

AGENDA

CITY OF JASPER

200 BURNT MOUNTAIN ROAD

REGULAR COUNCIL MEETING

MONDAY, DECEMBER 1, 2025 @ 6:00 PM

Call Meeting to Order/Roll Call	Mayor Raffield
Invocation	
Pledge of Allegiance	Mayor Raffield
Proclamation- Daughters of the American Revolution (DAR) 250 th Anniversary Presentation - Public Safety Employees of the Year as recognized at the annual Public Safety Appreciation Dinner a. Police Officer of the Year – Bobby Hornsby b. Firefighter Paramedic of the Year – Montana Teems	Mayor Raffield
Adopt Agenda	Mayor Raffield
Public Comments	
Consent Agenda 1. Approval of the certification of the official election results from November 4, 2025, election as conducted & provided by the Pickens County Board of Elections for the General Election for the City of Jasper Post 1 & Post 2 and the results of the issuance of General Obligation Sales Tax Debt.	Mayor Raffield
Public Hearings 1. Request by applicant David Shouse of Rainy Day Development, LLC, the owner of approximately 6.07 acres zoned C-2 General Commercial located approximately 1,725 feet west of the southwest corner of West Church Street and Highway 515 South, known as Parcel 041 062, to de-annex from the City of Jasper and annex into Pickens County for future commercial development under Pickens County HB Highway Business zoning. 2. Request by applicant Dave Terry of Gateway Commercial, LLC, the owner of approximately 2.22 acres zoned PUD Planned Unit	Development Director – Mary Elizabeth Burgess Planner – Elizabeth Brundige

<p>Development located at 319 Mountain Boulevard South (Parcel 053D 080 001) 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.</p> <p>3. 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 to City of Jasper Zoning Ordinance Sec. 94-119, Table 94-119 - Minimum Off-Street Parking Requirements by Use to reduce the vehicle parking requirement for a planned shopping center under 400,000 square feet from 127 spaces based on a ratio of 5 spaces per 1,000 square feet of gross leasable area to 108 spaces. The requested variance will accommodate the development of a planned commercial shopping center on the property.</p> <p>4. Request by applicant Ion Curmei on behalf of Jean Kent Holdings, LLC, the owner of approximately 1.14 acres zoned C-2 General Commercial located at 279 Confederate Avenue (Parcel 030D 096 109) 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 (millwork for cabinet manufacturing).</p>	
<p>Old Business</p> <p>1. Consideration of 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. <i>The applicant's legal counsel has requested to continue the application until February 3, 2026, City Council meeting.</i></p> <p>2. Consideration of 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. <i>The applicant's legal counsel has requested to continue the application until February 3, 2026, City Council meeting.</i></p>	<p>Development Director – Mary Elizabeth Burgess</p> <p>Planner – Elizabeth Brundige</p>

New Business	
1. Consideration of Ordinance No. 2025-24 for the De-Annexation of approximately 6.07 acres located approximately 1,725 feet west of the southwest corner of West Church Street and Highway 515 South, known as Parcel 041 062, from the City of Jasper and annex into Pickens County.	Development Director – Mary Elizabeth Burgess Planner – Elizabeth Brundige
2. Consideration of Ordinance No. 2025-25 for a Special Use Permit (SUP) to allow for a drive-thru restaurant on the property located at 319 Mountain Boulevard South (Parcel 053D 080 001). The requested Special Use Permit will accommodate the development of a drive-thru restaurant within a planned commercial shopping center on the property.	Development Director – Mary Elizabeth Burgess Planner – Elizabeth Brundige
3. Request for Variance Ordinance No. 2025-26 for Variance Request for a variance to City of Jasper Zoning Ordinance Sec. 94-119, Table 94-119 - Minimum Off-Street Parking Requirements by Use to reduce the vehicle parking requirement for a planned shopping center under 400,000 square feet from 127 spaces based on a ratio of 5 spaces per 1,000 square feet of gross leasable area to 108 spaces.	Development Director – Mary Elizabeth Burgess Planner – Elizabeth Brundige
4. Consideration of Ordinance 2025-27 Special Use Permit to allow for a manufacturing establishment involving the mechanical or chemical conversion of raw materials into semi-finished or finished products (millwork for cabinet manufacturing).	Development Director – Mary Elizabeth Burgess Planner – Elizabeth Brundige
5. Consideration and Approval of alcohol license to sell beer, wine, and distilled spirits by LC Taco & Beer, LLC	Development Director – Mary Elizabeth Burgess
6. Consideration and Approval of alcohol license to sell beer and wine by Johnny's Pizza	Development Director – Mary Elizabeth Burgess
7. Consideration and Approval of Resolution No. 2025-13 for the 2026 City of Jasper Budget	Finance Director – Lindsey Williams
8. Consideration and Approval of Auditor Engagement Letter from Rushton and Company	Finance Director – Lindsey Williams
9. Consideration and Approval of Municipal Prosecuting Attorney Agreement	Mayor Raffield
10. Consideration and Approval of Municipal Public Defender Agreement	Mayor Raffield
11. Consideration and Approval of Legal Services Agreement	Mayor Raffield

12. Consideration and Approval of Agreement with OneSource Counseling to provide EAP Services	City Clerk/Human Resource Director – Lorrie Waters
13. Consideration of Resolution No. 2025-14 - 2026 SPLOST General Obligation Bond	City Manager – Brandon Douglas
14. Consideration of request from Jasper Crossing Outparcel Lot 11 & 12 for payment in lieu of sidewalks	Development Director – Mary Elizabeth Burgess
15. Consideration of On-Demand Construction Services	City Manager – Brandon Douglas
16. Discussion – Gateway at Grandview	Mayor Pro Tem – Dr. Folsom Proctor
17. Discussion – Hotel / Motel Tax	Council Member – Brandon Hannah
Committee Report Updates	Councilmembers
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
City Manager Comments	
City Council Comments	
Mayor Comments	
Executive Session – Legal	Mayor Raffield
Adjourn	Mayor Raffield