- I. *Prohibited uses of open space.*
1. Golf courses;
 2. Roads, parking lots and impervious surfaces, except as specifically authorized in subsections (b) and (c) of this section;
 3. Agricultural and forestry activities not conducted according to accepted best management practices;
 4. Impoundments;
 5. Other activities as determined by the applicant and recorded on the legal instrument providing for permanent protection.
- J. *Ownership and management of open space.*

1. *Ownership of open space.* A homeowners' or property owners' association representing residents of the conservation subdivision shall own the open space. Membership in the association shall be mandatory and automatic for all homeowners of the subdivision and their successors. The homeowners' association shall have lien authority to ensure the collection of dues from all members. The responsibility for maintaining the open space and any facilities located thereon shall be borne by the homeowners' or property owners' association.
2. *Management plan.* The applicant shall submit a plan for management of open space and common facilities ("plan") that:
 - a. Allocates responsibility and guidelines for the maintenance and operation of the open space and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements;
 - b. Estimates the costs and staffing requirements needed for maintenance and operation of, and insurance for, the open space and outlines the means by which such funding will be obtained or provided;
 - c. Provides that any changes to the plan be approved by the board of commissioners; and
 - d. Provides for enforcement of the plan.
3. *Maintenance responsibility.* In the event the party responsible for maintenance of the open space fails to maintain all or any portion in reasonable order and condition, the county may assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance. The costs of such maintenance may be charged to the homeowners' association, or to the individual property owners that make up the homeowners' association, and may include administrative costs and penalties. Such costs shall become a lien on all subdivision properties or through a special tax district encompassing the subdivision and levy an ad valorem property tax annually in an amount adequate to fund maintenance and operations of the open space.

K. *Legal instrument for permanent protection.*

1. The open space shall be protected in perpetuity by a binding legal instrument that is recorded with the deed. The instrument shall be one of the following:
 - A. A permanent conservation easement in favor of either:
 - (1) A land trust or similar conservation-oriented nonprofit organization with legal authority to accept such easements. The organization shall be bona fide and in perpetual existence and the conveyance instruments shall contain an appropriate provision for retransfer in the event the organization becomes unable to carry out its functions; or
 - (2) A governmental entity with an interest in pursuing goals compatible with the purposes of this chapter.

If the entity accepting the easement is not the county, then a third right of enforcement favoring the county shall be included in the easement.

- B. A permanent restrictive covenant for conservation purposes in favor of a governmental entity.
 - C. An equivalent legal tool that provides permanent protection, if approved by the county.
2. The instrument for permanent protection shall include clear restrictions on the use of the open space. These restrictions shall include all restrictions contained in this article, as well as any further restrictions the applicant chooses to place on the use of the open space.

J. *Tax assessment of open space.* Once a legal instrument for permanent protection has been placed upon the open space, the board of tax assessors may be requested to reassess the open space at a lower value to reflect its more limited use.

6. Reserved

7. Entrance: Historic and rural Jasper County seeks to protect its most precious resource, its land, and further protect the viewshed to maintain a small town feel by establishing a required 100-foot natural buffer adjacent to existing public county streets and a 150-foot natural buffer along all state routes that abut exterior road frontage at the entrance of the interior subdivision roads.

8. Other Design standards

a. Lot layout design

- (1) Circulation is desired. In order to create a more walkable environment, streets shall be interconnective and block style whenever possible

b. Road design

- (1) Required number of entrances, decel, left-turn lane, road improvements required (explain when)

A. Entrances

- (a.) All new subdivision road entrances shall provide a deceleration lane of at least 150 feet. Depending on the number of lots, there may be other requirements such as a left turn lane and/or acceleration lane. Additional traffic calming devices shall be decided by the Director of the Road Department or their designee.
- (b.) For subdivisions with up to 30 lots there shall be 1 entrance required.
- (c.) For subdivision with up to 99 lots there shall be 2 entrances required.
- (d.) For subdivisions over 100 but less than 200 lots there shall be 3 entrances and shall have road frontage on at least 2 existing roads.
- (e.) For subdivisions over 200 lots there shall be at least 4 entrances and shall have road frontage on a least 2 existing roads.

B. Road Improvements Required:

1. When a new subdivision accesses from an existing county road that is substandard and not consistent with good transportation engineering practices (for example, dirt or gravel road, inadequate width of pavement or right of way, improper angle of approach), provides the primary means of access to a development, the developer shall enter into a contract with the County regarding the upgrading of the substandard street. Said contract shall specify the improvements to be completed by the developer and the improvements, if any, to be completed by the County. Any such contract shall be approved by the Board of Commissioners.
 - (1) All new roads shall be paved to county standards found in Chapter 20 – Roads and bridges, Article V. Paving Roads.
 - (2) Minimum width of right-of-way for all new roads shall be 60 feet.
 - (3) All new roads shall have street signage including but not limited to stop signs, road name signs, and other public safety signage.
 - (4) Driveways shall not exceed a slope of 15%.
- c. Health, safety, welfare
 - (1) Reserved
- d. Stormwater and development runoff shall be required. Some lots with the potential for drainage to an adjoining lot or right-of-way may be deemed as an HLDLP lot.
- e. Required amenities:
 - (1) Cluster Box Units
 - A. All Cluster Box Units shall be designed out of the public right of way and capable of being accessed in compliance with ADA standards.
 - B. Required Parking Spaces:
 1. There shall be a minimum of 2 Parking Spaces for up to the first 50 lots and an additional parking space for every 50 lots within the subdivision. There shall be at least 1 ADA Parking Space provided.
 - C. Cluster Box Units shall accommodate the following:
 1. A minimum of 1 box per residence and 4 large parcel units, 2 at each end of at least 3' x 4' (?)
 2. A shelter or covering shall be provided for all mailbox units that includes at least 3 feet of space to walk around the mailbox unit.
 - D. Security lights shall be provided.

Sec. 105-222. - Improvements to existing streets and rights-of-way for subdivisions.

- (a) Existing unpaved road. Any unpaved road upon which a subdivision has frontage and/or access

shall be paved and widened, according to the functional class of the road, as set forth in Table 105-221.1 along the frontage of the subdivision to the nearest intersection with a paved county road. The minimum right-of-way required according to Table 105-221.1 shall be dedicated along the entire frontage of the subdivision.

(b) Existing paved road. Any existing paved county road upon which a subdivision has frontage and/or access and which is deficient relative to county specifications (see Tables 105-221.1 and 105-221.2) shall be resurfaced and widened as determined by the county department of transportation for the entire frontage of the subdivision. The minimum right-of-way required according to Table 105-221.1 shall be dedicated along the entire frontage of the subdivision.

Zoning Ordinance:

Sec. 119-196. - RES Single-Family Residential District (as amended 03/06/2023)

The RES Single-Family Residential District is intended to provide for single-family residential development at low-intensity (not over one principal dwelling unit per two acres) along with such public buildings, schools, churches, recreational facilities and accessory uses as may be necessary to support such communities and are normally compatible with such surroundings. For all major subdivisions of land for residential purposes in this district, conservation design is required leaving large amounts of land as green space protected by conservation easement. The RES district is designed to accommodate development in areas that are served by public water.

Sec. 119-244. - Development standards—Agriculture and residential districts. (as amended 03/06/2023)

Item	AG	R-R	RES
Minimum heated floor area per dwelling unit	1,200 sf	1,200 sf	1,800 sf
Minimum lot area without water or sewer	5 acres	3 acres	2 acres
Minimum lot area with public/private water	5 acres	3 acres	2 acres
Minimum lot area with public/private water and sewer	5 acres	3 acres	2 acres
Minimum lot width	200 ft.	200 ft.	125 ft.
Minimum road frontage	200 ft.	200 ft.	125 ft.
Minimum front yard arterial road	80 ft.	80 ft.	80 ft.
Minimum front yard major collector	80 ft.	80 ft.	80 ft.
Minimum front yard minor collector	30 ft.	30 ft.	30 ft.
Minimum front yard local roads	30 ft.	30 ft.	30 ft.

Minimum side yard	30 ft.	30 ft.	30 ft.
Minimum rear yard	50 ft.	50 ft.	30 ft.
Compliance with architectural standards required?	No	No	No

Business Item 1:

Agenda Request – Jasper County BOC

Department: Planning and Zoning

Date: December 11, 2023

Subject: Twinpond Subdivision Preliminary Plat - Approval Request

Summary:

Consideration of preliminary plat PP23-002 for Twinpond Subdivision.

Background:

The Planning Commission approved PP23-002 with one modification to the preliminary plat. That modification was to add an easement between lot 11 and 12 to the cemetery from Bullfrog Road.

The Planning Commission recommend approved of PP23-002 with a 3 to 1 vote on November 27,2023.

Cost: N/A

Recommended Motion:

Board Discretion.

Business Item 2:

Agenda Request – Jasper County BOC

Department: Planning and Zoning

Date: December 11, 2023

Subject: Renewal of 2024 Alcohol Licenses

Summary:

- **Tyson’s Country Store, Application number 2023-A-001** located at 22044 Hwy 11 North., Monticello, GA 31064. Name of applicant: Lisa Whitaker Wilkerson – Retail sales of beer and wine – Renewal
- **Frank’s Restaurant, Application number 2023-A-002** located at 11818 Hwy 212 West Covington, GA 30014. Name of applicant: Vivian Castellana Fuller – Pouring license for distilled spirits, beer, and wine. – Renewal
- **Lakeview Marina, Application number 2023-A-003** located at 8726 Jackson Lake Road Monticello, GA 31064. Name of applicant: Shabanali Jabbarcheloei – Retail sales of beer and wine - Renewal
- **Lakeview Restaurant, Application number 2023-A-004** located at 8726 B Jackson Lake Road Monticello, GA 31064. Name of applicant: Shabanali Jabbarcheloei – Pouring license for distilled spirits, beer, and wine. - Renewal
- **Convenience Stores, Inc dba Larry’s 4-Way, Application number 2023-A-005** located at 9160 Hwy 212 West Monticello, GA 31064. Name of applicant: Joann Hedrick – Retail sales of beer and wine. - Renewal
- **Turtle Cove POA, Application number 2023-A-006** located at 222 Clubhouse Drive Monticello, GA 31064. Name of applicant: David Michael Levee – Pouring license for distilled spirits, beer, and wine. – Renewal
- **Sac O Suds, Application number 2023-A-008** located at 54 Hwy 16W Monticello, GA 31064. Name of applicant: Cholista Owens - Retail sales of beer and wine – Renewal
- **Shane One Stop, Application number 2023-A-009** located at 8541 GA Hwy 142 Shady Dale, GA 31085. Name of applicant: Gautamkumar P. Patel - Retail sales of beer and wine – Renewal
- **Hillsboro Mini Mart, Application number 2023-A-012** located at 1750 Hwy 11 S, Hillsboro, GA 31038. Name of applicant: Nizamuddin Kalya - Retail sales of beer and wine – Renewal

Background: All renewal requests have completed and passed updated criminal background checks with no infractions and there have been no complaint calls to 911 regarding any of the above properties relating to alcohol.

Cost:

N/A

Recommended Motion:

While this is certainly the Board’s discretion, staff recommends approval of all 2024 alcohol renewal requests for the above locations.

Business Item 3:

Agenda Request – Jasper County Family Connection

Date: December 11, 2023

Subject: Jasper County Family Connection Grant Opportunity from the Department of Family & Children Services & Community Prevention Support - Fiscal Agent Request

Summary:

The Jasper County Family Connection is requesting permission for Jasper County BOC to serve as fiscal agent for Department of Family & Children Services & Community Prevention Support Grant in the amount of \$15,000. This is a three-year commitment from the county from FY 2024 to FY 2026. Jasper County Family Connection will be expected to complete a mid-year and end-of-year report. Jasper County Family Connection will receive half of the approved funds as soon as proposal is approved and second half of funds after approval of mid-year report. Funding is provided annually for the county at a maximum of \$15,000. \$10,000 is for strategy development and implementation and \$5,000 for concrete support for families (food, utilities, etc.)

Background:

Child abuse and neglect have increased since Covid. Jasper County is one county with high rates of child abuse and neglect. The local Department of Family & Children services reports that they have seen an increase in the use of THC, synthetic THC and vaping over the past couple of months and no resources available to educate parents or adolescents. Jasper County BOC serves as fiscal agent for Jasper County Family Connection. Jasper County Family Connection has opportunity to apply for grant funds from the Department of Family & Children Services & Community Prevention Support in the amount of \$15,000. The funds will be used to have additional family support for the community. Jasper County Family Connection has discussed possibly setting up a Family Resource Center and would use \$10,000 of the funds to set up Family Resource Center and the other \$5,000 can be used for basic needs (rent, utilities, hotel stays, food, transportation etc.). Jasper County Family Connection will also implement some adolescent substance abuse and vaping informational sessions in partnership with the Jasper County School System and local Department of Family & Children Services. The grant requires fiscal agent for grant opportunity to be same fiscal agent as Family Connection. Jasper County BOC is fiscal agent for Family Connection Grant.

Cost: \$0.00

Total Contractual Amount: \$15,000 a year for FY 2024 – FY 2026

Recommended Motion:

Board's Discretion

Business Item 4:

Agenda Request – Jasper County BOC

Department: Recreation Department

Date: December 11, 2023

Subject: Recreation Park New Dugouts Construction Bid Results

Summary:

Bid submittals received for constructing eight new dugouts at the Jasper County Recreation Park:

Paul Fields Construction	\$88,480.00
The Trezz Group	\$58,000.00
Wade Homes	\$60,000.00
Atlanta Fire & Restoration	\$74,049.44
Southern State Services	\$74,800.00

Contractor Scope of Work:
Installation of Concrete Pad, Chainlink Fencing and Roof Structure

County Obligation:
Demolition and Removal of Existing Dugouts
Site Grading and Drainage

Background:

At the August 1, 2022 BOC meeting, the BOC approved \$70,000 of Impact Fees to be used for the construction of eight new dugouts and installation of benches at the Jasper County Recreation Park.

Cost:

Based on bid award.
Funding from Impact Fees.

Recommended Motion:

Motion to award the Recreation Dugouts Construction bid to The Trezz Group in the amount of \$58,000.00

**JASPER COUNTY
BOARD OF COMMISSIONERS**

INVITATION TO BID

**FOR
JASPER COUNTY**

**Project:
Construction of Eight New Dugouts at the Jasper County Recreation Park**

Bid Opening

**Tuesday, December 5, 2023
2:00 P.M.**

**Jasper County Courthouse
Suite 18
126 West Greene Street
Monticello, GA 31064**

BID REQUEST

The Jasper County Board of Commissioners are seeking sealed bids for the construction of eight new dugouts for the Jasper County Recreation Park located at 246 Ted Sauls Rd., Monticello, Ga. The Jasper County Board of Commissioners will be responsible for demolition and removal of existing dugouts.

BID DELIVERY

Sealed bids must be received by Tuesday, December 5, 2023 at 2:00 P.M. for bid opening in the Jasper County Board of Commissioners Meeting Room located at 126 W. Greene Street, Suite 18, Monticello, GA. 31064. Submitted bids should be marked "New Dugout Construction".

For questions or additional information, contact Mike Benton at 706-819-2136 or email to mbenton@jaspercountyga.org.

LUMP SUM BID AMOUNT

Lump Sum Bid Amount \$ _____

Lump Sum Bid Amount Written _____

SCOPE OF WORK

Construct eight new dugouts at the Jasper County Recreation Park.

New dugouts construction includes:

Concrete Pad

Round Metal Posts

Chain-link Fencing on Two Sides and Rear as Existing Chain-link Perimeter Fence Front will Remain in Place as Front Wall

Roof Structure Consisting of Wood Framing and Metal for the Roof Covering

Jasper County Obligations

Jasper County will be responsible for demolition and removal of existing dugouts.

Jasper County will prepare site including grading and drainage systems.

Construction Completion Date

Contractor shall fully complete the Work by February 15, 2024.

SPECIFICATIONS & QUANTITIES

Concrete Pad

Dimensions - 8' x 20'

Thickness - 3.5"

PSI - 3000

Yards per dugout - 1.73 cubic yards

Total of 8 dugouts - 13.84 cubic yards

Round Metal Post for Supporting Roof and Attaching Chain-link Fence

Galvanized Heavy Duty
Diameter - 3"
Approximate Length – 12'
3 Front Support
3 Back Support
Total of 6 Support Posts per dugout
Total of 8 dugouts - 48

Chain-link Material

Install Sides and Rear as Existing Perimeter Chain-link Fence Will Remain in Place as Dugout Front
Height – 7'
2" mesh
9 gauge
Each Dugout Side – 8'
Rear Dugout Wall – 20'
Total Chain-link Material per Dugout - 36'
Total of 8 Dugouts – 288'

Roof Structure

Dimensions

9' x 21' including 6" overhang on all sides

Height

Front Overall Height – 9'
Rear Overall Height - 8.5'

Front and Back Beams

2" x 8" double plate
Painted Green
Total # of 10' Beams per Dugout - 8
Total # of 10' Beams for 8 Dugouts - 64

Rafters

2" x 6" on 16" centers – unpainted
Total # of 8' Rafters per Dugout - 16
Total # of 8' Rafters for 8 Dugouts – 128

Facia Boards

1" x 6" on rafter ends
Total # of 10' Facia Boards per Dugout – 4
Total # of 10' Facia Boards for 8 Dugouts – 32

Decking

½" plywood

Total # of 4' x 8' sheets per Dugout – 5

Total # of 4' x 8' Sheets for 8 Dugouts – 40

Bi-Rib Metal

29 Gauge

Painted Green

Total # of 3' x8' Sheets – 7

Total # of 3' x8' Sheets for 8 Dugouts - 56

SUMMARY OF ESTIMATED QUANTITY FOR 8 DUGOUTS

Concrete Yards

13.84 cubic yards

12' Round Metal Post

48

7' Chain-link Fencing

288'

2" x 8" x 10' Beams

64

2' x 6" x 8' Rafters

128

1" x 6" x 10' Facia Boards

32

4' x 8' x ½" Plywood Sheets

40

3' x 8' Painted Bi-rib Metal Sheets

56

SITE OF THE WORK AND OWNER

A. Site: Jasper County Property Adjacent to Jasper County Landfill.
Located at 544 Ted Sauls Drive, Monticello, Ga

ACCESS TO WORK

Contractor shall at all times have access to the Work Site for the purpose of constructing the dugouts.

INSURANCE

Workers Compensation. The Contractor shall, without expense to the County, provide statutory Workers Compensation Insurance coverage of \$1,000,000.00 and Comprehensive General Liability Insurance coverage of \$1,000,000.00 covering all operations as required by the provisions of the Contract, including Subcontractors.

The Contractor may carry statutory workers compensation insurance on Subcontractors or require all Subcontractors likewise to carry such insurance.

WARRANTY AND GUARANTEE

The Work will conform to the requirements of the Contract Documents. Work not conforming to these requirements, including substitutions not properly approved and authorized, is considered defective. The County, in its sole discretion, may exclude from the Contractor's warranty, remedies for damage or defect which the County determines were caused by abuse, modifications not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage. If required by the County, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

The foregoing warranties and guarantees are cumulative of and in addition to, and not restrictive of or in lieu of, any and all other warranties and guarantees provided for or

required by law. The obligation of this paragraph shall survive acceptance of the Work and termination of the Agreement. All manufacturer warranties and guarantees shall be delivered to the County prior to Substantial Completion and such delivery shall be a condition precedent to the issuance of the Certificate of Substantial Completion. Before Final Payment the Contractor shall assign and transfer to the County all guarantees warranties and agreements from all contractors, Subcontractors, vendors, suppliers, or manufacturers regarding their performance quality of workmanship or quality of materials supplied in connection with the Work. The Contractor represents and warrants that all such guarantees, warranties and agreements will be freely assignable to the County, and that upon Final Completion of the Work, all such guarantees, warranties and agreements shall be in place and enforceable by the County in accordance with their terms.

INDEMNIFICATION

The General Contractor shall be responsible from the time of signing the Contract, or from the time of the beginning of the first work, whichever shall be the earlier, for all injury or damage of any kind resulting from this work to persons or property, including employees and property of the County. The Contractor shall exonerate, indemnify, and save harmless the County from and against all claims or actions, and all expenses incidental to the defense of any such claims, litigation, and actions, based upon or arising

out of damage or injury (including death) to persons or property caused by or sustained in connection with the performance of this Contract or by conditions created thereby or arising out of or any way connected with work performed under this Contract and shall assume and pay for, without cost to the County, the defense of any and all claims, litigations, and actions suffered through any act or omission of the Contractor, or any Subcontractor, or anyone directly or indirectly employed by or under the supervision of any of them. The Contractor expressly agrees to defend against any claims brought or actions filed against the County, where such claim or action involves, in whole or in part, the subject of the indemnity contained herein, whether such claims or actions are rightfully or wrongfully brought or filed.

BID TALLY SHEET

Date of Bid Opening: 5-Dec-23
 Time of Bid Opening: 2:00 PM

Sheila Belcher

Description of Bid: Recreation Dugouts Construction

Vendor	Option 1	Option 2	Option 3	Notes
Paul Fields Const.	88,480.00			
The Trezz Group	58,000.00			
Waste Homes Inc.	60,000.00			
Atlanta Fire Restoration	74,049.44			
Southern State Services	74,800.00			

Staff Present:
Sheila Belcher
Mike Benton

**Jasper County BOC
Impact Fee Fund
Annual Impact Fee Financial Report
Fiscal Year 2024**

Public Facility		Library	Parks	Fire	E911	Admin	Roads & Bridges	Animal Control	Total
Allocation Percentage		2%	20%	19%	18%	2%	22%	17%	100%
Service Area		Countywide	Countywide	Countywide	Countywide		Countywide	Countywide	
Impact Fee Balance:	6/30/2023	4,292.71	209,979.09	32,217.49	143,731.41	15,310.04	42,449.31	69,512.89	517,492.94
Impact Fees Collected:	7/1/2023 thru 6/30/2024	1,652.40	16,519.80	15,694.20	14,868.60	1,643.17	18,172.20	14,042.40	82,592.77
Accrued Interest		112.47	1,124.75	1,068.51	1,012.27	112.47	1,237.22	956.04	5,623.74
Subtotal: Fee Accounts		6,057.59	227,623.64	48,980.20	159,612.28	17,065.69	61,858.73	84,511.32	605,709.45
Impact Fees Refunds									
Expenditures			-			(48.00)	-	-	(48.00)
Impact Fee Balance:	6/30/2024	6,057.59	227,623.64	48,980.20	159,612.28	17,017.69	61,858.73	84,511.32	605,661.45
Reconciled to Bank Balance @ 10.31.23									
Less: Actual Expenditures									
8 ft Grader Box Blade Dirt Dog - Public Works							(2,850.00)		(2,850.00)
2023 Ford F150 Supercab w/ 8 ft bed - Animal Control								(49,220.00)	(49,220.00)
Ballfield Lights - Recreation			(4,994.31)						(4,994.31)
2023 F150 Truck - Public Works							(36,675.00)		(36,675.00)
Less: Committed Expenditures FY 23									
Recorder - 911					(24,130.00)				(24,130.00)
Sprinkler System Repair and Upgrade - Recreation			(14,000.00)						(14,000.00)
8 New Dugouts - Recreation			(70,000.00)						(70,000.00)
Pavilion Shelter Top - Sands Dr Park			(19,000.00)						(19,000.00)
Three Commercial Park Benches - Sands Dr Park			(3,171.00)						(3,171.00)
Six Commercial Picnic Tables - Sands Dr Park			(8,820.00)						(8,820.00)
Less: Committed Expenditures FY 24									
Edmunds Gov Tech Finance Super Suite - Finance						(15,310.04)			(15,310.04)
2023 F150 Truck - Public Works									-
Aluminum Dog Box - Animal Control								(1,155.00)	(1,155.00)
Emergency Medical Dispatch and Security/Access System					(55,731.09)				(55,731.09)
Remaining Available 10.31.23		6,057.59	107,638.33	48,980.20	79,751.19	1,707.65	22,333.73	34,136.32	300,605.01

Business Item 5:

Agenda Request-Jasper County BOC

Department: Jasper County Recreation Department

Date:

Subject:

Recreation Department New Vehicle Request

Summary:

F-150 -2023 4x2 Supercrew

145" Wheelbase -5.0L V8 engine- Elec Ten-Speed Auto W/Tow M

Background:

Cost: Base:

\$46,814.00 (OUR COST)

Before Discounts: \$51,175

Recommended Motion:

Dear Commissioners,

I would like to emphasize our recreation department's need for an additional vehicle capable of accommodating the employees so they want to have to drive their own personal vehicle when going to schools, games, meetings, and conferences. While this may not appear to be a minor concern, it has significant implications for the effectiveness and success of our recreational programs.

To start, the acquisition of an extra vehicle is essential to strengthen our ability to serve the community effectively. Our recreation programs often entail the transportation of equipment, supplies, and materials to various locations. Currently, we rely on a single vehicle, which severely limits our capacity to simultaneously organize multiple activities and events. This restriction compromises our ability to cater to a broader audience and meet the diverse needs of our community.

Furthermore, the presence of multiple vehicles can substantially enhance the overall efficiency of our recreation department. Our current reliance on a lone vehicle often leads to scheduling conflicts as staff members juggle transportation needs for various programs. This results in delays and disruption in our services. By increasing the number of vehicles at our disposal, we can streamline our operations, reduce wait times, and significantly enhance the overall experience for our participants.

In addition to these practical benefits, the acquisition of another vehicle underscores our commitment to sustainability and environmental responsibility. Reducing the necessity for staff to make multiple trips in a single vehicle allows us to decrease our carbon footprint and promote eco-friendly practices. This aligns seamlessly with our community's growing environmental awareness and positions our recreation department as a responsible guardian of our natural resources.

In summary, securing an additional vehicle capable of accommodating three individuals is not merely a matter of convenience; it is a strategic investment in our community's well-being and the operational efficiency of our programs. This acquisition will empower us to extend our reach, fortify safety measures, improve operational efficiency, and showcase our unwavering dedication to sustainability. I earnestly request your thoughtful consideration for the betterment of our employees and county. Thank you for your attention.

Jasper County Recreation Department Director,

~ Keldrick J. Davis Sr.

Business Item 6:
Agenda Request – Jasper County BOC

Department: BOC

Date: December 11, 2023

Subject: Southeast Crescent Regional Commission State Economic and Infrastructure Development (SEID) grant application re: Jasper County Community Food Bank

Summary: A SEID grant, if awarded, would be used to supplement Community Development Block Grant (CDBG) federal funding to construct a new Jasper County Community Food Bank. The Northeast Georgia Regional Commission (NEGRC) submitted a pre-application to SCRC in September and were invited to submit a full application for the consideration of funding in the amount of \$350,000. The full application is due January 11, 2024.

Background: Jasper County applied for and was awarded \$750,000 in Community Development Block Grant (CDBG) funding to construct a new Community Food Bank, but construction bids received in Fall 2023 were higher than the project budget allowed. If awarded, a \$350,000 SEID grant from the Southeast Crescent Regional Commission would serve as gap-funding to supplement the awarded CDBG grant to make the project feasible as planned.

Cost: Jasper County Board of Commissioners have committed a \$22,500 match for the 2021 CDBG application. This and the CDBG grant would satisfy match requirements for the SCRC SEID grant, if awarded.

Recommended Motion: Authorizing the Chairman of the Board of Commissioners to sign resolution #2023-1211-1 approving submission of Southeast Crescent Regional Commission grant application by the NEGRC, and authorizing the Chairman to sign any subsequent documents required for the submission of the grant application.

Resolution #2023-1211-1

JASPER COUNTY, GEORGIA 2023 STATE ECONOMIC AND INFRASTRUCTURE DEVELOPMENT (SEID) GRANT APPLICATION SUBMISSION FOR REDEVELOPMENT OF THE JASPER COUNTY FOOD BANK

WHEREAS, the Jasper County Board of Commissioners by this resolution do hereby approve the submission of a 2023 State Economic and Infrastructure Development (SEID) grant application to the Southeast Crescent Regional Commission (SCRC) in the amount of \$350,000 to finance the Food Bank Relocation within the designated target area. The Board of Commissioners do hereby authorize the Chairman to execute any and all documents necessary to apply for and obtain the State Economic and Infrastructure Development grant.

WHEREAS, the Board of Commissioners have requested the assistance of the Northeast Georgia Regional Commission in preparing the SEID application. If awarded, the Board of Commissioners designate the Northeast Georgia Regional Commission as the grant administrator, in accordance with local government requirements, the Common Rule Selection Process, and the State Economic and Infrastructure Development program guidelines.

NOW THEREFORE, BE IT RESOLVED, by the Jasper County Board of Commissioners that this resolution has been adopted at the legally held Jasper County Board of Commissioners regular meeting on the 11th day of December 2023.

Jasper County, Georgia

Don Jernigan, Chairman

Date

ATTEST: County Manager

Date

ATTEST: County Clerk

Date

Business Item 7:

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: December 11, 2023

Subject: 2024 Board of Commissioner Meeting Dates Approval

Summary:

Review Proposed 2024 Meeting Dates.

The County Charter states in Section 5 the following:

Said board of commissioners shall hold 12 regular sessions annually, to be held on the first Monday of each month, unless such day is a legal holiday, then such day as the commissioners may direct, and at such times as the board of commissioners shall establish; provided, nevertheless, that a majority of said board may convene the same in extra sessions whenever in their judgment the same may be necessary.

Background:

The only required meeting according to the Jasper County Commissioners' Charter is one meeting per month to be held on the 1st Monday of each month as outlined above.

Cost: None

Recommended Motion:

Motion to approve the 2024 Meeting Schedule as presented.

Jasper County Board of Commissioners

2024 Regular Meeting Dates:

All meetings will begin at 6:00 p.m.

Monday, January 8th

Monday, February 5th

Monday, March 4th

Monday, April 1st

Monday, May 6th

Monday, June 3rd

Monday, July 1st

Monday, August 5th

Monday, September 9th

Monday, October 7th

Monday, November 4th

Monday, December 2nd

Business Item 8:

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: December 11, 2023

Subject: 2024 County Holidays Approval

Summary:

The BOC has provided county employees with 13 paid holidays each year.

See proposed list of Tentative Holidays for 2024.

Background:

The BOC needs to approve the list of holidays for 2024.

The 2023 Approved Holidays were as follows:

- New Year's Day Monday, January 2, 2023
- Martin Luther King Day Monday, January 16, 2023
- President's Day, Monday, February 20, 2023
- Good Friday, April 7, 2023
- Memorial Day Monday, May 29, 2023
- Juneteenth, Monday, June 19, 2023
- Independence Day Tuesday, July 4, 2023
- Labor Day Monday, September 4, 2023
- Veterans Day Friday, November 10, 2023
- Thanksgiving Day Thursday, November 23, 2023
- Day after Thanksgiving Friday, November 24, 2023
- Christmas Eve (Observed), Friday, December 22, 2023
- Christmas (Observed) Monday, December 25, 2023

Cost: None

Recommended Motion:

Boards Discretion

Tentative 2024 Holiday Schedule:

New Year's Day Monday, January 1, 2024

Martin Luther King Day Monday, January 15, 2024

President's Day, Monday, February 19, 2024

Good Friday, March 29, 2024

Memorial Day Monday, May 27, 2024

Juneteenth, Wednesday, June 19, 2024

Independence Day Thursday, July 4, 2024

Labor Day Monday, September 2, 2024

Veterans Day Monday, November 11, 2024

Thanksgiving Day Thursday, November 28, 2024

Day after Thanksgiving, Friday, November 29, 2024

Christmas Eve, Tuesday, December 24, 2024

Christmas Day, Wednesday, December 25, 2024

Business Item 9:

Agenda Request – Jasper County BOC

Department: Human Resources

Date: December 11, 2023

Subject: Human Resources and County Boards Report

Summary:

Staff will present a Human Resource Report and upcoming Board Appointments needed.

Background:

Staff has been requested to provide a Human Resource Report along with upcoming expired Board appointments to the Board of Commissioners. Reports will be provided in the months of March, June, September, and December going forward.

Cost:

None

Recommended Motion:

None Required



Jasper County Human Resources Report

Period Covered: September 2023 – November 2023

Current Open Positions

EMT

Paramedics

911 Dispatchers

Building Inspector

Code Enforcement Officer

Public Works Mechanic

New Hires/Transfers

Administration-1

Sheriff Office – 2

Public Works/ Landfill– 1

Human Resources (Role Change)- 1

Senior Center- 2

Recreation– 1

P & Z (Role Change)- 1

Terminations/Resignations

Administration (HR)- 1

Fire Rescue- 1

Jail- 7

P&Z- 1

Public Works – 1

Recreation-1

Sheriff – 1

Total Employees = 155

Full-time = 108

Part-time = 47



Jasper County Boards Report

Period Covered: September 2023– November 2023

Upcoming Board Appointments Needed:

Joint Development Authority -1 (Chairman Jernigan term expires December 31st)

Jasper County Recreation Board - 1

Business Item 10:

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: December 11, 2023

Subject: Schedule Work Sessions and Called Meetings as Needed

Summary:

Schedule Work Sessions and Called Meetings as Needed

Background:

Cost:

Recommended Motion:

Board Discretion