

**JASPER COUNTY COUNCIL
TOWN OF RIDGELAND
JOINT MEETING
JASPER'S PORCH
FEBRUARY 1, 2008
11:00 A.M.**

MINUTES

OFFICIALS PRESENT AND STAFF PRESENT:

JASPER COUNTY:

VICE CHAIRMAN – FRED TUTEN, COUNCILWOMAN – GLADYS JONES,
COUNCILMAN- LEROY BLACKSHEAR, COUNCILMAN – HUBERT TYLER,
ADMINISTRATOR- ANDREW FULGHUM, , JUDITH FRANK – CLERK TO COUNCIL
ATTORNEY MARVIN JONES, ZONING AND PLANNING COORDINATOR- LISA LAMB,
BUILDING DEPT. OFFICE MANAGER – CHRISTY HARMON

RIDGELAND:

MAYOR HENRY MOSS, COUNCILMAN TOMMY RHODES, COUNCILMAN TOMMY
MCCALLISTER, COUNCILMAN GRADY WOODS, COUNCILMAN AL CLELAND,
ADMINISTRATOR – JASON TAYLOR, PLANNER – MATTHEW BRAIDEN

OFFICIALS ABSENT:

CHAIRMAN GEORGE HOOD

CALL TO ORDER:

VICE CHAIRMAN TUTEN CALLED THE MEETING TO ORDER AT 11:00 A.M.

INVOCATION:

COUNCILMAN BLACKSHEAR GAVE THE INVOCATION.

PLEDGE OF ALLEGIANCE:

VICE CHAIRMAN TUTEN LED THE PLEDGE OF ALLEGIANCE.

INTRODUCTIONS:

VICE CHAIRMAN TUTEN INTRODUCED ALL JASPER COUNTY OFFICIALS AND
STAFF PRESENT.

COUNCILMAN RHODES INTRODUCED ALL THE TOWN OF RIDGELAND OFFICIALS
AND STAFF PRESENT.

DISCUSSION:

VICE CHAIRMAN TUTEN SAID THAT THERE WOULD BE A ROUND TABLE
DISCUSSION AND THAT THEY WERE ALL HERE FOR THE BETTERMENT OF THE
CITIZENS. VICE CHAIRMAN TUTEN SAID THIS MEETING WAS BEING HELD TO
DISCUSS THE JOINT PLANNING AREA AROUND RIDGELAND AND THAT THE
COUNCIL ALREADY MET WITH HARDEEVILLE FOR THEIR INPUT ON THE
PLANNING AREA AROUND HARDEEVILLE.

COUNCILMAN RHODES SAID IT WAS HIS UNDERSTANDING THAT THE COUNTY
COUNCIL HAS ALREADY HAD TWO READINGS OF AN ORDINANCE TO DISSOLVE
JOINT PLANNING. COUNCILMAN RHODES SAID HE WAS AWARE THAT THINGS
WERE NOT GOING AS WELL IN THE SOUTH END OF JASPER COUNTY WITH THE
JOINT PLANNING PROCESS. COUNCILMAN RHODES SAID THAT HARDEEVILLE
DOES NOT NEED OR WANT JOINT PLANNING AND THEY GAVE IT UP
VOLUNTARILY. COUNCILMAN RHODES STATED THAT IF THE COUNTY IS GOING
TO DISSOLVE JOINT PLANNING THE TOWN OF RIDGELAND WOULD LIKE FOR IT
TO CONTINUE FOR AT LEAST ANOTHER SIX MONTHS. COUNCILMAN RHODES
SAID THAT HE DID NOT KNOW OF ANY PROBLEMS WITH THE ADMINISTRATION
OF THE PLANNING AND THE STAFF DOES NOT APPLY THE TOWN'S ZONING FOR
THOSE AREAS THAT ARE IN THE COUNTY.

COUNCILMAN MCCALLISTER ASKED THE COUNCIL TO FORGET ABOUT
HARDEEVILLE AND CONCENTRATE ON RIDGELAND. COUNCILMAN
MCCALLISTER SAID THE TOWN OF RIDGELAND NEEDED MORE TIME AND THAT
THINGS HAS JUST GOTTEN STARTED IN RIDGELAND AND THEY NEEDED TIME TO
COMPLETE THEM. COUNCILMAN MCCALLISTER ASKED THE COUNTY FOR AN
EXTENSION OF TIME BEFORE THEY TOOK BACK THE RIGHTS THEY HAD CEDED IN
THE ORIGINAL AGREEMENT.

COUNCILMAN WOODS SAID THAT HE SERVED TIME ON THE TOWN'S PLANNING
COMMISSION PRIOR TO BEING ELECTED TO THE TOWN COUNCIL AND HE WAS
NOT AWARE OF ANY ISSUES. COUNCILMAN WOODS SAID THAT AFTER HE

WATCHED THE BROADCASTS OF THE COUNTY COUNCIL MEETINGS THAT HE SAW THAT ISSUES WERE BEING DISCUSSED. COUNCILMAN WOOD SAID THAT HE WOULD BE GLAD TO COMMUNICATE ABOUT THE ISSUES AND TO SEE IF THEY CAN BE WORKED OUT AND ASKED THE COUNCIL NOT TO LET HARDEEVILLE DIVIDE THE TOWN OF RIDGELAND AND THE COUNTY.

COUNCILMAN CLELAND SAID HE SEES A LOT OF POSITIVE RESULTS FROM WORKING WITH THE COUNTY AND IF THERE ARE PROBLEMS THEY NEED TO BE WORKED OUT AND TO KEEP JOINT PLANNING GOING ALSO SHOWS THAT THE COUNCILS ARE TRYING TO GET ALONG WITH EACH OTHER AND THAT THEY ARE TRYING TO DO WHAT IS RIGHT FOR ALL OF THE CITIZENS. COUNCILMAN CLELAND SAID BY EXTENDING THE AGREEMENT FOR 6 MONTHS TO A YEAR WILL HELP RIDGELAND AND COUNCILMAN CLELAND SAID HE WANTED TO SEE THE JOINT PLANNING CONTINUED.

COUNCILWOMAN JONES SAID THAT RIDGELAND WAS TREATED SEPARATELY THAN HARDEEVILLE AND THAT IS WHY SHE HAS ALWAYS WANTED TO HAVE TWO MEETINGS AND THIS HAS NOTHING TO DO WITH ANYTHING THE TOWN HAS DONE. COUNCILWOMAN JONES SAID THAT THE COUNTY COUNCIL MADE A MISTAKE AND THEY HAVE BEEN TALKING ABOUT IT FOR OVER A YEAR.

COUNCILWOMAN JONES SAID THAT CHAIRMAN HOOD EXPERIENCED THE PROBLEMS PERSONALLY WHEN HE WAS BUILDING HIS NEW HOME.

COUNCILWOMAN JONES SAID THE COUNCIL DID NOT WANT THIS TO GET IN THE WAY OF PLANNING. THE COUNTY COUNCIL JUST WANTED TO TAKE BACK THE RESPONSIBILITIES FOR THE PEOPLE THEY REPRESENT, THE CITIZENS THAT CAN NOT VOTE FOR THE OFFICIALS OF RIDGELAND, AND HANDLE THE ISSUES FOR THEM. COUNCILWOMAN JONES SAID THE REST OF THE JOINT PLANNING HAS TO MOVE FORWARD. COUNCILWOMAN JONES SAID THAT FOR THE FIRST TIME IN HISTORY THE COUNTY AND THE MUNICIPALITIES ARE WORKING TOGETHER. COUNCILWOMAN JONES STATED THAT SHE WANTS TO CONTINUE WITH ALL THE OTHER ASPECTS OF JOINT PLANNING EXCEPT FOR THE ZONING AND PERMITTING. COUNCILWOMAN JONES SAID ALL THE CITIZENS OF JASPER COUNTY DON'T WANT PEOPLE THEY CANNOT VOTE FOR MAKING DECISIONS THAT AFFECT THEM. COUNCILWOMAN JONES SAID THAT COUNTY COUNCIL MUST TREAT ALL THE CITIZENS OF JASPER COUNTY THE SAME AND IT HAS NOTHING TO DO WITH THE MUNICIPALITIES.

COUNCILMAN RHODES SAID THAT HE UNDERSTOOD THE SITUATION WITH HARDEEVILLE AND THAT HARDEEVILLE DOESN'T WANT TO HANDLE THE ZONING AND PERMITTING. COUNCILMAN RHODES SAID THAT THE COUNTY COUNCIL ALSO REPRESENTS RIDGELAND AND RIDGELAND WOULD LIKE TO CONTINUE WITH THE ZONING AND PERMITTING AND THEY WERE ASKING FOR A SIX MONTH EXTENSION. COUNCILMAN RHODES SAID THAT RIDGELAND WOULD LIKE THE TIME TO DOWNSIZE THEIR STAFF AND THEY HAVE BEEN HANDLING THINGS IN A HIGHLY EFFECTIVE MANNER AND THEY HAVE NOT REAPED THE BENEFITS THAT HARDEEVILLE HAS AND HARDEEVILLE DOESN'T NEED IT. COUNCILMAN RHODES ASKED THAT THE ZONING AND PERMITTING BE PHASED OUT AND ASKED FOR AN EXTENSION.

VICE CHAIRMAN TUTEN SAID IF THEY DO NOT APPLY THE CITY ORDINANCES IN THE JOINT AREA, THEN WHAT ORDINANCES DO THEY APPLY. COUNCILMAN RHODES RESPONDED THAT THEY ENFORCE THE COUNTY'S ORDINANCES AND IF PEOPLE HAD A PROBLEM IT WAS BECAUSE OF THE COUNTY'S ORDINANCES AND THEY WERE CURRENTLY USING TWO BOOKS RELATING TO ZONING.

VICE CHAIRMAN TUTEN SAID HE OWNED PROPERTY IN RIDGELAND WITH A MOBILE HOME ON IT AND IF HE WANTED TO REPLACE THE MOBILE HOME WITH A MOBILE HOME HE WOULD NOT BE PERMITTED TO DO THAT BASED ON THE TOWN'S ORDINANCES. VICE CHAIRMAN TUTEN SAID SOMEONE WANTED TO PUT TWO MOBILE HOMES ON A PIECE OF PROPERTY THAT IS IN THE FIVE MILE RADIUS JOINT PLANNING AREA AND THEY WERE TURNED DOWN. VICE CHAIRMAN TUTEN SAID THAT ACCORDING TO THE COUNTY'S ORDINANCES THEY CAN DO IT. LISA LAMB SAID THEY CAN NOT DO IT IF IT IS ON A FLAG LOT. MR. FULGHUM SAID THAT IT COULD BE PUT ON A FLAG LOT, BUT THEY WOULD HAVE TO APPLY FOR A VARIANCE. MR. FULGHUM SAID THE TOWN WOULD PERMIT IT BECAUSE IT IS IN THE JOINT PLANNING AREA AND IT CAN BE DONE WITH A VARIANCE.

COUNCILMAN MCCALLISTER SAID THE TOWN IS TRYING TO WORK WITH BOTH SETS OF ORDINANCES.

COUNCILMAN RHODES SAID THE ANSWER TO THIS SITUATION IS THAT THE JOINT PLANNING COMMISSION TURNED IT DOWN BECAUSE IT WAS A FLAG LOT, BUT A VARIANCE CAN BE APPLIED FOR WHEN A FLAG LOT IS INVOLVED. COUNCILMAN RHODES SAID THAT THE JOINT PLANNING COMMISSION, WHICH HAS 2 MEMBERS

APPOINTED BY COUNTY COUNCIL TO REPRESENT THE COUNTY'S ZONING, TURNED DOWN THE REQUEST BASED ON THE COUNTY'S ORDINANCES. COUNCILMAN RHODES FEELS THE TOWN HAS TREATED PEOPLE FAIRLY AND THEY FEEL IT SHOULD CONTINUE FOR SIX MORE MONTHS. COUNCILMAN RHODES SAID HE DID NOT THINK THERE WERE ANY MORE PROBLEMS WITH THE TOWN HANDLING IT THAN IF THE COUNTY WOULD BE HANDLING IT. COUNCILMAN RHODES ASKED IF THE ENTIRE ORDINANCE HAD TO BE DISSOLVED OR RESOLVED IN ITS ENTIRETY. COUNCILMAN RHODES SAID IT TAKES TWO TO HAVE AN AGREEMENT. COUNCILMAN RHODES ASKED IF THE COUNTY COULD TREAT THE TWO MUNICIPALITIES EQUALLY AND THEY DID NOT WANT THE COUNCIL TO TAKE RIDGELAND OUT OF IT. COUNCILMAN TYLER COMMENTED THAT THE COUNTY ADMINISTERS THE CONTROLS FOR THE COUNTY AND THE MUNICIPALITIES ARE BOTH PART OF THE COUNTY AND HOW CAN THE COUNTY TREAT THEM DIFFERENTLY, AND HOW CAN THE MUNICIPALITIES GET OUT OF THE ARMS OF THE COUNTY. COUNCILMAN RHODES SAID THAT THEY CAME TOGETHER TO PLAN IN AREAS WITHIN THE FIVE MILE RADIUS AND EACH OF THE MUNICIPALITIES AND THE COUNTY TOOK ON A PLANNING AREA. COUNCILMAN WOODS SAID THAT RIDGELAND WAS FOLLOWING THE COUNTY'S STANDARDS IN THE FIVE MILE AREA ROUND RIDGELAND. COUNCILMAN RHODES SAID THERE WERE TWO COUNTY REPRESENTATIVES ON THE RIDGELAND PLANNING COMMISSION AND THINGS WERE WORKING WELL, BUT IT WILL HAVE TO END AND IF IT IS WORKING WELL WITH RIDGELAND AND HARDEEVILLE WANTS TO WITHDRAW, IT SEEMS LIKE A DIFFERENT PERSPECTIVE AS TO HOW TO DEAL WITH RIDGELAND SINCE HARDEEVILLE DOESN'T WANT IT. COUNCILMAN BLACKSHEAR SAID THE COUNCIL HEARD FROM HARDEEVILLE AND THEY HEARD THE SAME THING, THAT THEY BOTH WERE ADMINISTERING THE COUNTY'S ORDINANCES. COUNCILMAN BLACKSHEAR SAID THAT SOME OF THE COUNTY'S CITIZENS WERE NOT HAPPY WITH THE MUNICIPALITIES HANDLING THE ZONING AND THE PERMITTING. COUNCILMAN BLACKSHEAR SAID HARDEEVILLE NEVER SAID THEY DID NOT WANT TO DO IT, BUT THEY WOULD DO WHATEVER THE COUNCIL WANTED. COUNCILMAN BLACKSHEAR AGREED TO WITHDRAW FROM HARDEEVILLE AND SINCE THE COUNCIL HAD NOT YET MET WITH RIDGELAND THEY HAD NOT MADE A DECISION REGARDING RIDGELAND. COUNCILMAN BLACKSHEAR SAID NOW THAT THE COUNCIL IS MEETING WITH RIDGELAND, THE COUNCIL IS AWARE THAT RIDGELAND WOULD LIKE AN EXTENSION FOR A PERIOD OF TIME, IF THE COUNTY WOULD ALLOW IT. MARVIN JONES SAID HE CAN REVISE THE ORDINANCE TO TAKE HARDEEVILLE OUT AND LEAVE RIDGELAND IN PLACE FOR 6 MONTHS. MR. JONES SAID HE CAN DRAFT THE ORDINANCE HOWEVER THE COUNCIL WANTS IT DRAFTED. COUNCILWOMAN JONES SAID THAT HARDEEVILLE GAVE IT UP BECAUSE THEY WERE NOT GIVEN A COPY OF THE NEW ORDINANCE AND THEY DIDN'T KNOW WHAT WAS IN IT AND THEY DIDN'T KNOW WHAT TO ADMINISTER. COUNCILWOMAN JONES SAID THAT NEITHER RIDGELAND NOR HARDEEVILLE PASSED THE NECESSARY ORDINANCE TO PUT THE COUNTY'S ZONING IN PLACE IN THE JOINT PLANNING AREA. COUNCILWOMAN JONES SAID THAT NEITHER OF THE PLANNING COMMISSIONS FOR THE JOINT PLANNING AREA WERE INFORMED OR WERE THEY PART OF THE PROCESS OF COMPILING THE COUNTY'S NEW ZONING ORDINANCE AND LAND USE REGULATION. COUNCILWOMAN JONES SAID THAT SHE FELT THAT WAS A MISTAKE. COUNCILWOMAN JONES SAID SHE FELT THE THREE PLANNING COMMISSIONS SHOULD HAVE WORKED TOGETHER SO THAT THEY WOULD ALL BE FAMILIAR WITH THE NEW ZONING ORDINANCE AND LAND USE REGULATIONS. MAYOR MOSS ASKED WHEN THE COUNTY GAVE THE TOWN NOTICE THAT THEY WERE GOING TO ELIMINATE THE JOINT PLANNING. MAYOR MOSS SAID THAT THIS RELATIONSHIP HAS BEEN IN PLACE FOR 2-3 YEARS AND SOME METHOD OF COMMUNICATION MUST HAVE BEEN OVERLOOKED AND THE TOWN FELT THE COUNTY WAS INTENTIONALLY SLACK IN PROVIDING THE MUNICIPALITIES WITH INFORMATION. MAYOR MOSS SAID HE HAD A DIFFERENT VIEW OF WHY HARDEEVILLE PULLED OUT. MAYOR MOSS SAID THAT HARDEEVILLE HAS THE CRÈME DE LA CRÈME AND THEY CAN GET OUT OF IT, BUT THE MUNICIPALITIES HAVE TO TAKE THE GOOD WITH THE BAD IN ORDER FOR IT TO WORK. COUNCILWOMAN JONES SAID THAT THERE HAS BEEN A BREAKDOWN IN COMMUNICATION AND THEY ALL NEEDED TO WORK TOGETHER. COUNCILWOMAN JONES STATED THAT THEY ALL NEEDED TO WORK TOGETHER ON ALL THE OTHER ASPECTS OF JOINT PLANNING EXCEPT THAT THE MUNICIPALITIES WOULD NOT ADMINISTERING THE ZONING AND PERMITTING.

COUNCILWOMAN JONES ASKED IF THE COUNTY'S MEMBERS ON THE RIDELAND PLANNING COMMISSION ATTENDED THE MEETING REGULARLY. COUNCILMAN WOODS SAID THAT THEY DID ATTEND MOST OF THE MEETINGS.

COUNCILMAN RHODES SAID WHEN HE ATTENDED THE RIDGELAND PLANNING COMMISSION MEETINGS; THE COUNTY'S MEMBERS VERBALLY PARTICIPATED IN THE MEETINGS.

MAYOR MOSS SAID IF THE COUNTY WANTED TO ABOLISH THE JOINT PLANNING THEY COULD GO AHEAD AND DO IT.

COUNCILWOMAN JONES SAID THAT THE COUNTY WANTED TO CHANGE THE DONUT AREA AND IT WAS A MISTAKE TO CEDE AUTHORITY OF THE COUNTY TO THE TOWN IN THAT AREA.

MAYOR MOSS SAID THAT IF THE COUNTY DID THAT THEN BUYING INTO THE INFRASTRUCTURE WILL COST THE COUNTY MORE MONEY, IT WILL BE MORE CONCEPTUAL AND WILLYNILLY AND THE ANNEXATION WILL STILL CONTINUE.

MR. FULGHUM SAID THAT HARDEEVILLE SENT A LETTER TO THE COUNTY STATING THAT THEY WERE NOT GOING TO PROCESS THE ZONING AND PERMITTING BECAUSE THEY HAD NOT ADOPTED THE COUNTY'S ORDINANCE FOR THE ZONING IN THE JOINT PLANNING AREA AND THEY NEVER INITIATED THAT PROCESS TO ADOPT THE COUNTY'S ZONING ORDINANCE. MR. FULGHUM SAID HE FELT THE THINGS MAYOR MOSS SAID AT A MEETING OF THE COUNTY COUNCIL ENTERED INTO THE COUNCIL'S DECISION. MR. FULGHUM SAID THAT HARDEEVILLE WAS AWARE AND PART OF THE ZONING ORDINANCE PROCESS FROM THE VERY BEGINNING AND HARDEEVILLE HAD COMMUNICATED WITH THE COUNTY'S STAFF AND THE DIFFERENCE IS HOW THE TWO MUNICIPALITIES HANDLED THE SITUATION. MR. FULGHUM SAID THAT IF THE COUNCIL WOULD CONSIDER EXTENDING THE AGREEMENT WITH RIDGELAND FOR A COUPLE OF MONTHS IT WOULD CONVEY TO THE PUBLIC AND THE DEVELOPERS THAT IT WILL END. MR. FULGHUM SUGGESTED THAT IF THE COUNCIL DECIDED TO HAVE RIDGELAND CONTINUE WITH THE ZONING AND PERMITTING THAT THEY NOT PUT IN A TIME LIMIT, BUT TO REVISIT IT IN SIX MONTHS.

MAYOR MOSS SAID THAT THE COUNTY SHOULD TREAT RIDGELAND AND HARDEEVILLE DIFFERENTLY BECAUSE RIDGELAND IS A SERVICE PROVIDER AND THEY HAVE TO NEGOTIATE THEIR AGREEMENTS DIFFERENTLY BECAUSE RIDGELAND HAS THE ONLY REMAINING WATER AND SEWER IN THE LOWCOUNTRY AND THAT GIVES THEM MORE CONTROL OF THE GROWTH. MR. MOSS SAID THAT RIDGELAND CAN DEAL WITH THE DEVELOPERS WITHOUT BJWSA AND THE DEVELOPMENT AGREEMENTS MUST BE DIFFERENT.

VICE CHAIRMAN TUTEN ASKED MAYOR MOSS TO TALK ABOUT RIDGELAND AND NOT HARDEEVILLE.

MAYOR MOSS SAID RIDGELAND IS DIFFERENT FROM HARDEEVILLE.

COUNCILWOMAN JONES SAID THE COUNTY COUNCIL WAS NOT TALKING ABOUT TREATING HARDEEVILLE AND RIDGELAND DIFFERENTLY, BUT THEY WERE TALKING ABOUT TREATING ALL THE CITIZENS IN BOTH OF THE JOINT PLANNING AREAS THE SAME.

VICE CHAIRMAN TUTEN SAID THAT THE COUNCIL AGREED THAT THEY DID NOT HAVE AS MANY COMPLAINTS FROM THE RIDGELAND DONUT THAT THEY HAD IN THE HARDEEVILLE DONUT.

COUNCILMAN MCCALLISTER SAID THAT HE FELT THERE WERE PROBLEMS BECAUSE THE PEOPLE DID NOT UNDERSTAND THE ORDINANCE.

COUNCILMAN RHODES SAID HE AGREED WITH COUNCILMAN MCCALLISTER AND THAT THEY ALL NEEDED TO WORK TOWARD INFORMING THE PUBLIC.

MR. MOSS SAID THAT THE COUNTY COUNCIL CAN GO AHEAD AND TAKE RIDGELAND OUT OF THE ORDINANCE AND BE DONE WITH IT.

COUNCILWOMAN JONES ASKED WHY IT WAS IMPORTANT TO EXTEND THE AGREEMENT FOR 6 MONTHS. WHAT WAS HAPPENING THAT THEY NEEDED SIX MONTHS?

COUNCILMAN MCCALLISTER SAID HE WAS NOT AT LIBERTY TO SAY WHY THEY WANTED IT EXTENDED FOR SIX MONTHS.

COUNCILMAN RHODES SAID THAT THEY WANTED TO BE ABLE TO PLAN FOR WHEN IT WAS STOPPED.

COUNCILWOMAN JONES SAID IF THEY WERE TALKING ABOUT PROJECTS THAT THE TOWN WANTED TO FINISH THAT COULD BE WORKED OUT.

COUNCILMAN RHODES SAID THEY KNOW WHAT THEY HAVE AND WHERE THEY WANT TO BE AND THEY ARE ALMOST THERE AND THEN THEY WON'T NEED THE JOINT PLANNING AGREEMENT. COUNCILMAN RHODES SAID THERE ARE LARGE TRACTS TO BE ANNEXED.

COUNCILMAN TYLER COMMENTED THAT ONCE RIDGELAND REACHES ITS GOAL, THEY WOULD BE DONE WITH THE JOINT PLANNING AGREEMENT.

COUNCILMAN WOODS SAID THERE WERE BIGGER ISSUES AND IF THE TOWN GROWS, THEN THE RADIUS GROWS AND THAT THEY NEED TO WORK ON IT TOGETHER AND THERE NEEDS TO BE A BROAD PROSPECTIVE. COUNCILMAN WOODS SAID THAT THE CITIZENS IN THE AREA NEED TO HAVE OPEN DISCUSSIONS ON PLANNING.

MAYOR MOSS SAID HE FELT THE COUNTY SHOULD JUST DO AWAY WITH IT BECAUSE THE TOWN CAN STILL ANNEX.

COUNCILMAN WOODS SAID THAT THERE ARE ISSUES IN THE TRANSITIONAL AREAS, BUT HAT JOINT PLANNING IS ALSO JOINT ADMINISTRATION AND IF THE COUNTY AND THE MUNICIPALITIES DON'T HAVE JOINT PLANNING THEN PEOPLE CAN PLAY ONE AGAINST THE OTHER.

VICE CHAIRMAN JONES SAID THAT COMMUNICATION HAS BEEN ONE OF THE BIGGEST PROBLEMS.

COUNCILMAN WOODS SAID THAT JASPER COUNTY HAD A PROGRAM WHERE THEY ALL WORKED TOGETHER AND COMPLEMENTED EACH OTHER.

COUNCILMAN WOODS SAID THE STAFF NEEDED TO COMMUNICATE.

COUNCILWOMAN JONES SAID THE ONLY THING THE ORDINANCE DOES IS ELIMINATES THE ZONING AND PERMITTING.

MARVIN JONES SAID THAT CHANGE WOULD TAKE THE COUNTY BACK TO WHERE IT WAS BEFORE THE JOINT PLANNING AGREEMENT EXCEPT THAT THE COUNTY COUNCIL SUPPORTS JOINT PLANNING, BUT THEY CAN'T MAKE IT HAPPEN.

COUNCILWOMAN JONES SAID THE COUNCIL TOLD MR. JONES THAT THE COUNCIL DID NOT WANT TO END JOINT PLANNING, THEY ONLY WANTED TO TAKE AWAY THE ADMINISTRATION OF PLANNING AND ZONING IN THE DONUT FROM THE MUNICIPALITIES.

ATTORNEY JONES SAID HE NEEDED TO BE TOLD WHAT THE COUNCIL WANTED.

COUNCILMAN RHODES REQUESTED THAT THE COUNCIL NOT HAVE A 3RD READING OF THE ORDINANCE UNTIL THEY HAD MORE TIME TO CONSIDER IT.

MR. FULGHUM EXPLAINED THAT THE JOINT PLANNING PROCESS STARTED IN JANUARY, 2005 AND MANY APPLICATIONS HAVE GONE THROUGH THE PROCESS AND THERE WAS NEVER ANYTHING THAT THE STAFF COULD NOT RESOLVE. MR. FULGHUM SAID THAT JOINT PLANNING IS ACCOMPLISHED BY ADMINISTERING THE PLANNING AND ZONING JOINTLY.

COUNCILWOMAN JONES SAID THAT THE CITIZENS IN THE TRANSITIONAL AREA NEED TO KNOW WHAT AND WHY THINGS ARE BEING DONE THE WAY THEY ARE BEING DONE. COUNCILWOMAN JONES SAID THE PEOPLE NEED TO BE EDUCATED.

COUNCILMAN RHODES SAID THAT THERE HAVE NOT BEEN THAT MANY COMPLAINTS IN RIDGELAND AND HE FELT THEY WOULD HAVE HAD THE SAME COMPLAINTS IF JASPER COUNTY WAS ADMINISTERING THE ORDINANCE.

MR. FULGHUM SAID THAT ONE OF THE COMPLAINTS WAS RIDGELAND LAKES AND THEY HAD TO DO A PDD IN AN UNINCORPORATED AREA.

MAYOR MOSS SAID IT WAS HARD AND IF THE COMPLAINTS CAME FROM THE PEOPLE, AND THAT THE PEOPLE WHO WERE MAKING THE DECISIONS DON'T KNOW WHAT IT IS, THE PEOPLE WOULDN'T KNOW EITHER.

COUNCILMAN RHODES SAID THAT THERE ARE PEOPLE WHO DON'T WANT TO COME TO THE JOINT PLANNING COMMISSION TO HAVE THEIR REQUESTS ADMINISTERED BY PEOPLE THEY CANNOT VOTE FOR MAKING DECISIONS THAT AFFECT THEM.

VICE CHAIRMAN TUTEN ASKED HOW LONG IT TOOK THE CITY TO PROCESS AN APPLICATION.

JASON TAYLOR SAID IT DEPENDED ON THE TYPE OF APPLICATION, BUT IF EVERYTHING IS IN ORDER; IT IS PROCESSED AND SIGNED IMMEDIATELY.

VICE CHAIRMAN TUTEN ASKED LISA LAMB THE SAME QUESTION.

MS. LAMB RESPONDED THAT IT WOULD TAKE THE SAME AMOUNT OF TIME, UNLESS THERE WAS A PROBLEM WITH THE APPLICATION.

MR. FULGHUM SAID THAT THE COUNCIL HAD A MEETING ON MONDAY AND IF THEY PASSED THIS ORDINANCE HE WOULD NEED TO HAVE THE STAFF READY.

MR. FULGHUM SAID IT WOULD PUT A STRAIN ON THE STAFF AND HE WAS ATTEMPTING TO HIRE A PLANNING DIRECTOR AND PART OF THE PROCESS OF THE AGREEMENT WAS TO SHARE THE LOAD AND THE COUNTY COULD HANDLE IT, BUT HE NEEDED TO GET ENOUGH STAFF ON BOARD.

VICE CHAIRMAN TUTEN ASKED IF IT WOULD BE AN ADVANTAGE TO THE COUNTY TO HAVE RIDGELAND CONTINUE PROCESSING THE APPLICATIONS FOR SIX MONTHS AND OTHER THAN CHAIRMAN HOOD'S COMPLAINTS AND THE RIDGELAND LAKE SITUATION, HE WAS NOT AWARE OF ANY OTHER PROBLEMS.

MAYOR MOSS SAID THERE WAS ALSO A PROBLEM WITH MR. DOUG COOK.

MR. FULGHUM SAID IT WOULD BE HELPFUL FROM THE STAFF PROSPECTIVE.

COUNCILMAN WOODS SAID THAT HE WANTED TO KEEP THE LINES OF COMMUNICATION AN OPEN DIALOGUE AND IT NEEDS TO BE KEPT IN ITS CONTEXT AND HOW THE COUNTY WILL BE DEVELOPED IS IMPORTANT. COUNCILMAN WOODS SAID THAT HE FELT MORE THINGS ARE RIGHT THAN WRONG WITH THE AGREEMENT.

COUNCILMAN BLACKSHEAR ASKED WHAT IT WOULD DO TO THE ORDINANCE IF THE COUNCIL DECIDED TO LET RIDGELAND PROCEED FOR THE NEXT SIX MONTHS.

MARVIN JONES SAID IF THE MAJORITY OF THE COUNCIL WANTED TO LET RIDGELAND CONTINUE FOR SIX MONTHS, THEN HE COULD AMEND THE ORDINANCE AND THEY COULD MOTION TO AMEND THE ORDINANCE AND THEN MOTION TO APPROVE THE AMENDED ORDINANCE.

COUNCILMAN BLACKSHEAR SAID THAT THE COUNTY COUNCIL DID NOT WANT TO DO AWAY WITH JOINT PLANNING.

MARVIN JONES SAID THAT THE JOINT PLANNING COMMISSIONS WOULD BE DONE AWAY WITH AND NOTHING HAS BEEN DEVELOPED TO TAKE ITS PLACE. MR. JONES SAID THAT THE COUNTY PUT PEOPLE ON THE MUNICIPALITIES JOINT PLANNING COMMISSIONS SO THAT THE COUNTY WOULD HAVE INPUT.

MR. FULGHUM SAID THAT HARDEEVILLE ASKED FOR THE NEXT STEPS AND IT WOULD BE THE SAME SITUATION WITH RIDGELAND.

JASON TAYLOR SAID THAT THE JOINT FIRE DISTRICT HAS BEEN VERY SUCCESSFUL.

COUNCILMAN CLELAND SAID HE FELT MORE GETS DONE IF THE TOWN AND THE COUNTY WORKED TOGETHER.

LISA LAMB SAID THAT THERE IS MORE DEVELOPMENT IN THE SOUTH END OF THE COUNTY AND AS THE DEVELOPERS COME TO THE AREA, THEY GO TO THE MUNICIPALITIES FIRST AND SEE WHAT CAN BE DONE AND THEY PLAN SO THAT IF THEY NEED TO ANNEX THE PROPERTY THEY ARE PREPARED.

COUNCILWOMAN JONES SAID THAT COUNCILMAN WOODS MADE A STATEMENT THAT THE JOINT PLANNING AREA EXPANDED AS THE MUNICIPALITIES GREW AND SHE SAID THAT WAS NOT CORRECT. COUNCILWOMAN JONES SAID THAT THE JOINT PLANNING AREA DOES NOT EXPAND.

COUNCILMAN WOODS SAID THAT LEGALLY IT WOULD NOT EXPAND, BUT IT WOULD BECOME ANOTHER TRANSITIONAL ZONE.

COUNCILMAN TYLER SAID THAT THERE NEEDED TO BE A PLAN.

COUNCILWOMAN JONES AGREED AND SAID THAT THERE SHOULD BE NO END TO JOINT PLANNING.

MR. MOSS RELATED A SITUATION IN GEORGIA WHERE A JOINT PLANNING COMMISSION WAS PUT IN PLACE IN 1957 AND THAT IT WAS STILL FUNCTIONING AND WORKING WELL AND THAT A COMMISSION IS ONLY AS GOOD AS THE PEOPLE ADMINISTERING IT.

COUNCILMAN WOODS SAID HE FELT THAT WHEN THE COUNTY DELEGATED THE AUTHORITY TO THE TOWN TO ADMINISTER THE COUNTY'S ORDINANCE, THEY GAVE AWAY NOTHING AND GAINED A LOT. COUNCILMAN WOODS SAID THAT THE TOWN WAS WORKING WITH THE COUNTY STANDARDS IN THE JOINT PLANNING AREA.

COUNCILMAN RHODES SAID HE FELT THE MEETING SHOULD BE DRAWN TO A CLOSE AND HE REQUESTED THAT THE COUNCIL HAVE THE ATTORNEY REMOVE HARDEEVILLE AND TO ALLOW RIDGELAND TO CONTINUE WITH THE JOINT PLANNING FOR A PERIOD OF TIME.

COUNCILMAN WOODS THANKED THE COUNCIL FOR MEETING WITH THEM AND FOR HAVING THE OPEN DIALOGUE.

COUNCILMAN RHODES SAID THAT THE COUNCILS SHOULD SOCIALIZE TOGETHER AND NOT ALWAYS DISCUSS BUSINESS.

COUNCILWOMAN JONES AGREED THAT THE COUNCILS NEEDED TO HAVE MORE MEETINGS LIKE THIS AND AS A GROUP THE COUNCILS SHOULD MEET AND GO OVER THINGS SO THAT THEY HAVE A BETTER UNDERSTANDING OF WHAT NEEDS TO BE DONE TO MAKE THINGS BETTER FOR THE CITIZENS. COUNCILWOMAN JONES SAID THAT THE COUNCIL AGREED TO MEET WITH HARDEEVILLE REGULARLY AND SHE WOULD LIKE TO MEET WITH RIDGELAND REGULARLY.

MARVIN JONES SAID THAT THERE WAS A MEETING ON MONDAY AND HE NEEDED TO KNOW WHAT THE COUNCIL WANTED TO INCLUDE IN THE ORDINANCE.

COUNCILMAN RHODES ASKED IF THE COUNCIL COULD TABLE IT UNTIL THEY HAD TIME TO DISCUSS IT.

MARVIN JONES SAID THE COUNCIL NEEDED TO DO SOMETHING PRIOR TO FEB. 14, 2008 WHEN THE EMERGENCY ORDINANCE EXPIRES. MR. JONES SAID THE ZONING AND LDR IN THE JOINT PLANNING AREAS NEED TO BE ADDRESSED ON MONDAY.

MR. MOSS SAID IF THE EMERGENCY ORDINANCE EXPIRED IT WOULD BE NO DIFFERENT THAN IT IS NOW.

MARVIN JONES SAID THE ZONING MUST BE HANDLED.

COUNCILWOMAN JONES ASKED IF THE AGENDA FOR MONDAY COULD BE AMENDED TO INCLUDE AN EXECUTIVE SESSION AT THE BEGINNING OF THE MEETING SO THAT THE COUNCIL COULD DISCUSS THE ORDINANCE AND THAT WOULD GIVE MR. JONES TIME TO PREPARE THE ORDINANCE AS THEY WANTED IT.

MR. JONES SAID THEY COULD DO THAT, BUT IF THERE WERE A LOT OF CHANGES HE WOULD NEED MORE TIME TO CHANGE THE ORDINANCE.

MR. FULGHUM SAID THAT THIS TOPIC HAS BEEN DISCUSSED FOR MONTHS AND THIS ISSUE NEEDED TO BE HANDLED AND THE STAFF WORKLOAD WOULD DOUBLE AND THE ATTORNEY NEEDED TO KNOW WHAT THE COUNCIL WANTED TO INCLUDE IN THE ORDINANCE.

VICE CHAIRMAN TUTEN ASKED IF THE COUNCIL COULD ADJOURN AND IF THE COUNTY COUNCIL COULD CONTINUE THE DISCUSSION TOGETHER AFTER LUNCH.

MARVIN JONES SAID THAT THEY COULD NOT DO THAT OR THEY COULD ADJOURN AND THEY COULD INDIVIDUALLY TELL HIM WHAT THEY FELT SHOULD BE INCLUDED IN THE ORDINANCE. AND HE COULD PREPARE IT BASED ON THE WISHES OF THE MAJORITY OF THE COUNCIL.

MR FULGHUM SAID THAT THE COUNTY COUNCIL OWED IT TO THE TOWN'S ELECTED OFFICIALS TO TELL THEM HOW THEY PLANNED TO GO FORWARD.

VICE CHAIRMAN TUTEN SAID HE WON'T BE AT MONDAY'S COUNCIL MEETING BECAUSE OF JURY DUTY, BUT IF IT WAS BENEFICIAL TO THE COUNTY AND THE CITY TO EXTEND THE AGREEMENT FOR A PERIOD OF TIME HE WAS FOR IT.

COUNCILMAN MCCALLISTER SAID THAT HE FELT THE TOWN COUNCIL SHOULD LEAVE SO THAT THE COUNTY COUNCIL COULD DISCUSS THE ORDINANCE.

COUNCILMAN BLACKSHEAR SAID IF A CONCENSUS WAS NEEDED HE WOULD AGREE TO GRANT THE REQUEST FOR RIDGELAND TO CONTINUE, BUT THAT THEY WOULD REVISIT THE SITUATION IN SIX MONTHS.

COUNCILMAN CLELAND MOTIONED THAT THE TOWN OF RIDGELAND COUNCIL ADJOURN AND LEAVE SO THAT THE COUNTY COUNCIL CAN DISCUSS THE ORDINANCE. THERE WAS NOT A SECOND AND THE RIDGELAND COUNCIL REMAINED.

COUNCILMAN TYLER SAID DUE TO HIS LACK OF EXPERIENCE HE WOULD GO ALONG WITH RIDGELAND'S REQUEST, BUT THAT IT BE REVISITED IN SIX MONTHS.

COUNCILWOMAN JONES DID NOT GIVE A RECOMMENDATION SINCE A CONCENSUS WAS ALREADY ACHIEVED.

THE MEETING ADJOURNED AT 12:10 PM.

RESPECTFULLY SUBMITTED BY:

APPROVED BY:

JUDITH M. FRANK, CCC
CLERK TO COUNCIL

FRED TUTEN
VICE CHAIRMAN