

JASPER COUNTY PLANNING COMMISSION
GOVERNMENT BUILDING, COUNCIL CHAMBERS
FEB. 16, 2012, 6:30 P.M.

Officials present: Chairman Kim Thomas, Commissioners Alex Pinckney, William Young, Thomas Jenkins

Officials Absent- Vice Chairman Earl Bostick, Commissioners Don Knowles, Courtney Flexson

Staff Present – Planning and Zoning Coordinator Lisa Lamb, Clerk to Council Judith Frank, Dep. Adm. George Hood

Call to Order- Chairman Thomas called the meeting to order at 6:35 P.M.

Invocation and Pledge of Allegiance- Mr. Pinckney gave the Invocation and the Pledge of Allegiance was led by Chairman Thomas.

Approval of the Agenda- Ms. Lamb told the committee that Item B –Zoning Map Amendment Mixed Business; Real Estate of the Lowcountry, 067-00-01-014 was withdrawn. Mr. Jenkins motioned and Mr. Pinckney seconded the motion to approve the amended agenda. The motion carried with all members present voting in favor.

Approval of the minutes- Mr. Jenkins motioned and Mr. Pinckney seconded the motion to approve the minutes as presented. The motion carried with all members present voting in favor.

Road Naming Petition – Ms. Lamb explained that currently the road is not named and the people were requesting that the road be named Cope Island Drive. Ms. Lamb said the road was not currently named and a petition signed by 90% of the property owners was presented. Mr. Pinckney asked if there was any opposition and Ms. Lamb said she did not receive any protests. Mr. Jenkins motioned and Mr. Young seconded the motion to approve naming the road, Cope Island Drive. The motion carried with all members present voting in favor.

Reports- There were no reports.

Open the Floor to the Public- Ms. Lamb provided the committee with drawings that showed Mr. Exley's request to subdivide a lot that he owns on Cope Island into 4 lots. Mr. Exley said that currently he divided the lot in two based on Mr. Jirousek's advice, but he wants to divide it into 4 lots. Mr. Exley said that he wants to do this so that he can give the lots to his granddaughters. It was explained that if the property was already subdivided and recorded it could not be subdivided again for five years. Mr. Pinckney explained this was done so that developers could not create a major subdivision by following the guidelines for small subdivision by dividing the property several times into 10 acres subdivisions. Mr. Exley explained that easements would be given to the lots by the water so that they would have access to the road. Chairman Thomas explained that a new ordinance is being considered by the County Council that would help with this type of subdivision of property that will not have 50 ft. of frontage on a

road. Chairman Thomas invited Mr. Exley to attend the workshop that the planning commission will be having with the County Council. Ms. Lamb reviewed the current requirements and she explained why the property did not qualify. Mr. Exley said that Mr. Jirousek never said anything about having to wait five years to subdivide the property again. Mr. Young said the 50 ft. of road frontage was established to eliminate pie shaped lots and flag lots. Ms. Lamb read the definition of a minor subdivision. Mr. Pinckney said he knew the intent and the new ordinance is trying to cover the developers who do not follow the rules and the ordinance would allow ordinary citizens to be able to subdivide, but if the requirements are too stiff and too costly then the property will remain heirs' property. Mr. Pinckney said he felt the entire section on subdivisions needed to be revised. Mr. Jenkins said that sometime words are misunderstood and they needed to be careful of the words they are using. Ms. Lamb said she spoke with Clay Graves, the fire marshal, regarding the fire codes and the roads. Mr. Young questioned the five years before another subdivision. Ms. Lamb explained that was done so that people will have to go through the process.

Adolph Brown told the commission that he works with heirs' property and he was running into the same issues. Mr. Brown asked to be notified of the date and time of the workshop.

The committee said they would be available either March 6 or March 8, 2012 at 6:30 p.m. for the workshop.

Adjourn- Mr. Jenkins motioned and Mr. Young seconded the motion to adjourn the meeting. The motion carried with all members present voting in favor.

The meeting ended at 7:20 p.m.

Respectfully submitted by:

Approved by:

Judith M. Frank, ccc
Clerk to Council

Kim Thomas
Chairman