



**JASPER COUNTY COUNCIL  
COUNCIL CHAMBERS  
DEVELOPMENT SERVICES COMMITTEE**

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**358 THIRD AVE.  
RIDGELAND, SC 29936  
NOVEMBER 11, 2009  
11:00 A.M.**

**MINUTES**

**OFFICIALS PRESENT:**

DR. GEORGE M. HOOD, COMMITTEE CHAIRMAN  
HUBERT TYLER, COMMITTEE MEMBER

**STAFF PRESENT:**

ANDREW FULGHUM, ADMINISTRATOR  
DAVID JIROUSEK, PLANNING DIRECTOR  
JUDITH FRANK, CLERK TO COUNCIL  
CHRISTY HERMAN, DEVELOPMENT PROJECT COORDINATOR  
MARGARET BOSTICK, CLERK OF COUNTY  
JOEY MALPHRUS, PROBATE JUDGE

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 HOOD CALLED THE MEETING TO ORDER AT 11:15 A.M.

**COURTHOUSE RENOVATIONS:**

MS. BOSTICK PRESENTED HER OUTLINE AS TO THE USE OF SPACE IN THE COURTHOUSE. MS. BOSTICK EXPLAINED THAT THE SPACE PREVIOUSLY OCCUPIED BY THE TREASURER WILL BE A COURTROOM AND AREA 122 WILL BE NEEDED BY THE JUDGE FOR FAMILY COURT AND COMMON PLEAS COURT WITHOUT A JURY. MS. BOSTICK SAID THE PROBATE JUDGE'S AREA IS LOSING SOME SQUARE FOOTAGE DUE TO SECURITY. HOWEVER, A STORAGE VAULT IN THE BASEMENT HAS BEEN OFFERED TO THE PROBATE JUDGE. COMMITTEE CHAIRMAN HOOD ASKED HOW MUCH STORAGE SPACE WAS NEEDED. MS. BOSTICK SAID THAT THE JUDGE HAD ONE ROOM FOR STORAGE AND JUDGE MALPHRUS DID NOT FEEL IT WAS ADEQUATE OR SECURE. CHRISTY HERMAN SAID THAT THE SALESPERSON SETTING UP THE

STORAGE SYSTEM FOR THE COURTHOUSE HAS WORKED OUT A SYSTEM FOR THE PROBATE JUDGE'S OFFICE THAT WILL AFFORD ADEQUATE SPACE FOR CURRENT FILES AND SPACE FOR 10 YEARS OF ADDITIONAL RECORDS. MS. BOSTICK SAID THAT ALL OF HER FILES EXCEPT FOR THE DAY TO DAY FILES WILL BE STORED IN THE BASEMENT IN A RESTRICTED STORAGE AREA. JUDGE MALPHRUS SAID THAT ONE OFFICE IS BEING CUT, HE IS LOSING A LOT OF SPACE AND WITH ONLY TWO PEOPLE, AND HE DID NOT THINK HIS FILES SHOULD BE STORED OUT OF HIS OFFICE SPACE. JUDGE MALPHRUS SAID THAT THERE IS NO WAY THE FILES WILL FIT IN THE SPACE HE HAS BEEN ALLOTTED. JUDGE MALPHRUS SAID THAT IF THE CLERK NEEDED TO RETRIEVE A FILE FOR THE PUBLIC, SHE WOULD HAVE TO LEAVE HER OFFICE AND PERSONAL ITEMS IN AN OFFICE WITH STRANGERS. COMMITTEE CHAIRMAN HOOD SAID THAT THE COUNCIL WILL REVISIT THIS SUBJECT AFTER THE STORAGE PLANS ARE COMPLETE. JUDGE MALPHRUS ASKED THE COMMITTEE TO CONSIDER MOVING HIS OFFICE TO THE BUILDING HE SOLD TO THE COUNTY FOR \$130,000.00. JUDGE MALPHRUS SAID THAT BUILDING WOULD BE AN IDEAL LOCATION FOR HIS OFFICE. JUDGE MALPHRUS COMMENTED THAT HE IS THE ONLY ELECTED OFFICIAL WHO WILL HAVE LESS SPACE AFTER THE RENOVATION. COMMITTEE CHAIRMAN HOOD SAID THE COUNCIL WILL CONSIDER REVIEWING THE PLAN AND THE FILING SYSTEM. JUDGE MALPHRUS ASKED IF HE WOULD BE ALLOWED TO SPEAK. CHAIRMAN HOOD SAID THAT JUDGE MALPHRUS CAN ADDRESS THE COUNCIL AT THAT MEETING. CHAIRMAN HOOD ASKED WHAT IS STORED IN THE PROBATE JUDGE'S VAULT. MR. MALPHRUS SAID OLD BOOKS AND FEES ARE KEPT IN THE VAULT. COMMITTEE CHAIRMAN HOOD SAID THAT THE COUNCIL WILL REVIEW THE PLANS AND ADDED THAT PEOPLE DID NOT NEED A LARGE OFFICE TO OPERATE.

**A-TAX FUNDING:**

MR. JIROUSEK SAID THAT THE COUNTY WAS APPROACHED BY THE MERCHANTS IN POINT SOUTH ABOUT ESTABLISHING A SPECIAL IMPROVEMENT TAX DISTRICT. MR. JIROUSEK SAID THAT THE DISTRICT WOULD PAY A SPECIAL TAX, AND THE TAX WOULD BE USED FOR IMPROVEMENTS TO POINT SOUTH. MR. JIROUSEK REQUESTED A-TAX FUNDING TO HIRE A CONSULTANT. THE CONSULTANTS FEE IS \$60,000.00 AND IT QUALIFIES FOR A-TAX FUNDING AS THE IMPROVEMENTS WILL BE DONE TO ATTRACT TOURISTS. MR. JIROUSEK SAID THE COUNTY'S BOND COUNSEL FEELS A PLAN IS NECESSARY FOR BONDING. MR. FULGHUM SAID HE FELT THIS WAS A GREAT OPPORTUNITY AND THE PEOPLE ARE WILLING TO PAY ADDITIONAL TAXES TO SUPPORT THE PROJECT. COMMITTEE MEMBER

TYLER ASKED IF A-TAX FUNDS WOULD BE USED TO GET THE PROGRAM STARTED. MR. FULGHUM RESPONDED THAT THE COUNTY WILL NOT HAVE TO PUT ADDITIONAL FUNDS INTO THE PROJECT.

**GREENWAY C&D RECLAMATION PDD:**

MR. JIROUSEK EXPLAINED THAT THE COMMITTEE HAD RECEIVED INFORMATION REGARDING THIS PROJECT IN EXECUTIVE SESSION AT THE LAST DEVELOPMENT SERVICES COMMITTEE MEETING. MR. JIROUSEK TOLD THE COMMITTEE THAT THIS ITEM WAS SCHEDULED TO BE ON THE AGENDA FOR THE NEXT PLANNING COMMISSION MEETING AND WILL PROBABLY NOT BE PRESENTED TO COUNCIL UNTIL JANUARY, 2010. MR. JIROUSEK SAID THAT THERE WERE STILL A FEW MAJOR CONCERNS INCLUDING WATER QUALITY. MR. JIROUSEK SAID THE PLAN HAS GONE UNDER A COMPREHENSIVE REVIEW AND COVERED ANY AND ALL ISSUES CONCERNING THE LANDFILL. MR. JIROUSEK SAID HE FELT THERE WERE STILL SOME AREAS THAT NEEDED SIGNIFICANT COMPROMISES. COMMITTEE CHAIRMAN HOOD SAID HE DOUBTED THIS WOULD MAKE IT TO COUNCIL SINCE LANDFILLS ARE A MAJOR CONCERN OF THE CITIZENS. COMMITTEE CHAIRMAN HOOD ASKED THAT MR. JIROUSEK GET A RECOMMENDATION FROM THE PLANNING COMMISSION, AS THIS IS JUST A PROPOSAL AND IT CREATES A LOT OF DISCUSSION.

**DAVID JIROUSEK – LIGHT INDUSTRIAL DISTRICT:**

MR. JIROUSEK TOLD THE COMMITTEE THAT HE WAS WORKING ON A NEW ZONING DISTRICT WHICH WILL DEFINE A LIGHTER MANUFACTURING DISTRICT. MR. JIROUSEK SAID THIS TOPIC MAY BE READY FOR THE DECEMBER COUNCIL MEETING.

**DAVID JIROUSEK – PLANNING AND BUILDING MONTHLY REPORT UPDATES:**

MR. JIROUSEK REPORTED THAT THERE WAS A REVENUE SPIKE IN AUGUST DUE TO SOME MAJOR RETAIL APPLICATIONS FROM NEW RIVER AND THERE WERE A FEW OTHER PROJECTS OUT THERE WAITING TO SUBMIT. MR. JIROUSEK SAID THAT PLANNING AND ZONING WAS STILL SLOW, BUT THEY DID HAVE A FEW THINGS MOVING.

**ECONOMIC DEVELOPMENT:**

**ANDREW FULGHUM - HISTORICAL SOCIETY RESOLUTION:**

MR. FULGHUM TOLD THE COMMITTEE THAT THE HISTORICAL SOCIETY WAS CONCERNED ABOUT THE 5 YEAR LEASE AND THEY WANTED TO BE REASSURED THAT THE COUNTY WOULD ALWAYS PROVIDE THEM A LOCATION FOR THE MUSEUM. MR. FULGHUM SAID THAT MR. JONES

DRAFTED A RESOLUTION MAKING IT OFFICIAL THAT COUNCIL RECOGNIZES THE MUSUEM AS THE OFFICIAL MUSEUM OF JASPER COUNTY AND THAT THE COUNTY WILL PROVIDE SPACE IN A COUNTY FACILITY FOR THEM. MR. FULGHUM SAID THE ORDINANCE ALSO ADDRESSES THAT THE STAFF WILL HELP THE HISTORICAL SOCIETY APPLY FOR GRANTS.

**ANDREW FULGHUM - REQUEST FOR OFFICE SPACE:**

MR. FULGHUM SAID THAT HE WAS APPROACHED ABOUT OFFICE SPACE FROM A PERSON FOR A NON-PROFIT ORGANIZATION. MR. FULGHUM SAID THAT CURRENTLY THERE IS NO SPACE AVAILABLE.

**ANDREW FULGHUM - BIDS FOR RENOVATION OF PERRY HOUSE:**

MR. FULGHUM INFORMED THE COMMITTEE THAT THE LOW BID WAS FROM INTERNATIONAL PUBLIC WORKS AND HE WAS GOING TO PRESENT THE BID FOR APPROVAL AT THE NEXT COUNCIL MEETING.

**AIRPORT RUNWAY PROJECT:**

MR. FULGHUM SAID THAT SOME OF THE CORE SAMPLES PREVIOUSLY TAKEN WERE NOT ACCURATE AND THE CONTRACT CALLED FOR MILLING AND THEN PAVING. MR. FULGHUM SAID THE NUMBERS WILL CHANGE AND HOPEFULLY IT WILL STILL REMAIN WITHIN THE AMOUNT OF THE GRANT FUNDS.

**EXECUTIVE SESSION:**

**SC FREEDOM OF INFORMATION ACT SECTION 30-4-70. (2) DISCUSSION OF NEGOTIATIONS INCIDENT TO PRO-POSED CONTRACTUAL ARRANGEMENTS AND PROPOSED SALE OR PURCHASE OF PROPERTY:**

THE COMMITTEE WENT INTO EXECUTIVE SESSION.  
THE COMMITTEE RETURNED TO OPEN SESSION, NO ACTION TAKEN.

**ADJOURN:**

COMMITTEE CHAIRMAN HOOD ADJOURNED THE MEETING AT 11:45 A.M.

RESPECTFULLY SUBMITTED BY:

APPROVED BY:

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JUDITH M. FRANK, ccc  
CLERK TO COUNCIL

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DR. GEORGE M. HOOD  
CHAIRMAN

