

**JASPER COUNTY COUNCIL
DEVELOPMENT SERVICES COMMITTEE
CONFERENCE ROOM
APRIL 19, 2007
10:00 A.M.**

PRESENT:

LEROY BLACKSHEAR, CHAIRMAN, DR. GEORGE HOOD, COUNCILMAN, STEVE SAGER,
DEPUTY ADMINISTRATOR DEVELOPMENT SERVICES, 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 PRESENTATIONS THE MINUTES ARE TYPICALLY
CONDENSED AND PARAPHRASED.

CALL TO ORDER:

CHAIRMAN BLACKSHEAR CALLED THE MEETING TO ORDER AT 10:05 A.M.

ECONOMIC DEVELOPMENT:

COOPERTIVE EFFORT – SCDOC – MELISSA PATTERSON – CYPRESS RIDGE

MR. SAGER SAID THAT HE ATTENDED A COUPLE OF MEETINGS WITH MR. FULGHUM AND
THE MUNICIPALITIES AND THAT HARDEEVILLE HAS THEIR ECONOMIC DEVELOPMENT WEB
SITE UNDERWAY AND THEY ARE GOING TO TRANSFER OVER SO THAT THE COUNTY AND
RIDGELAND WILL BE COVERED. MR. SAGER SAID THEY WERE PLANNING A RETREAT TO
DISCUSS THIS FURTHER.

MR. SAGER SAID THAT MELISSA PATTERSON, S.C. DEPT. OF COMMERCE INVITED JASON
TAYLOR AND TED FELDER TO ACCOMPANY STEVE TO MEET WITH HER.

MR. SAGER SAID THAT THE LANDSCAPING AT CYPRESS RIDGE IS BEING WORKED ON AND
TWIN ENTRANCES ARE PLANNED WITH PLANTINGS. MR. SAGER SAID THAT MR.

GLASSBERG, THE LANDSCAPE ARCHITECT HE HIRED, WAS WORKING ON AN ESTIMATE AS
TO THE COST.

MR. SAGER SAID THE CYPRESS RIDGE ADVISORY BOARD WAS PLANNING A RETREAT TO
DISCUSS THE COVENANTS. THE RETREAT WILL BE HOSTED BY AND HELD AT TURKEY HILL
PLANTATION.

COUNCILMAN HOOD ASKED IF THERE WERE ANY NEW PROJECTS ON THE HORIZON AND
MR. SAGER SAID THAT NOTHING RIGHT NOW, BUT HE WAS GOING TO GEAR UP FOR THE
3RD SPEC BUILDING. MR. SAGER SAID THE MONEY THAT THE COUNTY HAS GOTTEN IN
THE PAST IS GOING TO HARDEEVILLE THIS YEAR FOR THEIR BUSINESS PARK.

COUNCILMAN HOOD ASKED ABOUT THE COMMERCIAL STRIP AT CYPRESS RIDGE AND MR.
SAGER RESPONDED THAT HE HAS SPOKEN TO DICK JENNINGS ABOUT IT AND MR.
JENNINGS IS REVIEWING THE AREA FOR DEVELOPMENT.

DEVELOPMENT PROJECTS:

**TELFAIR – FRAMPTON – PALM KEY – ZONING ORDINANCE AND LAND
DEVELOPMENT REGULATIONS**

TELFAIR

MR. SAGER SAID THAT TELFAIR IS ALMOST READY AND THEY ONLY HAD THREE ITEMS TO WORK ON AND HE HAS TURNED IT OVER TO MR. CROASMUN OF ATM.

FRAMPTON TRACT

THE FRAMPTON TRACT AT POINT SOUTH IS ABOUT 450 HOUSES AND 1 MILLION SQ. FEET OF COMMERCIAL. MR. SAGER SAID A CONTRACT HAS BEEN SIGNED FOR A TRAFFIC STUDY. MR. SAGER SAID THAT THE OWNERSHIP WAS TRANSFERRED AND SINCE IT WAS NOT PERMITTED IN THE ORIGINAL DOCUMENTS, THE ATTORNEYS ARE WORKING ON FINDING A WAY TO TRANSFER THE AGREEMENT AND DA SO THAT IT CAN BE RECORDED. MR. SAGER SAID THAT THE GROUP THAT PURCHASED THE FRAMPTON PROPERTY WANT TO DO A VISIONING WORKSHOP AND THEY WILL BE INVITING THE DEVELOPERS OF THE SETTINGS AND THE LOCAL RESIDENTS. MR. SAGER SAID THE FRAMPTON GROUP WANT TAKE THE COUNCIL AND THE PLANNING COMMISSION ON A BUS TRIP TO VIEW THEIR OTHER DEVELOPMENTS.

PALM KEY

MR. SAGER SAID THAT 4 HURDLES HAD TO BE CLEARED AND 2 OF THOSE HURDLES HAVE BEEN CLEARED. MR. SAGER SAID WHAT THE DEVELOPER HAS IN MIND IS IN LINE WITH THE CURRENT ZONING. COUNCILMAN HOOD SAID HE WANTED A SPECIAL MEETING WITH PALM KEY AND THE ENTIRE COUNCIL. MR. SAGER SAID THEY ARE TRYING TO GET OVER THE LAST TWO HURDLES. MR. SAGER SAID THE VESTED RIGHTS ARE FOR 5 YEARS AND THAT IS BY STATE LAW. MR. SAGER SAID THAT THEY WERE GOING TO TRY AND STICK IN A NEW ROUND OF VESTED RIGHTS FOR FIVE YEARS WITH THE CURRENT ZONING REQUIREMENT, NOT THE NEW ZONING REQUIREMENT. MR. SAGER SAID THEY TOOK THE NEXT PHASE TO THE PLANNING COMMISSION LAST JUNE AND THE PLANNING COMMISSION SAID THEY WOULD NOT APPROVE IT THE WAY IT WAS PRESENTED. MR. SAGER SAID THAT WHILE THE PLANNING COMMISSION CAN VOICE THEIR PERSONAL OPINIONS, THEY STILL NEED TO VOTE ACCORDING TO THE REQUIREMENT. MR. SAGER SAID THAT IT MET THE ZONING REQUIREMENTS AND THE PLANNING COMMISSION HAD THE RESPONSIBILITY TO APPROVE IT EVEN IF THEY DID NOT LIKE IT. COUNCILMAN HOOD SAID THE PROJECT SHOULD HAVE BEEN SENT TO COUNCIL WITH A YES OR NO FROM THE PLANNING COMMISSION IF IT MET THE REQUIREMENTS AND THE LAW. MR. SAGER SAID THAT THE PLANNING COMMISSION MUST APPROVE THE PROJECTS IF THEY MEET THE RULES.

ZONING ORDINANCE AND LAND DEVELOPMENT REGULATIONS:

MR. SAGER SAID THAT HE FELT THE LOW DENSITY IN THE RURAL PRESERVATION AREA IS GOING TO CREATE SOME PROBLEMS AND ALSO THE HEIRS PROPERTY. MR. SAGER SAID THAT HE AND MR. FULGHUM MAY WANT TO CREATE A DIFFERENT ZONE FOR THE HEIRS PROPERTY. CHAIRMAN BLACKSHEAR ASKED ABOUT THE 1 UNIT PER 5 ACRES. MR. SAGER SAID THAT IS THE BEST WAY TO GET LOW DENSITY, AND THE BASIC IDEA IS COMMON, BUT NOT SURE IT CAN BE DONE IN JASPER COUNTY. MR. SAGER SAID THAT ZONING DOES MANAGE WHAT PEOPLE CAN DO WITH THEIR PROPERTY. COUNCILMAN HOOD SAID THAT THE PEOPLE ARE UPSET ABOUT THE 5 ACRES. MR. SAGER SAID THAT IT IS ONE WAY TO KEEP JASPER RURAL AND THAT LARGER TRACTS CAN BE DIVIDED, BUT THEY WOULD HAVE TO DO A PDD AND A DA. MR. SAGER SAID HE WILL TRY TO DO SOMETHING AT STAFF LEVEL WITHOUT MESSING IT UP.

JOINT PLANNING:

RIDGELAND LAKES PDD AND DA- MORATORIUM LIFTING – BUTTERFLY KINGDOM – GIS:

RIDGELAND LAKES PDD AND DA

MR. SAGER SAID THE JOINT PLANNING WAS GOING VERY WELL AND THE RIDGELAND LAKES PDD AND DA WAS MOVING ALONG AND THE 2ND READING BY THE TOWN OF RIDGELAND IS SCHEDULED. MR. SAGER SAID HE HAS BEEN HELPING THE TOWN OF RIDGELAND WITH THIS.

MORATORIUM LIFTING:

MR. SAGER SAID THEY WERE WORKING ON AN EMERGENCY PLAN IN CASE THE ZONING AND LAND DEVELOPMENT ORDINANCE GETS CHALLENGED IN COURT. MR. SAGER SAID ATTORNEY JONES IS WORKING ON AN EMERGENCY ORDINANCE.

BUTTERFLY KINGDOM:

MR. SAGER SAID THAT A NEW DEVELOPER WANTS TO BUY THE PROPERTY. MR. SAGER SAID THAT MR. FULGHUM AND MR. HAYNES WERE DISCUSSING THE AGREEMENTS. MR. SAGER SAID IT WOULD BE HOTEL AND COMMERCIAL. COUNCILMAN HOOD SAID FLIPPING THE PROPERTY SHOULD NOT BE ALLOWED IN COUNTY CONTRACTS.

GIS:

MR. SAGER SAID THAT THE GIS IS ALSO A COOPERATIVE EFFORT AND HE HAS SIGNED UP FOR A SYSTEM THAT WORKS WITH THE DEVELOPMENT DEPARTMENT. MR. SAGER SAID THAT THE SYSTEM WAS \$1,600.00 AND HE, ANDY, LISA AND TED WOULD BE USING THE SYSTEM. MR. SAGER SAID THEY WERE GOING TO MERGE WITH THE HARDEEVILLE SYSTEM AND THAT WOULD COST ABOUT \$3,000.00.

BUILDING PERMITS:

HAND HELD COMPUTERS:

MR. SAGER SAID THEY ARE GOING TO PURCHASE HAND HELD COMPUTERS FOR THE BUILDING CODES SO THAT THEY CAN CHECK THEM OFF AND SEND IT IN FROM THE FIELD. MR. SAGER SAID THAT HE WANTS TO HAVE ALL THE OLD BUILDING PERMITS SCANNED AND THERE HAS TO BE TWO COPIES AND THEY MUST BE KEPT FOREVER. MR. SAGER SAID HE DID NOT KNOW WHAT THIS WOULD COST OR WHO WOULD DO IT.

PERRY HOUSE:

MR. SAGER SAID THE PERRY HOUSE IS WORKING OUT NICELY. MR. SAGER SAID MR. KITTY AND MR. MOYD HAVE PRIVATE OFFICES AND THAT THE CARPETING IN HIS OFFICE HAS BEEN INSTALLED.

