

*Jasper County Planning Commission  
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**Minutes of the March 08, 2022  
Regular Scheduled Meeting**

**Members Present:** Chairman, Mr. Alex Pinckney; Vice-Chairman, Mr. Randy Waite; Dr. Earl Bostick; Dr. Debora Butler; Ms. Sharon Ferguson; Mr. Thomas Jenkins; and Mr. Arthur Rothenberg.

**Staff Present:** Ms. Lisa Wagner

**Others Present:** Mr. Willy Powell with Ward Edwards Engineering; Mr. Mark Baker and Mr. Eric Walsnovich, both with Wood + Partners; Mr. Michael Quinley; Ms. Nicole Scott with Nexsen Pruet; Mr. Dillon Turner with Kimly Horn; Mr. Ryan Strickland, Mr. Fred Bricketto and Mr. Bill Glass, all with Mungo Homes; Mr. Kevin Duke, with Harvey Battey Law Firm; Mr. Peter Zadoretzky; Mr. Lamar Mercer and Mr. Scott Monson, both with Thomas & Hutton Engineering.

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. The recorded version is available in the Office of the Planning Department Office.

**Call to Order:** Chairman Pinckney brought the meeting to order at approximately 6:00 p.m.

**Invocation & Pledge of Allegiance:** Invocation and the Pledge of Allegiance was given by Dr. Bostick.

**Approval of Agenda:** Mr. Waite motioned to approve the Agenda as published, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion.

**Approval of Minutes:** Mr. Jenkins motioned to approve the Minutes of the **February 08, 2022**, seconded by Mr. Waite. The motion passed with all Commission Members voting in favor of the motion, except for Ms. Ferguson who abstained.

**Old Business:**

**Major Subdivision, Preliminary Plat- Phase 1 of North Point Subdivision Tax Map Number, portion of 060-00-02-087:** Ms. Wagner said the applicant requests preliminary plat approval for Phase I of the North Point Subdivision. The subject property consists of 125 acres and is known as the Nimmer Smart Tract. The applicant intends to develop a single-family residential subdivision. The development will be constructed in two phases. Phase I consists of 33 lots and will impact approximately 51.7 acres. The Planning Commission granted conceptual approval for Phase I of the North Point subdivision on February 4, 2020. The subject property is zoned Rural Preservation (RP) and is located along Highway 278 in the Gillisonville

area, just before the intersection of Morgan Dollar Road (Highway 462). The proposed lot sizes range from 1 acre – 2 acres. There are 9.69 acres of dedicated open space. Some of the open space areas contain wetlands, which the applicant intends to preserve. A landscape buffer will be established along Highway 278, which will provide screening for the subdivision. Once all the lots are sold, a Homeowner's Association (HOA) will be established by the Developer.

Ms. Wagner said once the Planning Commission approves the Preliminary Plat, the applicant may proceed under the supervision of the County, with the installation of site improvements. Preliminary Major Subdivision Plat approval shall not authorize the applicant to sell or otherwise transfer lots or parcels within the platted subdivision. No construction shall begin on the site until the developer has posted the appropriate performance bond(s), Letter-of-Credit, or other financial security acceptable to the County for the proposed site improvements along with the appropriate Inspection Fee. Preliminary plat approval shall constitute approval of the proposed widths and alignments of streets and dimensions and shapes of lots. Preliminary plat approval is good for 2 years from the date of approval.

Ms. Wagner said Thomas & Hutton has reviewed the subdivision construction plans and all elements of the Zoning Ordinance and Land Development Regulations have been met. Staff recommends approval of the preliminary plat for Phase I of the North Point Subdivision with the condition that the applicable bond or other financial guarantee and a site inspection must be provided, 4 sets of Construction Plans marked Final for Construction and a pre-construction meeting to be held on site with County representatives prior to commencement of any construction of site infrastructure.

Mr. Powell addressed the Commission. He said since the Planning Commission reviewed this project last year, nothing has changed except for revising the plat to correct the one lot that wasn't shown as an acre. He said the plat now shows that lot as one acre and a Road Maintenance Agreement has been provided along with a mechanism for funding the road maintenance.

The questions asked by the Commissioners included; an explanation of the Road Maintenance Agreement as it relates to the developer carrying responsibilities as a lot owner proportion to the number of lots owned; the covenants allowing businesses and being in conflict with County regulations; open space as it relates to the purpose, how much open space is required and how much of the wetlands can be used in the open space calculations; the HOA fee and if it is enough to cover the road maintenance; the estimated time-frame for the lots to sell out; at what point will the HOA be formed; and the intent for school buses since there are no sidewalks proposed for the subdivision. Mr. Powell said the developer is responsible for road maintenance funding for each lot that is unsold. Ms. Wagner said the County ordinance does allow a home occupation, but the covenants will not override County regulations. She said the open space requirement is 10%. Mr. Powell said the stormwater is for stormwater management and treatment, which is part of the open space. He said the area around the wetland serves as passive open space and there is a temporary playfield, which is for the community. He said the road is designed as a 20-30 year road, so their estimate is based on the road needing some cut, fill, and sealant from time to time for maintenance purposes rather than putting the money up and waiting until for the road to get in disrepair and having to replace it. He said they hope the lots will sell out in 1-2 years and then the HOA will be formed. He said until then the Developer is the declarant and will be responsible for enforcing the covenants until the HOA is formed. Mr. Powell said the roads and the right of way are wide enough in diameter for the school bus to turn around in the subdivision.

Mr. Jenkins motioned to approve the preliminary plat for Phase I of the North Point Subdivision, seconded by Mr. Rothenberg. The Commission Members voted unanimously in favor of the motion.

#### New Business

**Zoning Map Amendment and Concept Plan Approval– Planned Development District – Chelsea South, Tax Map Number 081-00-02-002:** Ms. Wagner said the Applicant is requesting an approval of a Planned Development District (PDD) zoning designation for a mixed-use development, which will be known as Chelsea South PDD. Included with the Zoning Map Amendment application is a PDD document and Concept Plan. The project site consists of 291.7 acres and is located along Snake Road just west of the intersection of Highway 170 and Snake Road. The property is currently zoned Rural Preservation and is undeveloped.

Ms. Wagner said the intent of a PDD is to encourage flexibility in the development of land to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare. The PDD, regulations are intended to accomplish the purpose of zoning and other applicable regulations to an equivalent or higher degree and are designed to control unscheduled development on individual lots or tracts, promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce a better environment. In view of the substantial public advantage of “planned development,” it is the intent of the PDD regulations to promote and encourage or require development in this form where appropriate in character, timing, and location, particularly in large undeveloped tracts. All PDD’s shall conform to the Jasper County Comprehensive Land Use Plan and Land Use Map (latest edition).

Ms. Wagner said the Jasper County Comprehensive Plan’s Future Land Use Map identifies this area as “Rural Conservation,” which seeks to protect and promote the character of Jasper County that largely exists today outside of the municipalities. In these areas, new development should be thoughtfully placed within the existing landscape. The Land Use Chapter of the Comprehensive Plan recommends guiding growth and new development in or around the municipalities where infrastructure and services are available to serve new growth. While this project site is not near a municipality, it is in an area where infrastructure and services are available to serve the site. The subject property is accessed by Snake Road, which is a two-lane state-maintained highway, classified as a collector road.

Ms. Wagner said the proposed PDD has two full access points on Snake Road. Allowed Land Uses include single-family residential, multi-family residential, community commercial, and mixed-use commercial. The proposed density is a maximum of 438 units for single-family residential, 269 units for multi-family residential, 69,600 s.f. of community commercial, and 315,000 s.f. of mixed-use commercial. The proposed open space is a minimum of 30% based on total acreage with only 50% of wetlands, counting towards open space. A 20’ buffer will be provided for the perimeter of the property, additional buffers will be provided for wetlands, and non-compatible land uses. Setbacks for detached single-family units will be 15’ from the rear property line, 6’ from the side yard property line, 20’ front yard setbacks for lots with front loaded garages, and 15’ front yard setbacks for lots with side loaded garages. Townhomes or condominiums will have 6’ side yard setbacks, 15’ front yard setbacks with front loaded garages and 5’ front yard setbacks without front loaded garages. Single-family residential may include zero lot lines products, subject to Master Plan review, which include townhouses, patio homes, and cottages. Landscaping standards will meet or exceed the County’s requirements. A full environmental assessment of the site has been conducted as well as a full Traffic Impact Analysis. The Chelsea South PDD meets all

the requirements for a PDD *Application and Concept Plan* as outlined in Article 8:1.7 of the Jasper County Zoning Ordinance. Staff recommends approval of the PDD designation, the PDD document, and the Concept Plan.

Ms. Wagner said she received a comment from an adjacent property owner, Mr. Jerry Stokes, who said he owns the property adjacent to the west of this site and would like to be assured that the excess water will not be drained on his property.

Mr. Mark Baker addressed the Commission. He introduced the Chelsea South team and gave a brief presentation about the property, the concept plan including land uses and density, and showed exterior elevations of the housing products that are proposed for Phase I. Mr. Dillon Turner gave a brief overview of the traffic impact analysis (TIA) including proposed mitigation. He said the TIA has been submitted to SCDOT and they are awaiting approval. Ms. Nicole Scott gave a brief overview of the Development Agreement (DA) including the DA fees.

Mr. Waite said his main concern is traffic. He said he sees two access points on Snake Road, and he asked if the development proposes to cross the BJWSA water canal and if there have been any communications with BJWSA. Mr. Quinley said they aren't sure they are going to cross that canal because BJWSA uses the road that runs along the canal to service the canal, so the traffic impact analysis (TIA) shows all the traffic coming to Snake Road, which allows them to capture the worst case scenario for the development.

Dr. Butler asked about the environmental assessment as it relates to the historic use of pesticides and herbicides and what the next step is to protect children who might live in that community. Mr. Baker said they will have to do soil testing and if they find out it is present, it will have to be remediated. Dr. Butler pointed out that the Threatened and Endangered Species Assessment recommends updating the report if a significant time lapses between the report and the development of the property because of the migratory birds. She asked if that would happen and if the Planning Commission will receive the report. Mr. Quinley said when they produce the next plan (masterplan), they will have to update the report. Dr. Butler asked the Developer if they had considered setting aside some acreage for the schools. He said they would be opened to working with the school board.

Dr. Bostick asked the Developer how they would respond to the public comment about water run-off and if the rivers will be affected in any way by the project. Mr. Powell said they will meet the County and State requirements for water quality and water control and the wetland that bisects the property will serve as the conveyance. He said the Concept Plan shows ponds disbursed throughout the property. Mr. Baker said they will use best management practices and the stormwater will be treated before it is discharged, so it will not affect the rivers. He said the property is not located next to a river or a critical area.

Mr. Jenkins asked if any of the houses will fall under Section 8. He said he is wondering if any of the people in Jasper County will be able to afford the houses. Mr. Strickland said while it is hard to give a dollar amount since the houses won't be built for another 18 – 30 months, the price point will probably be around the mid 200k to mid 300k. He said their goal is to provide attainable housing and that price is comparable to the adjacent communities north and south.

Mr. Rothenberg said his main concern is traffic and how the traffic will come in and out of the development. He said although the traffic is directed to Snake Road, it will eventually feed into Highway

170. He said Highway 170 typically backs up every morning and afternoon. Mr. Turner said a full traffic study was prepared and submitted to the County. He said for Phase I they have south bound right turn lanes on Snake Road so they can get efficiency at the traffic signal. He said at full development of this site, they show substantial improvements to keep the full build-out at the same level of service and delay it was prior to any development. He said these improvements include dual left turn lanes eastbound from Highway 170 onto Snake Road and an additional right turn lane leaving Snake Road.

Chairman Pinckney asked about the lot sizes for single-family. Mr. Strickland said approximately 50' wide by 120' deep for detached single-family.

**Dr. Butler motioned to forward a favorable recommendation to County Council to approve the Concept Plan and Planned Development District for Chelsea South, Tax Map Number 081-00-02-002, seconded by Mr. Waite. The Commission Members voted unanimously in favor of the motion.**

**Zoning Map Amendment and Concept Plan Approval—Planned Development District – CSP Development, Tax Map Number 041-00-03-030:** Ms. Wagner said the Applicant is requesting an approval of a Planned Development District (PDD) zoning designation for a mixed-use development, which will be known as CSP Development PDD. The project site consists of 38.8 acres and is located along Independence Boulevard (Highway 278) between Brickyard Road and Hilton Head Lakes. The property is currently zoned Rural Preservation and is undeveloped.

Ms. Wagner said the intent of a PDD is to encourage flexibility in the development of land to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare. The PDD, regulations are intended to accomplish the purpose of zoning and other applicable regulations to an equivalent or higher degree and are designed to control unscheduled development on individual lots or tracts, promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce a better environment. In view of the substantial public advantage of “planned development,” it is the intent of the PDD regulations to promote and encourage or require development in this form where appropriate in character, timing, and location, particularly in large undeveloped tracts. All PDD’s shall conform to the Jasper County Comprehensive Land Use Plan and Land Use Map (latest edition).

Ms. Wagner said the Jasper County Comprehensive Plan’s Future Land Use Map identifies this area as “Urban Transition,” which are pockets of unincorporated Jasper County that are partially or surrounded by the municipality. For these areas that experience new development or redevelopment, consideration should be given to working with the adjacent municipality for annexation. The Land Use Chapter of the Comprehensive Plan recommends guiding growth and new development in or around the municipalities where infrastructure and services are available to serve new growth. The subject property is accessed by Independence Boulevard, which is a four-lane state-maintained highway, classified as an arterial road. CSP Development’s Concept Plan illustrates the general layout, the arrangement of land uses, and access points. A Master Plan will be submitted separately and will provide additional information regarding the layout of the development. There are three full access points, two on Independence Boulevard and one on Brickyard Road. Allowed Land Uses include single-family residential with amenities, such as, a clubhouse, swimming pool, mail kiosks, playground, fields, trails, etc. The density is 265 residential units, which will all be for rent. The open space proposed is 10%. There will be a 50' buffer provided along the western boundary line and Independence Boulevard (Highway 278) and a 20' buffer around the remaining

perimeter. No internal setbacks are proposed; however, the International Fire Code will be met. This community is located on one lot that will not be subdivided. Some of the single-family products may consist of cottages, townhouses, patio homes and villas. Landscaping Standards will meet or exceed the County's requirements.

Ms. Wagner said Brana Snowden with the City of Hardeeville provided comments. She read the letter, which is attached to these minutes. Ms. Wagner said in regard to Hardeeville's comment about the short notification they were given, it was not intentional, it happened because she had been very busy, and it was just an oversight.

The applicant, Mr. Zadoretzky addressed the Commission. He said this project will be single family rental communities with first class amenities. He said they are proposing 265 units in which all, but 48 units will be detached single-family residential units, like cottages and 48 units will be townhouses. He said all of the housing products will be 2 or 3 bedroom units with a garage. He said there will not be a HOA, it will not be a subdivision it will be one lot and the landlord will be responsible for all upkeep from the interior to the exterior, including roads and lawns.

Mr. Rothenberg said this is an interesting concept. He asked what the estimated rent will be. Mr. Zadoretzky said approximately between \$1,500.00 and \$2,400.00 a month. Mr. Rothenberg asked if there are two or three points of egress on Highway 278. Mr. Zadoretzky said there are two access points on Highway 278 and they propose to use the two existing median cuts on Highway 278. He said the center median cut already has an east bound decel lane, but the queuing distance may need to be extended. Mr. Rothenberg asked if there will be decel lanes west bound on Highway 278. Mr. Zadoretzky said he would think so, but that is a state road, so that will need to be worked out with SCDOT.

Dr. Bostick asked Mr. Zadoretzky why he hasn't considered annexing into Hardeeville. Mr. Zadoretzky said they did reach out to Hardeeville, and he was under the impression they were too busy to partner with him on this project. He said the fees in Hardeeville were much higher than Jasper County or at least at the moment. Dr. Bostick said they will be in an area that is surrounded by Hardeeville where Hardeeville provides services. He said in the past there was a similar situation and an issue about who would provide services. Ms. Wagner said there is a county fire station three miles down the road. She said Mr. Zadoretzky was made aware of annexing, but he wanted to move forward with his application to the County.

Ms. Ferguson said this is an interesting concept. She said it will be interesting to see if a full traffic study will pan out in this area because Highway 278 carries a lot of traffic as well as Highway 17 and its close proximity to I-95. She said she isn't sure that this is an economical project because a lot of people in Jasper County don't make that kind of salary.

Dr. Butler expressed concerns about the property being sandwiched between Hardeeville properties. She said the Comprehensive Plan, which was supported by County Council encourages people to seek annexations in cases like this. She said it is disappointing to hear that we have not coordinated with the City of Hardeeville. She said the environmental assessment did not indicate a previous use, which is important because homes will be provided where children will reside, so the Planning Commission needs to know about this. She said there was no archeological report provided although there was a letter discussing the report. She said there was trip generation calculations but no traffic study. She thinks this information is helpful to the Commission. Mr. Zadoretzky said he engaged the archeological firm to do a

Phase II investigation on the property because there was one site that was identified by the State as questionable. He said that report has been finished since the application was submitted and the conclusions were represented in a letter from the archeological firm. He said the site has never been used for anything except harvesting timber and the last time it was timbered was in the 1970s.

Mr. Waite said his biggest concern is that the property is entirely surrounded by Hardeeville, and they will most likely be the ones to provide services. He said a lot of money was spent on the Comp Plan and it is being ignored, which he doesn't agree with. Chairman Pinckney said the Comp Plan does not force people to annex and the County pays for services within the 5 mile area. Ms. Wagner said the Comp Plan was not ignored because Mr. Zadoretzky reached out to Hardeeville. She said Hardeeville received the Planning Commission's agenda last week and the tax map numbers were listed on the agenda, so they were able to look up the tax map number and could have inquired about the project. She said Highway 278 has been identified as a widening project and will be funded through the sales tax fund. She said before the Master Plan can be approved, a full traffic study is required and SCDOT will need to approve any proposed traffic mitigation. Mr. Waite asked if Hardeeville rejected this project. Mr. Mercer said they reached out to Hardeeville initially and Hardeeville wanted to see this property developed as commercial rather than attainable housing. He said he thinks attainable housing is the best and highest use of the property.

There was some discussion about whether or not there were grounds for denying the application or tabling the application until the County and the City of Hardeeville's Planning Commissions can meet as a group and talk about it. Chairman Pinckney said all re-zoning applications have a timeline in which action must be taken unless the application is incomplete. He said the application will be forwarded to County Council with either a favorable or unfavorable recommendation. There was some discussion about whether or not the application was complete. Ms. Wagner said a full traffic study has not been provided and staff recommended approving the PDD with the condition that the traffic study be provided prior to Master Plan approval. She said the traffic study is listed as a requirement on the checklist for both the Concept Plan and the Master Plan.

Mr. Monson addressed the Commission. He said a full traffic report is going to show that based on the size and density of this development it is not going to produce a traffic impact to Highway 278 in a way that is not already considered in the widening plans for 278. He said the traffic study will show there will be a longer wait times getting in and out of the project site until such time that Highway 278 is widened. He said there are already three full median cuts along Highway 278 in front of their property that allows both left and right turns. He said as their plans develop, they will be incorporated into the widening plans.

**Mr. Jenkins motioned to forward a favorable recommendation to County Council to approve the Concept Plan and Planned Development District for CSP Development, Tax Map Number 041-00-03-030 with the condition that a full traffic study be provided prior to Master Plan approval, seconded by Mr. Rothenberg. The motion passed with Mr. Jenkins, Mr. Rothenberg, Ms. Ferguson, and Dr. Bostick voting in favor of the motion. Dr. Butler and Mr. Waite opposed the motion.**

**Zoning Map Amendment and Concept Plan Approval– Planned Development District and Amendment to the Center Point PDD/DA and Concept Map, Tax Map Numbers 081-00-03-030 and 081-00-03-031** Ms. Wagner said the Applicant is requesting an approval of a Planned Development District (PDD) zoning designation for the purpose of adding two properties to the Center Point PDD. The subject properties are located to the rear of the Center Point PDD and are surrounded on three sides by the existing PDD and the

BJWSA water canal is adjacent to the rear property lines. One of the parcels is zoned Residential and consist of 16 acres. The other parcel is zoned Rural Preservation and consists of 41.75 acres. Both properties are undeveloped and only has access through the PDD. The Center Point PDD was approved by Jasper County Council on August 14, 2008, and is located along N. Okatie Highway (Highway 170) between the intersection of Highway 462 and Snake Road. The only development that has taken place within the Center Point PDD is the John Paul II Catholic School and Caroline’s Cottage. The subject parcels were not originally included in the PDD because they were intended for the school site; however, the school decided to build on the western portion of the Center Point PDD.

Ms. Wagner said the purpose of the amendment to the Center Point PDD is to add 57.75 acres to the Center Point PDD. The Concept Map shows the two parcels as Phase IA and Phase IB. Each parcel will be designated as Mixed Use Residential and will include a density of 12 dwelling units per gross acre for multi-family, 8 dwelling units per gross acre for single-family attached, and 3 dwelling units per gross acre for single-family detached, so the arrangement of land use and density is keeping in sync with the existing Center Point PDD. The Center Point PDD allows the commercial areas to be converted to residential not to exceed a maximum of 1768 dwelling units. The amended concept map shows a total of 1227 units so the overall maximum density will not be exceeded.

Ms. Wagner said the Jasper County Comprehensive Plan’s Future Land Use Map identifies this area as “Rural Conservation,” which seeks to protect and promote the character of Jasper County that largely exists today outside of the municipalities. In these areas, new development should be thoughtfully placed within the existing landscape. The Land Use Chapter of the Comprehensive Plan recommends guiding growth and new development in or around the municipalities where infrastructure and services are available to serve new growth. While this project site is not near a municipality, it is in an area where infrastructure and services are available to serve the site. Adjacent parcels are zoned Planned Development District on the east, south and west, and Rural Preservation to the north. Adjacent land uses are vacant, with a 24 -hour hospice facility nearby. The subject parcels will be served by a private road through the Center Point PDD. The private road will have direct access to Highway 170, which is a four – lane state-maintained highway classified as an arterial road. Staff recommends approval of the PDD designation, and the amendment of the Center Point PDD, DA and the Concept Plan.

Mr. Kevin Dukes, attorney for the landowner, addressed the Commission. He showed the Concept Map and the plat of the existing PDD. He said the two parcels create a zoning donut within the PDD and by amending the Center Point PDD, this will allow consistency. He said the only access to the two parcels is through the PDD. He said both parcels were intended for the schools, but they swapped properties and it was always their intent to amend the Center Point PDD to add these properties. He said an updated traffic study has been done for the PDD.

There was a question about the PDD guidelines and if changes have been made to the regulations since 2008 that would make a difference in the zoning standards. Ms. Wagner said the PDD regulations that are currently being used were adopted in 2007, so there have not been any changes made. There was a question about the access points and if they are new or existing signalized intersections. Ms. Wagner said none of the existing accesses are signalized at this time. She said the access point in the middle of the property is planned for a signal once it is warranted. She said SCDOT will need to approve any signals or improvements on that highway, so prior to Master Plan approval, we will make sure SCDOT has



commented on the traffic study, and we will have the County's engineer consultant review the traffic study.

**Dr. Butler made a motion to forward a favorable recommendation to County Council to approve the zoning map amendment to add two parcels, identified by tax map numbers 081-00-03-030 and 081-00-03-031, to Center Point PDD and to approve the amendment to the Center Point PDD and Concept Plan, Mr. Waite seconded the motion. The Members voted unanimously in favor of the motion.**

**Annual Reports:** Ms. Wagner said that she provided the Annual Reports for 2021. She pointed out a mistake on the comparison table for mobile homes in 2020. The value was incorrect and should have been \$8900. Making the overall total value \$438,127.

**Open Discussion:** Chairman Pinckney said if the group wishes to meet with Hardeeville, Ms. Wagner can make a request through County Council. Dr. Butler said she thinks the County and City Planning Commission should meet because there is apparently bad blood and a history that she is unaware of, and they need to fix it. Chairman Pinckney said Hardeeville could also request a meeting if they desired to. Dr. Bostick and Mr. Jenkins both said they know we have reached out to Hardeeville in the past. Ms. Wagner said she sends Hardeeville the Planning Commission Agenda every month and it seems like the expectations are only of Jasper County because the sharing of information is not mutual. Ms. Ferguson said an applicant should not be put in the position that the applicant was put in tonight.

**Adjourn:** Dr. Bostick motioned to adjourn, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion. The meeting adjourned at approximately 9:20 p.m.

Respectfully Submitted,

Lisa Wagner