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Pursuant to Ordinance #08-17, Any citizen of the County may sign to speak in person at the Council Meeting (before the Council Meeting's Regular Meeting start time) on the **Public Comments 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. Written Public Comments may also be submitted by 1PM on the date of the Council Meeting by emailing your comment to: comments@jaspercountysc.gov.

To participate in a **Public Hearing for a specific agenda item**, you may either email written public comments to comments@jaspercountysc.gov by **1:00PM on Monday, December 2, 2024**; or you can speak in person at the Council Meeting by signing in on the **Public Hearing Sign In Sheet** located outside the Council Chambers Doors prior to the start of the meeting. **Public Hearing Comments** shall be limited to **3 minutes per person**.

Instructions may also be found at the Jasper County website www.jaspercountysc.gov

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



JASPER COUNTY COUNCIL
COUNCIL MEETING

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

Monday, December 2, 2024

AGENDA

5:30PM

1. Call to Order of Council Meeting by Chairman Sauls

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

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, notification of the meeting and the meeting agenda were posted at least 24 hours prior to the meeting on the County Council Building at a publicly accessible place, on the county website, and a copy of the agenda was provided to the local news media and all person's or organizations requesting notification.

2. 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:

(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 – [Exit 3; Engagement Agreement with Lawrence Flynn of Pope Flynn; Nickel Plate Tolling Agreement Extension](#)

(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; Project Salmon](#)

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 THE EXECUTIVE SESSION.

3: Return to Open Session at 6:30PM

- **3.1 Action coming out of Executive Session**

4. Pledge of Allegiance and Invocation:

5. Introduction of New Council Member

- **Swearing In Ceremony for Councilman Chris VanGeison by Judge Gutierrez**

6. Approval of the Consent Agenda Items:

Approval of Consent Agenda passes all Consent Agenda Items. Consent Agenda Items are not considered separately unless any Councilmember so requests. In the event of such a request the item is placed at the end of the Public Hearings, Ordinances and Action Items.

7. Approval of the Regular Agenda:

PRESENTATIONS

8. [Arthur Benjamin](#) – Update on Detention Center Repairs.

PROCLAMATION

9. [None](#)

RESOLUTIONS

10. [David Tedder](#) – Consideration of Resolution [#R-2024-43](#) A Resolution authorizing the acceptance of a deed to 5.05 acres of land, more or less, owned by First Carolina Corporation of South Carolina at the Center Point Development Agreement Property located on Highway 170 adjacent to the John Paul II school site, being a part of TMS Number 081-00-03-019.

11: [Kimberly Burgess](#) – Consideration of Resolution [#R-2024-44](#) a Resolution of Jasper County, South Carolina Authorizing a Capital Lease Purchase Financing in an amount not exceeding Eleven Million Dollars (\$11,000,000); Approving the execution and delivery of necessary documents and closing papers; and other matters relating thereto.

12: [David Tedder](#) – Consideration of Resolution [#R-2024-45](#) a resolution of Jasper County Council Memorializing the Ratification of the Option Contract for the Purchase of 252 Russell Street, Ridgeland, SC , having TMP Number 063-26-02-003, and matters related thereto.

13. [David Tedder](#) - Consideration of Resolution [#R-2024-46](#) A Resolution Authorizing a Joinder Agreement to Provide for the Addition of Palmetto Plastics Innovations, LLC as a Sponsor Affiliate, to Authorize an Assignment of the Benefits of Such Agreement, and to Address Other Matters Related Thereto.

PUBLIC HEARINGS, ORDINANCES AND ACTION ITEMS

14. **David Tedder** – **Public Hearing** and Consideration Of The **3rd Reading** Of Ordinance **#O-2024-26** Authorizing The Execution And Delivery Of A Special Source Revenue Credit Agreement By And Between Jasper County, South Carolina And Palmetto Plastics Innovations LLC, A Company Also Known As Project Pilgrimage, With Respect To Certain Economic Development Property In The County, Whereby Such Property Will Receive Certain Special Source Credits; And Other Matters Related Thereto. (Project Pilgrimage) (*1st reading 10.21.2024; Public Hearing and 2nd reading on 11.04.2024*)

15. **David Tedder** – Consideration Of The **3rd Reading** Of Ordinance **#O-2024-27** To Establish, Pursuant To Section 4-1-170 Of The Code Of Laws Of South Carolina 1976, As Amended, A Multi-County Industrial/Business Park, In Conjunction With Beaufort County, South Carolina; To Authorize The Execution And Delivery Of A Multicounty Park Agreement By And Between Jasper County, South Carolina And Beaufort County, South Carolina; To Provide For A Written Agreement With Beaufort County As To The Sharing Of The Revenues And Expenses Of The Park; To Provide For The Distribution Of Revenues From The Park Among Taxing Entities Having Jurisdiction Over The Park; To Provide For A Fee In Lieu Of Ad Valorem Taxation; And Other Matters Related Thereto. (Project Micro) (*1st reading 10.21.2024; Public Hearing and 2nd reading 11.04.2024*)

16. **David Tedder** – **2nd Public Hearing Only** Of An Ordinance Approving A **Development Agreement** For The Jasper Telfair Tract 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, And Matters Related Thereto. (Jasper Telfair PDD)

To review this Development Agreement Document separately, please see the attached link below:
[Doc#_51968025_v_4_Jasper Telfair One LLC - Development Agreement with Jasper County.pdf](#)

If you find this link will not open from your computer, please type in the following:
<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:c56a9592-b19c-491e-84cc-d283cb8daf92>

17. **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 along Floyd Road, bearing Jasper County Tax Map Number 045-00-01-049, consisting of 3 acres from the Rural Preservation Zone to the Residential Zone on the Jasper County Official Zoning Map.

18. **Lisa Wagner** – Consideration of **1st Reading** of an Ordinance to adopt Planned Development District Zoning, Planned Development District Standards, and Conceptual Master Plan for a tract of land consisting of approximately 223.70 acres, bearing Jasper County Tax Map Numbers 038-00-08-044, located along Bellinger Hill Road, and known as Daly Organics PDD.

19. **David Tedder** – Consideration of the **1st Reading** of an Ordinance Approving a Development Agreement for the Daly Organics Development Property consisting of approximately 223 acres, more or less, owned by Bellinger Hill Properties, LLC in the Bellinger Hill Area of Jasper County, South Carolina, Pursuant to the South Carolina Local Government Development Agreement Act and Article IV, Title 20 of the Code of Ordinances of Jasper county, Authorizing the Chairperson of the Jasper County Council to execute the Development Agreement, and Matters Related Thereto. (*This document is included in the agenda e-packet*)

20. **Lisa Wagner** – Consideration of **1st Reading** of an Ordinance to Amend Article 2.1.1 of the Jasper County Land Development Regulations, *Exempt Subdivision*, limiting the number of parcels that can be subdivided from a single parcel of land when using the State’s exemption, to 4 individual parcels; to define an existing street and existing easement; Invoking application of the Pending Ordinance Doctrine; and other matters related thereto.

21. **Wanda Giles** - Consideration Of Approval Of A Candidate To Be Appointed By The Jasper County Council To The Regional Housing Trust Oversight Board.

22. **Wanda Giles** - Consideration Of Approval For The Re-Appointment Of Harry Williams To The SCA Board of Directors Appointment for 2025

23. **Chief Wells** - Consideration of approval for the purchase of two mid-sized SUV’s for the 911 Communications Division, this is a budgeted item and on State Contract. Request authorization for the Administrator to Execute all Documents.

24. **Kimberly Burgess** – Consideration of Acceptance of grant award in the amount of \$11,344.40 from the South Carolina Department of Health And Authorize the County Administrator to Execute All Documents.

CITIZEN COMMENTS

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 6:30PM 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.

25. Administrator’s Report:

CONSENT AGENDA

26. **Wanda Giles** - Consideration of Re-appointment of Ms. Barbara Bartoldus to the Board of Zoning Appeals.

27. **Wanda Giles** – Consideration of the draft schedule of 2025 County Council Schedule Meeting Dates for approval at the January 6, 2025, meeting.

28. Approval of the Minutes

END OF CONSENT AGENDA

29. Council Members Comments:

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

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

31. Adjournment:

Special Accommodations Available Upon Request to Individuals with Disabilities, please contact the Jasper County ADA & Civil Rights Coordinator, ***Tisha Williams*** in person at 358 Third Avenue, Ridgeland, South Carolina, by telephone at ***(843) 717-3690*** or via email at [***jadministrator@jaspercountysc.gov***](mailto:jadministrator@jaspercountysc.gov) no later than 48 hours prior to the scheduled meeting