

**JASPER COUNTY COUNCIL  
DEVELOPMENT SERVICES COMMITTEE  
MARY GORDON ELLIS EXECUTIVE BUILDING  
CONFERENCE ROOM  
JULY 19, 2007  
10:00 A.M.**

**MINUTES**

**OFFICIALS AND STAFF PRESENT:**

CHAIRMAN LEROY BLACKSHEAR, COUNCILWOMAN GLADYS JONES, 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/OR PRESENTATIONS THE MINUTES ARE TYPICALLY CONDENSED AND PARAPHRASED.

**ECONOMIC DEVELOPMENT PROJECTS:**

MR. SAGER SAID THE HE WAS WORKING WITH HARDEEVILLE TO BRING A VERY LARGE MANUFACTURING COMPANY TO HARDEEVILLE AT EXIT FIVE. MR. SAGER SAID THE STATE WAS ALSO INVOLVED IN THE RECRUITMENT. MR. SAGER CALLED THIS PROJECT – PROJECT POWERHOUSE. MR. SAGER SAID THE COMPANY WAS DEALING WITH EFFINGHAM COUNTY AND HARDEEVILLE IN JASPER COUNTY. MR. SAGER SAID THE STATE MET WITH THE REPRESENTATIVES, BUT THE STATE IS STARTING TO BACK OFF OF THE INCENTIVES TO BRING THE COMPANY HERE. MR. SAGER SAID HE WOULD HAVE MORE INFORMATION ON THIS AT THE NEXT MEETING.

MR. SAGER SAID THAT THE OTHER PROJECT, HE HAS NAMED “ PROJECT STICKY”, INVOLVED THE PURCHASE OF 5-6 ACRES AT CYPRESS RIDGE. MR. SAGER SAID HE SHOULD HAVE AN ANSWER BY NEXT WEEK AND JASPER COUNTY WAS A FINALIST. MR. SAGER SAID THIS DEAL WAS A STRAIGHT DEAL SELLING THE LAND. THE LAND IS LOCATED BETWEEN OHIO GRATING AND TICO.

COUNCILWOMAN JONES ASKED IF THIS WAS THE SAME COMPANY THAT MR.SAGER GAVE UNTIL JULY 1, 2007 TO PURCHASE THE LAND FOR \$10,000.00 AND IF THEY DECIDED THEY WANTED TO PURCHASE THE PROPERTY AFTER JULY 1, 2007 THE PRICE OF THE LAND WENT UP TO \$15,000.00 PER ACRE. MR. SAGER SAID IT WAS THE SAME PROSPECT, BUT HE AGREED TO EXTEND THE DEAL. MR. SAGER SAID THERE IS AN AREA THAT IS A JURISDICTIONAL DITCH BY THE TREELINE, BUT THE DITCH CAN BE PIPED.

CHAIRMAN BLACKSHEAR ASKED HOW MANY JOBS WERE INVOLVED AND MR. SAGER RESPONDED THAT PROJECT POWERHOUSE WOULD CREATE SEVERAL HUNDRED JOBS AND "PROJECT STICKY" WOULD CREATE 15-25 JOBS. MR. SAGER SAID HE WAS DISAPPOINTED IN THE STATE BECAUSE OF THEIR LACK OF ENTHUSIASM.

**TICO:**

MR. SAGER SAID THAT TICO HAS GRADED THE DRIVEWAY AND FORMALIZED PARKING SPACES.

**CYPRESS RIDGE ENTRANCES:**

MR. SAGER REPORTED THAT THE DESIGNS FOR THE ENTRANCES AT CYPRESS RIDGE ARE COMPLETE AND THE PLANTINGS ARE EXPECTED TO COST \$25,000-\$30,000.00 FOR EACH ENTRANCE.

**ZONING ORDINANCE AND LDR:**

MR. SAGER SAID THAT HE AND THE ATTORNEY ARE DOING A DETAILED TECHNICAL REVIEW OF THE ZONING ORDINANCE AND THE LDR. COUNCILWOMAN JONES ASKED IF ATTORNEY JONES WAS COMPARING THE LDR TO THE COMPREHENSIVE PLAN. MR. SAGER SAID THAT ATTORNEY JONES WAS DOING IT. COUNCILWOMAN JONES ASKED WHY ATM WAS NOT DOING IT AND MR. SAGER SAID THAT ATM DOESN'T HAVE A RUNNING KNOWLEDGE OF THE COMPREHENSIVE PLAN AND BECAUSE OF THE MAPS AND WHERE THE DEVELOPMENT IS AND WHERE COMMUNITY COMMERCIAL IS GOING, MR. SAGER SAID THAT EVERYTHING NEEDS TO BE CONSISTANT. MR. SAGER SAID HE WAS CONCERNED ABOUT NO MINIMUM LOT SIZE AND HE WILL MAKE A RECOMMENDATION TO THE PLANNING COMMISSION AND COUNCIL TO CHANGE THAT. COUNCILWOMAN JONES STATED THAT ANY CHANGES WOULD HAVE TO GO BACK TO THE PLANNING COMMISSION BEFORE THEY ARE BROUGHT TO THE COUNCIL. MR. SAGER SAID THAT STATE LAW REQUIRES ANY CHANGES FROM THE PUBLIC TO GO BACK TO THE PLANNING COMMISSION. COUNCILWOMAN JONES SAID THAT ANY CHANGES HAVE TO GO BACK TO THE PLANNING COMMISSION!

**PURRYSBURG SITUATIONS:**

MR. SAGER SAID THAT THERE WERE SOME SLIP-UPS IN PURRYSBURG WHERE TRAILERS WERE PUT IN PERPENDICULAR TO THE ROAD. MR. SAGER SAID THAT IN ONE INSTANCE, HAL JONES HAD APPROVED THE PLACEMENT. MR. SAGER SAID THAT IN CHOPPING THE LAND UP, ONE PARCEL WAS TOO SMALL TO MEET THE SIDE SETBACKS AND THAT HERMAN SMITH WAS NOT AWARE THAT THE TRAILER COULD NOT BE SET THAT WAY. THE OTHER CIRCUMSTANCE INVOLVED DANNY MCKENZIE AND HE HAS TWO PARCELS WITH TWO TRAILERS

AND ONE IS PERPENDICULAR TO THE ROAD AND THAT SITUATION NEEDS TO BE CORRECTED. MR. SAGER SAID HE MET WITH THORTON BUTLER, ROY BUTLER AND DENNIS BEACH AND DISCUSSED THE COUNTY'S INVOLVEMENT AND THEY COMPLAINED THAT THEY WERE BOUNCED BACK AND FORTH BETWEEN THE TOWN AND THE COUNTY. MR. SAGER SAID THEY WERE UPSET ABOUT ILLEGAL TRAILER PARKS AND THAT ONE PERSON WAS SHOT AND KILLED ON HONEY HILL ROAD. THEY WERE ALSO UPSET THAT TRAILERS WERE BEING PLACED PERPENDICULAR TO THE ROADS. CHAIRMAN BLACKSHEAR ASKED ABOUT TRAILERS THAT WERE CLASSIFIED AS TRAILER PARKS AND MR. SAGER SAID THAT THERE WERE SOME AREAS WHERE ENOUGH TRAILERS WERE PARKED ON A PARCEL OF LAND THAT IT WOULD BE CONSIDERED A TRAILER PARK. CHAIRMAN BLACKSHEAR ASKED IF ONE PERSON OWNED ALL THE TRAILERS AND MR. SAGER SAID ALL BUT ONE TRAILER WAS OWNED BY THE SAME PERSON. CHAIRMAN BLACKSHEAR SAID THAT A TRAILER PARK NEEDS A SPECIAL PERMIT, BUT IF THE TRAILERS ARE OWNED BY DIFFERENT INDIVIDUALS, THEN IT IS NOT A TRAILER PARK. MR. SAGER SAID THAT RIDGELAND AND HARDEEVILLE HAVE ELIMINATED TRAILER PARKS WITHIN THEIR BOUNDARIES AND THE PLANNING COMMISSION HAS REMOVED THEM FROM THE PROPOSED ZONING ORDINANCE. MR. SAGER SAID HE IS GOING TO RECOMMEND THAT THE CURRENT CHAPTER ON MOBILE HOME PARKS IN THE EXISTING ZONING ORDINANCE BE PUT INTO THE NEW ORDINANCE AND IT WOULD BE BETTER IF THE COUNTY REGULATED THEM. CHAIRMAN BLACKSHEAR ASKED IF BUTLER'S PROBLEMS WERE SOLVED AND MR. SAGER SAID THAT BLIGHT IS PART OF THE PROBLEM AND SOME OF THE PROPERTIES HAVE BEEN POSTED THAT THE OWNERS CAN EITHER REPAIR THEM OR HAVE THEM DEMOLISHED. MR. SAGER SAID THE PROPERTY MAINTENANCE CODE LEGALIZES THE POSTING AND IT CAME WITH THE INTERNATIONAL BUILDING CODES WHEN THE COUNCIL APPROVED THEM. THE COMMITTEE DISCUSSED OTHER PROPERTIES IN THE AREA THAT NEEDED TO BE POSTED. MR. SAGER SAID THAT THREE HOUSES AND ONE FIRE DAMAGED TRAILER HAVE BEEN POSTED. COUNCILWOMAN JONES COMMENTED THAT THE PROPERTIES THAT WERE POSTED HAVE A CERTAIN AMOUNT OF TIME TO BECOME COMPLIANT. MR. SAGER SAID THAT WAS CORRECT, HOWEVER, HIS DEPARTMENT WAS INTO IN A POSITION TO ENFORCE THE ISSUES BECAUSE OF EVERYTHING THAT IS GOING ON.

**AD HOC COMMITTEE:**

MR. SAGER SAID THAT EVERYONE WANTS TO BE ON THE AD HOC EXCAVATION ORDINANCE COMMITTEE. CHAIRMAN BLACKSHEAR ASKED IF THE AD HOC EXCAVATION COMMITTEE WAS A PERMANENT COMMITTEE. COUNCILWOMAN JONES SAID THAT NO PERSON WHO WOULD HAVE A CONFLICT OF INTEREST SHOULD SERVE ON THAT COMMITTEE. MR. SAGER SAID THE GROUP WOULD

NOT BE IMPLEMENTING THE ORDINANCE BY WORKING ON AN ORDINANCE TO RECOMMEND FOR THE COUNCIL TO APPROVE. COUNCILWOMAN JONES SAID IF THE EXCAVATION ORDINANCE IS LEFT OUT OF THE ZONING ORDINANCE AND THE LDR AND THE EXISTING ORDINANCE IS STILL IN EFFECT, THEN WHY NOT PUT IT INTO THE ZONING ORDINANCE AND LDR, SINCE THE NEW ZONING ORDINANCE WILL NEGATE THE CURRENT MINING ORDINANCE. MR. SAGER SAID THE CURRENT MINING ORDINANCE WOULD BE A FREE STANDING ORDINANCE AND IT WOULD NOT BE REPEALED BY THE ZONING ORDINANCE. **CHAIRMAN BLACKSHEAR SAID TO MAKE SURE THE LANGUAGE IN THE NEW ORDINANCE DOES NOT ELIMINATE THE CURRENT MINING ORDINANCE.**

**LAWSUITS:**

COUNCILWOMAN JONES ASKED ABOUT THE LAWSUIT BETWEEN THE COUNTY AND THE ZBA AND DANLZER. MR. SAGER SAID THAT THE ZBA MUST FOLLOW THE CHECKLIST. COUNCILWOMAN JONES SAID THAT MR. DANZLER IS CONTINUING TO VIOLATE THE LAW BECAUSE THE LAWSUIT HAS NEVER TAKEN PLACE AND HE CAN CONTINUE TO MINE UNTIL THE LAWSUIT IS SETTLED.

**POINT OF CONTACT:**

MR. SAGER SAID THAT KEVIN GRIFFIN IS THE PRIMARY POINT OF CONTACT WITH HARDEEVILLE. MR. SAGER SAID THAT HE WAS JASPER COUNTY'S PRIMARY CONTACT AND ALL CONTACT WITH HARDEEVILLE WOULD GO THROUGH HIM. MR. SAGER SAID THEY ARE WORKING ON THINGS AND HE SHOULD HANDLE ALL THE CONTACT SO PAST MISTAKES ARE NOT REPEATED.

**ANNEX:**

MR. SAGER SAID THAT THE ANNEX PROJECT HAS GONE OUT FOR BID. MR. SAGER SAID HE HAD A SET OF PLANS AND HE WAS REFERRING EVERYONE WHO INQUIRED TO THE ARCHITECT. CHAIRMAN BLACKSHEAR ASKED WHEN THE BIDS WOULD BE OPENED AND MR. SAGER SAID AROUND THE END OF AUGUST. CHAIRMAN BLACKSHEAR TOLD MR. SAGER TO MAKE SURE THAT EVERYTHING WAS IN ORDER WHEN THEY BROUGHT IT TO COUNCIL FOR APPROVAL. MR. SAGER SAID THAT THEY HAVE NOT RECEIVED AS MANY CALLS FROM THE GENERAL CONTRACTORS AS THEY HAD HOPED FOR.

**AIRPORT:**

MR. SAGER SAID THERE HAS BEEN A LOT OF GRANT WORK DONE REGARDING THE AIRPORT AND THEY HAVE RECEIVED FUNDS TO RESURFACE THE RUNWAY AND RUNWAY LIGHTS ARE GOING TO BE PUT UP. MR. SAGER SAID THERE WAS TALK ABOUT LOWERING THE TAX ON PLANES, HOWEVER, THE TAX GOES TO THE COUNTY WHERE THE PLANE OWNER LIVES. MR. SAGER SAID THE IMPROVEMENTS TO THE AIRPORT SHOULD BE DONE THIS SUMMER.

**POSITIONS:**

COUNCILWOMAN JONES ASKED WHEN WERE THE POSITIONS IN HIS DEPARTMENT GOING TO BE FILLED SINCE SEVERAL OF THEM HAVE BEEN OPEN FOR OVER A YEAR. MR.SAGER SAID THEY WERE WAITING FOR THE JOB DESCRIPTIONS FOR SOME OF THE POSITIONS. MR.SAGER SAID THE JOB OF THE PLANNING DIRECTOR WAS POSTED LAST WEEK AND THEY WERE USING THE OLD JOB DESCRIPTION. MR.SAGER SAID MS. LUCAS DRAFTED A JOB DESCRIPTION FOR THE PLANNING AND ZONING COORDINATOR AND THAT JOB WAS TO BE POSTED TODAY. MR. SAGER SAID THAT IF THE POSITION CAN BE FILLED IN HOUSE, THEN THEY WOULD NOT HAVE TO ADVERTISE THE POSITION. CHAIRMAN BLACKSHEAR ASKED IF THERE WAS ANYONE IN HOUSE THAT WAS QUALIFIED AND MR. SAGER SAID HE FELT LISA LAMB WAS QUALIFIED. COUNCILWOMAN JONES TOLD MR. SAGER NOT TO DO TO LISA WHAT WAS DONE TO TEDD AND NOT TO SET HER UP TO FAIL LIKE WAS DONE TO TEDD. COUNCILWOMAN JONES SAID THAT THE ADMINISTRATOR HIRED TEDD WITH NO EXPERIENCE IN THE FIELD AND SET HIM UP TO FAIL, COUNCILWOMAN JONES SAID LISA WAS A GREAT GIRL AND A HARD WORKER AND SHE TOLD MR. SAGER NOT TO DO TO LISA WHAT HE DID TO TEDD AND MR. SAGER RESPONDED THAT HE WON'T DO THAT TO LISA. MR. SAGER SAID HE REVIEWED PROJECTS WITH LISA AND LISA HAS EXCELLED IN EACH TEST THAT HE GAVE HER. MR. SAGER SAID HE COULD SEE LISA'S GROWTH AND HER WILLINGNESS TO LEARN AND IF SHE HAD TO GO OUT IN THE FIELD, SHE WOULD NOT GO OUT ALONE.

RESPECTFULLY SUBMITTED BY:

APPROVED BY:

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JUDITH M. FRANK, CCC  
CLERK TO COUNCIL

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LEROY BLACKSHEAR  
DEVELOPMENT SERVICES  
COMITTEE CHAIRMAN