



City of Jasper
 200 Burnt Mountain Road
 Jasper, GA 30143
 MINUTES | REGULAR COUNCIL MEETING
 Monday, October 6, 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
 Lorrie Waters
 Lindsey Williams
 Matt Dawkins
 Andrew Cochran
 Elizabeth Brundige
 Carly Glaze

GUESTS IN ATTENDANCE

See Attachment "A"

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. Mayor Raffield called on the Councilmember Sonny Proctor, MD to confirm a quorum was present. Mayor Raffield called on Pastor Brian Shaull to provide the Invocation. Mayor Raffield called on Councilmember Jim Looney who led the Pledge of Allegiance.	
ACTION ITEMS	PERSON RESPONSIBLE
N/A	N/A
	DEADLINE
	N/A

AGENDA ITEM: Proclamation – Serve Pickens Day, October 18, 2025	PRESENTER: Mayor Kirk Raffield
Mayor Raffield presented the proclamation for Serve Pickens Day, October 18, 2025.	
ACTION ITEMS	PERSON RESPONSIBLE
N/A	N/A
	DEADLINE
	N/A

AGENDA ITEM: Adopt Agenda	PRESENTER: Mayor Kirk Raffield
Discussion: Mayor Raffield requested to amend the agenda to include Item #10 – Acknowledgement of a Downtown Development Authority board member’s resignation and to appoint a new replacement board member.	
CONCLUSION: Mayor Raffield called for a motion. Councilmember Anne Sneve made a motion to approve the amended agenda to include Item # 10 - Acknowledgement of a Downtown Development Authority board member’s resignation and to appoint a new replacement board member. Councilmember Jim Looney provided a second. The motion to approve passed unanimously.	
ACTION ITEMS	PERSON RESPONSIBLE
Approved	N/A
	DEADLINE
	N/A

AGENDA ITEM: Public Comments	PRESENTER: Mayor Kirk Raffield
Public Comments – Three (3) people signed up to speak.	
<ol style="list-style-type: none"> 1. Mr. Mark - declined to speak 2. Mr. David Shouse – Concerned about public comments being made about developers without stating which developer being named. 3. Mr. Samuel Sly – Made a challenge to elected officials and city staff to compete in the Marble Festival Road Race and was disappointed that no one signed up. It was explained that a large number of staff and elected officials were working at the Marble Festival Parade and Event on both Saturday and Sunday. 	
ACTION ITEMS	PERSON RESPONSIBLE
N/A	N/A
	DEADLINE
	N/A

AGENDA ITEM: Consent Agenda		PRESENTER: Mayor Kirk Raffield
CONCLUSION: Mayor Raffield called for a motion to approve the consent agenda. Councilmember Jim Looney made a motion to approve. Councilmember Brandon Hannah provided a second. The motion to approve passed unanimously.		
ACTION ITEMS Approved	PERSON RESPONSIBLE N/A	DEADLINE N/A

AGENDA ITEM: Public Hearings		PRESENTER: Mary Elizabeth Burgess – Planning and Development Director Elizabeth Brundige - Planner
<ol style="list-style-type: none"> 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. Continued from the August 26, 2025, Planning Commission meeting. The applicant has requested an additional continuance of this item until the October 28, 2025, Planning Commission meeting and the November 3, 2025, City Council meeting. 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. Continued from the August 26, 2025, Planning Commission meeting. The applicant has requested an additional continuance of this item until the October 28, 2025, Planning Commission meeting and the November 3, 2025, City Council meeting. Request by applicant Summer Britt, the owner of approximately 3.49 acres zoned R-1 Low Density Single-Family Residential located at 581 Old Burnt Mountain Road (Parcel 029A 064 013) to de-annex from the City of Jasper and annex into Pickens County. Applicant requested to withdrawal application to amend. Request by applicant Zoltan Torteli on behalf of 71 Confederate Avenue LLC, the owner of approximately 0.75 acres zoned C-2 General Commercial located at 71 Confederate Avenue (Parcel 030D 096 102) for a Special Use Permit to allow for a manufacturing establishment involving the mechanical or chemical conversion of raw materials into semi-finished or finished products (custom cabinet manufacturing). Request by applicant Dave Terry of Gateway Commercial, LLC, the owner of approximately 2.22 acres zoned PUD Planned Unit Development located at 319 Mountain Boulevard South (Parcel 053D 080 001) for a variance from the City of Jasper Zoning Ordinance Sec. 94-157(d) to eliminate the requirement to place dumpsters in the rear yard and a minimum of five (5) feet from property lines. The requested variance will accommodate the development of a planned commercial shopping center on the property. <p>Public Comments: Mayor Raffield called on anyone who wanted to speak on these items, heard none and closed the public hearings @ 6:21pm.</p>		
ACTION ITEMS N/A	PERSON RESPONSIBLE N/A	DEADLINE N/A

AGENDA ITEM: Unfinished (Old) Business Item #1 Consideration of Request for an additional continuance by applicant SDH Atlanta LLC for the annexation of Parcel 065 065 – 773 Fairview Road.		PRESENTER: Mary Elizabeth Burgess – Planning and Development Director Elizabeth Brundige - Planner
Discussion: Continued from the August 26, 2025, Planning Commission meeting. The applicant has requested an additional continuance of this item until the October 28, 2025, Planning Commission meeting and the November 3, 2025, City Council meeting.		
Conclusion: Mayor Raffield called for a motion to approve the continuance of the continuance . Councilmember Brandon Hannah made a motion to approve. Councilmember John Foust provided a second. The motion passed unanimously.		
ACTION ITEMS Approved	PERSON RESPONSIBLE N/A	DEADLINE N/A

AGENDA ITEM: Unfinished (Old) Business Item #2 Consideration of Request for an additional continuance by applicant SDH Atlanta LLC for the rezoning of Parcel 065 065 – 773 Fairview Road.	PRESENTER: Mary Elizabeth Burgess – Planning and Development Director Elizabeth Brundige - Planner	
Discussion: Continued from the August 26, 2025, Planning Commission meeting. The applicant has requested an additional continuance of this item until the October 28, 2025, Planning Commission meeting and the November 3, 2025, City Council meeting.		
Conclusion: Mayor Raffield called for a motion to approve the continuance. Councilmember John Foust made a motion to approve. Councilmember Anne Sneve provided a second. The motion passed unanimously.		
ACTION ITEMS Approved	PERSON RESPONSIBLE N/A	DEADLINE N/A

AGENDA ITEM: New Business Item #1 Request to de-annex approximately 3.49 acres located at 581 Old Burnt Mountain Road from the City of Jasper and annex into Pickens County.	PRESENTER: Mary Elizabeth Burgess – Planning and Development Director Elizabeth Brundige - Planner	
Discussion: The applicant and property owner, Summer Britt, requests to de-annex approximately 3.49 acres zoned R-1 Low Density Single-Family Residential located at 581 Old Burnt Mountain Road. The subject property is served by private well and septic; therefore, the only City services currently serving the property are fire and police. The County offers fire and police service as well, so the owner is requesting to de-annex the subject property into Pickens County.		
PLANNING COMMISSION RECOMMENDATION: The Planning Commission voted unanimously (4-0) to recommend withdrawal of the application without prejudice for the applicant to amend the request to address an intervening County-owned parcel that makes the subject property ineligible for de-annexation.		
ACTION REQUESTED: Withdraw without prejudice to amend.		
Conclusion: Mayor Raffield called for a motion to approve acceptance of the withdrawal of the application without prejudice. Councilmember Anne Sneve made a motion to approve. Councilmember Brandon Hannah provided a second. The motion passed unanimously.		
ACTION ITEMS Approved	PERSON RESPONSIBLE N/A	DEADLINE N/A

AGENDA ITEM: New Business Item #2 Request for a Special Use Permit to allow for a manufacturing establishment involving the mechanical or chemical conversion of raw materials into semi-finished or finished products (custom cabinet manufacturing).	PRESENTER: Mary Elizabeth Burgess – Planning and Development Director Elizabeth Brundige - Planner	
Discussion: The applicant, Zoltan Torteli of Torteli Custom Woodworks, LLC, on behalf of owner 71 Confederate Avenue, LLC, requests a Special Use Permit to allow custom cabinet manufacturing. The subject property consists of approximately 0.75 acres zoned C-2 General Commercial located at 71 Confederate Avenue.		
PLANNING COMMISSION RECOMMENDATION: The Planning Commission voted unanimously (4-0) to recommend approval of the Special Use Permit per staff's recommendation.		
ACTION REQUESTED: APPROVAL with conditions Based on the analysis of this application, using the standards and criteria found in Section 94-246(d) of the Zoning Ordinance, staff recommends APPROVAL of the request for a SPECIAL USE PERMIT for a manufacturing establishment involving the mechanical or chemical conversion of raw materials into semi-finished or finished products (millwork for furniture manufacturing), subject to the following conditions:		
<ol style="list-style-type: none"> 1. No staining or chemical finishing shall occur unless a paint booth is approved and inspected by the City of Jasper. 2. Outdoor storage shall be enclosed by a fence not less than six feet in height containing opaque material to provide visual screening from any rights-of-way or residentially-zoned (R-A, R-1, R-2, R-3, DRI-6, SFA, or MFR) lots. Fleet vehicles do not require screening. 		

<p>3. Update parking lot with striping and ADA requirements. All spots should be a minimum of 9' x 18'. Parking on surfaces other than concrete or asphalt are prohibited.</p> <p>4. A business license is required prior to opening the business.</p> <p>5. All new signage must be approved prior to installation.</p> <p>6. The grant of this special use permit 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.</p>		
<p>Conclusion: Mayor Raffield called for a motion. to approve. Councilmember John Foust made a motion to approve the Request for Special Use Permit with the six (6) conditions. Councilmember Brandon Hannah provided a second. The motion passed unanimously.</p>		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

<p>AGENDA ITEM: New Business Item #3 Request for a variance from the City of Jasper Zoning Ordinance Sec. 94-157(d) to eliminate the requirement to place dumpsters in the rear yard and a minimum of five (5) feet from property lines.</p>		<p>PRESENTER: Mary Elizabeth Burgess – Planning and Development Director Elizabeth Brundige - Planner</p>
<p>Discussion: Applicant and property owner Dave Terry requests a variance from the City of Jasper Zoning Ordinance Sec. 94-157(d) to eliminate the requirement to place dumpsters in the rear yard and a minimum of five (5) feet from property lines. The requested variance will accommodate the development of a planned commercial shopping center on approximately 2.22 acres zoned PUD Planned Unit Development located at 319 Mountain Boulevard South.</p>		
<p>PLANNING COMMISSION RECOMMENDATION: The Planning Commission voted unanimously (4-0) to recommend approval of the variance request per staff's recommendation.</p>		
<p>ACTION REQUESTED: APPROVAL with conditions 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 variance request subject to the following conditions:</p> <ol style="list-style-type: none"> 1. The dumpster enclosures shall be architecturally integrated with the proposed building(s). 2. The dumpster area shall contain cover or provide an oil water separator to control pollutant runoff from the dumpsters. 		
<p>Conclusion: Mayor Raffield called for a motion. Councilmember Brandon Hannah made a motion to approve Request for Variance with the two (2) conditions. Councilmember Sonny Proctor, MD provided a second. The motion passed unanimously.</p>		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

<p>AGENDA ITEM: New Business Item #4 Consideration of Halloween on SteGHOUL Event</p>		<p>PRESENTER: Carly Glaze – Community Engagement Manager</p>
<p>Discussion: DDA would like to hold a Halloween on SteGhoul event which will follow the trick or treating event on Main Street on October 31st from 7-10 p.m. There will be a "Ride of the Witches" @ approximately 6:45pm and the event will take place in Stegall Alley and Mark Whitfield Street.</p>		
<p>Conclusion: Mayor Raffield called for a motion. Councilmember Brandon Hannah made a motion to approve the event application for the Halloween on SteGhoul Event. Councilmember John Foust provided a second. The motion passed unanimously.</p>		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

AGENDA ITEM: New Business Item #5 Consideration of Soup Bean Festival Event		PRESENTER: Carly Glaze – Community Engagement Manager	
Discussion: DDA would like to host the first annual Soup Bean Festival in Downtown Jasper. This is an event similar to a chili cook-off event, but with soup beans and cornbread.			
Conclusion: Mayor Raffield called for a motion. Councilmember Brandon Hannah made a motion to approve the application for the Soup Bean Festival event. Councilmember Sonny Proctor, MD provided a second. The motion passed unanimously.			
ACTION ITEMS Approved	PERSON RESPONSIBLE N/A	DEADLINE N/A	

AGENDA ITEM: New Business Item #6 Consideration of Mountain City Christmas - Candlelight Shopping on Main Street Event		PRESENTER: Carly Glaze – Community Engagement Manager	
Discussion: DDA would like to host their Christmas Event – Mountain City Christmas – Candlelight Shopping on Main with carolers and candlelight. No road closures will be needed.			
Conclusion: Mayor Raffield called for a motion. Councilmember John Foust made a motion to approve the Mountain City Christmas – Candlelight Shopping on Main event application. Councilmember Brandon Hannah provided a second. The motion passed unanimously.			
ACTION ITEMS Approved	PERSON RESPONSIBLE N/A	DEADLINE N/A	

AGENDA ITEM: New Business Item #7 Consideration of purchasing a new police vehicle		PRESENTER: Brandon Douglas – City Manager	
Discussion: You may recall from the '25 budget amendments that staff had encumbered future monies through excess SPLOST proceeds to perhaps purchase a police vehicle around Oct. '25. The 9 months of collections for SPLOST for 2025 have averaged about \$10k more than what we had "budgeted" and as such...there are sufficient funds available for the purchase of a police vehicle (explorer) without jeopardizing the encumbered monies for the Perrow Park Project, Station 14 or purchase of Fire Engine. As such, staff is seeking direction on whether there is favorable consideration to move forward with this acquisition. The department has solicited 3 quotes (included) and the lowest quote is from Prater Ford: -- Prater Ford = \$48,274.44 -- John Megel Ford = \$48,795 -- Krause Ford = \$53,495 The equipment and lights would result in an additional \$22 - \$30K.			
Conclusion: Mayor Raffield called for a motion. Councilmember Anne Sneve made a motion to approve purchase of a new police car not to exceed \$80,000. Councilmember Brandon Hannah provided a second. The motion passed unanimously.			
ACTION ITEMS Approved	PERSON RESPONSIBLE N/A	DEADLINE N/A	

AGENDA ITEM: New Business		PRESENTER: Brandon Douglas – City Manager
Item #8 Memorandum of Agreement between GDOT and the City re Lighting for PI 621490 SR 53 Widening		
Discussion: MOA provided by GDOT for the City requested improvements to signal and lighting poles that will be installed as a part of the SR 53 Widening project. The additional cost difference between standard GDOT installations and the City requested improvements to signal and lighting poles will be the responsibility of the City. The attached cost estimate is for this is \$26,581.17. GDOT is not asking for signature at this time; just acknowledgment of the cost difference and agreement that the City will enter into the agreement. Mr. Syfan has reviewed the draft document. Option #1 - motion to approve the cost difference of \$26,581.17 for the upgraded signal and light poles and approve the mayor to execute the MOA once the final version has been reviewed and approved by legal. OR Option #2 - motion to not approve the cost difference of \$26,581.17 for the upgraded signal and light poles and revert to GDOT's standard signal and lighting poles.		
Conclusion: Mayor Raffield called for a motion. Councilmember Jim Looney made a motion to approve the cost difference of \$26,581.17 and to authorize the mayor to execute the final MOA documents. Councilmember Brandon Hannah provided a second. The motion passed unanimously.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

AGENDA ITEM: New Business		PRESENTER: Brandon Douglas – City Manager
Item #9 Discussion of Work Order - RFP		
Discussion: As you may recall...the 2025 budget included lump sum monies for a work order system to be implemented. Staff have not been able to develop the needed RFP for solicitation for services; however, we are aware of one local vendor that may be interested in partnering with us on this endeavor. Other communities such as Fannin County along with the City of Waleska have implemented this type of system to assist in operations. It is the desire of staff to advertise the Request for Proposals and to present it to the elected body at the meeting.		
Conclusion: Mayor stated that we will keep council updated as the process progresses.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A	N/A	N/A

AGENDA ITEM: New Business		PRESENTER: Mayor Kirk Raffield
Item #10 Acknowledgement of a Downtown Development Authority board member's resignation and to appoint a new replacement board member		
Discussion: Mayor Raffield acknowledged the resignation of Councilmember Sonny Proctor, MD from the Downtown Development Board and recommended the appointment of Councilmember Brandon Hannah as the replacement to the board.		
Conclusion: Mayor Raffield called for a motion. Councilmember John Foust made a motion to approve the appointment of Councilmember Brandon Hannah to the DDA Board. Councilmember Jim Looney provided a second. The motion passed unanimously.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

AGENDA ITEM: Executive Session		PRESENTER: Mayor Kirk Raffield
<p>Discussion: Mayor Raffield called for a motion to go into Executive Session @ 7:15pm for discussion of Real Estate and Legal. Councilmember Jim Looney made a motion to go into Executive Session. Councilmember John Foust provided a second. The motion passed unanimously.</p> <p>Mayor Raffield made a motion to end Executive Session @ 7:36pm and go back into council session. Councilmember Brandon Hannah made a motion end Executive Session and Councilmember John Foust provided a second. Motion passed unanimously.</p>		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

AGENDA ITEM: Adjourn		PRESENTER: Mayor Kirk Raffield
<p>Discussion: Mayor Raffield called for a motion to adjourn council meeting @ 7:37pm. Councilmember Anne Sneve made a motion to adjourn. Councilmember Brandon Hannah provided a second. The motion to adjourn passed unanimously.</p>		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Adjourned	N/A	N/A



 Mayor, Kirk D. Raffield



 City Clerk, Lorrie Waters



PLEASE SIGN IN

JASPER
City Council Meeting
SIGN IN ROSTER
October 6, 2025

6:00pm
meeting

PRINT NAME **ADDRESS/OR BUSINESS AFFILIATION**

Charles Sapp	109 Grand Circle Jasper GA 30143
Kim & Craig Bryans	209 Grand Cir. Jasper GA 30143
Samuel Sly	175 E. Sellers / JPC
Paish Lowrie	Jasper DDA
MARIC Firdi	36 TIZTOW TRAIL JASPER, GA
Chris Leake	Wall St. Barber
Kathy Berry	203 Grand Circle Jasper, GA 30143
Penny ^{Daughter} + Dico	279 Grand Circle Jasper
Karyn Smith	834 Watley Crossroads
ZOLTAN TORTBLI	71 CONTRERAS BLVD TORTBLI CUSTOM WOODWORK
Brian Rittenberg	19 S. Main St.
Kim Golden	COJ



