

**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 1<sup>st</sup> through 3<sup>rd</sup> 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 13<sup>th</sup> and the last September 29<sup>th</sup>. 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 \$350,000. 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 23<sup>rd</sup>. 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.