

MINUTES OF A WORK SESSION  
SALUDA COUNTY COUNCIL  
THURSDAY, JULY 25, 2019 AT 6:00 P.M.  
COUNCIL CHAMBERS OF SALUDA COUNTY ADMINISTRATION BUILDING  
400 WEST HIGHLAND STREET, SALUDA, SOUTH CAROLINA 29138

A. CALL TO ORDER

The work session was called to order by Chm. Derrick W. Jones at 6:01 P.M.

Present were: Chm. Derrick W. Jones  
Coun. Justin Anderson  
Coun. Jones P. Butler  
Coun. D. J. Miller

Also present were: County Director, Sandra G. Padget  
Clerk to Council, Karen T. Whittle  
County Attorney, Christian G. Spradley

Others present were: SafeBuilt Building Official, Kim Craig  
County Auditor, Memmus Forrest

Absent was: Coun. J. Frank Daniel, Sr.

B. INVOCATION

Coun. Butler delivered the invocation.

C. PUBLIC INFORMATION

It is noted by the Clerk herein, that in compliance with the Freedom of Information Act, notice of the work session was given to the local news media and properly posted, to include the county website.

D. WORK SESSION

1. Chm. Jones recognized SafeBuilt Building Official, Kim Craig to discuss zoning.

Ms. Craig shared with County Council concerns of buildings and property throughout Saluda County that she has viewed while performing inspections. Ms. Craig said there were no regulations currently in place to prevent any type of building and/or business from being built next to the adjoining property.

July 25, 2019

Ms. Craig informed Council that she saw growth moving toward Saluda County from the Midlands and upper portion of the state. Ms. Craig encouraged Council to begin planning for the growth by adopting ordinances addressing, but not limited to, property use, recreational vehicles and parks, tiny home developments, and business license.

Ms. Craig informed Council business license could be an avenue to control businesses building adjacent to houses as well as a source of revenue for the County. Ms. Craig suggested business licenses could fund a planning and development staff person to begin working with planning for development of the County and encouraged Council to involve the planning process with the communities throughout the County. Ms. Craig informed Council the business license program was included in the software program used by SafeBuilt and offered assistance from herself and the Permitting Technician the first year of implementation and collection of fees. Ms. Craig said the business license timeframe was regulated by the state. A yearly fire inspection fee was also mentioned for businesses.

2. Chm. Jones recognized Auditor, Memmus Forrest to discuss road fees.

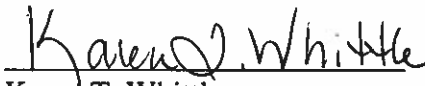
Mr. Forrest informed Council in reference to Ms. Craig's presentation, there were approximately 400 businesses in the towns and Saluda County. Mr. Forrest said there were businesses that were not paying their personal property taxes and he had no recourse against them due to the county not charging for business license.

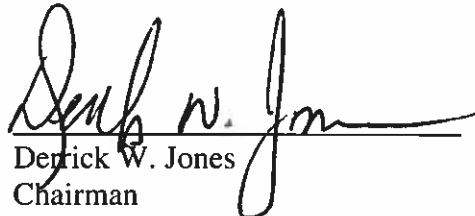
Mr. Forrest informed Council that 36 counties charged fees ranging from \$19.00 to \$65.00 depending on the type of fee. Mr. Forrest provided Council with information on the number of vehicles and properties with buildings in Saluda County that fees could be applied to. Council, Mr. Forrest and Atty. Spradley discussed road fees versus public services fees. Mr. Forrest informed Council fees could not be applied to vehicles until January 1, 2020 and fees could be applied to real estate in the fall of 2019, if the ordinances were adopted prior to processing the property tax bills.

After discussion of different types of fees, amounts, and charging fees to assist with balancing of the county operating budget for services provided due to the cap on millage by the state, Council directed the County Attorney to draft ordinances for road fees and public service fees. In order for fees to be implemented, the ordinances would require three readings and a public hearing.

E. ADJOURNMENT

On motion of Coun. Butler, seconded by Coun. Miller, the work session was adjourned at 7:32 P.M.

  
Karen T. Whittle  
Clerk to Council

  
Derrick W. Jones  
Chairman

August 12, 2019  
Date Approved