



**JASPER COUNTY COUNCIL  
COUNCIL CHAMBERS  
COMMUNITY MEETING**

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**ST. MARK'S BAPTIST CHURCH  
OCTOBER 6, 2009  
6:00 P.M.**

**MINUTES**

**OFFICIALS PRESENT:**

DR. GEORGE M. HOOD, CHAIRMAN  
LEROY BLACKSHEAR, VICE CHAIRMAN  
HENRY ETHERIDGE, COUNCILMAN  
REV. SAMUEL GREGORY, COUNCILMAN

**OFFICIALS ABSENT:**

HUBERT TYLER, COUNCILMAN

**STAFF PRESENT:**

ANDREW FULGHUM, ADMINISTRATOR  
JUDITH FRANK, CLERK TO COUNCIL  
DAVID JIROUSEK, PLANNING DIRECTOR  
LISA LAMB, PLANNING AND ZONING COORDINATOR

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.

**CALL TO ORDER:**

CHAIRMAN HOOD CALLED THE MEETING TO ORDER AT 6:00 P.M.

**PLEDGE OF ALLEGIANCE:**

CHAIRMAN HOOD LED THE PLEDGE OF ALLEGIANCE.

**INVOCATION:**

REV. GERMAN GAVE THE INVOCATION.

**INTRODUCTIONS:**

CHAIRMAN HOOD INTRODUCED THE COUNCIL MEMBERS AND STAFF.

**OVERVIEW OF ZONING MAP AMENDMENT REQUEST AND COUNTY APPROVAL PROCESS:**

MR. JIROUSEK EXPLAINED THAT A PUBLIC HEARING WAS HELD BY THE COUNTY COUNCIL REGARDING MR. RICHARD ROWAN'S REQUEST TO HAVE TWO PARCELS TOTALING 268 ACRES REZONED TO RESOURCE EXTRACTION DISTRICT. MR. JIROUSEK SAID THE CURRENT ZONING RURAL RESIDENTIAL ALLOWS ONE UNIT PER ACRE AND THE RESOURCE EXTRACTION DISTRICT WAS DEVELOPED TO PROTECT THE NATURAL RESOURCES OF THE COUNTY AND ADJACENT LAND OWNERS. MR. JIROUSEK SAID THAT MR. ROWAN HAS REQUESTED A ZONING CHANGE SO THAT HE CAN CONSTRUCT A 50 ACRE LAKE, HOWEVER, NO LAND USE

PLAN OR SUB-DIVISION PLANS HAVE BEEN SUBMITTED. MR. JIROUSEK DISPLAYED A MAP OF THE AREA THAT SHOWED THE AREA AS BEING UNDEVELOPED OR AT LOW DENSITY. MR. JIROUSEK SHOWED A SLIDE OF THE LOCATION OF THE PROPERTY AND DISCUSSED THE VARIOUS SETBACKS THAT WOULD BE REQUIRED. THE SETBACKS WOULD BE 300 FEET EXCEPT WHEN IT IS NEAR A STRUCTURE THE SETBACK IS 1,000 FEET. MR. JIROUSEK SAID THAT THE NEW ORDINANCE WAS PASSED ON MAY 4, 2009 AND CHANGED THE PROCESS WHICH REQUIRES A MORE COMPREHENSIVE REVIEW AT STAFF LEVEL AND BY THE PLANNING COMMISSION. MR. JIROUSEK SAID THE ZONING CHANGE IS DONE BY 3 READINGS OF AN ORDINANCE, A PUBLIC HEARING, THE PROPERTY MUST BE POSTED AND ADJACENT LAND OWNERS MUST BE NOTIFIED. MR. JIROUSEK SAID THAT IF IT PASSES ALL THE REVIEWS AND ZONING MAP AMENDMENT ORDINANCE IS PASSED, AN EXCAVATION PERMIT IS NEEDED AND THIS INCLUDES AN EXCAVATION PLAN; ENGINEERED DRAWINGS; DRAINAGE AND SEDIMENTATION PLAN; BUFFER PLAN; EXISTING VEGETATION OR NEW PLANTING; A TRUCK AND VEHICLE TRAFFIC MANAGEMENT PLAN; AN IMPACT STUDY TO ADDRESS NUISANCES; DHEC PERMITTING; INDIVIDUAL PERMIT; BONDING FOR RECLAMATION; ADDITIONAL PUBLIC INPUT; AND ADDITIONAL PLAN REVIEW.

**PUBLIC COMMENT:**

RICHARD ROWAN, OWNER OF THE PROPERTY REQUESTING THE ZONING CHANGE, STATED THAT HE MET WITH DAVID JIROUSEK 3 MONTHS AGO, AND HE WANTED TO SEE WHAT REQUIRED TO DIG A LAKE, AND HE APPLIED AND WENT THROUGH THE PROCESS ESTABLISHED BY THE COUNTY. MR. ROWAN SAID HE LIVED IN HOLLYWOOD, FLORIDA AND HE WAS NOT IN FAVOR OF COAL MINING AND HE DID NOT WANT TO DO A MINE, HE WANTED TO BUILD A LAKE WITH HOUSES OR SENIOR HOUSING AROUND THE LAKE. MR. ROWAN SAID HE DID NOT SEE ANY VALUE IN A CRATER, HE HAD NO PROBLEM ESTABLISHING OPERATING HOURS AND THE ROAD IS TAKEN CARE OF BY THE STATE AND STATE WOULD REPAIR THE ROAD, AND HE ONLY WANTED TO MAKE THINGS BETTER THAN THEY WERE TODAY, AND HE WOULD FIX THE ROAD IF IT WAS DAMAGED. MR. ROWAN SAID HE WOULD BE HAPPY TO ADDRESS ANY QUESTIONS. MR. ROWAN SAID WHAT HE IS REQUESTING WILL NOT AFFECT HIS NEIGHBORS PROPERTY TAXES; ONLY HIS PROPERTY TAXES WOULD CHANGE.

ROGER COWART, 433 BILLINGER HILL ROAD, ASKED WHAT THE RESOURCE EXTRACTION ZONE IS AND IS THERE ANY OTHER ZONING THAT CAN ALLOW A LAKE. MR. JIROUSEK RESPONDED THAT THIS IS A STRAIGHT REZONE REQUEST AND NO OTHER PLANS ARE ATTACHED TO IT. MR. JIROUSEK SAID A DEVELOPMENT AGREEMENT CAN BE DONE AND THE SAME PROCESS WOULD BE FOLLOWED, HOWEVER, THE PROPERTY WOULD NOT HAVE TO BE REZONED. MR. COWART SAID HE WOULD LIKE TO SEE THE LAND LEFT THE WAY IT IS. MR. ROWAN COMMENTED HE COULD DO A PLAN. MR. COWART SAID IT WOULD BE EASIER TO GET, IF THERE IS A LONG TERM PLAN. MR. ROWAN SAID THAT HE FELT THIS WAS THE WAY HE HAD TO GO IF HE WANTED TO PUT IN AN LAKE. MR. JIROUSEK SAID THAT IF NO PLAN IS IN PLACE, IT IS CALLED MINING.

RUTH WEST, 620 BILLINGER HILL ROAD, SAID THAT SHE WAS WORRIED ABOUT DAMAGE TO THE ROAD, AS A PREVIOUS MINING OPERATION DAMAGED THE ROAD. MS. WEST SAID A LAKE COULD BE GOOD AS IT WOULD PROVIDE A SOURCE FOR WATER IN THE EVENT OF A FIRE.

MS. LAKE DALEY, 1465 BILLINGER HILL ROAD, DIRECTED HER COMMENTS TO MR. ROWAN AND SAID THE PEOPLE WERE TRYING TO PRESERVE THE AREA, AND HE LIVED IN HOLLYWOOD, FLORIDA AND THE PROPERTY OWNERS WERE TRYING TO

PRESERVE THE LAND AND MAKE IT A CONSERVATION AREA. MS. DALEY CONTINUED STATING THAT MR. ROWAN'S PROPERTY HAS BEEN FOR SALE FOR 8 YEARS, AND NOW HE WANTS TO PUT A LARGE BURROW PIT ON IT. MS. DALEY ASKED HOW MANY LOADS OF DIRT WOULD COME OUT ONTO THE ROAD EACH DAY, AND SHE COULD NOT IMAGINE ASKING THE NEIGHBORS TO PUT UP WITH THAT JUST TO MAKE A PROFIT. MS. DALEY ADDED THAT THE NEIGHBORS LOVE AND ADORE THE BEAUTY OF THE LAND, AND SHE CANNOT IMAGINE 10,000 DUMP TRUCKS COMING OUT OF THERE.

ANGELA GALE SAID THAT IN TRYING TO INCREASE THE VALUE OF THE LAND, AND HE HAS HAD A FEW OPPORTUNITIES TO SELL THE LAND, BUT WHAT HE IS PLANNING TO DO WILL BRING IN INCOME, BUT WHAT WILL IT DO TO YOUR PROPERTY.

CAROL DAY, SAID THAT SHE OWNED PROPERTY ON BELLINGER HILL ROAD, AND SHE CALLED ABOUT BUYING THE LAND AND WAS TOLD THERE WERE MILLIONS OF DOLLARS WORTH OF SAND ON THE PROPERTY. MS. DAY ASKED WHY ONLY THE 50 ACRES FOR THE LAKE CAN'T BE REZONED; TAKE OUT 80 ACRES, BUT NOT TO REZONED 265 ACRES. MS. DAY SAID THAT IF HE PLANNED TO BUILD HOMES, THEN PUT A PLAN IN PLACE. MR. DAY SAID THAT THE LAND IS STILL FOR SALE AND IF THE ENTIRE 265 ACRES ARE REZONED, THE NEXT OWNER CAN DIG THE ENTIRE 265 ACRES. MS. DAY SAID THAT SHE LIVES IN SAVANNAH AND ASKED THE COUNCIL NOT TO ALLOW THIS TO HAPPEN TO A BEAUTIFUL AREA AND A HUGE SAND PIT WILL IMPACT EVERYONE WHO LIVES HERE.

BILL GERMAN, 3254 BELLINGER HILL ROAD, SAID THAT HE LIVES HERE AND IT IS BEAUTIFUL COUNTY LAND AND A 50 ACRE LAKE, IN HIS OPINION, IS DESTROYING THE LAND AND WHEN THERE IS A DRAUGHT, THE LAKE WOULD BE A DISTRACTION OF THE WATER IN THE AREA. MR. GERMAN SAID HE COULD UNDERSTAND IF HE EXTENDED THE DRAINAGE IN THE AREA AND MAKE THE LAKE LARGER, NOT A 50 ACRE LAKE.

RICHARD CROSBY, 3824 OKATIE HIGHWAY, SAID HIS WAS CONCERNED ABOUT THE TRAFFIC AS THERE IS ALREADY A LOT OF TRAFFIC ON THE ROAD AND IF HOUSES ARE BUILT, IT WILL BE LIKE A CITY.

LEROY BENTLY, 3950 BELLINGER HILL ROAD, SAID HE HAS LIVED HERE FOR 30 YEARS AND THERE IS VERY LITTLE TRAFFIC AND THE PAVEMENT IS ONLY 18 FEET WIDE AND IT IS A SAFETY PROBLEM. MR. BENTLY ASKED WHERE THE LAKE WOULD BE WHEN IT IS BUILT. MR. BENTLY SAID THE BEAUTY AND WILDLIFE WOULD BE AFFECTED AND THE ROAD WOULD BE RUINED.

STEVE DAY SAID HE LIVED IN SAVANNAH AND HE WAS CONCERNED ABOUT THE TRAFFIC AND THE LARGE DEVELOPMENT ON THE SOUTH SIDE OF BELLINGER HILL ROAD. MR. DAY SAID THE PLANNING DIRECTOR SHOULD LOOK AT THE BIGGER PICTURE FOR THIS AREA AND WHAT IS THE OVERALL IMPACT OF THE ENTIRE AREA. PRISCILLA COWART, 433 BELLINGER HILL ROAD, FELT THAT THIS WOULD ALSO CREATE A DANGEROUS SITUATION ON HWY. 170A.

ANGELA GALE ASKED WHAT BANKS ARE LENDING MONEY TO PURCHASE HOMES, AND THERE ARE ALREADY MANY HOMES SITTING EMPTY AND IF THE BANKERS ARE LENDING MONEY, IT IS TO PEOPLE WITH HIGH CREDIT RATINGS.

MARY DAVIS ADDED THAT IN GEORGIA PEOPLE NEED A 50% DOWN PAYMENT.

JIM DALEY, JR. SAID THAT 2 MONTHS AGO HE WAS CONTACTED BY MR. ROWAN'S REALTOR AND WAS TOLD THAT MR. ROWAN WANTED HIM TO KNOW THAT HE PLANNED TO CUT THE TREES, REMOVE THE DIRT AND SELL THE LAND FOR \$17,000.00 PER ACRE.

ANDREA MALLOY, COASTAL CONSERVATION LEAGUE, DISCUSSED CONCERN FOR THE GROUND WATER.

CAROL DAY ASKED IF THE COUNCIL APPROVES THE ZONING AND MR. ROWAN SELLS THE PROPERTY, WOULD THE ZONING REMAIN THE SAME. MR. JIROUSEK RESPONDED THAT THE NEW OWNER WOULD HAVE TO GO THROUGH THE FULL EXCAVATION PROCESS. MS. DAY ASKED WHY MR. ROWAN IS NOT BEING PRESSED TO DO A FULL PLAN FOR THE USE OF THE PROPERTY. MS. DAY SAID THE PROCESS NEEDS TO BE STOPPED UNTIL A FULL PLAN IS GIVEN TO THE COUNTY. MR. JIROUSEK LISTED THE THREE WAYS THIS COULD BE DONE.

RUTH GRAHAM ASKED WHY BUILD THE LAKE, WHY NOT JUST BUILD HOUSES. MR. ROWAN SAID HE FELT IT WAS LESS EVASIVE. HOWEVER, IF THE PEOPLE DON'T WANT THE LAKE; HE WILL JUST DO THE HOUSES.

MR. FULGHUM REMARKED THAT THIS IS AN IMPASSIONED ISSUE AND THIS PROCESS WOULD NEVER HAVE HAPPENED BECAUSE THE PEOPLE COULD DO ANYTHING WITHOUT THIS PROCESS. MR. FULGHUM SAID THAT THE COUNTY COUNCIL WORKED AND PUT THE ZONING ORDINANCE TOGETHER AND IT ALLOWS THIS PUBLIC INPUT AND THE COUNCIL VALUES THEIR INPUT. CHAIRMAN HOOD SAID THAT PREVIOUSLY THE PIT COULD HAVE ALREADY BEEN DUG.

RAVENAL BRIGHT, 2478 FREEDOM PARKWAY, ASKED ABOUT INFRASTRUCTURE AND HOW THE WASTE FROM THE HOMES WOULD BE HANDLED. MR. BRIGHT SAID YOU CANNOT PUT THAT MANY HOUSES NEAR A LAKE. CHAIRMAN HOOD SAID THAT DHEC AND BJWSA WOULD SET THE GUIDELINES. MR. BRIGHT ASKED IF THE PEOPLE ALREADY HAD SEPTIC TANKS, AND A SEWER LINE IS BROUGHT IN, WOULD THEY HAVE TO TAP INTO THE SEWER LINE. CHAIRMAN HOOD SAID HE DID NOT HAVE AN ANSWER FOR THAT QUESTION AT THIS TIME. MR. BRIGHT SAID THAT SOME PEOPLE WILL NOT WANT TO TIE INTO A SEWER LINE. CHAIRMAN HOOD SAID THAT WOULD BE ADDRESSED WHEN THE DEVELOPMENT IS BUILT.

MS. DALEY ASKED IF MR. ROWAN IS WITHDRAWING HIS APPLICATION FOR THE LAKE. MR. ROWAN SAID HE WAS WITHDRAWING HIS APPLICATION, AND HE WOULD BUILD HOUSES.

**ADJOURN:**

THE MEETING ENDED AT 7:00 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