

Jasper County Board of Commissioners

April 1, 2022

Work Session Minutes

1:00 P.M.

Commissioner Henry called the meeting to order at 6:00 p.m.

Commissioners Present: Chairman, Bruce Henry; Gerald Stunkel, Vice Chairman; Sheila Jones; Don Jernigan; and Steven Ledford.

Staff Present: Mike Benton, County Manager.

Work Session:

1. **Review of Subdivision Ordinances:** Chairman Henry stated that we are three months into the moratorium. We may want to talk about some of the existing subdivisions that are grandfathered in.

Commissioner Ledford stated that the curb and gutter requirement that he motioned for earlier may need to be rethought. It will likely cost the county more money in the future. He stated that it needs to be amended or taken out. Once the curbs are damaged in the future it will be on the County to fix it.

Commissioner Stunkel stated that the square footage needs to be addressed. Young couples and elderly want smaller homes. He suggested sticking with the two acre minimum and do away with the conservation. This will do away with the yield plan and HOAs.

Judy Johnson stated that new subdivisions are being required to do cluster box units.

Chairman Henry stated that we need to take a look at commercial lots as well. She stated that having additional road frontage on the commercial lots would be an example as well. She suggest putting this cost on the builder instead of the county having to incur the cost in the future.

Cindy Johns (Monticello) stated that her concern is with so many more subdivisions will there be a limit to the subdivisions that they are bringing in and where.

Commissioner Ledford stated that the two acre minimum is to control the growth.

Robert Joran stated that many times the greenspace is required to accommodate buffers. HOAs have their negatives but almost everything they do charges the residents for, the county ends up not paying for. Specifying lot widths and building setbacks have more impact on the view rather than the lot area.

Ms. Henderson (Herd's Creek Road) - Just wanted to thank the commissioners for the meeting and appreciated Judy's knowledge.

Bill Nash (Chickadee Court) - Lot size is the wrong direction. Making sure that Jasper County land use plans and zoning codes reflect our goals and values are enforced is a better path than being reactive.

Lexi Cole- Asked if Wisteria Cove considered a new development or will it be grandfathered in.

Ron Burch (Eagle Drive) – Buffer zones need to be 75ft and needs to be enforced.

Commissioner Jernigan stated that he thinks taking the curb and gutter out is a good idea as well.

Commissioner Stunkel stated that if you put in curb and gutter it becomes a private road.

Judy Johnson stated that even if the roads are private you would want to make sure that the roads are up to code. She suggested that only area for the road to be clear-cut.

Commissioner Ledford asked what's about the county limiting what HOA controls.

Ms. Johnson suggested limiting the number of times a year that a preliminary plat is accepted

The current ordinance that requires a second egress is more restrictive than the federal code which requires the second egress with 30 buildable lots.

Commissioner Ledford stated that the yield plan needs to be in there if we do a conservation subdivision, we need to look at the buffer and the setbacks.

Commercial Stunkel stated that we needed to look at the commercial side when looking at the multiple egresses. He is not opposed to extending the moratorium in order to get it right.

Chairman Henry declared the Work Session closed at 8:01 p.m.

Bruce Henry, Chairman

Sharon S. Robinson, Clerk