

City of Jenkinsburg
Regular Council Meeting
Monday, July 28, 2025
Minutes

With a quorum present Mayor Pro-Tem Jason Watts called the City of Jenkinsburg's Council meeting to order at 7:00 pm. Attending were Mayor Pro-Tem Jason Watts, Council Members Gary Brown, Gary Roberts, Brent Eberspacher and Joye England. City Clerk Debi Smith was also present.

Adopt Agenda - A motion was made by Gary Roberts to adopt the agenda for the July 28, 2025 meeting. The motion was seconded by Gary Brown. Council voted: Joye England-aye, Gary Brown-aye, Gary Roberts-aye and Brent Eberspacher-aye. The motion passed.

Mayor Pro-Tem Jason Watts gave the invocation and led the pledge to the US Flag.

Approve Minutes from July 14, 2025 - A motion was made by Gary Brown to approve the July 14, 2025 minutes as presented. The motion was seconded by Gary Roberts. Council voted: Joye England-aye, Gary Brown – aye, Gary Roberts - aye, Brent Eberspacher-aye. The motion passed.

Public Hearing CASE NO. 11-02-2024 SE

Applicant is requesting permission via the Special Exception application to operate a Home Occupation in the A-R zoning district. The applicant is requesting permission to operate a woodworking and cabinetry business in an existing approximately 4000 SF accessory structure located at 151 Oak St.

Jason Watts opened the public hearing portion of the meeting. After hearing comments in support of and in opposition to the special exception the public comment portion of the meeting was closed.

A motion was made by Gary Roberts to recommend a Special Exception to operate Home Occupation in the A-R zoning district. It was understood and agreed by all parties that this special exception would be granted with the following conditions as petitioned. The motion was seconded by Gary Brown. Council voted: Joye England-aye, Gary Brown-aye, Gary Roberts-aye and Brent Eberspacher-aye. The motion passed.

Special Exception with the following Conditions:

- 1) An annual business license shall be required.
- 2) Normal operating hours shall be observed between 8 am and 5 pm.
- 3) No more than 2(two) clients/customers on site at a time.
- 4) Woodworking, cabinet making, including the use of tools and machinery and associated actions shall be permitted during normal operating hours.
- 5) Deliveries of materials and finished products shall be allowed during normal operating hours.
- 6) Inventory be limited to being stored inside. No outside storage of materials or equipment shall be allowed.
- 7) No more than 2(two) employees shall be allowed on premises at a time.
- 8) Owner shall mitigate all sound, noise, vibrations, odors, and particulates so as to not cause a nuisance to neighboring property owners and residents.
- 9) The special exception shall only grant permission for woodworking and cabinet making and associated activities.

Public Hearing CASE NO. 04-04-2025 SE

Applicant is requesting permission via the Special Exception application for the purposes operating an automobile service establishment in the H-B, Highway-Business district within the City Limits of Jenkinsburg. LOCATION OF PROPERTY: The subject property is located on N. Hwy. 42, in Jenkinsburg

Jason Watts opened the public hearing portion of the meeting. After hearing comments in support of and in opposition to the special exception the public comment portion of the meeting was closed.

A motion was made by Brent Eberspacher to recommend a Special Exception to operate an automobile service establishment in the H-B, Highway-Business district within the City Limits of Jenkinsburg. It was understood and agreed by all parties that this special exception would be granted with the following conditions as petitioned. The motion was seconded by Gary Brown. Council voted: Joye England-aye, Gary Brown-aye and Brent Eberspacher-aye. Gary Roberts-nay. The motion passed.

Special Exception with the following Conditions:

Staff recommends the application for special exception for use as an office for automobile service establishment in the H-B zoning district be APPROVED with the following conditions:

- 1) An annual business license shall be required.
- 2) A copy of any State license shall be provided with annual business license renewal.
- 3) (No open lot) There shall be no continuous active inventory of automobiles displayed for sale on the subject property.

- 4) A Land Disturbance Permit shall be applied for an approved prior to the excavation, fill, or development of the parcel.
- 5) A building permit will be necessary prior to the construction of any foundation or vertical structure.
- 6) The design criteria of the Hwy 42 Overlay shall apply to the subject property.
- 7) The special exception is non-transferrable. In the event of a sale or transfer of the business, a new application shall be applied for and approved to continue operation.
- 8) Any additional signage for the subject property shall be permitted and comply with the design standards illustrated in the City of Jenkinsburg Zoning Ordinance, including the restrictions of the requirements of the Highway 42 Overlay District.

Approve purchase of City mowers

A motion was made by Brent Eberspacher to purchase one zero turn mower for \$12,420.71 and one stand on mower for \$7,787.18 from Stananco Tire and Power Equipment. The motion was seconded by Gary Roberts. Council voted: Joye England-aye, Gary Brown-aye, Gary Roberts-aye and Brent Eberspacher-aye. The motion passed.

Mayor's Report - ***No Action required***

Staff Report - ***No action required***

Public Comments - ***No action required***

Adjourn - Having completed all agenda items, Mayor Pro-Tem Jason Watts adjourned the meeting at 7:52

Recorded by: Debi Smith- City Clerk