



JASPER COUNTY COUNCIL
**Workshop and
COUNCIL MEETING**

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

**May 2, 2022
Minutes**

Budget Workshop

1. Bob Elliott - SCNRS Program

Mr. Bob Elliott was present to discuss his budget request with Council. He also discussed information about his foundation, the Nursing shortage, the number of recent graduates from TCL and USCB from this current graduation.

2. Tedd Moyd - Jasper United

Mr. Tedd Moyd was present to discuss his budget request with Council. He discussed the work of Jasper United and what they do throughout the community and in the County. He also noted that they are grateful to the County for their support in previous years. Council thanked Mr. Moyd for all he does throughout the County and the way he maximizes the money for Jasper United.

3. Deborah Walsh - Board of Disabilities

Ms. Deborah Walsh was present to discuss their budget request with Council. She also discussed what the Board of Disabilities does for Jasper County. She noted that they serve people with developmental and physical disabilities in Ridgeland and throughout Jasper County. She also mentioned that there are 6 group homes in Ridgeland. She discussed how they are paid from the State and how difficult it has been to operate with the new payment methods from the State.

4. Taylor Malphrus - Jasper / Ridgeland Youth Baseball

Mr. Malphrus was not in attendance to address his request.

5. Cindy Abernathy - Jasper Animal Rescue Mission

Ms. Cindy Abernathy was present to discuss her budget request with Council. She noted that there had been quite a few challenges with COVID. She discussed what they do for the County and the services they provide to the County.

6. Sheriff Hipp - Sheriff's Department

Sheriff Hipp was present to go over his budget with Council. He provided statistics, discussed personnel needs and the cameras for the department.

Officials Present: Chairwoman Barbara B. Clark, 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.

Also Present:

Chairwoman Clark called the meeting to order at 5:15PM. Chairwoman Clark 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 information below was read for the executive session.

Motion to go into executive session: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

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 – [Engineering Services](#)

(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 – [Opioid Litigation](#); [Election Matters](#); [Professional Services MB KAHN](#); [Exit 3](#); [Election Matters](#)

(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 – [Project Silverman](#); [Jasper Ocean Terminal \(JOT\)](#); [Prospect Update](#); [Chelsea South](#); [CSP Development](#); [Project Crab](#)

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 return to regular session: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

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

Approval of Agenda:

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

Approval of the minutes 03.07.2022 and 03.14.2022:

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

Presentation and Proclamations: None

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.

The floor was opened to the public for public comments. Ms. Carolyn Kassel's comments were read for the record (Attachment A).

Resolutions:

A: [Kimberly Burgess](#) - Resolution [#R-2022-07](#) electing the standard allowance for lost revenues under the American Rescue Plan.

Kimberly Burgess was present to address this resolution with Council for electing the standard allowance for lost revenues under the American Rescue Plan.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

Ordinances:

A: [Kimberly Burgess](#) - **Public hearing and 2nd Reading of a Bond Ordinance [#O-2022-08](#) providing for the Issuance and Sale of a Jasper County, South Carolina, Hospitality and Accommodations Fee Revenue Bond (Airport Capital Improvement Projects), Series 2022 in the principal amount of not to exceed \$5,000,000; To prescribe the Purposes for which the Proceeds shall be expended; To provide for the Payment thereof; and Other Matters Relating Thereto.**

Kimberly Burgess was present to address this request with Council and to review this Ordinance. Chairwoman Clark opened the public hearing for comments, however there were no public comments so the public hearing was closed.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed

B: Lisa Wagner – Public hearing and 2nd Reading of Ordinance #0-2022-09 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 noted that the Applicant has 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.

She 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. 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. Ms. Wagner noted that notices had been sent out to all persons within 500 ft and that 2 signs had been posted and that she had received no comments for the public hearing. Chairwoman Clark opened the public hearing for comments, however there were no public comments, so the public hearing was closed.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed

C: Lawrence Flynn – Public hearing and 2nd 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. Flynn was present to address this request and review the ordinance with Council. He noted that he had taken over the role of serving as Counsel to Jasper County due to a conflict of interest on this item. Chairwoman Clark opened the public hearing for this item, but as there were no public comments the public hearing was closed. He also requested that since the document had been revised that the amendments be included in the motion. It was also noted that the 3rd public hearing would be held on 05.16.22 and had been publicized.

Motion to approve with the amendments included: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed

D: David Tedder – Public Hearing and 3rd Reading of Ordinance # O-2022-05 Authorizing the execution and delivery of a Fee In Lieu Of Tax and Incentive Agreement By and Between Jasper County, South Carolina (The “County”), SL Hardeeville Industrial Park, LLC, acting for Itself, One Or More Affiliates, and/or Other Project Sponsors (Collectively, The “Company”), whereby The County will enter into a Fee-In-Lieu Of Ad Valorem Tax Agreement with The Company and providing for payment by The Company of Certain Fee-In-Lieu of Ad Valorem Taxes; providing for such Special Source Revenue Credits in connection with such Agreement; providing for allocation of such Fees-In-Lieu of Taxes payable under The Agreement for the establishment of a Multi-County Industrial/Business Park; providing for the establishment and/or expansion of certain facilities in The County (The “Project”) in a Multi-County Industrial/Business Park; 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 (Project Silverman).

Mr. Tedder was present to address this item with Council and to review this ordinance. Chairwoman Clark opened the public hearing for this item, but as there were no public comments the public hearing was closed.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed

E: Lisa Wagner –Public Hearing and 3rd Reading of Ordinance # O-2022-03 to adopt Planned Development District Zoning for two tracts of land consisting of approximately 226.94 acres, bearing Jasper County Tax Map Numbers 041-00-02-010 and 041-00-02-012 and known as 95 Logistics Center (formerly Project Silverman).

Ms. Wagner was present to address this item with Council and review this ordinance. She noted that the Applicant had submitted a request for a Planned Development District (PDD) zoning designation for a business park and distribution center, which will be known as 95 Logistics Center. Included with the Zoning Map Amendment application is a PDD document, Concept Plan, and associated Development Agreement. The project site consists of two parcels, totaling 226.94 acres and is located along Highway 17 and I-95 just south of Highway 278. The property is currently zoned Rural Preservation and is undeveloped. 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).

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. The Land Use Chapter also states, "attracting new business and industry is an important component of economic development in Jasper County."

One of the goals identified in the Economic Chapter of the Comprehensive Plan is to develop competitive industrial sites and buildings, particularly those focusing on communications, technology, distribution, energy and telecommunications. Efforts should include development of a megasite within the region to attract large industries. The subject property is accessed by Whyte Hardee Boulevard (Highway 17), which is a two-lane state-maintained highway, classified as a major thoroughfare. The 95 Logistics Center Concept Plan illustrates the proposed use, the general layout, and access points. A Master Plan will be submitted separately and will provide additional information regarding the proposed layout of the development.

The proposed PDD will establish the following:

- Access Points -two full access points on Whyte Hardee Boulevard (Highway 17). Page 14 of the PDD document has been revised to include a provision for the truck traffic to turn right heading north on Highway 17 when leaving the property (See #6 a.)
- Allowed Land Uses -distribution, light industrial, and utility substation.
- Density-a maximum density of 2.6 million s.f. of distribution warehouse.
- Open Space -a minimum of 15% open space based on total acreage with only 50% of freshwater wetlands, lagoons, ponds, and lakes counting towards open space.
- Setbacks and Buffers -building setbacks and natural buffer from Highway 17 and I-95 will be 50' and 25' from adjacent property lines to the north and south. Where light industrial uses and permitted uses may be allowed, a minimum 50' buffer will be provided from adjacent residential uses that are not separated by a road right-of-way or wetland of equal width.
- Tree Preservation Standards -15 trees per acre within the Master Plan areas.
- Landscaping Standards -that will meet or exceed the County's requirements.

The 95 Logistics 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. A public hearing was held on February 22, 2022, March 21, 2022, and May 2, 2022.

Changes since 2nd Reading of the Ordinance: There have been a few changes made to the POD document, which are outlined below:

- Page 13, paragraph 2, under Transportation Narrative and Summary -the Traffic Impact Analysis (TIA) statement has been revised to make reference to the modified TIA.
- Page 23, paragraph E.3.b, under Setbacks and Buffer -has been revised to modify the setback and buffer along Highway 17 to 100'.
- Page 25, paragraph 7.ii, under Business Park/Industrial Park has been revised to add in a clarifying statement, "See E.3.b".
- Page 25, paragraph 7, under Business Park/Industrial Park -was revised to add a new section, (Sec. iv.), which references the sound wall to be built on the southern side of the property adjacent to the residential properties.

Jasper County Planning Commission recommends approval of the PDD Zoning designation.

Chairwoman Clark opened the public hearing for this item, but as there were no public comments the public hearing was closed. Councilman Kemp provided written comments which he asked to be made a part of the minutes (Attachment B).

Motion to approve: Councilman Adkins

Second: Councilman Sauls

Vote: Unanimous

The motion passed

F: David Tedder – Public Hearing and 3rd Reading of Ordinance # [O-2022-04](#) approving a Development Agreement for 95 Logistics Center (formerly Project Silverman) 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 this item to Council and review the ordinance. He noted at the 2nd reading the amendments had been passed around and have been incorporated. He reviewed some of the specifics of the ordinance and recommended that this motion include to adopt with the amendments enclosed in the packet. Chairwoman Clark opened the public hearing for this item, but as there were no public comments the public hearing was closed.

Motion to approve with the amendments in the package: Councilman Adkins

Second: Councilman Sauls

Vote: Unanimous

The motion passed

G: Lisa Wagner – Consideration of 1st Reading 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.

Ms. Wagner was present to address this item with Council and review this ordinance. She noted that the Applicant had submitted a request for a Planned Development District (PDD) zoning designation for a mixed-use development, which will be known as Chelsea South PDD.

Included with the Zoning Map Amendment application is a PDD document and Concept Plan. The project site consists of 291.7 acres and is located along Snake Road just west of the intersection of Highway 170 and Snake Road. The property is currently zoned Rural Preservation and is undeveloped. 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).

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. 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. While this project site is not near a municipality, it is located in an area where infrastructure and services are available to serve the site. The subject property is accessed by Snake Road, which is a two-lane state-maintained highway, classified as a collector road. The Chelsea South PDD Concept Plan illustrates the proposed uses, the general layout, and access points.

The proposed PDD will establish the following:

- Access Points - two full access points on Snake Road.
- Allowed Land Uses - single-family residential, multi-family residential, community commercial, and mixed-use commercial.
- Density - a maximum density of 438 units for single-family residential, 269 units for multi-family residential, 69,600 s.f. of community commercial, and 315,000 s.f. of mixed-use commercial.
- Open Space - a minimum of 30% open space based on total acreage with only 50% of wetlands, counting towards open space.
- Setbacks and Buffers - a 20' buffer will be provided for the perimeter of the property, additional buffers will be provided for wetlands, and non-compatible land uses. Setbacks for detached single-family units will be 15' from the rear property line, 6' from the side yard property line, 20' front yard setbacks for lots with front loaded garages, and 15' front yard setbacks for lots with side loaded garages. Townhomes or condominiums will have 6' side yard setbacks, 15' front yard setbacks with front loaded garages and 5' front yard setbacks without front loaded garages. Single-family residential may include zero lot lines products, subject to Master Plan review, which include townhouses, patio homes, and cottages.
- Landscaping Standards-will meet or exceed the County's requirements.

A full Traffic Impact Analysis (TIA) was conducted by Kimley Horn. SCDOT has approved the proposed mitigation as outlined in the TIA. The Chelsea South PDD 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.

Public Notices were sent to all adjacent property owners, notifying them of the Applicant's request to have the property designated as PDD and providing them with an opportunity to comment. In addition, two (2) Zoning Application signs were placed along Snake Road.

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. Chairwoman Clark opened the public hearing for this item, but as there were no public comments the public hearing was closed.

Motion to approve: Vice Chairman Dr. Brantley

Second: Councilman Adkins

Vote: Unanimous

The motion passed

H: David Tedder - Consideration of 1st Reading 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.

Mr. Tedder was present to address this item to Council and review the ordinance. He noted that this is the first draft of the DA which includes fees and is based upon the template that is generally used. He noted that the applicant was here if Council had any other questions. He also noted that the public hearing was set for 05.16.2022

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed

I: Lisa Wagner - Consideration of 1st Reading of an 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 was present to address this item with Council and review this ordinance. She noted that the Applicant had 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. 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).

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. 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.

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. 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.

Motion to approve: Councilman Adkins

Second: Vice Chairman Dr. Brantley

Vote: Unanimous

The motion passed

J: David Tedder – Consideration of 1st Reading of an Ordinance 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 this item to Council and review the ordinance. He noted that this was the first reading of this Development Agreement. He also mentioned that the public hearing was scheduled for 05.16.2022.

Motion to approve: Councilman Adkins

Second: Councilman Sauls

Vote: Unanimous

The motion passed

K: Lisa Wagner – Consideration of 1st Reading of an Ordinance 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.

Ms. Wagner was present to address this item with Council and review this ordinance. She noted that The subject property consists of 28.5 acres and is located at 11964 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 vacant and undeveloped. 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 adjacent parcels are zoned Community Commercial, Rural Preservation, Residential, and is also located adjacent to the Hardeeville city limits. Adjacent land uses are commercial and vacant. An RV Park is being developed to the rear of the site through the City of Hardeeville. The subject property is accessed by Speedway Boulevard, which is a four-lane divided highway, classified as a major thoroughfare. Planning Commission recommends approval of the request to have the property designated as General Commercial. She noted that the public hearing would be held on 05.16.2022.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed

L: Lisa Wagner – Consideration of 1st Reading of an Ordinance 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 this item with Council and review this ordinance. She noted that the subject properties consist of 0.06 and .11 acres and are both located along Church Road. The Applicant has requested a Zoning Map Amendment to have the properties designated as Community Commercial (CC). Both properties are currently zoned Residential and are undeveloped. The applicant would like to have the properties re-zoned to Community

Commercial to allow a restaurant for takeout only. 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 adjacent parcels are zoned Residential. The city limits of Hardeeville are nearby, but not contiguous to the subject property. Adjacent land uses are Residential with some commercial nearby. The subject properties are accessed by an unnamed, county-maintained dirt road. Planning Commission recommends approval of the request to have the property designated as Community Commercial. She noted that the public hearing was set for 05.16.2022.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed

New Business:

A: [Danny Lucas](#) - Ridgeland - Claude Dean Airport Aviation Fuels RFP.

Mr. Lucas reviewed the three proposals that he had received from Titan Aviation Fuels, Campbell Oil Company and World Fuel Services. He said that staff had met twice and recommended allowing the County Administrator to enter into a 5 year contract with Titan Aviation Fuels.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: The vote was unanimous with the exception of Councilman Kemp who voted no. Councilman Kemp noted that he voted no because we need a masterplan.

The motion passed.

B: [Andrew Fulghum](#) - IGA between Jasper County and the Town of Ridgeland - Town of Ridgeland Well Number 3 Improvements Project.

Mr. Fulghum was present to discuss this request for the IGA between Jasper County and the Town of Ridgeland - Town of Ridgeland Well Number 3 Improvements Project and review the request with Council.

He noted that staff was requesting a motion for Jasper County to serve as joint applicant for the Water System Well No. 3 Improvements Project CDBG grant and authorize the County Administrator to execute an intergovernmental agreement (IGA), and any other documents necessary to effectuate the joint application.

Motion to approve to serve as a Joint Applicant and authorize the County Administration to sign: Vice Chairman Dr. Brantley

Second: Councilman Sauls

Vote: Unanimous

The motion passed

C: Andrew Fulghum - Professional Services Proposal – Initial Capital Plan.

Mr. Fulghum was present to discuss this request for the Professional Services Proposal – Initial Capital Plan. He noted that MB Kahn would assist staff with review of the current capital projects being worked. He noted that staff requested a motion to approve professional services proposal from M.B. Kahn Construction Co, Inc. for "Jasper County Capital Planning" services based on hourly rates contained in the proposal -not-to exceed \$20,000.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed

D: Danny Lucas - Consideration of CDBG Grant Priorities Needs Assessment.

Mr. Lucas was present to discuss and address this item with Council. He noted the four categories were:

- Public Facilities/ Community Enrichment Activities
- Water, Sewer, Drainage Infrastructure Improvements as determined by studies, CIP plans etc., focusing on Low-Moderate Income (LMI) areas
- Economic Development (projects as they are developed)
- Neighborhood Revitalization

Mr. Lucas said the staff request was for Council to approve this listing in the packet as presented to go to LCOG.

Motion to approve: Vice Chairman Dr. Brantley

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

Old Business: None

Council Members Comments:

Councilman Sauls:

Councilman Sauls discussed the Chamber Banquet and wanted to recognize John Carroll as the award winner. He also noted that our very own Dale Terry had been awarded the Employee of the Year Award for 31 years of Service and congratulated them both. He also noted that Antioch Education Center and Ms. O'Bannon were recognized.

Councilman Adkins:

Councilman Adkins thanked God for another day and gave thanks. He noted he had gotten his 4th booster shot and said prayers go out to Nicole in HR and asked everyone to keep her in prayer.

Vice Chairman Dr. Brantley:

Vice Chairman Dr. Brantley noted that since the last meeting he had attended the Board Meeting at TCL and went to Jasper on the Move. He noted that both had been very informative.

Councilman Kemp:

Councilman Kemp noted that he had met with SOLOCO and that they were moving forward. He offered congratulations to all of the awardees at the Chamber Banquet. He noted he had attended the USCB Commencement, Jasper Delegation Meeting, Royal Oaks Parade, that he had rode with the Sheriff and went to the Youth Council Breakfast. He welcomed Mr. Wainwright as the New Director of Parks and Recreation.

Administrator's Report:

Mr. Fulghum noted that Council had his report in the packet. He noted that the first two items on his report were a good history lesson on the Revolutionary War in Jasper County. The third item was regarding the Corridor Access Management Study -US 278 Improvements in Okatie. The fourth item he noted was regarding the Intersection of Route 60 (Cypress Branch Road) & SC 462 (Gillison Branch Road). He noted that there had been various correspondence which followed his report. SCDOT completed a safety review and then completed signage and visibility improvements. He said that they had responded to Ms. Fair and that some safety improvements had been made.

He noted the following regarding his Progress Report:

1. Various Development Projects:

Participated in virtual meetings with outside counsel, County Attorney, and SCA staff on April 6, 13, and 27. Reviewed active projects. Prepared and sent comments on proposed Kahrr Tract annexation to the City of Hardeeville. Attended two meetings with developer proposing the CSP Development. Attended a meeting with a developer proposing several, non-residential projects in southern, unincorporated Jasper County.

2. Ridgeland-Claude Dean Airport:

Fuel services proposals - participated in discussion with proposal review group re: follow-up questions asked of the proposers. Recommendation to come before the County Council on May 2. Discussion with Gen. Newton re: funding requests made. Participated in virtual meeting with Holt Consulting staff on April '21 to discuss project timelines and grant funding. Reviewed grant reporting with staff on April 11.

3. Federal and State Funding Opportunities:

Several discussions with Heather Rath. Federal requests for project funding made. Brief discussions with Cong. Clyburn, Mitch Landrieu, Senior Advisor for President Biden, Michael Regan, Administrator of EPA, and Dr. Sandra Glover, SC Director of USDA-RD.

4. Facilities Capital Improvement Planning:

Met with architect and County staff on April 13 to review status of each project. Organized and attended an additional meeting with County staff and representatives of MB KAHN on April 19. Facilities Capital Plan proposal to be brought before the County Council for consideration on May 2.

Chief Wells then gave the COVID report update. He also reported that they had negotiated the Mutual Aid Agreement with the City of Hardeeville and that the County Attorney is reviewing it for return to Hardeeville.

Chairwoman Clark asked for prayers for the School System. She noted that we now have 3 Ribbon Schools and asked for prayers for the students. She said the Charter School was awarded for another 10 years.

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

Adjourn:

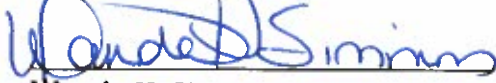
Motion to adjourn: Vice Chairman Dr. Brantley

Second: Councilman Adkins

Vote: Unanimous

The motion passed and the meeting adjourned at 7:30pm.

Respectfully submitted:


Wanda H. Simmons
Clerk to Council


Barbara B. Clark
Chairwoman

From: Carolyn Kassel <carolynkassel@aol.com>
Sent: Monday, May 2, 2022 4:40 PM
To: Comments
Cc: Andrew Fulghum
Subject: COMMENTS TO BE READ INTO RECORD — Re: 05.02.2022 Agenda for the Jasper County Council Meeting
Attachments: 05.02.2022 Agenda.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Wanda, City Council and City Administrator:

I would like to request that the following statement be read into the public record tonight at your meeting. I am on a cruise, but I thought it was important enough to submit these comments in support of the project.

Madam Chair, County Council, County Administrator and County Attorney:

My name is Carolyn Kassel, I live at 57 Firethorn Place, Hardeeville, SC. I also live in Jasper County. The 95 Logistics Center will augment the correct balance of work force and economic development to the region. There are, and continue to be, large distribution centers contemplated along the Rt. 17, Speedway Boulevard, a state truck route corridor.

The entire county will benefit from this project. As I have said in the past, the future of our youth and the ability of the county to bring the opportunity to earn a living, provide for their families and live where they work, will be forthcoming in the future.

Not every student in the Jasper County school system or our charter schools are college bound and these warehousing/distribution jobs will provide them opportunities for advancement and excellent benefit packages.

You have been placed in your positions to ensure and protect the future of Jasper County in safety, roads, jobs, education and protecting the environment in perpetuity, forever. You will continue to support the vision of the county to continue to prosper and mold its future for our future residents without destroying our way of life, but enhancing it.

As has been said before, I have concerns about the traffic on Whyte Hardee Boulevard and the storm water, but I trust in the county staff to ensure that Hardeeville is protected from any negative impact this project may have on Hardeeville.

Thank you for your time and attention. Carolyn Kassel, Resident of Hardeeville and Jasper County.

Sent from my iPad

On Apr 28, 2022, at 4:36 PM, Wanda Simmons <wsimmons@jaspercountysc.gov> wrote:

Good afternoon,

Please see the attached Monday, May 2, 2022 Agenda Jasper County Council Meeting.

To watch live via YouTube: https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCIIA

Attachment "B"

The only changes to these ponds were to relocate the one previously proposed within the City property, since the City property will remain undisturbed.

In the Hardeeville presentation they said the water would be directed North. West. How will the effect the The presentation maps given to us looks like they will push the water east out of C rather than North and then east under 95.

Internal storm water piping will re-route flows to the storm water management ponds which release into existing wetlands/streams to flow into the existing culvert under I-95.

How does this flow change the land to the east?

All disturbed property will be accounted for in the SWPPP to ensure runoff from the site is not increased in any direction.

This would require Jasper to provide additional infrastructure under 95 to get the water away from the property. With the widening of 95 we should know this now rather than later. Jasper should look at the results of the addition flow of water and the future costs that might have to be incurred.

Flow leaving the site in every direction will be reduced below pre-developed conditions.

any further development in this area should also be considered

Our site accommodates all proposed development on property in the County. The property located within the City will remain undisturbed by this project. Should this area be developed in the future, it will need to conform to all local, state, and federal requirements.

What do the initials AC in each basin represent.

AC is provided as an abbreviation for acres.

95 Logistics

Hardeeville's presentation McTeer had water flow of 30%, Jasper presentation was 40%. What changed.

The numbers used in the presentation were estimates. Basin B has a total area of 22.73 acres in pre-developed conditions, with 11.42 acres in the City and 11.31 acres in the County. No work is proposed in the City so the 11.42 acres of City property draining to McTeer is unchanged in post-developed conditions. Of the 11.31 acres in the County, 8.30 acres (73%) is redirected into Post C by the development of this site. None of the existing undisturbed City property is being redirected, which still leaves an overall reduction of 37% to the area draining towards McTeer. This 37% will route through the proposed storm drainage system on site into the ponds and then into the existing culvert under I-95 to the northeast of the site.

Jasper's presentation had water retention ponds, which I do not remember in the Hardeeville presentation. Was that added?

In accordance with local, state, and federal requirements, the site will have storm water management ponds. These ponds were also proposed on the Hardeeville plan.