



**City of Jasper**  
 200 Burnt Mountain Road  
 Jasper, GA 30143  
 MINUTES | REGULAR COUNCIL MEETING  
 Monday, May 6, 2024, 6:00 PM

**MEMBERS PRESENT**  
 Mayor Kirk Raffield  
 Folsom C. Proctor  
 John Foust  
 Jim Looney  
 Brandon Hannah

**STAFF**  
 Kim Goldener  
 Lorrie Waters  
 Police Chief Matt Dawkins  
 Fire Chief John Sherrer  
 Mary Elizabeth Burgess  
 Tonya Dutton  
 Andrew Collins

**GUESTS IN ATTENDANCE**  
 See attachment A

**MEMBERS ABSENT**  
 Anne Sneve

**LEGAL COUNSEL**  
 David Syfan

**PRESS**  
 Mari Livsey – KnowPickens  
 Angela Reinhardt – Pickens Progress

<b>AGENDA ITEM:</b> Call Meeting to Order/Invocation/Pledge of Allegiance		<b>PRESENTER:</b> Mayor Kirk Raffield
Mayor Raffield called the meeting to order. Mayor Raffield called on Councilmember Jim Looney to verify that a quorum was present. Mayor Raffield called on Pastor Chad Hulsey to provide the Invocation. Councilmember Hannah led the Pledge of Allegiance.		
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
N/A	N/A	N/A
<b>AGENDA ITEM:</b> Adopt Amended Agenda		<b>PRESENTER:</b> Mayor Kirk Raffield
<b>Discussion:</b> Mayor Raffield requested an amendment to the agenda to add Public Hearing #4 and to move Unfinished Business Item #2 Annexation of 490 Liberty Lane to Public Hearing #5.		
<b>Conclusion:</b> Mayor Raffield called for a motion to adopt the amended agenda. Councilmember Jim Looney made a motion to approve. Councilmember Brandon Hannah provided a second. The motion to approve passed unanimously.		
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
Approved	N/A	N/A
<b>AGENDA ITEM:</b> Educational/Training Recognition		<b>PRESENTER:</b> Mayor Kirk Raffield
<b>Discussion:</b> Mayor Raffield recognized Councilmember Brandon Hannah and Councilmember Dr. Folsom Proctor III for their educational achievements.		
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
N/A	N/A	N/A
<b>AGENDA ITEM:</b> Public Hearing – 1. Request to Rezone Parcel #041 098 located at 100 Darnell Road		<b>PRESENTER:</b> Mary Elizabeth Burgess – Planning & Development Director
<b>Public Hearing:</b> Rezoning of Parcel #041 098 located at 100 Darnell Road from C-2, General Commercial to MFR, Multi-Family Residential – Rainy Day Development, LLC.		
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
N/A	N/A	N/A
<b>AGENDA ITEM:</b> Public Hearing – 2. Request to Rezone Parcel # 030A 073 on Philadelphia Rd		<b>PRESENTER:</b> Mary Elizabeth Burgess – Planning & Development Director
<b>Public Hearing:</b> Rezone Parcel # 030A 073 on Philadelphia Rd from R-A, Residential Agriculture to MFR, Multi-Family Residential – SJWGA Holdings, LLC		
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
N/A	N/A	N/A

<b>AGENDA ITEM:</b> Public Hearing –		<b>PRESENTER:</b> Mary Elizabeth Burgess –
3. Request for Modification to Ordinance No. 2021-25, PUD known as Haley Farms		Planning & Development Director
<b>Public Hearing:</b> Request for Modification to Ordinance No. 2021-25, PUD known as Haley Farms located on the Northwestern side of Philadelphia Road and identified as 030B 061 001 - Jackson Development Group, LLC (Residential) and Booker Investment Group (Commercial)		
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
N/A	N/A	N/A

<b>AGENDA ITEM:</b> Public Hearing –		<b>PRESENTER:</b> Mary Elizabeth Burgess –
4. Request to Modify the Zoning Ordinance by requesting text amendments		Planning & Development Director
<b>Public Hearing:</b> Request to modify the Zoning Ordinance utilizing text amendments to the ordinance which was last modified on June 5, 2023:		
<ul style="list-style-type: none"> <li>• Land Disturbance Permits (LDP) will only be issued with an approved site plan.</li> <li>• Establishes Georgia Stormwater Management Manual as the minimum requirements for stormwater management.</li> <li>• Establish a payment in lieu of sidewalk policy.</li> <li>• Paving requirements for outdoor storage access.</li> <li>• Adds wine to the package store classification.</li> <li>• Outdoor lighting specifications for non-wood poles.</li> </ul>		
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
N/A	N/A	N/A

<b>AGENDA ITEM:</b> Public Hearing –		<b>PRESENTER:</b> Mary Elizabeth Burgess –
5. Annex 490 Liberty Lane, Parcel ID 053A 092, into the City and Rezone to M-1, General Industry		Planning & Development Director
<b>Public Hearing:</b> Request to annex 490 Liberty Lane, Parcel # 053A 092 into the City and rezoned to M-1, General Industry – <b>Continued until 06.03.2024</b>		
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
N/A	N/A	N/A

<b>AGENDA ITEM:</b> Consent Agenda		<b>PRESENTER:</b> Mayor Kirk Raffield
Minutes for Council Work Session Meeting 03.28.2024 Minutes for Regular Council Meeting 04.01.2024 Minutes for Special Called Council Meeting 04.15.2024 Approval of FY2023 Operating Budget Amendment – SBITA Approval of Amendment to Ordinance: 82.2 – Billing, delinquency; penalties – will no longer mail out late notices. Approval of SmartCop Software Agreement <b>Conclusion:</b> Mayor Raffield called for a motion to adopt the consent agenda. Councilmember Jim Looney made a motion to approve. Councilmember Dr. Folsom Proctor, III provided a second. The motion to approve passed unanimously.		
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
Approved	N/A	N/A

<b>AGENDA ITEM:</b> Unfinished Business		<b>PRESENTER:</b> Mary Elizabeth Burgess –
1. 1. Pinnacle RE Holdings, LLC Cease & Desist Appeal for 191 Interstate South Drive, Jasper, GA 30143 Joint Agreement to CONTINUED until 06.03.2024 per City Attorney		Planning & Development Director
<b>Discussion:</b> Pinnacle RE Holdings, LLC Cease & Desist Appeal for 191 Interstate South Drive, Jasper, GA 30143 Joint Agreement to CONTINUED until 06.03.2024 per City Attorney.		
<b>Conclusion:</b> Mayor Raffield called for a motion to continue this item until 06.03.2024. Councilmember Jim Looney made a motion to approve. Councilmember John Foust provided a second. The motion passed unanimously.		
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
Approved	N/A	N/A

<b>AGENDA ITEM:</b> New Business	<b>PRESENTER:</b> Police Chief Matt Dawkins	
1. Pinning of Sergeant Jimmy Long with Jasper Police Department		

<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
N/A	N/A	N/A

<b>AGENDA ITEM:</b> New Business	<b>PRESENTER:</b> Kim Goldener – Interim City Manager	
2. Introduction of the New Utilities Director – Andrew Collins		

<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
N/A	N/A	N/A

<b>AGENDA ITEM:</b> New Business	<b>PRESENTER:</b> Tonya Dutton – Clerk of Court	
3. Consideration and Approval of Municipal Court Software Agreement – i3Vertical, LLC.		

**Discussion:** Mayor Raffield recused himself from the discussion due to potential personal conflicts. Ms. Dutton explained that she had researched several companies and talked with other entities and feels that the i3 Vertical, LLC is the best option for the municipal court to use.

**Conclusion:**

Mayor Pro Tempore Dr. Folsom Proctor called for a motion to approve the i3 Vertical, LLC. software agreement. Councilmember Brandon Hannah made a motion to approve. Councilmember Jim Looney provided a second. The motion passed unanimously.

Mayor Pro Tempore Dr. Folsom Proctor called for a motion to allow him to sign the agreement in lieu of Mayor Raffield. Councilmember Jim Looney made a motion to approve. Councilmember John Foust provided a second. The motion passed 4 to 0.

<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
Approved	N/A	N/A

<b>AGENDA ITEM:</b> New Business	<b>PRESENTER:</b> Mary Elizabeth Burgess-Planning/Development Director	
4. Consideration and Approval of the Request to Rezone 100 Darnell Road from C-2, General Commercial to MFR, Multi-Family Residential – Rainy Day Development, LLC		

**Discussion:** Ms. Burgess explained the request is to rezone 100 Darnell Rd from C-2 to MFR. Councilmember Dr. Folsom Proctor, III recused himself from the discussion due to potential personal conflicts. Ms. Burgess was asked to provide a timeline for this project and she explained that this is a Department of Community Affairs project which has an application deadline of May 17<sup>th</sup> and would potentially take 12 – 18 months to complete project.

**Conclusion:**

Mayor Raffield called for a motion to approve the Request to Rezone 100 Darnell Road from C-2 to MFR. Councilmember Jim Looney and Councilmember John Foust voted to approve the motion. Councilmember Brandon Hannah voted to deny the motion. Mr. Syfan advised that a 2 to 1 vote was not sufficient, and because it wasn't a tie, the Mayor couldn't vote. The motion failed due to a lack of votes.

Councilmember Jim Looney withdrew his motion and Councilmember John Foust provided a second. The withdrawal passed 3 to 0.

Councilmember Jim Looney made a motion to Table the Item until we had Full Council representation. Councilmember John Foust provided a second. The motion passed 3 to 0.

<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
Tabled	N/A	N/A

<b>AGENDA ITEM:</b> New Business	<b>PRESENTER:</b> Mary Elizabeth Burgess-Planning/Development Director	
5. Consideration and Approval of the Request to Rezone Parcel # 030A 073 on Philadelphia Rd from R-A, Residential Agriculture to MFR, Multi-Family Residential – SJWGA Holdings, LLC		

**Discussion:** Ms. Burgess discussed the development and that it was an intended workforce housing development which has a deadline for an application submittal to the Department of Community Affairs on May 17th. To be able to continue with their process they would need approval of the rezoning request.

<b>Conclusion:</b> Mayor Raffield called for a motion. Councilmember John Foust made a motion to table the item which failed. Councilmember John Foust withdrew his motion. Councilmember Brandon Hannah made a motion to deny the request. Councilmember Dr. Folsom Proctor, III provided a second. Councilmember Jim Looney and Councilmember John Foust voted against the denial of request creating a tie. Mayor Raffield broke the tie with a vote to deny the request. The motion to deny request passed 3 to 2.		
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
Denied	N/A	N/A

<b>AGENDA ITEM:</b> New Business 6. Consideration and Approval of the Request for Modification to Ordinance No. 2021-25, PUD known as Hayley Farm located on the Northwestern side of Philadelphia Road and identified as 030B 061 001 - Jackson Development Group, LLC (Residential) and Booker Investment Group (Commercial)	<b>PRESENTER:</b> Mary Elizabeth Burgess-Planning/Development Director
<b>Discussion:</b> Ms. Burgess provided an explanation for the request to modify Ordinance No. 2021-25. The request is to remove 6.69 acres that were intended to be purchased by the Developer and included in the original ordinance, but the purchase didn't go through and to ensure the commercial development meets the most current zoning requirements and all other conditions shall remain.	
<b>Conclusion:</b> Mayor Raffield called for a motion. Councilmember Dr. Folsom Proctor III made a motion to table the request. Councilmember Brandon Hannah provided a second. The motion passed 4 to 0.	

<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
Tabled	N/A	N/A

<b>AGENDA ITEM:</b> New Business 7. Consideration and Approval of Modifying the Zoning Ordinance by requesting text amendments to the Zoning Ordinance last modified on June 5, 2023:	<b>PRESENTER:</b> Mary Elizabeth Burgess-Planning/Development Director
<ul style="list-style-type: none"> <li>• Land Disturbance Permits (LDP) will only be issued with an approved site plan.</li> <li>• Establishes Georgia Stormwater Management Manual as the minimum requirements for stormwater management.</li> <li>• Establish a payment in lieu of sidewalk policy.</li> <li>• Paving requirements for outdoor storage access.</li> <li>• Adds wine to the package store classification.</li> <li>• Outdoor lighting specifications for non-wood poles</li> </ul>	

**Discussion:** Ms. Burgess explained that the requested changes are for additional clarification which is needed in the current zoning ordinances. These text amendments have been discussed at the committee level and with the council.

**Conclusion:**  
 Mayor Raffield called for a motion to approve the Request to Modify the Zoning Ordinance. Councilmember Jim Looney made a motion to approve. Councilmember Dr. Folsom Proctor III provided a second. The motion to approve passed 4 to 0.

<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
Approved	N/A	N/A

<b>AGENDA ITEM:</b> New Business 8. Consideration and Approval GEFA Drinking Water State Revolving Loan	<b>PRESENTER:</b> Kim Goldener – Interim City Manager
<b>Discussion:</b> The city has been approved for a GEFA loan for two critically prioritized projects for drinking water side of our utilities. The request is for two drinking water projects. One is for improvements to our water treatment plant; this project is estimated at \$2,000,000. The second project is for water distribution system rehabilitation. The goal of this project is to improve the system's reliability, as well as improve the areas of low pressure. This project is estimated at \$1,500,000. GEFA has provided a rate of 2.28% for this loan due to it having a conservation aspect.	
<b>Conclusion:</b> Mayor Raffield called for a motion to approve the GEFA Drinking Water State Revolving Loan. Councilmember Dr. Folsom Proctor III made a motion to approve. Councilmember John Foust provided a second. The motion to approve passed 4 to 0.	

<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
Approved	N/A	N/A

<b>AGENDA ITEM: New Business</b>		<b>PRESENTER: Kim Goldener – Interim City Manager</b>
9. Consideration and Approval of Change Order #1 from T Stanco USDA 16" Effluent Force Main		
<b>Discussion:</b> Change Order #1 is for additional materials, labor, clearing and grubbing, and structures required with the revised force main alignment between SR 53/Church Street and Long Swamp Creek. Staff is requesting approval of Change Order #1 for T Stanco.		
<b>Conclusion:</b> Mayor Raffield called for a motion to approve T. Stanco Change Order #1 for the USDA 16" Effluent Main project. Councilmember Jim Looney made a motion to approve. Councilmember Dr. Folsom Proctor III provided a second. The motion to approve passed 4 to 0.		
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
Approved	N/A	N/A

<b>AGENDA ITEM: Executive Session</b>		<b>PRESENTER: Mayor Kirk Raffield</b>
<b>Discussion:</b> Mayor Raffield called for a motion to go into Executive Session @ 7:46pm for discussion of Legal and Real Estate. Councilmember John Foust made a motion to go into Executive Session. Councilmember Brandon Hannah provided a second. The motion passed unanimously.  Mayor Raffield called for a motion to end Executive Session @ 8:55pm and go back into council session. Councilmember Jim Looney made a motion and Councilmember John Foust provided a second. Motion passed unanimously.		
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
N/A	N/A	N/A

<b>AGENDA ITEM: Adjourn</b>		<b>PRESENTER: Mayor Kirk Raffield</b>
<b>Discussion:</b> Mayor Raffield called for a motion to adjourn. Councilmember Jim Looney made a motion to approve. Councilmember Brandon Hannah provided a second. The motion to approve passed unanimously.		
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
Adjourn	N/A	N/A

  
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 Mayor, Kirk D. Raffield

  
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 City Clerk, Lorrie Waters



**PLEASE SIGN IN**

**JASPER  
City Council Meeting  
SIGN IN ROSTER  
May 06, 2024**

PRINT NAME	ADDRESS/OR BUSINESS AFFILIATION
C. LARRY Wilson	261 WHISPERING PEBBLES TRAIL
Matt Dawkins	Jasper Police Dept
GINA Johnson	ADPTON COMMERCIAL
Terrie Duffell	Jasper Municipal Court
Jerry Phillips	Booker
Kim Golden	COT
John Sherrill	JFD
John Thomas	Piedmont Home
Scott Nelson	Piedmont Home
Ramona Charost	365 Grand Circle
Sandra Gregel	Teton
Shirley Alexa	365 Grand Circle
Peter Charost	365 Grand Circle
Matt Monroe	Rea Ventures Group
Chad Hunsy	Philah Baptist Church
Samuel Sly	Sellers St
Sara Chumley	Darnell Rd.
McBurgess	COJ
Aaron Newman	105 Arbor Hills Trail
Bradley Doyle	HS Ambrose Drive Jony
Cherie & Stacy McClure	Darnell Rd
Bridgette	607 DARNELL RD
Dawn Post	57 Teton TRL
Chest Post	57 Teton TRL
Angelica Miller	275 Arbor Hill Rd. N.
Jerry Monroe	210 Arbor Hills Tr
Reece Monroe	210 " " "
Tom Napp	King of Kings Church
Joe Chumley	410 Darnell Rd
Roy Williams	43 Darnell Rd.
Penny Aliens	279 Grand Circle
Tommy Chumley	330 Darnell Road
Jonathan Brooks	294 DARNELL ROAD

William Johnson 76 Arbor Hills Pl 7/20/64

