

**JASPER COUNTY COUNCIL
MARY GORDON ELLIS EXECUTIVE BUILDING
ECONOMIC DEVELOPMENT COMMITTEE
CONFERENCE ROOM
JUNE 21, 2007
10:0 A.M.**

OFFICIALS AND STAFF PRESENT:

CHAIRMAN BLACKSHEAR, VICE CHAIRMAN JONES, STEVE SAGER- DEP. ADM. ECON. DEV., JOHNNY DAVIS, DIR. OF PARKS AND RECREATION, JUDITH FRANK – CLERK TO COUNCIL

CALL TO ORDER AND INVOCATION:

CHAIRMAN BLACKSHEAR CALLED THE MEETING TO ORDER AT 10:00 A.M. AND HE GAVE THE INVOCATION.

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.

PARKS AND RECREATION:

MR. SAGER AND MR. DAVIS PRESENTED A PROPOSAL FOR A FRISBEE GOLF COURSE AT SGT. JASPER PARK. THE COURSE WOULD COVER OVER 18 ACRES, IT WAS ENVIRONMENTALLY FRIENDLY AND WOULD COST UNDER \$10,000.00. MR. DAVIS SAID THERE WERE CURRENTLY 33 OF THESE COURSES ACROSS SOUTH CAROLINA. MR. DAVIS SAID THE COURSE COULD BE COMPLETED IN A MATTER OF A FEW MONTHS. VICE CHAIRMAN JONES ASKED IF ANY FUNDS FOR THE UPKEEP WOULD BE RAISED FROM THIS COURSE. MR. DAVIS SAID THE COURSE COULD BE USED FOR TOURNAMENTS AND THAT THE MAINTENANCE WOULD BE HANDLED BY A CLUB THAT HE WAS WORKING WITH AT NO CHARGE TO THE COUNTY. COUNCILMAN BLACKSHEAR ASKED MR. DAVIS TO CHECK WITH HARDEEVILLE TO SEE HOW MUCH THEY WOULD BE WILLING TO PUT TOWARDS THE COURSE. MR. SAGER SAID THAT THEY WANTED TO USE \$3,850.00 OUT OF THIS YEARS BUDGET TO PAY FOR THE DESIGN WORK. MR. DAVIS SAID THAT INNOVA DISK GOLF WOULD DESIGN THE COURSE. MR. SAGER ASKED THAT THIS BE ADDED TO THE AGENDA FOR THE JUNE 25, 2007 MEETING AND HE WOULD LIKE TO PRESENT IT TO THE ENTIRE COUNCIL.

ZONING AND LDR ORDINANCE:

MR. SAGER EXPRESSED CONCERN ABOUT CHANGING THE R-30 TO JUST R SINCE R-30 WAS NEEDED FOR PROPERTY TO PERK. MR. SAGER SAID THAT ANY SIZE LOT IS OKAY IF IT CAN MEET THE SETBACKS AND DHEC REQUIREMENTS.

MR. SAGER ALSO EXPLAINED THAT 1 STRUCTURE ON EACH LOT IS VALID FOR RESIDENTIAL PROPERTY, HOWEVER, ON COMMERCIAL THIS WOULD ALSO BE IMPLIED AND HE FELT THIS NEEDED TO BE CHANGED. CHAIRMAN BLACKSHEAR SAID THAT HE DID NOT LIKE WHAT IT SAYS AND IF YOU HAVE TWO ACRES AND WANT TO PUT A COTTAGE ON IT, IT IS NOT ALLOWED. MR. SAGER SAID THAT GARAGES AND AUXILIARY BUILDINGS WOULD BE ALLOWED AND HE FELT THAT OTHER STRUCTURES THAT A RELATIVE WOULD USE WOULD BE ALLOWED, BUT OTHER USES NEEDED TO BE DEFINED.

VICE CHAIRMAN JONES SAID THAT A PDD ALLOWS A GARAGE WITH AN APARTMENT. MR. SAGER SAID IT IS A CONCEPT THE ZONING DETAILS AND IT WILL NEED TO BE STRUCTURED DIFFERENTLY. CHAIRMAN BLACKSHEAR SAID THERE IS A PROBLEM WITH ONLY ONE PRINCIPAL STRUCTURE. MR. SAGER ASKED TO DISCUSS THIS AFTER THE MEETING AS USE IS DETERMINED BY ZONING. MR. SAGER SAID IF YOU HAVE 25 ACRES OR LESS, THEN THERE IS NO MINIMUM LOT SIZE AND IT COULD BE DIVIDED INTO A NUMBER OF PARCELS OF LARGE LOTS LEGALLY. MR. SAGER SAID THIS LOT SIZE REQUIREMENTS SHOULD BE LISTED. MR. SAGER DISCUSSED DOWN ZONING OF PROPERTY FROM 1 TO 5 IS NOT NECESSARY AND NOT A REGULATORY ISSUE.

CHAIRMAN BLACKSHEAR ASKED WHO WAS TO MAINTAIN GRAVEL ROADS. MR. SAGER SAID THE DEVELOPER, BUT WHAT HAPPENS WHEN THEY COME TO THE COUNTY AND THE TRANSPORTATION COMMITTEE TO REPAIR THE ROADS. MR. SAGER SAID THE TRANSPORTATION COMMITTEE DOESN'T WANT TO APPROVE PAVING ROADS THAT THE COUNTY IS RESPONSIBLE FOR MAINTAINING.

CHAIRMAN BLACKSHEAR SAID THE ROAD CAN BE PAVED AND TURNED OVER TO THE STATE AND THE COUNTY CAN TAKE A STATE ROAD THAT IS NOT PAVED. MR. SAGER SAID THE GOVERNMENT REQUIRES THAT THE ROADS BE BUILT TO A CERTAIN STANDARD AND CERTAIN CRITERIA MUST IF THE COUNTY IS TO MAINTAIN THEM. MR. SAGER SAID THAT ONCE A DEVELOPMENT IS DONE AND THE HOME OWNER'S ASSOCIATION WOULD BE ENTITY TO MAINTAIN THE ROADS.

STAFFING:

MR. SAGER SAID THE PLANNING DIRECTOR AND THE CODE ENFORCEMENT POSITIONS HAVE BEEN PUT ON HOLD UNTIL THE PERSONNEL STUDY IS COMPLETED. VICE CHAIRMAN JONES SAID THE CODE ENFORCEMENT PERSON SHOULD HAVE BEEN HIRED. CHAIRMAN BLACKSHEAR ASKED IF THE POSITION SHOULD BE A CODE ENFORCEMENT OFFICER AND MR. SAGER RESPONDED THAT IT COULD BE. CHAIRMAN BLACKSHEAR ASKED IF IT WOULD COME UNDER LAW ENFORCEMENT SINCE SOME OF THE VIOLATIONS ARE AT NIGHT. VICE

CHAIRMAN JONES SAID THAT THE SHERIFF IS RESPONSIBLE FOR ENFORCING THE ORDINANCES.

JOINT PLANNING:

MR. SAGER SAID HE IS WORKING ON SOME ITEMS FOR THE JOINT PLANNING MEETING AND ASKED IF THE COMMITTEE HAD ANY TOPICS THEY WOULD LIKE COVERED. VICE CHAIRMAN JONES SAID THAT THE CITIZENS DO NOT KNOW WHERE THE BOUNDARY LINES ARE IN THE JOINT PLANNING AREAS. VICE CHAIRMAN JONES SAID IT IS WAS UNACCEPTABLE FOR THE CITIZENS NOT TO KNOW WHERE TO GO FOR PERMITS. MR. SAGER SAID THAT HE IS TAKING STEPS TO ELIMINATE THE CONFUSION. MR. SAGER SAID IN THE FIRST FIVE MONTHS IN THE JOINT PLANNING AREA, ONLY 60 PERMITS WERE DONE IN HARDEEVILLE, AND 105 IN RIDGELAND. MR. SAGER SAID THE GIS PROGRAM WILL BE ABLE TO DETERMINE IF THEY ARE IN THE JOINT PLANNING AREA. VICE CHAIRMAN JONES SAID SHE FELT THE COUNTY SHOULD TAKE BACK THE JOINT PLANNING AREA SINCE THE COUNTY ORDINANCES ARE NOT BEING USED AS THEY ARE SUPPOSED TO BE, VICE CHAIRMAN JONES SAID THAT THE JOINT ZONING APPEALS BOARD IS MEETING TO RULE ON A SITUATION INVOLVING TREES AND THE COUNTY DOES NOT HAVE A TREE ORDINANCE FOR THEM TO ENFORCE. MR. SAGER SAID THAT THE CITY OF HARDEEVILLE HAS 150-155 VIOLATION NOTICES AGAINST THE DEVELOPER BUILDING ADJACENT TO THE SGT. JASPER PARK. CHAIRMAN BLACKSHEAR SAID HE DID NOT THINK THE CITIZENS SHOULD BE GIVEN THE RUN AROUND. VICE CHAIRMAN JONES SAID THE COUNTY SHOULD DO ALL THE PERMITTING IN THE JOINT PLANNING AREA. MR. SAGER SAID HE AGREED AND PROCESSING FIXES HAVE BEEN STARTED. MR. SAGER SAID THE STAFF CAN DETERMINE QUICKLY AND ACCURATLEY WHERE THE PROPERTIES ARE WITH THE NEW GIS PROGRAM HE RECENTLY PURCHASED . VICE CHAIRMAN JONES SAID SHE FELT THE COUNTY SHOULD TAKE BACK THE ZONING AND THE PERMITTING. MR. SAGER SAID THAT HE AGREED AND THAT IS AN APPROACH THAT NEEDS TO BE LOOKED INTO. VICE CHAIRMAN JONES SAID THAT ALL THE FEES WERE TO BE THE SAME WITH THE JOINT PLANNING, BUT THEY ARE NOT THE SAME. VICE CHAIRMAN JONES SAID THAT THE BUILDING PERMITS ARE HIGHER AT THE COUNTY LEVEL THAN THEY ARE IN RIDGELAND. VICE CHAIRMAN JONES SAID THAT RIDGELAND CHARGES \$75.00 IF THE PROPERTY IS LOCATED IN THE CITY, BUT THEY CHARGE \$150.00 IF IT IS LOCATED IN THE JOINT PLANNING AREA.

ECONOMIC DEVELOPMENT:

MR. SAGER SAID HE HAD SOME HOT PROSPECTS FOR CYPRESS RIDGE FOR A 10,000 SQ. FT. BUILDING. MR. SAGER SAID THAT THE PROSPECT IS A STABLE COMPANY THAT IS CURRENTLY LEASING PROPERTY IN JASPER COUNTY. MR. SAGER SAID IT IS A PRINTING BUSINESS AND THEY WANT TO BUY THE LAND

AND BUILD THEIR OWN BUILDING. MR. SAGER SAID THAT HE QUOTED THE PRICE OF \$10,000.00 PER ACRE IF PURCHASED PRIOR TO JULY 1, 2007 AND AFTER JULY 1, 2007 THE PRICE WOULD BE \$15,000.00.

MR. SAGER SAID HE IS WORKING WITH ANOTHER PROSPECT AND AS AN EXTENSION OF THE JOINT PLANNING AREA, THEY ARE WORKING ON A CO-OP FOR ECONOMIC DEVELOPMENT WITH THE MUNICIPALITIES SO THAT THE STAFF CAN FORWARD LEADS TO ONE ANOTHER IF THEY CANNOT PROVIDE THE NEEDS OF THE BUYER WITHIN THEIR AREA. MR. SAGER SAID THAT HARDEEVILLE HAS FUNDING FOR A MARKETING WEBSITE AND A CD ON THE JOINT ECONOMIC DEVELOPMENT AND EACH ENTITY HAS DIFFERENT RESOURCES TO PUT ON THE TABLE AND TOGETHER THEY CAN PROVIDE MOST ANYTHING A CLIENT WOULD BE LOOKING FOR.

THE MEETING ADJOURNED AT 11:30 A.M..

RESPECTFULLY SUBMITTED BY:

APPROVED BY:

JUDITH M. FRANK, CCC
CLERK TO COUNCIL

LEROY BLACKSHEAR
CHAIRMAN