



City of Jasper
 200 Burnt Mountain Road
 Jasper, GA 30143
 MINUTES | REGULAR COUNCIL MEETING
 Monday, November 3, 2025, 6:00 PM

MEMBERS PRESENT

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

STAFF

Brandon Douglas
 Kim Goldener
 Lindsey Williams
 Mike Davis
 John Sherrer
 Mary Elizabeth Burgess

GUESTS IN ATTENDANCE

See Attachment "A"

MEMBERS ABSENT

Anne Sneve

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 John Foust to confirm a quorum was present. Mayor Raffield called on Pastor Brian Shaul to provide the Invocation. Mayor Raffield called on American Legion Post 149 to lead the Pledge of Allegiance.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
None	N/A	N/A

AGENDA ITEM: Presentation(s)		PRESENTER: Mayor Kirk Raffield
<ul style="list-style-type: none"> • American Legion / VFW • Veteran’s Day Parade • Winners of the Scarecrow Contest <ul style="list-style-type: none"> ○ 1st Place – Tate Elementary - \$100 Gift Certificate donated by The Old Mule House Restaurant ○ 2nd Place – Hill City Elementary – Prize \$75 Gift Certificate donated by LC Tacos & Margaritas Restaurant - Jasper ○ 3rd Place – Honeysuckle Florist – Prize \$50 Gift Certificate donated by 61 Main: Fresh, Locally Grown Cuisine Restaurant 		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A	N/A	N/A

AGENDA ITEM: Adopt Agenda		PRESENTER: Mayor Kirk Raffield
Discussion: Mayor Raffield asked any questions on the consent agenda.		
Conclusion:		
Mayor Raffield called for a motion to adopt the agenda. Councilmember Jim Looney made a motion to approve. Councilmember Brandon Hannah provided a second. The motion to approve passed 4 to 0.		
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.		
<ul style="list-style-type: none"> ➢ Only one person signed up to speak but when he was asked to speak, he stated that he had signed up by accident and did not want to speak. 		
Mayor Raffield closed the Public Comment section.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A	N/A	N/A

AGENDA ITEM: Consent Agenda		PRESENTER: Mayor Kirk Raffield	
Discussion: Request approval of the following items.			
<ol style="list-style-type: none"> 1. Minutes from 10.06.2025 Public Hearing 2. Minutes from 10.06.2025 Council Meeting 3. Minutes from 10.09.2025 Budget Work Session 4. Minutes from 10.23.2025 Council Work Session-Public Hearing-Special Called Meeting 			
Conclusion:			
Mayor Raffield called for a motion to adopt the agenda. Councilmember Jim Looney made a motion to approve. Councilmember Brandon Hannah provided a second. The motion to approve passed unanimously.			
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	
Approved	N/A	N/A	

AGENDA ITEM: Public Hearings		PRESENTER: Mayor Kirk Raffield	
Public Hearing opened @ 6:20pm			
<ol style="list-style-type: none"> 1. 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 September 23, 2025, Planning Commission meeting. The applicant's legal counsel has requested to continue the application until the December 1, 2025, City Council meeting. 2. 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 September 23, 2025, Planning Commission meeting. The applicant's legal counsel has requested to continue the application until the December 1, 2025, City Council meeting. 3. Request by applicant Barry Elias of Classic Elias Properties, LLC, the owner of approximately 1.28 acres zoned PUD Planned Unit Development located at 489 Mountain Boulevard South (Parcel 053D 080 004) for a Special Use Permit to allow for a drive-thru restaurant on the property. The requested Special Use Permit will accommodate the development of a drive-thru restaurant within a planned commercial shopping center on the property. 			
Public Hearing closed @ 6:28pm			
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	
N/A	N/A	N/A	

AGENDA ITEM: Old (Unfinished) Business		PRESENTER: Mary Elizabeth Burgess – Planning & Development Director	
#1 Consideration & Approval of the Request to Annex approximately 48.65 acres located at 773 Fairview Road into the City of Jasper			
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 into the City of Jasper. The applicant is processing a concurrent request to rezone the property from Pickens County Agricultural (AG) district to City of Jasper Single-Family Attached (SFA) residential district to accommodate a 220-unit townhome community.			
PLANNING COMMISSION RECOMMENDATION:			
The Planning Commission recommended unanimous (3-0) denial of the annexation application per staff's recommendation.			
ACTION REQUESTED: CONTINUE TO DECEMBER 1, 2025, CITY COUNCIL HEARING			
The applicant's legal counsel has requested to continue the application until the December 1, 2025, City Council hearing to better understand the City's water and sewer capacity limitations and further evaluate the cost of the required infrastructure improvements to accommodate the proposed development.			
Conclusion:			
Mayor Raffield called for a motion. Councilmember John Foust made a motion to approve request for continuance until December 1, 2025, City Council meeting. Councilmember Jim Looney provided a second. The motion passed 4 to 0.			
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	
Approved	N/A	N/A	

AGENDA ITEM: Old (Unfinished) Business		PRESENTER: Mary Elizabeth Burgess – Planning & Development Director
<p>#2 Consideration & Approval of the Request to Rezone approximately 48.65 acres located at 773 Fairview Road from Pickens County Agricultural (AG) district to City of Jasper Single-Family Attached Residential (SFA) district.</p>		
<p>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 to rezone the property from Pickens County Agricultural (AG) district to City of Jasper Single-Family Attached (SFA) residential district to accommodate a 220-unit townhome community.</p>		
<p>PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommended unanimous (3-0) denial of the application per staff’s recommendation.</p>		
<p>ACTION REQUESTED: CONTINUE TO THE DECEMBER 1, 2025, CITY COUNCIL HEARING The applicant’s legal counsel has requested to continue the application until the December 1, 2025, City Council hearing to better understand the City’s water and sewer capacity limitations and further evaluate the cost of the required infrastructure improvements to accommodate the proposed development.</p>		
<p>Conclusion: Mayor Raffield called for a motion. Councilmember John Foust made a motion to approve request for continuance until December 1, 2025, City Council meeting. Councilmember Jim Looney provided a second. The motion passed 4 to 0.</p>		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

AGENDA ITEM: New Business		PRESENTER: Elizabeth Brundige - Planner
<p>#1 Consideration & Approval of Request for a Special Use Permit to allow for a drive-thru restaurant at 489 Mountain Boulevard South.</p>		
<p>Discussion: The applicant and property owner, Barry Elias of Classic Elias Properties, LLC, requests a Special Use Permit to allow for a drive-thru restaurant. The subject property consists of approximately 1.28 acres zoned PUD Planned Unit Development located at 489 Mountain Boulevard South.</p>		
<p>PLANNING COMMISSION RECOMMENDATION: The Planning Commission voted unanimously (3-0) to recommend approval with conditions of the Special Use Permit 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 94-246(d) of the Zoning Ordinance, staff recommends APPROVAL of the request for a SPECIAL USE PERMIT to allow for a drive-thru restaurant subject to fourteen (14) conditions.</p>		
<p>Conclusion: Mayor Raffield called for a motion. Councilmember Brandon Hannah made a motion to approve the request for a SPECIAL USE PERMIT to allow for a drive-thru restaurant subject to fourteen (14) conditions. Councilmember Sonny Proctor, MD provided a second. The motion passed 4 to 0.</p>		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

AGENDA ITEM: New Business		PRESENTER: Kim Goldener – Deputy City Manager
<p>#2 Consideration & Approval of the Recommendation on GEFA funded Sewer Master Lift Station Contract Award</p>		
<p>Discussion: Bids were opened for the GEFA funded Sanitary Sewer Master Lift Station project on October 21st. We had 9 bidders ranging in price from \$2,398,719.30 at the lowest end to \$4,371,265.50 at the highest. Our consultant, GMC, has reviewed the bid packages, checked project references, etc., and recommends the low bidder UWS, Inc. with a low bid of \$2,398,719.30.</p>		
<p>As a recap of the project - this is to construct a new sewer lift station, as well as approximately 2400 LF of 14" and 15" gravity sewer main, approximately 3400 LF of new 10" force main, and decommission the existing Town Creek and Mineral Springs lift stations. This project goes hand in hand with our other GEFA funded project that is rehabbing the sewer collection system upstream of these two lift stations. The new station is designed as a duplex station with the ability to add a 3rd pump in the future.</p>		

Action Request: Staff requests that Council award the Master Lift Station project to UWS, Inc. with the low bid of \$2,398,719.30, and authorize the mayor to execute any and all documents related to the project award.

Conclusion: Mayor Raffield called for a motion. Councilmember Brandon Hannah made a motion to approve the award the Master Lift Station project to UWS, Inc. with the low bid of \$2,398,719.30, and authorized the mayor to execute any and all documents related to the project award. Councilmember Jim Looney provided a second. The motion passed 4 to 0.

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

AGENDA ITEM: Executive Session - Legal **PRESENTER:** Mayor Kirk Raffield

Discussion:
 Mayor Raffield called for a motion to go into Executive Session @ 6:51 pm for discussion of Legal. Councilmember Jim Looney made a motion to go into Executive Session. Councilmember Brandon Hannah provided a second. The motion passed 4 to 0.

Mayor Raffield made a motion to end Executive Session @ 7:48pm and go back into council session. Councilmember Brandon Hannah made a motion and Councilmember Jim Looney provided a second. Motion passed 4 to 0.

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 meeting @ 7:48pm.
 Councilmember Brandon Hannah made a motion to approve. Councilmember Jim Looney provided a second. The motion to approve passed 4 to 0.

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



 Mayor, Kirk D. Raffield



 City Clerk, Lorrie Waters

