

*Jasper County Planning Commission  
358 Third Avenue  
Ridgeland, SC 29936  
843-717-3650 phone  
843-726-7707 fax*

**Minutes of the April 9, 2024  
Regular Scheduled Meeting**

**Members Present:** Mr. Alex Pinckney, Chairman; Dr. Debora Butler, Vice-Chairman; Dr. Earl Bostick, Sr.; Mr. Thomas Jenkins; Mr. Lee Gramling; Mr. Brent Robinson

**Members Absent:** Ms. Sharon Ferguson

**Staff Present:** Ms. Lisa Wagner and Ms. Tara Hayes

**Others Present:** See Sign-In Sheet attached

In accordance with the Freedom of Information Act the electronic and print media were notified. During periods of discussion and/or presentations minutes are typically condensed and paraphrased. The recorded version is available online at: <https://www.youtube.com/@jcmedia6537/streams>

**Call to Order:** Chairman Pinckney brought the meeting to order at approximately 6 p.m.

**Invocation & Pledge of Allegiance:** Invocation and the Pledge of Allegiance was led by Dr. Bostick.

**Approval of Agenda:** Mr. Jenkins moved to approve the Agenda as published, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion.

**Approval of February 13, 2024, Regular Scheduled Meeting Minutes:** Dr. Butler moved to approve the Minutes of February 13, 2024, seconded by Mr. Robinson. The Commission Members voted in favor of the motion.

**New Business:**

**Amendment to Planned Development District (PDD) Standards and Master Plan - CSP Development:** Ms. Wagner read the staff report. The applicant, Peter Zadoretzky **addressed the Commission**. He gave an update on the project, a single-family rental community. He said nothing about the original Master Plan that was previously approved has changed and it will be affordable, obtainable housing. There was discussion about subdivision, affordability, standards for lot sizes & setbacks, layout & density, and interior roads. **Dr. Butler moved to approve the Amendment of the CSP Planned Development District (PDD) Standards and Master Plan, seconded by Mr. Jenkins. The Commission Members voted unanimously in favor of the motion.**

**Master Plan - Center Point Storage Phase II:** Ms. Wagner read the staff report. The applicant, Connor Blaney **addressed the Commission**. He gave an update on the Master Plan. There was discussion about wetlands, retention ponds & storm water, site plan approval checklist, traffic impact analysis, archeological significance, and office and parking ratio. Tyler Burris **addressed the Commission in regard to** parking and flex space placement. There was a discussion about loading bays. **Mr. Jenkins moved to approve the Master Plan for Center Point Storage Phase II, seconded by Mr. Robinson. The Commission Members voted unanimously in favor of the motion.**

**Major Subdivision Approval - Argent Landing:** Ms. Wagner read the staff report and explained **that lot 7 was reconfigured** due to being sold while all lots were combined. The applicant, Tom Johnson, **addressed the Commission.**

He explained the infrastructure is already in place and they just want the original intent of the subdivision to move forward. Ms. Wagner explained the deed restriction that had been put in place by the Board of Zoning Appeals prohibiting manufactured homes. There was discussion about the next steps if approved, road maintenance agreement, covenants and Home Owners Association, sidewalks, playground space, the public landing, common areas, conditions for approval, and flood zone. **Mr. Jenkins moved to grant approval of the Major Subdivision Approval for Argent Landing based on the condition that a revised plat, additions of a playground area, Road Maintenance Agreement, Home Owners Association, and sidewalks or walking paths if feasible be provided, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion.**

**Discussion:**

**Open Discussion:** There was discussion about sewer taps, affordable and subsidized housing, development fees, heirs property and tax sale deeds, continuing education training, non-smoking zones, parking standards for shell buildings, occupancy and number of bathrooms for businesses, and workshops before meetings.

**Adjourn:** Chairman Pinckney adjourned the meeting at approximately 8:25 p.m.

Respectfully Submitted,

*Tara Hayes*

Jasper County Planning Commission

April 9, 2024

Sign In Sheet

<u>Name</u>	<u>Business/Address</u>
Mike Lewman	UNITED HOMES GROUP, 917 CHARIN RD, CHARIN
Peter Zadoretsky	Conduit St. Partners, Amherst, SC 29006
JEFF ACKERMAN	CAROLINA ENGINEERING, P.O. BOX 294 BEAUFORT 29901
Conor Blane	Ward Edwards Engineering
Tyler Burr	Citadel
Jeff Cox	CAPREIT