



**JASPER COUNTY COUNCIL
COUNTY COUNCIL CHAMBERS
OCTOBER 21, 2019
MINUTES**

Call to Order – Chairman Johnson called the meeting to order at approximately 5:30 P.M in order to enter into Executive Session.

Officials Present: Chairman D. Thomas Johnson, Vice Chairman Henry Etheridge, Councilwoman Barbara B. Clark, Councilman L. Martin Sauls, IV, Councilman Dr. Curtis Brantley

Staff Present: Acting Clerk to Council Tisha L. Williams, Attorney David Tedder, Director of Planning and Building Director Lisa Wagner, Finance Director Kimberly Burgess, Director of Emergency Management Services Chief Frank Edwards

Upon Motion by Councilman Sauls as Vice Chairman Etheridge seconds to enter into Council Executive Session to discuss matters as listed on the posted Agenda, the Motion passes with all Councilmembers present voting in favor.

Executive Session

Discussion of negotiations incident to proposed contract arrangements and proposed purchase or sale of property, the receipt of legal advice where the legal advice related to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim – Section 30-4-70(a)(2) – [River's Reach, Litigation Rabbit Cleland Rd, CMK2 LLC Hardeeville](#)

Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by a public body -- Section 30-4-70(a)(5) – [Jasper Ocean Terminal \(JOT\), Prospect Update](#)

Councilman Sauls moves and Vice Chairman Etheridge seconds the motion to return to Open Session. The Motion passes with all Councilmembers present voting in favor.

Return to Open Session at approximately 6:30 P.M.

Chairman Johnson asked if there are any matters to be brought forward from Executive Session.

Councilman Sauls moved to authorize the execution by the Administrator of the contract amendments to the Special Services Contract as discussed in executive session, with discretion granted to the Administrator, after consultation with the County Attorney, to make such typographical or grammatical changes as are necessary or desirable, upon the condition that the proper officers and members of Rivers Reach at Pocotaligo, LLC approve the amendment and provide an executed copy prior to the Administrator executing on behalf of the County.

Chairman Johnson recused himself from the vote and asked Vice Chairman Etheridge to proceed in his stead in the mentioned motion. Councilman Sauls moved and Councilwoman Clark seconds the Motion for the County Administrator has the authority to execute. The Motion passes with all Councilmembers present voting in favor.

Chairman Johnson asks if there are any further matters coming out of executive session. Council Members not bringing any other matters forward, Chairman Johnson returns to the agenda.

Pledge of Allegiance in unison

Invocation given by Councilman Sauls

Approval of Agenda

Councilman Sauls moved and Vice Chairwoman Clark seconds the Motion to approve the Agenda as previously posted and presented. The Motion passes with all Councilmembers present voting.

Approval of the Minutes – September 16, 2019

Vice Chairman moved and Councilwoman Clark seconds the Motion to approve the Minutes of September 16, 2019. The Motion passes with all Councilmembers present voting.

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 Johnson opens the floor to the Public.

No one signed up for public comment. Chairman Johnson closes floor to the Public.

Ordinances

Kim Burgess - Public Hearing and consideration of 2nd Reading of an Ordinance to provide for the Issuance and Sale of not exceeding \$1,308,200 general Obligation Bonds and not exceeding \$1,308,200 General Obligation Bond anticipation notes of Jasper County, South Carolina for the purposes of Defraying the Costs of Acquiring and Constructing the Marsh Cove Fire Substation and Other public uses; to provide for the payment thereof; and other matters related thereto.

Chairman Johnson opened Floor to Public Comment for public hearing. No one signed up for Public Hearing on agenda item. Chairman Johnson closes the floor.

Vice Chairman Etheridge moves to accept 2nd Reading of Ordinance to provided issuance and sale of not exceeding \$1,308,200. Councilwoman Clark seconds the Motion. The Motion passes with all Councilmembers present voting in favor.

Lisa Wagner – 1st Reading of an Ordinance to amend Chapter 6, Article IV of the Jasper County Code of Ordinances, Entitled Jasper County Flood Damage Prevention Ordinance Section 6-140 to add in a new sub-paragraph, 6-140 (1), *Reasonably Safe from Flooding* as a General Standard and renumber the remainder of Section 6-140.

Ms. Wagner advised Council that the Ordinance was passed at the last meeting for the third reading however a sentence was left out and the section 6-140 (1) would need to be renumbered.

Vice Chairman Etheridge moved and Councilwoman Clark seconds the Motion. The Motion passes with all Councilmembers present voting in favor.

Lisa Wagner – Public Hearing and consideration of 2nd Reading of an Ordinance to amend the Official Zoning Map of Jasper County so as to transfer a property bearing Jasper County Tax Map Number 063-41-02-050 from the Rural Preservation Zone to the Community Commercial Zone on the Jasper County Official Zoning Map.

Ms. Wagner advised Council that the subject property consist of three and a half acres and its located at 3949 Bess Creek Rd. The applicants request a zoning map amendment to have the property rezoned from the rural preservation zone to the community commercial zone. Years ago this property was a community store that was ran on the property and the applicant would like to reestablish that use. The Comprehensive plan, the future land use map identifies this area as an urban transition which are areas of unincorporated Jasper County that are partially or entirely surrounded by the municipal limits, however this property cannot be annexed. The Planning Commission recommends approval of the Community Commercial.

Chairman Johnson opened Floor to Public Comment for public hearing. No one signed up for Public Hearing on agenda item. Chairman Johnson closes the floor.

Councilman Sauls moved and Councilwoman Clark seconds the Motion. The Motion passes with all Councilmembers present voting in favor.

Lisa Wagner – Supplemental Public Hearing and Consideration of 2nd Reading of an Ordinance to Amend the Zoning Ordinance of Jasper County so as to *amend the Definition of Manufactured Home Article 4, Definitions*, so as to add *Family Estate* to Article 6:1 – Table 1, *Permitted Uses and Conditional Uses*; amend Article 11:7, *Industry Specific Conditional Uses Regulations*, so as to add conditions for *Manufactured Housing – Second Unit and Family Estates*; and amend Article 12:9, *Manufactured Housing*, so as to add additional requirements related to *Manufactured Housing and Relating Items*.

Ms. Wagner advised Council that on July 1, 2019 the County Council gave first reading of an ordinance to amend article 12:9.1 of the Jasper County Zoning Ordinance which was manufactured housing. A public hearing was setup on August 19, 2019 and the ordinance was sent back to the Planning Commission and they reviewed Ordinance at their September meeting and on October 7, 2019 the County Council and the Planning Commission had a joint workshop. On October 8, 2019 the planning commission finished their review on the Ordinance and they recommended some additional changes in between the August public hearing and the September review by the Planning Commission staff made numerous changes to the Ordinance based on public comments, therefore the Ordinance presented to council tonight which is the read language which was shown during the workshop shows in "blue" the changes made.

Councilman Brantley inquired of Ms. Wagner if the Planning Commission and the staff were in concert with the additions. Ms. Wagner that she wouldn't say they were in concert, however the revisions being shown came from the planning commission. Councilman Sauls inquired of Ms. Wagner if she'd like to explain why the Mobile years are for 1994 instead of 1989. Ms. Wagner advised the reason staff recommended 1994 was when the Wind Zone went into effect as the mobile homes were built better during that time to handle the winds of the storms, Chairman Johnson inquired the meaning of density as in the number of mobile homes that could go onto the same property, as too many that are close together would fall apart and Ms. Wagner advised that Chairman Johnson was correct. Vice Chairman Etheridge inquired of Ms. Wagner if the five year "deal" for a family is still apart of the ordinance and Ms. Wagner advised that it was still in the Ordinance. Ms. Wagner advised that there will be a Public Hearing that would be held on the Manufactured Housing Ordinance on November 4, 2019 at the next Council Meeting.

Chairman Johnson opened the floor for the Supplemental Public Hearing Comment:

Morris Lawyer - Advised that he's concerned as he's been the Manufactured housing business for a long time as a dealer and usage of the land and the age of the mobile homes is his main concern, as some of the homes are beyond the zone 2 years and some of the homes that Beaufort county is moving into Jasper County are not Zone 2 homes, they are older and are illegally being placed in Jasper County. He feels that the building inspector should be able to inspect the homes before they are put in place and proper paperwork and steps should be in place from the permitting stages on up before mobile homes are placed and that there shouldn't be a limit of how many mobile homes that could be placed on a family member's property. Mr. Lawyer feels that the Ordinance may hurt heirs in the future and that he will attend the next planning commission meeting and hopes that the Council would consider.

Chairman Johnson closed the floor for the Supplemental Public Hearing:

Councilman Sauls moved and Councilwoman Clark seconds the Motion with Vice Chairman Etheridge opposing. The Motion passes.

Vice Chairman Etheridge made comment that he believes the Ordinance still needs some work, as he is aware their one more reading.

New Business

Frank Edwards – Request to authorize expenditure for Emergency Services Generator Repair

Chief Edwards requested the Approval from Council to expend funds from the 911 Account to complete repairs on the 911 dispatch center, which also powers the emergency services building. A vendor is already in place with an estimate not to exceed \$8,000. The reason for the funds being pulled out of the 911 funds is that those expenses are eligible for reimbursement up to 80% from the state.

Councilman Sauls moves, Councilwoman Clark seconds. The Motion passes with all present in favor.

Old Business

Lisa Wagner – Affordable Housing Trust Fund

Ms. Wagner advised Council at the last meeting they approved a Resolution for an Affordable Housing Trust fund and the next steps is to publicize RFQs by the end of October and after that, a Steering Committee would need to be established by each county in which Jasper County would need to have (2) appointed and hopefully at the November 4, 2019 meeting County Council would have the appointees they would like or deem appropriate that have experience with Affordable Housing. Mr. Alex Pinckney who serves on the Planning Commission would like to be considered and Ms. Wagner hopes Council would consider.

Frank Edwards – Professional Services Amendment – Stiney Rd Fire Station

Chief Edwards asked Council to approve expend funds for Professional services for the design of the fire protection system for the new Stiney Road Fire Station for \$3,273.38

Councilman Sauls moved and Vice Chairman Etheridge seconds the Motion to approve the expending of funds. Motion passes with all Councilmembers present voting in favor

Council Members' Comments

Councilman Sauls stated that at 5:30pm 10/22/19 they will have their quarterly Southern Carolina Alliance Regional Board Meeting and encourage all to attend. Also, on Wednesday there will be a ribbon cutting ceremony at the Spec Building that the County has partnered with Palmetto Electric and Southern Carolina and he's excited about that even. This Thursday at Bluff and Jasper volunteers in Medicine will have their Bourbon and Bubbly dinner fundraiser, also 10/31 the City of Hardeeville and the Town of Ridgeland will be having their Trunk of Treat. The Town's will be at Town Square by the railroad tracks and November 1-2, the City of Hardeeville is having their Festival on Main and it's probably going to be one of the biggest events that's ever-taken place in the City of Hardeeville as a lot of marketing and efforts have taken place. A lot of food, music and activities will be happening that the event. Also, on November 6th, there will be a grant opening of the Jaguar/Land Rover Dealership at 5:30 p.m. On November 7, 2019 the Jasper County Boys and Girls will be having a big fund raiser. Lastly their will be the Justin Baker Scholarship Golf Tournament Fundraiser would be taking place on Oct 30, 2019 at Hilton Head Lakes Golf Club, Councilman Sauls encourages all to come out and participate in the local events.

Councilwoman Clark stated the Trust Organization have State grants that deals with alcohol and drugs. They would like for everyone to discard any outdated drugs/pills that you have you in cabinet as this is one way that the children start taking pills and are becoming addicted to drugs. There are drop off points setup all through the County where you can discard of your old medication. Also Councilwoman Clark attended a reception for the Recreation Center that's being built in Hardeeville and it's going to be very nice and will be on John Smith Rd. Councilwoman Clark also attended the ground breaking of the TCL Culinary Arts school in Bluffton and it's going to be fabulous as many Culinary students won't have to travel to Johnson and Wales, they will have a local option to explore their culinary education and there's already 50 students registered and they can take up 500 students. Councilwoman Clark encouraged all to come back to the next Council Meeting November 4th as Coach Jeremiah Faber will be honored as he has served the County for over 35 Years as Coach in one spot.

Vice Chairman Etheridge states he attended the South Carolina Port Meeting 10/21/19 and he has the minutes from that meeting and will he will be reporting them on November 4th. Also he attended the State of the Port meeting the same day and the Jasper County Port was mentioned briefly, as the years when they will start fluctuate.

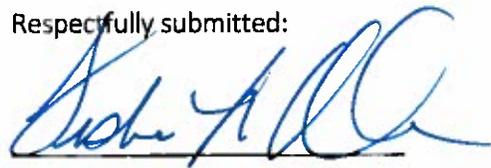
Administrator's Report was presented for Council to read as there was no action items, as Mr. Fulghum was out for educational purposes.

Adjourn

Vice Chairwoman Clark moved and Vice Chairman Etheridge seconds the Motion to adjourn. The Motion passes with all Councilmembers present voting in favor. Meeting Adjourned

Meeting adjourned at 7:15 P.M.

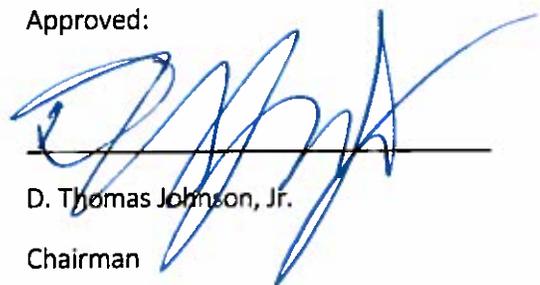
Respectfully submitted:



Tisha L. Williams

Acting Clerk to Council

Approved:



D. Thomas Johnson, Jr.

Chairman