

**JOINT MEETING  
JASPER COUNTY – RIDGELAND – HARDEEVILLE  
BLUE HERON NATURE CENTER  
JUNE 26, 2007  
6:30 P.M.**

**PRESENT:**

DR. GEORGE HOOD, GLADYS JONES, LEROY BLACKSHEAR, HUBERT TYLER, EARL BOSTICK, DAVID TEDDER, KENDAL MALPHRUS, SHANE HAYNES, PETE COLLEJAS, KIM THOMAS, GRADY WOODS, BEA JONES, D. SUE COLTER, PAUL BATHE, STEVE SAGER, EVELYN LEE, ANDREW FULGHUM, JASON TAYLOR, J. WARD, TEDD MOYD, DALE TERRY, LISA LAMB, RODNEY CANON, KAREN JARRETT, BRANA SNOWDEN, BROOKS WILLIS, EARL COOLER, KEVIN GRIFFIN, TED FELDER, BILL HORTON, TOMMY RHODES, TOMMIE MCCALLISTER, HENRY MOSS, BILL YOUNG, JAMES GARDNER, JUANITA WHITE, THOMAS JENKINS, AL CLELAND, WILBUR AIKEN, JUDY FRANK

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.

DR HOOD WELCOMED EVERYONE AND THANKED THEM FOR COMING.

MR. FULGHUM GAVE A POWER POINT PRESENTATION REGARDING THE SIZE AND POPULATION OF THE COUNTY. MR. FULGHUM SAID THAT THE CLEMSON STUDY PREDICTED THAT THE POPULATION IN 2026 WILL BE 180,000 PEOPLE. MR. FULGHUM DISCUSSED THE JOINT PLANNING EFFORT AND WHAT IT WILL ACCOMPLISH. MR. FULGHUM SAID THE JOINT PLANNING EFFORT HAS ESTABLISHED THE JOINT PLANNING AREAS, THE JOINT PLANNING COMMISSIONS, THE JOINT ZONING BOARDS OF APPEALS, AND IT HAS ADOPTED PROTOCOL TO ADDRESS THE FEES SO THAT EVERYONE IS CHARGING THE SAME FEES. MR. FULGHUM SAID THE COMPREHENSIVE PLAN UPDATED THE ZONING AND THE LAND DEVELOPMENT. MR. FULGHUM SAID THE PLAN IS TO CHANNEL THE GROWTH AROUND THE MUNICIPALITIES AND THE COUNTY WOULD ASSIST THEM TO GROW. MR. FULGHUM SAID THAT DESIGNATED PLANNING DISTRICT BOUNDARIES HAVE BEEN ESTABLISHED WITH JOINT PLANNING COMMISSIONS AND JOINT ZONING BOARDS OF APPEALS ARE IN PLACE. MR. FULGHUM SAID THAT CONSULTING FIRMS HAVE BEEN HIRED TO HELP THE JOINT PLANNING EFFORT MOVE FORWARD. MR. FULGHUM SAID THAT THE MUNICIPALITIES HAVE OUTSOURCED FEES THAT THE COUNTY HAS NOT.

JASON TAYLOR COMMENTED ON THE BENEFITS OF THE JOINT PLANNING AND THAT THERE IS BETTER COMMUNICATION AND BETTER DEVELOPMENT. MR. TAYLOR SAID THAT THE MORATORIUM HAS HELPED BY ALLOWING EVERYONE TO GET READY. MR. TAYLOR SAID THE MUNICIPALITIES HAVE INPUT ON WHAT IS BEING BUILT CLOSE TO THEM. MR. TAYLOR COMMENTED THAT THE REGIONAL APPROACH HAS MADE THEM LOOK BEYOND THE MUNICIPAL BOUNDARIES AND ALSO TO PROTECT THE ENVIRONMENT. MR. TAYLOR SAID THE JOINT PLANNING HAS ELIMINATED JURISDICTION SHOPPING, IT IS KEEPING JASPER COUNTY RURAL AND TRYING TO PUSH

THE GROWTH INTO THE MUNICIPALITIES AND IN THE LONG TERM IT HELPS FROM DUPLICATING SERVICES.

SHANE HAYNES SAID THAT HE, MR. FULGHUM, AND MR. TAYLOR MADE THIS PRESENTATION IN BOSTON LAST YEAR AT A CONFERENCE WHERE PEOPLE CAME TO DISCUSS SMART GROWTH. MR. HAYNES SAID THE JOINT PLANNING HAS TAKEN IT FURTHER AND IT IS ALSO ADDRESSING FISCAL GROWTH. MR. HAYNES SAID THAT HE FELT THE ELECTED OFFICIALS WORKING TOGETHER ARE RESPONSIBLE FOR THIS UNIQUE SITUATION TO HAPPEN. MR. HAYNES SAID THIS PROJECT WAS VERY WELL RECEIVED IN BOSTON. MR. HAYNES SHOWED WHERE SOUTHERN JASPER COUNTY IS LOCATED NEAR BEAUFORT AND CHATHAM COUNTIES AND HE CONTINUED THAT IT WAS ONLY A MATTER OF TIME BEFORE THE DEVELOPERS MOVED TO SOUTHERN JASPER COUNTY. MR. HAYNES SAID THAT BOTH MUNICIPALITIES HAVE A BRIGHT FUTURE BECAUSE OF THE COMMUNICAITON THEY HAVE ESTABLISHED. MR. HAYNES COMMENTED THAT BALANCED LAND USE, QUALITY DEVELOPMENT, TRAFFIC MANAGEMENT, URBAN GROWTH BOUNDARIES, FISCAL STANDARDS FOR GROWTH AND FOCUSING ON PUBLIC INFRASTRUCTURE AND INTENSE DEVELOPMENT WHERE INFRASTRUCTURE IS ALREADY IN PLACE ARE ALL ASPECTS OF SMART GROWTH.. THE DEVELOPMENT OF PEAK HOUR TRAFFIC MODELS COUNTY WIDE HAS BEEN HELPFUL TO GET THE OUTSIDE PERSPECTIVE OF DIFFERENT SITUATIONS. THE DEVELOPMENT OF COMMON COMPLIMENTARY DEVELOPMENT AGREEMENTS , PDDS, DEVELOPMENT FEES, PROCESSING FEES, TRAFFIC MANAGEMENT AND VOLUNTARY IMPACT FEES HELP TO ELIMINATE JURISDICTION SHOPPING. THE VOLUNTARY IMPACT FEES BENEFIT THE SCHOOLS, EMERGENCY SERVICES, POLICE PROTECTION,THE LIBRARIES, AND THE ROADWAYS. MR. HAYNES SAID THAT \$4,500,000.00 HAS BEEN GIVEN BY DEVELOPERS FOR VESTED DEVELOPMENT RIGHTS. MR. HAYNES DISCUSSED THE ARGENT EAST AND ARGENT WEST DEVELOPMENTS AND THE HARDEEVILLE TRACT WHICH BORDERS THE WILDLIFE REFUGE. MR. HAYNES SAID THE CITY OF HARDEEVILLE HAS TAKEN OWNERSHIP OF 135 ACRE TRACT ALONG I-95.

STEVE SAGER SAID THAT THE COUNTY WANTED QUALITY DEVELOPERS AND GEORGE STRATOS IS THAT TYPE OF DEVELOPER AND THE FRAMPTON TRACT DEVELOPMENT IS ONE OF HIS PROJECTS. MR. SAGER CONTINUED THAT ONE OF THE PRINCIPLES IS TO KEEP JASPER RURAL AND TO BUILD IN THE MUNICIPALITIES AND TO HAVE DEVELOPMENT PAY IT'S OWN WAY. MR. SAGER DISCUSSED THE POPULATION INCREASE AND THE PROJECTED STAFFING INCREASES. MR. SAGER POINTED OUT THE AREAS ANNEXED INTO RIDGELAND AND HARDEEVILLE. MR. SAGER SAID THAT AFFORDABLE HOUSING IS VERY IMPORTANT TO THE AREA AND THAT HABITAT FOR HUMANITY IS LOOKING TO BUILD IN JASPER COUNTY.

TED FELDER SAID THAT THE ECONOMIC DEVELOPMENT GOAL IS TO CREATE NEW JOBS, INCREASE THE WAGES AND CREATE A HEALTHY TAX BASE BEYOND THE RESIDENTIAL GROWTH. MR. FELDER SAID HE IS WORKING ON JOINT ECONOMIC DEVELOPMENT STRATEGIES AND THAT BRANA SNOWDEN, THE JASPER COUNTY STAFF AND THE RIDGELAND STAFF ALL HAVE HELPED TO PULL TOGETHER TO WORK TOWARDS THESE GOALS.

CHAIRMAN HOOD ASKED FOR INPUT FROM THE PEOPLE PRESENT.

THOMAS JENKINS COMMENTED THAT HE THINKS THE INFRASTRUCTURE NEEDS TO BE ADDRESSED SINCE THE STATE SAID IT DID NOT HAVE ANY MONEY FOR ROAD

MAINTENANCE AND HE WAS VERY CONCERNED ABOUT THE GROWTH AND HOW ROAD REPAIRS WERE GOING TO BE HANDLED. MR. SAGER SAID THAT BY WORKING TOGETHER THEY WOULD BE A STRONGER FORCE IN DEALING WITH SCDOT. MR. SAGER SAID THE CHAMBER OF COMMERCE NEEDED TO BE MADE AWARE OF THE ROAD REPAIR NEEDS OF THE AREA. MR. FULGHUM SAID THAT A LOT OF MONEY IS NEEDED TO MAINTAIN ROADS AND THERE IS A NEED FOR TRANSPORTATION FEES OR CAPITOL IMPROVEMENT FEES AND IMPACT FEES. CHAIRMAN HOOD SAID THAT THERE NEEDS TO BE A WAY TO RAISE MONEY TO IMPROVE THE ROADS.

COUNCILMAN TYLER SAID THERE IS NO WAY THE COUNTY IS GOING TO BE ABLE TO AVOID INCREASING FUNDS TO IMPROVE THE ROADS.

MR. FULGHUM SAID THAT BY CHANNELING GROWTH WIL HELP IN OTHER AREAS. BILL HORTON SAID THAT EVERYONE HAS A CHOICE ABOUT GROWTH AND THERE IS A NEED TO KEEP A HANDLE ON IT AND MORE PEOPLE WILL CAUSE PEOPLE TO PAY A LITTLE LESS.

BRUCE WILLIS SAID THE STATE IS NOT FIXING THE ROADS AND THE CITY IS DOING THE WORK THAT THE STATE SHOULD BE DOING AND THE CITY IS HAVING TO INVEST MONEY BECAUSE THE STATE IS NOT DOING WHAT THEY SHOULD BE DOING.

MAYOR CANON SAID THAT THE COUNTY IS THE WHOLE AND THEY WILL STILL GET THE TAX MONEY FROM EVERYONE EVEN IF THEY ARE ANNEXED INTO THE MUNICIPALITIES AND BY WORKING TOGETHER THE GOVERNING BODIES CAN DECIDE WHO IS GOING TO PROVIDE THE SERVICES AND THAT WOULD SPREAD THE MONEY FURTHER.

HENRY MOSS SAID SINCE 1990 THE VALUE OF THE COUNTY HAS QUADRUPLED AND SOUTH CAROLINA IS THE ONLY STATE THAT CITIES AND COUNTIES DO NOT OWN THE ROADS AND AS LONG AS THE LEGISLATION HAS CONTROL OF THE THE ROADS, JASPER COUNTY WILL ALWAYS HAVE BAD ROADS.

DR. BOSTICK SAID HE IS CONCERNED ABOUT THE QUALITY OF LIFE IN THE RURAL AREAS AND HOW WILL THIS GROWTH EFFECT THE POLITICAL CONTROL OF THE COUNTY. MR. SAGER RESPONDED THAT THEY WOULD HAVE A REGIONAL ELECTION FOR COUNTY COUNCIL. MR. SAGER SAID THAT THE COUNTY HAS TWO FIRE CONTRACTS WITH THE MUNICIPALITIES AND THAT HAS ALLOWED THE COUNTY TO MOVE FIREMEN INTO THE RURAL AREAS OF THE COUNTY.

BEA JONES SAID THAT SHE HAS CONSIDERED THE POLITICAL CONTROL ISSUE AND SHE FELT THE COUNTY WOULD HAVE TO REDISTRICT AND START PLANNING TO MAKE SURE ALL AREAS ARE REPRESENTED.

JUANITA WHITE SAID THAT THEY NEED TO BE SURE THAT THE PEOPLE IN THE AREA HAVE JOBS AND THAT THEY ARE NOT UNDEREMPLOYED. SHE CONTINUED THAT THERE WILL BE AREAS OF RETIRED PROFESSIONAL AND ALSO LOW INCOME FAMILIES AND THERE IS A GREAT NEED FOR AFFORDABLE HOUSING SO THAT THE PEOPLE WHO ARE LIVING HERE WILL BE ABLE TO CONTINUE LIVING HERE. MS. WHITE SAID INDUSTRIES NEEDED TO BE BROUGHT TO THE COUNTY.

MR. FEDDER SAID THAT HE WILL WORK ON BRINGING IN NON-RETAIL COMMERCIAL TO THE AREA AND THEY NOW HAVE THE TOOLS TO ADDRESS THESE ISSUES AND THE NEW TCL CAMPUS WILL HAVE C- A -T TRAINING FOR THE NEW INDUSTRIES AND PUT PEOPLE INTO BETTER PAYING JOBS.

MRS. WHITE ALSO ADDRESSED THE LAND USE ISSUES AND HARDEEVILLE ANNEXING WHERE THE INDUSTRIES WILL BE LOCATED. MR. FEDDER PRESENTED MAPS AND HIGHLIGHTED THE AREAS WHERE THE INDUSTRIES COULD LOCATE FOCUSING ON A NEW EXIT (EXIT 3) ALONG I-95 WHERE HARDEEVILLE COMMERCE PARK WILL BE LOCATED AND IT WILL BE FOR INDUSTRIES. PETE COLLEJAS SAID THAT HE RELOCATED HERE FROM VIRGINIA AND HE LIKES THE SMALL TOWN FEEL OF RIDGELAND AND IF IT CONTINUES TO GROW, IN 20 YEARS PEOPLE WILL NOT RECOGNIZE IT. MR. COLLEJAS SAID THE GROWTH HAS TO BE CONTROLLED SO THAT PEOPLE'S LIFESTYLES WILL NOT CHANGE. MR. COLLEJAS SAID THAT SMART GROWTH AND SMART CODES ARE WHAT'S GOING TO INSURE THAT COMMUNITIES ARE SUSTAINABLE AND HOW TO INSURE THAT THEY ARE PEDESTRIAN FRIENDLY AND HE HOPES THAT THE HISTORICAL AREAS ARE NOT ALL TORN DOWN AND WIPED OUT BY DEVELOPMENT. MR. COLLEJAS SAID THAT CODES ARE NEEDED TO BE IMPLEMENTED TO PROTECT THE HISTORIC DISTRICTS IN THE COMMUNITY.

HENRY MOSS SAID HE DID NOT KNOW WHERE IT WORKED, BUT IT WAS GOOD IDEOLGY, BUT WHEN THE MONEY GETS BIG, THINGS CHANGE. MR. MOSS SAID JASON CAN HAVE DESIGN CONTROL, BUT THE PLANNING COMMISSION NEEDS TO DO A BETTER JOB HOLDING IT.

BEA JONES SAID SHE DOES NOT BELIEVE IN TELLING PEOPLE WHAT THEY CAN DO OR CANNOT DO AND WHEN DEVELOPMENT COMES IN, IT CAN DICTATE WHAT CAN BE DONE. MS. JONES SAID THAT WHILE THEY CANNOT DICTATE WHAT CAN BE DONE, THEY CAN OFFER INCENTIVES TO PROTECT THE HISTORICAL AREAS.

CHAIRMAN HOOD SAID HE FELT THIS WAS AN AREA THAT NEEDED TO BE DISCUSSED FURTHER.

MR. MOSS SAID HE DID NOT KNOW WHY THEY WERE TALKING ABOUT SMART GROWTH SINCE MOST OF THE PEOPLE IN THE ROOM DIDN'T KNOW WHAT SMART GROWTH IS.

VICE CHAIRMAN JONES ASKED THAT THE MAPS OF THE AREAS THAT HAVE BEEN ANNEXED BE SHOWN FOR THE PEOPLE TO GET A BETTER IDEA OF WHERE THE ANNEXATION HAS ALREADY TAKEN PLACE.

MAYOR CANON POINTED OUT THE AREAS ANNEXED INTO HARDEEVILLE AND THE AREAS THAT WILL BE ANNEXED INTO HARDEEVILLE. HE SAID THEY WANTED TO ANNEX THE 5 MILE RADIUS AREA. MAYOR CANON SAID THEY ARE NOT GOING AFTER PROPERTIES, THE OWNERS ARE COMING TO THEM.

THOMAS JENKINS ADDRESSED THE JOBS AND HOW WORKING WITH THE SCHOOL DISTRICT IS IMPORTANT SO THAT THE YOUTH WILL BE EDUCATED AND READY TO HOLD THE NEW JOBS COMING TO THE COUNTY.

CHAIRMAN HOOD SAID HE FELT THE SCHOOL BOARD NEEDED TO ADDRESS THAT.

MAYOR CANNON SAID THAT THE PDD'S WILL BE PROVIDING FUNDS FOR THE SCHOOLS.

VICE CHAIRMAN JONES SAID THE JOINT PLANNING IS BEING DONE SO THAT THERE IS NO COMPETITON WITHIN THE COUNTY AND NO ONE IS TRYING TO OUT DO THE OTHER.

VICE CHAIRMAN JONES SAID THAT THE PEOPLE HAVE TO ASK TO BE ANNEXED.

MS. WHITE ASKED ABOUT BUSINESS LICENSE APPLICATIONS IN THE PURRYSBURG AREA AND MR. HAYNES SAID THE BUSINESS LICENSES WOULD COME FROM THE COUNTY.

CHAIRMAN HOOD SAID THE ADMINISTRATORS NEED TO WORK ON BETTER COMMUNICATING TO THE PUBLIC, WHERE THEY NEED TO GO FOR PERMITS AND LICENSES.

THE MEETING ENDED AT 8:40 P.M.

RESPECTFULLY SUBMITTED BY:

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JUDITH M. FRANK, CCC  
CLERK TO COUNCIL

APPROVED BY:

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DR. GEORGE M. HOOD  
CHAIRMAN