

**BOARD OF COUNTY COMMISSIONERS
 JASPER COUNTY, GEORGIA
 REGULAR MEETING AGENDA
 *** SMALL COURTROOM, SECOND FLOOR ***
 MONTICELLO, GEORGIA
 October 7, 2024
 6:00 p.m.**

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

I. Call to Order				
NAME	PRESENT	ABSENT	LATE	ARRIVED
DISTRICT 1 – SHEILA G. POUNDS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
DISTRICT 2 – BRUCE HENRY, CHAIR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
DISTRICT 3 – DON JERNIGAN	<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, VICE-CHAIR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

II. Pledge of Allegiance –

III. Invocation – District 3

IV. Approval of Agenda

V. Consent Agenda –

1. Approval of Minutes:
 - Regular Meeting Minutes- September 9, 2024
 - Work Session Minutes- September 16, 2024

2. Check Register – Check #'s **72064-77421**

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: Rezoning application. 2024 REZ 004. Request to Rezone 30.23 acres from RES to AG

Business Item 1: Rezoning application. 2024 REZ 004. Request to Rezone 30.23 acres from RES to AG

Public Hearing 2: Ordinance Amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-193.-Designation; Intent. Removing Zoning districts R-R, R-1, R-2, RL, and V-P, adding RES zoning District.

Business Item 2: Ordinance Amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-193.-Designation; Intent. Removing Zoning districts R-R, R-1, R-2, RL, and V-P, adding RES zoning District.

Public Hearing 3: Ordinance Amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-195.- R-R Rural Residential District, Low Density. Removing Rural Residential Zoning District.

Business Item 3: Ordinance Amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-195.- R-R Rural Residential District, Low Density. Removing Rural Residential Zoning District.

Public Hearing 4: Ordinance Amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-196-RES Single Family District. Changing “not over one principle dwelling unit per two acres” to “not over one principle dwelling unit per five acres)

Business Item 4: Ordinance Amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-196-RES Single Family District. Changing “not over one principle dwelling unit per two acres” to “not over one principle dwelling unit per five acres)

VII. Presentations/Delegations

Presentation/Delegations allows scheduled speakers to address the Commission for not more than ten (10) minutes on specific topics or for recognition of citizens, county employees or other events by the Commissioners.

Presentation #1: Development Authority of Jasper County

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:

5. Northeast Georgia Regional Commission Private Sector Appointment
6. Short-Term Rental License Applications Status Review
7. Jasper County Library Board Appointment – Azalea Regional Library
8. Bailiff’s Pay Increase Request – Superior, Probate, Magistrate and Juvenile Courts
9. Ross+ Associates Proposal – Impact Fee Program Amendment
10. Senior Center Drainage Project Bid Results
11. 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: October 7, 2024

Subject: Approval of Minutes

Summary:

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

- Regular Meeting Minutes- September 9, 2024
- Work Session Minutes- September 16, 2024

Background:

Cost: \$0

Recommended Motion:

Approve minutes for:

- Regular Meeting Minutes- September 9, 2024
- Work Session Minutes- September 16, 2024

September 9, 2024
Regular Meeting Minutes
6:00 P.M.

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

Commissioners Present: Bruce Henry, Chairman; Steven Ledford (late), Vice Chair; Don Jernigan; Sheila Pounds and Asher Gray

Staff: Mike Benton, County Manager, Sheila Jefferson, Clerk-HR/Administrative Services Director, Larissa Ruark, Chief Accounting Officer, Doug Attaway- Planning and Zoning Director,

Pledge of Allegiance:

Invocation: Chairman Bruce Henry District 2

Agenda Approval: Commissioner Jernigan motioned to move Business Item 14 to 6 and to move the presentations ahead of scheduled Public Hearings. Commissioner Gray seconded, motion passed unanimously.

Consent Agenda: Commissioner Gray motioned to approve the following minutes

- Work Session Minutes- July 29, 2024
- Regular Meeting Minutes- August 5, 2024

Commissioner Pounds seconded, motion passed unanimously.

Commissioner Jernigan motioned to approve **Check #'s 71766 - 72064**
Commissioner Gray seconded, motion passed unanimously.

Presentation/Delegations:

Presentation #1: Jasper County 4-H Recognition Program: Kasey Hall gave a special presentation to recognize 4-H participants from fourth to eleventh grade who placed 1st through 3rd in various state competitions for the program year 2023-2024.

Presentation #2: Animal Control Operations Report: Senior Animal Control Officer Kristy Tribble and Animal Control Officer Rebecca Anderson gave an update on storm damage at Animal Control. Mrs. Tribble said the repair work needed from the storm damage has been completed. She said that they have thirty-six kennels and twelve of them are indoor/outdoor. Mrs. Anderson said the twelve indoor/outdoor kennels have doggy doors that lock if needed they could put dog houses on the outside for additional kennels. Mrs. Tribble said they have all new electrical, a stronger support beam, and new foam board insulation on the ceiling. She said they also have new ceiling fans, new lights, and new fencing for the area damaged by the storm. Chairman Henry asked when the work was completed. Mrs. Tribble said she signed off on the fencing July 11, 2024. Mrs. Tribble said yes everything on the front side is completed they are satisfied with the work. Commissioner Gray asked what had to be done to the backside. They are now taking steps to replace the fencing in the back of animal control. Mrs. Tribble said the fencing was not damaged due to the storm it is just time to replace it. She over time clean

chemicals and urine cause damage to the chain link fence and it has to be replaced. She said it is damaged due to years of usage. Mr. Tribble also gave an update on the intake of animals at Animal Control. She said since January 2024 they have had 318 animals and only one was euthanized only because they could not save it. Chairman Henry said they had received a report that animal control was killing animals every day. Mrs. Tribble said that is untrue. She said that even during the storm the caused the damage no animals were killed or even harmed. Chairman Henry Asked if they have animals ready for adoption at this time. Mrs. Anderson said they currently have thirty-four animals ready to be adopted. Commissioner Gray asked what is happening to the animals that are not adopted if they are not being euthanized. Mrs. Anderson said several are sent to rescue homes or facilities. She said they have of state rescue partners in Pennsylvania, New Jersey, South Carolina and Florida. Commissioner Gray said he was recently contacted about animal control asking for donations. He asked if those were items covered in their budget. Mrs. Tribble said their budget does allow for such items and they are not asking for donations. She said they post the list simply for those who have told her they would like to do something to help out, but may not be able to volunteer or adopt. Mrs. Anderson said local clubs such as 4-H collect and donate as a community project as well. She said they have limited storage space and don't want donated items to be wasted because they have too much of something that may expire before they can use it. She said they make a list of suggested items to ensure it is what they currently need. Mrs. Tribble said they are always willing to accept donations, but if donations are not made they certainly have the funds needed for those item.

Public Hearing 1: Rezoning application. 2024 REZ 002. Request to Rezone .92 acres from AG to C-2: Planning and Zoning Director Doug Attaway presented a request to rezone .92 acres from AG to C-2. Applicant Jessica Abercrombie is requesting rezoning of property for a used car lot. Mr. Attaway said the Planning and Zoning Board voted on August 22, 2024, with a 3 to 2 vote to recommend the rezoning. Chairman Henry asked if that was a 3 to 2 vote without stipulation. Mr. Attaway said it was.

Citizen Comments:

Jessica Abercrombie: Mrs. Abercrombie Owner of Top-Notch Sales and Solutions spoke in favor of the rezoning. She said she owns a used car dealership currently located in Griffin, Georgia with plans to relocate to Mansfield GA. Mrs. Abercrombie said the property is zoned for agricultural use, but she is seeking to have it rezoned to C-2. She said it is important to note that the neighboring gas station, known as Tyson's Country Store, is already zoned as C2, which supports commercial operations like hers. She said rezoning to C2 is important for several reasons. She said the first reason is zoning and taxation alignment despite being zoned as agricultural, the property has been taxed as C2 for some time. She said this discrepancy highlights the need for the zoning to match the actual use and taxation status of the property bringing the zoning in line with how the property is already being treated fiscally. She said it is a logical and fair adjustment. She said the second is to support local education and employment. Mrs. Abercrombie said they are not just a business seeking to expand, they're deeply rooted in this community. She said she has lived in Jasper County for 10 years and her goal is to make an honest living near home. She said they are already contributing to the local economy by creating jobs through the work-based learning program at Jasper County High School. She said they currently have a student employed gaining valuable real estate experience. Mrs. Abercrombie said she's not seeking significant growth or change in the community. She would like to continue operating in a way that is consistent with the area and beneficial to our neighbors. She said although they are not currently located in Jasper County, they have already sold three cars to Jasper County residents. She said they are honest people running an honest business, seeking to bring affordable cars to the community and want to do so closer to home. She said rezoning will

ensure the fairness of how our property is taxed, it will also allow them to continue contributing to the community they care about.

Hannah Hamilton: Spoke in favor of the rezoning. She said she just wanted to support this business. She said she sees no justifiable reason why this could not be approved. She said it is tax commercial and has always been a business. She said she thinks a used car lot would be very beneficial for many people in Jasper County and she doesn't understand why residents must jump through hoops to start a business here. Ms. Hamilton said she believes the building that is now the health department was built as the senior center living center and when they broke ground, constructed the building, and opened and ran the business, then it was still all zoned as ag and had to be rezoned after the business was already open. She said they were a multimillion-dollar company from out of town, but our small-town residents are having a hard time opening businesses even when it has already been a business location for years.

Miranda Hudson: Mrs. Hudson spoke in favor of the rezoning. She said what Jessica is doing is bringing business and helping our economy. She said this is also a female owner, and operator, which is something that is not common in Jasper County as much. She said Mrs. Abercrombie is improving the property and has cleaned it up. She said it has been remodeled inside and is beautiful.

Mrs. Hudson said these are good people who are always helping this community but do it without recognition. She said the Abercrombie's have five children, two of their own, and three they have adopted. She said they are very involved in the rec department and several times in the past rec department couldn't get uniforms for our children. She said Jessica and Jason stepped up and purchased it, and never once asked to be reimbursed.

Mrs. Hudson said they stand up for our kids for others in the community. She said one example of the kind of people they are is when they help a family with seven children and no vehicle. She said because Jessica and Jason helped them get a car they got transportation for their family. Mrs. Hudson said they already support this community and will bring more to the community. She said they will employ residents and they have one high school student working with her now, so she's involving the youth. She said their house is always full of kids because it's a safe haven for kids. She said they are for all kids and Jason and Jessica are role models. Mrs. Hudson said they are just wonderful people who help others not take advantage of them.

Addison Patrick: Spoke in favor of the rezoning. Ms. Patrick said she is the assistant at Top Notch Sales and Solutions and wanted to support the request to rezone the property from Agriculture to C2. She said working with them has been an incredible opportunity for her. She said it's not just her source of income, but a place where she has learned valuable life experiences. She said working with them has taught me so much about responsibility, work ethic, and the importance of being part of a team. She said they are flexible and support her school hours as part of the work-based learning program, and she can balance work and education. Ms. Patrick said Top Notch Sales and Solutions isn't just a job; it feels like an extension of my family. She said the environment is friendly, honest, and supportive, and it is a place she looks forward to being there every day. She said she was born and raised in Jasper County and having a job so close to home is truly appreciated. She said rezoning the property to C2 is important for the business, and everyone who works there. She said it would allow them to continue thriving in an environment that supports their work and lives in this community.

Madison Hardman: Spoke in favor of the rezoning. Ms. Hardman said she believes this used car dealership will benefit Jasper County in many ways, especially for people like her who may not have the highest income. She said having access to affordable, reliable transportation is essential, particularly for recent high school graduates like herself who are starting to build their futures. She said Top-notch sales and solutions could provide a great resource for high school students and other community members who need cars but are on a tight budget. She said many students rely on family or friends for transportation to and from school, work, and extracurricular activities. Ms. Hardman said a dealership like this would make it easier for them to gain independent, secure jobs and further their education. She said the dealership would contribute to the local economy by providing jobs. She said it would offer options for those struggling to find affordable vehicles and would be a great step forward for our community, offering much-needed support and resources for residents across Jasper County.

Bill Nash: Spoke against the rezoning. Mr. Nash said the Planning and Zoning team recently went to training and some of the things that we learned while we were there is that the zoning decisions should have a reason. Mr. Nash said Mrs. Abercrombie's reasons are in the code and things that are in the Comprehensive Plan and this site is not zoned for commercial in the Comprehensive Plan. He said it's a slippery slope and he and the Chairman were surprised when they voted one way and their colleagues voted the other. He said it was especially surprising since some of them were very concerned about enforcement of the things that we've done like the Comprehensive Plan. Mr. Nash said this family sounds wonderful but it's just like real estate, it's location, location, location. He asked that the board of commissioners vote against the rezoning.

Business Item 1: Rezoning application. 2024 REZ 002. Request to re-zone .92 acres from AG to C2: Commissioner Gray apologized saying he had some questions, and this is a packed agenda. He said he motioned a couple of weeks ago that some stuff needed to be split up on this because it would be a long meeting. He said the commissioners are here to ask questions and if they don't ask the right questions, you don't know what you're going to get. He said looking over your pictures he noticed the setback for C2 is 80 feet but using Qpublic to figure the distance from the white line to the edge of the driveway, he is coming up with about 40 to 50 feet. He asked where they planned on putting the cars.

Mrs. Abercrombie said she was told that one of the stipulations might be putting the cars in the back. She said she was fine with that arrangement because the cars she sold here hadn't been sitting on the side of the road. She said it's really by word of mouth, people need something, and we get it ready for them. She said that's how her business works, they may have five or six cars, but she mostly be doing my paperwork there. She said there is plenty of room to put gravel and room for approximately.

She said you want people to see the cars, but not overwhelming. Mrs. Abercrombie said when they get the cars they must fix them and usually before they are finished they are sold. Commissioner Gray said another concern he has with small car lots is horror stories of buy here pay here, the high interest, and the going after people repossessing their cars. He said they have heard that they are the community and maybe they will look out and try to help people. He said he doesn't want it to turn into a buy here pay here, with 30% interest, and someone's car is picked up two months after they got it. Mrs. Abercrombie said she is trying to get companies that will finance it for people.

Commissioner Gray said that looking over the code there is the issue of the property being zoned agriculture. He said Mr. Nash makes a good point it's agriculture but has been operated as a

commercial for a long time. He said it slipped through the cracks but C2 requires 1.2 acres and this is a .92 lot. He said he feels like they are talking about it being grandfathered in because it's been operated commercially. He said he could see where they could have a valid argument if their request is denied. He said it has been operated commercially and nothing has been done about it. Commissioner Jernigan said this has been taxed as Zone 2 for so many years, it is .92 instead of 1.2 but he believes that's close enough to be overlooked. Commissioner Jernigan motioned to approve the request to rezone the .92 acres from Ag to C2 for use as a used car lot. Commissioner Pounds seconded. Chairman Henry said a little more discussion was needed. He asked the county attorney if it doesn't fall under C2 guidelines of acreage would a variance be needed, or would the public hearing allow moving forward? The county attorney said No if the code doesn't have the C2 designation at that acreage, it would be appropriate to vary or consider a variance. He said to adopt without, would cause a difference and leave a non-conforming lot created by their actions. He said he pulled up the ordinance Commissioner Gray referred to Section 119.245 has the minimum lot area for C2 listed at 1.2 acres for both un-sewered and sewer water. He said if adopted there would be a compliance issue. The county attorney said they would have to work on a variance and would not be able to take action at this time if they were going to allow a variance for that lot. He said how it's being used may play a role in your decision regarding its prior use. He said as far as your code goes there is a 1.2 acre requirement and he will never tell them to approve something that doesn't meet the code.

He said if the code doesn't meet what they want it to do, then change your code, but they have a 1.2-acre requirement, and this is .9 so there would be issues. After the county attorney's recommendation to table and Mr. Attaway stating the variance procedure is 60 days minimum. Commissioner Jernigan withdrew his motion to pass and made a motion to table this for 60 days. Commissioner Pounds seconded, motion passed unanimously.

Public Hearing 2: Rezoning application. 2024 REZ 003. Request to Rezone 5.0 acres from AG to C-2

Planning and Zoning Director Doug Attaway presented a request to rezone 5 acres from ag to C2.

Citizen Comments:

Crystal and Tadd Pruett: Spoke in favor of the rezoning. Crystal Pruitt and Tad Pruitt said they are long-time members of the community, landowners, and current residents of Jasper County. They said the surrounding areas have seen a steady increase in commercial activity, making this land an ideal candidate for rezoning. They said the land is currently not generating any income for the county and they have an opportunity to use this for something that can greatly improve and benefit the community. They said they do not have a specific development plan for the land but securing the commercial zoning would provide flexibility to respond to future opportunities that align with community needs and values. They said the benefits of this conversion, or economic growth, increased tax revenue, employment for residents, and improved amenities in the area with easier access to goods and services.

Mary Patrick: Opposed to the rezoning request. Mrs. Patrick said conservation doesn't have anything to do with it, if they took five acres out, it can't be put back in conservation, so it doesn't have anything to do with what they must do right now. She said to keep in mind that if it's approved, anything can go there that's in the use table and you won't have any control over it at all. Mrs. Patrick mentioned the Dollar General saying when it came; it was in agriculture, maybe even residential for that matter, I don't remember exactly but I'm going to say agriculture. She

said they came in and gave the plans to show what it was going to be before it was resumed, everybody knew what it was going to be.

Mr. Attaway said when the planning and building board voted, three to two with DOT stipulations. He said he wanted to make sure the board was aware that they would have to fall under the DOT restrictions for dealing with something like that.

Business Item 2: Rezoning application. 2024 REZ 003. Request to re-zone 5.0 acres from

AG to C-2: Commissioner Gray motioned to deny the request for rezoning from AG to C2. Chairman Henry called for a second twice then said the motion died due to lack of second. He then called for another motion saying they had to either deny or approve it. Commissioner Jernigan said he would like to make a motion. Commissioner Pounds asked if approval from the board would be needed to put something on the property if rezoning is approved. Commissioner Gray said No the request is, so someone will want to buy it because nobody wants to buy it at commercial price until it's re-zoned commercially. Commissioner Pounds asked why Commissioner Gray motioned to deny. Commissioner Gray said on his campaign signs it said, 'Keep Jasper Rural.' He said he is not going to approve for C2 without knowing what is going on the property. Commissioner Pounds said the best thing is to come back when they know what they want to put there. She said she agreed. Commissioner Gray motioned again to deny the request to rezone from agriculture to c2. Commissioner Pounds seconded, motion passed unanimously.

Public Hearing 3: LD 2024-05-01. Land Division plat for three additional parcels between Bethel Church Rd. and New Bethel Grove Church Rd. at Hwy 11N:

Doug Attaway presented a rezoning request. Mr. Attaway said the Planning and Zoning Board approved the additional land division for Mr. Mills' unanimous vote.

Citizen Comments:

Greg and Tabitha Mills: Mr. and Mrs. Mills spoke in favor of the rezoning. Mr. Mills said they bought the property to get out of Newton County. He said the land would not be sold because all five lots are going to their four children, him and his wife. He said they all plan to build on the property. He said they would be stick-frame houses, not modular homes.

Business Item 3: LD 2024-05-01. Land Division plat for three additional parcels between Bethel Church Rd. and New Bethel Grove Church Rd. at Hwy 11N.

Commissioner Jernigan motioned to approve the division of plat for three additional parcels between Bethel Church Rd and New Bethel Grove Church Rd at Hwy 11. Commissioner Pounds seconded, motion passed unanimously

Public Hearing 4: LD 2024-06-01. Land Division plat for eight parcels off HWY 212 and Conley Ditch Rd.

Doug Attaway presented a request for land division for eight parcels. Mr. Attaway said the P&Z board approved five-zero.

Citizen Comments:

Chad Tyler Chad Tyler, Southern Land Conservancy spoke in favor of the land division. He said he started on this in 2022 when Miss Judy Johnson. He said it has taken a while to get with JCBOC because the division on the plat runs between Newton County and Jasper County, so they must get approval from both counties. He said it has taken two years because their policy is

to get D.O.T. approval before they do anything. He said they must make sure that everybody's safe and sound. He said all driveways were approved by D.O.T. Mr. Attaway said there was an oversight with a new ordinance. He said he looked at what the ordinances define as a lot; the lot definition is not based on it doesn't say the whole lot has to be in the county. He said the two lots mentioned are in Jasper County; they're fronted with Jasper County; they're permitted by D.O.T on Highway 212. They are on Connelly's Ditch Road and will have Jasper County addresses. Mr. Tyler said parcel Z10-13-C00-1001 at Mill Road or the Colony Ditch Road and Highway 212 is currently a 1.53-acre lot is already a parcel, so he would be taking a 1.53-acre lot and expanding it. He said they worked hard trying to get to a five-acre minimum in Jasper County. After a very long discussion, information from the county attorney and Mr. Attaway, and no one opposed Chairman Henry decided to move forward with the business item.

Business Item 4: LD 2024-06-01. Land Division plat for eight parcels between off HWY 212 and Conley Ditch Commissioner Gray said he feels they are making it more difficult. Chairman Henry said he agreed. Commissioner Gray motioned to approve as presented. Commissioner Pounds seconded, passed unanimously.

Public Hearing 5: LD 2024-06-02. Land Division plat for two additional parcels off Post Rd: Doug Attaway presented a request for a land division plan for two additional parcels off Post Road. The request is to divide 55.75 acres of Agricultural (AG) into two parcels. The property owner has previously divided the parent parcel under the minor plan process in April of this year. They want to re-divide one of the larger tracts, and they have exceeded their administrative allowance that I can do before that can be done before coming to the board again.

Citizen Comments:

Robert Jordan: Spoke in favor on behalf of the owner Ms. Parham because she doesn't live in Jasper County. Mr. Jordan said it's a division of a 55.75-acre parcel into two pieces front to post road. He said the two pieces are 12.381 acres and have 540 feet of road frontage and a larger tract. He said a good part of the larger tract is wetlands, but it's 43.44 acres and fronts 1,228 feet on post road. Mr. Jordan said there's an existing home on the smaller tract, but the larger tract does not have any development at this time.

Business Item 5: LD 2024-06-02. Land Division plat for two additional parcels off Post Rd: Commissioner Jernigan motioned to approve the land division plat for two additional parcels off Post Rd. Commissioner Pounds seconded, passed unanimously.

Citizen Comments:

Norman Williams: Spoke about concerns he has regarding traffic on Thomason Road. He said the road is 6-tenths of a mile long, unpaved, and is home to 8 families. He said no families on that have school children. Mr. Williams said it is a cut-through road from Highway 11 to Bethel Church with a lot of traffic including school buses. He said he noticed Wild Road is a paved road that has had all the pavement torn up and been completely repaved. He asked why we were tearing up an already paved road and repaving it instead of paving unpaved roads.

Chairman Henry said the county is not currently paving any new roads. He said we are maintaining the paved roads that we have and if they are in bad enough shape, we are repaving them. Mr. Williams said it cost a fortune to repave Wild Road it is 2.1 miles long and home to 13 families. He asked why it wasn't repaired Wild Road instead of removing all the pavement and repaving it. Mr. Williams said that's a lot of money. Chairman Henry said it is a lot of money,

and he is not a road engineer, but our engineering firm looked at it and suggested that is what the commission followed. Mr. Williams asked if Chairman Henry had ever looked at the traffic on Thomason Road. Chairman Henry so no but we can do a traffic count on that road. Mr. Williams said that the school traffic is unreal. He said he has called the sheriff several times and they put up a speed check sign. He said when the sign goes away the speeding starts again. Mr. Williams lives in Commissioner Gray's district and he asked Mr. Williams to call him so they could discuss it more. Commissioner Gray said as the chairman stated, we're not looking to pave anymore county any dirt roads right now, just maintain the roads that we have.

Mary Patrick: Mrs. Patrick said she doesn't understand why the .92 acres were not approved. She said it has been commercial for at least 30 years and used by all kinds of businesses. She said it's been .92 acres all that time so what is grandfathered in? Chairman Henry said that just because it's been falling through the cracks doesn't mean it should continue to let it go. He said we are changing the zoning and must stick with those changes. Mrs. Patrick asked even though it's been used as commercial. The county attorney said it depends on the type of commercial because there are two commercial zoning, C1 and C2. He said for it to be a non-conforming use, it would have to have met that C2 designation. He said it's not as simple as it's always been used as commercial, we must have information about the exact use. The county attorney said there a probably a lot of parcels in this county that may have been used a certain way, that doesn't meet that requirement. He said that doesn't mean you can make the change to C2. He said what they were trying to do was take it to a no longer non-conforming use, and the problem is it may have been a commercial use, but it might have been a C1, not a C2. He said there are other provisions in our code. He said whatever decision the commissioners make about a non-conforming use or grandfathered use could be used against us in the future if they don't have the record correct. Mrs. Patrick said other businesses have been there and the county has given them a license. She said now this business requested to have the property rezoned before getting a license and seems to be getting penalized. She said the planning and zoning members were never told there was a 1.2-acre requirement. Chairman Henry said the commissioners weren't told either. He said one of our commissioners brought it to our attention. He said he hopes they can work it out and get them approved but we want it to be a conforming lot.

County Commissioner Items & Updates:

Commissioner Pounds: Nothing

Chairman Henry: Nothing

Commissioner Jernigan: Spoke about an article in the Monticello News a few weeks ago from Northeast Georgia Regional Asking the citizens of Jasper County to fill out a survey concerning public transportation. He said they only asked citizens to fill out a survey to determine the need for public transportation. He said there are many forms of public transportation and he recently needed some help and was fortunate to have friends that could help him. He said that made him realize not everyone may have help available. He said the citizens should fill out the survey it could be a good thing. Commissioner Jernigan said there is a county in this region picking up and delivering approximately 900 people In Jasper County annually and it's embarrassing that another county is taking care of the needs of our citizens. He said the funding for this public transportation is federally provided and run through the DOT and counties are reimbursed.

Commissioner Gray: Spoke against public transportation saying they do not need to fund public transportation in Jasper County. He said Morgan County is having to fork out half a million dollars a year for public transportation.

Commissioner Ledford: Not present

Business Items:

Business Item 6: Jasper County Water and Sewer Authority Board Appointment: Chairman Henry said that applicant Wanda Cummings had another meeting to attend so would be moving her ahead of the public hearings. Mrs. Cumming said she applied for reappointment to the Jasper County Water and Sewer Authority Board. Mrs. Cummings said she has been secretary for a while now but people don't seem to want to service. She said it is a thankless job but it is a necessary job. Chairman Henry said they appreciate her service and willingness to reapply. Commissioner Jernigan motioned to reappoint Wanda Cummings to the Jasper County Water and Sewer Authority Board. Commissioner Pounds seconded, motion passed unanimously. Reappointment for Commissioner Ledford was postponed until he arrived at the meeting. Chairman Henry called for a motion to begin the Public Hearings. Commissioner Jernigan motioned to start the public hearings at 6:23 p.m. Commissioner Gray seconded, motion passed unanimously. Commissioner Gray motioned to reappoint Commissioner Steven Ledford to the Water and Sewer Authority Board for a three-year term. Commissioner Jernigan seconded, motion passed unanimously.

Business Item 7: Initial Short-Term Rental License Applications: Doug Attaway presented applications for a short-term rental license. Chairman Henry said that every short-term rental has some deficiencies. He said in his opinion that if they have deficiencies, permits should not be issued until all deficiencies have been cleared up. Mr. Attaway said they went to each house and were given 30 days to correct issues the earliest date would be September 13th and the last September 29th. Chairman Henry said other than the inspections and deficiencies the applicants need to understand the three strikes and your out no coming back. Commissioner Jernigan said there is a legal issue with one applicant. Commissioner Gray suggested reviewing each applicant individually. Commissioner Gray motioned for a five-minute break. Commissioner Jernigan seconded, motion passed unanimously.

- **Kevin Kissel 67 Miss Sarah Road:** Mr. Attaway said he has done everything with a few deficiencies. Commissioner Gray motioned to approve with the stipulations that everything is corrected before issuing the license. Commissioner Pounds seconded, motion passed unanimously.
- **Gray White 74 Peregrine Ct:** Commissioner Gray motioned to approve with the stipulations that everything is corrected before issuing the permit. Commissioner Jernigan seconded, motion passed unanimously.
- **Efrain Torres 88 E Mourning Dove Ct:** Mr. Attaway said as of the meeting date he has not received proof of payment for hotel/motel taxes paid. Commissioner Gray motioned to approve with the stipulations that everything is corrected, and all hotel/motel taxes are current before issuing the permit. Commissioner Jernigan seconded, Chairman Henry opposed, motion passed 3 to 1.
- **Barry Denny 255 Landers Way:** due to owner issues and information provided late Commissioner Gray motioned to table. Commissioner Jernigan seconded, passed unanimously.
- **Darya Dearborn 400 Parrot Dr:** Chairman Henry said due to this being a residence they need to know how many bedrooms are in the home. Commissioner Gray motioned to table. Commissioner Jernigan seconded, motion passed unanimously.
- **Marie Shea 141 Shoreline Dr:** Commissioner Gray motioned to approve with the stipulations that everything is corrected before issuing the permit. Commissioner Pounds seconded, motion passed unanimously.

- **Marie Shea 161 Shoreline Dr:** Commissioner Gray motioned to approve with the stipulations that everything is corrected, and proof of paid hotel/motel taxes is provided before issuing the permit. Commissioner Jernigan seconded, motion passed unanimously.
- **Mary Anderson 421 Alcovy Rd:** Commissioner Gray motioned to approve with the stipulations that everything is corrected before issuing the permit. Commissioner Pounds seconded, motion passed unanimously.
- **Julian Sherrod 667 Cardinal Dr:** Commissioner Gray motioned to approve with the stipulations that everything is corrected before issuing the permit. Commissioner Pounds seconded, motion passed unanimously.

Commissioner Jernigan said he received a message from a resident regarding 161 Shoreline Dr. saying it has never been a rental property. The county attorney said that any commissioner can make a motion to reconsider but if no motion is made they move on. He said it is also all public record.

- **Denise Jones 707 E Mourning Dove Ct:** Commissioner Gray motioned to approve with the stipulations that everything is corrected before issuing the permit. Commissioner Pounds seconded, motion passed unanimously.
- **Upside down Property Group LLC 710 Eagle Dr:** Commissioner Gray motioned to approve with the stipulations that everything is corrected before issuing the permit. Commissioner Pounds seconded, motion passed unanimously.
- **LBS Construction INC:** Commissioner Gray motioned to approve with the stipulations that everything is corrected before issuing the permit. Commissioner Pounds seconded, motion passed unanimously.

Chairman Henry said table items would be reviewed at the October meeting.

Business Item 8: 911 Authority Board Structure: Chairman Henry said they had a joint meeting with the City of Monticello and the City of Shady Dale. Chairman Henry said they were trying to reduce the board to a five-member board. He said he would like to have a seven-member board. Commissioner Jernigan said there were concerns about a possible tied vote with a seven-member board because they would only need 4 members to make a quorum. He said with a five-member board you would need three members for a quorum and there would be no tied votes. Chairman Henry said that he doesn't think that is a valid point because they are missing a commissioner from the meeting and have had no tie vote. Commissioner Gray said he doesn't see the need for a five to seven-member board when there are only twelve to thirteen employees. He said the board just approved a three-member board for the Board of Elections to oversee the process for ten voters, which doesn't make sense to him. He said it's not a paid board so at the end of the day it doesn't matter he is just thinking there isn't a need for a large number of board members. Chairman Henry said all entities must agree. He said they would lose two long-term members including the secretary if they reduced the board to five. Chairman Henry said it is a board decision, but he would like a seven-member board. Commissioner Jernigan motioned to reduce the 911 Authority Board from an eleven-member board to a seven-member board. Commissioner Pounds seconded, and the motion passed unanimously.

Business Item 9: New Fire Rescue Ambulance Quotes: Fire Chief Chis Finch requested approval for an additional Ambulance for \$330,000 Mr. Finch said the purchase was already approved at the July 12 meeting and he is recommending they purchase one like the one that was recently purchased by the county. Commissioner Gray asked if the amount approved was the same as the quoted amount of \$330,000. Chief Finch said yes. Commissioner Gray motioned to

approve the purchase of an additional ambulance in the amount of \$330,000. Commissioner Jernigan seconded, motion passed unanimously.

Business Item 10: New Fire Rescue 3000 Gallon Super Tanker Quotes: Fire Chief Chris Finch requested the purchase of a 3000 Super Gallon Tanker Truck in the amount of \$421, 717. Chief Finch said it was approved at the 12 meeting and the price has not changed. Commissioner Gray motioned to approve the purchase of a new fire tanker rescue 3000-gallon supertanker in the amount of \$421,717. Commissioner Pounds seconded, motion passed unanimously.

Business Item 11: New Fire Rescue Turnout Gear Quotes: Chief Finch requested approval for new turnout gear. Chief Finch said that the amount is approximately \$2000 higher than the amount approved at the July 12 meeting. He said the increase is due to shipping not on the original quote. He said that he split the needed items between two vendors to get the best quality at the best price which did affect the shipping cost. Commissioner Jernigan motions to approve the purchase of new fire rescue turnout gear. Commissioner Ledford seconded, passed unanimously

Business Item 12: Fire Station 7 Preliminary Design Proposal – Precision Planning; Commissioner Jernigan motioned to table until more information is gathered. Commissioner Ledford seconded, motion passed unanimously.

Business Item 13: 2024 LRA Project Bid Submittals – County Line Rd Sections, Whip-Poor-Will, and Campbell Cross Rd: County Manager Mike Benton presented. He said we received four LRA project submittals. He said the bids came from Blount Construction, CW Matthews, East Coast Grady, and Pitman Construction. He said the bid is for resurfacing parts of FDR and certain sections of County Line Road, not the whole road, but across three reference areas and the entire length of Whippoorwill Road, and Campbell Cross Road. He said it fits the budget from the cost estimate for this project. Mr. Benton said the cost is a little higher than the LRA funding received from GDOT. He said the LRA fund received is eight hundred and one thousand two sixty-one dollars. He said the low bid for this project was CW Matthews at One million sixty-seven thousand nine hundred and two. He said there are two more bids that are very similar to that, so that gives some insight. Mr. Benton said these bids are legitimate, and that would leave a balance to come from the county's loss of two hundred sixty-six thousand. He said he recommends CW Matthews and the county engineer is available for questions. Chairman Henry asked if the money was currently available in SPLOST. Mr. Benton yes, it would be covered under the LRA fund and the balance from the county's SPLOST. Commissioner Ledford motioned to approve the bid from CW Matthews with the balance to come from SPLOST. Commissioner Gray second, motion passed unanimously.

Business Item 14: Joint Development Authority Board Appointment: Commission Jernigan motioned to appoint Chairman Bruce Henry to the Joint Development Authority Board. Commissioner Ledford seconded, motion passed unanimously.

Business Item 15: FY 2022 Capital Improvement Element Update Adoption: Mr. Benton said it was recently learned that changes made for 2022 were not made according to the impact fee law. He said they had to go back and rework the CIE updates to reflect no changes, and DCA has now approved the 2022 CIE update. Mr. Benton said it is a very formal process, a resolution has to be done to set it, and a resolution to adopt it when they approve it. He said he is asking for them to adopt the resolution for 2022, so they can adopt the resolution for 2023 to be current. But

this resolution is to adopt the resolution 2022. Commissioner Ledford motioned to adopt the CIE resolution for 2022. Commissioner Jernigan seconded, motion passed unanimously

Business Item 16: Human Resources and County Boards Report: Clerk- HR/Administrative Services Director: Sheila Jefferson gave updates on new hires, open positions, and resignations for June-August of 2024. She also gave an update on the current number of employees 170, with 115 full-time and 55 part-time employees. Ms. Jefferson then gave an update and opened board positions that needed to be filled. Ms. Jefferson presented a new board to the County Commissioners. She said The Department of Behavioral Health and Developmental Disability Council is new and she received a letter in July 2024. She said it is just an advisory council and there is no training. She said some of what they do is consumer and family choice about services and providers, a single point of accountability, and a comprehensive, accessible, and adaptive system delivery system. Ms. Jefferson said Board members are expected to inform county commissioners, local legislators, local stakeholders, and others of the regional mental health, developmental disability, addictive diseases, and prevention services and service needs. She said they consult with consumers family members advocates providers and others within the region to get their ideas about service needs and gaps in service. They make recommendations to the regional office and division regarding services and funding needs for the region and advocate for resources needed within the region to provide quality services Ms. Jefferson said.

Business Item 17: Schedule Work Sessions and Called Meetings as Needed: Work Session Scheduled for September 16, 2024. County Manager Mike Benton said two items were scheduled originally but a request was made for a third item. He said the two items were the 2024 the current CIE update and Ross Consultant who has most of the county around the state. Mr. Benton said the Planning and Zoning director has also now asked to add a review of the short-term rental application currently we have it listed as doing the application every year, but the health department and the fire Marshal think we should be on a three-year schedule inspection period. Commissioner Gray requested to include a discussion of amending the ordinance to reduce the 30 positions down to just the ones who applied during to process.

County Attorney Updates: None

County Manager Updates: County Manager Mike Benton gave an update on the progress of Wild Rd, he said that it has been completely asphalted and temporary striping has been done. He said the permanent striping and centerline reflector should be complete in about another week. He said that the asphalt has to cure before the thermal striping can be done. He said that the county made a request to GDOT to replace the bridge on Old Adgateville Rd. He said GDOT has approved the request and will start road closure on September 16, 2024, and expect to have it reopened on December 15, 2024. Mr. Benton said that at the August 2024 meeting citizens made a comment about Jordan Rd being closed way too long. He said the Jordan Rd is now reopened. Mr. Benton said the 2025 LMIG program the GDOT puts out every year is now taking applications through February 2025. He said they are giving a small increase each year. He said the approved amount for Jasper County is \$663,000 with the required thirty percent county mating being \$198,000. Mr. Benton said the minimum total project amount would be \$862,000. He said that unless the board deems a different direction, the group of Robert Jordan Engineering Michael Walsh, County Manager, will bring options to the Board of Commissioners in the October or November time frame. Mr. Benton complemented the accounting staff on a job well done for getting the general ledger submitted to the auditor and everything is current. He said the fieldwork for the auditor will start September 23rd. Mr. Benton said ACCG is sponsoring training on House Bill 581. He said it is a floating homestead exemption and a new sales tax for property relief. Mr. Benton then gave an update on monthly and year-to-date permits.

Commissioner Jernigan motioned to go into an executive session to discuss personnel at 8:56. Commissioner seconded, motion passed unanimously.

Commissioner Gray motioned to end the Executive Session at 9:15 pm. Commissioner Ledford seconded the motion, passed unanimously.

Commissioner Gray motioned to adjourn the meeting at 9:15 p.m. Commissioner Ledford seconded the motion, passed unanimously.

Jasper County Board of Commissioners

Work Session

September 16, 2024

6:00 P.M.

Chairman Bruce Henry called the Work Session to order at 6 p.m.

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

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

County Manager Mike Benton began the Work Session by explaining the CIE Update. He stated that there are four components; Financial Report, report of accomplishments, impact fee and the Short-term work program. He stated that the library is still one of our facility areas. The beginning balance for the start of the year, which was, say, July 1, 2023, \$4,292.71. During the year, we collected impact fees. The impact fee is added to a billing permit; it's the amount of each impact fee, \$1,376.70. The ending balance for the library is \$4,962.88. Mr. Benton went through the report and discuss the balances for the different areas. He stated that we had to undo some things that we did a couple years ago. He stated that there is a line that can be used to pay for the program update.

He stated that the Report of accomplishments are basically what the impact fee has been used for the previous five years. He listed a few things that were funded by impact fees (dugouts, pavilion shelter).

The next document impact fee capital project list for the next five years. Some of those projects are books for the library, a multipurpose building for recreation, and completing the jail project.

There is a formal process to amend the impact fee program.

The board suggested some minor changes to the Short-term work program.

- Line 1- remove the word "sewer" from the project description
- Line 4- Remove Impact fees from the funding column
- Line 19- Remove Animal Shelter Incinerator as a project

Mr. Bill Ross spoke to the board. He stated that it is more difficult than it has been in the past to amend the impact fee program. He is suggesting that Jasper County starts from scratch with the Impact Fee program. He mentioned that there can be a column for the consultant in addition to the Admin area which is directly related to the impact fee. This includes considering inflation. He stated that the report that the county receives this time will be much more elaborate. Changing the impact fee in the ordinance will require going through the adoption process.

Commissioner Ledford ask how often should the Impact fee program be updated.

Mr. Ross stated that most update every five years. Some go about 8 years.

Mr. Attaway stood before the board to discuss the short-term rental application and inspection process. He stated that the ordinance states that we have to inspect before issuing a license, so I just wanted to come before the board and see what they think. The health department prefers to have the applicant schedule with him and pay his fees. He stated that the building Inspector is compiling a deficiency report.

Commissioner Ledford suggested that we check with David Mercer to see how often the septic tanks should be pumped.

The meeting was adjourned at 7:20 pm.

Bruce Henry, Chairman

Sheila Jefferson, Clerk

Consent Agenda – Item 2:

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: October 7, 2024

Subject: Approval of Check Register

Summary:

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

Background:

Cost: \$0

Recommended Motion:

Approve processing of check #'s: **72065-77421**

Public Hearing 1:

Agenda Request – Jasper County BOC

Department: Planning and Zoning

Date: October 7, 2024

Subject: Rezoning Request- Case 2024 REZ-004

Summary: Rezoning application. 2024 REZ 004. Request to Rezone 30.23 acres from RES to AG

Background: Mr. Norton is requesting to rezone 30.23 acres from RES to AG for a family farm.

The Planning and Zoning board voted to recommend the Rezoning with a 4-0 vote on September 19, 2024

JASPER COUNTY
BOARD OF COMMISSIONERS
REQUEST FOR REZONING

CASE NUMBER	2024-REZ-004
EXISTING LAND USE MAP	Residential Growth
PROPOSED LAND USE MAP	Residential Growth
EXISTING ZONING	RES (Residential)
PROPOSED ZONING	AG (Agricultural)
LOCATION	County Line Rd between Hamilton Dr. and Bear Creek Point Rd. PARCEL SIZE: 30.23 Acres TAX PARCEL: 008A 004 COMMISSION DISTRICT: (5) Five
OWNER	William and Sara Norton
PETITIONER	William Norton
REPRESENTATIVE	William Norton

APPLICANT'S INTENT	To rezone from RES (Residential) zoning district to AG (Agricultural) district.
--------------------	--

SUBJECT SITE AND SURROUNDING AREA:

SUBJECT SITE: The subject site is 30.23 acres, located on County Line Rd between Hamilton Dr. and Bear Creek Point Rd.

NEARBY AND ADJACENT PROPERTIES/ZONINGS:

North

Use: Single-family residential (Existing)
Zone: RES (Residential)

East

Use: Undeveloped raw land, Forrest land
Zone: AG (Agricultural)

South

Use: Undeveloped raw land, Forrest land
Zone: RES (Residential)

West

Use: Single-family residential (Existing)
Zone: RES (Residential)

FINDINGS:

Planning Staff, concerning each application, investigate and present a finding with respect to the factors below, as well as any other factors it may find relevant, pursuant to **Sec. 620-060**.

- A. WHETHER THE ZONING PROPOSAL WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY.

FINDING: The proposed use may be suitable for the subject site considering the adjacent use is for residential homes.

- B. WHETHER THE ZONING PROPOSAL WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY.

FINDING: Staff views the proposed zoning as consistent with the existing pattern of transition in land use intensity and does not anticipate adverse affects to the development of surrounding properties.

- C. WHETHER THE PROPERTY TO BE AFFECTED BY THE ZONING PROPOSAL HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

FINDING: The subject site may have a reasonable use as currently zoned.

D. WHETHER THE ZONING PROPOSAL WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS.

FINDING: Staff does not anticipate the proposed use will have a significant impact on the facilities and utilities serving the area.

E. WHETHER THE ZONING PROPOSAL IS IN CONFORMITY WITH THE POLICIES AND INTENT OF THE FUTURE LAND USE PLAN.

FINDING: The proposed zoning is consistent with the density range suggested on the Future Land Use Map, as well as Plan policies.

F. WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL.

FINDING: Current single-family residential development trends in the area and adopted land use policies support this request.

NOTICE SIGN



2024-REZ-004

Planning Commission – 09/19/2024

Board of Commissioners – 10/07/2024



AERIAL MAP

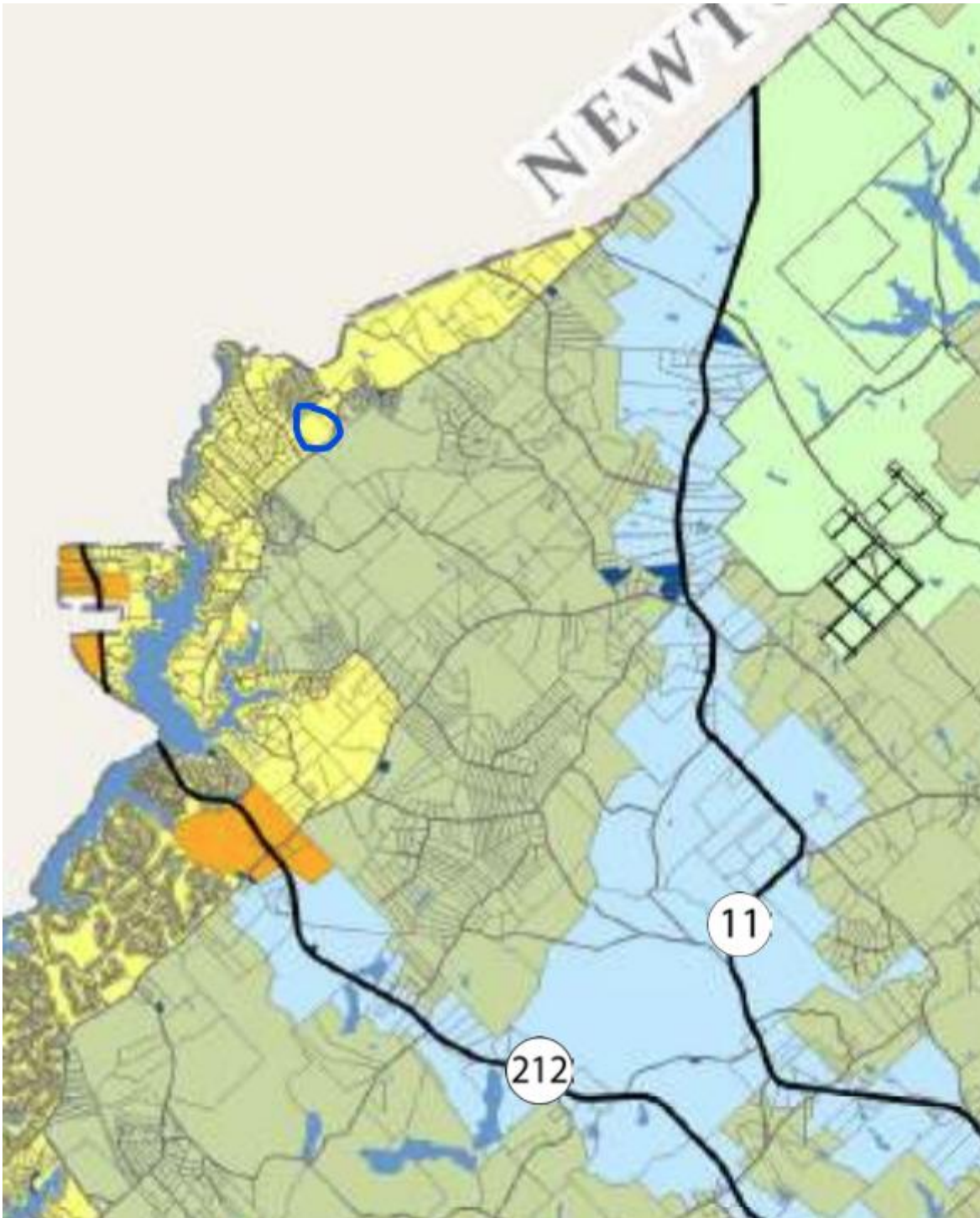


2024-REZ-004
Planning Commission – 09/19/2024
Board of Commissioners – 10/07/2024

ZONING MAP



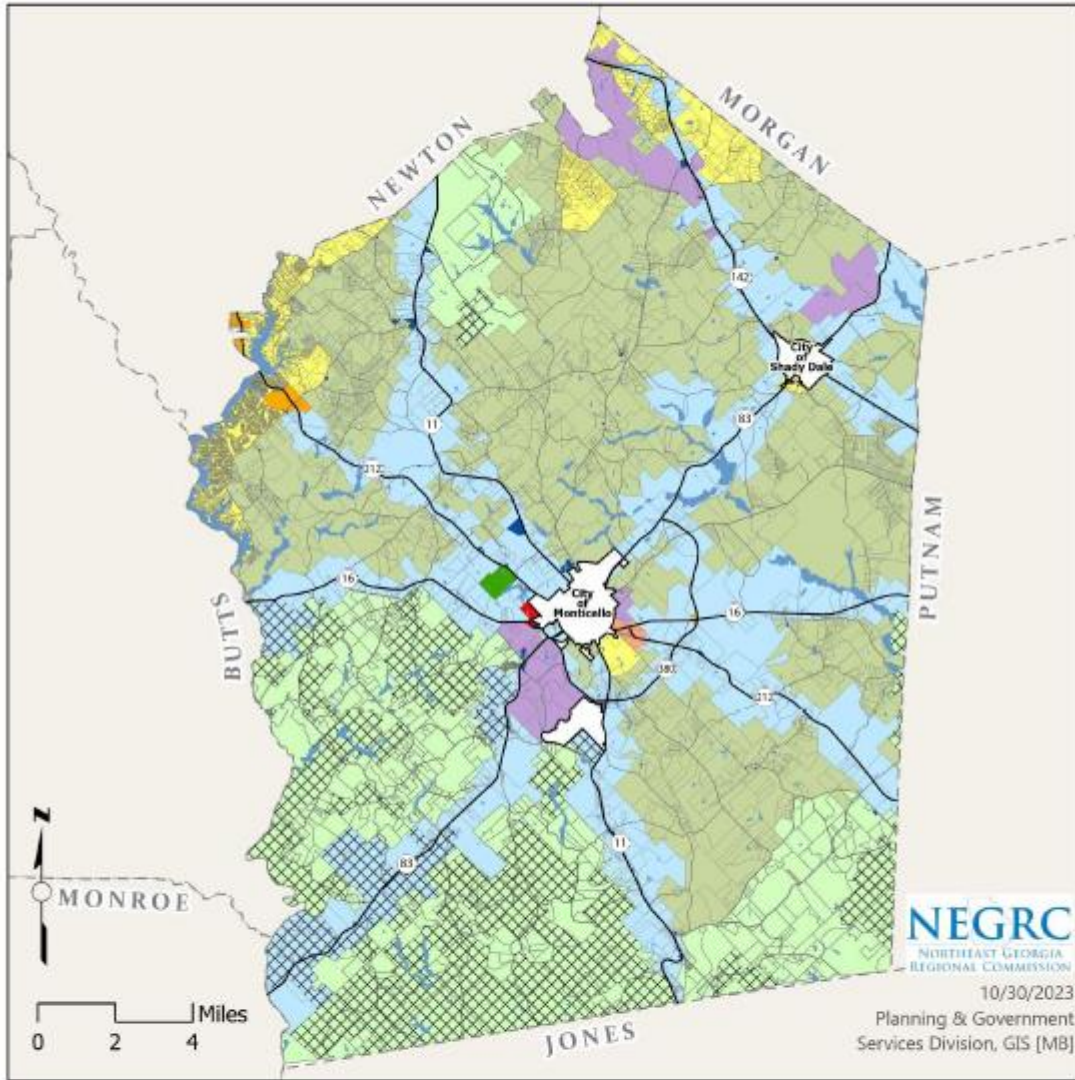
Key Code:
Light Green - Agricultural Zoning
Non-Shaded - RES



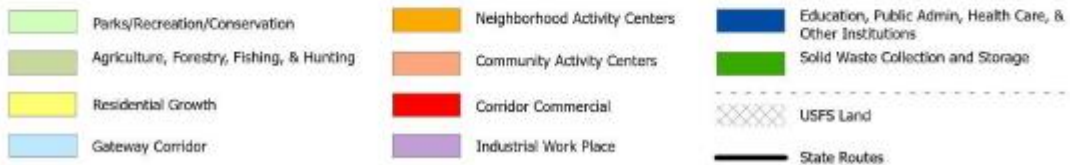
FUTURE LAND USE MAP

Blue circle approximate location

JASPER COUNTY FUTURE DEVELOPMENT MAP



Character Areas



APPLICANT'S INFORMATION

**REZONING APPLICATION
JASPER COUNTY ZONING ORDINANCE**

DATE RECEIVED 18 Jul 2024 20 24 REZ 004
ADDRESS/LOCATION OF TRACK County Line Rd. TAX MAP 008A 004
ACRES 30.23 CURRENT ZONING Res PROPOSED ZONING: AG
PROPOSED USE: Farm
APPLICANT William & Sarah Norton OWNER William & Sarah Norton
ADDRESS 1215 David Dr. Coalington ADDRESS 1215 David Dr. Coalington
PHONE 770 480 6361 PHONE 678 576 5104
EMAIL karke998@yahoo.com EMAIL sarahnorton@outlook.com

THE FOLLOWING DOCUMENTS MUST BE ATTACHED BEFORE APPLICATION CAN BE ACCEPTED:

- no plat* # 1. A PLAT OF PROPERTY SHOWING ITS LOCATION, AREA, EXISTING STRUCTURES, AND CURRENT ZONING DISTRICT OF THE PROPERTY AND ALL ABUTTING PROPERTIES.
- ✓ 2. A DEED WITH LEGAL DESCRIPTION SHOWING TITLE OF THE PROPERTY.
- 3. A SITEPLAN SHOWING THE PROPOSED USE OF THE PROOERTY. *Just timber @ the moment*
- 4. A LETTER OF INTENT DESCRIBING THE REASON FOR REQUEST.
- 5. FILING FEE OF \$500 PAYABLE TO JASPER COUNTY ZONING OFFICE.
- 6. A "DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS" FORM.
- 7. IF PROPERTY OWNER AND APPLICANT ARE NOT THE SAME, AN AGENT AUTHORIZATION FORM.

I HEREBY AUTHORIZE THE JASPER COUNTY PLANNING AND ZONING COMMISSION AND STAFF TO INSPECT THE ABOVE-DESCRIBED PROPERTY. IN SIGNING THIS APPLICATION, I HEREBY STATE ALL INFORMATION GIVEN BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I AGREE TO ABIDE BY ALL LAWS AND ORDINANCES REGULATING USE OF PROPERTY IN JASPER COUNTY.

SIGNATURE OF APPLICANT [Signature] DATE 07/18/2024

PUBLIC HEARING BEFORE JASPER COUNTY BOARD OF COMMISSIONERS _____

RECOMMENDATION _____ CHAIRMAN/DATE 7/10 October/24

APPROVED _____ DENIED _____ CONDITIONS? _____

NOTES:

AUTHORIZATION OF PROPERTY OWNER

APPLICATION FOR A REZONING

I SWEAR THAT I AM THE OWNER OF THE PROPERTY THAT IS THE SUBJECT OF THE ATTACHED APPLICATION,
NUMBER _____, SHOWN AS PARCEL _____ ON JASPER COUNTY TAX MAP 008A 004.

I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS APPLICANT IN THE PURSUIT OF A REZONING TO
THE JASPER COUNTY ORDINANCES.

NAME OF APPLICANT William M. Norton

ADDRESS 1015 David Dr. Covington, GA 30014

TELEPHONE 770 470 6341

NAME OF PROPERTY OWNER William M. Norton

ADDRESS 1015 David Dr. Covington, GA 30014




SIGNATURE OF OWNER

PERSONALLY APPEARED BEFORE ME

WILLIAM MICHAEL NORTON.

WHO SWEARS THAT THE INFORMATION CONTAINED IN THIS AUTHORIZATION IS TRUE AND CORRECT TO
THE BEST OF HIS OR HER KNOWLEDGE AND BELIEF.


NOTARY PUBLIC 07/19/2024

07/19/2024

DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

REFERENCE: APPLICATION NUMBER 20 _____ FILED _____

20 24 FOR A REZONING REQUEST:

WITHIN THE TWO YEARS PRECEDING THE ABOVE FILING DATE, THE APPLICANT HAS MADE CAMPAIGN CONTRIBUTIONS TOTALING \$250.00 OR MORE TO EACH MEMBER OF THE JASPER COUNTY BOARD OF COMMISSIONERS WHO WILL CONSIDER THE APPLICATION AND IS LISTED BELOW. (LIST (1) THE NAME AND OFFICIAL POSITION OF THE LOCAL GOVERNMENT OFFICIAL AND (2) THE DOLLAR AMOUNT, DESCRIPTION, AND DATE OF EACH SUCH CAMPAIGN CONTRIBUTION).


No Contributions

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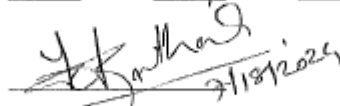
I HEREBY DEPOSE AND SAY THAT ALL STATEMENTS HEREIN ARE TRUE, CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SWORN TO AND SUBSCRIBED BEFORE ME THIS

18th DAY OF July YEAR 2024



SIGNATURE OF APPLICANT


7/18/2024

NOTARY PUBLIC



3
REZONING APPLICATION
(rvsd 5-11-2022)

ANSWER THE FOLLOWING:

Pursuant to ARTICLE IX. – AMENDMENTS, Sec. 119-442. - Procedure for amendments., subsection e., "A written report providing an answer and analysis for each of the following standards:"

1. Does the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?

yes

2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

no

3. Does the property to be affected by the zoning proposal have a reasonable economic use as currently zoned?

no

4. Does the zoning proposal result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?

no

5. Does the zoning proposal conform to the policy and intent of the comprehensive land use plan?

yes

6. Are there other existing or changing conditions affecting the use and development of the property which, because of their impact on the public health, safety, morality and general welfare of the community, give supporting grounds for either approval or disapproval of the zoning proposal?

no

4
REZONING APPLICATION
(rvsd 5-11-2022)

County Line Rd. Request for rezoning of 30.23 Acres

The intent of this is to have the property zoned Ag. This will allow us to use the property for farming and not be developed into a subdivision. The farm will eventually consist of some livestock but mainly it will remain wooded for the near future or until we get the balance paid down some. Please feel free to reach out with any questions.

Thanks,
Mike Norton
770-480-6361

JASPER COUNTY, GEORGIA
Real Estate Transfer Tax
PAID \$ None
DATE July 6, 2006
Renell Ransom, Dep
DAK JORDAN, CLERK SUPERIOR COURT
079-2006-000650

Filed and recorded July 6, 2006
30A M. In Deed Book 584 p 118
Renell Ransom, Dep DAK JORDAN, Clerk
Superior Court, Jasper County, GA

Return to Roy R. Kelly, III • P.O. Box 191 • Monticello, GA 31064

Roy R. Kelly, III
ATTORNEY AT LAW
P.O. Box 191 • 121 East Green St.
Monticello, Georgia 31064
706-468-2211

STATE OF GEORGIA, County of JASPER
This INDENTURE, Made this 24 day of JUNE in the
Year of Our Lord Two Thousand and Six between _____
of the State of Georgia and County of Newton of the first part, and
STEVE OUZTS
of the State of Georgia and County of Newton of the second part,
and JAYE HENDERSON
of the State of Georgia and County of Newton of the second part,
WITNESSETH That the said part Y of the first part, for and in consideration of the sum of Love and
Affection and Other Good and Valuable Considerations and No/***** Dollars,
in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, he S
granted, bargained, sold and conveyed, and by these presents do ES grant, bargain, sell and convey unto the said part of the sec-
ond part, Her heirs and assigns, all that tract or parcel of land lying and being in

**MY ONE-HALF (1/2) UNDIVIDED INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY,
TO WIT:**

**All that tract or parcel of land containing 40 acres, more or less, located in the 297th
District, G.M., Jasper County, Georgia, known as the lands of Mrs. Lemma Ozburn formerly
and purchased by her from G. A. Hammel, and more particularly described and bounded as
follows: North by 38 acres deeded this date to Tulley M. Ozburn and Vivian O. Glills; East by
County Public Road; South and West by Georgia Kraft Company, and being 40 acres, more
or less, of the same land purchased by A. K. Ozburn from his mother, Lemma Ozburn.**

**It is the intention of the Grantor to convey any and all interest he has in the above-described
property to Grantee.**

**This is the identical property described in a certain Warranty Deed from Lemma Dahlia O.
Henderson to Steve Ouzts dated December 29, 2000 and recorded in Deed Book 296, page
338, Jasper County Clerks Office, Monticello, Georgia.**

Map#08A-004.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof,
to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said part Y
of the second part, Her heirs and assigns forever, in Fee Simple.

AND THE SAID part Y of the first part, for His heirs, executors and administrators, will warrant and
forever defend the right and title to the above described property, unto the said part Y of the second part, Her
heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part Y of the first part has S hereunto set His
hand and seal _____, the day and year above written.

Signed, sealed and delivered in presence of:

Barbara Jean Oak _____ (Seal)
Ordinary Witness
Steve Ouzts _____ (Seal)
STEVE OUZTS

Louise N. Kelly _____ (Seal)
Notary Public
6-24-06
LOUISE N. KELLY
NOTARY PUBLIC
JASPER COUNTY, GEORGIA
MY COMMISSION EXPIRES JULY 24, 2007

Execution Date _____ (Seal)

(Seal)

Plat of Property

REFERENCES:
 DEED RECORD: D.B. 298, p. 338
 PLAT RECORD: NO PLAT RECORD

TAX RECORD: TAX MAP BA, PARCEL 4
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,781 FEET, AND AN ANGULAR ERROR OF 04" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 373,343 FEET.

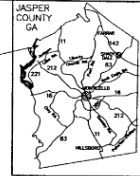
FIELD DATA WAS COLLECTED USING NIKON DTM-750 ELECTRONIC TOTAL STATION.
 FIELD SURVEY COMPLETED THE WEEK OF OCTOBER 13, 2003.

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FLOODPLAIN AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 130519 0125 B FOR JASPER COUNTY, GEORGIA.

A 25-FOOT UNDISTURBED BUFFER IS ESTABLISHED BY THE STATE OF GEORGIA FROM THE TOP OF CREEK BANKS ON BOTH SIDES OF CREEKS FOR EROSION CONTROL PURPOSES.

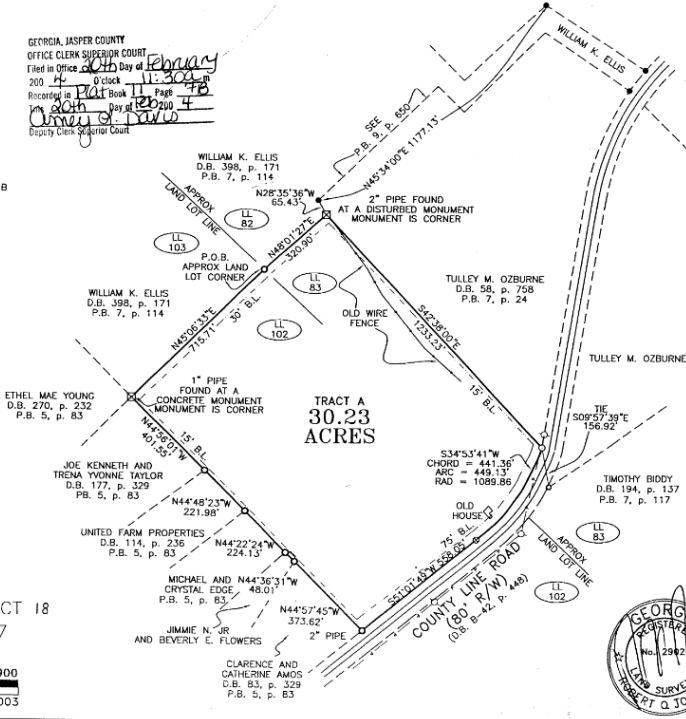
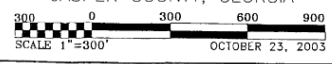
THE PROPERTY SHOWN HEREON IS LOCATED IN AN RESIDENTIAL (R2-15) ZONING DISTRICT AS INDICATED BY THE JASPER COUNTY ZONING ORDINANCE MAP.

GEORGIA, JASPER COUNTY
 OFFICE CLERK SUPERIOR COURT
 Filed in Office 04th Day of February
 200 4 o'clock 11:30
 Recorded in Plat Book 7B
 Page 4
Cheryl A. Law
 Day of 12/20/03
 County Clerk, Superior Court



- LEGEND**
- 1" IRON PIPE FOUND
 - 3/8" SOLID ROD (REBAR) FOUND
 - 1/2" SOLID ROD (REBAR) SET
 - ⊗ BEARING CHANGE (NO PIN SET)
 - - - ADJOINING PROPERTY LINE
 - - - OVERHEAD POWER
 - ⊥ POWER POLE
 - P.O.B. POINT OF BEGINNING
 - D.B. DEED BOOK
 - P.B. PLAT BOOK
 - B.L. BUILDING LINE
 - L.L. LAND LOT

SURVEY FOR:
JAYE HENDERSON
 LAND LOTS 83 AND 102, DISTRICT 18
 GEORGIA MILITIA DISTRICT 297
 JASPER COUNTY, GEORGIA



JORDAN ENGINEERING
 144 N. WARREN ST. MONTICELLO, GA. 31064
 TELEPHONE: (706) 488-8999
 Land Planning • Surveying • Soils Classification

Business Item 1:

Agenda Request – Jasper County BOC

Department: Planning and Zoning

Date: October 7, 2024

Subject: Rezoning Request- Case 2024 REZ-004

Summary: Rezoning application. 2024 REZ 002. Request to rezone 30.23 acres from RES to AG.

Background: Mr. Norton is requesting to rezone 30.23 acres from RES to AG to use as a family farm
The Planning and Zoning Board voted to recommend the request. The vote was 4-0

Cost: N/A

Recommended Motion: Board Discretion

Public Hearing 2:

Agenda Request – Jasper County BOC

Department: Planning and Zoning

Date: October 7, 2024

Subject: Ordinance amendment

Summary: Ordinance Amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-193.-Designation; Intent. Removing Zoning districts R-R, R-1, R-2, RL, and V-P. Adding RES zoning District.

Background: Removing the deleted zoning districts and adding the current RES district.

The Planning and Zoning board voted to recommend the Rezoning with a 4-0 vote on September 19, 2024

Sec. 119-193. Designation; intent.

The following districts are hereby designated as agricultural: AG and ~~R-R~~. The following districts are hereby designated as residential: ~~R-2, R-1, RL, and V-P~~ **RES**. Each of the aforementioned districts is designed and intended to secure for the persons who reside there a comfortable, healthy, safe, and pleasant environment in which to live, sheltered from incompatible and disruptive activities that properly belong in nonresidential districts. Other objectives and purposes of these districts are explained in the following sections of this division. The primary standards for development within each of the following zones are given in division 4 of this article.

Business Item 2:

Agenda Request – Jasper County BOC

Department: Planning and Zoning

Date: October 7, 2024

Subject: Ordinance amendment

Summary: Ordinance Amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-193.-Designation; Intent. Removing Zoning districts R-R, R-1, R-2, RL, and V-P. Adding RES zoning District.

Background: Removing the deleted zoning districts and adding the current RES district

The Planning and Zoning Board voted to recommend the request. The vote was 4-0

Cost: N/A

Recommended Motion: Board Discretion

Public Hearing 3:

Agenda Request – Jasper County BOC

Department: Planning and Zoning

Date: October 7, 2024

Subject: Ordinance amendment

Summary: Ordinance Amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-195.- R-R Rural Residential District, Low Density. Removing Rural Residential Zoning District.

Background: Removing the deleted zoning district.

The Planning and Zoning board voted to recommend the Rezoning with a 4-0 vote on September 19, 2024

Sec. 119-195. R-R Rural Residential District, Low Density.

The purpose of the R-R Rural Residential District is to provide for single-family residential development of low density (not more than one principal dwelling unit per three acres) to achieve and maintain a rural landscape character. The district is intended to accommodate such public buildings, schools, churches, public recreational facilities, accessory uses, and environmental resources as may be necessary or are normally compatible with rural density and low-intensity agriculture. The district is not intended to accommodate intense or industrial-scale agriculture. For all major subdivisions of land for residential purposes in this district, conservation subdivision design is required leaving large amounts of land in agricultural use or as natural green space protected by conservation easement. The R-R district is designed to accommodate development in areas not served by public water and sewer utilities.

Business Item 3:

Agenda Request – Jasper County BOC

Department: Planning and Zoning

Date: October 7, 2024

Subject: Ordinance amendment

Summary: Ordinance Amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-195.- R-R Rural Residential District, Low Density. Removing Rural Residential Zoning District.

Background: Removing the deleted zoning district.

The Planning and Zoning Board voted to recommend the request. The vote was 4-0

Cost: N/A

Recommended Motion: Board Discretion

Public Hearing 4:

Agenda Request – Jasper County BOC

Department: Planning and Zoning

Date: October 7, 2024

Subject: Ordinance amendment

Summary: Ordinance Amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-196-RES Single Family District. Changing “not over one principle dwelling unit per two acres” to “not over one principle dwelling unit per five acres)

Background: Updating the Ordinances from the changes made on May 6, 2024.

The Planning and Zoning Board voted to remove the section in parenthesis. The vote was 3-0 one member abstained.

Sec. 119-196. RES Single-Family Residential District.

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~~ **five** 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.

Business Item 4:

Agenda Request – Jasper County BOC

Department: Planning and Zoning

Date: October 7, 2024

Subject: Ordinance amendment

Summary: Ordinance Amendment to Part II, Code of Ordinances which includes Chapter 119, Section 119-196-RES Single Family District. Changing “not over one principle dwelling unit per two acres” to “not over one principle dwelling unit per five acres)

Background: Updating the Ordinances from the changes made on May 6, 2024.

The Planning and Zoning Board voted to remove the section in parenthesis. The vote was 3-0 one member abstained.

Cost: N/A

Recommended Motion: Board Discretion

Agenda Request – Jasper County BOC

Presentation

Development Authority of Jasper County

Business Item 5:

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: October 7, 2024

Subject: Northeast Georgia Regional Commission Private Sector Appointment

Summary:

The BOC needs to make a Private Sector Appointment to the Northeast Georgia Regional Commission due to the resignation of David Dyer.

Background:

David Dyer serves as Jasper County BOC’s Northeast Georgia Regional Commission Private Sector Appointee.

Mr. Dyer has submitted his appointment resignation effective November 21, 2024. The NEGRC’s next meeting date is scheduled for November 21, 2024.

Mr. Dyer is recommending Tony Rogers to be appointed to the NEGRC.

Information from David Dyer regarding the recommendation

David Dyer plans to retire as the Executive Director of the Development Authority of Jasper County effective December 31, 2024. Tony Rogers will assume the role of DAJC Executive Director effective January 1, 2025. Tony Rogers has served as the DAJC Associate Director for the past 18 months.

Tony’s prior experience includes Project Manager, Georgia Power and CAES Instructor, Henry County.

Tony received his undergraduate degree in Mechanical Engineering from the Georgia Institute of Technology and his graduate degree from GA State University.

Cost:

N/A

Recommended Motion:

Board Discretion

Business Item 6:

Agenda Request – Jasper County BOC

Department: Planning and Zoning

Date: October 7, 2024

Subject: Short-Term Rental License Applications Status Review

Summary: Jasper County had 12 applications for Short-term rental licenses. 10 applications were approved with stipulations. 2 applications were tabled

Background: Follow-up review of the Short-term rental applications.

Cost: N/A

Recommended Motion: Board Discretion

Short term rental status update.

All but one inspection will be completed prior to the October 7, 2024 meeting.
Addresses in Red were tabled at the September 9, 2024 meeting.

710 Eagle Drive: rescheduled inspection

1045 Eagle Drive: Issued license.

67 Miss Sarah: rescheduled inspection for October 8, 2024

707 E. Mourning Dove: Awaiting final payment

667 Cardinal: Awaiting final payment

74 Peregrine: rescheduled inspection

141 Shoreline: rescheduled inspection

161 Shoreline: rescheduled inspection, do not have sufficient proof of paying hotel/motel tax.

421 Alcovy: rescheduled inspection

400 Parrot: Tabled, verified three bedrooms total.

88 E Mourning Dove: rescheduled inspection, has not paid back hotel/motel tax

255 Landers Way: Tabled, Applicant has changed local agent.

Business Item 7:

Agenda Request – Jasper County BOC

Department: BOC

Date: October 7, 2024

Subject: Jasper County Library Board Appointments – Azalea Regional Library

Summary:

The Jasper County Library Board of Trustees has two vacancies.

The Board of Commissioners staff advertised the Azalea Regional Library Board vacancies. John Stork has expressed interest in being appointed to the Library Board of Trustees by the Jasper County Board of Commissioners.

Background:

The Jasper County Library Board of Trustees is a 6-member Board. They serve 6-year terms. The Board of Commissioners currently appoints 4 members.

Cost:

None

Recommended Motion(s):

Board Discretion

JASPER COUNTY BOARD OF COMMISSIONERS



126 W. Greene St. Ste. 18, Monticello, GA 31064

706-468-4900

www.jaspercountyga.org

APPLICATION FOR BOARDS, COMMITTEES, & AUTHORITIES

Name: John C. Stork Home Phone: N/A
Address: [REDACTED] Work Phone: [REDACTED]
Monticello, GA 31064 Cell Phone: [REDACTED]
Occupation: Retired E-mail: [REDACTED]

I would like to apply for appointment to the following Board, Committee, or Authority:

Library Board

How long have you been a resident of Jasper County?

39 years

Which Jasper County district do you live in?

(1) (2) (3) (4) (5)

What qualifications, experience, and certifications do you possess that should be considered for the Board, Committee, or Authority you are seeking appointment on?

I was appointed to the Library Board by the City of Monticello in 2015 and am current serving a second term that will expire in 2027. I have served as Board Chair since 2020

Are you currently serving on another Board, Committee, Authority or elected position?

Yes NO If Yes, please list.

Have you, since the age of 18, ever been convicted of a felony? Yes No

If YES, please use the space below to briefly describe the nature of the crime(s), the date and place of conviction and the legal disposition of the case. Jasper County will not deny employment to any applicant solely because the person has been convicted of a crime. The County, however, may consider the nature, date and circumstances of the offense as well as whether the offense is relevant to the duties of the position applied.

Would there be any possible conflict of interest between your employment or your family, and your serving on the Board, Committee, or Authority you are seeking appointment on?

Yes NO If Yes, please explain.

What is your vision for the county's future in relation to the Board, Committee, or Authority you are seeking appointment on?

I seek more partnership with other agencies and the Charter school system. We have come a long way but there is more work to be done

Explain your understanding of the duties of this Board, Committee, or Authority:

The Library oversees the Library in Jasper County. Members of the Board are also Trustees of the Azalea Regional Library System (AZRLS)

Briefly explain why you seek appointment to this Board, Committee, or Authority:

I believe that public libraries are vital to the health of the community. A strong library and library board are crucial.

Are you in any way related to a County Elected Official or County Employee? If so, please describe.

NO

If appointed, I agree to serve and participate in required and or voluntary training. Yes No

John C. Stock
Signature

8-26-2024
Application Date

*This application should be submitted to the Jasper County Board of Commissioners, Attn: Sheila Jefferson, County Clerk. Any additional information may be included on a separate page.

NOTE: Information provided on this form is subject to disclosure as a public record under Georgia Open Records Law.

Business Item 8:

Agenda Request – Jasper County BOC

Department: Clerk of Superior Court

Date: 10/7/24

Subject: Bailiff's Pay Increase Request – Superior, Probate, Magistrate and Juvenile Courts

The August term of the Grand Jury recommended the bailiff's pay be raised from \$50 per day to \$100 per day.

Background: The bailiff's pay has been \$50 a day since 2006. There is a lot more court now and they are usually here all day and sometimes into the evening.

Cost: I believe the budget I have now can absorb this extra cost. We do not have trials often so the money I save from not having to pay jurors can go toward the bailiff's raise. If we start having more trials in the future, we may have to raise the budget slightly.

Recommended Motion: The bailiff's pay should be raised because \$50 per day is almost not worth them coming and having to stay here all day.

Business Item 9:

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: October 7, 2024

Subject: Ross+ Associates Proposal – Impact Fee Program Amendment

Summary:

The BOC has requested changes to the Jasper County Impact Fee Program. DCA requires a formal amendment process to be executed to accomplish the requested changes.

Amendments would include:

Changes in the specific Public Facilities that receive impact fee funding.

Changes in the amount of the Impact Fee

Changes to the Impact Fee Ordinance

Ross+ Associates proposal to amend the Jasper County Impact Fee Program - \$88,700

Background:

Jasper County implemented an Impact Fee Program in 2007.

Ross+ Associates developed the initial Jasper County Impact Fee Program.

The current impact fee is \$1376.70

Public Facilities that receive Jasper County impact fee funding:

Library

Parks & Recreation

Fire Rescue

Jail

Sheriff's Office

E911

Admin

Cost: \$88,700

Recommended Motion:

Board Discretion

Section I – General Overview

Briefly, our approach to the project is to establish a working relationship with the County staff that will be responsible for guiding and administrating the process, and involvement with the Board of Commissioners at their public meetings and hearings.

. Our goal is always to bring the Board to an understanding and support for the ultimate impact fee program and a consensus on the actual impact fees to be charged. We are not advocates but advisors and problem-solvers.

Section II – Scope of Services

ROSS+associates services will include advice and assistance to Jasper County in general on impact fee matters, the preparation of an Impact Fee Methodology Report (including all impact fee calculations), preparation of a Capital Improvements Element (CIE) that will conform to DCA requirements for inclusion in the County’s comprehensive plan, and the preparation of an Impact Fee Ordinance consistent with current State Law requirements and including a final impact fee schedule for adoption. Altogether, these documents will fully update the County’s impact fee program and will conform to all current state law requirements and the guidelines promulgated by the Georgia Department of Community Affairs (DCA).

In the course of our studies, we will consider the scope and amount of impact fees for Jasper County for each of the following public facility categories:

- Library Services;
- Parks and Recreation;
- Animal Control;
- Road Improvements;
- Fire Rescue and Emergency Medical Services
- Emergency Management (EMA) and Communications Services (E911)
- Law Enforcement including the Sheriff’s Office and Jail.

In addition, we will:

- Create an implementation handbook for administrative processes (appeals, annual reporting, etc.); and
- Provide continuing services as described under Task 5.

IMPACT FEE UPDATE PROPOSAL

Note that the creation and interaction with an Impact Fee Advisory Committee is not included in this proposal because it is not required by the State Development Impact Fee Law. If the County wishes to appoint such a committee, we will revise this Proposal accordingly.

The results of our proposed services will be the completion of an impact fee program and fee schedule for Jasper County meeting all legal and administrative requirements.

Our services will include the following items:

Task 1: Project Kick-Off and Data Collection

The first phase of the project will involve study organization with the staff and data collection.

Following contract execution, the Consultant will work with the County to schedule joint or back-to-back meetings with key members of County staff. At initial meetings, the Consultant will gather available information related to the project; identify major policy issues involved in formulating a Jasper County impact fee program; and coordinate staff and Consultant responsibilities. The County will supply the Consultants with copies of all relevant plans, studies, data and documents needed and available to perform the scope of work.

Data to be supplied (to the extent available) include, but are not limited to:

- The County's most recently amended/adopted Comprehensive Plan.
- Any recent study or calculations prepared for the County that contain population, housing and/or employment forecasts.
- Adopted plans that address the public facility categories (such as a Parks and Recreation Master Plan, Fire Station Coverage plan, transportation studies or plans, etc.),
- The latest annual number of Occupational Tax employment statistics by employer in each employment range category.
- Property tax base totals by land use category for each of the geographic areas described above.
- Inventories of all existing impact fee eligible community facilities for each of the public facility categories first listed above.
- A list of currently proposed new or expanded facilities for which funding has already been identified or programmed, and method of funding (such as SPLOST, Bonds, General Fund, etc.).
- A prioritized list of projects planned or envisioned but not yet funded for each facility category including estimated costs, start dates and funding sources.
- Debt payment schedules for outstanding bond issues or loans relating to impact fee-eligible facilities, if any; SPLOST program funded projects and monthly SPLOST receipts; other capital improvement projects programmed and method of payment.
- A copy of the County's most recently adopted budget.

IMPACT FEE UPDATE PROPOSAL

Budgeted capital projects, adopted Capital Improvement Plan (CIP) project listings, and departmental service plans/projections will be key inputs for the impact fee eligible project listings.

All current cost estimates will be converted to Net Present Value (NPV) by the Consultant using average annual inflation rates (the U.S. Bureau of Labor Statistics' Consumer Price Index [CPI] and Engineering News-Records' Building Cost Index [BCI] and Construction Cost Index [CCI] for building and other construction projects), discounted by the most appropriate investment interest rate.

Task 2: Impact Fee Methodology Report

The preparation of an Impact Fee Methodology Report addressing each and all of the County's impact fee eligible public facility categories listed above, including calculations of the maximum impact fees for each category impact fee, will reflect the following:

Population, Dwelling Unit and Employment Forecasts to 2050

Socioeconomic forecasts will be prepared for the County as a whole, each city and the unincorporated portion of the County.

The results will be presented in a Technical Appendix containing all pertinent calculations.

Level of Service (LOS) Standards

The current LOS for each of the public facility services enumerated above will be calculated based on existing facilities and either the pertinent day-night population or number of households served (as appropriate to each public facility category) based on existing facilities and future plans (to the extent appropriate and available).

Road improvements will reflect current trip demand on the system and the anticipated increase in trips generated by new growth and development, or, in the case of dirt roads, the extent to which all-weather surfacing is proposed.

Determination of the LOS standards to use—current, future or other—will be a function of County policies and the most advantageous impact fee calculations themselves.

Funding Mechanisms

Funding vehicles in place, including funding from the General Fund and from other sources (such as SPLOST, bonds or short-term financing vehicles) will be examined.

Tax Digest and SPLOST Tax Forecasts

These will be needed to calculate credits for new development property and SPLOST taxes attributable to impact fee projects. The calculation of a credit against impact fees is needed to avoid potential situations of double taxation.

IMPACT FEE UPDATE PROPOSAL

Maximum Impact Fees

The maximum potential impact fee for each land use category in each public facility category (animal control, fire, etc.) will be calculated to set the ceiling on fees that can be charged under the state law. The actual fees to be charged will be decided by the County Commission as part of the Impact Fee Ordinance amendment process.

Deliverables:

- Methodology Report containing all forecasts, credit data and NPV components, impact fee calculations for each public facility category, and a maximum fee schedule by land use category. Pertinent Technical Appendices will be attached.
- The document will be delivered in digital (PDF) format for reproduction and digital distribution to the appropriate parties by the County.
- Briefing PowerPoint summarizing the Methodology Report for County Commission presentation.
- Attendance at one County Commission meeting to review the draft Methodology Report, which then will be finalized reflecting County Commission comments.

Task 3: Capital Improvements Element

A draft Capital Improvements Element (CIE) based on the finalized Methodology Report will be prepared and will ultimately replace the current adopted CIE. The CIE document will be drawn from those portions of the Methodology Report (with supplemental text added) that are required to be included by the Georgia Department of Community Affairs.

Impact fee projects will be included in the 5-Year Community Work Program that will be added as a part of the CIE.

The document will be delivered in digital (PDF) format for reproduction and digital distribution to the appropriate parties by the County.

The Consultant will facilitate a public hearing before the County Commission to receive public input and for authorization to transmit the CIE to the Regional Commission for review as an amendment to the County's Comprehensive Plan.

Deliverables:

- Draft Capital Improvements Element containing all data required by the Georgia Department of Community Affairs (DCA). Pertinent Technical Appendices will be included.

IMPACT FEE UPDATE PROPOSAL

- Recommended formats for the public hearing notice and the Transmittal Resolution for the transmittal public hearing.
- PowerPoint Presentation summarizing the Capital Improvements Element for the County Commission transmittal meeting.
- Attendance at the transmittal public hearing before the County Commission regarding transmittal of the draft CIE to the Regional Commission and DCA.
- Review of comments from DCA on the CIE (if any) and appropriate responses and/or revisions. (See also Task 4.2.)

Task 4: Adoption of the Impact Fee Program

Adoption will involve the following:

Task 4.1 Impact Fee Ordinance

In order to expedite implementation of the impact fee program, a Development Impact Fee Ordinance will be prepared by the Consultant for review by the County Attorney during the 60-day Regional/DCA review process on the CIE, such that the Ordinance amendment and the CIE can be adopted at the same County Commission meeting, and the new impact fees implemented thereafter. The Ordinance will fully replace the adopted version that has been in effect since the inception of the County's impact fee program. It will be crafted to ensure compliance with the Georgia Development Impact Fee Act.

Commission Briefings

The Consultant will meet with County staff to discuss the Development Impact Fee Ordinance and prospective fee schedule. Following this meeting, the Consultant will prepare additional briefing materials as needed for discussions with the County Commissioners regarding appropriate levels of impact fees to be charged.

Fee Schedule for Adoption

After confirming the impact fees the County Commission wishes to charge, the Consultant will prepare a final impact fee schedule to be included in the County's Impact Fee Ordinance.

Ordinance Amendment Adoption

The Consultant will attend the two required public hearings for adoption of the Impact Fee Ordinance and will be prepared to answer any questions that may arise.

Task 4.2 Adoption of the Capital Improvements Element

During the Regional/DCA required review period, the Consultant will coordinate with the Regional Commission and DCA staff as appropriate to facilitate their review and answer any questions.

IMPACT FEE UPDATE PROPOSAL

Following receipt of their review comments, the Consultant will provide necessary revisions, if any, and attend the County Commission meeting for adoption of the CIE. It is anticipated that the CIE adoption will coincide with the 2nd public hearing on adoption of the Impact Fee Ordinance.

Task 5 Implementation of the Impact Fee Program

During the DCA review process, we will review the current procedures for collecting and accounting for impact fees with County staff, and may propose changes that are appropriate, if any, or the implementation of a new system. Such a new system would be form-based and complement the current records associated with each building permit, the allocation of those fees to the appropriate public facility categories, and as a resource when refunds are in order.

Our new system would potentially include the creation of forms that can be used during the building permitting process to assess an applicant's impact fees for both residential and nonresidential projects, to handle appeals and special assessments, to handle change-of-use situations, and issue refunds.

A Procedures Manual will be prepared documenting all staff administrative procedures for such items as: assessing and collecting impact fees, maintaining financial records, handling appeals, preparing individual assessments, and preparing future Annual Update reports required by the state.

Deliverables:

- Attendance at one County Commission meeting or workshop to discuss the draft Development Impact Fee Ordinance and to set the final fee schedule.
- Recommended formats for the public notice to be published for the two public hearings regarding adoption of the Ordinance.
- Attendance at the first public hearing of the County Commission regarding adoption of the Ordinance.
- Attendance at the second public hearing of the County Commission to adopt the as well as the Capital Improvements Element.
- Delivery of the as-adopted CIE in digital format for transmittal by the County staff to the Regional Commission for their records.
- Administrative Procedures Manual for the Impact Fee Administrator and Finance Director.
- One training session with County staff to review the fee collection system and administrative procedures.

IMPACT FEE UPDATE PROPOSAL

Task 5: Continuing Services

Following adoption and implementation of the Impact Fee Program, ROSS+associates will stand ready to answer questions, provide explanations and otherwise provide continuing advice to the County as questions or issues arise for a period of one year at no cost to the County. This assistance will be advisory in nature and delivered by telephone or email as appropriate to the inquiry.

SECTION III – Qualifications

Business Location and Officers

ROSS+associates is a Sole Proprietorship owned by William F. (Bill) Ross. The firm has been in continuous operation since its founding by Mr. Ross in 1988, becoming ROSS+associates in 2001.

ROSS+associates maintains its office in Madison, Georgia. The office is located at:

340 N. Main Street

Madison, Georgia 30650

Telephone: 404-626-7690

Email: bill@planross.com

Overview of the Firm

ROSS+associates is recognized as a major force in urban planning and plan implementation throughout Georgia. Strategic and long-range comprehensive planning, zoning and land development codes, impact fees and other implementation and project financing programs that realistically achieve plan objectives, are major strengths of the firm.

We have prepared the vast majority of **impact fee programs** in Georgia, across the state. In addition to impact fee programs and water/sewer fee studies, our services related to public facility planning, programming and implementation services range from broad Capital Improvement Programs creating a local funding strategy for a wide spectrum of public facilities, to individual facility categories such as Transportation Plans and Parks and Recreation Plans.

Comprehensive land use planning services include the identification of land use and community facility needs based on future forecasts of population growth and economic development demand, projected patterns of land use development, and the delineation of character areas. In addition to city and county Comprehensive Plans, related planning specialties include demographics and growth forecasts, affordable housing strategies and ‘smart growth’ community design criteria.

Land development regulations further implementation through state-of-the-art regulations, such as zoning ordinances and unified development codes, that translate local plan objectives into actual requirements and streamlined procedures within realistic staffing capabilities.

For several years, we have partnered with Paige Hatley and her firm **Hatley Plans LLC**, on a wide range of projects, including Impact Fee Programs, Comprehensive Plans, Zoning Ordinances and Unified Development Codes.

IMPACT FEE UPDATE PROPOSAL

William F. Ross, who oversees all activities of the firm, has over forty-five years of planning experience in government and private consulting, and is a recognized expert regarding zoning and land development regulation and administration, and in the field of impact fees, particularly under Georgia’s unique laws and court decisions.

Bill Ross’ career has included both “in the trenches” experience as a public official within local government and extensive consulting work with cities and counties regarding their land use planning activities, zoning and land development regulations, and public facility programming and financing. While with Fulton County, Mr. Ross served as Deputy Director for Planning and Administration of the Planning and Community Development Department. This entailed day-to-day direction to the Planning Division as well as administration of the entire department (which included the Public Works Division and their three inmate work camps). Future land use planning, rezoning reviews and recommendations, and preparing land development regulations are normal activities of any planning department. Subsequently, Mr. Ross served as the Director of Development in Gwinnett County, where he oversaw the development review, construction and building permitting processes, development and building inspections, and code enforcement for the county. Mr. Ross consolidated all of Gwinnett County’s zoning and development related ordinances into a single Unified Development Code—the first in the state and still in use today (with a few amendments over time). This “hands on” experience in these two large and fast-growing counties has been very helpful when consulting with cities and counties, providing an insider’s view of planning and zoning realities.

On the legal front, Mr. Ross has provided professional assistance and expert testimony in defense of cities and counties that have been sued over rezoning or other land development related decisions. All of the many cases that Mr. Ross has been involved in have either been won in court or withdrawn by the plaintiffs. In providing these services, Mr. Ross keeps abreast of decisions of the Georgia Supreme Court as zoning law evolves in the state, and with legal trends nationwide.

With regard to professional development, Mr. Ross has been actively involved with the advancement of planning in Georgia through the Georgia Planning Association, including two terms as President of the organization and editor of the GPA newsletter, *Georgia Planner*. He also served as the Founding President of the Georgia Planning Memorial Foundation.

Resumés follow.

IMPACT FEE UPDATE PROPOSAL

William F. Ross

President, ROSS+associates



William F. (Bill) Ross has over forty-five years of planning experience in government and private consulting and carries unique credentials in the areas of land development regulation, comprehensive planning, socio-economic forecasting, and infrastructure financing. Since the early 1970's, Mr. Ross has been involved in various aspects of planning as an urban planning consultant and as a government official.

Mr. Ross has directed preparation of **impact fee programs** for a wide variety of cities and counties in Georgia. Under Mr. Ross' hands-on participation, about two-thirds of all impact fee programs adopted in Georgia were prepared by ROSS+associates. (See attached Client List.)

On a broader view of **Infrastructure financing**, Mr. Ross has addressed key policy and implementation issues related to long range financial planning in several projects, including the creation of Community Improvement Districts (CIDs) for downtown Atlanta, the Cherokee County Technology Ridge and the Central Perimeter Area; creation of Georgia's second Transportation Management Association; and the land use/regulatory aspects of a Tax Allocation District (TAD) for Bulloch County.

In the area of **land development regulation**, Mr. Ross has prepared zoning ordinances, unified land development codes and sign ordinances in a number of cities and counties. Recent experience has focused on the preparation of unified development codes (UDCs), which combine zoning, signage, subdivision, erosion, flood protection and other requirements relating to the entire land development process into a single ordinance. Clients in Georgia have ranged from very rural areas such as Crisp and Lumpkin Counties, to high growth suburbanizing areas such as Hall County, to mature urban areas such as Columbus/Muscogee County. In all cases, the goal is to make regulations effective, both in being easy for the average citizen or developer to understand and for the public official to interpret and enforce.

As a planning consultant, Mr. Ross has prepared **Comprehensive Plans** and Updates in a number of cities and counties, particularly in Georgia. In Macon-Bibb County, Mr. Ross prepared the demographic and economic development calculations and Land Use Plan Update in coordination with a new Transportation Plan for the region. More recently, the firm headed up a multi-disciplined team to update the Joint Comprehensive Plan for Cherokee County and its cities of Ball Ground, Waleska and Woodstock, including detailed forecasts, an extensive market study and a fiscal analysis of the impact of new growth on the County. Recent Comprehensive Plans or updates prepared under Mr. Ross' direction include the cities of Cartersville, Chamblee, Suwanee and Woodstock, as well as Douglas County, Oconee County and Jackson County, and forecasts for the Gainesville-Hall County Master Transportation Plan.

As a government official, Mr. Ross was with Fulton County, Georgia, for ten years, heading up all planning and zoning activities, and directed the Development Department in Gwinnett County for two years. While at Fulton County, Mr. Ross created the County's first Comprehensive Plan and implemented their neighborhood planning program. Mr. Ross also administered the rezoning and plan review process and extensively amended the County's various land development

IMPACT FEE UPDATE PROPOSAL

regulations. In Gwinnett County, then the fastest growing urban county in America, Mr. Ross reorganized the plan review, permitting and inspections process in a system issuing 10,000 building permits in new construction a year. While there, the County's zoning, subdivision and other development-related ordinances were revamped and combined into a Land Development Code with his direct participation and in coordination with a task force of private engineers, developers and builders.

In addition, Mr. Ross has used his extensive experience to make presentations regarding comprehensive planning, land development regulation and infrastructure financing at many **conferences**. Sessions at Georgia Planning Association and Georgia Association of Zoning Administrators conferences since 2000 alone include:

- Planning and Zoning 201 (with Paige Hatley) – GAZA Summer Conference, 2019
- Overlay Districts (with Paige Hatley) – GAZA Winter Conference, 2019
- Training Appointed Board Members, Variances Session: DCA and GPA 2018
- Impact Fees—Georgia's Most Ignored Law? - GPA 2018
- Appointed Boards: Making Sound Decisions - CPI and GPA 2017
- Signs – Is Your Code Legal? (with Paige Hatley) - GAZA Winter Conference, 2016
- Your Signs are Showing (with Paige Hatley) - GAZA 2015
- Zoning for Economic Development – GAZA 2012
- Setting Fees (How to and Why) – GAZA 2011
- Funding Strategies for Plan Implementation – GPA 2010
- Zoning Administration – GAZA 2010
- Marriage of Comp Plans and Ordinances – GAZA 2009
- Regulating Signs in the Digital Age – GAZA 2009 and GPA 2009
- The Hybrid Code – GPA 2008
- Do the Right Thing ... Ethical Decision-making in the Planning Process – GPA 2008
- The Zoning Clinic – GPA 2008
- Urban Zoning – GAZA 2007
- Form-Based Codes – GAZA 2007
- Development Strategies – GAZA 2006
- Signs – GAZA 2006
- Getting What You Want ... Linking the Comprehensive Plan to Development Regs – GPA 2005
- Show Me the Money ... Strategies for Funding Capital Improvements – GPA 2005
- Annexation: Threading the Needle Five Ways – GPA 2005
- Hardships, Heartaches ... Variances and Other "Relief" – GAZA 2004
- Signs – GAZA 2003
- Subdivision Plat Reviews – GAZA 2002
- Goes Without Saying ... New Rules for Signs in Georgia – GPA 2002
- Design Concept Development Districts – GPA 2002
- Considerations in Choosing Land Use Controls – GPA 2002
- Impact Fees and Development Agreements – GAZA 2001
- Impact Fees ... The Planning Connection – GPA 2001
- Making Conservation Subdivisions Real – GPA 2001
- Linking the Smart Growth Vision to Reality – GAZA 2000

IMPACT FEE UPDATE PROPOSAL

Employment History	President, ROSS+associates, 2001—Present President, Georgia Zoning Institute, Inc. 1995—Present Principal, Cooper-Ross sv, Atlanta & Birmingham, 1992—2001 President, WFR Associates, Atlanta, Georgia, 1988—2001 Vice-President, Post Properties, Inc., Atlanta, Georgia, 1987—88 Director of Development, Gwinnett County, Georgia, 1985—87 Deputy Director, Planning & Administration, Fulton County, GA, 1975—1985 Planning Consultant, Adley Associates, Inc., 1970—75
Education/Honors	Georgia State University, B.S. in Urban Life with Honors (1970): Dean's Key for Scholastic Achievement Blue Key Honor Fraternity University of Georgia, Carl Vinson Institute of Government: Certificate of Public Management (1987).
Professional Affiliations	Founding President, Georgia Planning Memorial Foundation, 2008—2015 Vice-President, Georgia Planning Memorial Foundation, 2015 to present President, Georgia Planning Association, 1993—1997 Editor, GPA Newsletter, 2005--2012 Chairman, GPA Nominations Committee, 1998, 2000 and 2002 Chairman, GPA Public Relations Committee, 1991—1993 Director (At-Large), GPA Board of Directors, 1989—1991 Chairman, GPA Bylaws and Organization Committee, 1990 Chairman, Local Programs Committee, APA National Conf. 1989 Charter Member, American Planning Association Member, APA Planning Officials' Advisory Committee, 1995—2000 Member, APA National Planning Awards Jury, 1998 Associate Member, Georgia Association of Zoning Administrators Planning Advisory Committee, Ga. Dept. of Community Affairs, 1993—1997 Growth Strategies Reassessment Task Force, Georgia DCA, 1998 Developments of Regional Impact Task Force, Georgia DCA, 1999-2000 Lecturer: Georgia State University Real Estate and Urban Affairs Program Institute for Continuing Legal Education (ICLE) County Commissioner's Training Program: Planning and Zoning ACCG Elected Officials Training Program: Planning and Zoning (GMA) Community Planning Institute (GPA)
Representative Projects	Projects under Mr. Ross' direction include well over 100 assignments in Georgia under the following categories: <ul style="list-style-type: none">▪ Impact Fee Analyses, Programs and Ordinances▪ Zoning and Unified Land Development Codes, Sign Ordinances▪ Comprehensive Plans, Land Use Plans, Community Work Programs▪ Farm Land Conservation and Protection, TDR program▪ Economic Development Plans, Market Analyses▪ Socio-Economic Forecasts and Economic Analyses▪ Community Improvement Districts (CIDs), TADs▪ Expert Testimony in Lawsuits

IMPACT FEE UPDATE PROPOSAL

Paige Hatley, AICP

President, Hatley Plans LLC

CAREER SUMMARY

Paige Hatley has 25 years of experience working with local governments, having served as a land use and transportation planner for Nashville (TN), a Main Street Manager for Duluth (GA) and as a planning consultant for cities and counties in Georgia. Ms. Hatley's consulting experience includes dozens of comprehensive plans as well as the preparation of unified development codes (UDCs) and zoning ordinances. In recent years, Ms. Hatley has partnered with ROSS+associates to prepare, update, maintain, and implement state-compliant impact fee programs in Georgia.

RELEVANT EXPERIENCE

Impact Fee Programs (new or updated) include:

Cities

Alpharetta (2015, 2022)
Canton (2018)
Fayetteville (2024)
McDonough (2019)
Milton (2016, 2024)
Sandy Springs (2016, 2024)
Savannah (2022)

Counties

Butts County (2023)
Camden County (2023)
Cherokee County (2021)
Clayton County (2024)
Dawson County (2018, 2024)
Fayette County (2024)
Liberty County (2024)
Rockdale County (2020)
Spalding County (2022)

Capital Improvements Element (CIE) Annual Updates include:

City of Fayetteville (2021, 2022, 2023, 2024)
City of Milton (2019, 2021, 2022, 2023, 2024)
Rockdale County (2020, 2021, 2022, 2023, 2024)
Walton County (2021, 2022)

Impact Fees Implementation Assistance includes:

City of Canton (2019) and Dawson County (2018) Computer Program Manual and Staff Training
Rockdale County Administrator's Manual (2020)
Walton County Administrator's Manual and Computer Program Manual (and staff training) (2020)

EDUCATION

Master of Community Planning, 1997, Auburn University
Bachelor of Arts History, 1994, College of William and Mary

IMPACT FEE UPDATE PROPOSAL

Current Commitments

Bill Ross and Paige Hatley are currently teamed on the following projects. Completion dates are difficult to establish because they rely entirely on actions/public hearings/public meeting agendas that are not under the control of the consultants. In addition, the level of complexity varies from client to client reflecting the public facility categories that each jurisdiction has elected to study.

On-going impact fee projects include work for the following Georgia cities and counties:

East Point	Dawson County
Fairburn	Fayette County
Liberty County	Fayetteville
Butts County	McDonough
Pike County	Locust Grove
Clayton County	Newton County
Covington	Sandy Springs

Many of these projects are amendments to currently existing impact fee programs to bring them up to date. Several of these are approaching completion, including Butts County, Covington, Dawson County and Newton County.

IMPACT FEE UPDATE PROPOSAL

Experience

Bill Ross and Paige Hatley have many years of experience in the planning profession, both as former employees of local governments and as consultants to a wide range of individual cities, counties and utility authorities. Our knowledge and experience in comprehensive planning creates a framework within which impact fee projects both reside and implement goals and objectives of a community's long-range vision.

Our specific abilities regarding impact fee programs are presented in the preceding Qualifications section of this proposal. These include:

- Understanding and implementing a locality's particular political and fiscal priorities.
- Working with citizen groups involved in planning in general and impact fee committees specifically.
- Understanding governmental departments roles and orientation in the planning and implementing of future public facility projects, building permitting and inspection procedures, and financial accounting and record-keeping requirements.
- Implementing new programs, including impact fee programs, tailored to the procedures and relationships withing a local government.

No two communities, and their impact fee programs, are exactly alike. Our services and interaction with each particular local government is tailored to that community.

Specific Project Experience

ROSS+associates has led the team in the preparation of the vast majority of impact fee programs adopted in Georgia. Prior to that, Bill Ross was personally involved in the creation of the State's Development Impact Fee Act, particularly in creating the concept of a Capital Improvements Element and the required CIE Annual Update reports.

In addition to Jasper County's original impact fee program, below is a list of cities' and counties' impact fee programs that ROSS+associates has helped create, adopt, implement and maintain.

We are particularly proud of the many repeat "customers" we serve and we are the only consultant that "sticks with" our clients to answer questions or solve issues on a pro bono basis.

IMPACT FEE UPDATE PROPOSAL

Acworth, GA	Impact Fee Program	2001
	Impact Fee Program Amendment	2006
Alpharetta, GA	Impact Fee Program Overhaul	2015
Barnesville, GA	Water & Sewer Impact Fees	2005
Bryan County, GA	Impact Fee Program	2009
Butts County, GA	Impact Fee Program Amendment	Underway
Camden County, GA	Impact Fee Program	2008
	First Annual Update	2010
	Impact Fee Program Amendment	2024
Canton, GA	Review of Existing Impact Fee Program	2008
	Impact Fee Program Amendment	2010
	Impact Fee Program Amendment	2019
Carrollton, GA	Impact Fee Assessment	2006
Cartersville, GA	Impact Fee Program	2007
	Annual Update	2008-2010
Catoosa County, GA	Impact Fee Program	2005
Cherokee County, GA	Impact Fee Program	2000
	First Annual Update	2001
	Annual Updates	2002-04
	Impact Fee Program Amendment	2004
	Impact Fee Program Amendment	2013
	Impact Fee Program Amendment	2022
Coweta County, GA	Impact Fee Program: Parks & Public Safety	2006
	Impact Fee Program: Roads & Sewer	2007
	First Annual Update	2007
	Impact Fee Program Amendment	2010
Dawson County, GA	Impact Fee Program	2006
	Annual Updates	2007-2009
	Impact Fee Program Amendment	2009
	Impact Fee Program Amendment	2017
Effingham County, GA	Impact Fee Program Amendment	Underway
	Assistance with Legal Issues	2006
Effingham County, GA	Assistance with Legal Issues	2010
	Ellijay-Gilmer Co Water & Sewer Authority	Water & Sewer Impact Fees
Fayette County, GA	Impact Fee Program Amendment	Underway

IMPACT FEE UPDATE PROPOSAL

	Impact Fee Program	1998
	First Annual Update	1999
	Impact Fee Program Amendment	2000
	Analysis: County Jail Fee	2000
	Annual Updates	2001-07
Fayetteville, GA	Impact Fee Program Amendment	2007
	Annual Updates	2007-17
	Sewer Connection Fee Study	2012
	Impact Fee Program Amendment	2017
	Impact Fee Program Amendment Update	2018
	Annual Update Report	2021
	Impact Fee Program Amendment	Underway
Flemington, GA	Impact Fee Program	2018
Fulton County, GA	Impact Fee Program Amendment	2002
	Impact Fee Program	2003
Hall County, GA	Impact Fee Program Amendment	2004
	Impact Fee Program Update	2005
	Impact Fee Program Update	2009
	Water & Sewer Impact Fees	1993
	Impact Fee Program Amendment	2001
Hampton, GA	Impact Fee Program: Police & Parks	2006
	Impact Fee Program Amendment	2008
	Annual Update	2010
	Impact Fee Program	1998
Henry County, GA	Impact Fee Program Amendment	2000
	Impact Fee Program Amendment	2003
	Impact Fee Program Amendment	2023
	Water & Sewer Impact Fees	1992
	Impact Fee Program Amendment	1998
Henry County Water & Sewerage Authority	Impact Fee Program Amendment	2002
	Impact Fee Program Amendment	2004
	Connection Fees Update	2008
	Impact Fee Program	2007
Jasper County, GA	First Annual Update	2008
Jefferson, GA	Impact Fee Program	2005
	Impact Fee Program	2009
Jones County, GA	First Annual Update	2010
Kennesaw, GA	Impact Fee Program Amendment	2010
LaGrange, GA	Impact Fee Program Draft	2010
	Impact Fee Program	2006
	First Annual Update	2007
Lee County, GA	Impact Fee Program Amendment	2007
	Annual Updates	2009-2010
Liberty County, GA	Impact Fee Program	Underway
	Water & Sewer Impact Fees	1994
Locust Grove, GA	Impact Fee Program: Parks, Public Safety, Roads	2005
Loganville, GA	Water & Sewer Impact Fees	2004
Long County, GA	Impact Fee Program	2019
Lumpkin County, GA	Impact Fee Assessment	2008

IMPACT FEE UPDATE PROPOSAL

Madison, GA	Impact Fee Program	2009
	First Annual Update	2010
McDonough, GA	Water & Sewer Impact Fees	1997
	Impact Fee Program: Parks & Public Safety	2003
	Impact Fee Program: Roads	2006
	Annual Update Report: FY 2016 and 2017	2018
	Annual Update FY 2018	2018
	Impact Fee Program Amendment	2018
	Annual Update FY 2019	2019
	Annual Update FY 2020	2020
	Impact Fee Ordinance Amendment	2021
	Impact Fee Ordinance Amendment	Underway
Milton, GA	Impact Fee Program	2015
	Annual Updates	2016-21
	Impact Fee Program Amendment	Underway
Newton County, GA	Impact Fee Program	2003
	Impact Fee Program Amendment	2005
	Annual Update	2006
Peachtree City, GA	Impact Fee Program Amendment	2009
	Impact Fee Program Amendment	2017
Pike County, GA	Impact Fee Program Amendment	Underway
Douglas County, GA	Impact Fee Program	2006
	First Annual Update	2008
Rockdale County, GA	Impact Fee Program	2005
	Annual Update	2006
	Annual Update Review	2008
	Impact Fee Program Amendment	2010
	Annual Updates	2010-21
	Impact Fee Program Amendment	2021
Roswell, GA	Impact Fee Program Amendment	2000
	Annual Update	2001
	Annual Update Reviews	2002-2008
Sandy Springs, GA	Impact Fee Program Amendment	2016
	Impact Fee Program Amendment	Underway
Senoia, GA	Impact Fee Program	2003
	First Annual Update	2004
	Impact Fee Program Amendment & Update	2006
	Impact Fee Program Amendment	Underway
Spalding County, GA	Impact Fee Program	2005
	Impact Fee Program Amendment	2007
	Impact Fee Program Amendment	2017
	Impact Fee Program Amendment	2022
St. Marys, GA	Water & Sewer Impact Fees	2001
Stockbridge, GA	Water & Sewer Impact Fees	1992
	Impact Fee Program Amendment	1998
Thomas County, GA	Impact Fee Program	2007
	Annual CIE Updates	2008-21
	Impact Fee Program Amendments	2014 & 2016
	Impact Fee Program Amendment	Underway
Troup County, GA	Impact Fee Program	2009
	Annual Update	2010

IMPACT FEE UPDATE PROPOSAL

Walton County, GA	Impact Fee Program	2005
	Annual Updates	2006-21
	Impact Fee Program Amendment	2021
Woodstock, GA	Impact Fee Program	2008
Zebulon, GA	Water & Sewer Impact Fees	2006

References

We have most recently worked on the following county impact fee program assignments, which are either complete or are nearing completion::

Camden County (*complete, adopted*)

Joey Yacobacci, Planning and Development Director for Camden County at 912-729-5603;

Butts County (*2024 adoption*)

Brad Vaughan, Planning and Development Director for Butts County at 470-718-3618;

Fayette County (*2024 adoption*)

Deborah Bell, Director of Planning & Zoning, Fayette County, at 770-305-5160;

Newton County (*2024 adoption*)

Shena Applewhaite, Director of Development Services, Newton County, at 678-625-1650.

Additional references are available upon request.

Cost Proposal

The total fee for all services described above is:

\$88,700

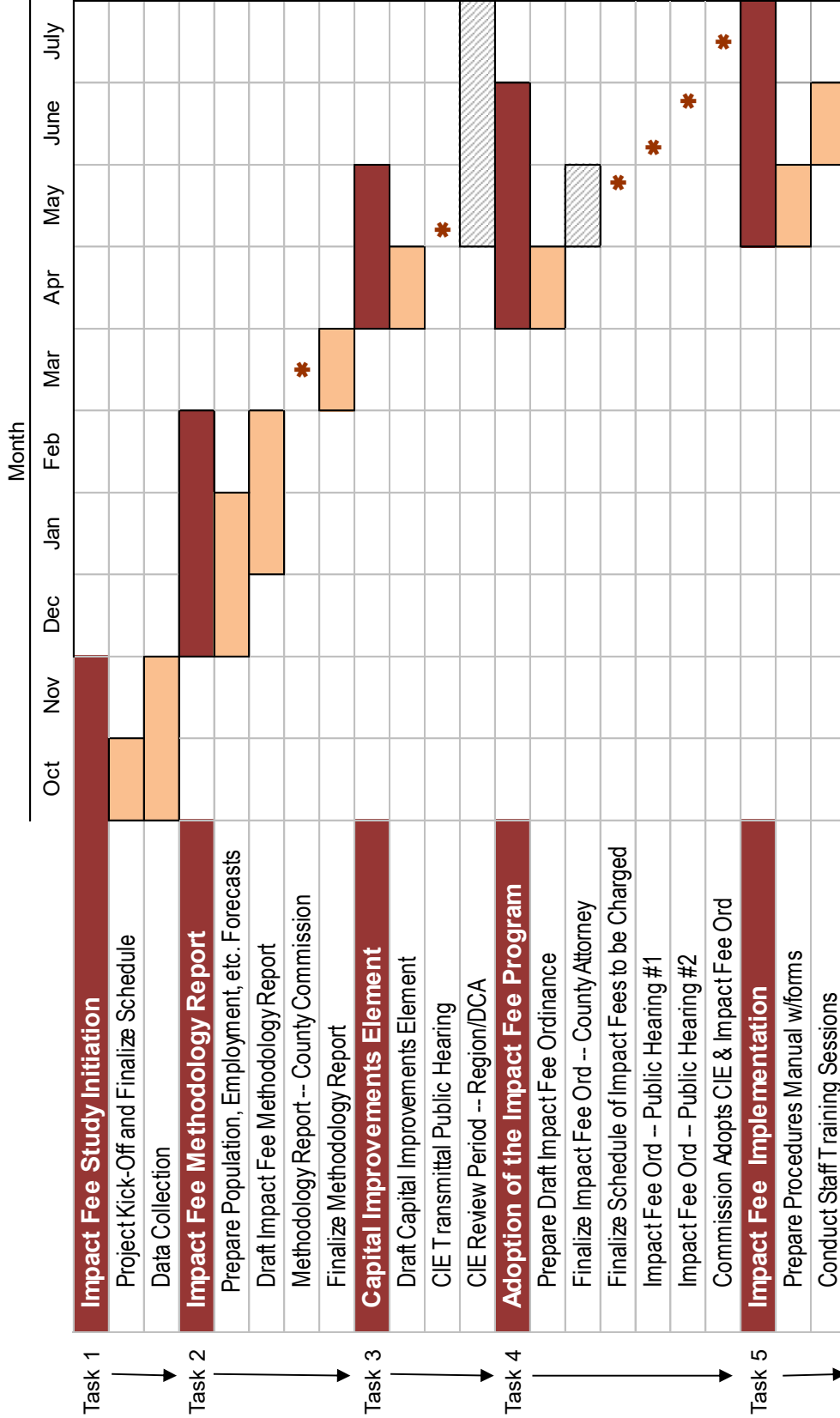
Attachments

Draft Schedule of Activities

Fee Comparison Table

Schedule of Key Events

Jasper County Impact Fee Program



* County Commission Meeting or Workshop
 Consultant Activity

IMPACT FEE UPDATE PROPOSAL

ROSS+associates

Examples of New or Amended Impact Fee Programs

City or County	Assessment Report	Advisory Committee	Pop/Emp Forecasts	CIE Public Facilities								Water/Sewer Connection Fees	Implementation Assistance	Annual Update Report	ROSS+associates Fee		
				Library	Fire	Jail	E-911	EMS	Sheriff/Police	Parks & Recreation	Roads				Contract	Year	2024 Dollars (rounded)
Alpharetta			■		■		■			■					\$ 69,500	2022	\$ 74,800
Ball Ground		■	■							■					\$ 55,350	2022	\$ 59,602
Bloomingdale		■	■							■					\$ 82,200	2020	\$ 95,300
Barrow County			■				■								\$ 82,400	2022	\$ 88,700
Camden County		■	■				■								\$ 86,400	2022	\$ 93,000
Canton			■				■								\$ 49,450	2018	\$ 61,700
Cartersville		■	■				■								\$ 48,058	2005	\$ 97,100
Cherokee County			■				■								\$ 79,350	2020	\$ 92,000
Covington		■	■				■					■			\$ 82,200	2022	\$ 88,500
Dawson County			■				■								\$ 47,250	2017	\$ 61,200
Dunwoody	■		■				■								\$ 48,140	2010	\$ 80,800
Fayetteville CIE			■				■								\$ 52,288	2022	\$ 56,300
Glynn County		■	■				■								\$ 76,450	2019	\$ 92,000
Henry County		■	■				■					■			\$ 70,650	2020	\$ 81,900
Jasper County	■	■	■				■								\$ 48,218	2006	\$ 93,900
Jones County	■	■	■				■								\$ 48,218	2006	\$ 93,900
Lee County	■	■	■				■								\$ 78,060	2005	\$ 157,700
Locust Grove		■	■				■						■		\$ 66,510	2004	\$ 139,400
Liberty County		■	■				■								\$ 94,500	2023	\$ 98,100
Madison	■	■	■				■								\$ 48,218	2007	\$ 90,500
McDonough			■				■								\$ 38,450	2017	\$ 49,800
Milton	■	■	■				■								\$ 58,140	2014	\$ 84,200
Newton County			■				■								\$ 82,350	2022	\$ 88,700
Pike County		■	■				■								\$ 95,200	2024	\$ 95,200
Rockdale County			■				■						■		\$ 53,350	2018	\$ 66,600
Sandy Springs			■				■								\$ 78,050	2021	\$ 87,200
Savannah		■	■				■								\$ 92,800	2021	\$ 103,700
Troup County	■		■				■								\$ 74,790	2022	\$ 80,500
Walton County			■				■								\$ 68,100	2019	\$ 81,900
Jasper Co Update			■				■									2024	\$ 88,700

Business Item 10:

Agenda Request – Jasper County BOC

Department: Senior Center

Date: October 7, 2024

Subject: Senior Center Drainage Project Bid Results

Summary:

Received Three Bids

Johnson Grading, Inc.	\$18,534
J. Wyatt Clearing and Grading, LLC	\$21,000
Marc Burrow Grading	\$23,828

Background:

Jasper County Senior Center has a drainage issue that needs to be resolved. Stormwater currently flows from the parking area to the building portico at the front entrance. The water ponding under the portico creates hazardous conditions for seniors and staff to enter and exit the building. The ponding water threatens to enter the building through the main front entrance doorway.

Cost:

Funding Source – Fund Balance

Recommended Motion:

Board Discretion

BID REQUEST

The Jasper County Board of Commissioners are seeking bids for grading and drainage improvements at the Jasper County Senior Center located at 26 Mack Tillman Drive, Monticello, GA.

BID DELIVERY

Bids must be received by Tuesday, October 1, 2024 at 2:00 P.M.

Bids can be delivered to the Jasper County Board of Commissioners at 126 W. Greene Street, Suite 18, Monticello, GA. 31064.

Bids can be delivered by email to mbenton@jaspercountyga.org

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

PROJECT SUMMARY

Jasper County Board of Commissioners are seeking to solve the drainage issue at the Jasper County Senior Center. Storm water currently flows from the parking area to the building portico at the front entrance. The water ponding under the portico creates hazardous conditions for seniors to enter and exit the building. The ponding also threatens to enter the building thru the main front entrance door.

CONTRACTOR NAME

Johnson Grading, Inc.

LUMP SUM BID AMOUNT

Lump Sum Bid Amount \$ 18,534.00

Lump Sum Bid Amount Written Eighteen thousand
five hundred and thirty four dollars
and zero cents.

Find attached the Grading and Drainage Plan developed by Jordan Engineering with details and profiles.

Johnson Grading, Inc.
 5221 POST RD
 MONTICELLO, GA 31064
 404.925.1472
 johnsongradingoffice@gmail.com



ADDRESS

Jasper County Senior
 Center
 26 Mack Tilman Drive
 Monticello, GA 31064

Estimate 4008

DATE 10/01/2024

PROJECT

Jasper County Senior Center

ACTIVITY	DESCRIPTION	RATE	AMOUNT
Commercial Contract	Price includes the follow scope listed below for plans dated: 7/25/24	18,534.00	18,534.00
	Grading and drainage - provide and install pipe		
	Concrete saw cut and repair at pipe crossing		
	Concrete collar at drop inlets		
	Install crusher run at pipe crossing in driveway		
	Seed and straw all disturbed area as needed		

Exclusions:

Erosion Control (Installation, maintenance and removal)
 Staking, Testing, Permits, Fees Unsuitable Soils - Import/Export, Utility Conflicts, Barrels, Traffic Signs, Traffic Control, DOT regulations, As-Builts, Mass Rock, Grinding of trees

TOTAL \$18,534.00

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PROJECT SUMMARY

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CONTRACTOR NAME

J Wyatt Clearing & Grading LLC

LUMP SUM BID AMOUNT

Lump Sum Bid Amount \$ 21,000.00

Lump Sum Bid Amount Written _____

twenty one thousand dollars

Find attached the Grading and Drainage Plan developed by Jordan Engineering with details and profiles.

ESTIMATE

Marc Burrow Grading
1000 Ridgeway Rd
Covington, GA 30014

5burrows@att.net
770-527-3585

*Marc Burrow
Grading*

Bill to
Jasper Co.

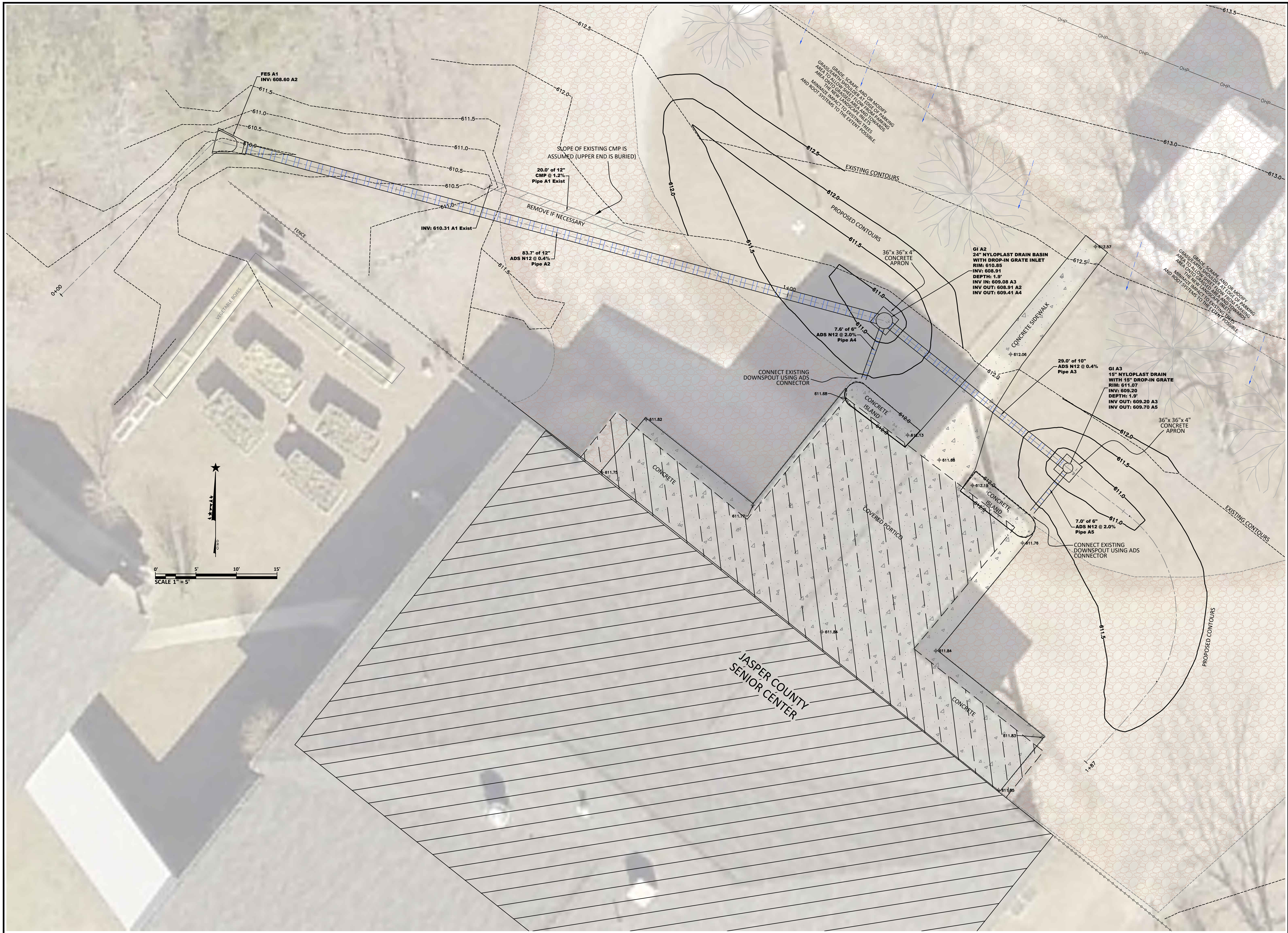
Estimate details

Estimate no.: 1084
Estimate date: 09/30/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Mobilization	Senior Center	1	\$1,500.00	\$1,500.00
2.		Pipe	Nyloplast per plans	1	\$15,778.00	\$15,778.00
3.		Grading	Extra Dirt to be Hauled to Landfill	1	\$5,800.00	\$5,800.00
4.		Seed and Straw		1	\$750.00	\$750.00
					Total	\$23,828.00

Accepted date

Accepted by

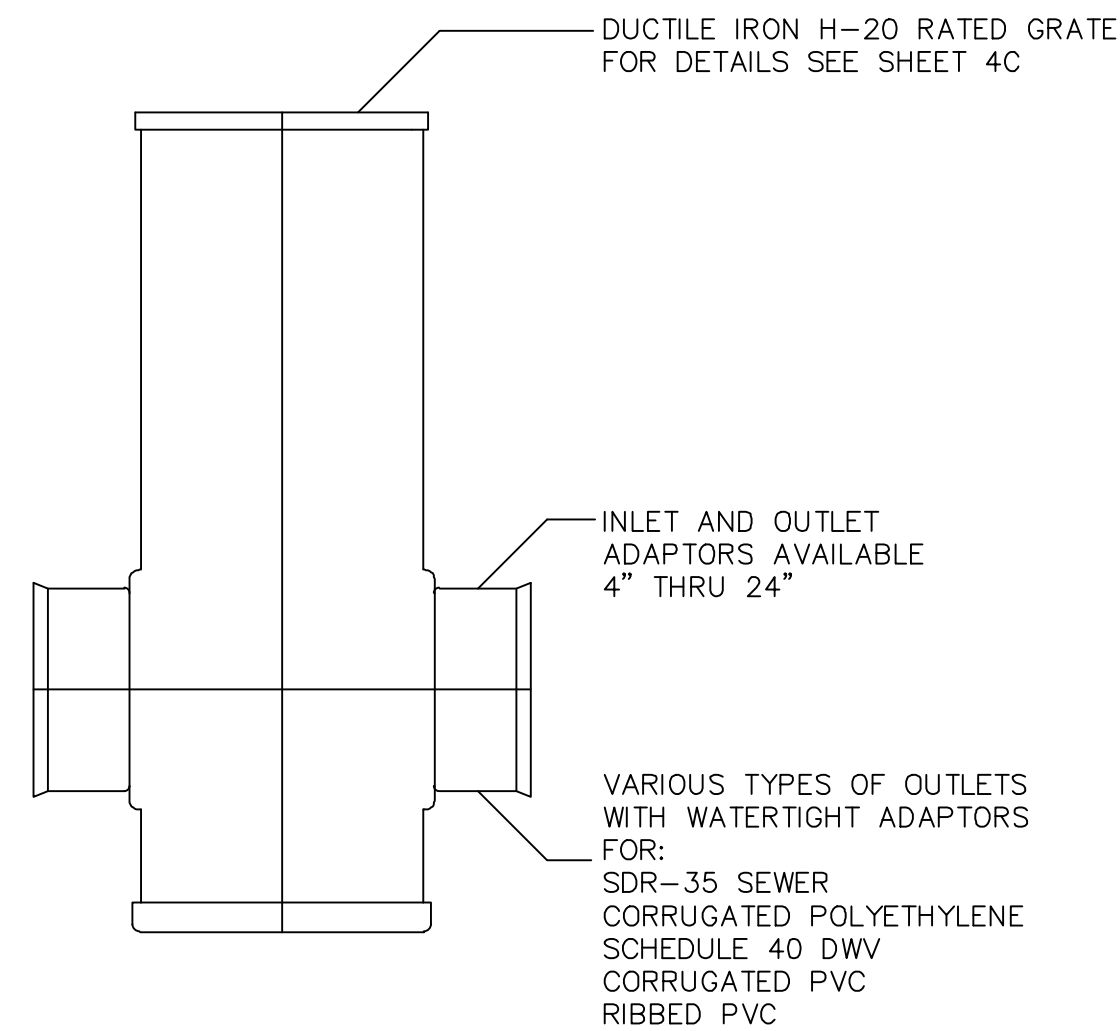


GRADING AND DRAINAGE PLAN

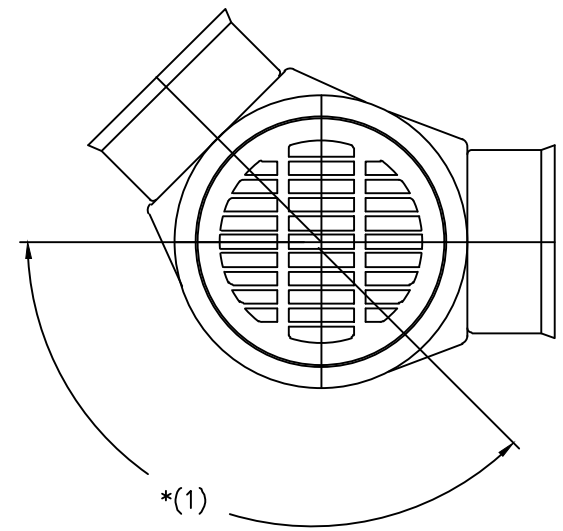
Jasper County Senior Center
 Jasper County, Georgia

Rev	Revision Description	Date
0	Initial Issue	09/20/19
1	Downspouts added; new UDAT data added	01/27/24
2	Minor update; reissue	07/25/24

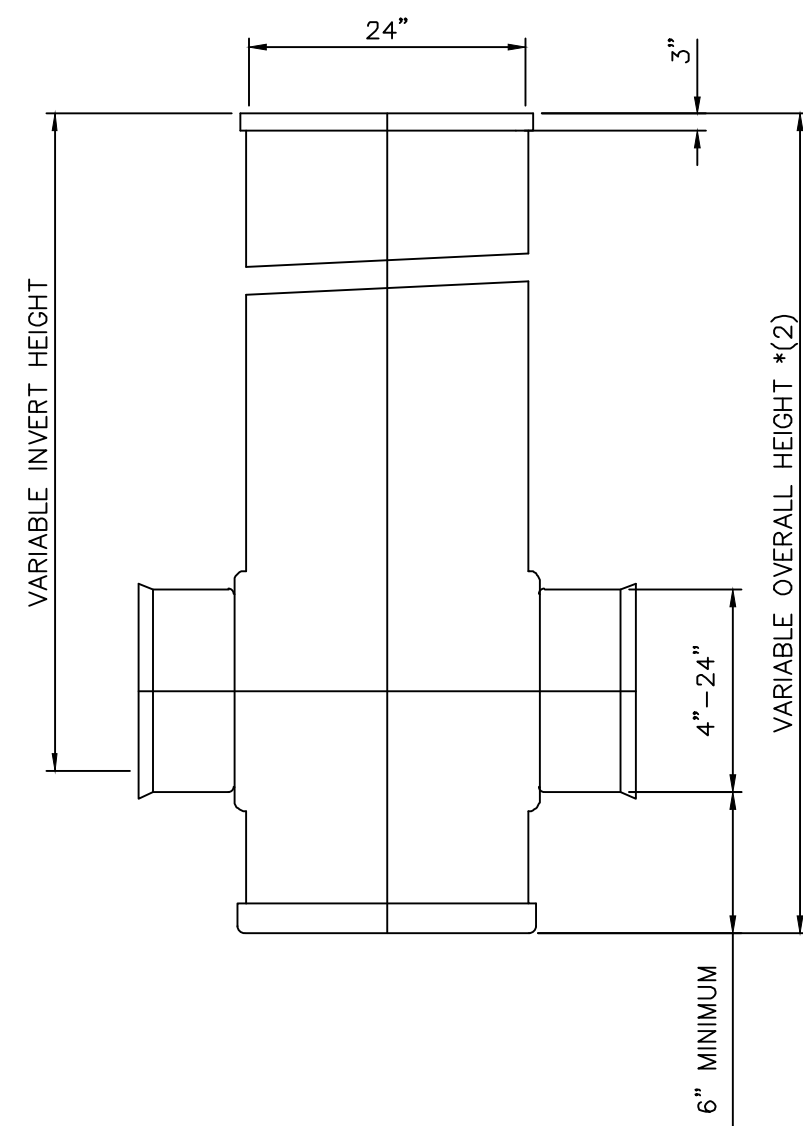
CALL (877)745-3120 FOR NYLOPLAST PRODUCT SUPPORT



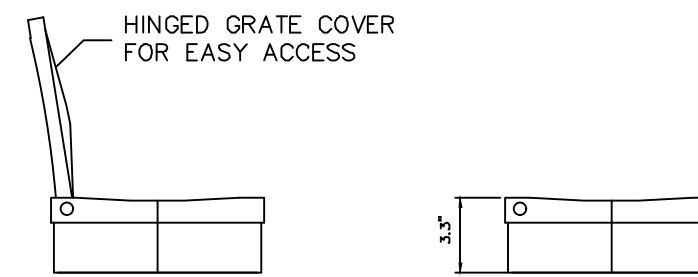
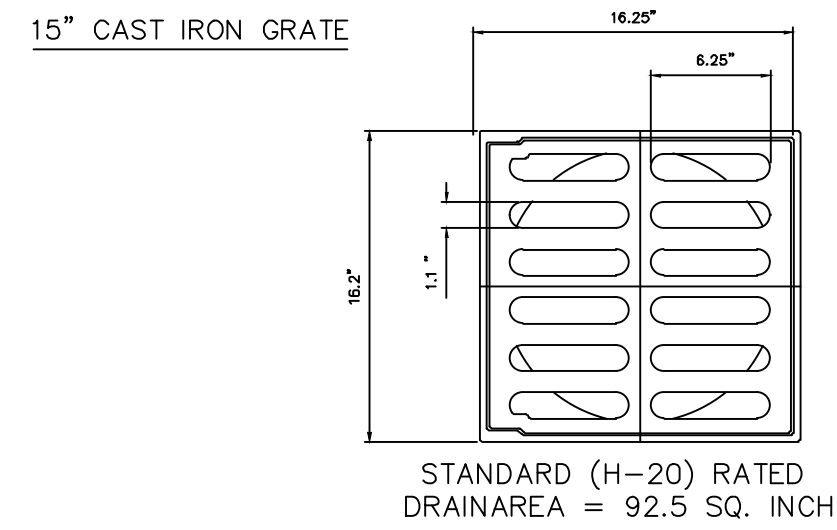
Nyloplast
24" DRAIN BASIN



ADAPTORS CAN BE MOUNTED ON ANY ANGLE 0° TO 359° FOR MINIMUM ANGLE BETWEEN ADAPTORS SEE SHEET #6

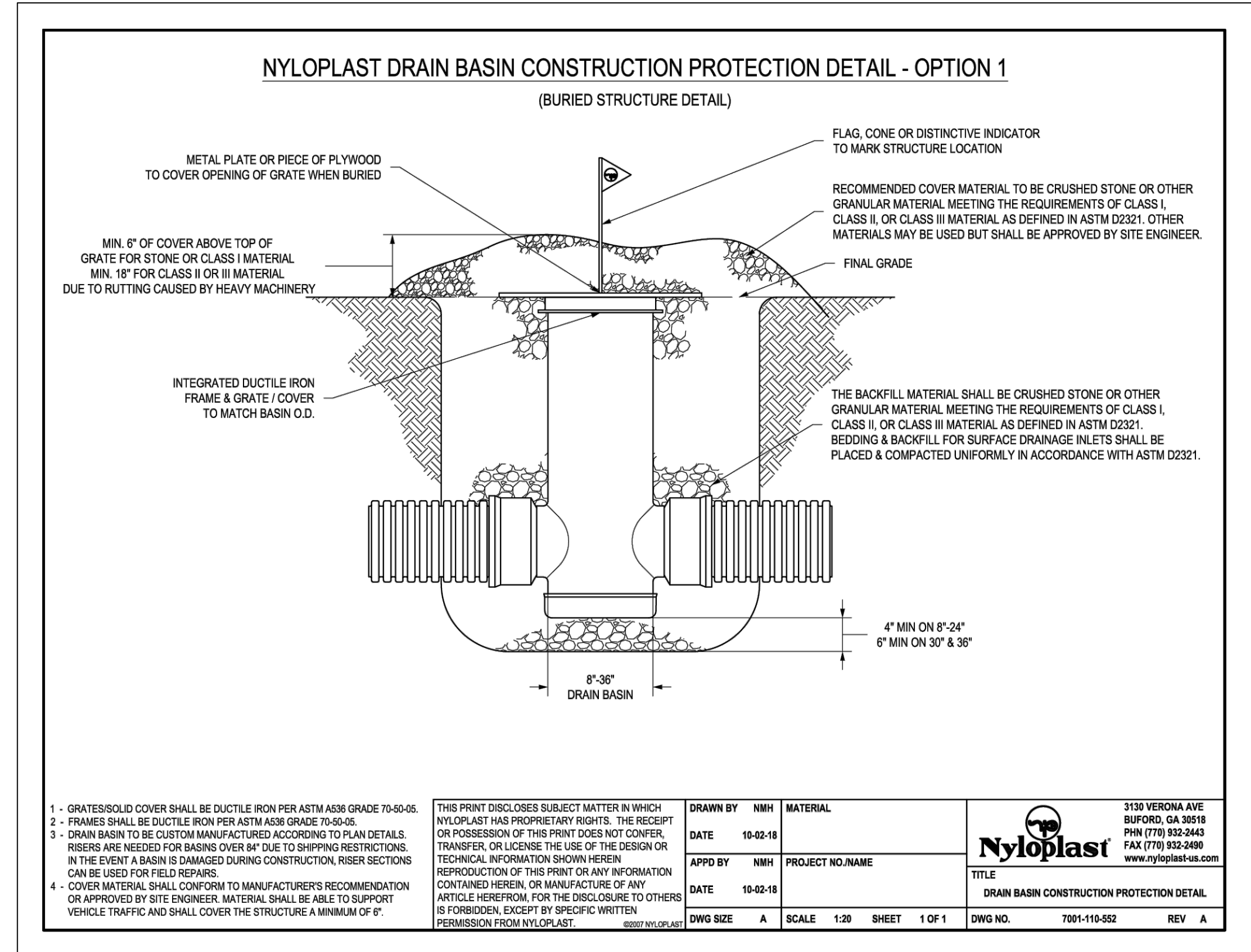


*(2) MAXIMUM RECOMMENDED OVERALL HEIGHT 10'

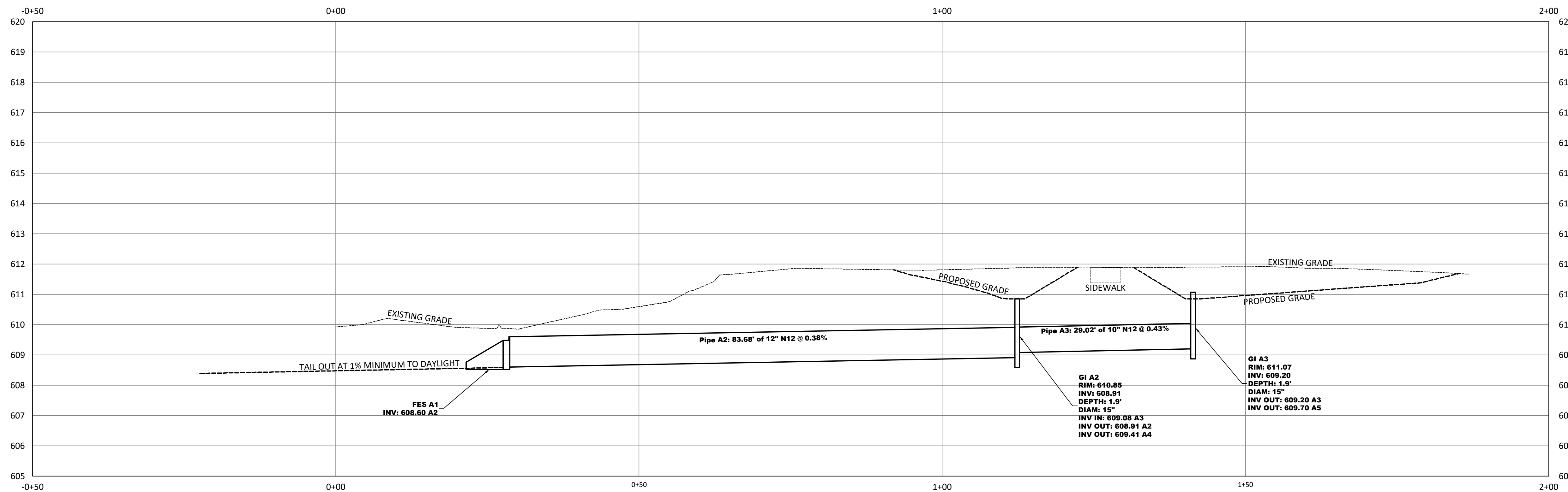


MATERIAL: CAST IRON
QUALITY: MATERIAL SHALL CONFORM TO ASTM A48 - CLASS 30B
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT

Nyloplast



1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A48 GRADE 70-50-05.	THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN.	DRAWN BY: NWH	DATE: 10-02-18	MATERIAL:	3130 VERONA AVE BURLING, GA 30018 PIN (770) 932-2443 FAX (770) 932-2409 www.nyloplast.com
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A48 GRADE 70-50-05.	REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.	APPROVED BY: NWH	DATE: 10-02-18	PROJECT NO. NAME:	
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 6\"/>					
4 - COVER MATERIAL SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION OR APPROVED BY SITE ENGINEER. MATERIAL SHALL BE ABLE TO SUPPORT VEHICLE TRAFFIC AND SHALL COVER THE STRUCTURE A MINIMUM OF 6\"/>					
		DWG SIZE: A	SCALE: 1:20	SHEET: 1 OF 1	DWG NO.: 7001-110-552 REV: A



STORM LINE A - PROFILE

JORDAN ENGINEERING
144 N. WARREN ST., MONTICELLO, GA 31064
TELEPHONE: (706) 888-8899
Land Planning & Surveying & Soil Classification

GEORGIA REGISTERED LAND SURVEYOR
No. 2902
ROBERT Q. JORDAN

NYLOPLAST INLET DETAILS AND STORM PROFILE

Jasper County Senior Center
Jasper County, Georgia

Rev	Revision Description	Date
0	Initial Issue	09/29/19
1	Downsplits added; new LDATA data added	01/27/24
2	Minor update; reissue	07/25/24

Sheet No.
1

Business Item 11:

Agenda Request – Jasper County BOC

Department: Board of Commissioners

Date: October 7, 2024

Subject: Schedule Work Sessions and Called Meetings as Needed

Summary:

Schedule Work Sessions and Called Meetings As Needed

Background:

Work Sessions to be Scheduled

County Employee Retirement Plan Improvement Options
Recreation Improvement Project Scope and Funding

Cost:

Recommended Motion:

Board Discretion