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To Participate in Public Comment, please email to [comments@jaspercountysc.gov](mailto:comments@jaspercountysc.gov) and or mail to Attn: Clerk to Council P.O. Box 1149 Ridgeland, SC 29936. To be called for public Comment, please email at the mentioned email address. **\*Public Comments must be submitted by Monday, August 15, 2022, at 1:00PM.\***

To participate in a **Public Hearing**, you may either email to [comments@jaspercountysc.gov](mailto:comments@jaspercountysc.gov) or request via email or phone by **1:00PM on Monday, August 15, 2022**, to speak via telephone at the Virtual Council Meeting.

Instructions may also be found at the Jasper County website [www.jaspercountysc.gov](http://www.jaspercountysc.gov)

FOR MORE INFORMATION, PLEASE CALL (843) 717-3696



JASPER COUNTY COUNCIL  
**COUNCIL MEETING**

Jasper County Clementa C. Pinckney Government Bldg  
358 3<sup>rd</sup> Avenue Ridgeland, SC 29936

August 15, 2022

AGENDA

**4:30 PM**

**Call to Order by Chairperson**

***Clerk's Report of Compliance with the Freedom of Information Act.***

***\*\*In compliance with the Freedom of Information Act, notice of meetings and agendas were posted and furnished to all news media and persons requesting notification\*\****

**I. Executive Session SECTION 30-4-70.**

**(a) A public body may hold a meeting closed to the public for one or more of the following reasons:**

**(1) Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee, a student, or a person regulated by a public body or the appointment of a person to a public body –County Administrator, County Attorney and Clerk to Council; Coroner**

**(2) Discussion of negotiations incident to proposed contract arrangements and proposed purchase or sale of property, the receipt of legal advice where the legal advice related to pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim – Election Matters; Exit 3; Regional Affordable Housing Trust Fund; Cypress Ridge Spec Building Number 4; Emergency Services**

**(5) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by a public body – Prospect Update; Bailey Park PDD; Development Agreement Extension for Peninsula Tract; Project Silver Star**

**ANY EXECUTIVE SESSION MATTER ON WHICH DISCUSSION HAS NOT BEEN COMPLETED MAY HAVE DISCUSSION SUSPENDED FOR PURPOSES OF BEGINNING THE OPEN SESSION AT ITS SCHEDULED TIME, AND COUNCIL MAY RETURN TO EXECUTIVE SESSION DISCUSSION AFTER THE CONCLUSION OF THE OPEN SESSION AGENDA ITEMS. PLEASE BE ADVISED THERE MAY BE VOTES BASED ON ITEMS FROM EXECUTIVE SESSION.**

**6:00 P.M.**

- III. Return to Open Session
- IV. Pledge of Allegiance
- V. Invocation
- VI. Approval of Agenda
- VII. Approval of the minutes of 06.06.2022:

VIII. Presentations and Proclamations:

A: **Danny Lucas** - Parks & Recreation Interim Report

B: **M.B. Kahn** – Capital Improvements and Investment Plan FY2023

- IX. **Open Floor to the Public per Ordinance 08-17– Any citizen of the County may sign to speak in person at the Council Meeting (before the Council Meeting’s 6PM start time on the Sign In Sheet on the Podium), to address Council on matters pertaining to County Services and Operations. Presentations will be limited to three (3) minutes per person and total public input will be limited to 30 minutes.**

*Due to Seating Limitations at the Council Meeting, you may also submit your **Public Comments** via email to [comments@jaspercountysc.gov](mailto:comments@jaspercountysc.gov) or via US Mail at Attention: Clerk to Council P.O. Box 1149 Ridgeland, SC 29936. If you would like to be contacted by phone during Open Floor public comments, please email your name, address and phone number to the email address listed above by 1PM on the date of the meeting.*

X. **Resolutions:**

A: **David Tedder** – Resolution **#R-2022-17** authorizing amendments to the County Administrator’s Contract.

B: **David Tedder** – Resolution **#R-2022-18** delaying the 2022 Tax Sale.

XI: **Ordinances:**

A: **Lisa Wagner** – **3<sup>rd</sup> reading of Ordinance #0-2022-19** to amend the Official Zoning Map of Jasper County so as to transfer a property located at 9606 Speedway Boulevard, bearing Jasper County Tax Map Number 039-00-06-002 from the Community Commercial Zone and the Rural Preservation Zone to the General Commercial Zone on the Jasper County Official Zoning Map.

B: **Lisa Wagner** – **3<sup>rd</sup> reading of Ordinance #0-2022-15** to amend the Official Zoning Map of Jasper County so as to transfer a property located at 11964 Speedway Boulevard, bearing Jasper County Tax Map Number 040-00-02-008 from the Community Commercial Zone and the Rural Preservation Zone to the General Commercial Zone on the Jasper County Official Zoning Map.

**C: David Tedder – Public Hearing and 3<sup>rd</sup> reading of Ordinance [#O-2022-20](#) approving a Development Agreement for HCP Partners, LLC (Mcgraw Properties, LLC and Terry R. Lee, Owners) pursuant to the South Carolina Local Government Development Agreement Act and authorizing the Chairman of Jasper County Council to execute said Development Agreement.**

**D: David Tedder – 3<sup>rd</sup> reading of Ordinance [#O-2022-21](#) by Authorizing and Approving the Development of a Jointly Owned and Operated Multi-County Industrial/Business Park in Conjunction with Hampton County (The “Park”), such Industrial/Business Park to be geographically located in Jasper County (The “County”) and established pursuant to Section 4-1-170 of the Code of laws of South Carolina 1976, as Amended (The “Act”); providing for a Written Park Agreement with Hampton County to provide for the expenses and the Distribution of Fees In Lieu Of Ad Valorem Taxes for the Park; Providing for the establishment and/or expansion of certain facilities By HCP Partners, LLC, Acting for itself, one or more affiliates, and/or other Project Sponsors (Collectively, The “Company”) in the County (The “Project”) to be included in the Park; Providing for the Benefits of a Multi-County Industrial or Business Park to be made available to The Company and The Project; And Other Matters Relating Thereto.**

**E: David Tedder – Public hearing and 3<sup>rd</sup> reading of Ordinance [#O-2022-22](#) to amend the Frampton Tract Development Agreement by granting a Second Five Year Renewal, modifying the Developer Fee Section, to make certain text amendments, and matters related thereto.**

**F: David Tedder – Public hearing and 3<sup>rd</sup> reading of Ordinance [#O-2022-23](#) to Amend Chapter 26 of the County Code of Ordinances (Taxation) to provide for the Reduction in Value of a Boat and its Motor by Forty-Two and 75/100 Percent of its Fair Market Value for the purpose of Personal Property Taxation (Providing that this Ordinance does not apply to Boats or Watercraft which are used as a Primary or Secondary Residence receiving a 4% Or 6% Tax Rate), and Matters Related Thereto.**

**G: Kimberly Burgess – Public hearing and 2<sup>nd</sup> reading of Ordinance [#O-2022-25](#) to amend Jasper County Ordinance 2021-17 for fiscal year 2022 Jasper County budget to provide for amendments to the budget and to carryover approved lapsing funds to fiscal year 2023, and to amend Jasper County Ordinance O-2022-17 for fiscal year 2023 Jasper County budget to provide for amendments to the budget resulting from the carryover of approved lapsing funds from fiscal year 2022, and matters related thereto.**

**H: Lisa Wagner – Consideration of the 1<sup>st</sup> reading of Ordinance to adopt Planned Development District Zoning for two tracts of land consisting of approximately 26.63 acres, bearing Jasper County Tax Map Numbers 081-00-04-007 and 081-00-04-080, located along N. Okatie Highway (Highway 170), approximately 2 miles east of the intersection of Highway 462, and known as Bailey Park PDD.**

**XII. New Business:**

**A: Chief Russell Wells – Approval of the Annual Maintenance Agreement for the 911 center's public safety radio consolettes.**

**B: Kimberly Burgess - Presentation of Quotation from R.S. Andrews of SC for 5 Ton heat pump unit for Robertville Community Center.**

**XIII. Old Business: None**

**XIV. Council Members Comments**

**XV. Administrator's Report**

**XVI. Possible Return to Executive Session to Continue Discussion on Matters Regarding Agenda Item II.**

**XVII. Adjourn**

**\*Council may act on any item appearing on the agenda including items discussed in executive session.**

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, notification of the meeting was posted on the County Council Building at a publicly accessible place and on the county website at least 24 hours prior to the meeting. A copy of the agenda was given to the local news media and posted at the meeting location twenty-four hours prior to the meeting.

***Special Accommodations Available Upon Request to Individuals with Disabilities*  
***(843) 717-3696*****

# AGENDA ITEM:

## VII

*Approval of the Minutes*



JASPER COUNTY COUNCIL  
**Workshop and  
COUNCIL MEETING**

Jasper County Clementa C. Pinckney Government Bldg  
358 3<sup>rd</sup> Avenue Ridgeland, SC 29936

June 6, 2022  
Minutes

## Budget Workshop

- **Kimberly Burgess Budget Status Update**

Ms. Burgess was present to give Council a Budget status update. She noted that they had received a notice of a 1% increase on the appraised values from the Assessor, so Ms. Burgess had recalculated the roll back millage. She also noted that the uncollectable taxes were also added. She also discussed the overall decrease in revenue. Ms. Burgess noted that the worker's compensation rates would remain the same resulting in a decrease to the expenditure. Ms. Burgess also noted there was a cost of living increase included in the budget. She discussed the changes to Fire and Rescue and other changes that had occurred between the first reading of the ordinance and the second reading of the ordinance.

- **Lila Resh – Jasper County Council on Aging**

Ms. Resh and Mr. Tom Rodchester were present to discuss this request. They noted that their purpose was to bring awareness to what the Jasper County Council on Aging does for the County and the community. They provided an overview of the services provided and noted that that all 3 centers are currently open and operating again. They noted their needs for the program for the upcoming year and requested funding for this fiscal year. Mr. Rodchester and Ms. Resh discussed with Council issues such as how the names of people in need are obtained, the number of staff and volunteers and upcoming events. Councilman Sauls thanked Mr. Rodchester for serving the organization.

- **Henry Criss / MaryLou Frazoni – Palmetto Breeze**

Mr. Criss was present to discuss this request. He provided an overview of Palmetto Breeze and its services to the County. They gave a transit overview, the routes, the service area and the program. They discussed the established stops and the fare costs. They also discussed the rural revenue summary and their funding request for this upcoming fiscal year.

- **Judith Birchenough – Coastal Empire Mental Health**

Ms. Angie Sally, Mr. Wright, Christy Jenks was present to discuss this request. Thanked Council for all of the support they have given over the years. She noted that the Coastal Empire Mental Health Center is the local outpatient comprehensive mental health center. She said they serve the Jasper, Beaufort, Allendale, Hampton and Colleton Counties. She noted the mission of their organization. She discussed the service provided to the area and discussed the community collaboration. The admissions for FY2021 were discussed noting that the numbers had went down due to COVID, but that the center did stay open. She said in FY2021 admissions had went down, but that the number of contacts with individuals in this community increased. She noted that in FY2021 5,998 services had been provided; in FY2020 5,851 services were provided and in FY2019 that 6,019 services had been provided.

She discussed population growth and the increase in mental health demand. She said they were seeking assistance in funding due to the increased need within the area. She said they are struggling to staff the centers and noted that they are not fully funded. She mentioned that they are funded only 40% to 50% and the rest must be provided. Vice Chairman Dr. Brantley asked if they assist patients with housing needs. She noted that they do provide assistance and funding. They also discussed the funding they were requesting from the County for this fiscal year.

- **Dr. Panu – University of South Carolina – Beaufort**

Dr. Panu introduced Beth Patrick, Chief Financial Officer and they presented this request to Council. Dr. Panu thanked Council for hearing their request and thanked Councilman Kemp for coming to their meetings. They noted that they had taken a major hit with COVID in 2020 and discussed the FY2021. They also discussed the need for support and the shift in funding revenues for public universities. They discussed enrollment for the college and their partnership with the Jasper County School District. They discussed some of their programs and that coming soon they would have the Math Camp 2022 for a 10 day two week program. It was noted that Jasper County had provided support steadily from 2016-2022 for the University and discussed the funding that they were requesting from the County for this fiscal year.

- **Bluffton / Jasper Volunteers in Medicine**

Their representative commended the Council on how dedicated the Council is to the Citizens and the County. She was present to address the request for the Bluffton/ Jasper Volunteers in Medicine. She noted that this is a true and free clinic for these areas. She noted for example that blood tests, imaging services and cardiology services are provided. She noted that they stock diabetic medication and have an onsite pharmacy. She noted that they are located at 11332 N. Jacob Smart Blvd and said there are many people that need their services. She noted that their location was small, and they had outgrown it so they are looking for a new space. She said she hoped that they could continue to receive the support from the County Council. She gave the website address for Council to review a video that they have at BJVIM.org. Councilman Kemp said he would like to see their new site in Jasper County when they relocate.

- **Dr. Richard Gough – TCL Technical College of the Lowcountry**

Dr. Richard Gough was present to address this request for TCL. He passed out the 2022 state of the college booklet and noted that they are accessible with five campuses. He noted that they have Open Access and are an open enrollment college and stated that no one is turned away. He discussed the tuition rates and mentioned that the last two semesters that the tuition had been free. He also noted that they hoped to have free tuition again in the Fall. He noted that Vice Chairman Dr. Brantley was the County Liaison and that he had been very helpful. He said the Allied Health Program was going strong and that Jasper County enrollment was up by 42%. He noted that dual enrollment was up significantly and that they continue to work with Dr. Anderson on this program. He also stated that dual enrollment is free to the students. He discussed additional information regarding the college and what they were doing in the County. He also discussed the financial request they were making of the Council for support this fiscal year.

- **James Williams – Beaufort / Jasper EOC**

Mr. James Williams was present to address this request for the Beaufort / Jasper EOC. He thanked Council for their ongoing partnership with the EOC, and noted that they continue to act as an advocate for all of those in need. He noted that they work with senior adults ,work with transportation, medical benefits, and education for citizens within the County. He noted the 18.4% of the population in Jasper County lives in poverty at \$27,400



household income. He stated that we can help the economic development of this county by supporting these households. He discussed the financial support request that they were making of the Council for support this fiscal year.

- **Carolyn Fortson – AHJ Regional Library**

Carolyn Fortson was present to address this request for the AHJ Regional Library. She noted that they work with Allendale, Hampton and Jasper Counties and that the pandemic had put quite a wrench in their work with all three counties. She noted that people are checking out eBooks online and that people stay in the parking lot of their locations to use the Wi-Fi. She said she is still learning the three-county budget as she has only been on board for four months and that she would like to come back at another time and let Council know how they function through all three of the counties. She thanked them for the funding for the Hardeeville and the Pratt libraries and noted that the state support is contingent upon having local funding. She said if all three County Administrators do not sign off on the local funding they will not be able to get any state funding. She discussed the renovations for the Pratt library and mentioned how grateful they are for whatever Jasper County can do to assist them with funding. Mr. Fulghum mentioned that Council had a discussion about the use of the ARPA and the Prat Library is the last one to be renovated.

### **Council Meeting:**

**Officials Present:** Chairwoman Barbara B. Clark (via ZOOM), Vice Chairman Dr. Curtis Brantley Councilman L. Martin Sauls, Councilman Pastor Alvin Adkins and Councilman John Kemp.

**Staff Present:** County Administrator Andrew Fulghum, Clerk to Council Wanda H. Simmons, County Attorney David Tedder, Kimberly Burgess, Russell Wells, Lisa Wagner, Dale Terry, and Videographer Jonathan Dunham.

Vice Chairman Dr. Brantley called the meeting to order at 4:50PM. The information below was read for the executive session.

The Executive Session began at the conclusion of the Workshop by a motion from Councilman Sauls and a second by Councilman Adkins. The motion was unanimously approved.

### **Executive Session SECTION 30-4-70.**

**(a) A public body may hold a meeting closed to the public for one or more of the following reasons:**

**(1) Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee, a student, or a person regulated by a public body or the appointment of a person to a public body – [Elected Officials Salaries](#)**

**(2) Discussion of negotiations incident to proposed contract arrangements and proposed purchase or sale of property, the receipt of legal advice where the legal advice related to pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim – [Election Matters; Exit 3; Aircraft Constructor Inc.; The Baird Audit Group, LLC](#)**

**(5) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by a public body – Prospect Update; Chelsea South; CSP Development; Center Point; Bailey Park PDD; Jasper Ocean Terminal**

**ANY EXECUTIVE SESSION MATTER ON WHICH DISCUSSION HAS NOT BEEN COMPLETED MAY HAVE DISCUSSION SUSPENDED FOR PURPOSES OF BEGINNING THE OPEN SESSION AT ITS SCHEDULED TIME, AND COUNCIL MAY RETURN TO EXECUTIVE SESSION DISCUSSION AFTER THE CONCLUSION OF THE OPEN SESSION AGENDA ITEMS. PLEASE BE ADVISED THERE MAY BE VOTES BASED ON ITEMS FROM EXECUTIVE SESSION.**

**Return to Open Session:**

**Motion to approve:** Councilman Sauls

**Second:** Councilman Kemp

**Vote:** Unanimous

The motion passed.

**Motions from Executive Session:**

**Motion to authorize the Administrator to request the Tischler Bise Group to perform a fiscal analysis of the Chelsea South Project to determine the fiscal costs and benefits of the Development, with such costs of the analysis to be the responsibility of the Developer:**

Councilman Sauls

**Second:** Councilman Kemp

**Vote:** Unanimous

The motion passed.

**Motion to move to have the Administrator to work with the Open Land Trust to form a stake holders' group requested by The Open Land Trust, whose purpose will be to determine specific areas for not only development but also conservation in the Broad River Area and this was requested by the Open Land Trust. He also noted that the group to report should report back to the County within 90 days with their findings:** Councilman Sauls

**Second:** Councilman Adkins

**Vote:** Unanimous

The motion passed.

**Motion to extend the audit contract for \$15,000 for this fiscal year:** Councilman Sauls

**Second:** Vice Chairman Dr. Brantley

**Vote:** Unanimous

The motion passed.

Vice Chairman Dr. Brantley asked the Clerk to Council to read the Report of Compliance to the Freedom of Information Act. Ms. Simmons, Clerk to Council read the Clerk's Report of Compliance with the Freedom of Information Act as follows: *In compliance with the Freedom of Information Act, notice of meetings and agendas were posted and furnished to all news media and persons requesting notification.*

The Pledge of Allegiance was led by Councilman Kemp and Councilman Sauls gave the invocation.

**Approval of Agenda:**

**Motion to approve:** Councilman Sauls

**Second:** Councilman Adkins

**Vote:** Unanimous

The motion passed.

**Approval of the minutes of April 4, 2022; April 13, 2022, and April 27, 2022**

**Motion to approve:** Councilman Sauls

**Second:** Councilman Adkins

**Discussion:** Councilman Kemp noted for a correction to the minutes that he was absent at the 04.13.2022 meeting.

**Vote:** Unanimous

The motion passed.

**Presentation and Proclamations:** There were no none for this meeting.

**Open Floor to the Public per Ordinance 08-17– Any citizen of the County may sign to speak in person at the Council Meeting (before the Council Meeting’s 6PM start time on the Sign In Sheet on the Podium), to address Council on matters pertaining to County Services and Operations. Presentations will be limited to three (3) minutes per person and total public input will be limited to 30 minutes.**

**Resolutions:**

**A: Kimberly Burgess – Resolution #R-2022-13 authorizing the award of funds for requests of Local Accommodations and Hospitality Taxes.**

Ms. Burgess was present to discuss this request. Ms. Burgess gave an overview of the resolution that was being requested for the authorization of the award of funds for the requests of Local Accommodations and Hospitality Taxes. Ms. Burgess noted that annually staff prepares an estimate of the local accommodations (A-Tax) and hospitality (H-Tax) taxes anticipated to be received in the succeeding fiscal year. The anticipated proceeds are estimated to be \$800,000 for FY22-23. This amount was calculated based on the YTD A-Tax and H-Tax receipts as of April 29 annualized through June 30. Each year Council approves the allocation of local accommodations (A-Tax) and hospitality (H-Tax) tax funds to organizations that have requested funds and use the funds to promote tourism within the unincorporated portions of Jasper County. The organizations that have requested local A-Tax and H-Tax funds for fiscal year 2022- 2023 are provided on the attached list. Also, included on the list are amounts allocated to Jasper County to pay the airport construction loan, to make improvements to Exit 33 on Interstate 95, and to pay the electric bill associated with the Exit 33 on Interstate 95 lights. She noted that the staff recommendation was that the County Council approve the allocation as provided.

Councilman Sauls recused himself from the vote on this item.

**Motion to approve:** Chairwoman Clark

**Second:** Councilman Adkins

**Vote:** All votes were yes except Councilman Kemp who voted no. *Also, as noted above Councilman Sauls recused himself from the vote.*

The motion passed.

**B: Kimberly Burgess – Resolution #R-2022-14 authorizing the funding of State Accommodations Tax Requests.**

Ms. Burgess was present to discuss this request. Ms. Burgess gave an overview of the resolution that was being requested. The Jasper County Accommodations Tax Advisory Committee met on May 2, 2022, to review the requests made by local organizations for State Accommodations Tax funds. The committee's recommendations were provided to Council as well as the draft minutes of the meeting and the information submitted by each organization making a request. The final approved minutes of the May 5, 2021, Accommodations Advisory Tax Committee were also attached. Ms. Burgess noted that the staff recommends that the County Council award the allocation of State Accommodations Tax funds as recommended by the Accommodations Tax Advisory Committee on May 2, 2022.

Councilman Sauls recused himself from the vote on this item.

**Motion to approve:** Councilman Adkins

**Second:** Chairwoman Clark

**Vote:** Unanimous

*As noted above, Councilman Sauls recused himself from the vote.*

The motion passed.

**Ordinances:**

**A: Lawrence Flynn – Consideration of the 3<sup>rd</sup> reading of Ordinance #O-2022-10 to amend the Center Point Development Agreement pursuant to the South Carolina Local Government Development Agreement Act by making provisions to include additional tracts of land, extending the term and matters related thereto Article IV, Title 20 of the Code of Ordinances of Jasper County, and authorizing the Chairman of Jasper County Council to execute said Development Agreement as amended.**

Mr. Tedder was present to address this item said he was speaking on behalf of the applicant. He noted that in the package were amendments to the ordinance from the 2<sup>nd</sup> reading. He noted that this ordinance was to amend the Center Point Development Agreement pursuant to the South Carolina Local Government Development Agreement Act by making provisions to include additional tracts of land, extending the term and matters related thereto.

**Motion to approve the amended ordinance and the Development Agreement as presented in the packet:** Councilman Sauls

**Second:** Vice Chairman Dr. Brantley

**Vote:** Unanimous

The motion passed.

**B: Lisa Wagner – Consideration of the 3<sup>rd</sup> reading of Ordinance #O-2022-09 to amend the Center Point Planned Development District to add two tracts of land consisting of approximately 57.75 acres, bearing Jasper County Tax Map Numbers 081-00-03-030 and 081-00-03-031, to make certain text amendments, concept plan revisions, and matters related Thereto.**

Ms. Wagner was present to address this request. She said the applicant had submitted a request for a Planned Development District (PDD) zoning designation for the purpose of adding two properties to the Center Point PDD. Included with the Zoning Map Amendment application is an amendment to the Center Point PDD, DA, and Concept Plan. The subject properties are located to the rear of the Center Point PDD and are surrounded on three sides by the existing PDD. One of the parcels is zoned Residential and consist of 16 acres. The other parcel is zoned Rural Preservation and consists of 41.75 acres. Both properties are undeveloped and only have access through the PDD. The Center Point PDD was approved by Jasper County Council on August 14, 2008 and is located along N. Okatie Highway (Highway 170) between the intersection of Highway 462 and Snake Road. The only development that has taken place within the Center Point PDD is the John Paul II Catholic School and Caroline's Cottage. The subject parcels were not originally included in the PDD because they were intended for the school site; however, the school decided to build on the western portion of the Center Point PDD.

The Concept Map shows the two parcels as Phase IA and Phase IB. Each parcel will be designated as Mixed Use Residential and will include a density of 12 dwelling units per gross acre for multi-family, 8 dwelling units per gross acre for single-family attached, and 3 dwelling units per gross acre for single-family detached, so the density per acre will remain the same as the previously approved density for the Center Point PDD.

Ms. Wagner noted that according to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as "Rural Conservation." Rural Conservation seeks to protect and promote the character of Jasper County that largely exists today outside of the municipalities. In these areas, new development should be thoughtfully placed within the existing landscape.

Adjacent parcels are zoned Planned Development District on the east, south, and west, and Rural Preservation to the north. Adjacent land uses are vacant, with a 24-hour hospice facility nearby. The subject parcels will be served by a private road through the Center Point PDD. The private road will have direct access to Highway 170, which is a four-lane state maintained highway classified as an arterial road.

Ms. Wagner stated that the PDD application is supported by the Comprehensive Plan; as such, Planning Commission recommends approval of the PDD designation, and the amendment of the Center Point PDD, DA and the Concept Plan.

**Motion to approve:** Councilman Sauls

**Second:** Councilman Adkins

**Vote:** Unanimous

The motion passed.

**C: Lisa Wagner – Public Hearing and consideration of the 2<sup>nd</sup> reading of Ordinance #O-2022-16 to adopt Planned Development District (PDD) Zoning for a tract of land consisting of approximately 38.84 acres, bearing Jasper County Tax Map Number 041-00-03-030, located along Highway 278, approximately 2 miles east of I-95, Exit 8, and known as CSP Development PDD.**

Ms. Wagner was present to address this request. She noted that this was a public hearing and the second reading of the ordinance to adopt Planned Development District (PDD) Zoning for a tract of land consisting of approximately 38.84 acres, bearing Jasper County Tax Map Number 041-00-03-030, located along Highway 278, approximately 2 miles east of I-95, Exit

8, and known as CSP Development PDD. Ms. Wagner reviewed the attached staff report for the Council and for the public (Attachment A).

Chairwoman Barbara B. Clark opened the public hearing but there were no public comments, so the public hearing was closed. Ms. Wagner noted that no public hearing comments had been received and that this was the second public hearing. Councilman Kemp discussed the traffic issues at this location and suggested that Council ask the developer for a feeder road to eliminate some of the traffic issues.

**Motion to approve:** Councilman Sauls

**Second:** Councilman Adkins

**Vote:** All votes were yes, except Councilman Kemp who voted no.  
The motion passed.

**D: David Tedder – Public Hearing and consideration the 2<sup>nd</sup> reading of Ordinance #O-2022-14 approving a Development Agreement for (CSP) Conduit Street Partners Development pursuant to the South Carolina Local Government Development Agreement Act and Article IV, Title 20 of the Code of Ordinances of Jasper County and authorizing the Chairman of Jasper County Council to execute said Development Agreement.**

Mr. Tedder was present to address and review this request with Council. Mr. Tedder noted that this was a public hearing for this item. He noted that this was the 2<sup>nd</sup> reading of this ordinance and that there had been extensive changes from the first to the second reading. He noted that there was a clarification and simplification of the fee schedule and that the term was 5 years. Chairwoman Clark opened the public hearing for this item. There were no public comments, so the public hearing was closed.

Mr. Tedder noted that there would be a second public hearing on 06.27.2022 on this item.

**Motion to approve:** Councilman Sauls

**Second:** Councilman Adkins

**Vote:** Unanimous

The motion passed.

**E: Lisa Wagner – 3<sup>rd</sup> Reading of Ordinance #O-2022-12 to amend the Official Zoning Map of Jasper County so as to transfer two (2) properties located along Church Road, bearing Jasper County Tax Map Numbers 029-39-07-014 and 029-39-07-015 from the Residential Zone to the Community Commercial Zone on the Jasper County Official Zoning Map.**

Ms. Wagner was present to address and review this request with Council. She noted that the subject properties consisted of 0.06 and .11 acres and are both located along Church Road. She said the applicant had requested a Zoning Map Amendment to have the properties designated as Community Commercial (CC). She noted that both properties are currently zoned Residential and undeveloped. She stated that the applicant would like to have the properties rezoned to Community Commercial to allow for a restaurant for takeout only. She mentioned that according to the 2018 Jasper County Comprehensive Plan, the future land use plan identifies this area as "Urban Transition", which are pockets of unincorporated Jasper County that are partially or entirely surrounded by the municipality. For these areas that experience new development or

redevelopment, consideration should be given to working with the adjacent municipality for annexation. The adjacent parcels are zoned Residential. the city limits of Hardeeville are nearby but are not contiguous to the subject property. Adjacent land uses a residential with some commercial nearby. The subject properties are accessed by an unnamed county-maintained road. The Planning Commission recommends approval of the request to have the property designated as community commercial.

**Motion to approve:** Councilman Sauls

**Second:** Councilman Kemp

**Discussion:** Councilman Kemp noted that on these two lots he could not see a Take-Out Restaurant being there. He noted that he did not think this was a viable idea because there are 5 to 6 houses back there and that he did not think that this should be done.

**Vote:** All votes were yes, except Councilman Kemp who voted no.

The motion passed.

**F: Lisa Wagner - Public Hearing Only of an Ordinance to adopt Planned Development District (PDD) Zoning for a tract of land consisting of approximately 291.7 acres, bearing Jasper County Tax Map Number 081-00-02-008, located along Snake Road, northwest of the intersection of Snake Road and Highway 170, and known as Chelsea South PDD.**

This item was for public hearing only. Ms. Wagner noted that she had received 14 written public comments, but that some of those persons were here to speak in person instead. Chairwoman Clark opened the floor for public comments on this public hearing.

**Dr. Chris Marsh** - Dr. Marsh of the Lowcountry Institute shared his thoughts and concerns against this project.

**Ms. Ann Horry** - She spoke of her concerns and disapproval of this project.

**Ms. Connie Horton** - She spoke of her concerns and disapproval of this project.

**Ashley Rhodes** - Ms. Rhodes of the Open Land Trust spoke of concerns for this project. She said that at the first public hearing they recommended two action items to Council. To have staff complete a complete an analysis of if and how this project pays for itself. To also have the County form a landowner task force group of this Broadriver Corridor. She thanked Council for moving on this.

**Janet Horry Shonkoff** - She noted she moved to Beaufort County 4 years ago. She expressed her concerns and disapproval of this project. She said she is a member the Chelsea South Concerned Citizens Group. She said a member wrote a letter to Ms. Wagner and that he had provided a letter to their group and asked that Ms. Wagner read a letter from Mr. Will Cook.

**Mr. Will Cook** - Ms. Wagner read a letter from a member of the Chelsea South Concerned Citizens Group as requested by Ms. Shonkoff. Ms. Wagner read that Mr. Will Cook of 34A Molly Oaks Lane had written which noted his disapproval and rejection of the project.

**Patrick Parkinson** abstained from speaking before Council on this project after signing up to speak.

**Ann Cullen** - She spoke of her concerns and disapproval for this project.

**Grant McClure** - Mr. McClure who is a representative of the Coastal Conservation League and noted that he was here to request denial of this project.

**Caylor Rominos** – Mr. Rominos read some questions and comments that were being spoken on behalf of **Mr. Jerry Stokes**. He noted that Mr. Stokes was a neighbor owner who owned 300 acres adjacent to Chelsea South.

**John Allen** – Mr. Allen of 60 Red Bluff Rd in Okatie noted his disapproval of this request and asked not to rezone this property.

**Dr. Rob McBrayer** - He discussed the Snake Road traffic and the water quality. He noted his disapproval of this project and said that he stood against the project.

For additional information on this public hearing, this can be found at [https://www.youtube.com/channel/UCBmloqX05cKAsHm\\_ggXCJlA](https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJlA)

There was no motion necessary, and no vote taken since this was a public hearing only.

**G: David Tedder - Public Hearing Only of an Ordinance approving a Development Agreement for Chelsea Plantation LLC pursuant to the South Carolina Local Government Development Agreement Act and Article IV, Title 20 of the Code of Ordinances of Jasper County and authorizing the Chairman of Jasper County Council to execute said Development Agreement.**

Chairwoman Clark opened the public hearing but there were no public comments, so the public hearing was closed. There was no motion necessary, and no vote taken since this was a public hearing only. Mr. Tedder noted that the next public hearing would be held on 06.27.2022.

**H: Kimberly Burgess - Public Hearing and 2<sup>nd</sup> Reading of Ordinance #O-2022-17 to provide for the levy of tax for public purposes in Jasper County for the fiscal year beginning July 1<sup>st</sup>, 2022 and ending June 30<sup>th</sup> 2023 and to make appropriations for said purposes; to adopt and approve the Jasper County capital and operations budget for fiscal year 2022-2023, to make such amendments to the 2021-2022 capital and operational budget to recognize and ratify transfer as authorized by section 7 of that budget ordinance, and other matters related thereto; to adopt and approve the Jasper County School District capital and operations budget for fiscal year 2022-2023; to provide for the levy of taxation for fiscal year 2022-2023; to limit the disbursements by the county treasurer to those appropriated by law; to provide that expenditures not exceed appropriations; to authorize tax anticipation notes; to make authorization of certain transfers; to provide for continuing appropriations for subsequent years; to require certain agencies and departments to file accountings; to require the treasurer to sign general fund checks; to provide special rules for travel and training disbursements; to provide for travel reimbursements; to provide compliance with act no. 317 of 1990; to provide certain benefits to council members; to provide for county commission and committee stipends; to provide for jury mileage; to adopt property values; and to provide for effective date of this ordinance.**

Ms. Burgess was present to discuss, review and present this request. Chief Wells was also present to discuss some of the information for the Emergency Services Department. He said the 2022 numbers were only for the first quarter and as of now they were over 2400 calls to date. He provided a current ambulance map for Council and discussed the Tarboro Fire Station. Mr. Fulghum noted that this information was due to Council's request as to the number of Firefighters and a medic unit in the area was also discussed. Ms. Burgess reviewed the fee schedule and other areas with Council.

**Motion to approve:** Councilman Adkins

**Second:** Vice Chairman Dr. Brantley

**Vote:** Unanimous



The motion passed.

**I: Lisa Wagner – Consideration of the 1<sup>st</sup> reading of an Ordinance to amend the Official Zoning Map of Jasper County so as to transfer a property located at 9606 Speedway Boulevard, bearing Jasper County Tax Map Number 039-00-06-002 from the Community Commercial Zone and the Rural Preservation Zone to the General Commercial Zone on the Jasper County Official Zoning Map.**

Ms. Wagner was present to address this request. She noted that the subject property consisted of 33.4 acres and is located at 9606 Speedway Boulevard. The applicant has requested a Zoning Map Amendment to have the property designated as General Commercial (GC). The property is currently split zoned Community Commercial (CC) and Rural Preservation (RP). The applicant would like to develop a warehousing and transportation (distribution) establishment at this location. The property is currently vacant but was previously used as a salvage yard for selling auto parts. She mentioned that according to the 2018 Jasper County Comprehensive Plan, the future land use plan identifies this area as “Urban Transition”, which are pockets of unincorporated Jasper County that are partially or entirely surrounded by the municipality. For these areas that experience new development or redevelopment, consideration should be given to working with the adjacent municipality for annexation. The adjacent parcels are zoned Community Commercial, Rural Preservation and Residential. The city limits of Hardeeville are nearby, but is not immediately adjacent to the property, so annexation is not a possibility. The adjacent land uses are commercial and are vacant. The subject property is accessed by Speedway Boulevard which is a four-lane divided highway, classified as a major thoroughfare. Ms. Wagner stated that from a land use perspective, staff recommends approval of the request to have the property designated as General Commercial.

**Motion to approve:** Councilman Adkins

**Second:** Councilman Sauls

**Vote:** Unanimous

The motion passed.

**J: David Tedder – Consideration of the 1<sup>st</sup> reading of an Ordinance to amend Chapter 27 of the County Code of Ordinances (Fees) to Authorize and Set Fees and Costs for the Coroner’s Office and Matters Related Thereto.**

Mr. David Tedder was present to discuss and address this request with Council. Mr. Tedder noted that upon research it was found that no ordinance existed adopting fees for the Coroner’s Office. It was noted that staff recommends approval of the first reading of this ordinance.

**Motion to approve:** Councilman Sauls

**Second:** Councilman Adkins

**Vote:** Unanimous

The motion passed.

There was no New Business or Old Business for this meeting.

## **Council Members Comments**

### **Councilman Kemp:**

Councilman Kemp noted that 78 years ago today, that 21-year old's were in Normandy. He also mentioned that he had went to the Robertville Headstart Funday.

### **Councilman Adkins:**

Councilman Adkins said he wanted to honor Christ for our days. Thanked the Headstart and EOC. He noted that the EOC had over 400 people for their event.

### **Councilman Sauls:**

Councilman Sauls noted that good things are happing at the SouthernCarolina Alliance. He mentioned the Jasper County Chamber Beach Music Concert that was upcoming and noted that there were usually about 500 people in attendance.

### **Chairwoman Clark:**

Chairwoman Clark asked blessings over everyone and to have good days ahead. She said she would see everyone upon her return to South Carolina.

### **Vice Chairman Dr. Brantley:**

Vice Chairman Dr. Brantley said he had attended the homegoing service of one of our former Sheriff's and was pleased for the representation of the County.

### **Administrator's Report:**

Mr. Fulghum noted that there are several IGA's in the works, that he would like to mention briefly.

Mr. Fulghum mentioned that one was the Regional Planning Grant with the Lowcountry Council of Governments. The LCOG is submitting their annual CDBG Regional Planning Grant application. The grant (\$50,000) allows LCOG to assist localities in preforming their annual needs assessments and to conduct project development meetings when needs arise. Hampton County continues to serve as the lead applicant, however, LCOG is required to get grant certifications executed by all four counties. He noted that we were renewing this CDBG Grant and it has been executed.

Mr. Fulghum said the next IGA he mentioned was the IGA with the City of Hardeeville regarding Fire Protection and Emergency Services. Mr. Fulghum noted that he wanted to thank Chief Wells for the way it was executed.

Mr. Fulghum said the next was an IGA with Ridgeland Fire Contract with the Town of Ridgeland which would come before Council at the next Council Meeting.

Mr. Fulghum also noted that County Staff had met last week with the Beaufort County Staff.

**Possible Return to Executive Session to Continue Discussion on Matters Regarding Agenda Item II.** There was no reason for return to executive session for this meeting.

**Adjourn:**

**Motion to adjourn:** Councilman Sauls

**Second:** Councilman Adkins

**Vote:** Unanimous

The motion passed.

The meeting adjourned at 7:50PM.

**Respectfully submitted:**

---

Wanda H. Simmons  
Clerk to Council

---

Barbara B. Clark  
Chairwoman



# Jasper County Planning and Building Services

358 Third Avenue • Post Office Box 1659  
Ridgeland, South Carolina 29936  
Phone (843) 717-3650 Fax (843) 726-7707

Lisa Wagner, CFM  
Director of Planning and Building Services  
[lwagner@jaspercountysc.gov](mailto:lwagner@jaspercountysc.gov)

## Jasper County Council Staff Report

<b>Meeting Date:</b>	June 6, 2022
<b>Project:</b>	Zoning Map Amendment and Concept Plan – Planned Development District – CSP Development
<b>Applicant:</b>	Peter Zadoretzky, Co-Manager, Conduit Street Partners
<b>Tax Map Number:</b>	041-00-03-030
<b>Submitted For:</b>	Public Hearing and 2 <sup>nd</sup> Reading
<b>Recommendation:</b>	Planning Commission reviewed this application at their March 8, 2022 Meeting and recommended approval of Planned Development District zoning designation and Concept Plan

**Description:** The Applicant has submitted a request for a Planned Development District (PDD) zoning designation, which will be known as CSP Development PDD. Included with the Zoning Map Amendment application is a PDD document and Concept Plan. The project site consists of 38.8 acres and is located along Independence Boulevard (Highway 278) between Brickyard Road and Hilton Head Lakes. The property is currently zoned Rural Preservation and is undeveloped.

**Analysis:** The PDD regulations are intended to accomplish the purpose of zoning and other applicable regulations to an equivalent or higher degree and are designed to control unscheduled development on individual lots or tracts, promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce a better environment. In view of the substantial public advantage of “planned development,” it is the intent of the PDD regulations to promote and encourage or require development in this form where appropriate in character, timing, and location, particularly in large undeveloped tracts. All PDD’s shall conform to the Jasper County Comprehensive Land Use Plan and Land Use Map (latest edition).

- **Comprehensive Plan:** According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as “Urban Transition,” which are pockets of unincorporated Jasper County that are partially or entirely surrounded by the municipality. For these areas that experience new development or redevelopment, consideration should be given to working with the adjacent municipality for annexation.

The Land Use Chapter of the Comprehensive Plan recommends guiding growth and new development in or around the municipalities where infrastructure and services are available to serve new growth.

- **Adjacent Zoning and Land Uses:** Figure 1 below shows the project location and Table 1 shows the adjacent land uses and zoning designation:

**Table 1. Adjacent Land Uses and Zoning Designations**

Adjacent Property	Existing Uses	Zoning	City or County
North	Vacant	PDD	City of Hardeeville
South	Vacant and Margaritaville	PDD	City of Hardeeville
West	Residential	Residential	Jasper County
East	Prime Storage Vacant and Hilton Head Lakes	General Commercial PDD	City of Hardeeville City of Hardeeville

**Figure 1.**



- **Traffic and Access:** The subject property is accessed by Independence Boulevard, which is a four-lane state maintained highway, classified as an arterial road.

CSP Development’s Concept Plan illustrates the general layout, the arrangement of land uses, and access points. A Master Plan will be submitted separately and will provide additional information regarding the layout of the development.

The proposed PDD will establish the following:

- **Access Points** – three full access points, two on Independence Boulevard and one on Brickyard Road.
- **Allowed Land Uses** – single-family residential and amenities, such as, a clubhouse, swimming pool, mail kiosks, playground, fields, trails, etc.
- **Density** – 275 Residential Units for rent and amenities to support the communities.

- **Open Space** – 10% open space
- **Setbacks and Buffers** – 50’ buffers will be provided along the western boundary line and Independence Boulevard (Highway 278) and 20’ buffer around the remaining perimeter. No internal setbacks are proposed; however, the International Fire Code will be met. This community is located on one lot that will not be subdivided. Some of the single-family products may consist of cottages, townhouses, patio homes and villas.
- **Landscaping Standards** – will meet or exceed the County’s requirements.

The CSP PDD and Concept Plan meets all of the requirements for a PDD *Application and Concept Plan* as outlined in Article 8:1.7 of the Jasper County Zoning Ordinance except for a full traffic study. However, a traffic narrative, including trip generations and trip distribution, has been included in Exhibit Q.

**Public Notice:** Notices have been sent to all adjacent property owners, notifying them of the Applicant’s request to have the properties designated as PDD and providing them with an opportunity to comment. In addition, two (2) Zoning Application signs have been placed along Independence Boulevard.

**Planning Commission Recommendation:** The PDD application is supported by the Comprehensive Plan; as such, Planning Commission recommends approval of the PDD zoning designation, the PDD document, and the Concept Plan with the following conditions.

- A Traffic Impact Analysis must be provided prior to or at time of Master Plan application submittal.

**Attachments:**

1. Ordinance adopting the PDD zoning designation
2. Application by the applicant
3. PDD Document and Concept Plan
4. Concept Plan with Buffer along Highway 278
5. Concept Plan Exhibit with Open Space and Stormwater
6. Phase II Archeological Report

# AGENDA ITEM:

## VIII

Presentation Item A



EDD'S BIRTHDAY ELEMENTARY SCHOOL





**RKD Safety and Environmental Group**

**6 Willingham Court Charleston, SC 29412**

**843-870-9387**

[rdixoncsp@comcast.net](mailto:rdixoncsp@comcast.net)

**Jasper County Parks and Recreation  
Coosawhatchie Community Center Limited Bioaerosol Sampling  
200 Step School Road  
Ridgeland, SC**

6.28.2022

Dear Devonte:

Pursuant to your request and authorization, RKD Ventures, LLC - Safety and Environmental Group (**RKD**) visited the above-referenced location on the morning of June 23, 2022. The primary focus of this site visit was to collect total fungal bioaerosol samples in various locations where damaged areas of the building were reported and provide a remediation scope/report. This letter summarizes our most significant findings. The remediation scope/report will follow.

Total fungal bioaerosol samples were collected using Air-O-Cell cassettes linked to a vacuum pump at a flow rate of 15 liters of air per minute. The indoor samples were collected for ten (10) minutes and the outdoor sample for five (5) minutes.

A total of four (4) samples were collected. One (1) sample was collected outdoors as a control to evaluate background bioaerosol populations and concentrations. The remaining two (3) samples were collected from locations inside water-damaged areas of the building.

Based on the attached lab results, the Aspergillus/Penicillium numbers were high in the water-damaged areas compared to the outdoor sampling at the time. Aspergillus/Penicillium is a crucial indicator of interior moisture damage when significantly higher than the outside air at the time of sampling. I suggest having these areas remain closed to workers and pedestrians until the moisture issues have been addressed and remediation has been completed. Moving the current activities out of the building until that time would be a suggested alternative.

Sincerely,



Richard K. Dixon, CSP, CHMM, CMC, CIEC, CIAQM  
Environmental and Safety Consultant



# EMSL Analytical, Inc.

10801 Southern Loop Blvd Pineville, NC 28134  
Tel/Fax: (704) 525-2205 / (704) 525-2382  
<http://www.EMSL.com> / [charlotte@emsl.com](mailto:charlotte@emsl.com)

EMSL Order: 412206107  
Customer ID: RKDI25  
Customer PO:  
Project ID:

Attention: Richard Dixon  
RKD Ventures LLC  
6 Willingham Ct  
Charleston, SC 29412  
Phone: (843) 870-9387  
Fax:  
Collected Date: 06/23/2022  
Received Date: 06/24/2022 10:35 AM  
Analyzed Date: 06/24/2022  
Project: Coosawhatchie Community Center

### Test Report: Air-O-Cell™ Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	412206107-0001			412206107-0002			412206107-0003		
Client Sample ID:	C-01			C-02			C-03		
Volume (L):	150			150			150		
Sample Location:	Area 1			Area 2			Area 3		
Spore Types	Raw Count	Count/M <sup>3</sup>	% of Total	Raw Count	Count/M <sup>3</sup>	% of Total	Raw Count	Count/M <sup>3</sup>	% of Total
Alternaria (Ulocladium)	1	20	0.1	-	-	-	1*	7*	0
Ascospores	2	40	0.1	2	40	0.2	12	250	1.4
Aspergillus/Penicillium	1390	29300	96.3	1160	24500	97.7	832	17600	95
Basidiospores	5	100	0.3	5	100	0.4	5	100	0.5
Bipolaris++	1*	7*	0	-	-	-	-	-	-
Chaetomium++	-	-	-	-	-	-	4	80	0.4
Cladosporium	8	200	0.7	9	200	0.8	9	200	1.1
Curvularia	2	40	0.1	2	40	0.2	6	100	0.5
Epicoccum	-	-	-	2	40	0.2	1	20	0.1
Fusarium++	-	-	-	-	-	-	-	-	-
Ganoderma	1	20	0.1	-	-	-	2	40	0.2
Myxomycetes++	1*	7*	0	6	100	0.4	2	40	0.2
Pithomyces++	-	-	-	2*	10*	0	3	60	0.3
Rust	-	-	-	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	1	20	0.1	1	20	0.1	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Nigrospora	1	20	0.1	-	-	-	-	-	-
Pestalotia++	-	-	-	-	-	-	-	-	-
Scolecobasidium++	1	20	0.1	1	20	0.1	1	20	0.1
Toninia++	-	-	-	-	-	-	-	-	-
<b>Total Fungi</b>	<b>1414</b>	<b>29794</b>	<b>100</b>	<b>1190</b>	<b>25070</b>	<b>100</b>	<b>878</b>	<b>18517</b>	<b>100</b>
Hypal Fragment	7	100	-	24	510	-	71	1500	-
Insect Fragment	8	200	-	5	100	-	2	40	-
Pollen	-	-	-	1	20	-	1	20	-
Analyt. Sensitivity 600x	-	21	-	-	21	-	-	21	-
Analyt. Sensitivity 300x	-	7*	-	-	7*	-	-	7*	-
Skin Fragments (1-4)	-	1	-	-	1	-	-	1	-
Fibrous Particulate (1-4)	-	2	-	-	2	-	-	2	-
Background (1-5)	-	2	-	-	2	-	-	2	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

Lee Plumley, Laboratory Manager  
or other Approved Signatory

No discernable field blank was submitted with this group of samples.

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. High levels of background particulate can obscure spores and other particulates, leading to underestimation. Background levels of 5 indicate an overloading of background particulates, prohibiting accurate detection and quantification. Present = Spores detected on overloaded samples. Results are not blank corrected unless otherwise noted. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. \*\*\* Denotes particles found at 300X. \*\* Denotes not detected. Due to method stopping rules, raw counts in excess of 100 are extrapolated based on the percentage analyzed. Skin & Fibrous ratings: 1 (1-25%), 2 (26-50%), 3 (51-75%), 4 (76-100%) of the background particles. Samples analyzed by EMSL Analytical, Inc. Pineville, NC A/HA-LAP, LLC-EMLAP Accredited #192283

Report Amended: 06/29/2022 11:13 AM Replaces initial report from: 06/24/2022 12:39 PM Reason Code Client-Change to Project

For information on the fungi listed in this report, please visit the Resources section at [www.emsl.com](http://www.emsl.com)



# EMSL Analytical, Inc.

10801 Southern Loop Blvd Pineville, NC 28134  
Tel/Fax: (704) 525-2205 / (704) 525-2382  
<http://www.EMSL.com> / [charlottelab@emsl.com](mailto:charlottelab@emsl.com)

EMSL Order: 412206107  
Customer ID: RKDI25  
Customer PO:  
Project ID:

Attention: Richard Dixon  
RKD Ventures LLC  
6 Willingham Ct  
Charleston, SC 29412  
Phone: (843) 870-9387  
Fax:  
Collected Date: 06/23/2022  
Received Date: 06/24/2022 10:35 AM  
Analyzed Date: 06/24/2022  
Project: Coosawhatchie Community Center

### Test Report: Air-O-Cell™ Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Spore Types	Raw Count	Count/M*	% of Total
Lab Sample Number:	412206107-0004		
Client Sample ID:	C-Out		
Volume (L):	75		
Sample Location:	Outside		
Alternaria (Ulocladium)	1	40	0.5
Ascospores	1	40	0.5
Aspergillus/Penicillium	149	6290	84.3
Basidiospores	2	80	1.1
Bipolaris++	-	-	-
Chaetomium++	-	-	-
Cladosporium	16	680	9.1
Curvularia	1	40	0.5
Epicoccum	2*	30*	0.4
Fusarium++	-	-	-
Ganoderma	1	40	0.5
Myxomycetes++	4	200	2.7
Pithomyces++	-	-	-
Rust	1*	10*	0.1
Scopulariopsis/Microascus	-	-	-
Stachybotrys/Memnoniella	-	-	-
Unidentifiable Spores	-	-	-
Nigrospora	-	-	-
Pestalotia++	-	-	-
Scolecobasidium++	-	-	-
Torula++	1*	10*	0.1
<b>Total Fungi</b>	<b>179</b>	<b>7460</b>	<b>100</b>
Hyphal Fragment	4	200	-
Insect Fragment	1	40	-
Pollen	-	-	-
Analyt. Sensitivity 600x	-	42	-
Analyt. Sensitivity 300x	-	13*	-
Skin Fragments (1-4)	-	1	-
Fibrous Particulate (1-4)	-	2	-
Background (1-5)	-	2	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category

Lee Plumley, Laboratory Manager  
or other Approved Signatory

No discernable field blank was submitted with this group of samples

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. High levels of background particulate can obscure spores and other particulates, leading to underestimation. Background levels of 5 indicate an overloading of background particulates, prohibiting accurate detection and quantification. Present = Spores detected on overloaded samples. Results are not blank corrected unless otherwise noted. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. \* Denotes particles found at 300X. \*\* Denotes not detected. Due to method aliquoting rules, raw counts in excess of 100 are extrapolated based on the percentage analyzed. Skin & Fibrous ratings: 1 (1-25%), 2 (26-50%), 3 (51-75%), 4 (76-100%) of the background particles. Samples analyzed by EMSL Analytical, Inc. Pineville, NC: AIHA-LAP, LLC-EMLAP Accredited #192283

Report Amended: 06/29/2022 11:13 AM Replaces initial report from: 06/24/2022 12:39 PM Reason Code Client-Change to Project

For information on the fungi listed in this report, please visit the Resources section at [www.emsl.com](http://www.emsl.com)

## **RKD Ventures, LLC**

Six Willingham Court  
James Island, SC 29412  
Richard K. Dixon, CSP, CHMM  
Environmental Health and Safety Assessments

### **Mold Remediation Plan Coosawhatchie Community Center 200 Step School Road Ridgeland, SC August 1, 2022**



Google.com

**Prepared for:** Devonte Genwright  
Jasper County Parks & Recreation Department  
1458 Red Dam Road  
Hardeeville SC 29927  
Phone: 843-784-5130 [dgenwright@jaspercountysc.gov](mailto:dgenwright@jaspercountysc.gov)

**Prepared by:** Richard K. Dixon, CSP, CHMM, CIEC, CMC, CIAQM  
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## **PART ONE – GENERAL**

### **1.01 Definitions/Acronyms**

ACGIH: American Conference of Governmental Industrial Hygienist

Air Filtration Device (AFD): A portable air filtration device equipped with a HEPA filter(s) meeting the requirements of ASTM 1471 and UL586 that has been validated in keeping with IESO 4310.

CSP: Certified Safety Professional

CHMM: Certified Hazardous Materials manager

CIEC: Certified Indoor Environmentalist Consultant

CMC: Certified Microbial Consultant

CIAQM: Certified Indoor Air Quality Manager

Clean room: An uncontaminated area or room, which is a part of the decontamination enclosure system, with provisions for the storage of street clothing and protective equipment.

Condition 1: An indoor environment that may have settled spores, fungal fragments, or traces of actual growth whose identity, location, and quantity are reflective of a normal fungal ecology for a similar indoor environment.

Condition 2: An indoor environment that is primarily contaminated with settled spores that were dispersed directly or indirectly from a Condition 3 area and which may have traces of actual mold growth.

Condition 3: An indoor environment contaminated with the presence of actual mold growth and associated spores.

HEPA Filter: A high-efficiency particulate air filter that will capture particles with an aerodynamic diameter of 0.3 micrometers with a minimum efficiency of 99.97 percent as specified by UL586.

HVAC: Heating, ventilation, and air conditioning.

IAQA: Indoor Air Quality Association

IESO: Indoor Environmental Standards Organization

Industrial Hygiene Consultant (IHC): A professional industrial hygienist retained by the building owner under direct contract.

NADCA: National Air Duct Cleaners Association

Negative Pressure Ventilation Unit (NPVU): A portable exhaust system equipped with a HEPA filter meeting the requirements of ASTM 1471 and UL586 that has been validated in keeping with IESO 4310.

NPE: Negative Pressure Enclosure.

OSHA: Occupational Safety and Health Administration.

Personal Protective Equipment (PPE): Any and all protective clothing and equipment called for by the work conditions and potential hazards. This would include, as a minimum, respiratory protection, eye protection, disposable coveralls (with head and foot coverings), and appropriate gloves.

Remediation Contractor (RC): A duly qualified individual, partnership, corporation, or other business concern specializing in mold remediation work.

SC DHEC: South Carolina Department of Health & Environmental Control.

UL: Underwriters Laboratories

US EPA: United States Environmental Protection Agency.

Work Area: The area where mold remediation is in progress.

## **1.02 References**

ASTM F1471-09: Standard Test Method for Air Cleaning Performance of a High-Efficiency Particulate Air-Filter System

Bioaerosols: Assessment and Control, American Conference of Governmental Industrial Hygienists

IESO 4310 / Air Filtration Device Field Testing and Validation Standard

Institute of Inspection Cleaning Restoration Certification (IICRC) Standards, S-100, S-300, S-500, and S-520, latest editions.

OSHA CFR 29, Part 1910.134 Respiratory Standard.

## **1.03 Contractor Requirements**

The Remediation Contractor (RC) shall have a minimum of three (3) years of experience working on projects of similar size and scope. The RC shall provide proof of satisfactory completion, including post-remediation bioaerosol samples, of remediation for three (3) projects within the past twelve (12) calendar months. These three (3) projects must have been overseen by a third-party independent Certified Industrial Hygienist, Certified Safety Professional, or Certified Indoor Environmentalist.

The RC shall have the necessary insurance as required by the Owner or IHC prior to beginning work.

## 1.04 Description of Work

The RC shall be responsible for all labor, materials, services, insurance, permits, certifications, notifications, fees, and equipment necessary for the safe containment, removal, transportation, and disposal of building materials with fungal growth, as well as the decontamination of affected building components and contents to remain. No removal of building materials with evidence of fungal growth or cleaning shall take place until the NPE has been constructed, the NPVUs are in place and operating properly, and **RKD** has inspected the NPE and authorized remediation to begin.

### Limited Mold Remediation– Coosawhatchie Community Center

The goal of this remediation is to ensure that the contaminated walls, floors, framing, including roof sheathing (framing), and ceiling tiles are remediated to Condition 1, which is defined as material surfaces that may have settled spores, fungal fragments, or traces of actual growth whose identity, location and quantity are reflective of a normal fungal ecology for a similar indoor environment.

**The contractor shall repair (waterproof) all areas and sources of known moisture intrusion, ensuring future moisture intrusion will not occur prior to post-remediation surface sampling.** All framing surfaces with visible fungal growth should be cleaned or removed/discarded in order to achieve Condition 1 framing surfaces. IICRC S520 provides specific guidelines for cleaning porous, semi-porous, and non-porous items. This remediation plan does not intend to instruct the RC as to how to clean surfaces or which; however, **RKD** does recommend that the RC follow the guidelines and recommendations within IICRC S520. Furthermore, an HVAC inspection is suggested to determine the overall condition of the existing HVAC. This should include and not be limited to the HVAC ductwork to verify if the system may create moisture condensation inside and outside the ducts, as well as to verify the cleanliness and overall efficiency of the ducts / HVAC system.

- Remove moisture-damaged framing that appears to be deteriorating due to moisture/mold. Most notably, wood framing in the areas adjacent to plumbing, roof damage, window openings, and interior wood framed walls.
- Clean and remove all non-porous interior furnishings. Discard all porous materials as mold-contaminated waste.

- Remove fiberglass insulation that has been damaged by moisture and/or has detached and fallen from the framing. Inspect the area for suspect microbial staining.
- Clean all framing and interior CMU wall and floor surfaces and components with suspect microbial staining. Moisture-damaged CMU block coating shall be removed, and the CMU block shall be cleaned to remove all microbial staining.
- Remove and replace all HVAC ductwork that is observed to be damaged or wet. If these conditions are observed, contact **RKD**.
- Clean the HVAC ductwork system for the building. Treat with an anti-microbial low-VOC solution.
- Clean all remaining surfaces within the building per the IICRC S520. This will include but is not limited to walls, floors, ceilings, windows, fixed cabinets, fixtures, and trim work.
- Remove all moisture-damaged gypsum board and replace it to match existing. If gypsum board is observed with mold staining on the inboard side of the wall facing the framing, remove and replace to match existing.
- If non-structural wood framing or interior wood sheathing is found to be moisture damaged or containing mold staining, remove and replace to match existing.
- Thoroughly coat all exposed CMU and wood framing surfaces with an anti-fungal coating excepted in the mold remediation industry (to be chosen by the RC). Ensure the coating used would not cause harm to the staff and volunteers working at the facility. Care must be taken to communicate with the Owner's representative to verify any special allergenic or multiple chemical sensitivity requirements exist. If so, the RC shall use an appropriate coating and consult the IHC regarding these issues.

### **Wood Framing/ CMU walls/ Gypsum Wall Board**

1. Examine wood framing surfaces. Wood framing surfaces with superficial fungal growth can be cleaned. A cost analysis should be performed comparing the cost and time to dry and clean wood framing and or sheathing /surfaces versus replacement. It may be more cost-effective to replace wood framing with the heaviest concentrations of fungal growth. Wood framing with structural damage and/or wood rot should be removed/discarded to prevent structural problems (if observed, the framing should be evaluated by a licensed professional engineer. Wood framing with excessive fungal growth should be considered for replacement if structurally and economically feasible.



2. All fungal growth on floors, CMU walls, gypsum wallboard, and wood framing should be HEPA vacuumed prior to any other corrective action or physical disturbance. The floors, CMU walls, and wood framing with evidence of fungal growth should then be either sanded or media blasted (using soda, ice, or equal). The gypsum shall be removed as mold-contaminated waste. This may include a light surface sanding to remove any below-surface fungal growth that is not captured by the HEPA vacuuming. Some fungal staining is inherent in wood and might not be removed even with extensive sanding. Sanding will be limited to wood framing only.
3. After HEPA vacuuming and any required surface sanding, the CMU, floors, and wood framing surfaces should be cleaned by wiping with cloth rags using a detergent solution and allowed to dry. The decision for the use of any disinfectants, biocides and/or anti-microbial coating will be the sole responsibility of the RC with the approval of the IHC. *RKD* recommends that the RC does not utilize any disinfectants, biocides and/or anti-microbial coating unless the specific product or brand is registered by the United States Environmental Protection Agency (EPA) for the intended use. If such use is consistent with the manufacturer's labeling instructions and the decision by the RC to use such products has accounted for potential occupant sensitivities and possible adverse reactions to chemicals that may be off-gassed from surfaces coated with such products. (see Contractor Requirements)
4. Sealing of the wood using a clear wood sealer prior to an approved anti-microbial coating is optional to prevent the absorption of water into the wood and to mitigate future fungal growth. Under no circumstances should any anti-microbial coating be applied to any surfaces prior to the post-cleaning sampling and verification of material compatibility.

#### **1.05 Related Work**

- A. All required pre and post-remediation air sampling shall be conducted by the IHC.
- B. All post-remediation visual inspections shall be conducted by the IHC.
- C. The RC shall be required to provide all required OSHA personnel air monitoring at no expense to the Owner.
- D. The RC shall be responsible for all notifications, permits, licenses, and associated fees.
- E. All work shall be conducted in strict accordance with all applicable Federal, State, and Local Regulations, Standards, Statutes, Laws, and Codes where any two of the above conflict, the more stringent shall be followed.

#### **1.06 Contractor Submittals (Pre-Start)**

The following submittals are the responsibility of the RC and shall be submitted to the IHC for approval prior to the start of site work and shall be available on-site at all times for review.

1. Contingency Plan (Section 1.08D)
2. Sequencing and Scheduling of Tasks
3. Equipment and Materials
4. Training Certificates
5. Medical Surveillance Records
6. Respirator Fit Test Records
7. Written Respiratory Protection Program
8. Written Hazard Communication Program
9. Material Safety Data Sheets

#### **1.07 Contractor Submittals (Close-out)**

The following submittals are the responsibility of the RC and shall be submitted to the IHC within five days of completion.

- A. A copy of the daily visitor log and daily reports signed by the supervisor.
- B. Negative pressure enclosure records.
- C. Manometer Calibration Records.
- D. Particle Count Data
- E. Post-Remediation Air Sampling Results

#### **1.08 Reports**

- A. General – Except as otherwise indicated, submit special reports directly to the IHC within one day of occurrence requiring special reports.
- B. Reporting Unusual Events and Inspections by Regulatory Officials – When an event of unusual and/or significant nature occurs or if an inspection is conducted by an outside party, prepare and submit a special report detailing the chain of events, persons participating, the response by RC's personnel, evaluation of results or effects, and any other pertinent information. When such events are predictable, advise IHC at the earliest date.
- C. Reporting Accidents – Prepare and submit reports of significant accidents at the site and anywhere else where work is in progress. Record and document data and action; comply with industry standards. For this purpose, a significant accident is defined to include events where personal injury is sustained, property loss of substance is sustained, or where the event poses a significant threat of loss or personal injury.
- D. Contingency Plan – The RC shall prepare a contingency plan for emergencies, including fire, accident, power failure, negative air system failure, supplied air system failure, or any other event that may require modification or abridgment of

decontamination and/or Work Area isolation procedures. Include in plan specific procedures for decontamination and/or Work Area isolation. Note that nothing in this specification should impede safe exiting or providing of adequate medical attention in the event of an emergency.

- E. RC shall maintain a daily log at each Work area documenting the dates and times of, but not limited to, the following items:
- Security
  - Visitations; authorized and unauthorized
  - Personnel, by name, entering and leaving the Work Area
  - Air monitoring test results and Manometer readings.

Provide each daily log in the "Post-Job" submittal package as indicated.

## **PART TWO – MATERIALS & EQUIPMENT**

### **2.01 Materials:**

- A. Polyethylene sheeting for critical barriers, walls, floors, ceilings, stationary objects, etc. shall be a minimum of 6 mil. thick used in widths selected to minimize the frequency of joints.
- B. The method of attaching polyethylene sheeting shall be agreed upon in advance by the RC and IHC; selected to minimize damage to equipment and surfaces. Method of attachment may include any combination of duct tape or waterproof tape, furring strips, spray glue, staples, nails, screws, or other effective procedures capable of sealing adjacent sheets of polyethylene and capable of sealing polyethylene dissimilar finished or unfinished surfaces under both wet and dry conditions.
- C. Disposal bags shall be of 6 mil. Polyethylene.
- D. Disposal Drums, if used, shall be metal or fiberboard with locking ring tops.

### **2.02 Equipment:**

- A. A full containment/negative pressure enclosure (NPE) shall be constructed to include a sufficient quantity of negative pressure ventilation units (NPVU) equipped with HEPA filtration and operated in accordance with ANSI 19.1-79 (local exhaust ventilation requirements) and EPA 560/5-83-002 shall be employed. The NPVUs shall provide an air change every 15 minutes (minimum) and – 0.02 inches of water pressure (maximum). A manometer shall be installed to continuously record and print pressure differential.

- B. Operate NPVUs with HEPA filtration continuously from the time that barrier construction is completed through the time that acceptable post-remediation air sampling results are obtained. The RC may be required to operate the NPVUs in the recirculation mode after the final visual inspection is complete but prior to post-remediation air sampling.
- C. N/A
- D. Appropriate respiratory protection shall be used by all workers involved in remediation. Minimum half-faced, negatively pressurized, air-purifying respirators with P-100 filters shall be worn by all workers in the Work Area until successful completion of remediation has been achieved, including satisfactory air sample results.
- E. Full body disposable protective clothing, including head, body, and foot coverings, shall be provided to all workers and authorized visitors in sizes adequate to accommodate movement without tearing.
- F. Non-skid footwear shall be provided to all workers. Disposable clothing shall be adequately sealed to the footwear to prevent body contamination.

### **PART THREE – WORK PRACTICES**

#### **3.01 General Work/Containment Area Procedures:**

Work Areas shall be established and/or constructed and maintained in accordance with this remediation plan. The key components of a Work Area are identified below. We recommend the building not be occupied, especially during remediation activities.

- A. All work shall be conducted in strict accordance with all applicable Federal, State, and Local Regulations, Standards, Statutes, Laws, and Codes. Where any two of the above conflict, the more stringent shall be followed.
- B. For the duration of the project, a daily log containing the name and signature of every individual entering the negative pressure enclosure/work area shall be maintained on-site.
- C. All contents, loose materials, etc. shall be removed, cleaned, and stored in an area outside the subject building and protected from contamination. This area shall be agreed upon by the RC and IHC. (IHC-Minimum 15 feet from the work area and pedestrians).
- D. All entrances to the Work Area shall be barricaded and/or otherwise secured to prevent inadvertent entry by unauthorized and/or unprotected persons. Work Areas shall have a minimum perimeter of 25 feet when physical barriers are not present. The barricade shall be constructed so that all activities within the barricade are shielded from outside the

- barricade. The decontamination chamber shall be located within the barricade.
- E. All personnel shall change into PPE inside the barricade. No PPE shall be allowed outside the barricade.
  - F. N/A
  - G. Ingress/Egress to and from the Work Area should be through a door leading to the outside or through a decontamination chamber (minimum 2 stages consisting of a Clean Room and Equipment Room) adjoining the contained work area. The decontamination enclosure shall be built in a manner that shall prevent track-out of fungal spores. Egress paths should be free of debris.
  - H. All personnel entering the Work Areas shall be required to wear appropriate PPE.
  - I. All debris shall be bagged up and cleaned up promptly.
  - J. No eating, drinking, smoking, or chewing shall be permitted within the Work Area.
  - K. All work within the Work Areas shall be supervised by the Competent Person.
  - L. Each Work Area shall have an emergency exit.
  - M. The NPE work area, including but not limited to critical barriers and the decontamination unit, shall be visually inspected at the beginning of each work period. Compromised barriers shall be immediately repaired upon discovery and re-inspected by the RC.
  - N. Approved warning signs shall be posted at the entrance to the work area.
  - O. The areas adjacent to the work area should be unoccupied until post-remediation visual observations pass inspection. Maintain a vacant area of people area near the work (the property boundaries) is recommended in the presence of infants (less than 12 months old), persons having undergone recent surgery, immune suppressed people, or people with chronic inflammatory lung diseases (e.g., asthma, hypersensitivity pneumonitis, and severe allergies).

### **3.02 Work Area Containment**

- A. Define the work area using barrier tape and danger signs. Signs shall be posted at a distance from the work area such that an employee may read the signs and take necessary protective steps before entering the area marked by the signs. The RC shall ensure the contained work area is secured at all times to prevent access by unauthorized visitors or unprotected persons.

- B. Shut down, lock, and tag out all HVAC equipment in or passing through the work area. Seal each intake and exhaust opening and any seam in HVAC system components with two sheets of 6-mil polyethylene sheeting and tape.
- C. Detach and wet clean removable electrical, heating, and ventilating equipment and other items which may be connected to surfaces that are being removed.
- D. There shall be sufficient negative pressure differential equipment to ensure at least four air changes per hour.
- E. A minimum of -0.02 column inches of water pressure differential relative to adjacent rooms/floors in the building shall be maintained as verified and recorded by a manometer.
- F. The manometer record of daily readings (to be taken four times during every eight-hour work shift to verify the negative pressure) shall be maintained at the job site for the duration of the project.
- G. The inlet sensor of the manometer shall be located at the farthest point from any source of makeup air.
- H. The manometer must be calibrated prior to the start of each work shift.
- I. Negative pressure shall be maintained until satisfactory completion of remediation has been achieved.
- J. Air movement shall be directed away from employees performing remediation work within the work area enclosure/containment and toward a true commercial HEPA filtration negative air machine – (NAM) with a minimum 2000 cfm capacity and new filters.
- K. Seal each opening between the work area and uncontaminated areas, which include vents and windows, doorways, ~~elevator openings~~, corridor entrances, drains, ducts, electrical outlets, grills, grates, diffusers, and skylights with a critical barrier consisting of at least two independent sheets of 6-mil or thicker polyethylene sheeting secured in place. These critical barriers must be maintained leak-tight for the duration of remediation. Use two layers of 6-mil polyethylene sheeting to isolate contaminated from uncontaminated areas and ensure the sheeting is attached securely in place and properly maintained at all times. The sheeting should extend from the floor to the ceiling and must be maintained leak-tight until post-remediation sampling is complete.
- L. Thoroughly clean, then cover and secure each non-movable object in the work area with at least one sheet of 6-mil or thicker polyethylene sheeting.
- M. Cover floors not being remediated with at least two layers of 6-mil or thicker polyethylene sheeting. Floor sheeting shall be installed first and shall extend at least 12 inches up the walls and be taped into place. No

seams shall be located at wall/floor joints. Spray-applied polyethylene coating shall not be used.

- N. Cover walls and ceilings not being remediated with at least one sheet of 6-mil or thicker polyethylene sheeting. Wall sheeting shall be installed to minimize joints and shall extend at least six inches beyond wall/floor joint and be taped into place. Ceiling sheeting shall extend at least 12 inches down the wall and be sized and taped into place. No seams shall be located at wall/ceiling or wall/wall joints.
- O. No removal or cleaning of building materials with evidence of fungal growth shall take place until the NPE has been constructed, the NAM/NPVU is in place and operating properly, and **RKD** has inspected the NPE and authorized remediation to begin.
- P. The RC shall ensure the contained work area is secured at all times to prevent access of unauthorized visitors or unprotected persons.
- Q. N/A
- R. N/A

### 3.03 Daily Removal/Cleanup

- A. Dust suppression methods prior to remediation are recommended. The RC may be permitted to use **limited** water during the microbial remediation to control dust and airborne fungal spores. The use of water shall be reviewed during the project and shall be discontinued if the relative humidity within the working area exceeds 60 percent (relative humidity conditions over this level are commonly associated with fungal contamination). Only manual wiping and airless sprayers are allowed for cleaning. Non-porous building surfaces to be cleaned should be damp wiped only (not soaked). Plain potable tap water shall be used for cleaning.
- B. At no time shall the RC allow building materials with fungal growth to accumulate or become dry.
- C. Double polyethylene bags of at least 6-mil thick are to be used for waste; bags shall be leak-tight. Excess air shall be removed from bags prior to sealing using a vacuum equipped with a HEPA filtration system, goose-necked, and wrapped with duct tape.
- D. Building materials with fungal growth are not permitted outside of the work area except in sealed, leak-tight containers.
- E. The work area should be maintained in a clean manner by the RC and HEPA-vacuumed daily or more frequently as needed to minimize dust. Adjacent areas should be damp mopped daily or more frequently as needed. Walk-off mats (Tacky Mat® or similar product) shall be used to

clean bottom of footwear prior to exiting the work area if not exiting through a door that leads to the outside.

### **3.04 Decontamination Unit**

- A. The decontamination unit shall be designed and constructed to allow passage to and from the work area during remediation while allowing no potential for leakage of fungal spores to the outside. A two (2) stage decontamination unit shall be constructed in an agreed area contiguous to the Work Area.
- B. All barriers between stages shall contain a minimum 3 overlapping flaps. Each room shall be separated by double "Z" flaps of 6-mil poly.

**Prior to exiting the Work Area, workers shall follow the decontamination procedures.**

- A. Personnel entering the Work Area shall remove street clothes and don appropriate PPE. All remediation workers shall remove all street clothing and dress only in the protective clothing specified.
- B. Protective clothing shall be removed prior to leaving the work area. Remove protective clothing in the "clean room" and deposit it in an impermeable bag or container if exiting through a decontamination chamber. The respirator shall be the last item removed prior to exiting the work area. A HEPA-filtered vacuum shall be used to remove dust from clothing before leaving the work area. RC personnel's clothing should be free of loose soil and debris before leaving the work area.

### **3.05 Final Clean-up**

The RC shall be responsible for repairing damage due to nail holes, adhesive, or any other damage to the walls, ceilings, or other surfaces related to the remediation efforts in a manner acceptable to the IHC. When remediation is complete, all waste is removed from the work area, and the final cleanup is completed, the IHC shall attest that satisfactory completion of remediation has been achieved, including acceptable air sample results, before the signs can be removed. The IHC shall visually inspect surfaces within the enclosure for suspect material/debris or accumulated dust/debris. The RC shall re-clean all areas exhibiting debris or excess dust. The IHC must agree that satisfactory completion of remediation has been achieved (in writing) before unrestricted entry shall be permitted.

- A. Material within the work area shall not be permitted outside of the work area except in sealed leak-tight containers. Equipment that is to be reused shall be thoroughly decontaminated so that no visible residue remains



- prior to removal from the work area. If it is not thoroughly decontaminated, it shall be sealed in leak-tight containers so that no visible residue appears on the outside surfaces.
- B. All areas should be left dry and visibly free from moisture intrusion, fungal contamination, and debris.
  - C. Double polyethylene bags of at least 6 mil. thickness and which can be securely sealed shall be used for waste. Containerize and transport waste from work areas in a manner that does not release fungal spores into the air.
  - D. Prior to post-remediation sampling and final cleaning, all polyethylene sheeting, except for critical barriers and the decontamination enclosure system, shall be removed.
  - E. After all the items have been removed from the work area and all contaminated materials have been cleaned or discarded, the work area should be cleaned (damp wipe, HEPA vacuum, etc.) with only the critical barriers and decontamination enclosure system left in place. Large debris that has been dislodged should be HEPA vacuumed prior to removal from the NPE.
  - F. Final cleaning shall include "blowing down" and "air washing" in the Work Area. "Air washing" is accomplished by blowing all surfaces in the Work Area (walls, floors, ceilings, etc.) using an electric leaf/lawn blower (approx. 1HP). Shop vacuums shall not be used to perform "air washing." The "air washing" shall be performed with the negative air machines/air filtration devices (AFD) operating in accordance with Section 2.02A. Once all surfaces are "air washed," vacate the room to allow the AFD to remove the aerosolized materials. Large debris that has been dislodged should be HEPA vacuumed. After about one hour, the area should be "air washed" again. The room should be vacated again for about 1 hour to allow the AFD to remove the aerosolized materials. Then the room should be "air washed" a third time. Caution: If not used properly, a leaf blower can blow down the walls of a marginally constructed containment. Make sure the plastic walls are attached and supported by wood or metal structures and not only held in place with duct tape or spray glue. In the selection of a leaf blower for a mold remediation project, the object is to move the air: bigger is not necessarily better.
  - G. A portable laser particle counter should be used during the "air washing." Monitor the initial increase and then measure the decrease in the level of particulates in the work area during each "air washing" cycle. Once the airborne particulate levels no longer rise during air washing and are essentially equivalent to the outside makeup air, the RC or IHC can document that the air washing process is completed to the extent feasible.

- H. HEPA vacuum cleaners shall be validated prior to remediation. A portable laser particle counter shall be used to validate this equipment. The validation shall be accomplished by operating the particle counter in the 20-second mode and scanning the discharge air. Any reading > 9 p/m<sup>3</sup> shall not be considered acceptable, and the respective piece of equipment shall be repaired or replaced so as to achieve a discharge concentration < 10p/m<sup>3</sup>. If unable to achieve an acceptable reading for portable HEPA vacuums, attach long hoses to the vacuums, then place the vacuums in front of HEPA filtered negative air machines.
- I. N/A
- J. (Recommended) - Clean HVAC system in accordance with NADCA ACR 2006.

### **3.06 Air Sampling & Monitoring**

- A. The air sampler shall ensure that the air sampling pumps are calibrated prior to sample collection using either a field use rotameter (secondary standard) or a primary standard rotameter within 24 hours prior to collection of air samples. The secondary standard shall be calibrated using a primary standard within six months of air sampling and shall be documented showing the date of calibration and scale showing calibration differential adjustment readings. The pumps shall be calibrated after sample collection to verify appropriate flow rate was maintained during sample collection. If flow rate was not maintained, discard samples collected with a pump that did not maintain flow rate. Collect additional samples with a different pump following the procedures above. Pump(s) that do not maintain the required consistent flow rate shall be removed from service and either repaired, ensuring proper operation, or discarded.
- B. Air monitoring records shall include the pump identification number, rotameter used, current calibration certificate, sample number, a detailed description of the sample location, sample time, sample volume, and chain of custody records. All records shall be maintained and made available to authorized persons at any time upon request.

**3.061 Sampling Prior to Work (Background Air Monitoring): N/A**

**3.062 Sampling During Remediation: N/A**

### **3.063 Post-Remediation Verification**

- A. The IHC shall collect post-remediation surface samples upon completion of remediation. After final cleanup but prior to post-remediation sampling, the IHC and RC shall perform a visual inspection to ensure that the work area is free of any accumulations of dirt, dust, or debris. The RC shall prepare a written report signed and dated by the IHC documenting that

the work area is free of dust, dirt, and debris and that all waste has been removed.

- B. After final cleaning and air washing, the air sampler shall collect a minimum of three (3) samples from various indoor locations, two (2) interior of the work area, and one (1) outside to be used as a reference sample. The samples shall be collected using Air-O-Cell cassettes at a flow rate of 15 liters of air per minute (LPM). Collect indoor samples for a period of ten (10) minutes and the outdoor sample for a period of five (5) minutes.
- C. Post-remediation clearance air sampling shall not begin until the IHC has performed a visual inspection and authorizes the post-remediation air sampling. One post remediation visual observation site visit and clearance air surface sampling shall be performed under the responsibility of the client. If additional visual clearances and clearance air monitoring sampling are required due to failed visual or air clearance(s), these additional costs for time and related lab fees/materials shall be the financial responsibility of the RC and will be paid in advance prior to the work of the IHC.

#### **PART FOUR – RESPIRATORY PROTECTION**

- 4.01 The RC is responsible for ensuring that all personnel entering the containment work area are properly trained, tested, fitted, and equipped with appropriate respiratory protection. The RC is responsible for complying with all federal, state, and local requirements. Any violation shall result in an immediate work stoppage, and work shall not resume until all discrepancies are resolved.

#### **PART FIVE – EMERGENCY CONTINGENCY PLANS**

##### **5.01 Containment Failure:**

The RC shall ensure that sufficient backup systems are in place to ensure the delivery of continuous power to the NAM negative pressure inside the NPE with at least -0.02" wg during all remediation. This shall include but shall not be limited to the positioning of an emergency backup generator or other forms of independent power systems. If due to unforeseen circumstances, power to the NAM negative pressure is lost during the course of this work, work shall cease until further direction from the IHC has been received. All loose debris shall be immediately wetted with amended water and packaged.

The RC shall ensure that all major breaches of containment barriers are repaired immediately. If a breach in containment has occurred during an unattended period (i.e., at night), the IHC shall be informed immediately. Work shall not begin again until further direction from the IHC has been received.

#### **5.02 Fire Evacuation Plan**

In the event of a fire, all workers inside the work area shall immediately proceed to the nearest exit. When safely away from the fire and structure, the workers shall properly dispose of coveralls and decontaminate themselves and ensure the appropriate emergency response has been notified.

#### **Final Notes:**

This mold remediation plan was prepared based on information available at the time of writing and was written for remediation of moisture and microbial-stained materials within the interior of the subject building. Should additional information become available at a later date, **RKD** reserves the right to amend or supplement this mold remediation plan. If issues related to mold and/or moisture conditions within the building are found to be inconsistent with that stated within this plan, please contact Richard Dixon immediately to discuss whether the issue affects this written plan and/or remediation scope.

**End of Mold Remediation Plan**

### Isolated Moisture-Related Observations:

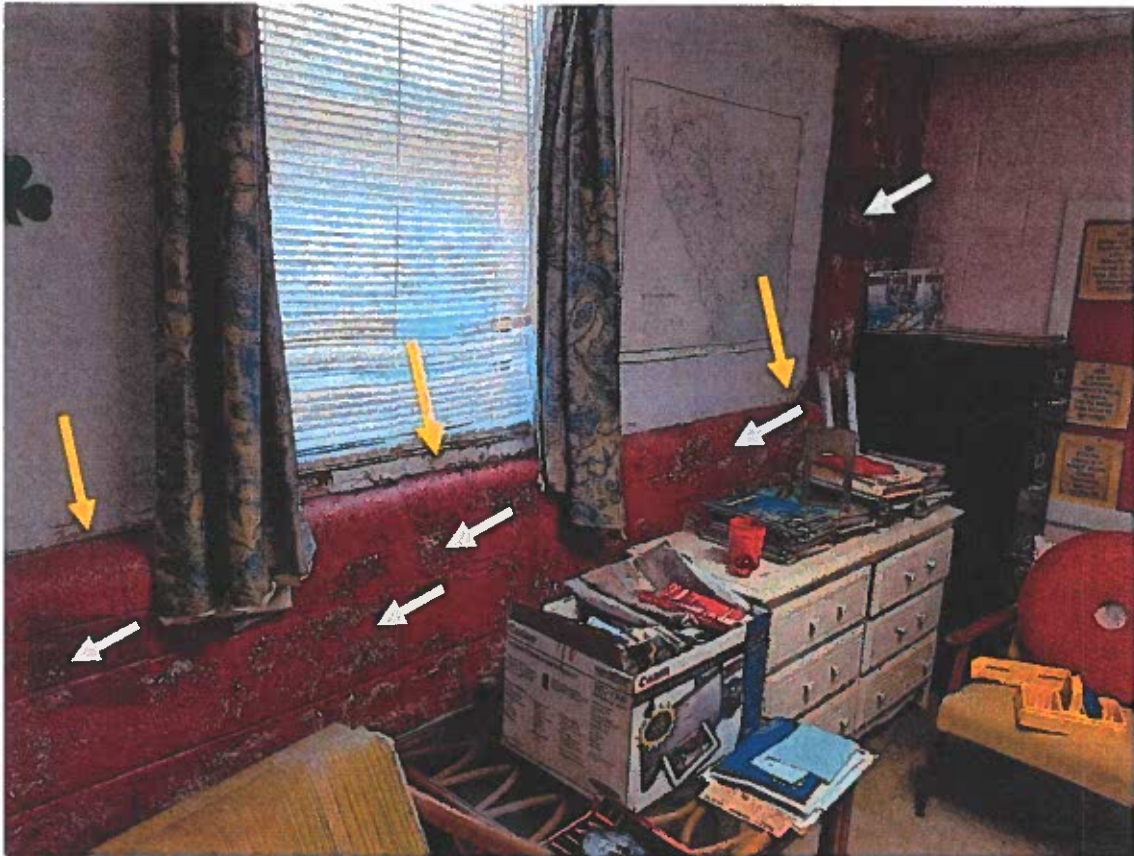
The following photos and captions narrate isolated moisture damage observations and offer suggestions that will require professional oversight. Prior to any demolition and related repairs to the building, **RKD** suggests that the Owner of the property contract licensed architectural and engineering professionals to perform a comprehensive building inspection, architectural/engineering survey, and oversight. **RKD** was contracted to provide a limited mold and moisture survey and remediation plan. A comprehensive building inspection or an architectural/engineering survey was not within **RKD's** scope for this project.



Figure 1: Typical exterior wall elevation. Yellow arrow showing flashing and long-term roof damage. Moisture is most likely entering into the CMU wall/roof flashing along the roof perimeter. Red arrows at stud-framed window openings and windows where moisture is entering the building. This appeared to be a systemic issue due to the lack of proper waterproofing at these locations. The roof and flashing will need isolated repairs or the roofing system replaced. The windows and framed window openings will need to be removed and designed by a registered architect. The newly designed framing and waterproofing will likely require new windows meeting the latest code requirements.



**Figure 2: Interior side of an exterior wall. Moisture stains and efflorescent salts (red arrows) were observed at several locations within the building due to roof damage and/or improper or damaged waterproofing at the roof perimeter and framed window openings.**

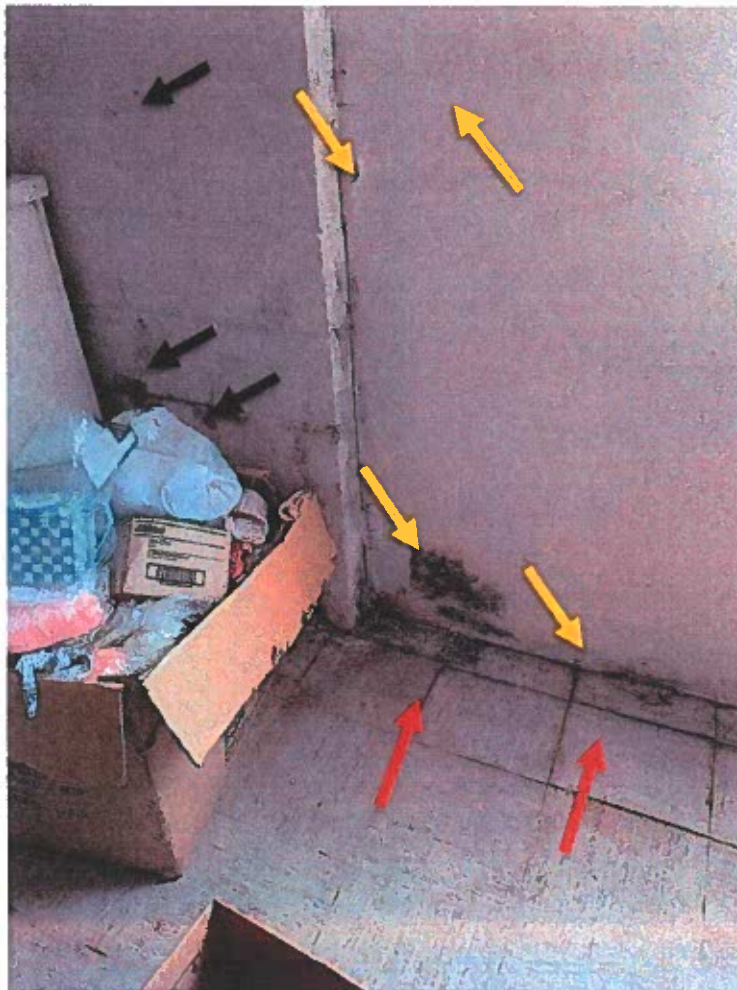


**Figure 3: Interior side of an exterior wall. Moisture stains and efflorescent salts (white arrows) were observed at several locations within the building due to roof damage and/or improper or damaged waterproofing at the roof perimeter and framed window openings. Window sill and gypsum wallboard moisture damage (yellow arrows).**

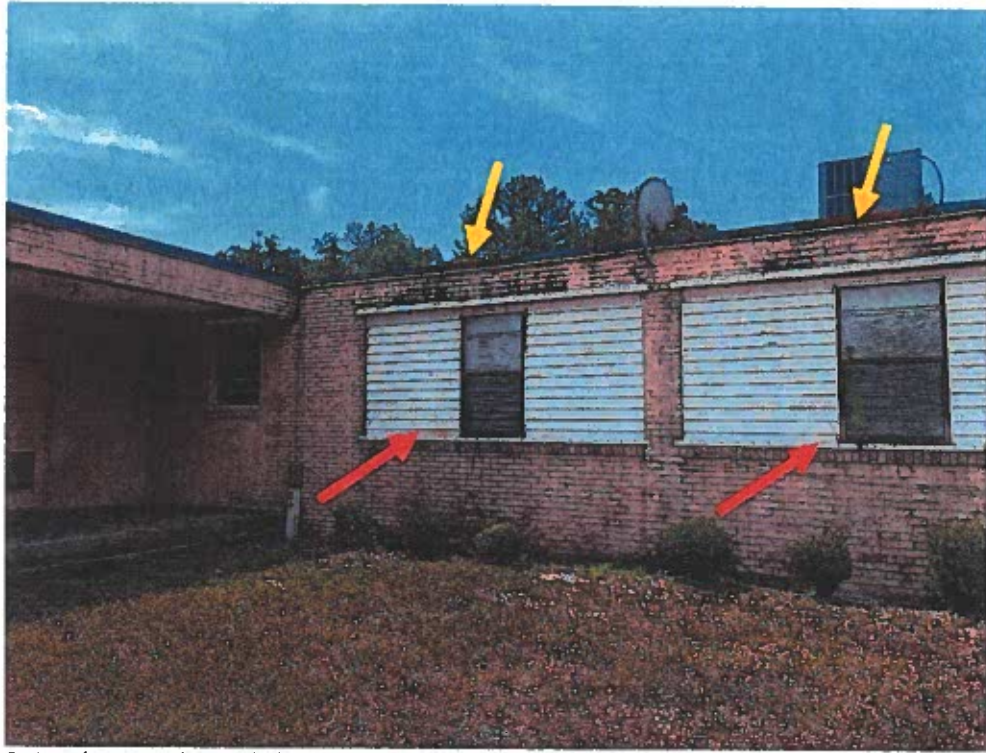


Figure 4: Interior side of an exterior wall. Moisture stains and efflorescent salts (black arrows) were observed at several locations within the building due to roof damage and/or improper or damaged waterproofing at the roof perimeter and framed window openings. Flooring damage (red arrows) at the base of walls was observed adjacent to many of the exterior CMU walls. Window sill and gypsum wallboard moisture damage (yellow arrows).

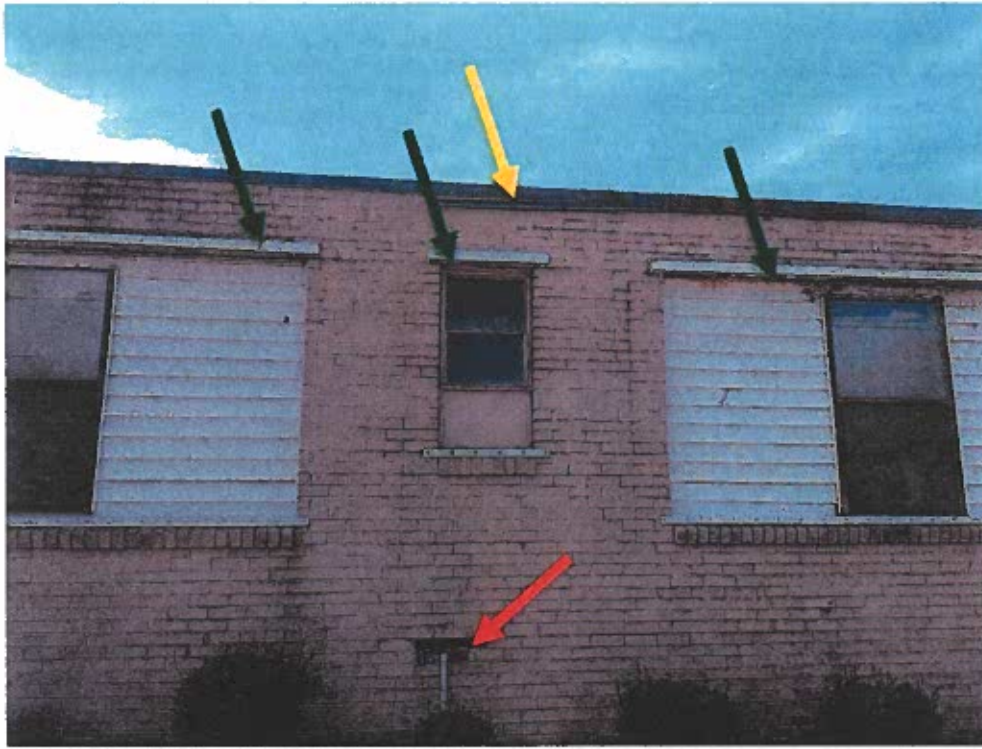




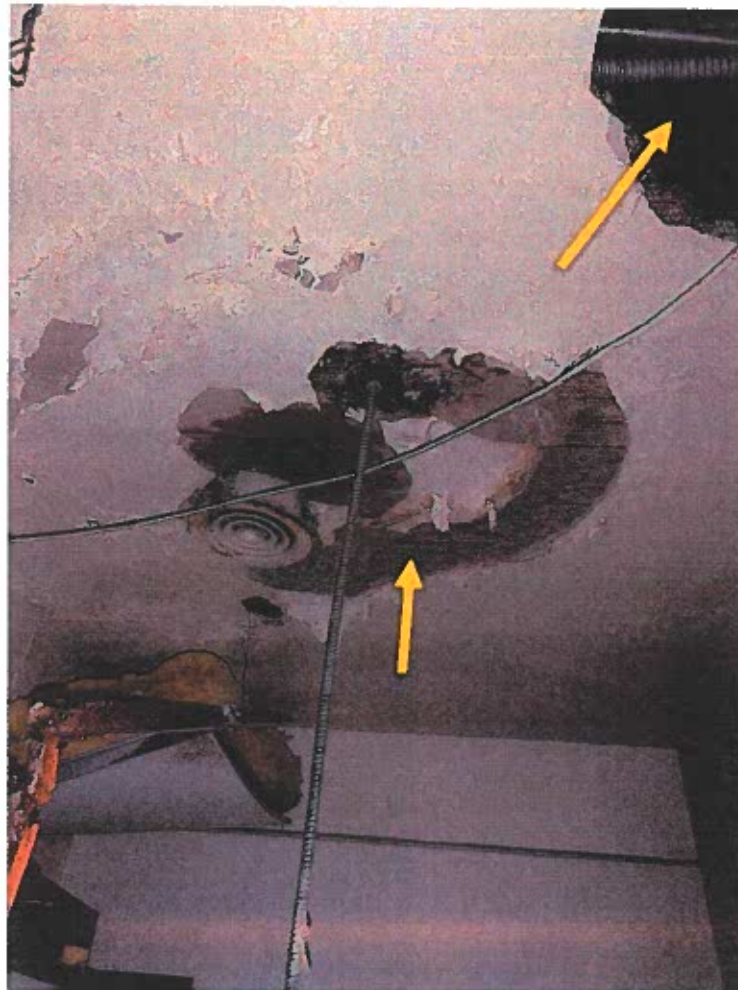
**Figure 5: Interior side of an exterior wall. A close-up view of moisture stains and efflorescent salts (black arrows) were observed at several locations within the building due to roof damage and/or improper or damaged waterproofing at the roof perimeter and framed window openings. Flooring damage (red arrows) at the base of walls was observed adjacent to many of the exterior CMU walls. Gypsum wallboard moisture damage (yellow arrows).**



**Figure 6: Another exterior wall elevation. Yellow arrow showing flashing and long-term roof damage. Moisture is most likely entering into the CMU wall/roof flashing along the roof perimeter. Red arrows at stud-framed window openings and windows where moisture is entering the building. This appeared to be a systemic issue due to the lack of proper waterproofing at these locations. The roof and flashing will need isolated repairs or the roofing system replaced. The windows and framed window openings will need to be removed, reframed with proper waterproofing, and new windows installed.**



**Figure 7: Another exterior wall elevation. Yellow arrow showing flashing and long-term roof damage. Moisture is most likely entering into the CMU wall/roof flashing along the roof perimeter. Green arrows at the head of windows deteriorating steel lintels. The red arrow is at a location of brick damage where moisture may enter the interior of the building. This appeared to be a systemic issue due to moisture and age-related material issues. The roof and flashing will need isolated repairs or the roofing system replaced. The windows and framed window openings will need to be removed, reframed with proper waterproofing, and new windows installed. The damaged lintels will most likely need to be replaced with new lintels. The repairs and lintels will have to be designed by a licensed professional structural engineer.**



**Figure 8: Ceiling in a closet from what appears to be an isolated roof leak. The roof should be inspected by a qualified roofing consultant and repaired or replaced by a qualified roofing contractor.**

# **RKD Ventures, LLC**

**Six Willingham Court  
James Island, SC 29412  
Richard K. Dixon, CSP, CHMM  
Environmental Health and Safety Assessments**

## **Limited Asbestos Survey Coosawhatchie Community Center 200 Step School Road Ridgeland, SC July 26, 2022**



Google.com

**Prepared for:** Devonte Genwright  
Jasper County Parks & Recreation Department  
1458 Red Dam Road  
Hardeeville SC 29927  
Phone: 843-784-5130 dgenwright@jaspercountysc.gov

**Prepared by:** Richard K. Dixon, CSP, CHMM  
RKD Ventures, LLC  
6 Willingham Court  
Charleston, SC 29412  
Phone: 843-870-9387 rdixoncsp@comcast.net

**Inspection by:**   
Richard K. Dixon      SCDHEC # BI-00669      Lic Exp Date 03/27/2023

**Report Prepared by:**   
Richard K. Dixon      SCDHEC # BI-00669      Lic Exp Date 03/27/2023

# **TABLE OF CONTENTS**

<b>1.0 EXECUTIVE SUMMARY.....</b>	<b>2</b>
<b>2.0 APPENDIX</b>	
<b>A. Site Map</b>	
<b>B. Laboratory Results</b>	

## 1.0 EXECUTIVE SUMMARY

**RKD Ventures, LLC of Charleston, SC (RKD)** was retained by Devonte Genwright of Jasper County Parks & Recreation Department to perform a limited asbestos survey related to select materials in the subject building. You had stated the building may go through isolated renovations and had concerns regarding isolated building materials that may be disturbed during the renovations.

The objectives and scope of the survey were to identify, sample, and physically assess visible potential asbestos-containing material (PACM) associated with the proposed repairs and/or renovation reported at the time of our sampling.

The sampling was performed on June 23, 2022, in accordance with the requirements outlined in the United States Environmental Protection Agency (EPA) National Emissions Standards for Hazardous Air Pollutants (NESHAPs) Regulation, 40 CFR, Part 61, Subpart M, and the South Carolina Department of Health and Environmental Control (SCDHEC) Regulation 61-86.1 – Standards of Performance for Asbestos Projects.

The subject structure (photo shown on Page 1) is a community center made of CMU walls with a brick veneer and a low-sloped asphalt and built-up roof. The building was built prior to 1970.

(4) homogeneous suspect material was sampled to be analyzed for the presence of asbestos during the sampling event. The suspect ACM identified within the building included vinyl tile and black mastic, joint compound, CMU coating, and ceiling tiles. The asphalt roofing material was not sampled as it was assumed to be asbestos-containing and intact. However, removal would render it friable. Black mastic contained asbestos below 1%; however, TEM analysis found this material negative for asbestos. Samples were delivered by overnight courier service to EMSL Laboratory, Inc. for analysis using Polarized Light Microscopy (PLM) analysis. Transmission Electron Microscopy (TEM) was required to confirm negative PLM results for non-friable organically bound materials.

As indicated by the attached laboratory analysis, materials identified by the laboratory analysis containing ACM are as follows:

- **The asphalt roofing material was assumed POSITIVE for asbestos >1%. No other materials sampled were positive for asbestos >1%.**

If additional suspect materials are identified during future renovations or demolition that were not in the scope of this limited survey, a licensed asbestos inspector should sample the materials before disturbing them.

If the ACBMs that are listed above are to be removed, they should be handled in accordance with the applicable United States Occupational Safety and Health Administration (OSHA) and SCDHEC regulation 61-86.1 – Standards of Performance for Asbestos Projects. Written notification must be submitted to SCDHEC ten (10) business days prior to the renovation or demolition activities that involve the disturbance of ACMs.

### **Limitations**

The survey and this report have been executed at the request of Devonte Genwright of Jasper County Parks & Recreation Department and are intended solely for his use. All work related to this project has been conducted in keeping with accepted standards of environmental consulting as practiced in the State of South Carolina. No destructive measures were undertaken during this survey in an effort to reduce damage to the materials as the building was occupied and being used. *RKD* has relied partly on information derived from secondary sources, and except as set forth herein, *RKD* has made no independent investigation as to the accuracy or completeness of the information derived from such secondary sources. No warranty is expressed or implied.

## **2.0 Appendix**

### **A. SITE MAP**



Coosawhatchie Community Center  
Ridgeland South Carolina  
Limited Asbestos Survey

RKD Ventures, LLC  
RKD Job # 100.22155



Arrow showing the location of the building in Ridgeland, SC

## B. LABORATORY RESULTS



**EMSL Analytical, Inc.**  
 12881 Southern Loop Blvd Pineville, NC 28134  
 Tel/Fax: (704) 525-2205 / (704) 525-2382  
<http://www.EMSL.com> / [info@emsl.com](mailto:info@emsl.com)

**EMSL Order:** 412206473  
**Customer ID:** RKD125  
**Customer PO:**  
**Project ID:**

**Attention:** Richard Dixon  
 RKD Ventures LLC  
 6 Wilingham Ct  
 Charleston, SC 29412

**Phone:** (843) 870-9387  
**Fax:**  
**Received Date:** 07/09/2022 9:40 AM  
**Analysis Date:** 07/08/2022  
**Collected Date:** 08/23/2022

**Project:** Coosawhatchie Community Center

**Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy**

Sample	Description	Appearance	Non-Asbestos		Asbestos % Type
			% Fibrous	% Non-Fibrous	
R-01 Floor Tile #1220473-001 Sample bag labeled R-01	Tile/Mastic	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
R-01 Mastic #1220473-001A	Tile/Mastic	Black Non-Fibrous Homogeneous		5% Ca Carbonate 95% Non-fibrous (Other)	<1% Chrysotile
R-02 Floor Tile #1220473-002 Sample bag labeled R-02	Tile/Mastic	White Non-Fibrous Homogeneous		20% Ca Carbonate 80% Non-fibrous (Other)	None Detected
R-02 Mastic #1220473-002A Approx 1000 lbs & small amount of asbestiform attached to wall	Tile/Mastic	Gray/Black Non-Fibrous Heterogeneous		<1% Quartz 100% Non-fibrous (Other)	<1% Chrysotile
R-04 Joint Compound #1220473-003	Gypsum Jt	White Non-Fibrous Homogeneous		40% Ca Carbonate 60% Non-fibrous (Other)	None Detected
R-04 Gypsum #1220473-003A	Gypsum Jt	Gray Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
R-05 Joint Compound #1220473-004	Gypsum Jt	White Non-Fibrous Homogeneous		40% Ca Carbonate 60% Non-fibrous (Other)	None Detected
R-05 Gypsum #1220473-004A	Gypsum Jt	Gray Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
R-06 Joint Compound #1220473-005	Gypsum Jt	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
R-06 Gypsum #1220473-005A	Gypsum Jt	Gray Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
R-07 #1220473-006	Block Coating	Gray Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
R-08 #1220473-007 Sample bag labeled R-01	Block Coating	Gray/Green Non-Fibrous Homogeneous		5% Quartz 30% Ca Carbonate 65% Non-fibrous (Other)	None Detected
R-09 #1220473-008 Sample bag labeled R-01	Block Coating	Gray/White/Green Non-Fibrous Homogeneous		5% Quartz 10% Ca Carbonate 80% Non-fibrous (Other)	None Detected
R-10 #1220473-009	Ceiling Tile	Gray Fibrous Homogeneous	50% Cellulose 10% Mat. Wool	15% Perlite 25% Non-fibrous (Other)	None Detected





**EMSL Analytical, Inc.**

10801 Southern Loop Blvd. Phoenix, NC 28134  
 (800) 875-2333 | (704) 225-2333  
<http://www.EMSL.com> | [info@emsl.com](mailto:info@emsl.com)

EMSL Order: 412206473  
 Customer ID: RKD026  
 Customer PO:  
 Project ID:

Attention: Richard Dixon  
 RKD Ventures LLC  
 6 Wilingham Ct  
 Charleston, SC 29412  
 Project: Coosawatchie Community Center

Phone: (843) 870-8387  
 Fax:  
 Received Date: 07/06/2022 9:40 AM  
 Analysis Date: 07/14/2022  
 Collected Date: 06/23/2022

**Test Report: Asbestos Analysis of Non-Friable Organically Bound Materials by TEM via EPA/600/R-03/116 Section 2.5.5.1**

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
R-03-Floor Tile #1200473-0012	Flo/ Matrix	Tan Non-Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
R-03-Matrix #1200473-0013	Flo/ Matrix	Gray/Tan Non-Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected

Analysis(s)

Sample Enumeration (2)

Lee Furnley, Laboratory Manager  
 or other approved signatory

EMSL maintains custody of all test results and use of test results are the responsibility of the client. This report is for informational purposes only and does not constitute an offer of insurance or any other financial product. The report reflects the analysis as performed and is based on the test methodology (sampling volume and area, location, etc.) provided by the client. The Client of Coursey Services are either quality control samples and real estate applications unless otherwise noted. EMSL warrants that complete reporting on non-detected or 0% average asbestos analysis via PL is to avoid the possibility of false reporting.

Approved by: EMSL Analytical, Inc. Phoenix, NC

Printed Report from: 07/14/2022 12:39:49

# New River Boat Landing

Write a description for your map.

## Legend

-  New River Boat Landing
-  New River Boat Landing
-  Riverfront Bed & Breakfast





**Overview**



**Legend**

- Parcels
- Roads
- Ridgeland Airport

<b>Parcel ID</b>	040-00-04-004	<b>Alternate ID</b>	040-00-04-004	<b>Owner</b>	ISMAIL CHRISTINE & QALIL	<b>Last 2 Sales</b>			
<b>Sec/Twp/Rng</b>	n/a	<b>ID</b>	004	<b>Address</b>	JTWS	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Property</b>	4457	<b>Class</b>	Rural acres		4257 PLANTATION DR	9/13/2016	\$450000	n/a	Q
<b>Address</b>	PLANTATION DR	<b>Acreage</b>	145.51		HARDEVILLE SC	n/a	0	n/a	n/a
					29927				

**District** 01  
**Brief** HWY 46 TOBES PLACE / PARCEL 5  
**Tax Description**

(Note: Not to be used on legal documents)

Date created: 8/9/2022  
 Last Data Uploaded: 8/9/2022 1:55:38 AM

Developed by **Schneider**  
 GEOSPATIAL

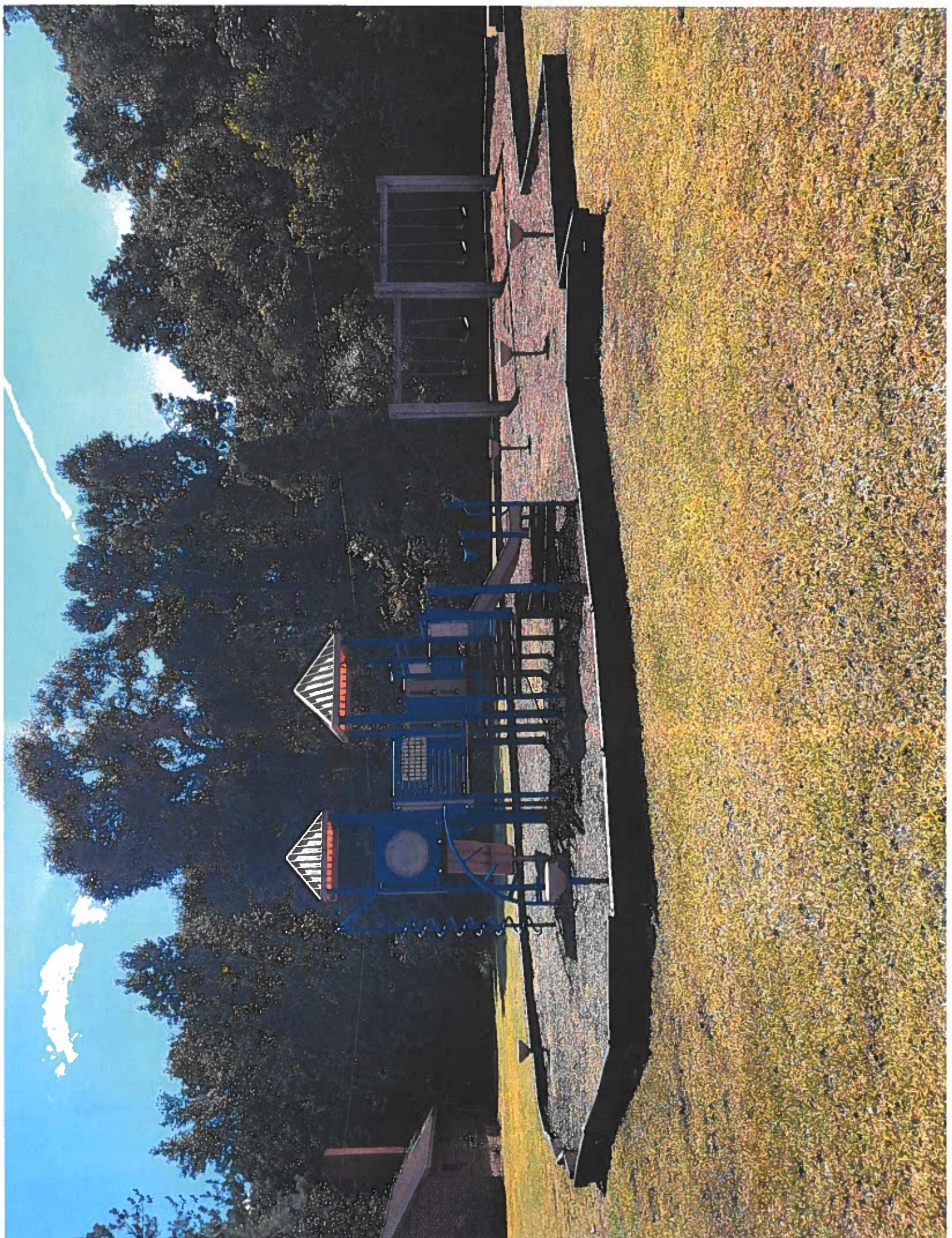
## **GRAYS PLAYGROUND DEMOLITION**

After a thorough review of the risk assessment and the deterioration of the playground, I directed my staff (Clifton Smith, Jacob Johnson, and Dashawn Jenkins) to remove the playground on site of the Grays Community Park. The original playground was donated to the county by a local church and placed at the Grays Community Park, 20+ years ago and the wooded swings on site were not in good condition to uphold active children within the community. Jasper County Public Works worked aside to assist by providing dumpsters for scraped metal. I am currently getting quotes for new swings set to be placed at the Grays Community Park to give recreation to the community and place in the budget next year for a playground for the Grays community.

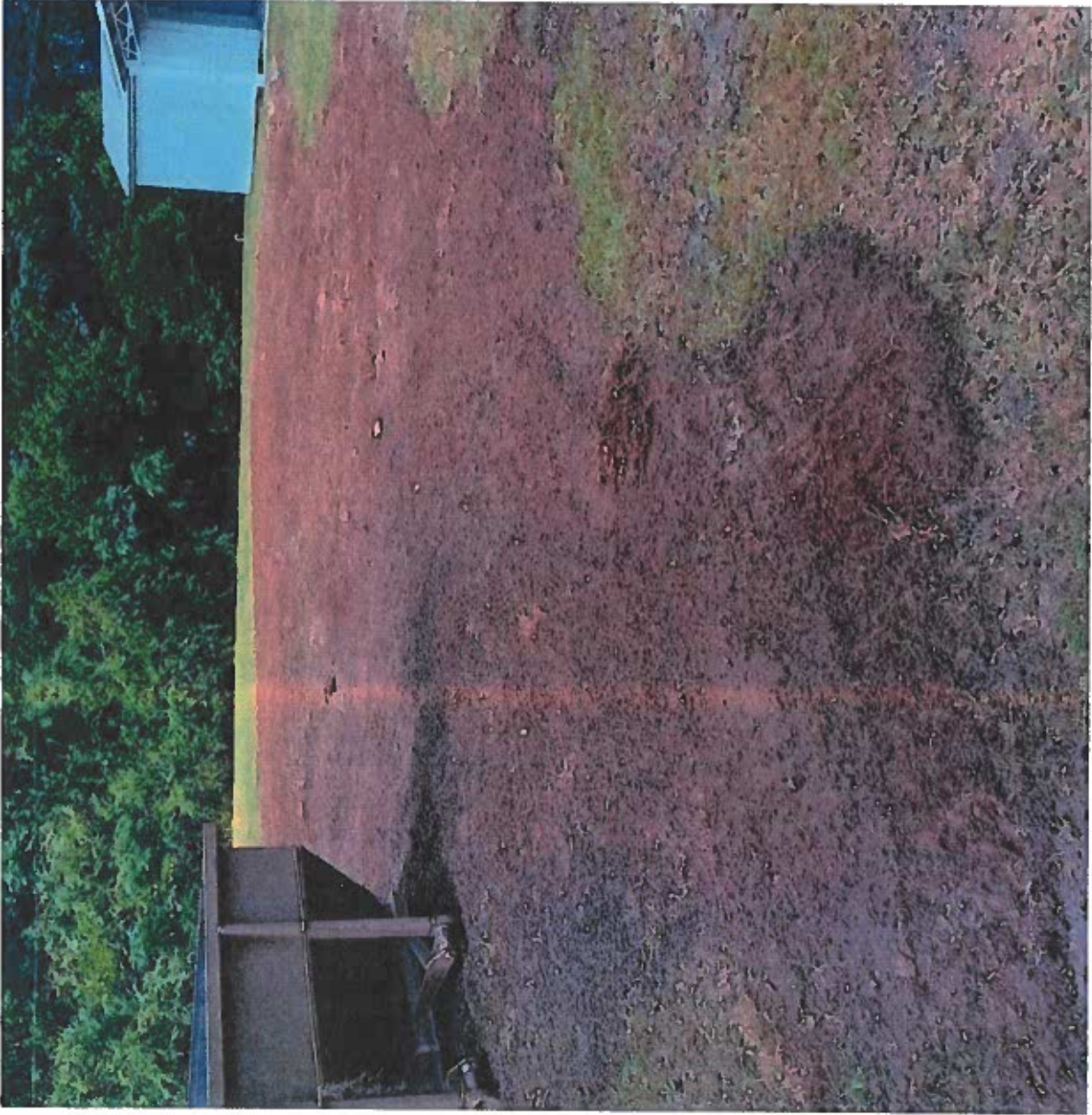
**Devonte J. Genwright**

**Director of Parks and Recreation**

**PICTURES ATTACHED**







27 25

## GRAYS CONSOLIDATED HIGH SCHOOL

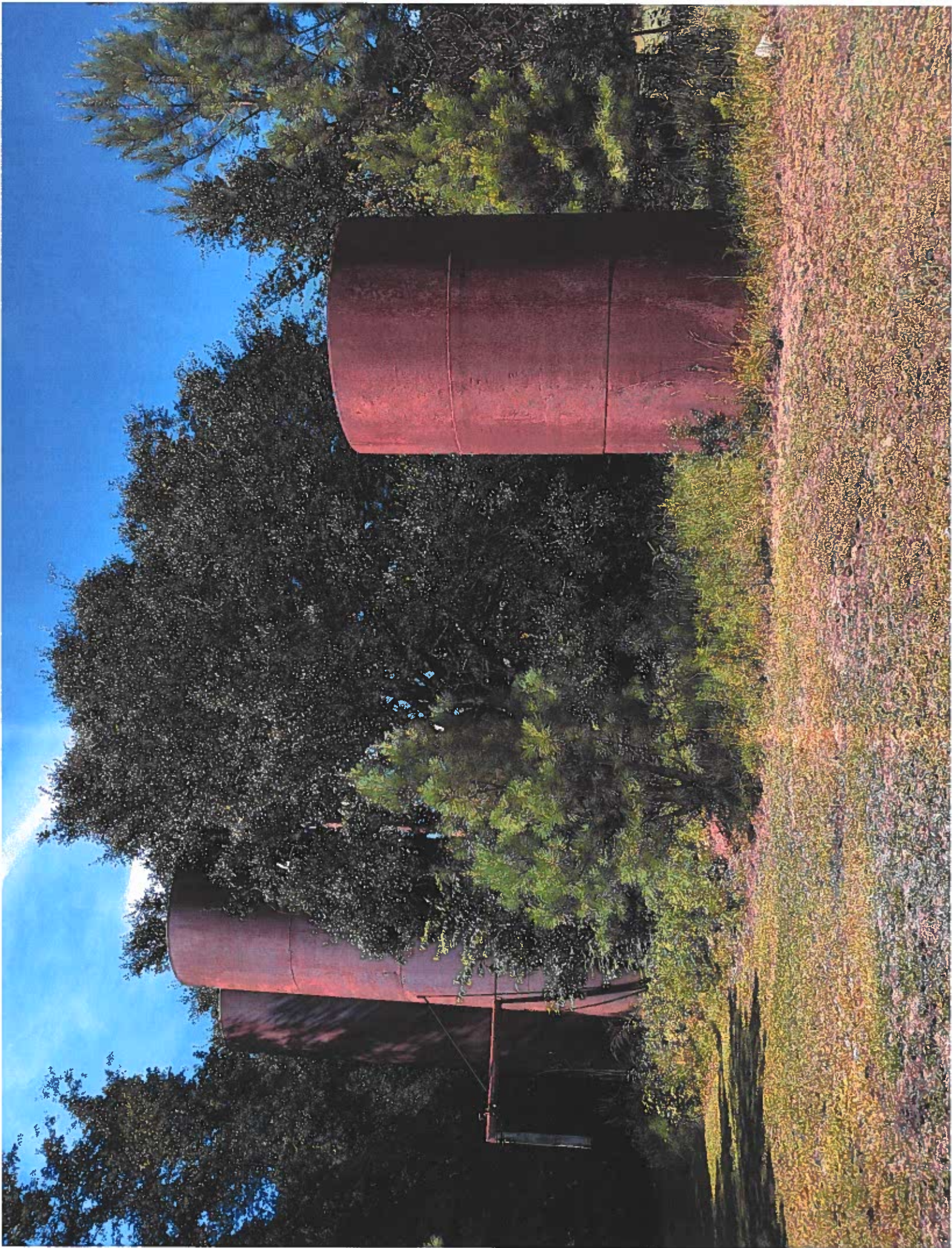
This school, built in 1927 and rebuilt in 1961, was one of many constructed in the late 1920s, as small rural one- or two-room schools were consolidated into elementary or high schools in towns and cities. Built on land donated by Robert L. Robinson, it included grades 1-11 until grade 12 was added in 1946-49.

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# Capital Improvements and Investment Plan, FY 2023

Jasper County, SC

August 15, 2022



# Team Members



Jasper  
County  
South Carolina



**Bill Cram,**  
*Project Executive*



**Margaret Rush,**  
*Business Development*



**Bill Ramsey,**  
*Director of Preconstruction*



**Maggie Dittmar,**  
*Estimator*



# Agenda

**Introduction**

Plan Development

Project Summary

Project Detail and Photos

Conclusion

Questions

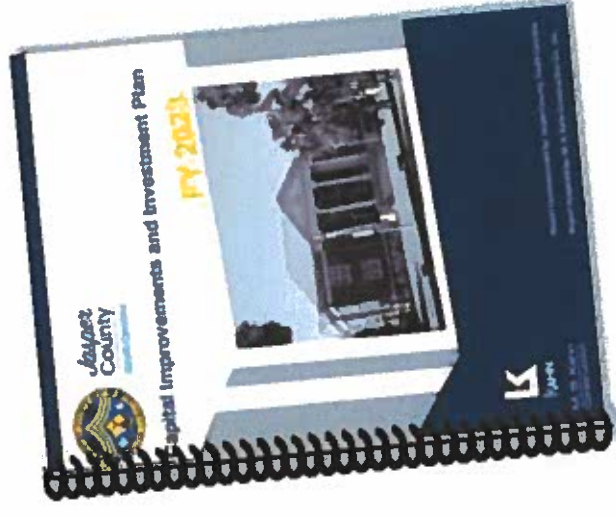


# Introduction



## Capital Improvement and Investment Plan Goal

- Outline the projected infrastructure improvement needs of Jasper County
  - *Long-term investments into facilities*
  - *Non-routine*
- Assist in the planning and budgeting process



# Agenda



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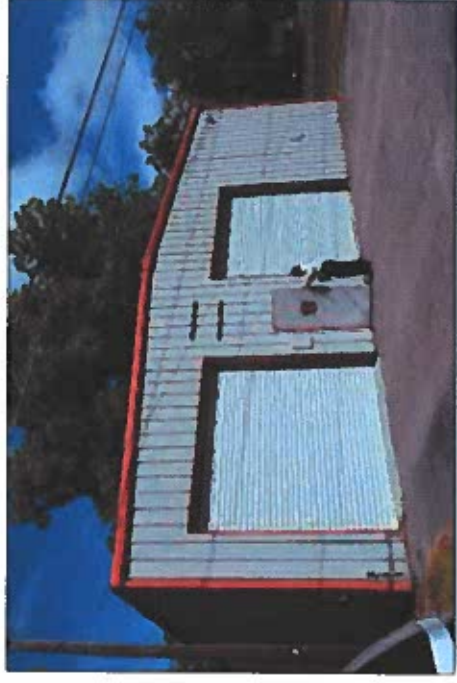
Conclusion

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# Plan Development



- Meetings and interviews
- Tours of the facilities
- Budget evaluations (project vs. construction cost)



# Agenda



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# Project Summary



**A one page summary of every project evaluated and budgeted for the current fiscal year.**

PROJECT	PROPOSED SCOPE	BUDGET
1	JASPER COUNTY DETENTION CENTER Additions including housing space, intake/booking, magistrate court, etc. (approx. 37,300sqft) and renovations to the existing facility (approx. 10,500sqft) with site upgrades	\$50M - \$32M
2	JASPER COUNTY SHERIFFS OFFICE New sheriff's office (approx. 24,500sqft) with site procurement/development	\$14M - \$16M
3	CLEMENTA C. PINCKNEY GOVERNMENT BUILDING Renovations to the existing facility (approx. 92,200sqft) with site upgrades	\$3.5M - \$4.5M
4	RIDGELAND GRADED SCHOOL BUILDING Addition for offices (approx. 2,200sqft) and adaptive re-use of the existing space (approx. 11,700sqft) with site upgrades	\$9M - \$9M
5	DEPARTMENT OF SOCIAL SERVICES Major renovations to the existing facility (approx. 12,200sqft) with site upgrades	\$2M - \$3M
6	PRATT MEMORIAL LIBRARY Renovations to the existing facility (approx. 7,200sqft) with site upgrades	\$2M - \$3M
7	EMERGENCY SERVICES BUILDING Exterior renovations to the existing building (approx. 10,000sqft) with site upgrades	\$1M - \$2M
8	FARMERS PRODUCE MARKET Renovations to the existing facility (approx. 17,500sqft) with site upgrades	\$700K - \$800K
9	OFFICE FOR BOARD OF ELECTION SUPERVISORS Renovations to the existing facility (approx. 10,000sqft) with site upgrades	\$2M - \$3M
10	RIDGELAND-CLAUDE DEAN AIRPORT TERMINAL New terminal building (approx. 7,850sqft) and storage hangar (approx. 1,650sqft) with site development	\$6M - \$7M
11	FIRE-RESCUE STATION 31 (C0033whatchie) New fire-rescue station 31 (approx. 8,000sqft) with site development ALTE RIATE: Remediate the existing Fire-Rescue Station. Deduct: \$3M	\$4.5M - \$5.5M



# Agenda

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# Detention Center



## TOTAL BUDGET:

**\$30M — \$32M**

*Additions including housing space, intake/booking, magistrate court, etc. (approx. 37,300sf) and renovations to the existing facility (approx. 33,500sf) with site upgrades*

*Budget includes the following:*

- Construction Costs
- Site Development
- Design Fees
- Inspection & Permit Fees
- Furnishings Allowance
- Technology Allowance
- Contingency
- Assumes design start early 2023



# Sheriff's Office



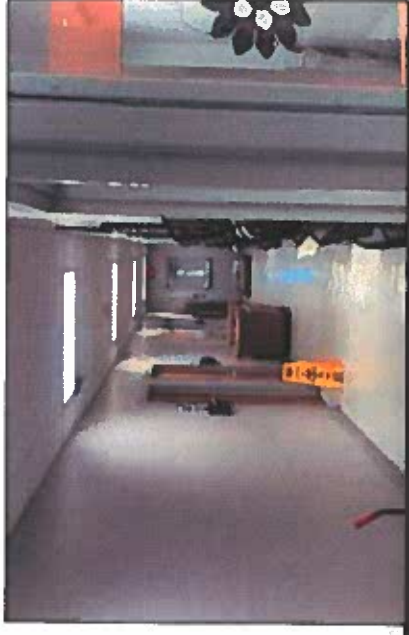
## TOTAL BUDGET:

**\$14M — \$16M**

*New sheriff's office (approx. 24,500sf) with site procurement/development*

*Budget includes the following:*

- Construction Costs
- Site Development
- Land Purchase (5 acres)
- Design Fees
- Inspection & Permit Fees
- Furnishings Allowance
- Technology Allowance
- Contingency
- Assumes design start early 2023



M. B. Kahn Construction Co., Inc.



# Clementa C. Pinckney



## TOTAL BUDGET:

**\$3.5M — \$4.5M**

*Renovations to the existing facility (approx. 19,200sf) with site upgrades*

*Budget includes the following:*

- Construction Costs
- Site Development
- Design Fees
- Inspection & Permit Fees
- Furnishings Allowance
- Technology Allowance
- Contingency
- Assumes design start early 2023



M. B. Kahn Construction Co., Inc.

# Ridgeland Graded School



## **TOTAL BUDGET:**

**\$8M — \$9M**

*Addition for offices (approx. 2,300sf) and adaptive re-use of the existing space (approx. 11,700sf) with site upgrades*

*Budget includes the following:*

- Construction Costs
- Site Development
- Design Fees
- Inspection & Permit Fees
- Furnishings Allowance
- Technology Allowance
- Contingency
- Assumes design start early 2023



# Department of Social Services



## TOTAL BUDGET:

**\$2M — \$3M**

*Major renovations to the existing facility (approx. 12,200sf) with site upgrades*

*Budget includes the following:*

- Construction Costs
- Site Development
- Design Fees
- Inspection & Permit Fees
- Furnishings Allowance
- Technology Allowance
- Contingency
- Assumes design start early 2023



# Pratt Memorial Library



## TOTAL BUDGET:

**\$2M — \$3M**

*Renovations to the existing facility (approx. 7,200sf) with site upgrades*

*Budget includes the following:*

- Construction Costs
- Site Development
- Design Fees
- Inspection & Permit Fees
- Furnishings Allowance
- Technology Allowance
- Contingency
- Assumes design start early 2023



# Emergency Services



## TOTAL BUDGET:

**\$1M — \$2M**

*Exterior renovations to the existing building (approx. 16,000sf) with site upgrades*

*Budget includes the following:*

- Construction Costs
- Site Development
- Design Fees
- Inspection & Permit Fees
- Furnishings Allowance
- Technology Allowance
- Contingency
- Assumes design start early 2023



# Farmers Produce Market



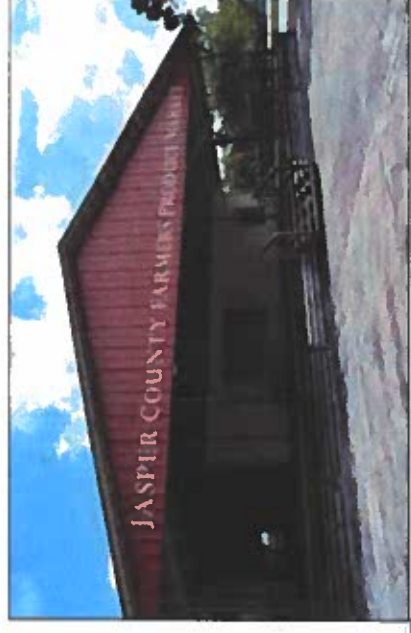
## TOTAL BUDGET:

**\$700k — \$800k**

*Renovations to the existing facility (approx. 17,500sf) with site upgrades*

*Budget includes the following:*

- Construction Costs
- Site Development
- Design Fees
- Inspection & Permit Fees
- Furnishings Allowance
- Technology Allowance
- Contingency
- Assumes design start early 2023



M. B. Kahn Construction Co., Inc.

# Board of Election Supervisors



## TOTAL BUDGET:

**\$2M — \$3M**

*Renovations to the existing facility (approx. 10,000sf) with site upgrades*

*Budget includes the following:*

- *Construction Costs*
- *Site Development*
- *Design Fees*
- *Inspection & Permit Fees*
- *Furnishings Allowance*
- *Technology Allowance*
- *Contingency*
- *Assumes design start early 2023*



M. B. Kahn Construction Co., Inc.

# Ridgeland-Claude Dean Airport



## TOTAL BUDGET:

**\$6M — \$7M**

*New terminal building (approx. 7,850sf) and storage hangar (approx. 1,650sf) with site development*

*Budget includes the following:*

- Construction Costs
- Site Development
- Design Fees
- Inspection & Permit Fees
- Furnishings Allowance
- Technology Allowance
- Contingency
- Assumes design start early 2023



M. B. Kahn Construction Co., Inc.



# New Fire-Rescue Station 31



## TOTAL BUDGET:

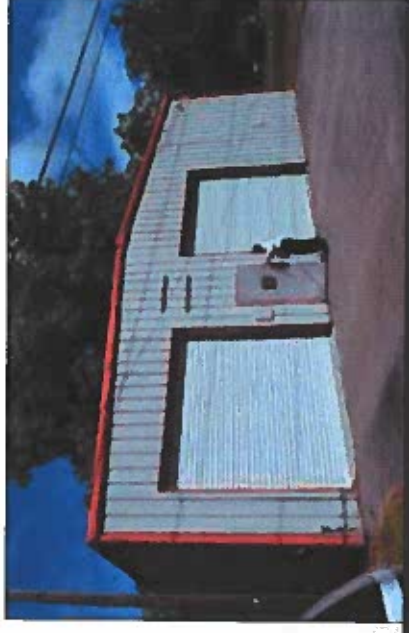
**\$4.5M — \$5.5M**

*New fire-rescue station 31 (approx. 8,000sf) with site development*

**ALTERNATE:** Remediate the existing Fire-Rescue Station

*Budget includes the following:*

- Construction Costs
- Site Development
- Design Fees
- Inspection & Permit Fees
- Furnishings Allowance
- Technology Allowance
- Contingency
- Assumes design start early 2023



# Agenda



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**Conclusion**

Questions



# Conclusion



## **Final Reminders and Recommendations**

- Major capital needs are listed in this report
- Annual or regular updates
- Open communication with the Public

**Thank you for the opportunity and we look forward working with you on these exciting projects!**



# Questions?

M. B. Kahn like to extend special appreciation for the opportunity and the input from the following:

## JASPER COUNTY COUNCIL

Barbara Clark, *Chairperson*  
Dr. Curtis Brantley, *Vice Chairperson*  
Alvin Adkins, *Council Member*  
John Kemp, *Council Member*  
L. Martin Sauls, IV, *Council Member*  
Wanda Simmons, *Clerk to County Council*

## JASPER COUNTY STAFF

Andrew Fulghum, *County Administrator*  
Arthur Benjamin, *Director, Detention Center*  
Kimberly Burgess, *Director, Administrative Services Division*  
Danny Lucas, *Director, Development Services Division*  
Dale Terry, *Director, Engineering Services*  
Russell Wells, *Director, Emergency Services / Fire Chief*  
Tisha Williams, *Administrative Assistant, Administrator's Office*

# AGENDA ITEM:

## X

Resolution: Item A

**STATE OF SOUTH CAROLINA  
JASPER COUNTY**

**RESOLUTION NUMBER # R-2022-17**

**RESOLUTION OF JASPER COUNTY COUNCIL**

**A RESOLUTION AMENDING THE EMPLOYMENT AGREEMENT BETWEEN  
JASPER COUNTY AND ANDREW P. FULGHUM**

**WHEREAS**, Jasper County (“County”) and Andrew P. Fulghum (“Employee”) entered into that certain agreement entitled “Jasper County Administrator Employment Agreement (“Agreement”) on April 19, 2004, and

**WHEREAS**, it is the desire of the County to provide an increase in the vehicle allowance as provided in Section 6, *Automobile*, of the Agreement, which has not been adjusted over the years; and

**WHEREAS**, it is the also desire of the County to provide an increase in the base salary as provided in the Agreement by providing a 5% cost-of-living increase, the same as given to other Jasper County employees; and

**WHEREAS**, and the County and Administrator have agreed to the modification of the vehicle allowance provision and the base salary adjustment as set forth below;

**WHEREAS**, Jasper County Council is of the belief that it is in the best interest of the County and its citizens to provide for these amendments in the Agreement;

**NOW THEREFORE, BE IT RESOLVED** by Jasper County Council, in the council duly assembled and by the authority of the same that Jasper County

Council hereby authorizes the amendment set forth below, and authorizes the County Council Chairman to execute an "Amendment to Contract" to be prepared by the County Attorney incorporating the modifications set forth in items 1 and 2 below.

1. Section 6 of the Agreement, *Automobile*, shall be modified to provide the annual vehicle allowance be changed to \$9,6000.00 per year, payable monthly, with such increase to be effective as of the first full pay period in July, 2022.
2. Section 3 *Compensation*, subsection (A), *Base Salary*, of the Agreement shall be modified to provide an annual Base Salary in the amount of \$142,228.80, with such increase to be effective as of the first full pay period in July, 2022.
3. In all other respects, the Agreement shall remain in full force and effect.

This Resolution No. #**R-2022-17** made this \_\_\_\_th day of August, 2022.

\_\_\_\_\_  
**Barbara B. Clark**  
**Chairwoman**

**ATTEST:**

\_\_\_\_\_  
**Wanda Simmons**  
**Clerk to Council**

Reviewed for form and draftsmanship by the Jasper County Attorney.

\_\_\_\_\_  
**David L. Tedder**

\_\_\_\_\_  
**Date**

# AGENDA ITEM:

## X

Resolution: Item B



**STATE OF SOUTH CAROLINA  
JASPER COUNTY**

**RESOLUTION NUMBER # R-2022-18**

**RESOLUTION OF JASPER COUNTY COUNCIL**

**RESOLUTION SETTING DECEMBER 5, 2022 AS THE SALES DATE FOR THE  
2022 COUNTY PROPERTY TAX SALE**

**WHEREAS**, Jasper County as a matter of custom has held the annual sales date for unpaid property taxes on the legal sales date for the month of November (the legal sales date being the first Monday of each month, unless such falls on a holiday); and

**WHEREAS**, prior to holding the tax sale, Jasper County must provide certain notices, certified mailings, posting and publications in a sequence as provided in Title 12, Chapter 51 of the Code of Laws of South Carolina (1976 as amended); and

**WHEREAS**, Jasper County has been informed by the contract vendor who prints and mails certain certified mailings to delinquent taxpayers on behalf of Jasper County (and other counties as well) that it has experienced supply chain issues which will delay the printing and mailing of these required items by the time necessary to hold the tax sale in November; and

**WHEREAS**, Jasper County's Delinquent Tax Collector has been informed that the supply issues should be resolved in time to allow for the tax sale to be conducted on the legal sales date for December, 2022; and

**WHEREAS**, it is the desire of County Council to confirm and ratify the determination and decision of the County Delinquent Tax Collector to conduct the 2022 property tax sale on December 5, 2022, rather than on November 7, 2022;

**NOW THEREFORE, BE IT RESOLVED** by Jasper County Council, in the Council duly assembled and by the authority of the same that Jasper County Council hereby confirms and ratifies the determination and decision of the Jasper County Delinquent Tax Collector to conduct the 2022 property tax sale on December 5, 2022, rather than on November 7, 2022.

This Resolution No. **R-2022-18** made this 15<sup>th</sup> day of August, 2022, and effective immediately.

\_\_\_\_\_  
**Barbara B. Clark**  
**Chairwoman**

**ATTEST:**

\_\_\_\_\_  
**Wanda Simmons**  
**Clerk to Council**

Reviewed for form and draftsmanship by the Jasper County Attorney.

\_\_\_\_\_  
**David L. Tedder**

\_\_\_\_\_  
**Date**