



City of Jasper
200 Burnt Mountain Road
Jasper, GA 30143
MINUTES | REGULAR COUNCIL MEETING
Monday, June 1, 2026, 6:00 PM

MEMBERS PRESENT

Mayor Kirk Raffield
Jim Looney - virtually
John Foust
Brandon Hannah
Tony Davis
Steve Lawrence

STAFF

Brandon Douglas
Kim Goldener
Lorrie Waters
Lindsey Williams
Matt Dawkins
Mary Elizabeth Burgess
Joshua Davis
Carly Glaze

GUESTS IN ATTENDANCE

See Attachments "A" & "B"

MEMBERS ABSENT

LEGAL COUNSEL

David Syfan

PRESS

Mari Livsey – Know Pickens

Angela Reinhardt – Pickens Progress

AGENDA ITEM: Call Meeting to Order/Invocation/Pledge of Allegiance		PRESENTER: Mayor Kirk Raffield	
Mayor Raffield called the meeting to order and asked Council Member Steve Lawrence to confirm the presence of a quorum. Rev. Ben Mock delivered the invocation, followed by Council Member Tony Davis leading the Pledge of Allegiance.			
ACTION ITEMS		PERSON RESPONSIBLE	DEADLINE
N/A		N/A	N/A

AGENDA ITEM: Adopt Agenda		PRESENTER: Mayor Kirk Raffield	
Discussion: Mayor Raffield asked if there were any questions. Hearing none he called for a motion.			
Conclusion: Mayor Raffield called for a motion to adopt the agenda. Council Member John Foust made the motion and Council Member Brandon Hannah seconded the motion. The motion passed unanimously.			
ACTION ITEMS		PERSON RESPONSIBLE	DEADLINE
Approved		N/A	N/A

AGENDA ITEM: Presentation – 2025 Annual Audit		PRESENTER: William Harris – Rushton & Company	
Discussion: William Harris presented the 2025 annual audit. The city received an unmodified (clean) opinion. Highlights included an increase in the general fund balance and net position, driven largely by property tax increases and water rate increases. Public works expenses increased roughly 27% due to electricity and wage costs. A material non-compliance finding regarding the timing and confusion of LMIG/SPLOST funds was noted but has already been resolved in early 2026.			
Conclusion: Mayor Raffield called for a motion to accept the 2025 Annual Audit as presented. Council Member John Foust made the motion and Council Member Steve Lawrence seconded the motion. The motion <u>passed unanimously</u> .			
ACTION ITEMS		PERSON RESPONSIBLE	DEADLINE
Approved		N/A	N/A

AGENDA ITEM: Public Comments	PRESENTER: Mayor Kirk Raffield
Mayor Raffield opened the Public Comment section of the agenda @ 6:15pm.	
1. Neil Hughes (Clear Creek Communities, Atlanta, GA): Addressed the city's 47% water loss, warning of severe public health and financial risks. Proposed implementing a 1.5% water impact fee and pre-selling water tap fees for new commercial developments to generate \$8-\$10 million for immediate infrastructure improvements.	

2. Robert Armstrong (Dunwoody, GA): Supported the proposed public-private partnership and impact fee, suggesting it could quickly raise \$4.5 million to help the city secure a larger \$24 million GEFA bond for infrastructure rather than burdening existing taxpayers.
3. Gina Johnson (Jasper, GA): Urged the council to be open to opportunities and compromise regarding commercial development along the Hwy 515 corridor to generate revenue for utility construction.
4. Jeffrey Schlauder (Jasper, GA): Shared findings from a personal survey of downtown parking, noting that most of the roughly two dozen accessible spaces do not meet ADA standards. Expressed concern over developers being allowed to pay fees "in lieu of sidewalks" without seeing that the money is being used to maintain existing infrastructure.
5. Terry Palmer (Jasper, GA): Discussed the city's severe water leakage and suggested exploring pipe-lining technologies that do not require trenching. Called for the formation of a joint city-county water authority and urged the city to publish progress reports and conservation tips.
6. Signed up in error.
7. Dave Terry (Jasper, GA): Corrected prior misinformation, noting that a developer downtown went through the variance process specifically to increase convenience parking, not reduce it. Wall Street has already been approved to be a one-way street, and this is for the text amendment to ordinance. Highlighted the success of the May 9th community volunteer day at Peace Park, which brought together over 100 volunteers and 45 tons of donated marble rock.

Mayor Raffield closed the Public Comment Section @ 6:32pm.

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

PRESENTER: Mayor Kirk Raffield

AGENDA ITEM: Consent Agenda

1. Minutes from 05.04.2026 Regular Council Meeting
2. Minutes from 05.05.2026 Joint City/County Meeting
3. Renewal of Axion Body/Taser Cameras
4. SPLOST Bank Account – Signers for this account will be Mayor Raffield, Mayor Pro-tem Looney, and City Manager Douglas.
5. Change in date for Artwalk from September 12 to September 26, 2026

Conclusion:

Mayor Raffield called for a motion. Council Member Brandon Hannah made the motion to approve the Consent Agenda as presented and Council Member Tony Davis seconded the motion. The motion to approve the Consent Agenda passed unanimously.

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

PRESENTER: Mayor Kirk Raffield

AGENDA ITEM: Public Hearing

Public Hearings opened @ 6:34pm

1. Proposed Text Amendment to Section 94-117(e)(6) - Off-Street Parking
Discussion: Director Mary Elizabeth Burgess presented the text amendment, which updates the zoning ordinance to allow vehicles to back out into a public street only if it is a one-way roadway.

Proposed Ordinance Language

Section 94-117 Off Street Parking for Nonresidential Uses. (e) Design. (6), "All off-street automobile parking and storage spaces shall be so arranged that vehicles will not be required to back onto a public street, road, or highway when leaving the premises, except on one-way roadways."

The purpose of the proposed amendment is to provide additional flexibility in the design and layout of parking facilities located along one-way roadways, especially in dense areas with low-speed limits such as the Central Business District while maintaining overall traffic safety and circulation standards.

The amendment recognizes that one-way roadway configurations can safely accommodate backing movements under certain circumstances due to reduced traffic conflict points and predictable vehicle travel direction. This flexibility may improve site design efficiency, redevelopment opportunities, and parking functionality in constrained urban or commercial areas.

Dave Terry spoke during the public comment portion, clarifying that Wall Street has already been converted to a one-way and this amendment is simply a copy change to reflect that reality.

2. Consideration of Alcohol License for El Roble (660 West Church Street)

Discussion: Applicant Hardik Mistry stated the restaurant has been present for several years, but a change of ownership necessitated a new license. Director Burgess confirmed the applicant met all criteria, passed background checks, and completed all required public advertising.

No one from the public spoke for or against the request.

Public Hearings Closed @ 6:39pm

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

AGENDA ITEM: New Business #1 Consideration of Zoning Text Amendment to Section 94-117 Off Street Parking for Nonresidential Uses. (e) Design. (6).	PRESENTER: Mary Elizabeth Burgess – Planning & Development Director
--	--

Discussion:
Existing Ordinance Language
Section 94-117 Off Street Parking for Nonresidential Uses. (e) Design. (6), "All off-street automobile parking and storage spaces shall be so arranged that vehicles will not be required to back onto a public street, road, or highway when leaving the premises."
Proposed Ordinance Language
Section 94-117 Off Street Parking for Nonresidential Uses. (e) Design. (6), "All off-street automobile parking and storage spaces shall be so arranged that vehicles will not be required to back onto a public street, road, or highway when leaving the premises, except on one-way roadways."
The purpose of the proposed amendment is to provide additional flexibility in the design and layout of parking facilities located along one-way roadways, especially in dense areas with low-speed limits such as the Central Business District while maintaining overall traffic safety and circulation standards.
The amendment recognizes that one-way roadway configurations can safely accommodate backing movements under certain circumstances due to reduced traffic conflict points and predictable vehicle travel direction. This flexibility may improve site design efficiency, redevelopment opportunities, and parking functionality in constrained urban or commercial areas.
Action Requested:
Recommendation to approve text amendment to allow on street parking that backs into a travel lane along one-way roadways like Wall Street.
Conclusion:
Mayor Raffield called for a motion. Council Member John Foust made the motion to approve the proposed text amendment as presented and Council Member Brandon seconded the motion. The motion passed unanimously.

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

AGENDA ITEM: New Item #2 Consideration of an Alcohol License for El Roble located at 660 West Church Street.	PRESENTER: Mary Elizabeth Burgess – Planning & Development Director
--	--

Discussion: Hardik Mistry on behalf of El Roble LLC located at 660 West Church Street has applied for a new licensee. The following items were provided: Application, Background Check and Survey. The request was advertised for 4 consecutive weeks in the Pickens Progress and on-site.

Action Requested: The applicant has met all local requirements for the above application and staff is requesting consideration for approval.

Conclusion:
Mayor Raffield called for a motion. Council Member Brandon Hannah made the motion to approve the Alcohol License for El Roble and Council Member Steve Lawrence seconded the motion. The motion unanimously.

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

AGENDA ITEM: New Item		PRESENTER: Mayor Kirk Raffield
#3 Reconsideration of Request to Proceed with Site Plan for the proposed Jonah Lane Storage Project		
Discussion: This item is to correct an error made in voting during the May 4, 2026, Council meeting where the Developer requested consideration of approval to allow this project to proceed through the site plan development process as they have no public water or wastewater connection needs. This request was affirmed in Executive Session at the 4-23-26 Work Session; however, was voted no during the 5-4-26 ratification process. The letter sent to the Engineer on 4-24-26 after the Work Session decision advised that there will be no granting of public water or wastewater connections for these projects, and that they will still be required to follow the standard requirements of development (driveways, parking, landscaping, stormwater management, etc.). If a fire line were required to the development by the Fire Marshal's office, the dedicated fire line would be metered and any indication of usage beyond that for periodic fire system testing or for actual firefighting would result in the site having their business license pulled and the business being closed. This project may also not be allowed to be fed from an existing meter on a neighboring parcel. Conclusion: Mayor Raffield called for a motion. Council Member Steve Lawrence made the motion to approve the Request to Proceed with Site Plan for the proposed Jonah Lane Storage Project and Council Member Brandon Hannah seconded the motion. The motion passed unanimously.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

AGENDA ITEM: New Item		PRESENTER: Mayor Kirk Raffield
#4 Ratification of Utility Request for Parcel 041 107		
Discussion: As discussed in Executive Session 5-28-26, this is a request to provide a new water connection/meter for a parcel that has been subdivided into 2 parcels. The purchaser of the newly subdivided land requests a meter for his purposes. The original parcel has a meter - this parcel is owned separately and serves what remains on the original parcel. During Executive Session, Council agreed that there are no vested rights in this situation. Conclusion: Mayor Raffield called for a motion. Council Member Brandon Hannah made the motion to deny the Utility Request for Parcel 041 107 and Council Member John Foust seconded the motion. The motion to Deny Utility Request for Parcel 041 107 passed unanimously.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Denied	N/A	N/A

AGENDA ITEM: New Item		PRESENTER: Mayor Kirk Raffield
#5 Ratification of Utility Request for 44 Mountain City Drive		
Discussion: As discussed in Executive Session 5-28-26, this is a request to reactivate an existing meter at 44 Mountain City Drive. The meter last had active service on 6-7-2010 - well outside the eligible period for reactivation. During Executive Session, Council agreed that there are no vested rights in this situation. Conclusion: Mayor Raffield called for a motion. Council Member Brandon Hannah made the motion to deny Utility Request for 44 Mountain City Drive and Council Member Steve Lawrence seconded the motion. The motion to Deny Utility Request for 44 Mountain City Drive passed unanimously.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Denied	N/A	N/A

AGENDA ITEM: New Item		PRESENTER: Mayor Kirk Raffield
#6 Consideration and Approval of Resolution No. 2026-06 for a Temporary Moratorium on Residential Annexations and Rezoning Requests		
Discussion: Resolution No. 2026-06 for a Temporary Moratorium on Residential Annexations and Rezoning Requests ACTION REQUESTED: Consideration and Approval of Resolution No. 2026-06		

Conclusion: Mayor Raffield called for a motion. Council Member Brandon Hannah made the motion to approve Resolution No. 2026-06 for a Temporary Moratorium on Residential Annexations and Rezoning Requests and Council Member Steve Lawrence seconded the motion. The motion passed unanimously.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

AGENDA ITEM: Committee Report Updates		PRESENTER: Council Members
Development & Local Infrastructure – Council Member John Foust and Council Member Brandon Hannah Discussion Items: - Item – Two items were discussed and passed tonight – Jonah Lane Site Project and the Temporary Moratorium on Residential Annexations and Rezoning Requests. Finance & Administration – Council Member Jim Looney and Council Member Tony Davis Discussion Items: - Item – Council Member Jim Looney thanked staff and the auditors for the work on the audit. Enterprise – Council Member Jim Looney and Council Member Steve Lawrence Discussion Items: - No comments Parks & Properties – Council Member John Foust and Council Member Tony Davis - Item – Council Member Tony Davis stated that several ball teams have come together to discuss opportunities at the ball fields - Item – Council Member John Foust commented on the Request for Proposal for the ball fields had been released and wanted to remind everyone of the ribbon cutting at Perrow Park. He also thanked everyone who participated in the Peace Park improvements. Public Safety – Council Member Brandon Hannah and Council Member Steve Lawrence - No comments		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A	N/A	N/A

AGENDA ITEM: Executive Session		PRESENTER: Mayor Kirk Raffield
Discussion: Mayor Raffield called for a motion to go into Executive Session @ 7:19pm for discussion of Legal and Real Estate. Council Member Tony Davis made a motion to go into Executive Session. Council Member Brandon Hannah provided a second. The motion passed unanimously. Mayor Raffield made a motion to end Executive Session @ 8:48pm and go back into council session. Council Member Brandon Hannah made a motion to end Executive Session and Council Member Tony Davis provided a second. Motion passed unanimously.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

AGENDA ITEM: Adjourn		PRESENTER: Mayor Kirk Raffield
Discussion: Mayor Raffield called for a motion to adjourn @ 8:50pm. Council Member Brandon Hannah made a motion to adjourn, and Council Member John Foust provided a second. The motion to adjourn passed unanimously.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Adjourned	N/A	N/A


City Clerk, Lorie Waters




Mayor, Kirk C. Raffield

PLEASE SIGN IN

JASPER
City Council Meeting
SIGN IN ROSTER

June 1, 2026

PRINT NAME	ADDRESS/OR BUSINESS AFFILIATION
NEIL HUGHES	2036 MENDENHALL DR
ROBERT ARMSTRONG	4802 GLEN BONNIE ST
Jim Goldenew	COT
Audra Bailey	3292 Refuge Rd
Samuel Sly	JPL
Gina Johnson	Dorton Commercial
Parish Lowrie	Jasper DDA
Matt Dawkins	JPD
TOSH DAVIS	COT
Carly Glaze	Cof
IC Schlander	2312 Shady Cove Dr
Ferry Park	78 Sunsetville
Lori Martini	244 Town Creek Tal
Barbara Moorman	Hunter's Ridge
Wae Perry	Jasper
David Yates	Pinnal Way
BEN MOORE	Tiedmont Monticello
Penny + David Dicus	279 Grand Cir
Valerie Anstett	166 Sons Lane
Karak misty	660 W chugaz st
Mary Elizabeth Burgess	COT
MIKE PONICKI	JASPER JUNIOR

CITY OF JASPER

PUBLIC COMMENT SIGN UP SHEET

Monday, June 1, 2026

If you would like to make comments during the Public Comment section of this evening's agenda, please print your name below:

Name	Address	Topic of Discussion
✓ NEIL HUGHES	2036 MENDENHALL DR	DEVELOPMENT; WATER
✓ ROBERT ARMSTRONG	4802 GLENBONNET CT	DEVELOPMENT; WATER
✓ GINA JOHNSON	1330 DEER RUN	Bridge / LAND BROKER
✓ SC Schlander	2317 Quail Creek Dr	Development
✓ Terry Palmer	78 Sawtooth PL	WATER
✓ Kathy Stokes	3025 Sluiceway Dr/Hills	Visitors
✓ Dave Terry	Jasper	Peace Park

*The Mayor will announce the Public Comment section of the agenda. This is not an unlimited public forum.

- Individuals making the comment must state their name and address.
- Comments are limited to City matters.
- Comments are limited to 3 minutes per person; the Mayor has the right to extend time.
- No personal attacks or unwarranted accusations.
- Mayor or presiding officer has the right to end the comment or comments due to violation of rules or length of the agenda.
- Individual commenting can only exercise their public comment section of the meeting once a meeting.
- No individual can allocate or transfer their time for comment to another person.
- No inappropriate language, signs or images.

*The Public Comment period is limited to a total of 30 minutes. Depending on the number of individuals signed up for public comments, there is a possibility that not all will be able to speak this evening.