



City of Jasper
 200 Burnt Mountain Road
 Jasper, GA 30143
 MINUTES | REGULAR COUNCIL MEETING
 Monday, September 8, 2025, 6:00 PM

MEMBERS PRESENT

Mayor Kirk Raffield
 Sonny Proctor, MD
 John Foust
 Jim Looney
 Anne Sneve
 Brandon Hannah

STAFF

Brandon Douglas
 Kim Goldener
 Lindsey Williams
 Matt Dawkins
 John Sherrer
 Mary Elizabeth Burgess
 Joshua Davis
 Charles Jones

GUESTS IN ATTENDANCE

MEMBERS ABSENT

LEGAL COUNSEL
 David Syfan

PRESS

Mari Livsey – Know Pickens
 Angela Reinhardt – Pickens Progress

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| AGENDA ITEM: Call Meeting to Order/Invocation/Pledge of Allegiance | PRESENTER: Mayor Kirk Raffield |
| Mayor Raffield called the meeting to order. Mayor Raffield called on the Councilmember Jim Looney to confirm a quorum was present. Mayor Raffield called on Mr. Tony Davis to provide the Invocation. Mayor Raffield called on Mr. Frank Leist to lead the Pledge of Allegiance. | |
| ACTION ITEMS | PERSON RESPONSIBLE DEADLINE |
| None | N/A N/A |

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| AGENDA ITEM: Adopt Agenda | PRESENTER: Mayor Kirk Raffield |
| Discussion: Mayor Raffield stated he would like to amend the agenda to include the appointment of Interim City Clerk for the 09.08.2025 City Council meeting due to the absence of our City Clerk. | |
| CONCLUSION: Mayor Raffield called for a motion. Councilmember Jim Looney made a motion to adopt the agenda as presented with the amendment to add the appointment of Interim City Clerk. Councilmember Anne Sneve provided a second. The motion to approve passed unanimously. | |
| ACTION ITEMS | PERSON RESPONSIBLE DEADLINE |
| Approved | N/A N/A |

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| AGENDA ITEM: Appointment of Interim City Clerk for the 09.08.2025 City Council meeting | PRESENTER: Mayor Kirk Raffield |
| Discussion: Mayor Raffield requested to appoint Ms. Kim Goldener as Interim City Clerk for the 09.08.2025 meeting due to absence of our City Clerk for educational purposes. | |
| CONCLUSION: Mayor Raffield called for a motion. Councilmember Brandon Hannah made a motion to approve the appointment of Kim Goldener as Interim City Clerk. Councilmember John Foust provided a second. The motion to approve passed unanimously. | |
| ACTION ITEMS | PERSON RESPONSIBLE DEADLINE |
| Approved | N/A N/A |

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| AGENDA ITEM: Public Comments | PRESENTER: Mayor Kirk Raffield |
| Mayor Raffield opened the Public Comment Section @ 6:04pm. | |
| <ol style="list-style-type: none"> 1. Mr. Tony Davis – Discussed Resolution No. 2024-16 Temporary Suspension of new water and sewer connections and the possibility of having a “town hall” type of meeting quarterly for open discussion. Also discussed Perrow Park asking why the City is moving forward with this instead of putting the money into the city’s infrastructure. 2. Mr. Tommy Blasingame – Discussed the timeline for developing primary care facilities and their needing an exception to moratorium – Jonah/Noah properties. I am formally requesting Council to approve an exception to the temporary suspension. 3. Mr. Samuel Sly – Presented a challenge to City Council and staff to sign up for the Marble Festival 5K race. 4. Mr. Jason H. – Waived his time | |

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| Public Comment Section closed @ 6:21pm | | |
| ACTION ITEMS | PERSON RESPONSIBLE | DEADLINE |
| N/A | N/A | N/A |

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| AGENDA ITEM: Consent Agenda | PRESENTER: Mayor Kirk Raffield | |
| 1. Minutes from 08.04.2025 Regular Council Meeting | | |
| CONCLUSION: Mayor Raffield called for a motion. Councilmember Anne Sneve made a motion to approve the consent agenda as presented. Councilmember Jim Looney provided a second. The motion to approve passed unanimously. | | |
| ACTION ITEMS | PERSON RESPONSIBLE | DEADLINE |
| Approved | N/A | N/A |

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| AGENDA ITEM: Public Hearings | PRESENTER: Mary Elizabeth Burgess – Planning and Development Director and Elizabeth Brundige - Planner | |
| <ol style="list-style-type: none"> 1. Request to continue Item #1 to discuss a request by applicant SDH Atlanta LLC on behalf of Donald J. Silvers, Danny W. Silvers, and David Blent, the owners of approximately 48.65 acres zoned Pickens County AG Agricultural district located at 773 Fairview Road (Parcel 065 065) to annex the property into the City of Jasper. The applicant is processing a concurrent application to rezone the property to City of Jasper SFA Single-Family Attached Residential district upon annexation. The applicant has requested to continue this item to the September 23, 2025, Planning Commission meeting and the October 6, 2025, City Council meeting. 2. Request to continue Item #2 to discuss a request by applicant SDH Atlanta LLC on behalf of Donald J. Silvers, Danny W. Silvers, and David Blent, the owners of approximately 48.65 acres located at 773 Fairview Road (Parcel 065 065) to rezone the property from Pickens County AG Agricultural district to City of Jasper SFA Single-Family Attached Residential district. The proposed development is a single-family-attached residential community comprised of 220 units. The applicant has requested to continue this item to the September 23, 2025, Planning Commission meeting and the October 6, 2025, City Council meeting. 3. Requests by applicant Dave Terry of 30 Wall Street, LLC, the owner of approximately 0.41 acres zoned CBD Central Business District located at 30 Wall Street (Parcels JA07 101, JA07 104, and JA07 105) for the following variances from the City of Jasper Zoning Ordinance: 1) Variance to Sec. 94-119 to reduce the required on-site parking for a 3,170 SF restaurant use from 26 spaces to two spaces; 2) Variance to Sec. 94-121(d)(3) to reduce the required separation between a nonresidential driveway and the centerline of an intersecting thoroughfare from 100 feet to 65 feet; 3) Variance to Sec. 94-121(d)(4) to provide nonchannelized non-residential driveway access within 100 feet of the centerline of another thoroughfare (Highway 53). Channelized (right-in/right-out) access required; and 4) Variance to Secs. 94-137(c)(1) and (2) to eliminate the requirement to screen parking lots from view of public streets using buildings, landscaping, or a combination of buildings and landscaping. The requested variances will accommodate the development of an outdoor dining, recreation, and parking area on the property. | | |
| ACTION ITEMS | PERSON RESPONSIBLE | DEADLINE |
| N/A | N/A | N/A |

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| AGENDA ITEM: New Business | PRESENTER: Mary Elizabeth Burgess – Planning and Development Director and Elizabeth Brundige - Planner | |
| #1 Consideration of the Request to annex approximately 48.65 acres located at 773 Fairview Road | | |
| Discussion: The applicant, SDH Atlanta LLC, on behalf of owners Donald J. Silvers, Danny W. Silvers, and David Blent requests to annex approximately 48.65 acres located at 773 Fairview Road (Parcel 065 065) into the City of Jasper. The applicant is processing a concurrent application to rezone the property from Pickens County AG Agricultural district to City of Jasper SFA Single-Family Attached Residential district upon annexation. The proposed development is a single-family-attached residential community comprised of 220 units. The applicant has requested to continue this item to the September 23, 2025, Planning Commission meeting and the October 6, 2025, City Council meeting. | | |
| Planning Commission Recommendation: The Planning Commission voted unanimously (4-0) to continue the application at the applicant’s request to the September 23, 2025, Planning Commission meeting and the October 6, 2025, City Council hearing. | | |

ACTION REQUESTED: Continue public hearing to October 6, 2025

Conclusion:
 Mayor Raffield called for a motion. Councilmember Brandon Hannah made a motion to table the request for Annexation until the next regular council meeting. Councilmember Sonny Proctor, MD provided a second. The motion to table item passed unanimously.

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

AGENDA ITEM: New Business
 #2 Consideration of the Request to rezone approximately 48.65 acres located at 773 Fairview Road from Pickens County AG Agricultural district to City of Jasper Single-Family Attached Residential district upon annexation.

PRESENTER: Mary Elizabeth Burgess – Planning and Development Director and Elizabeth Brundige - Planner

Discussion: The applicant, SDH Atlanta LLC, on behalf of owners Donald J. Silvers, Danny W. Silvers, and David Blent, requests to rezone approximately 48.65 acres located at 773 Fairview Road (Parcel 065 065) from Pickens County AG Agricultural district to City of Jasper SFA Single-Family Attached Residential district upon annexation. The proposed development is a single-family-attached residential community comprised of 220 units.

Planning Commission Recommendation: The Planning Commission voted unanimously (4-0) to continue the application at the applicant’s request to the September 23, 2025, Planning Commission meeting and the October 6, 2025, City Council hearing.

Action Requested: Continue public hearing to October 6, 2025

Conclusion:
 Mayor Raffield called for a motion. Councilmember Brandon Hannah made a motion to table the request for rezoning until the next regular council meeting. Councilmember Anne Sneve provided a second. The motion to table item passed unanimously.

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

AGENDA ITEM: New Business
 #3 Consideration of Ordinance No. 2025-19 for the Requests for the following variances from the City of Jasper Zoning Ordinance, including:

PRESENTER: Mary Elizabeth Burgess – Planning and Development Director and Elizabeth Brundige - Planner

- a) Variance to Sec. 94-119 to reduce the required on-site parking for a 3,170 SF restaurant use from 26 spaces to two spaces.
- b) Variance to Sec. 94-121(d)(3) to reduce the required separation between a non-residential driveway and the centerline of an intersecting thoroughfare (Highway 53) from 100 feet to 65 feet.
- c) Variance to Sec. 94-121(d)(4) to provide non-channelized non-residential driveway access within 100 feet of the centerline of another thoroughfare (Highway 53). Channelized (right-in/right-out) access required; and,
- d) d. Variances to Secs. 94-137(c)(1) and (2) to eliminate the requirement to screen parking lots from view of public streets using buildings, landscaping, or a combination of buildings and landscaping.

Discussion: Applicant and owner Dave Terry is looking to develop an outdoor seating/recreation area and off-street parking to support a future commercial tenant in his existing building at 30 Wall Street. Mr. Terry acquired the subject property in 2024 and has been working on an adaptive reuse project to convert the building and site into a destination commercial development in downtown Jasper known as Hensley Plaza. The subject property, which is approximately 0.22 acres in size including the existing building, was originally developed as Jasper City Hall in or around 1935. Prior to Mr. Terry’s adaptive reuse of the property, it was historically utilized as Hensley Automotive Repair. In 2024, Mr. Terry split the building into two suites. The suite closest to Depot Street currently accommodates the Wall Street Barber. The vacant 2,500 square foot suite closest to Highway 53 is currently available for lease.

Planning Commission Recommendation:

The Planning Commission made the following recommendations for respective variance requests:

- 1) Variance to Sec. 94-119 to reduce the required on-site parking for a 3,170 SF restaurant use from 26 spaces to two spaces. (4-0 APPROVAL subject to staff's recommended condition)
- 2) Variance to Sec. 94-121(d)(3) to reduce the required separation between a non-residential driveway and the centerline of an intersecting thoroughfare (Highway 53) from 100 feet to 65 feet. (4-0 APPROVAL subject to staff's recommended condition)
- 3) Variance to Sec. 94-121(d)(4) to provide non-channelized non-residential driveway access within 100 feet of the centerline of another thoroughfare (Highway 53). Channelized (right-in/ right-out) access required. (4-0 APPROVAL subject to staff's recommended condition)
- 4) Variances to Secs. 94-137(c)(1) and (2) to eliminate the requirement to screen parking lots from view of public streets using buildings, landscaping, or a combination of buildings and landscaping. (4-0 APPROVAL subject to staff's recommended condition)

Action Requested: Approval with Condition(s)

Based on the analysis of this application, using the standards and criteria found in Section 94-210 of the Zoning Ordinance, staff recommends APPROVAL of the request for the following VARIANCES:

- 1) Variance to Sec. 94-119 to reduce the required on-site parking for a 3,170 SF restaurant use from 26 spaces to two spaces.
- 2) Variance to Sec. 94-121(d)(3) to reduce the required separation between a non-residential driveway and the centerline of an intersecting thoroughfare (Highway 53) from 100 feet to 65 feet.
- 3) Variance to Sec. 94-121(d)(4) to provide non-channelized non-residential driveway access within 100 feet of the centerline of another thoroughfare (Highway 53). Channelized (right-in/right-out) access required.
- 4) Variances to Secs. 94-137(c)(1) and (2) to eliminate the requirement to screen parking lots from view of public streets using buildings, landscaping, or a combination of buildings and landscaping.

Staff's approval recommendation is subject to the following condition:

Granting of the variances as provided herein is not a commitment, warranty, or covenant by the City of Jasper that water and sewer capacity of the City is available for this development, and the City of Jasper makes no representations that such capacity is currently available. Water and sewer capacity of the facilities of the City of Jasper, if physically available at the time of application to tap onto the City's water and/or sewer lines which will be after any necessary water and sewer infrastructure is constructed by applicant and approved by the City, will be made available to the property upon the same basis as any other applicant, and pursuant to the requirements of the ordinances of the City of Jasper, Georgia.

Conclusion:

Mayor Raffield called for a motion. Councilmember Anne Sneve made a motion to approve all four variance requests. Councilmember Brandon Hannah provided a second. The motion to approve all four variances passed unanimously.

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

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| AGENDA ITEM: New Business #4 Consideration of GDOT Roundabout Landscaping Agreement for SR 53 Widening Project | PRESENTER: Kim Goldener – Deputy City Manager |
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Discussion: GDOT has provided the proposed Mowing & Maintenance Agreement (MMA) for the roundabout that will be constructed at the intersection of SR 53E/Burnt Mountain Road/E Spring Street. GDOT's standard roundabout design is a concrete in the center; in order to have landscaping in the center, the MMA must be executed which puts the responsibility of maintaining the landscaping on the City. As you'll see in the agreement, there are several specification sheets towards the end of the document that have low maintenance planting options and spells out the maintenance work plan.

Action Requested: Council is requested to provide direction on how they'd like to proceed with the roundabout and landscaping.

Conclusion:

Motion to approve:

Mayor Raffield called for a motion. Councilmember Jim Looney made a motion to approve the GDOT Roundabout Landscaping Agreement. Councilmember Sonny Proctor, MD provided a second. The motion to approve failed 0 to 5.

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| Motion to deny: | | |
| Mayor Raffield called for a motion. Councilmember Jim Looney made a motion to deny the execution of the GDOT Roundabout Landscaping Agreement. Councilmember Anne Sneve provided a second. The motion to deny the execution of agreement passed unanimously. | | |
| ACTION ITEMS | PERSON RESPONSIBLE | DEADLINE |
| Denied | N/A | N/A |

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| AGENDA ITEM: New Business | PRESENTER: Kim Goldener – Deputy City Manager |
| #5 Consideration and Approval of EPD Action on Permit GA0032204 | |

Discussion: As we have discussed previously, the final version of the proposed consent order for Permit GA0032204 is included in your package. EPD has agreed to the City's request to reinvest the calculated fines (\$36,840.00) back into the wastewater utility system through the use of a Corrective Action Plan. This Consent Order is for numerous reported violations - meaning that the City reported these violations to EPD as they occurred - within the sanitary sewer collection system (overflows and spills) and at the Plant. The violations go back to 2022, and therefore we can use any and all work on the Wastewater Plant or the collections system performed since 2022 to go against the fine. We have already paid more than the fine through the work we've done with the Wastewater Plant Expansion project, and with the work at the Hospital, Town Creek and Mineral Springs lift stations.

The corrective action plan is already available through the work GMC has performed on the Utility Master Plan and through the development of our Capital Improvements Plan. The 2 "Clean Water" GEFA funded projects were initially developed in the fall of 2023 because we continued to have problems within our sewer collections system due to Inflow & Infiltration, and we knew that transmission capacity was limited, particularly in the N/NW basin - which is where the majority of these overflows and spills have occurred. These projects have been in development since 2023 and are both headed to construction; well before the City was ever advised of EPD action in the form of a consent order.

It will take minimal effort to get the master plan into the format that EPD would like to see, so GMC is getting the document put together. EPD will publish the proposed consent order for 30 days and then will issue the official document to the City.

Action Requested: Council is requested to approve the proposed Consent Order from EPD and authorize the mayor to execute any and all documents associated with this order.

Conclusion:

Mayor Raffield called for a motion. Councilmember Sonny Proctor, MD made a motion to approve the proposed Consent Order from EPD and authorize the mayor to execute any and all documents associated with this order. Councilmember Anne Sneve provided a second. The motion passed unanimously.

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

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| AGENDA ITEM: New Business | PRESENTER: Brandon Douglas - City Manager |
| #6 Consideration of 2026 Insurance Plan Renewal | |

Discussion: Discussed the 2026 Insurance Plan Renewal options. Mr. Douglas provided information related to the current and proposed insurance plan options. We received a 20% renewal (option #1) from our current provider due to a high claims/premium ratio, so we asked our insurance broker to go out to market to see what options we could potentially receive. Unfortunately, we had three carriers to decline to quote a plan option for us and one that did provide quote for a 37% increase over current cost. We also looked at a self-funded plan, however, we would need a stop-loss provider which we did not qualify for due to the claims. We continued to work with the GMA pool and negotiated another plan design (option # 2), that would yield a 9.4% increase with a minor change in the deductible going from \$1,000 to \$2,000.

Action Request: Council is requested to provide direction on FY2026's Insurance Renewal options.

Conclusion:

Mayor Raffield called for a motion. Councilmember Anne Sneve made a motion to approve Option #2 – Change in deductible from \$1,000 to \$2,000. Council Member Jim Looney provided a second. The motion passed unanimously.

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

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| AGENDA ITEM: New Business | | PRESENTER: Brandon Douglas - City Manager |
| #7 Discussion of corrective minutes - Piedmont Village streets | | |
| <p>Discussion: During the August 5, 2019, Council meeting, a brief discussion item was presented to the elected body in which a subsequent motion was called for in which the City to dedicate the platted streets to the City. Although the intent of the action by the elected was to accept the streets and associated rights-of-way, in order to perfect the motion, staff has consulted with legal to determine that it would be advisable for the legislative body to correct the August 5, 2019, minutes to reflect the motion to read that the City "accepts the Piedmont Village streets being platted ROW".</p> <p>Staff will still need to work with the development regarding storm drain inlets and associated storm water lines that appear in daylight and are on property that otherwise is not owned by the development but rather on a private parcel. It is not a practice of the City to accept private detention/retention ponds and in light of the surface water runoff from the streets onto property otherwise not owned by the development, it is not something that the City can take ownership on as it does not appear the original intent of the street acceptance was not in concert with accepting stormwater retention efforts.</p> <p>Mayor Raffield asked legal counsel, Mr. Syfan, if all members of council could vote on this item. Mr. Syfan did state that all of council can vote on this item.</p> <p>Action Requested: Council to consider the action of correcting minutes from 08.05.2019 meeting in regard to Piedmont Village streets. This correction would accept the streets as platted rights-of-way. If approved, this action will be attached with the previous 08.05.2019 meeting minutes.</p> <p>Conclusion:</p> <p>Mayor Raffield called for a motion. Councilmember Anne Sneve made a motion to correct the minutes from 08.05.19 meeting to accept the Piedmont Village streets as platted rights-of-way. Councilmember Jim Looney provided a second. The motion passed unanimously.</p> | | |
| ACTION ITEMS | PERSON RESPONSIBLE | DEADLINE |
| Approved | N/A | N/A |

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| AGENDA ITEM: Executive Session – Real Estate/Legal | | PRESENTER: Mayor Kirk Raffield |
| <p>Discussion:</p> <p>Mayor Raffield called for a motion to go into Executive Session @ 7:31pm for discussion of Real Estate/Legal items. Councilmember Brandon Hannah made a motion to go into Executive Session. Councilmember Anne Sneve provided a second. The motion passed unanimously.</p> <p>Mayor Raffield made a motion to end Executive Session @ 9:39pm and go back into council session. Councilmember Brandon Hannah made a motion to end the Executive Session and Councilmember Anne Sneve provided a second. Motion passed unanimously.</p> | | |
| ACTION ITEMS | PERSON RESPONSIBLE | DEADLINE |
| Approved | N/A | N/A |

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| AGENDA ITEM: Adjourn | | PRESENTER: Mayor Kirk Raffield |
| <p>Discussion:</p> <p>Mayor Raffield called for a motion to adjourn @9:40pm.</p> <p>Councilmember Brandon Hannah made a motion to adjourn the council meeting. Councilmember Jim Looney provided a second. The motion to adjourn the council meeting passed unanimously.</p> | | |
| ACTION ITEMS | PERSON RESPONSIBLE | DEADLINE |
| Adjourned | N/A | N/A |


 Mayor, Kirk D. Raffield




 City Clerk, Lorrie Waters