

**JASPER COUNTY COUNCIL  
MARY GORDON ELLIS EXECUTIVE BUILDING  
COUNCIL CHAMBERS  
AUGUST 17, 2007  
2; 30 P.M.**

**JOINT MEETING OF JASPER COUNTY COUNCIL AND THE  
JASPER COUNTY PLANNING COMMISSION**

**OFFICIALS PRESENT:**

DR. GEORGE M. HOOD, CHAIRMAN  
GLADYS JONES, VICE CHAIRMAN  
LEROY BLACKSHEAR, COUNCILMAN  
FRED TUTEN, COUNCILMAN  
HUBERT TYLER, COUNCILMAN

**STAFF PRESENT:**

ANDREW FULGHUM, ADMINISTRATOR  
STEVEN SAGER, DEP. ADM. ECO. DEV.  
MARVIN JONES, ATTORNEY  
JUDY FRANK, CLERK TO COUNCIL  
LISA LAMB, PLANNING AND ZONING

IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT THE ELECTRONIC AND PRINT MEDIA WERE NOTIFIED.

DURING PERIODS OF DISCUSSION AND/OR PRESENTATIONS THE MINUTES ARE TYPICALLY CONDENSED AND PARAPHRASED.

**CALL TO ORDER:**

DR. HOOD CALLED THE MEETING TO ORDER AT 2:35 P.M.

**INVOCATION:**

COUNCILMAN TUTEN GAVE THE INVOCATION.

**UPDATE OF ZONING ORDINANCE, LAND MANAGEMENT REGULATIONS AND JOINT PLANNING:**

MR. SAGER PRESENTED THE COUNCIL WITH A COPY OF ORDINANCE #05-11 WHICH AMENDED THE JASPER COUNTY CODE OF ORDINANCES. ORDINANCE #05-11 IS ATTACHED AND MADE PART OF THE MINUTES. MR. SAGER SAID THIS ORDINANCE PERTAINS TO THE JOINT PLANNING AREAS. MR. SAGER ASSURED THE COUNCIL OF THE TIMELINE THAT LEADS TO HAVING THE ZONING ORDINANCE AND LAND REGULATIONS IS ON TIME AND THAT THE PLANNING COMMISSION WILL HAVE THE DOCUMENTS TO THE COUNCIL BY SEPT. 3, 2007. MR. SAGER SAID THE MAP RECOMMENDATIONS OF THE COUNTY AREAS IN THE JOINT PLANNING AREAS MUST COME FROM THE JOINT PLANNING COMMISSIONS FOR THEIR RESPECTED AREAS. MR. SAGER SAID THAT EVERYTHING WILL COME TO THE COUNCIL FOR FINAL APPROVAL. MR. SAGER SAID THAT IT IS A PRIORITY FOR THE PLANNING COMMISSION. MR. SAGER SAID THE STAFF AND CONSULTANTS WILL BE REVIEWING THE CONDITIONAL USES, REVIEW THE PERMITTED USES, POLICY ISSUES AND ISSUES THAT HAVE COME UP. MR. SAGER SAID ONLY IN THE LAST TWO WEEKS HAS HE BEEN MADE AWARE OF THE FACT THAT THE ZONING MAP MUST REFLECT THE COMPREHENSIVE PLAN. MR. SAGER SAID THE MAP WILL HAVE TO BE REVISED TO MORE CLOSELY REFLECT THE COMPREHENSIVE PLAN. MR. SAGER SAID THE TIMELINE IS INCORPORATED TO ACCOMMODATE THESE CHANGES. VICE CHAIRMAN JONES SAID THE MORATORIUM IS TO BE LIFTED ON SEPT. 18, 2007 AND THE FINAL READING IS SCHEDULED FOR SEPT. 18, 2007. CHAIRMAN HOOD ASKED IF THERE WAS A CHANGE IN THE INTERGOVERNMENTAL JOINT PLANNING AGREEMENT AND MR. SAGER SAID THERE WAS NO CHANGE. CHAIRMAN HOOD SAID THE STAFF AND THE PLANNING COMMISSION HAS SPENT ALL THIS TIME AND THIS WAS JUST DISCOVERED. MR. FULGHUM SAID THE AREA IN QUESTION IS IN THE DONUT AREA AND THERE WERE CHANGES MADE TO INDIVIDUAL AREAS DURING THE ZONING UPDATE. MR. SAGER SAID THAT THE AREAS CANNOT BE REZONED IF THEY ARE INCONSISTANT WITH THE COMPREHENSIVE PLAN. MR. FULGHUM SAID SOME INDIVIDUALS HAVE REQUESTED INDIVIDUAL REZONING OF PROPERTY AND THIS CANNOT BE DONE BECAUSE OF THE COMPREHENSIVE PLAN. MR. FULGHUM SAID THE ZONING MUST MIRROR THE COMPREHENSIVE PLAN. VICE CHAIRMAN JONES SAID THE COUNTY NEEDS A NEW COMPREHENSIVE PLAN AND THE ZONING IS TO MIRROR THE COMPREHENSIVE PLAN AND THE JOINT PLANNING IS INCLUDED AND PROPERTY IS DESIGNATED, HOW CAN THEY COME UP WITH A ZONING PLAN? MR. FULGHUM RESPONDED THAT A GENERAL MAP THEY STARTED WITH THE COMPREHENSIVE PLAN IDENTIFIES AREA .

MR. FULGHUM SAID THAT HARDEEVILLE IS AWARE OF THE COUNTY'S REZONING AND THEIR JOINT PLANNING COMMISSION WILL REVIEW THE ZONING IN THE DONUT AREA AND SEND IT BACK WITH THEIR RECOMMENDATIONS TO COUNTY COUNCIL TO APPROVE.

MR. PINCKNEY SAID THAT CERTAIN LANDOWNERS REQUESTED CHANGES TO THEIR PROPERTY AND NOW THE PLANNING COMMISSION WAS TOLD THAT THIS IS NOT ALLOWED. MR. PINCKNEY SAID THAT AT THE COMMUNITY MEETINGS THE CONSULTANT SAID SOME AREAS WERE INCORRECTLY MARKED AND THAT THEY WOULD BE CHANGED.

MR. SAGER SAID THAT IF THEY WERE CHANGED FROM THE WAY THEY WERE IN THE COMPREHENSIVE PLAN THEY NEED TO BE CHANGED TO THE CORRECT DESIGNATION NOW.

MR. PINCKNEY SAID THAT THE OTHER PLANNING COMMISSIONS WILL REVIEW WHAT THE COUNTY'S PLANNING COMMISSION HAS ALREADY DONE AND HE WAS TOLD THAT THE OTHER PLANNING COMMISSIONS WILL CONTROL WHAT IS DONE. MR. PINCKNEY SAID THAT THE COUNTY ONLY HAS TWO REPRESENTATIVES OUT OF NINE AND THE MUNICIPALITY'S PLANNING COMMISSION MEMBERS HAVE THE CONTROLLING VOTES IF THEY WANT CHANGES TO WHAT THE COUNTY RECOMMENDS. THE MUNICIPALITIES CAN OVERRIDE THE COUNTY AND THEY CAN CONTROL WHAT GOES INTO THE COUNTY DONUT AREA. MR. PINCKNEY SAID THE MORATORIUM IS TO BE LIFTED BY SEPT. 17, 2007 AND THE ZONING DOCUMENT IS VERY COMPLICATED AND HE FELT THE COUNCIL NEEDED MORE THAN 13 DAYS TO REVIEW IT.

MR. FULGHUM SAID HE DID NOT THINK THAT WAS THE PRACTICAL REALITY. MR. FULGHUM SAID THE GENERAL ZONING HAS ALREADY BEEN ASSIGNED IN THE DONUT AND THE COUNTY COUNCIL CAN DECIDE ON THEIR RECOMMENDATIONS.

COUNCILMAN TUTEN ASKED IN THE FIVE MILE RADIUS ARE THE COUNTY'S OR THE TOWN'S ORDINANCE ENFORCED. MR. FULGHUM SAID THAT CURRENTLY THEY ENFORCE THE COUNTY'S ORDINANCES AND THE TOWNS CAN REZONE ONLY IF THE PROPERTY OWNERS REQUEST A CHANGE.

COUNCILMAN TUTEN SAID THAT HE WAS CONCERNED IF THE TOWN OF RIDGELAND WENT OUT AND TOLD PEOPLE IN THE 5 MILE DONUT THAT THEY COULD NOT REPLACE A MOBILE HOME WITH ANOTHER MOBILE HOME LIKE THEY DO IN THE TOWN.

COUNCILMAN TUTEN SAID THAT IF THE PEOPLE HAVE NOT ASKED TO BE ANNEXED HE DID NOT THINK THE TOWNS SHOULD HAVE THE RIGHT TO REZONE THE PROPERTY. MR. FULGHUM SAID THE TOWNS DO HAVE THAT AUTHORITY; HOWEVER, THEY HAVE NOT ABUSED THAT RIGHT.

DOUG COOK SAID THAT HE HAS MANY PEOPLE WITH PROPERTY AROUND HIM AND IF THEY ANNEX CAN HE BE FORCED TO ANNEX AND COUNCILMAN TUTEN SAID HE DID NOT THINK THE TOWN SHOULD HAVE PROPERTY REZONED IF THE PEOPLE DO NOT WANT IT REZONED.

MR. SAGER SAID THE FINAL AUTHORITY TO REZONE COMES TO COUNTY COUNCIL.

MARVIN JONES SAID THAT WHEN IT CAME UP THAT THE PEOPLE IN THE DONUT WOULD NOT BE VOTING FOR THE PEOPLE WHO MADE THE DECISIONS REGARDING THEIR LAND; HE SAID THE COUNCIL HAS THE FINAL SAY ON REZONING IN THE DONUT IF IT HAS NOT BEEN REQUESTED BY THE PROPERTY OWNER.

DOUG COOK SAID THAT IT COSTS THE PEOPLE MORE TO ANNEX AS THEY HAVE MORE TAXES TO PAY.

MR. FULGHUM SAID THAT HE WANTED TO DISCUSS THE FUTURE AND THAT IT WAS A GOOD DEAL FOR THE COUNTY FOR THE MUNICIPALITIES TO ANNEX, AS THEY WOULD HAVE TO PROVIDE THE SERVICES FOR THE CITIZENS IN THE ANNEXED AREA, AND THEY WOULD HAVE TO HIRE MORE EMPLOYEES AND THE COUNTY WOULD NOT.

DR. BOSTICK SAID THE PLANNING COMMISSION WAS TOLD THEY HAVE NO AUTHORITY IN THE DONUT. MR. SAGER SAID THAT UNDER THE CURRENT ZONING ORDINANCE THEY DO HAVE AUTHORITY, BUT UNDER THE NEW ZONING ORDINANCE THEY WILL NOT HAVE ANY AUTHORITY IN THE DONUT, THE MUNICIPALITIES WILL.

MARVIN JONES SAID THE ORDINANCE ESTABLISHED 3 PLANNING AREAS AND WITH THE EXCEPTION OF REZONING, THE PLANNING COMMISSIONS OF THE MUNICIPALITIES WILL HAVE THE AUTHORITY.

DR. BOSTICK ASKED THAT IF THE JASPER COUNTY PLANNING COMMISSION SENT THE ORDINANCE TO THE MUNICIPAL PLANNING COMMISSIONS WOULD THE MUNICIPAL PLANNING COMMISSIONS HAVE THE AUTHORITY TO APPROVE IT OR NOT APPROVE IT AND FORWARD IT TO THE COUNTY COUNCIL WITH THEIR RECOMMENDATIONS.

MR.FULGHUM SAID THAT MOST OF THE AREA IN THE JOINT PLANNING AREAS HAS ALREADY BEEN ANNEXED INTO THE MUNICIPALITIES.

COUNCILMAN BLACKSHEAR SAID THAT IF THE MUNICIPALITIES ARE OVER CITIZENS OF JASPER COUNTY AND THESE CITIZENS DO NOT VOTE FOR THE OFFICERS OF THE MUNICIPALITIES THEN IT SEEMS LIKE THEY ARE VICTIMS OF TAXATION WITHOUT REPRESENTATION.

MR. FULGHUM SAID THAT IF THE PEOPLE DO NOT ASK TO BE ANNEXED INTO THE MUNICIPALITIES THEY WOULD STILL BE UNDER THE COUNCIL.

VICE CHAIRMAN JONES SAID THAT COUNCILMAN TUTEN HAS BEEN SAYING THAT THE COUNTY WAS GIVING EVERYTHING TO THE MUNICIPALITIES AND SHE THOUGHT HE MEANT THE LAND, BUT WHAT THE COUNCIL WAS ACTUALLY GIVING AWAY WAS THEIR AUTHORITY AND SHE DID NOT THINK THAT WAS THE INTENTION OF THE COUNCIL. VICE CHAIRMAN JONES SAID THAT IF THE JOINT PLANNING COMMISSION IS MAKING DECISIONS FOR THE PEOPLE WHO LIVE IN THE DONUT AND THEY CANNOT VOTE FOR THE LEADERSHIP OF THE MUNICIPALITIES AND THE COUNTY COUNCIL NEEDS TO REVISIT THE JOINT PLANNING AGREEMENT.

DR.BOSTICK SAID THE COUNTY HAS NO CONTROL OVER THE FEES BEING CHARGED. CHAIRMAN HOOD SAID HE BECAME VERY AWARE WHEN HE WAS BUILDING HIS NEW HOME AND HOW HIGH THE MUNICIPALITIES FEES WERE. CHAIRMAN HOOD SAID HE THOUGHT JOINT MEANT TOGETHER AND THAT EVERYTHING WOULD BE AGREED UPON AND THE GOVERNMENTS WOULD WORK CLOSELY TOGETHER. CHAIRMAN HOOD SAID AFFORDABLE HOUSING IS NOT FEASIBLE ANYMORE.

DOUG COOK SAID SOME PEOPLE HAVE HAD TO PAY \$5,300.00 FOR SEWER SERVICE AND SOME PEOPLE CANNOT GET IT BECAUSE THEY WOULD HAVE TO PERSONALLY PAY TO HAVE THE LINES RUN. MR. COOK SAID THAT THE ORDINANCE SAID THAT THEY CANNOT FORCE PEOPLE TO ANNEX, BUT THERE ARE WAYS THAT THEY CAN. COUNCLMAN TUTEN SAID NO ONE LISTENED TO HIM ABOUT THIS AND NOW THE ONLY GOOD THING THAT HAS COME FROM THIS JOINT PLANNING IS THAT GLADYS JONES NOW AGREES WITH WHAT HE HAS BEEN SAYING AND THIS HAS COME BACK TO COUNTY COUNCIL 'S ATTENTION.

MR. FULGHUM SAID THAT THE BUILDING FEES IN THE TOWNS ARE HGHER THAN THE COUNTY'S FEES. MR. FULGHUM SAID THE TOWN CAN DECIDE IF IT WANTS TO BRING WATER AND SEWER TO AN AREA AND IT IS NOT A JOINT PLANNING ISSUE. AND THAT ANNEXATION TAKES PLACE BECAUSE DEVELOPMENT GOES TO WHERE THERE IS WATER AND SEWER.

COUNCILMAN TUTEN SAID THE TOWN WANTS \$400,000.00 TO BRING WATER AND SEWER TO THE SCHOOLS IF IT STAYED IN THE COUNTY AND ONLY \$250,000.00 IF THE SCHOOLS WOULD ANNEX INTO THE TOWN. COUNCILMAN TUTEN SAID THAT MAYOR HENRY MOSS WANTS EVERYTHING TO ANNEX INTO THE TOWN.

MR. FULGHUM SAID THAT WATER AND SEWER IS CHEAPER FOR PEOPLE WHO LIVE INSIDE THE TOWN.

VICE CHAIRMAN JONES SAID THE COUNCIL COULD AMEND THE ORDINANCE.

MR.FULGHUM SAID OVER 60,000 DWELLINGS HAVE BEEN PERMITTED AND 90% OF THEM ARE IN THE MUNICIPALITIES AND THAT IS GOOD BECAUSE IT IS KEEPING JASPER COUNTY RURAL. MR. FULGHUM SAID THIS JOINT PLANNING EFFORT HAS RECEIVED A LOT OF ATTENTION AND HE UNDERSTANDS THE COUNTY'S UNEASINESS.

VICE CHAIRMAN JONES SAID THE MUNICIPALITIES HAVE NOT ABUSED WHAT THE DOCUMENT SAID, AND SHE THOUGHT EVERYONE WAS WORKING TO MAKE THINGS BETTER, BUT THE MUNICIPALITIES ARE CHARGING THE COUNTY CITIZENS WHO LIVE IN THE DONUT HIGHER FEES THAN THE CITY RESIDENTS. VICE CHAIRMAN JONES SAID SHE FEELS SOMETHING IS WRONG WITH THE JOINT AGREEMENT ORDINANCE AND THE COUNCIL AND THE PLANNING COMMISSION DID NOT HAVE THE STAFF LEADERSHIP THAT THEY SHOULD HAVE HAD AND THE PLANNING COMMISSION HAS PUT IN A LOT OF TIME ON SOMETHING THAT IS FRIVOLOUS.

MR. FULGHUM SAID THAT THERE WERE SOME SNAGS, BUT THEY HAVE BEEN CORRECTED AND THE INDIVIDUAL ZONING DESIGNATIONS THAT THE PLANNING COMMISSION CONSIDERED CANNOT WORK BECAUSE OF THE COMPREHENSIVE PLAN.

MR. FULGHUM THAT THE PLANNING COMMISSION HAS A COPY OF THOSE REQUESTS AND THEY CAN BE FORWARDED AS A REQUEST FOR A ZONING CHANGE.

KIM THOMAS SAID THAT SHE UNDERSTOOD WHY THE COMMISSION WAS CONFUSED AND SHE SAID THEY STILL NEEDED MORE ANSWERS AND THEY STILL HAVE QUESTIONS THAT HAVE NOT BEEN ANSWERED. MS. THOMAS SAID THE JOINT PLANNING AGREEMENT HAS A LOT OF PLAYERS WHO WERE NOT IN PLACE SINCE THE BEGINNING

AND SHE FELT THAT JASPER COUNTY WAS TO SET THE LIMITS AND THE MUNICIPALITIES WERE TO EXERCISE IT AND NOW TOLD THE AUTHORITY BELONGS TO THE MUNICIPALITIES.

MR. FULGHUM SAID THE MUNICIPALITIES CAN ONLY CHANGE THE ZONING IF THE PROPERTY OWNER ANNEXES INTO THE MUNICIPALITIES.

COUNCILMAN BLACKSHEAR SAID THE NEW ZONING ORDINANCE IS NOT THE MUNICIPALITIES' RESPONSIBILITY.

MR. SAGER SAID IT IS VERY CONFUSING TO THE PROFESSIONAL STAFF AND WHEN THE ZONING MAP IS APPROVED, THE ZONING DISTRICTS THROUGHOUT THE COUNTY WILL BE INCLUDED AND THE COUNTY COUNCIL WILL HAVE THE FINAL DECISION AS TO HOW THE AREAS ARE ZONED.

COUNCILMAN BLACKSHEAR SAID THAT THINGS NEED TO STAY THE SAME AS IT HAS BEEN DONE. MR. SAGER SAID THAT THE PLANNING COMMISSION OF RECORD IN HARDEEVILLE IS THE JOINT PLANNING COMMISSION AND THEY DEAL WITH THE JOINT PLANNING AREA. BUT THE COUNTY DOES THE ZONING. ALEX PINCKNEY SAID THAT HARDEEVILLE HAS GIVEN THE AUTHORITY TO THEIR DSR AND THE COUNTY WOULD NOT KNOW ANYTHING ABOUT WHAT IS BEING DONE.

MR. SAGER SAID THE MAYOR AND THE ADMINISTRATOR OF HARDEEVILLE HAS GIVEN THE STAFF THE AUTHORITY TO APPROVE ITEMS AND IT IS THE SAME IN OTHER STATES THAT THE STAFF HAS THE AUTHORITY TO APPROVE CERTAIN ITEMS.

CHAIRMAN HOOD SAID HE DID NOT THINK THE TOWN OF RIDGELAND SHOULD BE ABLE TO DICTATE TO THE CITIZENS WHO LIVE IN THE DONUT.

COUNCILMAN BLACKSHEAR SAID TO TELL HARDEEVILLE AND RIDGELAND TO HANDLE THE FIRE PROTECTION AND HAVE EVERYTHING ELSE COME BACK TO THE COUNTY.

COUNCILMAN TYLER ASKED IF THEY EXTENDED THE 5 MILE RADIUS.

CHAIRMAN HOOD SAID THAT THE JOINT PLANNING EXTENDED THE DONUT AS A FIVE MILE RADIUS AROUND THE MUNICIPALITIES AND IT IS REVIEWED BY THE JOINT PLANNING COMMISSION AND THE COUNTY HAS TWO REPRESENTATIVES ON EACH OF THE JOINT PLANNING COMMISSIONS.

MR. TYLER SAID IT COSTS MORE TO OPERATE IN THE RURAL AREAS AND IF PEOPLE PAY TAXES TO THE COUNTY AND THEN THEY HAVE TO PAY TAXES TO THE TOWN, MR. TYLER QUESTIONED IF THE CITIZENS WHO ANNEX KNOW IT WILL COST THEM MORE TO BE PART OF THE TOWNS.

MR. FULGHUM SAID THERE WERE TWO LAYERS OF TAXATION AND PEOPLE WHO WANT MORE SERVICES ARE IN THE TOWNS AND IT IS NOT COSTING THE CITIZENS WHO LIVE IN THE RURAL AREA TO PAY FOR THE SERVICES OFFERED IN THE MUNICIPALITIES.

ALEX PINCKNEY SAID PEOPLE ARE BEING SENT BACK AND FORTH BETWEEN THE COUNTY AND THE MUNICIPALITIES AND WITH THE COUNTY ONLY HAVING TWO MEMBERS ON THE JOINT PLANNING COMMISSION THEY REALLY CANNOT BE EFFECTIVE AS THEY ARE OUTNUMBERED.

MR. FULGHUM SAID THE EXISTING AGREEMENT IS WHAT NEEDS TO BE DISCUSSED AND THEY SHOULD CONTINUE TO WORK WITH THE PLANNING COMMISSION.

COUNCILMAN TUTEN SAID HE DID NOT THINK PEOPLE SHOULD PAY OR HAVE TO DO WHAT THE MUNICIPALITIES SAY.

MR. FULGHUM RESPONDED THAT SHOULD NOT HAPPEN.

COUNCILMAN TUTEN SAID IF PEOPLE ANNEX THEN THEY SHOULD FOLLOW THE RULE AND IF THEY LIVE IN THE DONUT THE MUNICIPALITIES RULES SHOULD NOT BE ENFORCED.

MR. FULGHUM SAID THE PLANNING COMMISSION SHOULD BE THE EXPERTS ON THE ORDINANCE AND HE WANTED TO WORK WITH THE PLANNING COMMISSION TO GET THEM THERE.

KIM THOMAS SAID THAT WHAT IS DECIDED HAS TO GO TO THE JOINT PLANNING COMMISSION PRIOR TO IT BEING RECOMMENDED TO THE COUNTY COUNCIL. KIM THOMAS SAID THE COUNCIL NEEDED A FEW WORKSHOPS. KIM THOMAS SAID THE FINAL DOCUMENTS ARE NOT COMPLETED AND SHE WOULD NEED TO HEAR FROM BOTH JOINT PLANNING COMMISSIONS TO FINISH THE DOCUMENTS.

MR. FULGHUM SAID THERE WERE PROBLEMS THAT NEEDED TO BE SOLVED AND HE ASKED TO CONTINUE THIS DISCUSSION WITH THE PLANNING COMMISSION TO GET IT DONE.

MS. THOMAS FELT THIS WAS AN URGENT SITUATION AND IT WAS HARD FOR EVERYONE TO GET TOGETHER AND THE PLANNING COMMISSION MEMBERS HAVE GIVEN UP A LOT OF THEIR TIME AND THEY WERE CLOSE TO FINISHING IT, AND THE TIME LINE IS CRITICAL.

CHAIRMAN HOOD SAID HE COULD NOT UNDERSTAND THAT ALL THE TIME AND MONEY THAT HAS BEEN SPENT ON THIS AND WHY DID THIS PROBLEM JUST COME UP.

MR. FULGHUM SAID THAT JOINT PLANNING DOCUMENTS ARE GENERALLY DONE BY AN OUTSIDE FIRM AND BROUGHT TO THE PLANNING COMMISSION AND THEY CAN MAKE INDIVIDUAL REQUEST CHANGES. KIM THOMAS SAID THE PUBLIC WAS TOLD THEY COULD MAKE THOSE CHANGES AND THINGS IN THE DONUT AREAS HAVE TO BE REFERRED TO THE MUNICIPALITIES AND NOW THE PLANNING COMMISSION IS TOLD THEY HAVE NO AUTHORITY OVER THOSE AREAS IN THE DONUT.

VICE CHAIRMAN JONES SAID THAT THE CITIZENS DID NOT REQUEST REZONING, BUT THEY WANTED A CLARIFICATION OF WHAT WAS ON THE MAP. VICE CHAIRMAN JONES SAID THE PLANNING COMMISSION NEEDS TO CONTINUE TO WORK TO DETERMINE WHAT THE ZONING IS IN THOSE AREAS.

MR. FULGHUM SAID THERE MAY BE A FEW ZONING REQUESTS.

VICE CHAIRMAN JONES SAID THAT THE PLANNING COMMISSION WAS TOLD TO STOP ZONING IN THE JOINT PLANNING AREAS AT THEIR TUESDAY MEETING AND THAT THEY ONLY HAD THE RIGHT TO ZONE IN THE UNINCORPORATED AREAS OF THE COUNTY OUTSIDE THE DONUT.

MR. SAGER SAID THE AUTHORITY IS WITH WHICH PLANNING COMMISSION MAKES THE RECOMMENDATION TO THE COUNTY COUNCIL REGARDING THE FIVE MILE RADIUS AND THE PLANNING COMMISSION HAS NO AUTHORITY TO DO ANY ZONING IN THE MUNICIPALITIES AND THE COUNTY'S PLANNING COMMISSION NEEDS TO MAKE RECOMMENDATIONS TO THE COUNCIL ON ALL AREAS OUTSIDE OF THE JOINT PLANNING AREA.

MR. FULGHUM SAID THAT WHILE THE HARDEEVILLE JOINT PLANNING COMMISSION HAS THE AUTHORITY TO PUT TOGETHER A ZONING PLAN, THEY COULD NOT DO IT AND THAT IS WHY THEY ARE WAITING FOR THE COUNTY'S PLANNING COMMISSION TO DO IT.

DR. BOSTICK ASKED IF THE COUNTY PLANNING COMMISSION NEEDS TO CONTINUE AND THEN HAVE TO GIVE IT TO THE JOINT PLANNING COMMISSIONS FOR THEIR APPROVAL. CHAIRMAN HOOD SAID THAT THINGS LIKE THIS SHOULD NOT COME OUT AT THE LAST MINUTE AND HE FEELS IT IS AN ABUSE OF THE PEOPLE TO TELL THEM ABOUT THE CHANGES THE LAST MONTH THE ORDINANCE IS WORKED ON. CHAIRMAN HOOD INSTRUCTED THE PLANNING COMMISSION TO MOVE FORWARD IN THE PROPER FORMAT.

DR. BOSTICK SAID THAT THE COMMISSION HAS HAD TO WORK ON PRIOR MEMORY BECAUSE THE MINUTES ARE NOT COMPLETED AND THEY JUST APPROVED THE MARCH AND APRIL MINUTES AT THEIR LAST MEETING DR. BOSTICK SAID LISA HAS TOO MUCH WORK PUT ON HER AND SHE NEEDS TO BE GIVEN THE RESOURCES TO GET THE MINUTES DONE BY THE NEXT MEETING AND SHE ALSO NEEDS A GOOD RECORDER.

CHAIRMAN HOOD SAID THE COUNCIL AUTHORIZED THE ADMINISTRATOR TO HIRE SOMEONE TO HELP WITH THE MINUTES MONTHS AGO. MR. FULGHUM SAID HE APOLOGIZED FOR THAT AND HE WILL HAVE AN EMPLOYEE TO WORK ON THE MINUTES. MR. SAGER SAID HE ASKED FOR TEMPORARY HELP AND LISA WEARS MANY HATS AND SHE CAN GO AWAY FROM THE PHONE TO GET THE MINUTES DONE. VICE CHAIRMAN JONES SAID LISA IS ONLY ONE PERSON. MR. SAGER SAID HE ASKED FOR ADDITIONAL HELP, BUT THERE WERE LIMITED RESOURCES.

CHAIRMAN HOOD SAID THAT WAS RIDICULOUS AND TOLD MR. SAGER TO GET THE JOB DONE.

MR. FULGHUM SAID HE HAS TAKEN CARE OF THAT BY HIRING A CONSULTANT AND THAT ZONING IS THE TOUGHEST THING TO DO. MR. FULGHUM SAID A CONSULTANT USUALLY DOES THE ORDINANCE AND BRINGS IT BACK TO BE REVIEWED.

VICE CHAIRMAN JONES SAID THAT THE PLANNING COMMISSION ASKED FOR HELP ABOUT A YEAR AGO AND THEY WERE TOLD MR. SAGER WOULD TAKE CARE OF IT AND ATM WAS HIRED 6 MONTHS AGO.

DOUG COOK SAID HE HAS TRIED TO TELL THE COUNCIL SEVERAL TIMES THAT THERE WERE PROBLEMS AND THE COUNCIL NEEDS TO LISTEN TO THE PUBLIC AND THEY NEED TO GO BACK TO THE PUBLIC WITH THE CHANGES. MR. COOK SAID HE ASKED MR. SAGER TO TELL THE COUNCIL WHAT HE SAID. MR. COOK SAID THE PEOPLE ARE THERE TO MAKE THE COUNCIL LOOK GOOD AND THE PROBLEM WAS RIGHT THERE AND HE POINTED TO MR. SAGER.

MR. FULGHUM SAID THE STATE LAW IS AMBIGUOUS AND HE HOPED THE PLANNING COMMISSION WOULD LIVE TO THE SCHEDULE PROVIDED.

CHAIRMAN HOOD ASKED MR. FULGHUM WHEN A TYPIST WOULD BE HIRED TO COMPLETE THE PLANNING COMMISSION MINUTES.

MR. FULGHUM SAID HE WOULD HAVE ONE ON MONDAY.

DR. BOSTICK ASKED IF THE PEOPLE IN THE DONUT WERE AFFECTED BY THE MORATORIUM AND MR. FULGHUM SAID THE PEOPLE IN THE DONUT WERE UNDER THE MORATORIUM, BUT NOT THE PEOPLE IN THE MUNICIPALITIES.

CHAIRMAN HOOD TOLD THE ADMINISTRATOR TO GIVE THE PLANNING COMMISSION WHAT THEY NEEDED TO GET THIS JOB DONE.

MR. PINCKNEY SAID THE PLANNING COMMISSION ONLY HAS 17 DAYS TO FINISH THE CHANGES IF THEY ARE TO GET THE COMPLETED DOCUMENT TO THE COUNCIL FOR THE SEPT. 4, 2007 MEETING AND THE COUNCIL WILL ONLY HAVE 14 DAYS TO REVIEW IT AND IF THE JOINT PLANNING DISTRICTS WANT TO MAKE CHANGES THEN IT WOULD HAVE TO COME BACK TO THE PLANNING COMMISSION. MR. PINCKNEY SAID THERE HAVE BEEN TREMENDOUS CHANGES SINCE THE ORIGINAL DOCUMENT WAS GIVEN TO COUNCIL.

COUNCILMAN BLACKSHEAR ASKED WHY THEY WOULD MAKE CHANGES AND MR. PINCKNEY SAID THEY HAVE THE AUTHORITY TO MAKE CHANGES.

MR. FULGHUM SAID THEY ONLY SEND THEM THE MAP AND THEY LOOK AT IT AND THEY CAN MAKE RECOMMENDATIONS.

BARBARA BARTOLDUS SAID CITIZENS PAID \$10.00 FOR THE ORIGINAL DOCUMENT AND SHE HOPED THERE WOULD BE ONE OR TWO COMMUNITY MEETINGS TO DISCUSS THE NEW DOCUMENT. MS. BARTOLDUS SAID WHAT THE PEOPLE ORIGINALLY PURCHASED IS USELESS.

CHAIRMAN HOOD ASKED IF THE CITIZENS WERE PROMISED MORE MEETINGS.

MR. PINCKNEY SAID THAT THE CITIZENS WERE TOLD THAT ONCE THE DOCUMENT WAS CLEANED UP IT WOULD GO BACK TO THE PUBLIC. MR. PINCKNEY SAID THAT WHEN THE SENATOR ATTENDED ONE OF THE MEETINGS HE ALSO ASKED FOR ADDITIONAL MEETINGS WITH THE CITIZENS.

MR. FULGHUM SAID WITH THE GIVEN WORKLOAD OF THE PLANNING COMMISSION HE DID NOT THINK THEY WOULD BE ABLE TO DO IT. MS. THOMAS SAID SHE WANTED TO DO IT.

DR. BOSTICK SAID THE JOINT PLANNING COMMISSIONS HAVE NOT READ THE DOCUMENT AND WOULD THERE BE A WAY TO CHANGE IT.

VICE CHAIRMAN JONES SAID THAT IF IT IS PASSED, IT CAN BE CHANGED BY AMENDING THE ORIGINAL ORDINANCE.

MR. FULGHUM SAID THAT THE ORDINANCE WOULD AFFECT THE ZONING AND TO AMEND IT WOULD REQUIRE THE RECOMMENDATION OF THE PLANNING COMMISSION. MR. FULGHUM SAID HE FELT THE PLANNING COMMISSION MEMBERS ARE THE EXPERTS ON THE ZONING ORDINANCE AND THEY NEED TO MAKE A RECOMMENDATION TO COUNCIL TO CHANGE IT.

**ADJOURN:**

COUNCILMAN TUTEN MOTIONED AND COUNCILMAN BLACKSHEAR SECONDED THE MOTION TO ADJOURN THE JOINT MEETING. THE MOTION WAS CARRIED WITH ALL MEMBERS PRESENT VOTING IN FAVOR.

THE MEETING ENDED AT 5:00 P.M.

RESPECTFULLY SUBMITTED BY:

APPROVED BY:

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JUDITH M. FRANK, CCC  
CLERK TO COUNCIL

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DR. GEORGE M. HOOD  
CHAIRMAN