

**JASPER COUNTY COUNCIL
DEVELOPMENT SERVICES COMMITTEE
MARY GORDON ELLIS EXECUTIVE BUILDING
CONFERENCE ROOM
JUNE 26, 2008
10:00 A.M.**

OFFICIALS PRESENT:

LEROY BLACKSHEAR, COMMITTEE CHAIRMAN
GLADYS JONES, COUNCILWOMAN

STAFF PRESENT:

ANDREW FULGHUM, ADMINISTRATOR
MARVIN JONES, COUNTY ATTORNEY
LISA LAMB, PLANNING AND ZONING COORDINATOR
JUDITH FRANK, CLERK TO COUNCIL

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.

CALL TO ORDER:

CHAIRMAN BLACKSHEAR CALLED THE MEETING TO ORDER AT 10:00 A.M.

INVOCATION:

CHAIRMAN BLACKSHEAR GAVE THE INVOCATION.

DISCUSSION:

MR. FULGHUM SAID MS. LAMB WAS PRESENT SINCE SHE WAS FAMILIAR WITH THE PROJECT AND THE COUNTY'S ZONING. COUNCILWOMAN JONES SAID THAT HER CONCERNS WERE WITH THE DEVELOPMENT AGREEMENT WHICH WERE OUTSIDE OF THE ZONING ORDINANCE. ATTORNEY JONES STATED THAT THERE WAS NOTHING CONTRARY TO THE ZONING ORDINANCE. MS. LAMB POINTED OUT THAT THE DATE ON PAGE 3 NEEDED TO BE CHANGED TO NOV. 13, 2007. JOHN TRASK, THE DEVELOPER, SAID THAT ON PAGE 5 OF THE DEVELOPMENT AGREEMENT STATES THAT THE COUNTY MAY REFUSE TO RENEW THE TERMS OF THE DEVELOPMENT AGREEMENT IF THE INITIAL TERMS ARE NOT MET. MR. TRASK SAID THE INITIAL TERMS NEED TO BE CHANGED TO 10 YEARS. MS. LAMB SAID THAT SHE CHECKED THE OTHER DATES AND THEY WERE ALL CORRECT. COUNCILWOMAN JONES SAID THE DEVELOPMENT AGREEMENT IS BETWEEN JASPER COUNTY AND 1ST CAROLINA AND SHE ASKED ABOUT THE DEVELOPER. MR. TRASK SAID THAT 1ST CAROLINA WAS THE DEVELOPER. MR. TRASK SAID THAT HIS FAMILY OWNED 1ST CAROLINA.

COUNCILWOMAN JONES ASKED IF THE DEVELOPMENT WAS FOR 320 ACRES AND MR. TRASK RESPONDED THAT IT WAS.

COUNCILWOMAN JONES ASKED IF AT ANY POINT THE OWNER DECIDES TO TRANSFER OWNERSHIP OR SELL THE PROPERTY TO SOMEONE ELSE THE DA WOULD STILL BE IN EFFECT. COUNCILWOMAN JONES ASKED IF PORTIONS OF THE PROPERTY COULD BE SOLD. MR. TRASK SAID THAT THEY DID ANTICIPATE SELLING SMALLER TO LARGER PARCELS TO OTHERS. COUNCILWOMAN JONES ASKED IF THEY PLANNED TO SELL THE ENTIRE DEVELOPMENT AND MR. TRASK SAID HE DID NOT SEE THAT HAPPENING. COUNCILWOMAN JONES SAID THAT THE NEW OWNERS WOULD HAVE TO ABIDE BY IT AND THE COUNCIL WOULD HAVE TO BE NOTIFIED IN WRITING. MR. TRASK COMMENTED THAT THE DA GOES WITH THE LAND, REGARDLESS OF WHO OWNS THE LAND.

COUNCILWOMAN JONES ASKED ABOUT THE DIFFERENCE BETWEEN ATTACHED AND DETACHED SINGLE FAMILY DWELLINGS. MR TRASK SAID THAT ATTACHED SINGLE FAMILY DWELLINGS SHARE A COMMON WALL. COUNCILWOMAN JONES ASKED ABOUT THE FEES BEING CHARGED PER UNIT AND NOT BE ROOF. MR. TRASK SAID IF THERE WERE 5 UNITS TOGETHER, THEY WOULD EACH HAVE TO PAY THE FEES, HOWEVER, ON TIMESHARE UNITS (WHICH HE DID NOT FEEL THERE WOULD BE ANY), WOULD PAY 50% OF THE FEE. MR. TRASK SAID THE DEVELOPMENT WOULD HAVE SINGLE FAMILY HOMES, TOWNHOUSES, ATTACHED MULTI FAMILY HOMES AND COMMERCIAL.

COUNCILWOMAN JONES ASKED ABOUT A TRAFFIC STUDY AND THE PEOPLE WHO LIVE IN THE DEVELOPMENT BEING ABLE TO TRAVEL WITHIN THE DEVELOPMENT WITHOUT GOING OUT ON THE MAIN HIGHWAYS. MR. TRASK SAID A TRAFFIC STUDY HAS BEEN DONE AND MORE WILL NEED TO BE DONE AS THE PROJECT DEVELOPS. MR. FULGHUM SAID THAT WHEN THE MASTER PLAN IS SUBMITTED ADDITIONAL TRAFFIC STUDIES MAY BE NEEDED. COUNCILWOMAN JONES ASKED ABOUT TURNING LANES AND MR. TRASK SAID THAT THEY HAVE NOT BEEN TOLD YET IF THEY ARE NEEDED.

COUNCILWOMAN JONES ASKED IF HE HAS HAD ANY CONTRACT REGARDING SELLING THE COMMERCIAL LAND. MR. TRASK SAID HE HAS NOT, HOWEVER, A NATIONAL HOME BUILDER HAS CONTACTED HIM. COUNCILWOMAN JONES ASKED IF ANY PART OF THE DEVELOPMENT WAS GATED AND MR. TRASK SAID HE DID NOT SEE IT AS A GATED COMMUNITY. MR. TRASK SAID HE FELT IT WOULD BE A MIDDLE TO LOWER INCOME DEVELOPMENT WITH THE PRICE RANGE OF \$160,000.00 TO \$200,000.00 HOMES. MR. TRASK SAID THE PRICES MAY BE HIGHER IN THE FUTURE DUE TO THE COSTS ESCALATING. COUNCILWOMAN JONES SAID HOUSING WAS NEEDED FOR THE LOW TO MID INCOME FAMILIES. MR. FULGHUM COMMENTED THAT THIS PROJECT HAS BEEN A LONG TIME COMING AND HAS HAD SEVERAL NAMES AND THE NEEDS HAVE CHANGED REGARDING PUBLIC SAFETY AND PARKS AND RECREATION.

MR FULGHUM DISCUSSED THE TWO ISSUES. MR. FULGHUM SAID THAT SINCE HARDEEVILLE HAS TAKEN OVER THE CHERRY POINT FIRE STATION AND IS PROVIDING SERVICE IN THIS AREA, THE COUNTY NO LONGER NEEDS TO BUILD ANOTHER FIRE STATION. MR. FULGHUM SAID THE COUNTY DOES NEED AMBULANCES. MR. FULGHUM SUGGESTED THAT INSTEAD OF THE LAND BEING DONATED FOR THE FIRE STATION, THAT THE DEVELOPER PURCHASE A NEW AMBULANCE AND IT WOULD BE CREDITED BACK WITH PUBLIC SAFETY FEES. MR. FULGHUM SAID THAT THE COUNTY DID NOT WANT TO BE OBLIGATED TO BUILD AND MAINTAIN A PARK.

COUNCILWOMAN JONES SAID THAT THE COUNTY HAD A LOT OF EXPENSES WITH DEL WEBB AND THEY NEVER DID BUILD IN JASPER COUNTY. COUNCILWOMAN JONES SAID SHE FELT THAT A CERTAIN NUMBER OF ROOFTOPS BE UP BEFORE THE COUNTY HAS TO DO ANYTHING.

MR. TRASK SAID THEY WOULD TRY AND COOPERATE, AND IF IT'S OKAY AND THE COUNTY DOES NOT WANT THE LAND FOR A FIRE STATION AND PARK. MR. TRASK SAID THAT IF GIVEN A COMFORTABLE AMOUNT OF TIME TO COME UP WITH THE \$140,000.00 FOR THE NEW AMBULANCE IT WAS FINE WITH THEM TO PROVIDE THE AMBULANCE INSTEAD OF THE LAND FOR THE FIRE STATION. MR FULGHUM SAID THEY WOULD BE CREDITED WITH THAT AMOUNT WHEN THE PERMITS ARE APPLIED FOR. MR TRASK SAID IF THE AMOUNT OF TIME OR WHEN THE 1ST PERMIT IS ISSUED THAT WOULD BE OKAY WITH HIM AND THE SAME SITUATION WILL BE APPLIED WITH THE PARK. MR. FULGHUM SAID THE RECREATION FEES COULD GO TO SUPPORT THE COUNTY'S RECREATION PROGRAM. MR. TRASK SAID HE FELT THAT WAS A GOOD SITUATION WITH THE FIRE DEPARTMENT AND THEY HAVE TO PROVIDE SO MUCH OPEN SPACE. COUNCILWOMAN JONES SAID SOME OF THE OTHER DEVELOPERS ARE CREATING RECREATION AREAS THEMSELVES. MR. TRASK SAID IT WAS FINE FOR THE COUNTY NOT TO DEVELOP A PARK AND HE WOULD TRY TO MEET THE NEEDS OF THE COUNTY. MR. TRASK SAID TO TELL HIM HOW AND WHAT THE COUNTY WANTS AND HE WILL TRY TO DO IT. MR. FULGHUM SAID THE FEES FOR THIS DEVELOPMENT WILL BE ABOUT \$3,000,000.00.

COUNCILWOMAN JONES SAID THE CUMULATIVE LAND AREA IS LISTED AS 50 ACRES AND SHE THOUGHT IT SHOULD BE 25 ACRES. ATTORNEY JONES SAID IT WON'T ALLOW A PDD GREATER THAT 50 ACRES WITHOUT A DA. MR FULGHUM SAID THE LARGER NUMBER IS MORE BENEFICIAL FOR THE COUNTY. COUNCILWOMAN JONES SAID SHE JUST WANTED TO BRING IT TO THEIR ATTENTION. MARVIN JONES SAID IT DOESN'T MATTER FROM THE COUNTY'S STANDPOINT.

COUNCILWOMAN JONES ASKED IF THEY COULD COME BACK AND ASK FOR A FEE-IN-LIEU. MR. FULGHUM SAID IT ALLOWS THEM TO MAKE THE REQUEST IN THE FUTURE. COUNCILWOMAN JONES ASKED IF THE FEE FOR THE COUNTY WORKING ON THIS PROJECT IS PAID FROM THE \$25,000.00.

MR. TRASK SAID HE PAID THE \$25,000.00 TWO YEARS AGO. MR FULGHUM SAID THAT THERE ARE ADMINISTRATIVE FEES ASSOCIATED WITH THE MASTER PLAN.

COUNCILWOMAN JONES SAID HER CONCERNS WERE ADDRESSED AND SHE WANTED TO BE SURE THAT THE FEES WERE TIED TO THE DEVELOPMENT. MR. TRASK EXPRESSED HIS CONCERN WITH \$180,000.00 PER UNIT AVERAGE COST OF RESIDENTIAL DWELLINGS IN THE DEVELOPMENT. HE POINTED OUT THAT THIS FIGURE HAD BEEN DEVELOPED TWO YEARS PREVIOUS TO WHEN THE DEVELOPMENT AGREEMENT WAS IN AN EARLY DRAFT AND THE ECONOMIC CONDITIONS HAD CHANGED IN THE INTERIM. THE MEMBERS OF THE COMMITTEE ACKNOWLEDGED THAT THEY UNDERSTOOD THAT ADHERING TO THE TARGET MIGHT BE DIFFICULT OR IMPOSSIBLE. THE COMMITTEE REQUESTED THAT MR. TRASK ENDEAVOR TO COME AS CLOSE AS POSSIBLE TO THAT GOAL.

MR. FULGHUM ASKED THE COMMITTEE TO MAKE A RECOMMENDATION TO THE COUNCIL. COUNCILWOMAN JONES ASKED MR. JONES TO MAKE A LIST OF THE CHANGES AND PROVIDE IT TO COUNCIL. CHAIRMAN BLACKSHEAR SAID IT WILL BE REFLECTED IN THE MINUTES. MR. FULGHUM SAID HE FELT THE COUNTY ORDINANCE SHOULD HAVE A SECTION THAT STATES THAT THE ORDINANCE WENT TO COMMITTEE AND IF THE COMMITTEE RECOMMENDED APPROVAL. MR JONES SAID ALL ORDINANCES WILL GO TO COMMITTEE FOR RECOMMENDATION. MR. TRASK SAID HE WAS AGREEABLE TO ALL THE RECOMMENDED CHANGES.

ATTORNEY JONES SAID HE WOULD PREPARE THE PAPERWORK AND GIVE IT TO THE CLERK.

THE MEETING ADJOURNED AT 10:40 A.M.

RESPECTFULLY SUBMITTED BY:

APPROVED BY:

JUDITH M. FRANK, CCC
CLERK TO COUNCIL

LEROY BLACKSHEAR
COMMITTEE CHAIRMAN