

**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

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

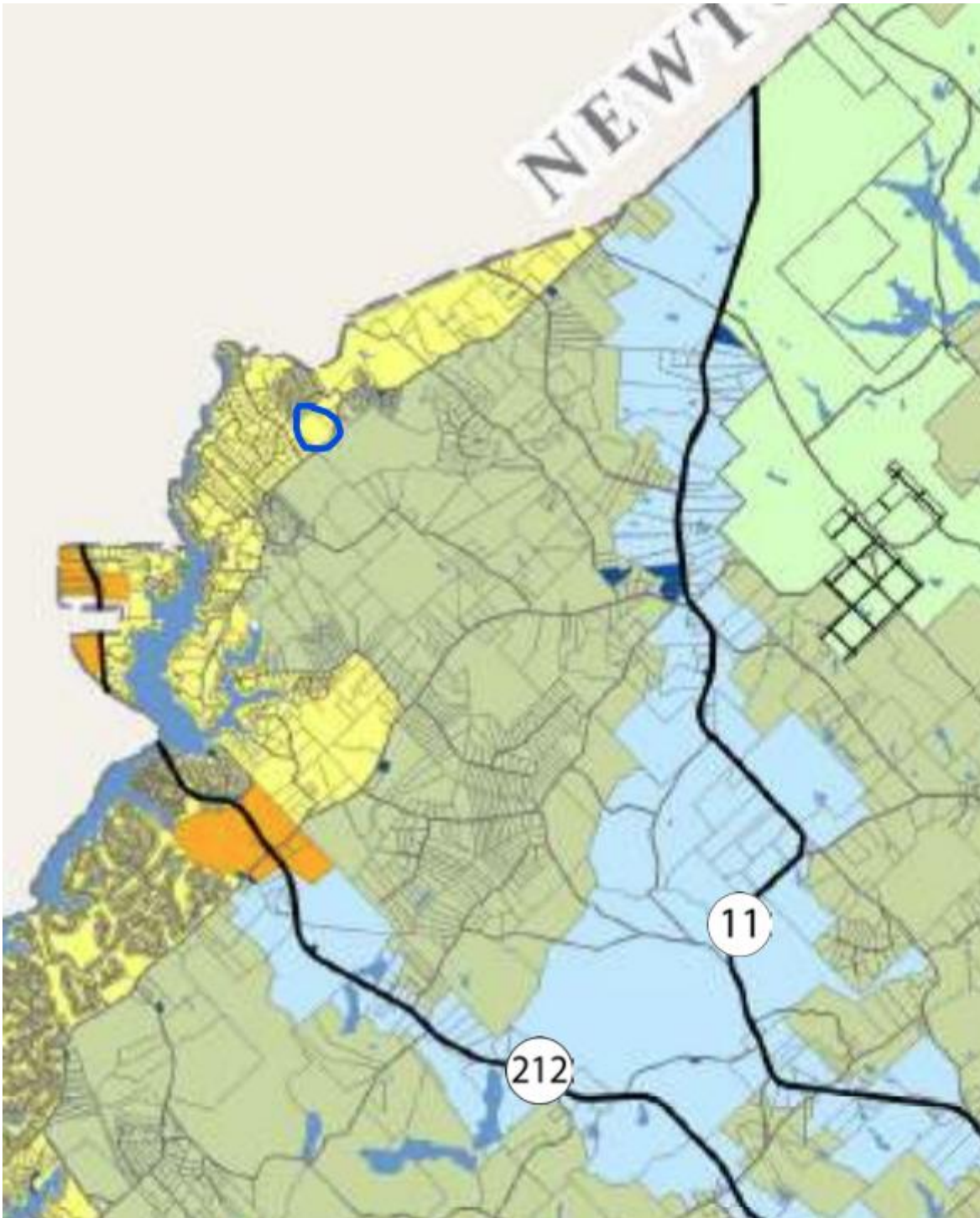


2024-REZ-004
Planning Commission – 09/19/2024
Board of Commissioners – 10/07/2024

ZONING MAP



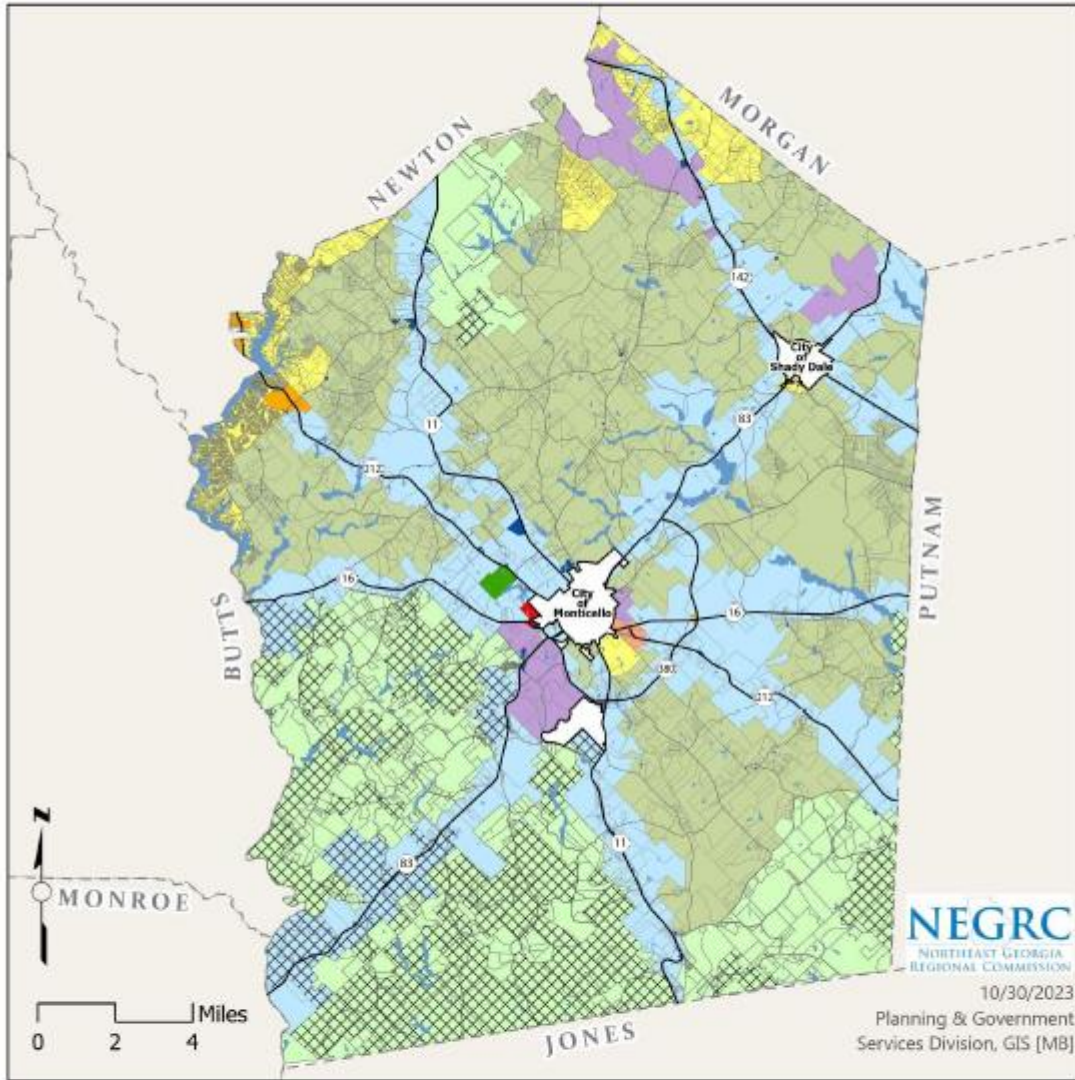
Key Code:
Light Green - Agricultural Zoning
Non-Shaded - RES



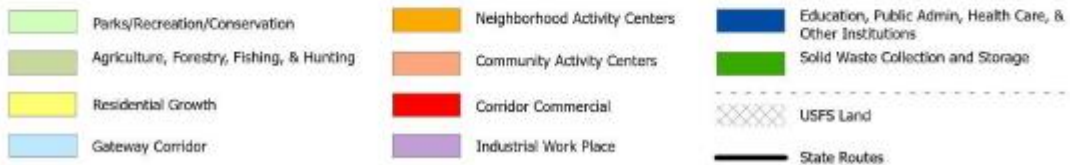
FUTURE LAND USE MAP

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 kirke998@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 PROPERTY. *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).

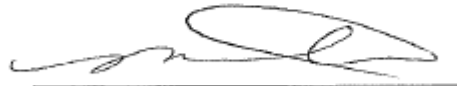
No Contributions

<hr/> <hr/> <hr/> <hr/>	<hr/> <hr/> <hr/> <hr/>
-------------------------	-------------------------

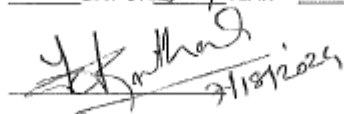
I HEREBY DEPOSE AND SAY THAT ALL STATEMENTS HEREIN ARE TRUE, CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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
Kennell R. Kelly, III
CLERK SUPERIOR COURT
079-2006-000650

Filed and recorded July 6, 2006
30A M. In Deed Book 584 p 118
Kennell R. Kelly, III 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)
Jaye Henderson _____ (Seal)
Ordinary Witness
6-24-06 _____ (Seal)
Execution Date
LOUISE N. WELLS
NOTARY PUBLIC
JASPER COUNTY, GEORGIA
MY COMMISSION EXPIRES JULY 24, 2007

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.

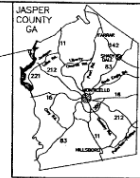
FIELD DATA WAS COLLECTED USING NIKON
 DTM-750 ELECTRONIC TOTAL STATION.
 FIELD SURVEY COMPLETED THE WEEK
 OCTOBER 13, 2003.

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.

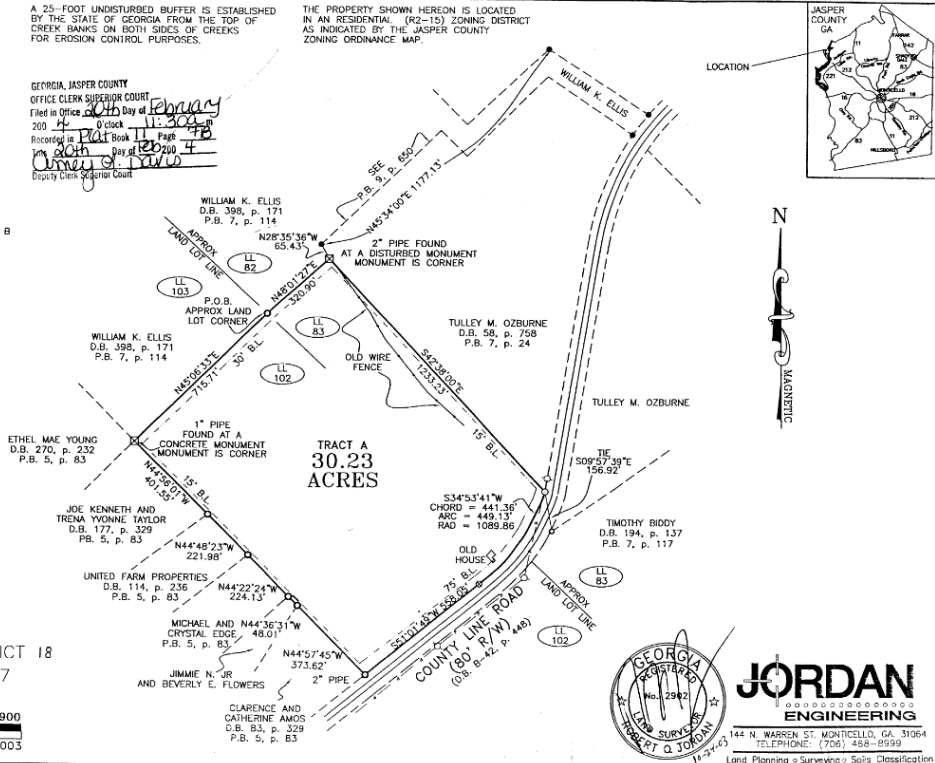
GEORGIA, JASPER COUNTY
 OFFICE CLERK SUPERIOR COURT
 Filed in Office 04th Day of February
 200 4 o'clock 11:30
 Recorded in Plat Book 7B
 Page 4
Chad Day of 2003
Chad
 County Clerk Superior Court



- 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

SCALE 1"=300'
 OCTOBER 23, 2003



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

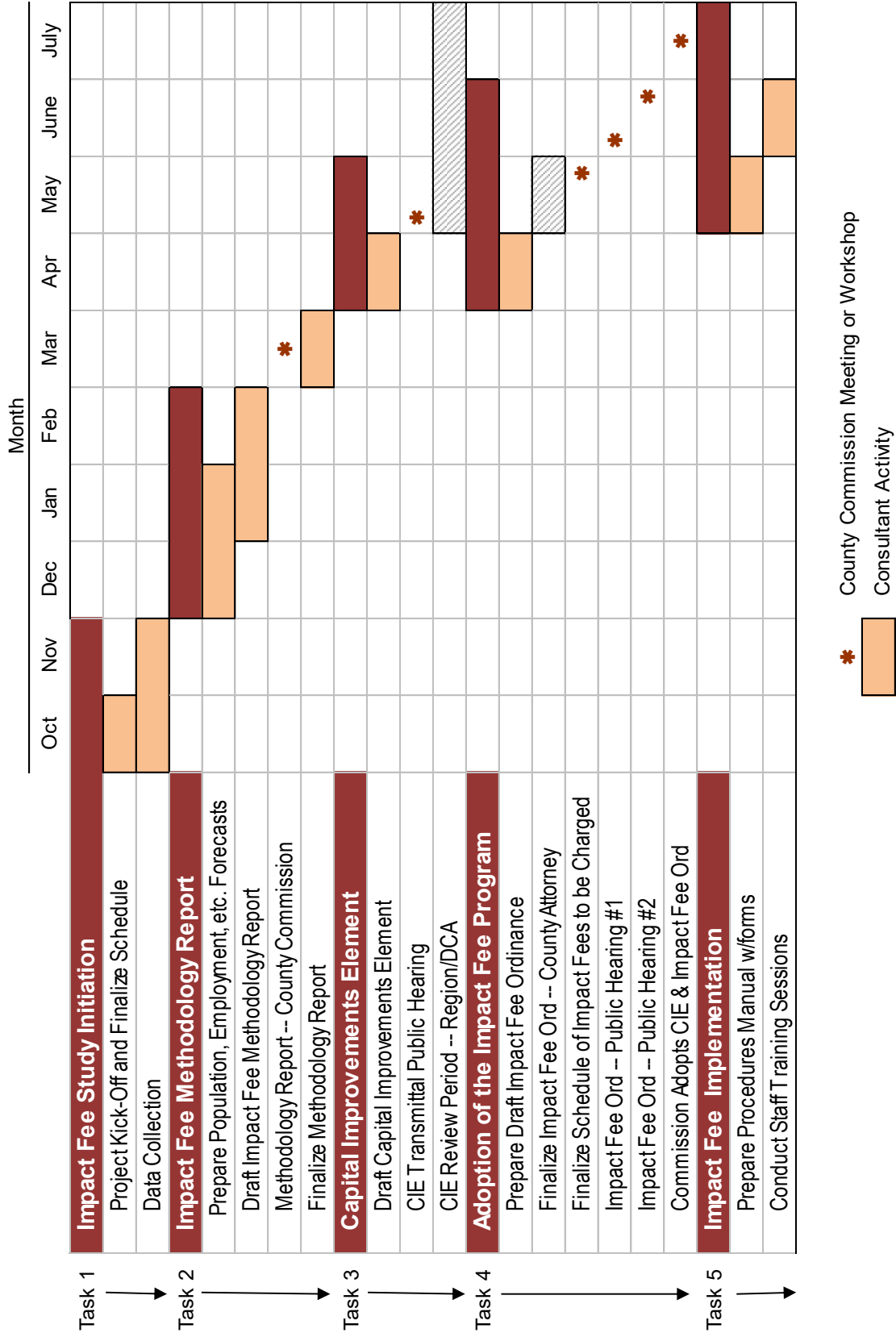
Attachments

Draft Schedule of Activities

Fee Comparison Table

IMPACT FEE UPDATE PROPOSAL

Schedule of Key Events
Jasper County Impact Fee Program



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

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

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.

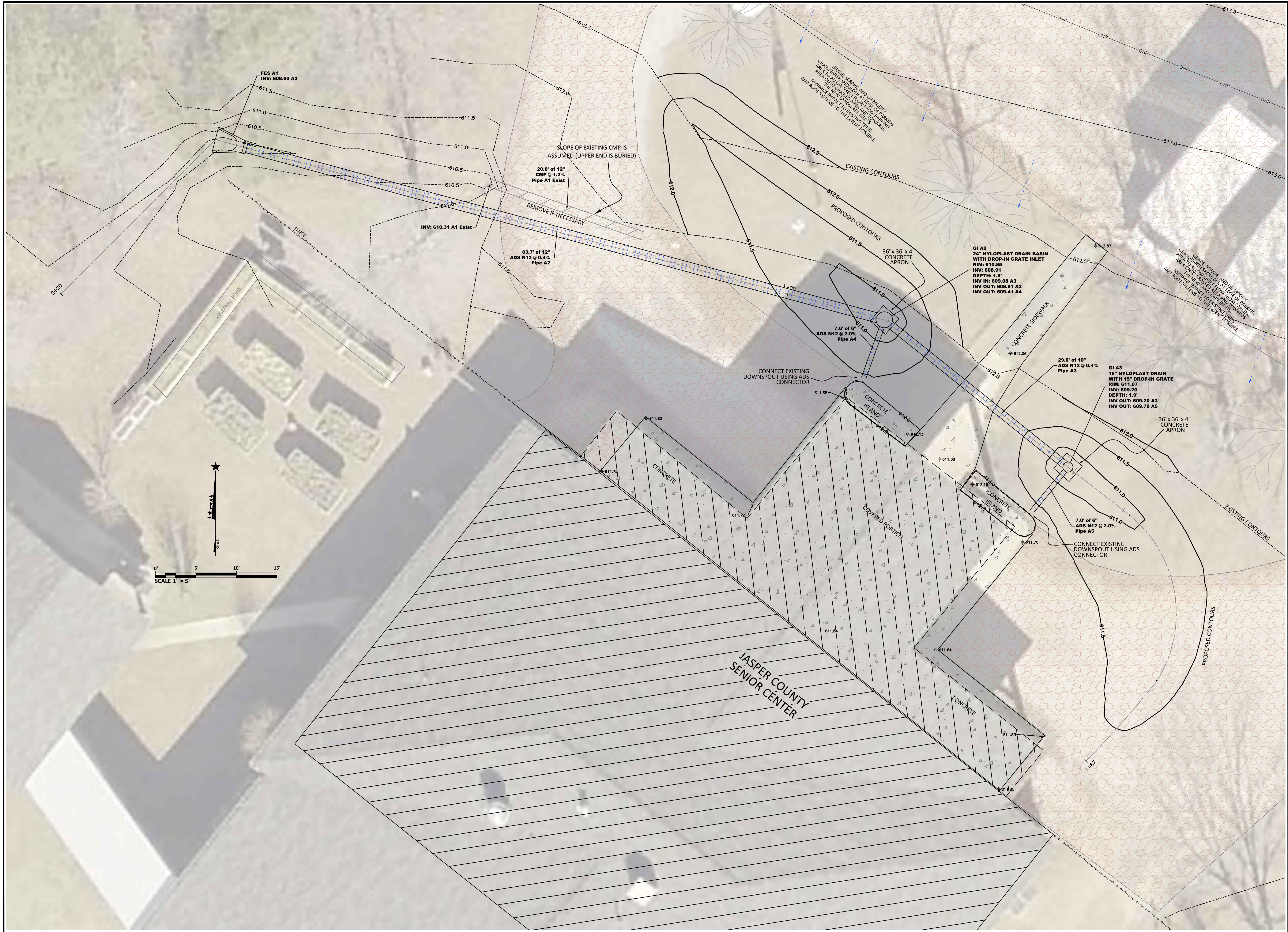
Estimate details

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

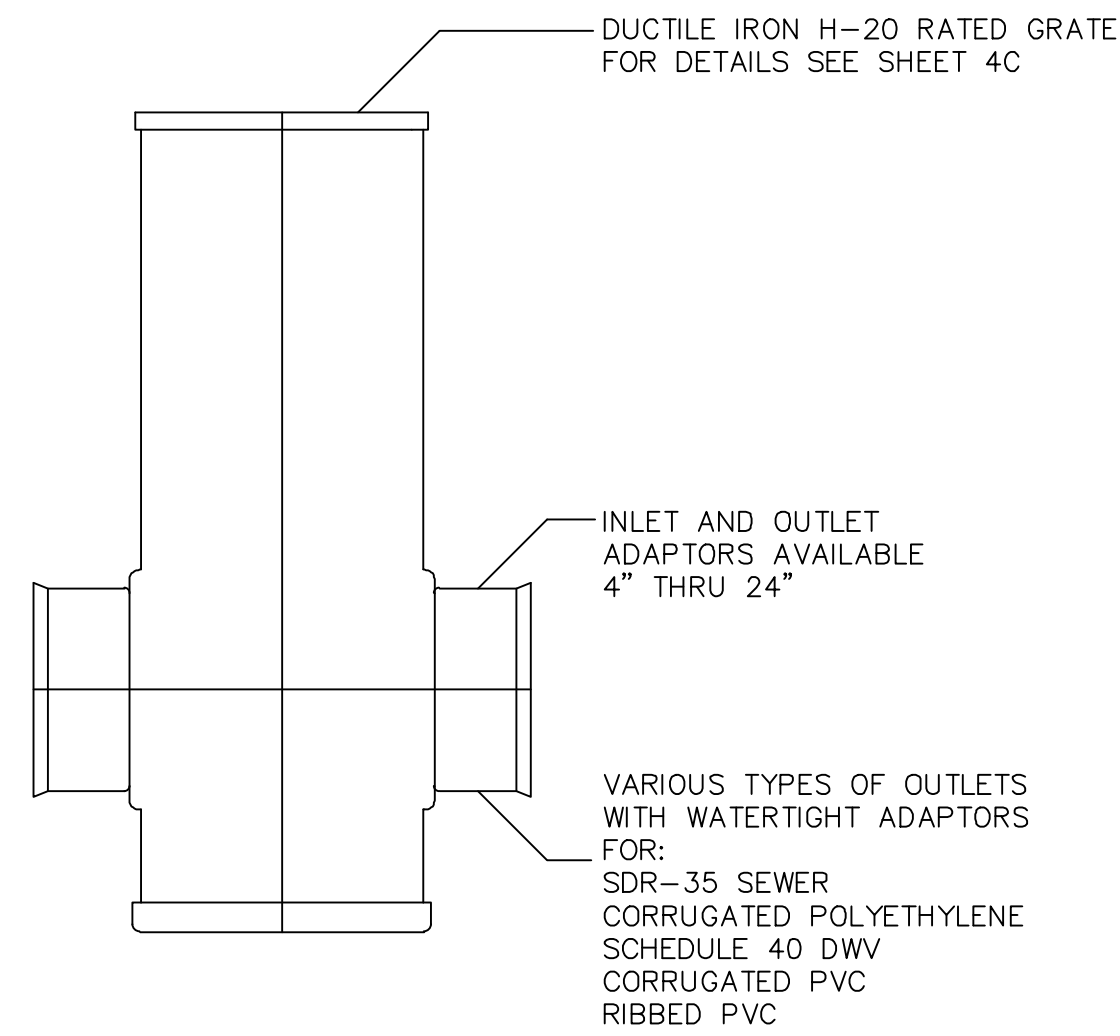
Accepted by



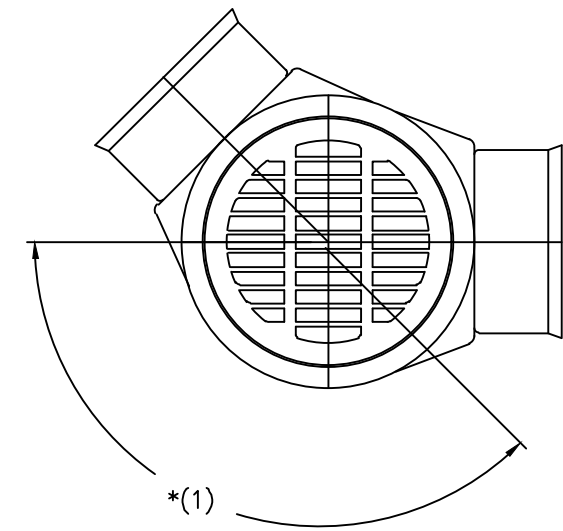
GRADING AND DRAINAGE PLAN

Jasper County Senior Center
 Jasper County, Georgia

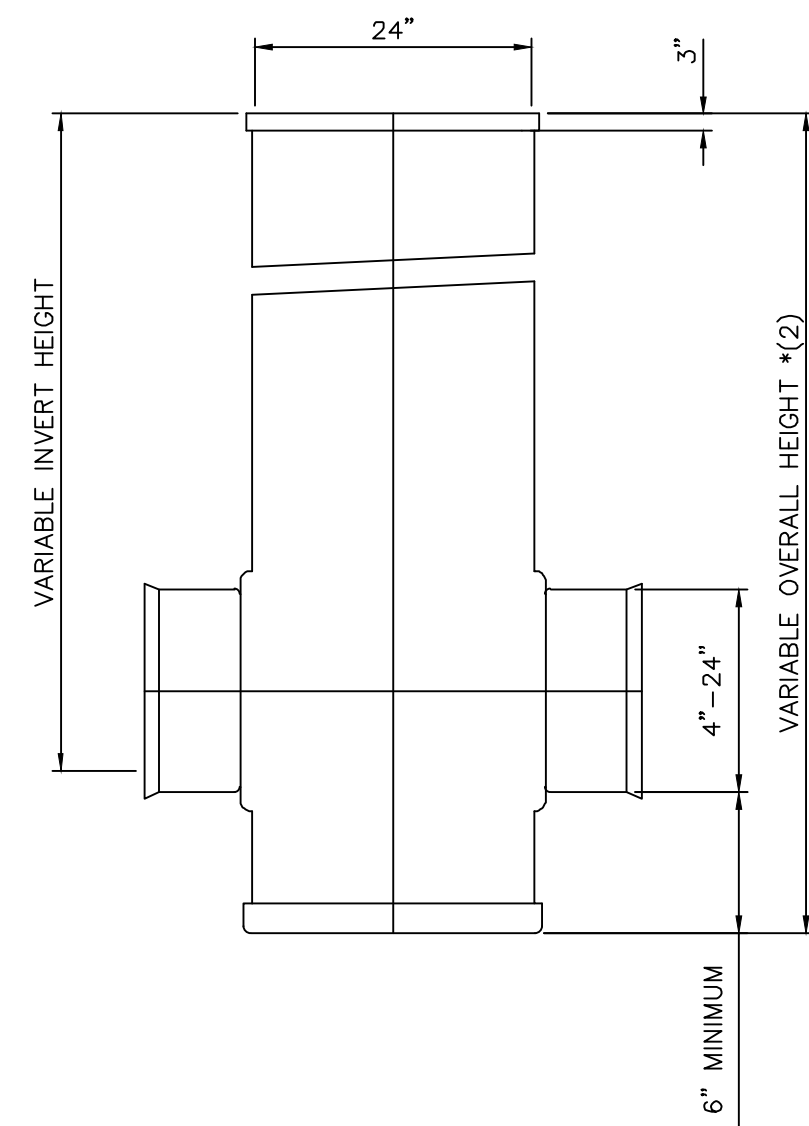
Rev	Revision Description	Date
0	Initial Issue	09/20/19
1	Downspouts added; new LIDAR data added	01/27/24
2	Minor update; reissue	07/25/24



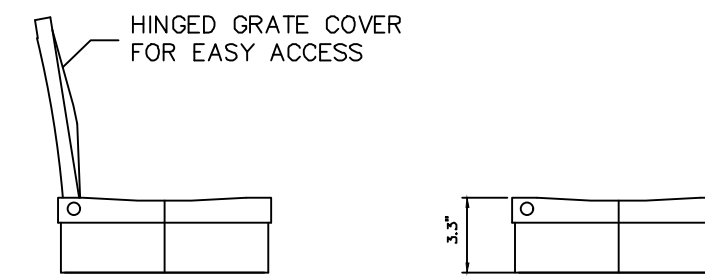
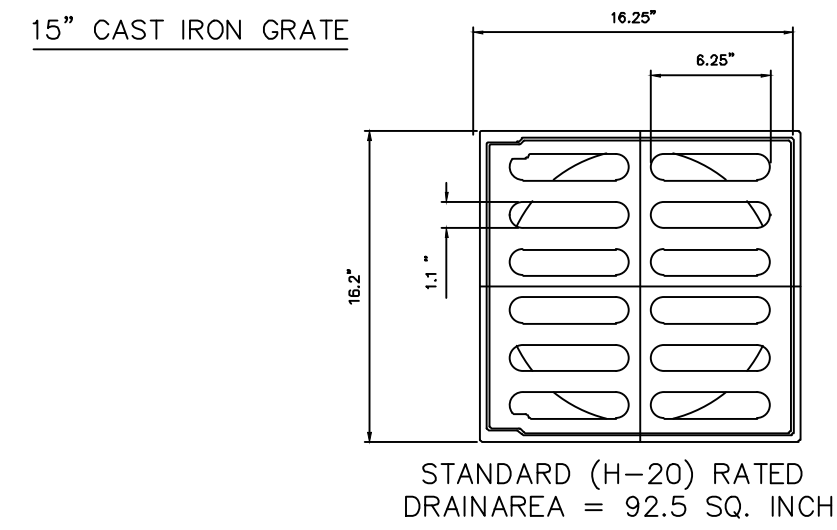
Nyloplast
24" DRAIN BASIN



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

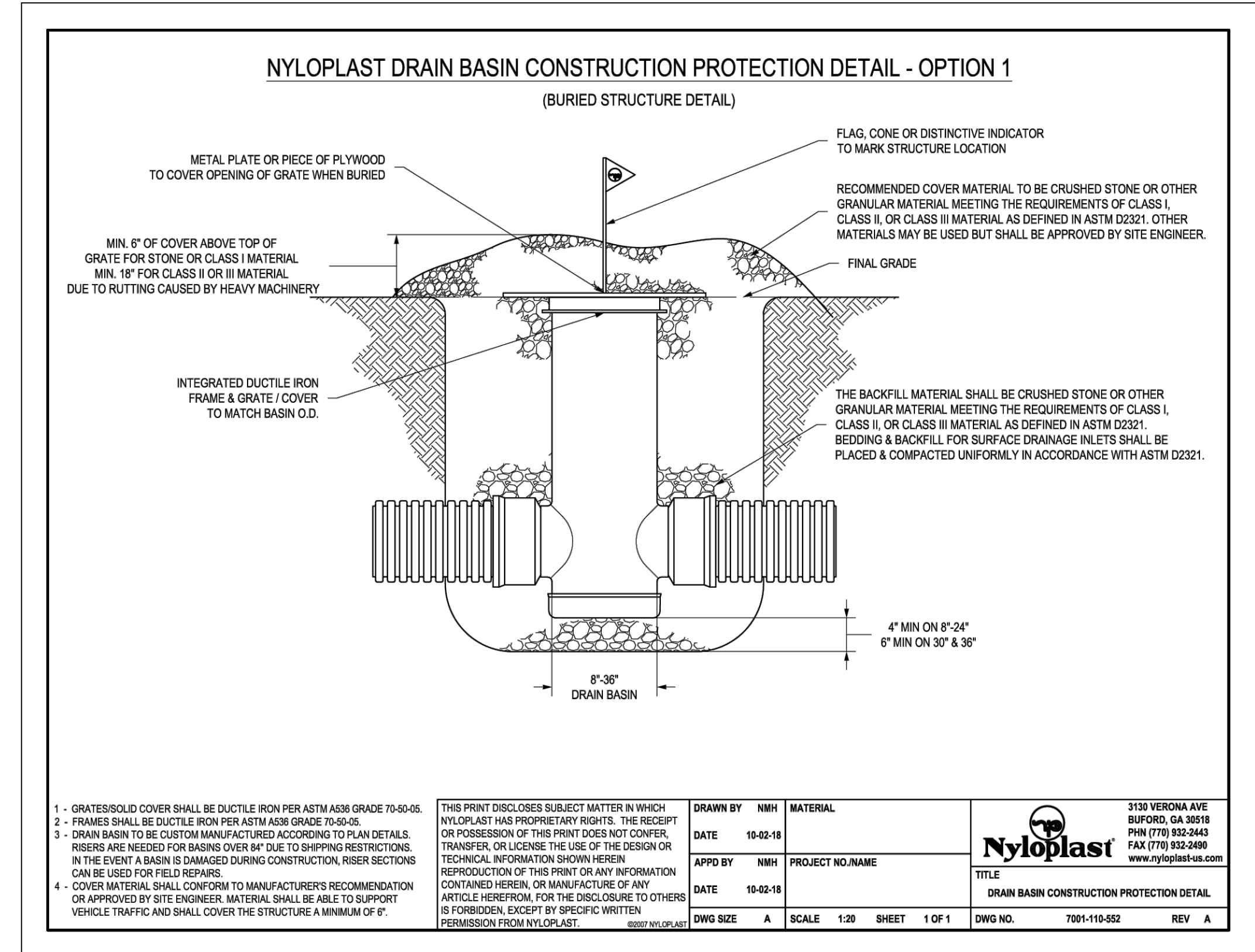


*(2) MAXIMUM RECOMMENDED OVERALL HEIGHT 10'

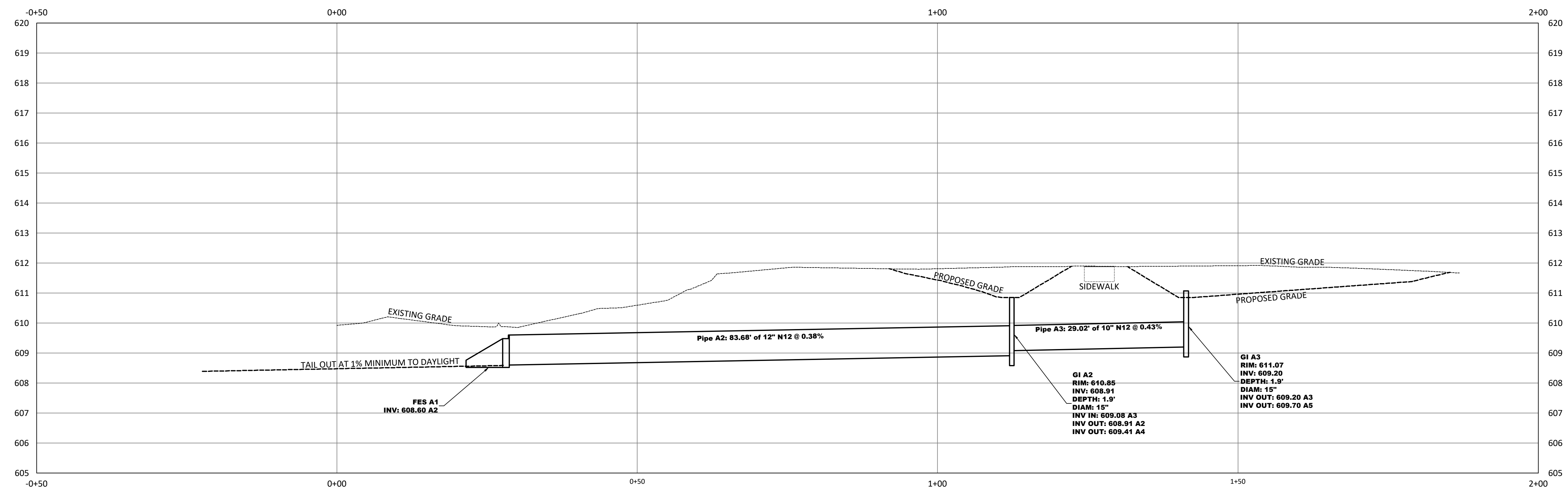


MATERIAL: CAST IRON
QUALITY: MATERIAL SHALL CONFORM TO ASTM A48 - CLASS 30B
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT

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. 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.	DRAWN BY: NWH DATE: 10-02-18	MATERIAL: NYLOPLAST	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2409 www.nyloplast.com
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A48 GRADE 70-50-05.		APP'D BY: NWH DATE: 10-02-18	PROJECT NO. NAME: TITLE: DRAIN BASIN CONSTRUCTION PROTECTION DETAIL	DWG NO.: 7051-116-552 REV A
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\"/>				



STORM LINE A - PROFILE

JORDAN ENGINEERING
144 N. WARREN ST., MONTICELLO, GA 31064
TELEPHONE: (706) 888-8889
Land Planning & Surveying & GIS Classification



**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