



City of Jasper
 200 Burnt Mountain Road
 Jasper, GA 30143
 MINUTES | REGULAR COUNCIL MEETING
 Monday, September 9, 2024, 6:00 PM

MEMBERS PRESENT

Mayor Kirk Raffield
 Dr. Folsom Proctor
 John Foust
 Jim Looney
 Brandon Hannah

STAFF

Brandon Douglas
 Kim Goldener
 Andrew Collins
 Mike Davis
 John Sherrer
 Mary Elizabeth Burgess
 Elizabeth Brundige

GUESTS IN ATTENDANCE

See Attachment A

MEMBERS ABSENT

Anne Sneve

LEGAL COUNSEL

David Syfan

PRESS

Mari Livsey – KnowPickens

Angela Reinhardt – Pickens Progress

AGENDA ITEM: Call Meeting to Order/Invocation/Pledge of Allegiance	PRESENTER: Mayor Kirk Raffield
<p>Mayor Raffield called the meeting to order. Mayor Raffield called on Councilmember Jim Looney to confirm a quorum was present. Mayor Raffield called on Dr. Donald Johnson to provide the Invocation. Mayor Raffield called on Councilmember Dr. Folsom Proctor who led the Pledge of Allegiance. Mayor Raffield called for a moment of silence for Winder, GA.</p> <p>Mayor Raffield requested a motion to appoint Kim Goldener as Interim City Clerk for this meeting only due to the City Clerk being out of the office for state mandated training. Councilmember John Foust made a motion to approve. Councilmember Jim Looney provided the second. The motion to approve passed 4 to 0.</p>	
ACTION ITEMS	PERSON RESPONSIBLE
Approved	N/A
	DEADLINE
	N/A

AGENDA ITEM: Adopt Agenda	PRESENTER: Mayor Kirk Raffield
<p>Discussion: Mayor Raffield requested to make one amendment to the agenda and that is to add an executive session before New Business Item #6.</p> <p>CONCLUSION:</p> <p>Mayor Raffield called for a motion to adopt the agenda as amended. Councilmember Jim Looney made a motion to approve the agenda as amended. Councilmember Dr. Folsom Proctor provided a second. The motion to approve passed 4 to 0.</p>	
ACTION ITEMS	PERSON RESPONSIBLE
Approved	N/A
	DEADLINE
	N/A

AGENDA ITEM: Proclamation – 2024 Georgia Reads Day	PRESENTER: Mayor Kirk Raffield
<p>Mayor Raffield read the Proclamation for 2024 Georgia Reads Day and designates September 30, 2024 as Georgia Reads Day for the City of Jasper.</p>	
ACTION ITEMS	PERSON RESPONSIBLE
N/A	N/A
	DEADLINE
	N/A

AGENDA ITEM: Public Hearings	PRESENTER: Mary Elizabeth Burgess – Planning & Development Director
<ol style="list-style-type: none"> 1. Request for a Special Use Permit for an 11-unit cottage housing development at 0 Grandview Road. 2. Request to rezone approximately 0.58 acres located off Pioneer Road from C-2 General Commercial to R-1 Low Density Single-Family Residential to allow for a single-family residence. 3. Request for a variance to Secs. 94-3(b)(7), 94-11(f), and 94-118(i) to eliminate the requirement for paved access to a proposed cottage housing development. 4. Request for Variance for Parcel JA13 095 to utilize metal accents exceeding the 10% maximum allowance for the building façade provided in Zoning Ordinance Sec. 94-96 (c)(1)(c). Continued to next Planning Commission Meeting. 	

Public Hearing #1 & #3 - Public Comments:

1. Jim Heilman – spoke in opposition of project and question EPD approval of septic system and management of units (Short-term Rentals or VRBO; can we compare our maps of the mines with the city? Will your land be fenced off? Will anyone be supervising the activities at the “cluster house”?
 - Developer Grant stated some are short-term rentals and no manager will be on site.
 - No, the land will not be fenced but will be identified.
2. Teresa Fisher – spoke in opposition of project – concern for children’s safety so close to mine shafts; Is it one septic system per unit?
 - Developer Grant – no one community septic system unit.
3. Steve McClure – spoke in opposition of project – are there occupant limits on the units; will there be any requirements for a water tank or tower?
 - Yes, no more than four per unit.
 - Planning & Development Director Mary Elizabeth Burgess explained that due to height restrictions would prohibit a tank from being built.
4. Betty Samson– spoke in opposition of project – will electricity underground?
 - Developer Grant stated that electricity will be underground
5. Bill Miller– spoke in opposition of project – Asked if his emails will be a part of the records, if so, he will not read them? Stated staff analysis is wrong, “retreat” will create a different type of use, only in city limits due to it touching city property, more of a commercial use; will need second access?
 - Mayor gave Mr. Miller a 3-minute notice
6. Carrie Sheldon– spoke in opposition of project – give Bill her three (3) minutes
7. Larry McHaney– spoke in opposition of project – is there anything preventing the sale of these units to private ownership; will they be separated out into individual units; no property manager on site; gravel road – how long? Why gravel – going to run 4-wheelers?
 - Mr. Syfan stated with community utilities no one would own a piece of the well or septic that serves.
8. Judy Heilman– spoke in opposition of project – who is getting EPD approval, who is responsible to make sure that there is no contamination, has anyone done the ground-penetrating radar (GPR)?
 - Developer Grant stated it is our responsibility to get the septic for the property
 - Developer Grant stated that the City did it. Ms. Goldener stated that she was not aware of a study being done.
9. Raymond Papp– spoke in opposition of project – Is short-term rentals allowed?
 - Planning & Development Director Mary Elizabeth Burgess – stated that the city can not dictate ownership
10. Joe Padgett– spoke in opposition of project – When GA marble surveyed the mines go up to Grandview and does not feel this project is too far from the mines.
11. Joe Wright – spoke in opposition of project – shared septic system – has engineering been done? Paved Road?
 - Developer Grant stated No but there is one in Pickens County per the Engineer.
12. Angela Padgett– spoke in opposition of project – will police patrol the property given the city owns it? Challenge the city to remember why they purchased the property originally to protect the mines.
 - Mayor Raffield stated that the City does not own this property, but that the property is within the city limits.
13. Margaret Lawnsdale– spoke in opposition of project – sound ordinances? Water Quality Plan in place?
 - Mayor Raffield stated yes, there are sound ordinances in place.
14. Larry Pauley – spoke in opposition of project – gravel road, how long? Why gravel? Will four wheelers be used?
 - Developer Grant – Approximately 4200 feet that will be gravel. The easement off of Cove Rd will be gated due to safety with this easement. Yes, possibly four-wheelers are used.
15. Tom Hogan – How much land will go with each home? Cluster homes do not fit with the area due to the other homes are on larger lots.
16. Ted Alwin– spoke in opposition of project – Building 11 units now, but will there be more?
 - Developer Grant stated there will be no more homes built in this project.
17. Betty Samson– spoke in opposition of project – Size of lots on Grandview is 3-6 acres
18. ?? – Do you have another property you could do this at?
 - Developer Grant state no but that they are property management company.
19. Kevin Sheldon– spoke in opposition of project – access to get to rental property through the residential development? No understanding the desire not to have a paved access, is it a safety issue?
20. Jerry Samson– spoke in opposition of project – Concern with people wandering off the property, can you post limits?
 - Yes
21. ?? – When Dollar General was being built, we were promised all these things and nothing followed. The noise, when the trucks bringing cases of soda is unbearable, cannot sit in backyard. Feels the traffic and trash will be unbearable.
 - Mayor Raffield stated this was in the county.

22. Carrie Sheldon– spoke in opposition of project – access to get to rental property goes through residential?
 - Developer Grant stated that they are considering disclosure that the access to these cottages will be through a residential area.
23. Carol Hogan– spoke in opposition of project – base zoning is not changing does this open the door to more Special Use Permits?
 - Planning & Development Director, Mary Elizabeth Burgess explained that everything zoned as R-1 could have a Special Use Permit (SUP) if they meet the conditions and parameters.
24. ?? – Potential is for 68 homes. If this doesn't go, will 68 homes be proposed?
 - Developer Grant - Yes, the potential for 68 homes to be built on this property is there.
25. ?? – What kind of easement is in the residential? Are there easement Restrictions?
 - Planning and Development Director Mary Elizabeth Burgess – The developer has general access easement. Access will not be allowed to the rental units via Cove Rd.
26. Christine Price– spoke in opposition of project – what does “retreat” mean VRBO?
27. ?? – Entire piece of property is 80 acres?
 - Developer Grant stated part of the property is in the County and part is in the City.
28. Tom Durren– spoke in opposition of project – R-1 requires a minimum of 1400 sq ft, and they are proposing 1000 sq ft? How? If 68 homes could be built would this be over the mines? 68 is the total density for the total acreage.
 - Planning and Development Director Mary Elizabeth Burgess explained that there is a “Cottage Housing Stipulation” where units can be smaller than 1,000 sq ft.
29. Casey Bishop– spoke in opposition of project – Are there any other developments like this in the area? What is being proposed doesn't make sense.
 - Mayor Raffield stated that there is only one other similar development within the city but has not been built out yet.
30. Kevin McDonald– spoke in opposition of project – This is all you want to build? What if it is a success, will you build more?
 - Developer Grant stated that he is not here to do the maximization we are here to enjoy the property.
31. Val Jacobson– spoke in opposition of project – where is the road being built off of Grandview and will it be a bona fide road?
 - Planning & Development Director Mary Elizabeth Burgess provided an explanation to where the access is located.
32. ?? – Concerns about it being wildly successful – will he have to come back to council?
 - Planning and Development Director Mary Elizabeth Burgess answered Yes, any time there are changes or modifications to plans they are required to come back for approval.
33. ?? – Confused on the 60 odd homes on ½ lots, where would they go? How is this possible?
 - Planning and Development Director Mary Elizabeth Burgess explained that the property is in an R-1 Residential Zoning District which would allow for a maximum of 2 units per acre. This is the underlining zoning the developer could potentially come into the city with a plan and be able to develop with up to 68 homes.
34. ?? – Thought ½ acre lots needed public utilities?
 - Planning and Development Director Mary Elizabeth Burgess explained in our regulations it does have a stipulation for with or without public sewer, with a minimum of square footage. Whether this is something the Department of Health would approve of we do not take this into consideration, and this would be something the developer would have to build and install. There is no guarantee of public utilities.
35. Dr. Folsom Proctor asked the developer if within his septic system design, has there been an estimation of gallons per day that would be needed to serve this area?
 - Developer Grant stated yes, it is approximately 1800 gallons per day.

Mayor Raffield closed the public hearing on Hearings #1 & #3 @ 7:20pm

Public Hearing #2 - Public Comments:

No public comments

Mayor Raffield closed the public hearing for Hearing #2 @ 7:21pm

Public Hearing #4 – This item was continued to the next Planning Commission Meeting on 09/24/2024 for further discussion. Public Hearing was closed at 7:26pm.

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

AGENDA ITEM: Department Presentations		PRESENTER:
<ol style="list-style-type: none"> 1. Public Works & Utilities – Andrew Collins 2. Planning & Development – Mary Elizabeth Burgess 		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A	N/A	N/A

AGENDA ITEM: Consent Agenda		PRESENTER: Mayor Kirk Raffield
<ol style="list-style-type: none"> 1. Approval of Minutes from 07.08.2024 Council Meeting 2. Approval of Minutes from 08.05.2024 Council Meeting 3. Approval of MOU between the City and Georgia Department of Community of Affairs authorizing the Mayor Raffield to execute any and all related documents. 		
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 4 to 0.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
	N/A	N/A

AGENDA ITEM: Unfinished Business		PRESENTER: Mary Elizabeth Burgess – Planning & Development Director
#1 Consideration & Approval Pinnacle RE Holdings, LLC Cease & Desist Appeal for 191 Interstate South Drive, Jasper, GA 30143 Joint Agreement to be continued until 09.09.2024 per City Attorney		
Discussion: Pinnacle RE Holdings, LLC Cease & Desist Appeal for 191 Interstate South Drive, Jasper, GA 30143 Joint Agreement to be continued until 10.07.2024 per City Attorney.		
Conclusion:		
Mayor Raffield called for a motion to continue the item until the 10.07.2024 meeting. Councilmember John Foust made a motion to approve. Council Member Brandon Hannah provided a second. The motion passed 4 to 0.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Continued to 10.07.2024 meeting	N/A	N/A

AGENDA ITEM: New Business		PRESENTER: Mary Elizabeth Burgess – Planning and Development Director
#1 Consideration and Approval Ordinance No. 2024-22 for the Request for a Special Use Permit for an 11-unit Cottage Housing Development at 0 Grandview Road.		
Discussion: Staff and Planning Commission has recommended approval of this request with conditions outlined in the ordinance and discussed in the presentation.		
Councilmember Dr. Proctor discussed the fact that several meetings have been held on this project. During this meeting we heard several disparaging remarks on this project and feel that there is additional information that may be needed.		
Conclusion:		
Mayor Raffield called for a motion on the Request for Ordinance No. 2024-22. Councilmember Dr. Folsom Proctor made a motion to table the request. Councilmember Brandon Hannah provided a second. The motion to table was passed 4 to 0.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Tabled	N/A	N/A

AGENDA ITEM: New Business		PRESENTER: Mary Elizabeth Burgess – Planning and Development Director
#2 Consideration and Approval of Ordinance No. 2024-23 to rezone approximately 0.58 acres located off Pioneer Road from C-2 General Commercial to R-1 Low Density Single-Family Residential to allow for a single-family residence.		
Discussion: This property is located on Pioneer Road and the Request is to downzone parcel from C-2 General Commercial to R-1 Low Density to allow for a single-family residence. Staff and Planning Commission recommends approval with conditions.		

<p>Conclusion: Mayor Raffield called for a motion. Councilmember Brandon Hannah made a motion to approve Ordinance No. 2024-23 to Rezone Parcel JA03 025 with conditions. Councilmember John Foust provided a second. The motion passed 4 to 0.</p>		
<p>ACTION ITEMS Approved</p>	<p>PERSON RESPONSIBLE N/A</p>	<p>DEADLINE N/A</p>
<p>AGENDA ITEM: New Business #3 Consideration and Approval of Ordinance No. 2024-24 for the Request of a variance to Secs. 94-3(b)(7), 94-111(f), and 94-118(i) to eliminate the requirement for paved access to a proposed cottage housing development.</p>		
<p>PRESENTER: Mary Elizabeth Burgess – Planning and Development Director</p>		
<p>Discussion: Request for a variance to eliminate the requirement for paved access to the proposed cottage housing development. Staff and Planning and Commission recommended denial.</p>		
<p>Conclusion: Mayor Raffield called for a motion. Councilmember John Foust made a motion to deny Request for Variance for Parcel 028 051. Councilmember Brandon Hannah provided a second. The motion to deny was approved 4 to 0.</p>		
<p>ACTION ITEMS Denied</p>	<p>PERSON RESPONSIBLE N/A</p>	<p>DEADLINE N/A</p>
<p>AGENDA ITEM: New Business #4 Consideration and Approval of Health Insurance Renewal</p>		
<p>PRESENTER: Brandon Douglas – City Manager</p>		
<p>Discussion: Mr. Douglas provided information pertaining to the current insurance plan design and that we did ask for our Broker MSI Benefits Group to go out to market. We did receive one quote from Cigna -2% but could only offer a one-year cap of 15% increase for the following year. Staff did discuss and look at this option vs. current plan offer through GMA – Anthem. Due to the past history with GMA-Anthem staff's recommendation to continue with current benefits as they are presented with no changes.</p>		
<p>Conclusion: Mayor Raffield called for a motion. Councilmember Jim Looney made a motion to approve the renewal and authorize the Mayor to execute any and all related documents. Councilmember Brandon Hannah provided a second. The motion passed 4 to 0.</p>		
<p>ACTION ITEMS Approved</p>	<p>PERSON RESPONSIBLE N/A</p>	<p>DEADLINE N/A</p>
<p>AGENDA ITEM: New Business #5 Consideration and Approval of the Advertisement of Tax Millage Rate</p>		
<p>PRESENTER: Lindsey Williams – Finance Director</p>		
<p>Discussion: Ms. Williams explained the process of advertising a proposed tax millage rate increase. Mayor Raffield clarified that this item, if approved, is only for the advertisement of the millage. Mr. Douglas explained how the tax digest and tax millage rate provides only a portion, approximately 25%, of what the city operates on. The tax millage is only one tool that the city uses for a revenue source. Staff are proposing an increase of 1.5 mil in tax millage going from 5.221 to 6.721.</p>		
<p>Conclusion: Mayor Raffield called for a motion from the council. Councilmember Jim Looney made a motion to approve Advertisement of Proposed Tax Millage Rate. Councilmember Brandon Hannah provided a second. The motion passed 4 to 0.</p>		
<p>ACTION ITEMS Approved</p>	<p>PERSON RESPONSIBLE N/A</p>	<p>DEADLINE N/A</p>
<p>AGENDA ITEM: Executive Session - Legal</p>		
<p>PRESENTER: Mayor Kirk Raffield</p>		
<p>Discussion:</p>		
<p>Conclusion: Mayor Raffield called for a motion to go into Executive Session @ 8:09pm for discussion of Legal. Councilmember Jim Looney made a motion to go into Executive Session. Councilmember Dr. Folsom Proctor provided a second. The motion passed 4 to 0.</p>		

Mayor Raffield made a motion to end Executive Session @ 8:36pm and go back into council meeting. Councilmember Brandon Hannah made a motion and Councilmember Jim Looney provided a second. The motion passed 4 to 0.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

AGENDA ITEM: New Business		PRESENTER: Mayor Kirk Raffield
#6 Consideration and Approval of Resolution No. 2024-16 -Temporary Suspension Resolution		
Discussion: Mayor Raffield stated that the Temporary Suspension Resolution has been brought before you and is up for a motion		
Conclusion: Mayor Raffield called for a motion. Councilmember Jim Looney made a motion to approve Resolution No. 2024-16 Temporary Suspension Resolution. Council Member Dr. Folsom Proctor provided a second. The motion passed 4 to 0.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Approved	N/A	N/A

AGENDA ITEM: Committee Report Updates		PRESENTER: Councilmembers
Discussion:		
Development & Local Infrastructure	Dr. Folsom Proctor – Council Member John Foust – Council Member	
Finance & Administration	Jim Looney – Council Member Anne Sneve – Council Member	
Enterprise	Dr. Folsom Proctor – Council Member Jim Looney – Council Member	
Parks & Properties	Brandon Hannah – Council Member John Foust – Council Member	
Public Safety	Brandon Hannah – Council Member Anne Sneve – Council Member	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A	N/A	N/A

AGENDA ITEM: Adjourn		PRESENTER: Mayor Kirk Raffield
Discussion:		
Conclusion: Mayor Raffield called for a motion to adjourn 8:43pm. Councilmember Jim Looney made a motion to approve. Councilmember Dr. Folsom Proctor provided a second. The motion passed 4 to 0.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Adjourn	N/A	N/A



 Mayor, Kirk D. Raffield



 City Clerk, Lorrie Waters



PLEASE SIGN IN

JASPER
City Council Meeting
SIGN IN ROSTER
September 9, 2024

PRINT NAME	ADDRESS/OR BUSINESS AFFILIATION
Kim Goldenew	COJ
Andrew Collins	COJ
John Sterrer	JFD
M. Basile	48 HEART FINE LANE
Jamie King / Mari Libsey	KNOW PICKENS
Teresa Fisher	97 Clark Dr
DE WRIGHT	P.O. box 103 Jasper
Jul Padgett	868 Gandrien Rd
Jim + JUDY HEILMAN	423 WILDERNESS LN.
Joe and Dawn Almond	39 Sweetbriar Dr
Angela Tracy Padgett	28 Sweetbriar Dr Jasper
Jennifer Huskey	20 Hensley Way
Dawn Shoemaker	20 Hensley Way
DEBORAH + DAN OAKLEY	26 SWEETBRIAR DR 30143
Richie Henke	Grandview Lake
Larry McHaney	Grandview
Jane McHaney	Grandview
Bill M. Hor	Grandview
RAYMOND PAPP	GRANDVIEW
Kevin + Cassie Sheldon	Grandview

