

# **JASPER COUNTY BOARD OF COMMISSIONERS**

**Will have a**

## **Work Session**

**Monday, October 28, 2024**

**6:00 P.M.**

**Commissioners Meeting Room, Ground Floor**

**The work session will be live-streamed via Facebook**

### **Discussion Items:**

- 1. Short-Term Rentals Application Period**
- 2. Conservation Subdivision Design in RES zoning**
- 3. Family Ties Land Division**

**Work Session Item 1:  
Agenda Request – Jasper County BOC**

**Department:** Planning and Zoning

**Date:** October 28, 2024

**Subject:** Short-Term Rentals Application Period

**Summary:** BOC voted to open up the application period for short-term rentals.

**Background:** The short-term rental application period was opened up from May 10, 2024 through July 12, 2024. The application period was advertised in the legal organ of Jasper County and on social media.

Jasper County BOC  
Hotel Tax  
FY 2024 Deposits

	Agoda	Air BNB	Bear Creek	Homeaway	Hotel Tonight	Evolve	Lakeview	Sabbatical Lake	Expedia	Total	Chamber Allocation	Check #	Check Amount	BOC Allocation	Check #	Check Amount
Jul-23		\$ 1,869.99		\$ 1,627.86		\$ 142.32	\$ 133.13			\$ 3,773.30	1,886.65			1,886.65		
Aug-23		\$ 1,656.30		\$ 1,959.12		\$ 94.85	\$ 90.45		\$ 5.65	\$ 3,806.37	1,903.19			1,903.19		
Sep-23		\$ 986.44		\$ 680.31		\$ 72.85	\$ 47.53			\$ 1,787.13	893.57			893.57		
Oct-23									\$ 12.91	\$ 12.91	6.46	1015	\$ 4,689.86	6.46	1016	\$ 4,689.85
Nov-23		\$ 1,856.82		\$ 2,054.41		\$ 353.70	\$ 27.16		\$ 36.00	\$ 4,328.09	2,164.05			2,164.05		
Dec-23		\$ 590.09		\$ 1,071.69		\$ 27.95				\$ 1,689.13	844.57	1017	\$ 3,008.61	844.57	1018	\$ 3,008.61
Jan-24										\$ -						
Feb-24		\$ 1,315.07		\$ 594.42		\$ 107.35				\$ 2,016.84	1,008.42			1,008.42		
Mar-24		\$ 1,312.95		\$ 204.91		\$ 57.85	\$ 237.65			\$ 1,813.36	906.68	1019	\$ 1,915.10	906.68	1020	\$ 1,915.10
Apr-24		\$ 1,561.91		\$ 124.11		\$ 37.43				\$ 1,723.45	861.73			861.73		
May-24		\$ 3,911.16	\$ 73.75	\$ 1,264.29		\$ 216.72				\$ 5,465.92	2,732.96			2,732.96		
Jun-24		\$ 2,316.92	\$ 143.75	\$ 807.43		\$ 27.90				\$ 3,296.00	1,648.00	1021	\$ 5,242.69	1,648.00	1022	\$ 5,242.68
	\$ -	\$ 17,377.65	\$ 217.50	\$ 10,388.55	\$ -	\$ 1,138.32	\$ 535.92	\$ -	\$ 54.56	\$ 29,712.50	14,856.25		\$ 14,856.25	14,856.24		\$ 14,856.23

	Agoda	Air BNB	Bear Creek	Homeaway	Hotel Tonight	Evolve	Lakeview	Sabbatical Lake	Expedia	Total
Jul-24	\$ 2,105.64			\$ 774.54		\$ 116.96				\$ 2,997.14
										\$ 2,997.14
										\$ 2,997.14

\$ 29,712.50 July 2023 - June 2024 Deposits

\$ (3,773.30) July 2023 Deposit

\$ 28,936.34 Reconciled to the FY2024 General Ledger

Jasper County BOC  
 Hotel Tax  
 FY 2023 Deposits

	Agoda	Air BNB	Bear Creek	Homeaway	Hotel Tonight	Evolve	Lakeview	Sabbatical Lake	Total	Chamber Allocation	Check #	Check Amount	BOC Allocation	Check #	Check Amount
Prior Year Deposits	\$ 2,603.40	\$ 1,623.48	\$ -	\$ 212.94	\$ 175.00	\$ -	\$ -	\$ -	\$ 4,614.82	2,307.41			2,307.41		
Jul-22	\$ 912.64	\$ 1,527.85	\$ -	\$ 64.76	\$ -	\$ -	\$ -	\$ -	\$ 2,505.25	1,252.63			1,252.63		
Aug-22	\$ 1,359.12	\$ 1,065.95	\$ -	\$ 71.86	\$ 10.00	\$ -	\$ -	\$ -	\$ 2,506.93	1,253.47			1,253.47		
Sep-22	\$ 1,193.22	\$ 672.84	\$ -	\$ 59.17	\$ -	\$ -	\$ -	\$ -	\$ 1,982.33	991.17			991.17		
Oct-22	\$ 740.50	\$ 1,098.12	\$ -	\$ 71.40	\$ -	\$ -	\$ -	\$ -	\$ 1,910.02	955.01			955.01		
Nov-22	\$ 962.72	\$ 1,078.06	\$ -	\$ 21.70	\$ -	\$ -	\$ -	\$ -	\$ 2,062.48	1,031.24	#1007	\$ 5,712.17	1,031.24	#1008	\$ 5,712.16
Dec-22	\$ 474.56	\$ 314.96	\$ -	\$ 29.30	\$ -	\$ -	\$ -	\$ -	\$ 818.82	409.41			409.41		
Jan-23	\$ 1,432.25	\$ 321.52	\$ -	\$ 27.10	\$ -	\$ -	\$ 283.72	\$ 62.50	\$ 2,127.09	1,063.55	#1009	\$ 2,488.16	1,063.55	#1010	\$ 2,488.16
Feb-23	\$ 806.73	\$ 53.20	\$ -	\$ 65.65	\$ -	\$ -	\$ -	\$ 92.50	\$ 1,018.08	509.04			509.04		
Mar-23	\$ 1,331.00	\$ 492.76	\$ -	\$ 48.70	\$ -	\$ -	\$ -	\$ -	\$ 1,872.46	936.23			936.23		
Apr-23	\$ 596.71	\$ 591.02	\$ -	\$ 47.03	\$ -	\$ -	\$ -	\$ -	\$ 1,234.76	617.38	#1011	\$ 2,508.82	617.38	#1012	\$ 2,508.81
May-23	\$ 683.22	\$ 628.15	\$ -	\$ 57.28	\$ -	\$ -	\$ -	\$ -	\$ 1,368.65	684.33	#1013	\$ 1,301.85	684.33	#1014	\$ 1,301.86
Jun-23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-			-		
	\$ -	\$ 13,096.07	\$ -	\$ 9,467.91	\$ -	\$ 425.26	\$ 692.45	\$ 340.00	\$ 24,021.69	12,010.85		\$ 12,011.00	12,010.84		\$ 12,010.99

**Work Session Item 2:  
Agenda Request – Jasper County BOC**

**Department:** Planning and Zoning

**Date:** October 28, 2024

**Subject:** Conservation Subdivision Design in RES zoning.

**Summary:** Discussion on Conservation subdivisions in RES zoning

**Background:** The BOC meeting in May 2024 changed the requirements for conservation subdivisions. The BOC removed the requirement and prohibited the use of conservation subdivisions in AG zoning to prevent 3-acre homesites in AG zoning subdivisions. Currently, all subdivisions in RES zoning are required to be of a conservation design.

Prior to BOC meeting in May 2024, all subdivisions had to be a Conservation Subdivision.

Sec. 105-28. -General definitions.

Subdivision.

- (1) The term "subdivision" means the division of a parcel of land that is a lot of record at the time of enactment of the ordinance from which this chapter is derived into three or more lots, building sites, or other divisions, at least one of which is smaller than five acres, for the purpose—whether immediate or future—of sale, legacy, or building development. This definition includes all of the following:
  - a. All divisions of land involving a new street.
  - b. All divisions of land involving a substantial change in existing streets.
  - c. Any resubdivision of land into three or more lots if any lot is smaller than five acres.
- (2) The term "subdivision" does not include the following:
  - a. The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards set forth in this chapter.
  - b. The transfer of unsubdivided land or the transfer of a lot or parcel of land established by deed or plat recorded in the office of the clerk of the superior court of the county prior to the initial effective date of the ordinance from which this chapter is derived.
  - c. The division of land among heirs by judicial decree.
  - d. The division of land into parcels of five or more acres where no new road is involved.
- (3) All residential subdivisions in zoning district RES, other than minor plats as defined, shall comply with the provisions indicated in [chapter 105](#), article VI, Conservation Subdivisions.

Sec. 105-162. - Conservation subdivision design.

(a) Purposes. The purposes of conservation subdivisions are as follows:

- (1) To provide flexibility of design in order to promote environmentally sensitive and efficient uses of the land when developing as a residential subdivision.
- (2) To preserve in perpetuity unique or sensitive natural resources such as groundwater, floodplains, wetlands, streams, steep slopes, woodlands and wildlife habitat.
- (3) To preserve important historic and archaeological sites.
- (4) To permit clustering of houses and structures on less environmentally sensitive soils which will reduce the amount of infrastructure, including paved surfaces and utility easements, necessary for residential development.
- (5) To reduce erosion and sedimentation by minimizing land disturbance and removal of vegetation in residential development.
- (6) To promote interconnected greenways and corridors throughout the community.
- (7) To promote contiguous green space with adjacent jurisdictions.
- (8) To encourage street designs that reduces traffic speed and reliance on main arteries.
- (9) To promote construction of convenient landscaped walking trails and bike paths both within the subdivision and connected to neighboring communities and businesses.
- (10) To conserve scenic views and reduce perceived density by maximizing the number of houses with direct access to and views of open space.

(11) To protect prime agricultural land and preserve farming as an economic activity.

(b) Applicability.

This district is to be used to preserve conservation space and to protect natural resources. For properties which are submitted for a conservation subdivision, the applicant shall declare the intent to preserve conservation space at the time of application. The application shall be accompanied by an existing features site analysis plan, and a map that clearly indicates what is found on site according to the existing features site analysis plan. The conservation district shall not be used on property that has been timber harvested within seven years prior to adoption filing an application for a conservation subdivision.

(c) General regulations.

(1) Applicability of regulations. The conservation subdivision option is available as a use by right in RES zoning districts. An applicant shall comply with all other provisions of this chapter, [chapter 119](#) and all other applicable laws, except those that are incompatible with the provisions contained herein. Where there is any conflict in language, these regulations shall supersede.

(2) Ownership of development site. The tract(s) of land to be subdivided may be held in single and separate ownership or in multiple ownership. If held in multiple ownership, however, the site shall be developed according to a single plan with common authority and common responsibility.

(3) Housing density determination. The housing density determination will be determined by subtracting all the roads and right-of-way, required exterior buffers, and all conservation areas, and meeting the minimum lot size for each new lot as shown in the chart below:

Zoning District	RES
Lot Size	5 Acre
Minimum Lot Size Allowed	3 Acre



(4) Required buffers.

a. A 50-foot buffer shall be maintained around the perimeter of the subdivision adjoining outside parcels. This shall be counted toward the total required greenspace.

b. A 100-foot buffer shall be maintained adjacent to existing public county streets and a 150-foot natural buffer along all state routes that abut the subdivision, this should be counted toward total required greenspace.

c. A buffer of not less than 50 feet at rear property line that is outside the buildable lot.

(d) Application requirements.

(1) Site analysis map required. Concurrent with the submission of a site concept plan, the applicant shall prepare and submit a site analysis map. The purpose of the site analysis map is to ensure that the important site features have been adequately identified prior to the creation of the site design, and that the proposed open space will meet the requirements of this article. The preliminary site plan shall include the following features:

a. Property boundaries;

b. All streams, rivers, lakes, wetlands and other hydrologic features;

c. Topographic contours of no less than ten-foot intervals;

d. All primary and secondary conservation areas labeled by type, as described in [section 105-162\(e\)](#), Open space;

e. General vegetation characteristics;

f. General soil types;

g. The planned location of protected open space;

**Work Session Item 3:  
Agenda Request – Jasper County BOC**

**Department:** Planning and Zoning

**Date:** October 28, 2024

**Subject:** Family Ties Land Division

**Summary:** Allowing a reduction in the road frontage requirements in AG zoning for parcels of land greater than 10 acres when the land will be divided for immediate family members.

**Background:** The May 2024 BOC meeting changed the road frontage requirements in AG zoning from 200 feet to 300 feet. This has caused several hardships throughout the county for families that want to give tracts of land to immediate family members.

---

### **Specific provisions for family ties land division.**

- (a) *Applicability.* The provisions of this section apply to land divisions in the AG zoning district greater than 10 acres.
- (b) *Exemptions from platting requirements.*
  - (1) Lots created as a result of the family ties land division are exempt from the road frontage requirements set forth in section 119-244 provided that the lots are conveyed to a grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the owner of the parcel to be divided (parent parcel).
  - (2) Applications to create lots under the family ties land division process shall be processed by the Planning and Zoning Director, and approved by the Jasper County Board of Appeals.
- (c) *Design standards for lots to be conveyed.*
  - (1) All lots created under the family ties land division process shall comply with all design standards for the AG zoning district in which the lots are located, except as specifically provided in this section.
  - (2) The minimum lot area is five acres.
  - (3) All lots created under the family ties land division process shall meet the following requirements for access:
    - a. Have a minimum of 150 feet of frontage on a public road and meet the lot width requirements set forth in section 119-244 standards for lot area and lot width in AG zoning.
    - b. Must have GDOT comments to be submitted to the planning and zoning department with the family ties land division plat when located on state routes.
- (d) *Limitations on number of conveyances.*
  - (1) The parent parcel may be divided to create up to five lots for conveyance to family members.
  - (2) All lots created under the family ties land division process shall have a recorded survey prior to the issuance of any building permit.