



City of Jasper
 200 Burnt Mountain Road
 Jasper, GA 30143
 MINUTES | REGULAR MEETING
 Monday, October 2, 2023, 6:00 PM

MEMBERS PRESENT
 Mayor Steve Lawrence
 Mayor Pro Tem Kirk Raffield
 Councilmember Jim Looney
 Councilmember John Foust
 Councilmember Anne Sneve
 Councilmember Folsom C.
 Proctor

STAFF
 Sonia Jammes
 Tara Benson
 Kim Goldener
 Lindsey Williams
 John Sherrer
 Ian Norton
 Matt Dawkins
 Mike Davis
 Stacy Johnson
 Mary Burgess

GUESTS IN ATTENDANCE
 See Attached

MEMBERS ABSENT

LEGAL COUNSEL
 David Syfan

PRESS
 Mari Livsey – KnowPickens
 Angela Reinhardt – Pickens Progress

AGENDA ITEM: Call Meeting to Order/Invocation/Pledge of Allegiance	PRESENTER: Mayor Steve Lawrence
<p>Mayor Lawrence called on Councilmember Jim Looney to recognize that a quorum was present and called the meeting to order at 6:00 PM. Mayor Lawrence called on Reverend Ben Mock to provide the Invocation. Mayor Lawrence called on Mayor Pro Tem Raffield to lead the Pledge of Allegiance.</p>	
ACTION ITEMS	PERSON RESPONSIBLE
None	N/A
	DEADLINE
	N/A

AGENDA ITEM: Adopt Agenda	PRESENTER: Mayor Steve Lawrence
<p>Result: Approved Mover: Councilmember Looney Second: Councilmember Foust Ayes: Councilmember Sneve, Councilmember Foust, Councilmember Proctor, Mayor Pro Tem Raffield, and Councilmember Looney</p>	
ACTION ITEMS	PERSON RESPONSIBLE
Approved	N/A
	DEADLINE
	N/A

AGENDA ITEM: Public Hearing #1	PRESENTER: Mary Elizabeth Burgess, Planning & Development Director
<p>Request to rezone Parcel JA07 052 located at 225 Chambers Street to be rezoned to R-1 Residential from C-2 Commercial.</p> <p>The proposed rezoning is suitable for the site based on adjacent uses with consideration that the property has been used for Residential uses along with the adjacent properties. This area was rezoned to C-2 Commercial although it has been historically used for residential. Therefore, rezoning to a residential use will allow for a new single-family home to be built and meet the requirements of the zoning code. Staff do not believe the proposed amendment would adversely affect economic or property values. As previously stated, the property is currently zoned C-2 General Commercial, records show that it has always been a residential structure and use.</p> <p>Based on the analysis of this application, using the standards and criteria found in Section 94-246 of the Zoning Ordinance, staff recommends APPROVAL with conditions of the request to rezone the property from C-2 to R-1, with the following exhibits and conditions:</p> <ol style="list-style-type: none"> 1. Adhere to all lot requirements as outlined in Section 94-16 and Section 18-21. 2. Secure all required permits prior to the start of construction. 	

Presented: Mary Elizabeth Burgess
Opened for Public Comment: Mayor Steve Lawrence
Public Comment: None

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
No Vote Required	N/A	N/A

AGENDA ITEM: Public Hearing #2

PRESENTER: Mary Elizabeth Burgess, Planning & Development Director

Request to annex Parcel 029B 061 located on Gennett Drive to be annexed into the city as R-2 from Pickens County currently zoned as Rural Residential.

The proposed project is for 49 single family units. However, due to the size of the parcel and the R-2 designation, only 50 units would be allowed. This is to be a private gated community. The concept plan does not have the two forms of egress that are required. The property as currently zoned is County Rural Residential and can be used as currently zoned for residential purposes with a minimum lot size of one unit per 65,340 sq ft. The value of the property does not appear to be diminished by that zoning designation insomuch as the purpose of the Rural Residential district is to permit a combination of low-density residential uses with onsite sewage management systems and maximum density is based on public health requirements. The change requested does not appear to be out of scale with the needs of the City as there is a need for additional inventory of residential development. The immediate neighborhoods are a mixture of a similar density and a lesser density than that of the request therefore it could indicate that the greater density requested is not out of scale with adjacent properties. Based on the analysis of this application, using the standards and criteria found in Section 94-246 of the Zoning Ordinance, staff recommends APPROVAL with conditions of the request to annex and rezone the property from County RR to R-2 single family homes. It is expected that the applicant will comply with the following conditions. Should Mayor and City Council approve the annexation and rezoning request, it is expected that the following minimum standards are demonstrated and met as requested by staff during the appropriate approval process. If the current proposal does not meet these minimum standards, it is understood that the development plans will be altered to come into compliance.

1. Article 1 – Provisions relative to required permits, site plan requirements, etc.
2. Article 2 – Compliance with the applicable land use and zoning district (site plan specific)
3. Article 5 – Compliance with permitted uses of applicable zoning
4. Article 6 – Building Regulations
5. Article 7 – Lot and Site Development Features (as applicable)
6. Any other regulations outlined in the Zoning Ordinance or City Code of Ordinances including but not limited to Chapter 18, 26, 70 with respect to the development of the site.

Presented: Mary Elizabeth Burgess
Opened for Public Comment: Mayor Steve Lawrence
Public Comment: John Lloyd, Lloyd Development Services spoke about the nuances of the site planned that will be refined during the client review. The property would be HOA maintained with private streets. No other questions or comments from the audience.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
No Vote Required	N/A	N/A

CONSENT AGENDA ITEMS:

PRESENTER: Mayor Steve Lawrence

- Minutes Regular Council Meeting September 11, 2023
- Financial Report
- Development Report
- Fire Report
- Police Report
- Job Description and PayScale for Planner

Result: Approved
Mover: Mayor Pro Tem Raffield
Second: Councilmember Looney
Discussion: Councilmember Proctor requested confirmation that these items came through committee and verified that any questions were resolved satisfactorily pertaining to the job description and pay scale.

Ayes:	Councilmember Sneve, Councilmember Foust, Councilmember Proctor, Mayor Pro Tem Raffield, and Councilmember Looney	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

AGENDA ITEM: New Business #1 - Presentation Health and Well-being Grant		PRESENTER: Mayor Steve Lawrence
<p>Stacy Johnson introduced Ms. Paige Reinhart of LGR Insurance, and she presented a \$5,000.00 check to the City of Jasper for the 2023 Wellness Grant.</p> <p>Result: No Action Mover: N/A Second: N/A Discussion: Photos were taken of the check presentation. Ayes: N/A</p>		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
No Action	N/A	N/A

AGENDA ITEM: New Business #2 – Perrow Park Phase 1 Update		PRESENTER: Kim Goldener, Assistant City Manager
<p>Assistant City Manager Kim Goldener provided a presentation to officially announce that the City of Jasper had made it through the State and the Federal review process and that we were awarded a \$1 Million Dollar matching grant from the Appalachian Regional Commission (ARC) for the Perrow Park Project. Assistant City Manager Goldener applauded the efforts of City Council and the Perrow Park Task Force Committee that blazed the trail for this project. She thanked the Downtown Development Authority, the Chamber of Commerce, the Jasper Merchants Association, PACA, and many of our area businesses to assisted in strengthening our application by providing data and recommendation letters to help us justify that an investment in our community would be a win/win for everyone. She thanked GMC who served and the consultant that provided the preliminary conceptual plans and assisted with the application. In addition, she thanked Annaka Woodruff, Brittany Pittman, and Patrick Vickers with the Department of Community Affairs for their invaluable feedback that we received after our first application package didn't make it as far as it needed to go and for their encouragement in making the necessary changes. Also, Assistant City Manager Goldener thanked Northwest Georgia Regional Commission for their help in walking us through this entire process. They took all the information that we sent and turned it into an application that was ultimately awarded this funding. Assistant City Manager Goldener introduced Mr. Boyd Austin Executive Director with Northwest Georgia Regional Commission. Mr. Austin remarked that it was a pleasure to be in a community that expressed such foresight into the future. Mr. Austin said this was a long process dealing with Federal funding and he commended City Council on pressing forward with this project that will draw people in, enhance the quality of life in the community for your residents, and also draws tourists in that spend money locally and causes downtowns to thrive which builds your tax base and builds your name.</p> <p>Result: No Action Mover: N/A Second: N/A Discussion: Photos were taken of the check presentation. Mayor Lawrence, Councilmember Proctor, and Councilmember Looney made comments on the process that got the City to this point. With much gratitude and appreciation for each individual that contributed to this project along the way. Ayes: N/A</p>		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
No Action	N/A	N/A

AGENDA ITEM: New Business #3 – First Baptist Church of Jasper Proclamation		PRESENTER: Steve Lawrence, Mayor
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Mayor Lawrence called upon Councilmember Looney to read aloud a proclamation honoring the First Baptist Church of Jasper for their 175 years of service to the City and Pickens County. NOW, THEREFORE, the City of Jasper does hereby proclaim October 22, 2023, as FIRST BAPTIST CHURCH OF JASPER DAY in The City of Jasper, Georgia, and does commend this observance to all our citizens.

Result: No Action
Mover: N/A
Secunder: N/A
Discussion: None
Ayes: N/A

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Signed Proclamation by Mayor Steve Lawrence	N/A	N/A

AGENDA ITEM: New Business #4 – Proclamation for Fire Prevention Week, October 8th – 14th, 2023 **PRESENTER:** Mayor Steve Lawrence

Mayor Lawrence read aloud a proclamation naming October 8th–14th, 2023 as Fire Prevention Week. NOW, THEREFORE, the City of Jasper does hereby proclaim October 8th –14th, 2023, as Fire Prevention Week throughout this state, and urged all the people of Jasper to check their kitchens for fire hazards and use safe cooking practices during Fire Prevention Week 2023, and to support the many public safety activities and efforts of the City of Jasper’s fire and emergency services. Mayor Lawrence requested that John Sherrer, III, Fire Chief come forward and say a few words for the proclamation.

Result: No Action
Mover: N/A
Secunder: N/A
Discussion: Photos were taken of the proclamation.
Ayes: N/A

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Signed Proclamation by Mayor Steve Lawrence	N/A	N/A

AGENDA ITEM: New Business #5 – Ordinance 2023.17 to rezone Parcel JA07 052 located at 225 Chambers Street consisting of 0.5 acres to be rezoned to R-1 Residential from C-2 Commercial. **PRESENTER:** Mary Elizabeth Burgess, Planning & Development Director

Request for City Council to approve of Ordinance 2023.17 to rezone from a half-acre lot adjacent to the veterinary clinic from Commercial C-2 to Residential R-1.

The Planning Commission and staff recommend approval with the following conditions:

1. Adhere to all lot requirements as outlined in Section 94-16 and Section 18-21.
2. Secure all required permits prior to the start of construction.

Result: Approved
Mover: Councilmember Foust
Secunder: Councilmember Looney
Discussion: Councilmember Proctor directed a question to Planning & Development Director Burgess to clarify the surrounding uses – houses or commercial. Planning & Development Director Burgess answered that the surrounding properties are houses except for the Veterinary Clinic. Councilmember Looney asked the property owner if he understood the conditions being put upon him in this re-zoning. The property owner affirmed.
Ayes: Councilmember Sneve, Councilmember Foust, Councilmember Proctor, Mayor Pro Tem Raffield, and Councilmember Looney

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

AGENDA ITEM: New Business #6 – Ordinance 2023.18 & 2023-19 for Parcel 029B 061 consisting of 16.73 acres located on Gennett Drive to be annexed into the City as R-2 from Pickens County currently zoned as Rural Residential.	PRESENTER: Mary Elizabeth Burgess, Planning & Development Director
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Request for City Council to approve Ordinance 2023.18 & 2023-19 to annex and rezone a parcel located off Gennett Drive to R2 to develop a private 49-unit subdivision to be serviced by public utilities. This was previously presented in 2021 and then tabled throughout the moratorium. Off-site improvements to mitigate traffic will be required as well as stormwater mitigation.

The Planning Commission and staff recommend approving this request with the following conditions:

1. Article 1 – Provisions relative to required permits, site plan requirements, etc.
2. Article 2 – Compliance with the applicable land use and zoning district (site plan specific)
3. Article 5 – Compliance with permitted uses of applicable zoning
4. Article 6 – Building Regulations
5. Article 7 – Lot and Site Development Features (as applicable)
6. Any other regulations outlined in the Zoning Ordinance or City Code of Ordinances including but not limited to Chapter 18, 26, 70 with respect to the development of the site.

Ordinance 2023.18

Result: Approved
Mover: Mayor Pro Tem Raffield
Second: Councilmember Looney
Discussion: Councilmember Proctor directed a question to Planning & Development Director Burgess to clarify that the City had services and that area and where there was fire protection. Planning & Development Director Burgess verified that the City did have services in that area and Fire Chief Sherrer verified that fire protection was our zone. Councilmember Proctor clarified to City Council and the public that we are not approving any plan just the annexation and re-zoning. Councilmember Proctor asked if we were going to require the developer to do a traffic study. Planning & Development Director Burgess confirmed that one would be required.
Ayes: Councilmember Foust, Councilmember Proctor, Mayor Pro Tem Raffield, and Councilmember Looney
Nays: Councilmember Sneve

Ordinance 2023.19

Result: Approved
Mover: Mayor Pro Tem Raffield
Second: Councilmember Foust
Discussion: Councilmember Looney asked the property owner if he understood the conditions being put upon him in this re-zoning. The property owner affirmed.
Ayes: Councilmember Foust, Councilmember Proctor, Mayor Pro Tem Raffield, and Councilmember Looney
Nays: Councilmember Sneve

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

AGENDA ITEM: New Business #7 – Consideration and approval of the appointment of Don Boggus to serve on the Jasper Housing Authority.	PRESENTER: John Sherrer, III – Fire Chief
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Request for City Council to approve the re-appointment of Don Boggus to continue to serve on the Jasper Housing Authority. The Jasper Housing Authority is a five-member board serving a five-year term.

Result: Approved
Mover: Councilmember Proctor
Second: Councilmember Looney
Discussion: Councilmember Proctor spoke in favor of Don Boggus’ achievements in serving on this authority.
Ayes: Councilmember Sneve, Councilmember Foust, Councilmember Proctor, Mayor Pro Tem Raffield, and Councilmember Looney

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
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Approved	N/A	N/A
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AGENDA ITEM: New Business #8 – Approval of Resolution 2023-13 Adoption of the Ad Valorem Tax Rate (Millage Rate) for 2023. **PRESENTER:** Lindsey Williams, Finance Director

Request for City Council to roll back the millage rate to 5.221 for 2023 taxes from 5.467 in 2022. Rolling back would still result in an increase in the tax levied by \$251,977 due to increased growth within the city. Staff advertised the current 5-year history with a millage rate of 5.221.

Result: Approved
Mover: Councilmember Foust
Second: Mayor Pro Tem Raffield
Discussion: Councilmember Foust requested that Finance Director Williams inform the City Council the process if the City did not roll the taxes back. Finance Director Williams notified Council that it would require two public hearing to not roll the taxes back and the property taxes would also increase. Councilmember Proctor asked who did the tax assessments for the City of Jasper and Finance Director Williams answered Pickens County Tax Assessors Office.
Ayes: Councilmember Sneve, Councilmember Foust, Councilmember Proctor, Mayor Pro Tem Raffield, and Councilmember Looney

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

AGENDA ITEM: New Business #9 – Proposal for Medical and Dental Insurance **PRESENTER:** Lindsey Williams, Finance Director

City Council was presented with the 2024 Medical and Dental Insurance proposal from MSI Benefits. The proposal reflects an increase of 5% for medical and dental coverage. City Council was requested absorb the cost of this increase to hold employees harmless. This would be an increase of \$60,921 for medical and \$2,222 for dental. These amounts reflect the City covering all but \$5.00 per week for employee only coverage for medical and covering all dental expenses for employee only coverage.

Mayor Lawrence asked if this request had gone through committee. Councilmember Looney affirmed.

Result: Approved
Mover: Mayor Pro Tem Raffield
Second: Councilmember Looney
Discussion: None
Ayes: Councilmember Sneve, Councilmember Foust, Councilmember Proctor, Mayor Pro Tem Raffield, and Councilmember Looney

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

AGENDA ITEM: Committee Reports

DISCUSSION:
 The council provided a brief update. No action was taken from the committee reports.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A	N/A	N/A

AGENDA ITEM: Adjourn to Executive Session – Personnel & Real Estate **PRESENTER:** Mayor Steve Lawrence

Mayor Lawrence called for a motion at 7:10 to enter the Executive Session for Real Estate & Legal.

Result: Approved

Mover: Councilmember Proctor Second: Mayor Pro Tem Raffield Discussion: None Ayes: Councilmember Sneve, Councilmember Foust, Councilmember Proctor, Mayor Pro Tem Raffield, and Councilmember Looney		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Adjourn	N/A	N/A

AGENDA ITEM: Adjourn Executive Session	PRESENTER: Mayor Steve Lawrence	
<p>Mayor Lawrence at 8:55 PM called for a motion to enter back into the Regular Council Meeting.</p> <p>Result: Approved Mover: Mayor Pro Tem Raffield Second: Councilmember Looney Discussion: None Ayes: Councilmember Sneve, Councilmember Foust, Councilmember Proctor, Mayor Pro Tem Raffield, and Councilmember Looney</p>		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Adjourn	N/A	N/A

AGENDA ITEM: Adjourn	PRESENTER: Mayor Steve Lawrence	
<p>Mayor Lawrence adjourned the Regular Council Meeting at 8:55 PM.</p>		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Adjourn	N/A	N/A



 Mayor



 City Clerk