

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

**Minutes of the June 18, 2024  
Regular Scheduled Meeting**

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

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

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

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 May 14, 2024, Regular Scheduled Meeting Minutes:** Mr. Jenkins moved to approve the Minutes of May 14, 2024, seconded by Dr. Butler. The Commission Members voted in favor of the motion.

**New Business:**

**Zoning Map Amendment - Solar Farm Floating Zone, Tax Map Numbers 050-0-06-002, 050-00-06-005, 059-00-01-002, 059-00-01-003, and 059-00-01-033:** Ms. Wagner read the staff report and showed an aerial view of the property. The applicant, Giacomo Cernjul of QCells, came forward and gave an overview of the project. There was discussion about the number of panels, number of employees, property taxes, wetlands, buffers, runoff, vegetation, repair and disposal of panels, reflection, subdivision of property, maintenance, and decommissioning. Tom Rochester came forward to speak about the property to be subdivided and his interest in putting the property in a Conservation Easement. Rudy Smith came forward as a neighbor in support of the project. Freddie Brantley came forward in opposition of the project. Charles White came forward to question the distances between panels and residences. Dawn Long came forward to question the need for another solar farm and displacing animals from the wetlands. Ponsetta Horton came forward with questions about construction traffic. Jacquelin Scott Smith came forward to ask about negative impact to citizens. Mr. Cernjul addressed the questions. There was discussion about the maintenance of the existing solar farm across the road that is not owned by the applicant, Chairman Pinckney asked Ms. Wagner to find factual data from DHEC for the neighboring site. The applicant offered to engage a third-party expert consultant to prepare a ground soil study on their site to do base level and interval testing. **Dr. Bostick moved to table the Zoning Map Amendment - Solar Farm Floating Zone to next month, seconded by Ms. Ferguson. The Commission Members voted in favor of the motion with Mr. Robinson and Dr. Butler voting in opposition of the motion.**

**Discussion:**

**Open Discussion:** There was discussion about the Comprehensive Plan Update.

**Adjourn:** Dr. Bostick moved to adjourn, seconded by Mr. Jenkins. The Commission Members voted unanimously in favor of the motion. The meeting adjourned at approximately 8:37 p.m.

Respectfully Submitted,

*Tara Hayes*

## Jasper County Planning Commission

June 18<sup>th</sup>, 2024

### Sign In Sheet

<u>Name</u>	<u>Business/Address</u>
Hope Johnson	Wood / Greenville, SC
Marc Newman	Wood / Atlanta, GA
Kyle Corcoran	Qcells / Charlotte NC
Katherine Ross	PP / Raleigh, NC
GIACOMO CERNUCCI	QCELLS / WESTON, FL
Tu Doh	
Grubbe & Leavitt	533 Langfordville Rd
Charles Wright	6067 Firetower Rd.
Pinsetta Harton	366 Langfordville Rd; Ridgeland SC
Jacquetta Smith	8595 Grays Hwy, Ridgeland SC
Lydia Barron	9411 Grays Hwy Ridgeland SC
Dennis Ray	4713 Two Sisters
Dawn Song	
Barry Long	201 First St W Hampton SC 29924