



**JASPER COUNTY COUNCIL
358 THIRD AVENUE, 3RD FLOOR
COUNCIL CHAMBERS
RIDGELAND, SC
TUESDAY
January 17, 2017
MINUTES**

Officials Present: Chairman L. Martin Sauls, IV, Vice Chairman D. Thomas Johnson, Councilman Henry Etheridge, Councilwoman Barbara Clark, Councilman Theodus Drayton

Staff Present: Administrator Andrew Fulghum, Clerk to Council Judith Frank, Attorney David Tedder, Director of Emergency Services Wilbur Daley, Planning Director Lisa Wagner, Director of Engineering Services Dale Terry

In accordance with the Freedom of Information Act the electronic and print media were notified. During periods of discussion and/or presentations minutes are typically condensed and paraphrased.

Workshop – Gateway Corridor and Nuisance and Non Conformity

Ms. Wagner and Ms. Snowden explained that the staff and the planning commission met to discuss what they wanted to see in the Gateway Corridor and the staff worked on it. Ms. Snowden presented the merged documents listing the various uses. Ms. Snowden told the Council that the Hardeeville Planning Commission felt strongly that they wanted to be involved in the process. Hardeeville Mayor Pro-Tem Spisso thanked the Council for calling this workshop. Councilman Etheridge asked if there was a list of allowable uses. Mr. Tedder said that Hardeeville has fewer zoning districts than the County. Ms. Wagner said the Planning Commission determined what areas would be approved for general commercial and they would have 45 properties to rezone. Councilman Etheridge asked how many property owners were involved and Ms. Wagner responded about 80 properties in the County and 25 in Hardeeville. Ms. Snowden and Ms. Wagner discussed the right of ways. Chairman Sauls asked if there were any major differences or concerns. Ms. Snowden said Hardeeville was looking more at the architectural standards and development standards. Chairman Sauls said all the building standards must be met. Ms. Wagner commented that the County already has a Highway Corridor in place and she felt what was listed in section 8 was adequate. Ms. Wagner said there are some bad looking properties that were developed prior to the ordinance. Ms. Wagner listed the various types of materials that can be used for fencing. Vice Chairman Johnson voiced concern over the manner in which things were considered appropriate and not appropriate. Ms. Wagner said she notified everyone in that area and no one came to the planning commission. Ms. Wagner said they discussed what could co-exist. Ms. Snowden said Hardeeville wants to make it a true gateway and they want to make sure what is being developed is appropriate. Ms. Wagner said that the properties in the County are small and could not accommodate some of the uses. Ms. Wagner said it was also time to rewrite the

Comprehensive Plan. Vice Chairman Johnson agreed that he does not want eyesores, but not to make things so restrictive that it would eliminate some economic opportunities. Mr. Tedder said they are trying to coordinate what goes in the gateway.

Call to Order-Chairman Sauls called the meeting to order at 5:30 p.m.

Executive Session

Councilman Etheridge moved and Councilman Drayton seconded the motion to go into executive session for the discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other business in the area served by a public body –Section 30-4-70(a) (5) - Exit 3, Moffett Solar I and Moffett Solar II, Jasper Ocean Terminal. The motion carried with all members present voting in favor.

Return to open Session

Vice Chairman Sauls moved and Councilman Drayton seconded the motion to return to open session. The motion carried with all members present voting in favor.

Pledge of Allegiance- Councilman Drayton led the Pledge of Allegiance.

Invocation- Councilman Etheridge gave the invocation.

Approval of Agenda- Vice Chairman Johnson moved and Councilwoman Clark seconded the motion to delete Item D from the agenda.

Approval of the Minutes – 01/03/2017 – Councilman Etheridge moved and Councilwoman Clark seconded the motion to approve the minutes of the 01/03/2017 County Council meeting. The motion carried with all members present voting in favor.

Presentation and Proclamations

Introduction of Leslie Maynor- Mr. Fulghum introduced Ms. Maynor to the Council. Ms. Maynor thanked the Council for appointing her to the Workforce Development Board.

Open Floor to the Public - Per ordinance 08-17 any citizen of the County may sign to speak before the Council on matters pertaining to County Services and Operations. Presentations will be limited to three (3) minutes and total public input will be limited to 30 minutes – Chairman Sauls opened the floor to the public. **Peter Jones** told the Council that he lived on Speedway Blvd. and he was concerned about what is coming into the community. Mr. Jones said he was concerned about property value and the neighborhood going down. Chairman Sauls said the County and City of Hardeeville are working on an overlay district and that property value is a great concern of the Council. **Edward Owens**, a resident of Hardeeville, asked about the the minutes and agenda's that were not on the website and he asked that the meeting be placed on the County Calendar. Being no further comments, Chairman Sauls closed the floor to the public.

Resolutions – None

Ordinance

Lisa Wagner – 3rd Reading to amend the Official Zoning Map f Jasper County so as to transfer a property bearing Jasper County Tax Map Numbers 029-39-04- 020 located at the inter-section of Church Road and Wicks Lumber Road from the Residential Zone to the Community Commercial Zone on the Jasper County Official Zoning Map – Ms. Wagner identified the location of the property. Councilman Etheridge asked if it was between the barber shop and the fruit stand and Ms. Wagner said that was correct. Vice Chairman Johnson moved and Councilwoman Clark seconded the motion that this be the 3rd Reading to amend the Official Zoning Map f Jasper County so as to transfer a property bearing Jasper County Tax Map Numbers 029-39-04- 020 located at the inter-section of Church Road and Wicks Lumber Road from the Residential Zone to the Community Commercial Zone on the Jasper County Official Zoning Map. The motion carried with all members present voting in favor.

Lisa Wagner –Public Hearing and 2nd Reading of the Ordinance to amend the Official Zoning Map of 040-00-02-002 located at 12362 Speedway Boulevard having a zoning of Commercial Zone on the Jasper County Official Zoning Map so as to designate the entire parcel Community Commercial- Ms. Wagner told the Council that the property was located at the intersection of Strain Rd. and Speedway Blvd. Ms. Wagner said the property was currently split zoned and the owner was requesting that the entire parcel be designated as Community Commercial. Chairman Sauls opened the public hearing. **Eva Moore Brown** said she lived on Strain Road and asked to be shown the location of the property on the map. Vice Chairman Johnson said there were only certain types of businesses that can be located in Community Commercial and that the front half of this property is already zoned Community Commercial. Ms. Wagner said she would send Ms. Brown a list of what can be placed in Community Commercial. **Peter Brown** said he would like to know what is going on the property and he was concerned about large trucks going past his home and how it was going to impact his property. Ms. Wagner said there were no changes since the Planning Commission Meeting in December and she would provide him a copy of the ordinance. Councilwoman Clark said they would be seeing a lot more traffic when the Port is built and Mr. Brown said he was not against progress. **Ruby Riley** said she lived there and would they be able to box her in. Vice Chairman Johnson discussed the setbacks and that her property was in the City of Hardeeville. Vice Chairman Johnson told Ms. Riley that Brana Snowden, planner at the City of Hardeeville could answer her questions. **Edward Owens** asked about I-95 and Councilwoman Clark said I-95 is one of the Council's top priorities. Being no further comments, Chairman Sauls closed the public hearing. Councilman Drayton moved and Vice Chairman Johnson seconded the motion that this be the Public Hearing and 2nd Reading of the Ordinance to amend the Official Zoning Map of 040-00-02-002 located at 12362 Speedway Boulevard having a zoning of Commercial Zone on the Jasper County Official Zoning Map so as to designate the entire parcel Community Commercial. The motion carried with all members present voting in favor.

Lisa Wagner – Public Hearing of the Ordinance to create within the Zoning Ordinance of Jasper County a Gateway Corridor Overlay District, to amend, Article 5:1 of the Jasper

County Zoning Ordinance so as to add the Gateway Corridor Overlay District (GCOD) to the list of Special Purpose Districts; to amend Article 5:4 of the Jasper County Zoning Ordinance so as to add a purpose and intent for the Gateway Corridor Overlay District; to amend Article 8 of the Jasper County Zoning Ordinance so as to add Article 8:8 related to the Gateway Corridor Overlay District; to amend the Jasper County Zoning Ordinance so as to add conditions to Article 11:7; and to amend the Jasper County Official Zoning Map – Chairman Sauls opened the Public Hearing. There were no comments. Chairman Sauls closed the public hearing.

Lisa Wagner- 2nd Reading of an Ordinance to amend the Jasper County South Carolina Comprehensive Plan, to add Gateway Corridor Overlay District to Chapter 6.4 Future Development Plan Framework – This item was removed from the agenda.

Old Business – None.

New Business

Arthur Benjamin – Mutual Aid Agreement – Mr. Benjamin explained the he has several agreements with the different counties. Mr. Benjamin said that Bamberg was going to charge a fee and so the County can also charge a fee if the County houses Bamberg prisoners. The fee is \$55.00 per day. Mr. Fulghum said with a mutual aid agreement a fee is not charged and this is the first time it has been requested and even though there is a fee, Mr. Fulghum said he felt the County should agree to the MOA. Councilwoman Clark moved and Councilman Etheridge seconded the motion to enter into the Mutual Aid Agreement with Bamberg. The motion carried with all members present voting in favor.

Ronnie Malphrus – Appointments to A-Tax Board- Mr. Malphrus said there were three openings on the A-Tax Board and he received two applications – Mr. Tony Meyers, the owner of McDonalds at Point South and Mr. Jim Saba, the owner of Wendy's at Point South. Mr. Malphrus said the majority of the A and H Taxes collected come from Point South. Mr. Malphrus said there have been three vacancies for quite a while. Vice Chairman Johnson asked if there would still be one vacancy and if anyone from Levy was on the board. Mr. Malphrus said an at-large position would still be open. Vice Chairman Johnson moved and Councilman Etheridge seconded the motion to appoint Mr. Meyers and Mr. Saba to the A-Tax Board. The motion carried with all members present voting in favor.

Andy Fulghum – JCTAC Recommendation – Mr. Fulghum explained that an additional \$57,788.35 was needed to complete the projects being done with the one-time funding from the state. Vice Chairman Johnson moved and Councilman Drayton seconded the motion to approve the \$57,788.35 as recommended by the JCTAC Board. The motion carried with all members present voting in favor.

Wilbur Daley - Amendment for Disaster Management and Recovery Monitoring Services Agreement- Mr. Daley explained that the County will need to have someone monitoring the Recovery Services and it would be paid for by FEMA. Councilman Drayton moved and Vice Chairman Johnson seconded the motion to approve the amendment for disaster management

and recovery monitoring services agreement. The motion carried with all members present voting in favor.

Council Members Comments- **Councilman Etheridge** reported that he attended the ground breaking at the Ridgeland-Claude Dean Airport. Councilman Etheridge said he has been receiving calls about deplorable properties and the trash in the County. Councilman Etheridge said these items needed to be addressed to get the County cleaned up, someone needs to be monitoring it, and he planned to ask for an employee for this in the next budget. **Councilwoman Clark** said she also attended the groundbreaking and a meeting at the Morris Center. Councilwoman Clark discussed the road blocks that will be in place in the upcoming weekend. Councilwoman Clark also said that everyone needed to work together for funding to fix the roads. **Councilman Drayton** said he also attended the ground-breaking and in 2018 the County is going to have a first class airport. Councilman Drayton said he thought the new airport will be the needed spark for economic development. **Vice Chairman Johnson** said he received a list of the inmates and the County has spent about \$500,000 on the ones listed on the first page because they have been there that long. Vice Chairman Johnson said they needed to do better to get those inmates moved and then that money can be used to improve the County. **Chairman Sauls** said that the new airport is expected to have a \$4,000,000 impact on Economic Development in the County and it is going to be a state of the arts airport.

Administrator's Report- Mr. Fulghum discussed the BJWSA Improvement Plan, the effect it will have on the County and the impact it will have on BJWSA.

Adjourn – Councilwoman Clark moved and Councilman Etheridge seconded the motion to adjourn the meeting. The motion carried with all members present voting in favor.

The meeting ended at 7:40 p.m.

Respectfully submitted by:

Approved by:

Judith M. Frank, ccc
Clerk to Council

L. Martin Sauls, IV
Chairman