

AGENDA

ITEM # 16



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

Jasper Planning Commission Staff Report

| | |
|------------------------|---|
| Meeting Date: | January 6, 2025 |
| Project: | Text Amendment – Jasper County Land Development Regulations, Article 2.1.1, <i>Exempt Subdivision</i> |
| Submitted For: | 1 st Reading |
| Recommendation: | Planning Commission recommends approval |

Description: The intent of this ordinance is to amend the Jasper County Land Development Regulations, Article 2.1.1, **Exempt Subdivision**, limiting the number of parcels that can be subdivided using the State’s exemptions for parcels that are 5 acres and greater, where each parcel abuts an existing road right-of-way or access easement that was in existence prior to January 2018. Currently, there is no limit on the number of parcels that can be subdivided from a single parcel of land using the State’s exemption. Over the last few years, Jasper County has received several exempt subdivisions that have created anywhere from 10 – 26 lots, subdividing 100 plus acres, with no community facilities, sidewalks, and other things that should be provided for a community.

Analysis: Jasper County Land Development Regulations, Article 2.1.1, *Exempt Subdivision* states, “*the division of land into parcels of five acres or more where each parcel abuts an existing road right-of-way or access easement recorded prior to January 1, 2018.*” The State’s exemption states, “*the division of land into parcels of five acres or more where no new street is involved, and plats of these exceptions must be received as information by the planning agency which shall indicate that fact on the plats.*”

The proposed amendment seeks to limit the number of parcels that can be subdivided from a single parcel of land using the State’s exemption to 4 parcels. Also, to define an existing street and existing easement. As amended, Article 2.1.1.b would read as follows:

Article 2.1.1, Exempt Subdivision - *An exempt subdivision is one which meets one of the following definitions and are included only for the purpose of requiring notification and information to the authorized designee of the Planning Commission, the DSR. The DSR shall be notified by the owner about the exemption, and the plat shall be recorded with the Register of Deeds identifying the exemption from the County’s subdivision standards.*

- a. *The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of this Ordinance; or*
- b. ~~*The division of land into parcels of five acres or more where each parcel abuts an existing road right-of-way or access easement recorded prior to January 1, 2018.*~~
The division of land into Parcels of five acres or more, where no new Street or Easement is involved provided, that out of any single tract of land, parcel of lot of land existing as a distinct tax parcel as of July 1, 2024, no more than four (4) such parcels may be created within a five year period.

[Commentary: Existing Streets or Easements must meet the design standards outlined in Article 7.1 of the Jasper County Land Development Regulations; Roadway Classifications.]

- c. *The combination or recombination of entire lots of record where no new street or change in existing streets is involved;*
- d. *The division of land into parcels for conveyance to other persons through the provisions of a will or similar document, and in the settlement of an intestate's estate or as determined by an order of a court of competent jurisdiction;*
- e. *Property trades or swaps between immediately adjacent landowners not resulting in the creation of new parcels of record;*
- f. *Division of land for the purpose of sale or transfer to an immediately adjacent landowner for the sole purpose of enlarging the adjacent landowner's property, and not resulting in the creation of new parcels, or the creation of new nonconforming parcels;*
- g. *The recordation of a plat of land or property for purposes other than the sale or transfer of title to land including the following:*
 - i. *The creation or termination of leases, easements, or liens;*
 - ii. *The creation or termination of mortgages on existing parcels of record, approved subdivisions or commercial projects, partly or undeveloped land;*
 - iii. *Lot line corrections on existing recorded properties;*
 - iv. *The creation, termination or amendment of private covenants or restrictions on land; and*
 - v. *A transfer of title to land not involving the division of land into parcels.*
 - vi. *The public acquisition of land for Right-of-Way or Drainage Easements or any Lot or parcel created therefrom.*

vii. A Parcel of land that is proposed to be used as the site for a Utility substation, power line Easements, or Right-of-Way, pumping station, pressure regulating station, electricity regulating substation, gas pressure control station, or similar facilities.

Attachments:

1. Ordinance
2. Article 2 of the Land Development Regulations

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

ORDINANCE #O-2025-04

ORDINANCE OF JASPER COUNTY COUNCIL

An Ordinance to Amend Article 2.1.1 of the Jasper County Land Development Regulations, *Exempt Subdivision*, to limit the number of parcels that can be subdivided from a single parcel of land using the State's exemption to 4 individual parcels; to define an existing street and existing easement; and other matters related thereto; and Invoking application of the Pending Ordinance Doctrine.

WHEREAS, The purpose of the Jasper County Land Development Regulations is to provide regulations for the harmonious development of the County; coordination of streets within subdivisions; provide adequate open spaces for traffic, recreation, light, and air; and for a distribution of population and traffic which will tend to create conditions favorable to the health, safety, and welfare of the general public; and

WHEREAS, Section 6-29-1110 of the South Carolina Code of Laws allows exemptions for the division of land into parcels of five acres or more where no new street is involved; and

WHEREAS, Jasper County currently has no limit on the number of parcels that can be subdivided from a single parcel of land using the State's exemption for an exempt subdivision, which has created large subdivisions that do not provide community open space, recreation, and favorable conditions to the health, safety, and welfare of the general public; and

WHEREAS, the Council finds it is in the public interest to invoke the pending ordinance doctrine upon first reading of this Ordinance, and announces a public hearing to be held prior to or at second reading of this Ordinance, tentatively scheduled for the December 2, 2024 regularly scheduled County Council meeting; and

WHEREAS, the Planning Commission has recommended approval by County Council to amend Article 2.1.1 of the Jasper County Land Development Regulations, *Exempt Subdivision*; and

WHEREAS, this matter is now before the Jasper County Council for determination;

NOW THEREFORE, BE IT ORDAINED, by the Jasper County Council duly assembled and by the authority of same:

1. Amend Jasper County Land Development Regulations, Article 2.1.1, *Exempt Subdivision* as follows:

Article 2.1.1, Exempt Subdivision - *An exempt subdivision is one which meets one of the following definitions and are included only for the purpose of requiring notification and information to the authorized designee of the Planning Commission, the DSR. The DSR shall be notified by the owner about the exemption, and the plat shall be recorded with the Register of Deeds identifying the exemption from the County's subdivision standards.*

- a. *The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of this Ordinance; or*
- b. ~~*The division of land into parcels of five acres or more where each parcel abuts an existing road right of way or access easement recorded prior to January 1, 2018.*~~
The division of land into Parcels of five acres or more, where no new Street or Easement is involved provided, that out of any single tract of land, parcel of lot of land existing as a distinct tax parcel as of July 1, 2024, no more than four (4) such parcels may be created within a five year period.
- [Commentary: Existing Streets or Easements must meet the design standards outlined in Article 7.1 of the Jasper County Land Development Regulations; Roadway Classifications.]*
- c. *The combination or recombination of entire lots of record where no new street or change in existing streets is involved;*
- d. *The division of land into parcels for conveyance to other persons through the provisions of a will or similar document, and in the settlement of an intestate's estate or as determined by an order of a court of competent jurisdiction;*
- e. *Property trades or swaps between immediately adjacent landowners not resulting in the creation of new parcels of record;*
- f. *Division of land for the purpose of sale or transfer to an immediately adjacent landowner for the sole purpose of enlarging the adjacent landowner's property, and not resulting in the creation of new parcels, or the creation of new nonconforming parcels;*
- g. *The recordation of a plat of land or property for purposes other than the sale or transfer of title to land including the following:*
 - i. *The creation or termination of leases, easements, or liens;*

- ii. *The creation or termination of mortgages on existing parcels of record, approved subdivisions or commercial projects, partly or undeveloped land;*
- iii. *Lot line corrections on existing recorded properties;*
- iv. *The creation, termination or amendment of private covenants or restrictions on land; and*
- v. *A transfer of title to land not involving the division of land into parcels.*
- vi. *The public acquisition of land for Right-of-Way or Drainage Easements or any Lot or parcel created therefrom.*
- vii. *A Parcel of land that is proposed to be used as the site for a Utility substation, power line Easements, or Right-of-Way, pumping station, pressure regulating station, electricity regulating substation, gas pressure control station, or similar facilities.*

Chairman

ATTEST:

Wanda Giles
Clerk to Council

ORDINANCE O-2025-04
First Reading: December 2, 2024
Second Reading: January 6, 2025
Public hearing: January 6, 2025
Adopted: _____

Considered by the Jasper County Planning Commission at its meeting on
November 12, 2024.

Reviewed for form and draftsmanship by the Jasper County Attorney.

David L. Tedder

Date

AGENDA

ITEM # 17



Jasper County Clerk to Council

358 Third Avenue
Ridgeland, South Carolina 29936
Phone (843) 717-3696

Wanda Giles
Clerk to County Council
wsimmons@jaspercountysc.gov

Jasper County Council Staff Report

| | |
|-----------------------------|--|
| Meeting Date: | 01.06.2025 |
| Project: | Jasper County Regional Housing Trust Oversight Board |
| Request: | For submittal of a new Candidate to the Regional Housing Trust Oversight Board |
| New Appointment For: | Regional Housing Trust Oversight Board |
| Recommendation: | To appoint a new candidate to the Board |

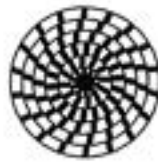
Description:

Ms. Michelle Gaston will not be seeking reappointment as Jasper County's representative to the Regional Housing Trust Oversight Board for the next term (her current term ends 12.31.2024). There was a copy of a staff report in your 11.04.2024 e-packet and the 12.02.2024 e-packet asking the Council to start considering Candidates for this appointment to the Jasper County Regional Housing Trust Oversight Board.

Staff Request: Staff requests that Council appoint a Candidate to replace Ms. Gaston as of 01.01.2025 to the Jasper County Regional Housing Trust Oversight Board.

Thank you for your consideration.

Wanda



BEAUFORT JASPER HOUSING TRUST

December 3, 2024

Mr. Andy Fulghum
County Administrator
P.O. Box 1149
Ridgeland, SC 29936

RE: Jasper County Appointee for the Beaufort-Jasper Housing Trust, Inc.

Dear Mr. Fulghum,

I hope this message finds you well. I am reaching out regarding the need for Jasper County to appoint a new representative to the Beaufort-Jasper Housing Trust (BJHT) Oversight Board, as outlined in the intergovernmental agreement signed by the member parties. Each participating party is responsible for appointing one representative to the Oversight Board, provided they remain a financial contributing party. These representatives are critical to ensuring that the housing needs and priorities of each jurisdiction are effectively addressed.

I would like to take this opportunity to acknowledge and commend Jasper County's prior representative, Michelle Gaston, for her outstanding participation and dedication to the Board. Her service as Treasurer of the organization demonstrated a steadfast commitment to our mission and the advancement of affordable and workforce housing initiatives. Ms. Gaston's resignation in October 2024 leaves a significant void, and her contributions will be missed.

Jasper County's continued participation is vital to our efforts. I respectfully request that you designate a new representative to the Oversight Board at your earliest convenience to ensure uninterrupted representation and collaboration. Additionally, I would appreciate the opportunity to meet with you to discuss this appointment and how we can continue working together to address housing challenges in the region. Please let me know a convenient time for us to meet.

Should you have any questions or require further details, please do not hesitate to contact me at 843-288-0250 or clauderhicks@bjht.org. Thank you for your attention to this important matter; we appreciate Jasper County's continued partnership.

Sincerely,

Claude Hicks
Executive Director

1211 Newcastle Street, Suite D
Beaufort, SC 29902
843-279-2446

AGENDA

ITEM # 18

DUE TO THE COVID-19 CONSIDERATIONS, ALL **IN-PERSON COUNCIL MEETINGS** MAY BE REPLACED WITH EITHER **ELECTRONIC OR HYBRID ELECTRONIC/PHYSICAL MEETINGS**

Watch Live via YouTube at:

https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCjIA

PROPOSED

2025 County Council Meeting Schedule

THE JASPER COUNTY COUNCIL MEETS ON THE FIRST MONDAY OF EACH MONTH AND THE THIRD MONDAY OF EACH MONTH FOR THE REGULAR COUNTY COUNCIL MEETING SESSION. IF THE FIRST OR THIRD MONDAY FALLS ON A HOLIDAY, THE COUNCIL WILL MEET ON **TUESDAY** OF THAT WEEK.

Regular Session Council Meeting Date and Time Schedule

- JANUARY 6, 2025 - 6:00PM
- JANUARY 21, 2025 - 6:00PM (Tuesday)
- FEBRUARY 3, 2025 - 6:00PM
- FEBRUARY 18, 2025 - 6:00PM (Tuesday)
- MARCH 3, 2025 - 6:00PM - Hardeeville City Hall Location
- MARCH 17, 2025 - 6:00PM
- APRIL 7, 2025 - 6:00PM
- APRIL 21, 2025 - 6:00PM
- MAY 5, 2025 - 6:00PM
- MAY 19, 2025 - 6:00PM
- JUNE 2, 2025 - 6:00PM - Hardeeville City Hall Location
- JULY 21, 2025 - 6:00PM
- AUGUST 18, 2025 - 6:00PM
- SEPTEMBER 2, 2025 - 6:00PM (Tuesday)
- SEPTEMBER 15, 2025 - 6:00PM - Hardeeville City Hall Location
- OCTOBER 6, 2025 - 6:00PM
- OCTOBER 20, 2025 - 6:00PM
- NOVEMBER 3, 2025 - 6:00PM
- NOVEMBER 17, 2025 - 6:00PM - Hardeeville City Hall Location
- DECEMBER 1, 2025 - 6:00PM

DATES AND TIMES ARE SUBJECT TO CHANGE

SPECIAL MEETINGS CAN BE CALLED WITH 24 HOURS PUBLIC NOTICE

FOR ADDITIONAL INFORMATION CONTACT: 843-717-3696

EQUAL OPPORTUNITY EMPLOYER -

*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 jcadministrator@jaspercountysc.gov no later than 48 hours prior to the scheduled meeting.*

AGENDA

ITEM # 19



JASPER COUNTY COUNCIL **SPECIAL CALLED MEETING**

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

Tuesday, August 27, 2024
Minutes

Officials Present: Chairman L. Martin Sauls IV, Vice Chairwoman Barbara B. Clark, Councilman John Kemp, and Councilman Joey Rowell

Staff Present: County Administrator Andrew Fulghum, Clerk to Council Wanda Giles, County Attorney David Tedder, Kimberly Burgess, Lisa Wagner, Danny Lucas, Chief Russell Wells, and Videographer Jonathan Dunham.

Call to Order of Council Meeting by Chairman Sauls

Chairman Sauls called the meeting to order as soon as the Workshop was over. The Report of Compliance with the Freedom of Information Act was read for the records 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.*

1. Pledge to the Flag and Invocation

The Pledge to the Flag was given and the Invocation was given by Vice Chairwoman Clark.

2. Approval of Agenda

Motion to approve: Vice Chairwoman Clark

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

3. Consideration of Resolution #R-2024-26 of Jasper County Council Authorizing the Jasper County Administrator to Grant Viewing Access to the Jasper County Treasurer for Bank Accounts under the Control of the Administration and County Council and Directing the Administration to Prepare a Memorandum of Agreement regarding Related Matters.

Mr. Fulgham was present to review and discuss this request for Resolution #R-2024-26 of Jasper County Council Authorizing the Jasper County Administrator to Grant Viewing Access to the Jasper County Treasurer for Bank Accounts under the Control of the Administration and County Council and Directing the Administration to Prepare a Memorandum of Agreement regarding Related Matters.

He said this resolution was being done to address two things: 1) The bank account viewing access issue; and 2) to also direct staff to continue to work on a Memorandum of Agreement with the Treasurer on Policies and Procedures which they had already previously started. Mr. Fulghum asked the Chairman if he would like him to read the Resolution for the record. Chairman Sauls said he would like that to be read. He also noted that they needed to know if Mr. Skinner was in agreement and if so, ensure that we were all on the same page when everyone left there that day.

Mr. Fulghum read the resolution for the record and noted that there were changes to Exhibit A and reviewed those changes. He mentioned that they were asking that the council adopt the the resolution with the changes which were to remove the Crime Stopper Account and to add the Detention Center Commissary Account. Mr. Richter said they would like a few minutes to look over the information and discuss it.

Mr. Richter gave his thoughts and then said that Treasurer Skinner accepted the statement, “his accounts are subject to oversight by the Finance Committee”. He noted that they would like to accept the resolution and wanted to continue the dialogue going forward on this matter.

Motion to approve the resolution: Vice Chairwoman Clark

Second: Councilman Kemp

Before the vote was taken Mr. Fulghum noted that they needed to add in to remove Crime Stopper Account; add in the Commissary Account; and amend any typos.

Councilman Kemp said he would like to add in “all future accounts”, and take out the statement that said, “with the assistance of the County Attorney”; he also noted that he would like to have a set date; and add add in the language, “with any impediment in negotiation that this comes back to council”. Vice Chairwoman Clark said she did not agree with that.

Mr. Fulghum said that the part of adding future accounts would be a part of the MOA.

Councilman Rowell said we needed to amend the motion. Mr. Tedder noted that the motion would need to be clarified for the Clerk to Council.

Motion to approve and to not include under #1 that future accounts need to be included and instead have it be part of the MOA; Under #5 strike the words, following administration, “with the assistance of the County Attorney”, and insert on the next line “is directed to work with the Treasurer to prepare” and insert the language of “on or before November 1st 2024”: Councilman Kemp

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

4. Adjourn

Motion to adjourn: Councilman Kemp

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

Respectfully submitted:

Wanda H. Giles
Clerk to Council

Chairperson



JASPER COUNTY COUNCIL COUNCIL MEETING

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

Tuesday, September 3, 2024

Minutes

Officials Present: Chairman L. Martin Sauls IV, Vice Chairwoman Barbara B. Clark, Councilman John Kemp, and Councilman Joey Rowell Absent: Councilman Coy Garbade.

Staff Present: County Administrator Andrew Fulghum, Deputy Clerk to Council Tisha Williams, Attorney David Tedder, Kimberly Burgess, Chief Russell Wells, and Videographer Jonathan Dunham.

1. Call to Order of Council Meeting by Chairman Sauls

Chairman Sauls called the meeting to order as soon as the Workshop was over. The Report of Compliance with the Freedom of Information Act was read for the records 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.*

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; Project Telfair; USCB MCIP; MOU between Jasper County and the 14th Circuit Solicitor](#)

(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 Mr. C; Project Veggie](#)

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 -None**

4. Pledge of Allegiance and Invocation:

The Pledge of Allegiance was given and the Invocation was given by Chairman Sauls. Chairman Sauls welcomed everyone to the meeting.

5. 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.

6. Approval of the Regular Agenda:

Motion to approve with the removal of Item # 16 from the agenda: Vice Chairwoman Clark

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

PRESENTATIONS

7. None

PROCLAMATION

8. None

RESOLUTIONS

9. [Kimberly Burgess](#) – Consideration of Resolution [#R-2024-27](#) finding that the Jasper County 250 Committee (Committee), a local committee, was recognized and approved by the Jasper County Council by Resolution Number R-2023-04, and as such is subject to the Jasper County Purchasing and Contracting Ordinance (Article V of the Code of Ordinances) and is seeking County Council approval of the following special services as provided in Article V, Sec. 2-413 of the Jasper County Code of Ordinances.

Ms. Burgess was present to review and address the request for the consideration of Resolution #R-2024-27 finding that the Jasper County 250 Committee, a local committee, was recognized and approved by the Jasper County Council by Resolution Number R-2023-04, and as such is subject to the Jasper County Purchasing and Contracting Ordinance (Article V of the Code of Ordinances) and is seeking the approval of the County Council for the special services as provided in Article V, Sec. 2-413 of the Jasper County Code of Ordinances. Ms. Burgess read through the resolution into the records.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

PUBLIC HEARINGS, ORDINANCES AND ACTION ITEMS

10. **Lisa Wagner - Public hearing** and consideration of the **2nd reading** of Ordinance **#O-2024-18** to amend the Official Zoning Map of Jasper County so as to apply the Solar Farm Floating Zone to properties bearing Jasper County Tax Map Numbers 050-00-06-002, 050-00-06-005, 059-00-01-002, 059-00-01-003, and 059-00-01-033, as shown on the Moffett Solar II Concept Plan, prepared by Wood., dated May 2024, located along Grays Highway, Firetower Road and Langfordville Road. *(1st reading 08.19.2024)*

Ms. Wagner was present to review and address the request for the consideration of the 2nd reading of Ordinance #O-2024-18 to amend the Official Zoning Map of Jasper County so as to apply the Solar Farm Floating Zone to properties bearing Jasper County Tax Map Numbers 050-00-06-002, 050-00-06-005, 059-00-01-002, 059-00-01-003, and 059-00-01-033, as shown on the Moffett Solar II Concept Plan, prepared by Wood., dated May 2024, located along Grays Highway, Firetower Road and Langfordville Road. She also noted that a public hearing was being held tonight on this item.

She noted that Moffett Solar II, LLC is requesting that the Solar Farm Floating Zone (SFFZ) be applied to the subject properties as depicted on the Concept Map prepared for Moffett Solar II, LLC. The project site consists of approximately 740 acres. The site itself is bounded by Grays Highway to the east, Firetower Road to the north, and Langfordville Road to the west. Moffett Solar II, LLC is proposing a 74.9 megawatt (MW) solar farm. The electricity that will be generated from the photovoltaic (PV) solar panels will interconnect into Santee Cooper's existing electrical grid. The anticipated project life is 40 years. Analysis: In accordance with the SFFZ Ordinance, a concept plan has been prepared which depicts the setbacks, buffers, access roads, areas of wetlands, and areas where the solar panels will be located. As shown on the concept plan, a 100' vegetated buffer is proposed along Grays Highway, Firetower Road, and Langford Road. Where the property abuts residential properties, a 200' vegetated buffer is proposed and a 50' vegetated buffer is proposed along properties that are zoned Rural Preservation, which are all heavily forested. Other buffers include a 50' riparian buffer around all wetlands. In addition to the buffers, a 25' setback will be established along the interior of the bufferyards. The solar farm will have approximately 5 pods of solar panels. Each pod will be fenced in, creating a wildlife corridor and leaving the wetlands undisturbed.

Moffett Solar II entered into a Purchase Option Agreement with the property owner, TRR Real Estate, LLC on December 18, 2017, for the purpose of developing a solar farm. TRR Real Estate intends to retain a portion of parcel number 059-00-01-002, which will be subdivided at the time of purchase or contemporaneous with the purchase of the property. The buyer and the seller have also agreed through a Memorandum of Understanding (MOU), that the bufferyard and setback requirement will be reduced to 0' once the new boundary line is created for parcel number 059-00-01-002. Although security fencing will be constructed, both parties agree solar panels will not need to be screened from view for the remaining TRR

Real Estate property. Planning Commission Recommendation: The Planning Commission recommends approval for the Solar Farm Floating Zone to be applied to parcel numbers 050-00-06-002, 050-00-06-005, 059-00-01-002, 059-00-01-003, and 059-00-01-033, and also recommends that County Council require the applicant to develop a soil monitoring plan to ensure that this project does not produce any type of surface or ground water contamination or other environmental impacts. She noted that the applicant was present. She noted that their Attorney Katherine Ross was there to clarify some of the questions and clarify the information provided.

The public hearing on this item was opened and Mr. Rochester noted that this was his property, and said he was staying an adjacent landowner to the property and approved of the project. Ms. Wagner noted she had sent out letters and had received no response.

Motion to approve: Councilman Kemp

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

Mr. Tedder for clarification if the Council was not taking the recommendation of the Planning Commission that the County Council require the applicant to develop a soil monitoring plan to ensure that this project does not produce any type of surface or ground water contamination or other environmental impacts. Chairman Sauls said that was correct

11. Ryan Romano and Benton Blaine – Public hearing and consideration of the 2nd reading of Ordinance #O-2024-19 authorizing the Execution and Delivery of a Development Agreement for Moffett Solar II Pursuant to the South Carolina Local Government Development Agreement Act and Article IV, Title 20 of the Code Of Ordinances Of Jasper County; Approving a Technical Amendment to Ordinance O-2024-11; Authorizing The Chairman Of Jasper County Council To Execute A Development Agreement; And Other Related Matters. (1st reading 08.19.2024)

A presentation was made by the QCell's Company discussing Solar information. For more information on this presentation please see video go to https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA

our was present to review and address the request for the consideration of the 2nd reading of Ordinance #O-2024-19 authorizing the Execution and Delivery of a Development Agreement for Moffett Solar II Pursuant to the South Carolina Local Government Development Agreement Act and Article IV, Title 20 of the Code Of Ordinances Of Jasper County; Approving a Technical Amendment to Ordinance O-2024-11; Authorizing The Chairman Of Jasper County Council To Execute A Development Agreement. It was noted that a public hearing was being held tonight on this item.

The public hearing on this item was opened but there were no comments, so the public hearing was closed.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

Chairman Sauls announced that the 2nd public hearing on September 16th.

12. David Tedder – Consideration of the **2nd reading** of Ordinance **#O-2024-11** authorizing the execution and delivery of a Fee-In-Lieu of Ad Valorem Taxes and Incentive Agreement by and between Jasper County, South Carolina and Moffett Solar II, LLC, to provide for payment of a Fee-In-Lieu of Taxes; approving the creation of a Multicounty Park with Hampton County, South Carolina; authorizing the execution and delivery of a Multicounty Park Agreement by and between Jasper County, South Carolina And Hampton County, South Carolina; and other related matters. *(Substitution of the Ordinance for that passed Second Reading on 05.06.2024 (Ordinance O-2024-11), recognizing technical amendments resulting from the use of a separate Development Agreement Ordinance, being Ordinance Number # O-2024-19) (1st reading 04.15.2024; public hearing and first 2nd reading 05.06.2024)*

Mr. Tedder was present to review and address the request for the consideration of the 2nd reading of Ordinance #O-2024-11 authorizing the execution and delivery of a Fee-In-Lieu of Ad Valorem Taxes and Incentive Agreement by and between Jasper County, South Carolina and Moffett Solar II, LLC, to provide for payment of a Fee-In-Lieu of Taxes; approving the creation of a Multicounty Park with Hampton County, South Carolina; authorizing the execution and delivery of a Multicounty Park Agreement by and between Jasper County, South Carolina And Hampton County, South Carolina. Mr. Tedder noted that there had been a public hearing on this item.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

13. David Tedder – **Public hearing** and consideration of the **2nd reading** of Ordinance **#O-2024-20** authorizing the sale of TMS 048-00-01-026, approximately five (5) acres, to Gopher Hill Holdings, LLC, or its assigns, and to authorizing the Jasper County Administrator to execute such contracts, amendments, deeds and other documents as may be necessary and appropriate to effect the sale to Gopher Hill Holdings, LLC, or its assigns, and matters related thereto. *(1st reading 08.19.2024)*

Mr. Tedder was present to review and address the request for the consideration of the 2nd reading of Ordinance #O-2024-20 authorizing the sale of TMS 048-00-01-026, approximately five (5) acres, to Gopher Hill Holdings, LLC, or its assigns, and to authorizing the Jasper County Administrator to execute such contracts, amendments, deeds and other documents as may be necessary and appropriate to effect the sale to Gopher Hill Holdings, LLC, or its assigns. He also noted that Gopher Hill Holdings, LLC also known as TICO a major industry at Cypress Ridge desires to buy this land for expansion of their operation. We have previously approved the purchase and sale agreement.

The public hearing on this item was opened but there were no comments, so the public hearing was closed.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

14. David Tedder – **Public hearing** and consideration of the **2nd reading** of Ordinance **#O-2024-21** authorizing the sale to SC Grays LLC of a 1.47 acre parcel being subdivided out of the original 258.45 acre

Parcel B, Parcel B being shown on a Plat recorded at Plat Book 22 at Page 233, with such 1.47 acre parcel being shown on an individual plat, being a portion of tax parcel 048-00-01-009, and to authorize the Jasper County Administrator to execute such contracts, amendments, deeds and other documents as may be necessary and appropriate to effect the sale to SC Grays LLC, or its assigns, and matters related thereto. (1st reading 07.15.2024)

Mr. Tedder was present to review and address the request for the consideration of the 2nd reading of Ordinance O-2024-21 authorizing the sale to SC Grays LLC of a 1.47 acre parcel being subdivided out of the original 258.45 acre Parcel B, Parcel B being shown on a Plat recorded at Plat Book 22 at Page 233, with such 1.47 acre parcel being shown on an individual plat, being a portion of tax parcel 048-00-01-009, and to authorize the Jasper County Administrator to execute such contracts, amendments, deeds and other documents as may be necessary and appropriate to effect the sale to SC Grays LLC, or its assigns.

The public hearing on this item was opened but there were no comments, so the public hearing was closed.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

15. Kimberly Burgess – Consideration of a 1st reading of an Ordinance for a Budget Amendment to Jasper County Ordinance O-2023-09 For Fiscal Year 2024 Jasper County Budget To Provide For Amendments To The Budget And To Carryover Approved Lapsing Funds To Fiscal Year 2025, And To Amend Jasper County Ordinance O-2024-13 For Fiscal Year 2025 Jasper County Budget To Provide For Amendments To The Budget Resulting From The Carryover Of Approved Lapsing Funds From Fiscal Year 2024.

Ms. Burgess was present to review and address the request for the consideration of the 1st reading of an Ordinance for a Budget Amendment to Jasper County Ordinance O-2023-09 For Fiscal Year 2024 Jasper County Budget To Provide For Amendments To The Budget And To Carryover Approved Lapsing Funds To Fiscal Year 2025, And To Amend Jasper County Ordinance O-2024-13 For Fiscal Year 2025 Jasper County Budget To Provide For Amendments To The Budget Resulting From The Carryover Of Approved Lapsing Funds From Fiscal Year 2024. Ms. Burgess answered the questions of Council on this ordinance.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

16: Andrew Fulghum – Consideration of a 1st reading of an Ordinance An Ordinance authorizing the sale of an easement five feet either side of a centerline of a utility line to be installed, comprising approximately (to be inserted) sq. ft., over an approximately 0.35 acre parcel bearing TMS 063-26-28-007, being the Jasper County Central Court Magistrates Office parcel on Adams Street, to Palmetto Electric Cooperative, Inc. in order to facilitate the installation of fiber optic cable, in exchange for the amount of (\$ to be inserted) as compensation, and to authorize the Jasper County Administrator to execute such easement and other documents as may be necessary and appropriate

to effect the transfer to Palmetto Electric Cooperative, Inc., or its assigns, and matters related thereto. **(This item was removed from the agenda).**

17. Kimberly Burgess – Consideration of approval of the purchase of equipment from Blanchard Equipment for the Engineering Services Department under the SC State Contract Services.

Ms. Burgess was present to review and address the request for the consideration of approval of the purchase of equipment from Blanchard Equipment for the Engineering Services Department under the SC State Contract Services. She noted that this equipment that included a: Z track mower, 5100 e-cab tractor; cab utility tractor, flex ring motor cutter, rear discharge grooming mower that are on the state contract at a cost of \$166,587.85 plus sales tax, and budget payment questions were discussed.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

18. Andrew Fulghum – Discussion of Previously Awarded and Accepted Grant - Purchase of Property for BMX Track.

Mr. Fulghum was present to review and address the request for consideration of a discussion of the previously awarded and accepted grant for another eligible use and discuss this with the Legislative Delegation to see if these funds can be applied for another use.

Motion to approve give Mr. Fulghum the authority to see about this and move this money to something else: Vice Chairwoman Clark

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

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.

Quincey Bentley was present to discuss the road, ditches and district.

19. Administrator's Report: Mr. Fulghum reviewed the information from his report. There were no Action Items requiring a vote from the Council in the Administrator's Report

Ms. Wagner reminded the 09.05.2024 Workshop at 4pm in Chambers for the Euhaw Broad River Planning Area. She noted that the Planning Commission will be attending.

CONSENT AGENDA

20. Approval of the Minutes of 05.20.2024

END OF CONSENT AGENDA

21. Council Members Comments: Councilmember Comments were given but there were no comments that required action.

22. Possible Return to Executive Session to Continue Discussion on Matters Regarding Agenda

Item II. There was no reason to return to executive session for this meeting. For more information on this meeting please go to our YouTube Channel for the video go to

https://www.youtube.com/channel/UCBmlogX05cKAsHm_ggXCJIA

23. Adjournment

Motion to adjourn: Vice Chairwoman Clark

Second: Councilman

Vote: Unanimous

The motion passed and the meeting adjourned.

Respectfully submitted:

Wanda H. Giles
Clerk to Council

Chairman



JASPER COUNTY COUNCIL
SPECIAL CALLED WORKSHOP
Jasper County Clementa C. Pinckney Government Bldg
358 3rd Avenue Ridgeland, SC 29936
Thursday, September 5, 2024
Minutes

Officials Present: Chairman L. Martin Sauls IV, Vice Chairwoman Barbara B. Clark, Councilman John Kemp, and Councilman Joey Rowell

Staff Present: County Administrator Andrew Fulghum, County Attorney David Tedder, Lisa Wagner, and Videographer Jonathan Dunham.

Call to Order by Chairman Sauls

Chairman Sauls called the Workshop to order. The Report of Compliance with the Freedom of Information Act was read for the records 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.*

Pledge to the Flag and Invocation:

The Pledge to the Flag was given and the Invocation was given by Vice Chairwoman Clark. Chairman Sauls welcomed the Planning Commission Members

Approval of Agenda:

Motion to approve: Councilman

Second: Councilman

Vote: Unanimous

The motion passed.

Workshop:

Workshop to discuss the proposed ordinance to amend Jasper County Zoning Ordinance, Article 5, Zoning District Regulations, to add two new primary zoning districts; Rural Preservation – 10 (RP10) and Village Commercial (VC), one new overlay district, Euhaw Overlay District (EOD); Article 6, Use Regulations, to add uses for the RP-10 and VC zoning districts; Article 7, Primary Districts, to add lot size, lot width, and setback requirements for RP-10 and VC zoning districts, amend lot width requirements in the Residential, Community Commercial, General Commercial, Industrial Development, and Mixed Business zoning districts, amend riparian buffer requirements, and add design standards for the Village Commercial zoning district; Article 8, Purpose Districts, to add design standards and requirements for the Euhaw/Okeetee Cultural Heritage Overlay District (ECHOD); Article 11, Conditional Uses; Article 15, Sign

Regulations; Article 22, Rural Small Lot Subdivisions; and amend the Jasper County Official Zoning Map to re-zone some properties within the Euhaw Broad River Planning Area to the Rural Preservation-10 zoning district and the Village Commercial zoning district; and other matters related thereto.

The workshop to discuss the proposed ordinance to amend Jasper County Zoning Ordinance, Article 5, Zoning District Regulations, to add two new primary zoning districts; Rural Preservation – 10 (RP10) and Village Commercial (VC), one new overlay district, Euhaw Overlay District (EOD); Article 6, Use Regulations, to add uses for the RP-10 and VC zoning districts; Article 7, Primary Districts, to add lot size, lot width, and setback requirements for RP-10 and VC zoning districts, amend lot width requirements in the Residential, Community Commercial, General Commercial, Industrial Development, and Mixed Business zoning districts, amend riparian buffer requirements, and add design standards for the Village Commercial zoning district; Article 8, Purpose Districts, to add design standards and requirements for the Euhaw/Okeetee Cultural Heritage Overlay District (ECHOD); Article 11, Conditional Uses; Article 15, Sign Regulations; Article 22, Rural Small Lot Subdivisions; and amend the Jasper County Official Zoning Map to re-zone some properties within the Euhaw Broad River Planning Area to the Rural Preservation-10 zoning district and the Village Commercial zoning district.

Lisa Wagner and Denise Grabowski were present to address this item. Ms. Grabowski gave a presentation for this workshop. The presentation can be found on the video of this meeting.

Mr. Jenkins pleaded for the Council to look into affordable housing for Jasper County.

For more information on this meeting please go to our YouTube Channel for the video go to https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA .

Adjournment

Motion to adjourn: Vice Chairwoman Clark

Second: Councilman Kemp

Vote: Unanimous

The motion passed and the meeting adjourned.

Respectfully submitted:

Wanda H. Giles
Clerk to Council

Chairman



JASPER COUNTY COUNCIL COUNCIL MEETING

Jasper County Clementa C. Pinckney Government Bldg.
358 3rd Avenue, Ridgeland, SC 29936
Monday, September 16, 2024
Minutes

Officials Present: Vice Chairwoman Barbara B. Clark, Councilman John Kemp, and Councilman Joey Rowell
Absent: Chairman L. Martin Sauls IV,

Staff Present: County Administrator Andrew Fulghum, Clerk to Council Wanda Giles, County Attorney David Tedder, Kimberly Burgess, Lisa Wagner, Danny Lucas, Chief Russell Wells, and Videographer Jonathan Dunham.

Call to Order of Council Meeting by Vice Chairwoman Clark

Vice Chairwoman Clark called the meeting to order. The Report of Compliance with the Freedom of Information Act was read for the records 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.*

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 – [USCB MCIP; Tax Map # 063-18-03-003; Tax Map # 087-00-05-008 & 087-00-05-009](#)

(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 Mr. C; Project Veggie; Project Deep Water; Danny Black – SouthernCarolina Alliance](#)

PLEASE BE ADVISED THERE MAY BE VOTES BASED ON ITEMS FROM THE EXECUTIVE SESSION.

Motion to go into executive session: Councilman Kemp

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

3: Return to Open Session at 6:30PM

Motion to return to regular session: Councilman Rowell

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

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

Motion to authorize the County Administrator to accept day Utility Tax Credit Grant of \$74,500 from Palmetto Electric Cooperative to be used to assist Project Veggie and further authorize the County Administrator to execute a grant agreement/contract with Palmetto Electric Cooperative for the use of these funds: Councilman Rowell

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

4. Pledge of Allegiance and Invocation:

The Pledge to the Flag was given and the Invocation was given by Councilman Rowell.

5. 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.

Councilman Kemp said he would like to take off items 18, 19 and 21 from the Consent Agenda.

Motion to approve: Councilman Kemp

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

6. Approval of the Regular Agenda:

Motion to approve: Councilman Rowell

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

PRESENTATIONS

7. Solicitor Stone – Creating a Three Tier System for Managing the Criminal Docket in Jasper County
Solicitor Stone was not present to address this request at this time.

PROCLAMATION

8. Chief Russell Wells – Proclamation proclaiming that October 6, 2024, thru October 12, 2024 will be recognized as Fire Prevention Week in Jasper County.

Chief Wells read the Proclamation proclaiming that October 6, 2024, thru October 12, 2024 will be recognized as Fire Prevention Week in Jasper County for the record.

RESOLUTIONS

9. Kimberly Burgess – Approval of Resolution [#R-2024-28](#) finding that normal daily operations of the Jasper County Detention Center are affected by the necessity for additional fencing within and without certain areas of the Detention Center and pursuant to Section 2-412 of the Jasper County Code of Ordinances allows for emergency procurement where normal daily operations are affected, and authorizing the County Administrator to create the contracts and obtain the services on behalf of Jasper County, and matters related thereto.

Ms. Burgess was present to review and address the request for the consideration of Resolution [#R-2024-28](#) finding that normal daily operations of the Jasper County Detention Center are affected by the necessity for additional fencing within and without certain areas of the Detention Center and pursuant to Section 2-412 of the Jasper County Code of Ordinances allows for emergency procurement where normal daily operations are affected, and authorizing the County Administrator to create the contracts and obtain the services on behalf of Jasper County.

Motion to approve: Councilman Kemp

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

At this time Solicitor Stone arrived for his presentation.

Presentation:

7. Solicitor Stone – Creating a Three Tier System for Managing the Criminal Docket in Jasper County

Solicitor Stone was present to address and review this presentation. He provided a presentation for the Council and noted that there would be an emphasis on the disposition of older cases and to address new cases as they come into the system. He noted the three tiers of this project would be Triage, Prep and Court (trials, pleas and grand jury). He noted that this would be an efficient Criminal Justice System put into place within months instead of it taking years. For more information on this presentation go to our video at https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA.

PUBLIC HEARINGS, ORDINANCES AND ACTION ITEMS

9A. Lisa Wagner - Consideration of the **3rd reading** of Ordinance **#O-2024-18** to amend the Official Zoning Map of Jasper County so as to apply the Solar Farm Floating Zone to properties bearing Jasper County Tax Map Numbers 050-00-06-002, 050-00-06-005, 059-00-01-002, 059-00-01-003, and 059-00-01-033, as shown on the Moffett Solar II Concept Plan, prepared by Wood., dated May 2024, located along Grays Highway, Firetower Road and Langfordville Road. (*1st reading 08.19.2024; Public hearing and 2nd reading 09.03.2024*) – Formerly item # 18

Ms. Wagner was present to review her staff report, this item, and address this request. She noted that Moffett Solar II, LLC is requesting that the Solar Farm Floating Zone (SFFZ) be applied to the subject properties as depicted on the Concept Map prepared for Moffett Solar II, LLC. The project site consists of approximately 740 acres. The site itself is bounded by Grays Highway to the east, Firetower Road to the north, and Langfordville Road to the west. Moffett Solar II, LLC is proposing a 74.9 megawatt (MW) solar farm. The electricity that will be generated from the photovoltaic (PV) solar panels will interconnect into Santee Cooper's existing electrical grid. The anticipated project life is 40 years. Analysis: In accordance with the SFFZ Ordinance, a concept plan has been prepared which depicts the setbacks, buffers, access roads, areas of wetlands, and areas where the solar panels will be located.

As shown on the concept plan, a 100' vegetated buffer is proposed along Grays Highway, Firetower Road, and Langford Road. Where the property abuts residential properties, a 200' vegetated buffer is proposed and a 50' vegetated buffer is proposed along properties that are zoned Rural Preservation, which are all heavily forested. Other buffers include a 50' riparian buffer around all wetlands. In addition to the buffers, a 25' setback will be established along the interior of the bufferyards. The solar farm will have approximately 5 pods of solar panels. Each pod will be fenced in, creating a wildlife corridor and leaving the wetlands undisturbed.

Moffett Solar II entered into a Purchase Option Agreement with the property owner, TRR Real Estate, LLC on December 18, 2017, for the purpose of developing a solar farm. TRR Real Estate intends to retain a portion of parcel number 059-00-01-002, which will be subdivided at the time of purchase or contemporaneous with the purchase of the property. The buyer and the seller have also agreed through a Memorandum of Understanding (MOU), that the bufferyard and setback requirement will be reduced to 0' once the new boundary line is created for parcel number 059-00-01-002. Although security fencing will be constructed, both parties agree solar panels will not need to be screened from view for the remaining TRR Real Estate property.

Motion to approve: Councilman Kemp

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

9B. David Tedder – Consideration of the **3rd reading** of Ordinance **#O-2024-11** authorizing the execution and delivery of a Fee-In-Lieu of Ad Valorem Taxes and Incentive Agreement by and between Jasper County, South Carolina and Moffett Solar II, LLC, to provide for payment of a Fee-In-Lieu of Taxes; approving the creation of a Multicounty Park with Hampton County, South Carolina; authorizing the execution and delivery of a Multicounty Park Agreement by and between Jasper County, South Carolina And Hampton County, South Carolina; and other related matters. *(Substitution of the Ordinance for that passed Second Reading on 05.06.2024 (Ordinance O-2024-11), recognizing technical amendments resulting from the use of a separate Development Agreement Ordinance, being Ordinance Number # O-2024-19) (1st reading 04.15.2024; public hearing and first 2nd reading 05.06.2024; another Public hearing and another 2nd reading on 09.03.2024) – Formerly item # 19*

Mr. Tedder was present to review and discuss this request including the investment period, the partner on this Multicounty Park being Hampton County, and noted that the public hearing was held at the last meeting.

Motion to approve: Councilman Kemp

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

10. Ryan Romano and Benton Blaine – **Public Hearing** and consideration of the **3rd reading** of Ordinance **#O-2024-19** authorizing the Execution and Delivery of a Development Agreement for Moffett Solar II Pursuant to the South Carolina Local Government Development Agreement Act and Article IV, Title 20 of the Code Of Ordinances Of Jasper County; Approving a Technical Amendment to Ordinance O-2024-11; Authorizing The Chairman Of Jasper County Council To Execute A Development Agreement; And Other Related Matters. *(1st reading 08.19.2024; Public hearing and 2nd reading 09.03.2024)*

Mr. Tedder was present to review and address the request for the consideration of the the 3rd reading of Ordinance #O-2024-19 authorizing the Execution and Delivery of a Development Agreement for Moffett Solar II Pursuant to the South Carolina Local Government Development Agreement Act and Article IV, Title 20 of the Code Of Ordinances Of Jasper County; Approving a Technical Amendment to Ordinance O-2024-11; Authorizing The Chairman Of Jasper County Council To Execute A Development Agreement. The public hearing on this item was opened but there were no comments, so the public hearing was closed.

Motion to approve: Councilman Kemp

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

11. Kimberly Burgess – Public Hearing and consideration of a **2nd reading** of Ordinance [#O-2024-22](#) to Amend Jasper County Ordinance O-2023-09, The Fiscal Year 2024 Jasper County Budget, To Provide For Amendments To The Budget And To Carryover Approved Lapsing Funds To Fiscal Year 2025; To Amend Jasper County Ordinance O-2024-13, The Fiscal Year 2025 Jasper County Budget, To Provide For Amendments To The Budget Resulting From The Carryover Of Approved Lapsing Funds From Fiscal Year 2024; To Amend Certain Revenue Items; To Incorporate The Reclassification Of Certain Line Items, To Amend For Fiscal Year 2025 Expenditures, The Inclusion Of Additional Appropriations, And Matters Related Thereto (*1st reading 09.03.2024*)

Ms. Burgess was present to review and address the request for the consideration of a 2nd reading of Ordinance #O-2024-22 to Amend Jasper County Ordinance O-2023-09, The Fiscal Year 2024 Jasper County Budget, To Provide For Amendments To The Budget And To Carryover Approved Lapsing Funds To Fiscal Year 2025; To Amend Jasper County Ordinance O-2024-13, The Fiscal Year 2025 Jasper County Budget, To Provide For Amendments To The Budget Resulting From The Carryover Of Approved Lapsing Funds From Fiscal Year 2024; To Amend Certain Revenue Items; To Incorporate The Reclassification Of Certain Line Items, To Amend For Fiscal Year 2025 Expenditures, The Inclusion Of Additional Appropriations. The public hearing on this item was opened but there were no comments, so the public hearing was closed. It was noted that another public hearing was scheduled for 10.07.2024.

Motion to approve: Councilman Kemp

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

14. Danny Lucas - Discussion of Request for Non-Standard Use of County Property. (This item was moved to after Item # 11)

Mr. Lucas discussed this request and the requirements for a special use permit that had been filed by the applicant but was incomplete. He noted on the insurance documents submitted to us on the property had not been clearly identified. Councilman Rowell noted that due to the confusion, his recommendation to allow the applicant to get incomplete matters completed. Mr. Lucas said they would need approval from the Sheriff's Dept., Police Dept., Fire Dept., Zoning/Building Dept., Need approved Parking Plan and Consideration of the JYRD. It was noted that the applicant would have the approval of both Jasper County and JYRB. Councilman Rowell noted that he would send the resolution via email.

Motion to approve: Councilman Rowell

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

12. Andrew Fulghum – Consideration of the 1st reading of an Ordinance Authorizing the sale to S&P Produce, Inc., of a 10 Acre Parcel, more or less, Being Subdivided out of the Original 40.00 Acre Parcel Identified as Parcel B-1A as shown on a Plat Recorded at Plat Book 23 at Page 345, with such new 10.00 Acre Parcel Being Shown on an Individual Plat and Being a Portion of Tax

Minutes - 09.16.2024

Parcel 048-00-01-005, and to Authorize the Jasper County Administrator to Execute Such Contracts, Amendments, Deeds and Other Documents as may be Necessary and Appropriate to Effect the Sale to S&P Produce, Inc., or its Assigns, and matters related thereto. (Project Veggie)

Mr. Fulghum was present to review and address the request for the consideration of the the 1st reading of an Ordinance Authorizing the sale to S&P Produce, Inc., of a 10 Acre Parcel, more or less, Being Subdivided out of the Original 40.00 Acre Parcel Identified as Parcel B-1A as shown on a Plat Recorded at Plat Book 23 at Page 345, with such new 10.00 Acre Parcel Being Shown on an Individual Plat and Being a Portion of Tax Parcel 048-00-01-005, and to Authorize the Jasper County Administrator to Execute Such Contracts, Amendments, Deeds and Other Documents as may be Necessary and Appropriate to Effect the Sale to S&P Produce, Inc., or its Assigns.

Motion to approve: Councilman Kemp

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

13. Kimberly Burgess – Approval of the Special Services Contract for the ADA Accessibility Software/Tool.

Ms. Burgess was present to review and address the request for the consideration of approval of the Special Services Contract for the ADA Accessibility Software/Tool. She noted this was a special service request. She also noted that Ms. Williams had vetted several vendors and recommends ReciteME to meet our requirements for ADA accessibility

Motion to approve: Councilman Rowell

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

15. David Tedder – Public hearing and consideration of the 3rd reading of Ordinance [#O-2024-17](#) Amending Jasper County Ordinance #O-2023-20 by Authorizing and Approving Modified Terms of a Loan from the South Carolina Transportation Infrastructure Bank; Authorizing and Approving Documents to Reflect the Modified Loan; Authorizing and Approving Modifications to an Intergovernmental Agreement among Jasper County, South Carolina, the City of Hardeeville, South Carolina and the South Carolina Transportation Infrastructure Bank; and Other Related Matters. (Exit 3) (1st reading 07.15.2024; 2nd reading 08.19.2024)

Mr. Tedder was present to review and address the request for the consideration of the 3rd reading of Ordinance #O-2024-17 Amending Jasper County Ordinance #O-2023-20 by Authorizing and Approving Modified Terms of a Loan from the South Carolina Transportation Infrastructure Bank; Authorizing and Approving Documents to Reflect the Modified Loan; Authorizing and Approving Modifications to an Intergovernmental Agreement among Jasper County, South Carolina, the City of Hardeeville, South Carolina and the South Carolina Transportation Infrastructure Bank.

The public hearing on this item was opened but there were no comments, so the public hearing was closed.

Motion to approve: Councilman Rowell

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

CITIZEN COMMENTS

16. 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.

Betty Thomas signed up to discuss Jenkins Ave. traffic.

Derek Myers and Marice Lawger signed up to disc the Alumni Homecoming.

17. Administrator's Report: Mr. Fulghum reviewed the information from his report. There were no Action Items requiring a vote from the Council in the Administrator's Report

CONSENT AGENDA

18. [Lisa Wagner](#) - Consideration of the [3rd reading](#) of Ordinance [#O-2024-18](#) to amend the Official Zoning Map of Jasper County so as to apply the Solar Farm Floating Zone to properties bearing Jasper County Tax Map Numbers 050-00-06-002, 050-00-06-005, 059-00-01-002, 059-00-01-003, and 059-00-01-033, as shown on the Moffett Solar II Concept Plan, prepared by Wood., dated May 2024, located along Grays Highway, Firetower Road and Langfordville Road. (*1st reading 08.19.2024; Public hearing and 2nd reading 09.03.2024*) – Item was moved to item # 9A

19. [David Tedder](#) – Consideration of the [3rd reading](#) of Ordinance [#O-2024-11](#) authorizing the execution and delivery of a Fee-In-Lieu of Ad Valorem Taxes and Incentive Agreement by and between Jasper County, South Carolina and Moffett Solar II, LLC, to provide for payment of a Fee-In-Lieu of Taxes; approving the creation of a Multicounty Park with Hampton County, South Carolina; authorizing the execution and delivery of a Multicounty Park Agreement by and between Jasper County, South Carolina And Hampton County, South Carolina; and other related matters. (*Substitution of the Ordinance for that passed Second Reading on 05.06.2024 (Ordinance O-2024-11), recognizing technical amendments resulting from the use of a separate Development Agreement Ordinance, being Ordinance Number # O-2024-19 (1st reading 04.15.2024; public hearing and first 2nd reading 05.06.2024; another Public hearing and another 2nd reading on 09.03.2024)*) – Item was moved to item # 9B

20. [David Tedder](#) - Consideration of the [3rd reading](#) of Ordinance [#O-2024-20](#) authorizing the sale of TMS 048-00-01-026, approximately five (5) acres, to Gopher Hill Holdings, LLC, or its assigns, and to

authorizing the Jasper County Administrator to execute such contracts, amendments, deeds and other documents as may be necessary and appropriate to effect the sale to Gopher Hill Holdings, LLC, or its assigns, and matters related thereto. (1st reading 08.19.2024; Public hearing and 2nd reading 09.03.2024)

21. David Tedder - Consideration of the 3rd reading of Ordinance [#O-2024-21](#) authorizing the sale to SC Grays LLC of a 1.47 acre parcel being subdivided out of the original 258.45 acre Parcel B, Parcel B being shown on a Plat recorded at Plat Book 22 at Page 233, with such 1.47 acre parcel being shown on an individual plat, being a portion of tax parcel 048-00-01-009, and to authorize the Jasper County Administrator to execute such contracts, amendments, deeds and other documents as may be necessary and appropriate to effect the sale to SC Grays LLC, or its assigns, and matters related thereto. (1st reading 07.15.2024; Public hearing and 2nd reading 09.03.2024)

This item was not taken up by Council for a vote as the item was not ready for this meeting.

22. Approval of the Minutes 06.03.2024

END OF CONSENT AGENDA

23. **Council Members Comments:** Councilmember Comments were given but there were no comments that required action.

24. **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.** For more information on this meeting please go to our YouTube Channel for the video go to https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA .

24. **Adjournment**

Motion to adjourn: Councilman Kemp

Second: Councilman Rowell

Vote: Unanimous

The motion passed and the meeting adjourned.

Respectfully submitted:

Wanda H. Giles
Clerk to Council

Chairman



JASPER COUNTY COUNCIL **PUBLIC HEARING ONLY**

Meeting Location: Port Royal Sound Foundation Bldg
310 Okatie Highway, Okatie SC 29909

in the **Weezie Pavilion**

Thursday, September 19, 2024

Minutes

Officials Present: Chairman L. Martin Sauls IV, Vice Chairwoman Barbara B. Clark, Councilman John Kemp, and Councilman Joey Rowell

Staff Present: County Attorney David Tedder, Lisa Wagner, Tara Hayes, and Videographer Jonathan Dunham.

Call to Order of Council Meeting by Chairman Sauls

Chairman Sauls called the Public Hearing to order on this item. The Report of Compliance with the Freedom of Information Act was read for the records 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.*

Invocation

The invocation for this evening was given by Chairman Sauls.

Approval of Agenda:

Motion to approve: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

Public Hearing Only For An Ordinance to amend Jasper County Zoning Ordinance, Article 5, *Zoning District Regulations*, to add two new primary zoning districts; Rural Preservation – 10 (RP10) and Village Commercial (VC), one new overlay district, Euhaw Overlay District (EOD); amend Article 6, *Use Regulations*, to add uses for the RP-10 and VC zoning districts; amend Article 7, *Primary Districts*, to add lot size, lot width, and setback requirements for RP-10 and VC zoning districts, amend lot width requirements in the Residential, Community Commercial, General Commercial, Industrial Development, and Mixed Business zoning districts, amend riparian buffer requirements, and add design standards for the Village Commercial zoning district; amend Article 8, *Special Purpose Districts*, to add design

standards and requirements for the Euhaw Overlay District (EOD); Article 11, *Conditional Use Review and Regulations*; to add conditions for certain uses; amend Article 15, *Sign Regulations* to add standards for the RP-10 and VC districts; amend Article 22, *Rural Small Lot Subdivisions*, to provide alternative standards for subdivisions; and amend the Jasper County Official Zoning Map to re-zone some properties within the Euhaw Broad River Planning Area to the Rural Preservation-10 zoning district and the Village Commercial zoning district; Invoking application of the Pending Ordinance Doctrine; and other matters related thereto. *(No vote will be taken as this is not an action item)*

Ms. Wagner introduced herself, Ms. Hayes and Ms. Grabowski. She provided a background on this item for the public. She noted that the current Zoning Ordinance was 17 years old. Ms. Wagner was present to review and address the request for the Public Hearing Only for an Ordinance to amend Jasper County Zoning Ordinance, Article 5, Zoning District Regulations, to add two new primary zoning districts; Rural Preservation – 10 (RP10) and Village Commercial (VC), one new overlay district, Euhaw Overlay District (EOD); amend Article 6, Use Regulations, to add uses for the RP-10 and VC zoning districts; amend Article 7, Primary Districts, to add lot size, lot width, and setback requirements for RP-10 and VC zoning districts, amend lot width requirements in the Residential, Community Commercial, General Commercial, Industrial Development, and Mixed Business zoning districts, amend riparian buffer requirements, and add design standards for the Village Commercial zoning district; amend Article 8, Special Purpose Districts, to add design standards and requirements for the Euhaw Overlay District (EOD); Article 11, Conditional Use Review and Regulations; to add conditions for certain uses; amend Article 15, Sign Regulations to add standards for the RP-10 and VC districts; amend Article 22, Rural Small Lot Subdivisions, to provide alternative standards for subdivisions; and amend the Jasper County Official Zoning Map to re-zone some properties within the Euhaw Broad River Planning Area to the Rural Preservation-10 zoning district and the Village Commercial zoning district; Invoking application of the Pending Ordinance Doctrine.

There were multiple individuals that spoke regarding this item, but a sign up sheet was not furnished to the Clerk of Council. For more information on this public hearing and the discussion of the topic please see our video at https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA .

Adjourn:

For more information on this meeting please go to our YouTube Channel for the video go to https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA .

Adjournment

Motion to adjourn: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed and the workshop adjourned.

Respectfully submitted:

Wanda H. Giles
Clerk to Council

Chairman



JASPER COUNTY COUNCIL COUNCIL MEETING

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

Monday, October 7, 2024

Minutes

Officials Present: Chairman L. Martin Sauls IV, Vice Chairwoman Barbara B. Clark, Councilman John Kemp, and Councilman Joey Rowell

Staff Present: County Administrator Andrew Fulghum, Clerk to Council Wanda Giles, County Attorney David Tedder, Kimberly Burgess, Lisa Wagner, Danny Lucas, and Videographer Jonathan Dunham.

1. Call to Order of Council Meeting by Chairman Sauls

Chairman Sauls called the meeting to order as soon as the Workshop was over. The Report of Compliance with the Freedom of Information Act was read for the records as follows: *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.*

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 – [USCB MCIP; MOU between Jasper County and the 14th Circuit Solicitor; Map # 087-00-05-008 & 087-00-05-009](#)

(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 Mr. C; Project Veggie/S & P Produce Inc.](#)

PLEASE BE ADVISED THERE MAY BE VOTES BASED ON ITEMS FROM THE EXECUTIVE SESSION.

Motion to go into Executive Session: Councilman Kemp

Second: Vice Chairwoman Clark

Vote: Unanimous
The motion passed.

Motion to return to regular session: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous
The motion passed.

- **3.1 Action coming out of Executive Session - None**

4. Pledge of Allegiance and Invocation:

The Pledge to the Flag was given and the Invocation was given by Chairman Sauls.

5. 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.

Councilman Kemp noted that he would like to remove items 19, 20, 21, and 22 from the Consent Agenda and make them Item numbers 16A, 16B, 16C and 16D on the regular agenda.

Motion to approve the Consent Agenda with changes: Councilman Kemp

Second: Councilman Rowell

Vote: Unanimous
The motion passed.

6. Approval of the Regular Agenda:

Motion to approve the agenda with changes on the additions from the Consent Agenda, add item # 7A and the removal of Item # 8 and amend Item # 13 to be a public hearing only : Councilman Rowell

Second: Councilman Kemp

Vote: Unanimous
The motion passed.

PRESENTATIONS

7. Chief Russell Wells – Review of Hurricane Helene and Update on Coosawhatchie, Tillman, and Tarboro Fire Station Projects.

Chief Russell Wells was present to review and discuss the aftermath of Hurricane Helene and Update on Coosawhatchie, Tillman, and Tarboro Fire Station Projects.

7A: [David Tedder](#) - Resolution / Proclamation State of Emergency for Hurricane Milton.

Mr. Tedder reviewed and presented this information to the Council.

Motion to approve: Councilman Kemp

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

PROCLAMATION

None

RESOLUTIONS

8. [David Tedder](#)– Consideration of Resolution [#R-2024-29](#) to authorize the Jasper County Administrator to execute a Memorandum of Understanding with the 14th Circuit Solicitor regarding the Implementation of a Three-Tier System for Managing the Criminal Docket in Jasper County in furtherance of the South Carolina Supreme Court Case Management Order of May 24, 2023, and matters related thereto.

This item was removed from the agenda.

9. [David Tedder](#) – Consideration of Resolution [#R-2024-31](#) Committing to Negotiate a FEE-IN-LIEU of **AD VALOREM** Taxes Agreement Between Jasper County and Project Veggie; Identifying the Project; and Other Matters Related Thereto.

Mr. Tedder was present to review and address the request for the consideration of Resolution #R-2024-31 committing to negotiate a FEE-IN-LIEU of **AD VALOREM** Taxes Agreement between Jasper County and Project Veggie; and identifying the Project.

Motion to approve: Councilman Kemp

Second: Vice Chairwoman Clark

Vote: Unanimous

The motion passed.

10. [Kimberly Burgess](#) – Consideration of Resolution [#R-2024-30](#) the liquidation of three (3) surplus retired Response Vehicles.

Ms. Burgess was present to review and address the request for the consideration of Resolution #R-2024-30 the liquidation of three (3) surplus retired Response Vehicles.

Motion to approve with the amendment to include a donation to a government entity: Councilman Rowell

Second: Vice Chairwoman Clark

Vote: Unanimous

The motion passed.

PUBLIC HEARINGS, ORDINANCES AND ACTION ITEMS

11. Andrew Fulghum - Public Hearing Only Pursuant to S.C. Code Section 4-37-30 (A)(2) Relating to the Referendum to be held at the General Election on November 5, 2024 on the Question of the Imposition of a Sales and Use Tax to fund certain Transportation needs of Jasper County, South Carolina.

This item was for a Public Hearing only pursuant to S.C. Code Section 4-37-30 (A)(2) relating to the referendum to be held at the General Election on November 5, 2024, on the Question of the Imposition of a Sales and Use Tax to fund certain Transportation needs of Jasper County, South Carolina.

The public hearing on this item was opened but there were no comments, so the public hearing was closed.

12. Kimberly Burgess – Public Hearing and consideration of the 3rd reading of Ordinance #O-2024-22 to Amend Jasper County Ordinance O-2023-09, The Fiscal Year 2024 Jasper County Budget, To Provide For Amendments To The Budget And To Carryover Approved Lapsing Funds To Fiscal Year 2025; To Amend Jasper County Ordinance O-2024-13, The Fiscal Year 2025 Jasper County Budget, To Provide For Amendments To The Budget Resulting From The Carryover Of Approved Lapsing Funds From Fiscal Year 2024; To Amend Certain Revenue Items; To Incorporate The Reclassification Of Certain Line Items, To Amend For Fiscal Year 2025 Expenditures, The Inclusion Of Additional Appropriations, And Matters Related Thereto (1st reading 09.03.2024)

Ms. Burgess was present to review and address the request for the consideration of the 3rd reading of Ordinance #O-2024-22 to Amend Jasper County Ordinance O-2023-09, The Fiscal Year 2024 Jasper County Budget, To Provide For Amendments To The Budget And To Carryover Approved Lapsing Funds To Fiscal Year 2025; To Amend Jasper County Ordinance O-2024-13, The Fiscal Year 2025 Jasper County Budget, To Provide For Amendments To The Budget Resulting From The Carryover Of Approved Lapsing Funds From Fiscal Year 2024; To Amend Certain Revenue Items; To Incorporate The Reclassification Of Certain Line Items, To Amend For Fiscal Year 2025 Expenditures, The Inclusion Of Additional Appropriations.

The public hearing on this item was opened but there were no comments, so the public hearing was closed.

Motion to approve: Councilman Kemp

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

13. Andrew Fulghum – Public Hearing and 2nd reading of Ordinance #O-2024-23 Authorizing the sale to S & P Produce, Inc., of a 10 Acre Parcel, more or less, Being Subdivided out of the Original 40.00 Acre Parcel Identified as Parcel B-1A as shown on a Plat Recorded at Plat Book 23 at Page 345, with such new 10.00 Acre Parcel Being Shown on an Individual Plat and Being a Portion of

Tax Parcel 048-00-01-005, and to Authorize the Jasper County Administrator to Execute Such Contracts, Amendments, Deeds and Other Documents as may be Necessary and Appropriate to Effect the Sale to S&P Produce, Inc., or its Assigns, and matters related thereto. (Project Veggie)
(1st reading 09.16.2024)

This item was changed on the agenda to be for a public hearing only.
The public hearing on this item was opened but there were no comments, so the public hearing was closed.

14. David Tedder - Consideration of a 1st reading of an MCIP and FILOT Agreement with S & P Produce, Inc.

Mr. Tedder was present to review and address the request for the 1st reading of an MCIP and FILOT Agreement with S & P Produce, Inc.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

15. Lisa Wagner - Consideration of 1st Reading of an Ordinance to amend the Official Zoning Map of Jasper County so as to transfer three (3) parcels located at 1607, 1613, and 1619 Deerfield Road, bearing Jasper County Tax Map Numbers 029-00-02-100, 029-00-02-099, and 029-00-02-095 from the Rural Preservation Zone to the Residential Zone on the Official Zoning Map of Jasper County.

Ms. Wagner was present to review and address the request for the consideration of the 1st Reading of an Ordinance to amend the Official Zoning Map of Jasper County so as to transfer three (3) parcels located at 1607, 1613, and 1619 Deerfield Road, bearing Jasper County Tax Map Numbers 029-00-02-100, 029-00-02-099, and 029-00-02-095 from the Rural Preservation Zone to the Residential Zone on the Official Zoning Map of Jasper County.

Motion to approve: Councilman Rowell

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

16. Kimberly Burgess – Consideration of Approval and Acceptance of the McMillian, Pazdan and Smith Contract for the Architectural Design of the Coosawhatchie Fire Station.

Ms. Burgess was present to review and address the request for consideration of the approval and acceptance of the McMillian, Pazdan and Smith Contract for the Architectural Design of the Coosawhatchie Fire Station.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous
The motion passed.

16A. Kimberly Burgess - Approval and Acceptance of the Proposal from Ceres Environmental for Disaster Debris Management and Recovery Services.

Ms. Burgess was present to review and address the request for consideration of the approval and acceptance of the Proposal from Ceres Environmental for Disaster Debris Management and Recovery Services. Chief Wells provided a rundown on this item for Council and explained as to what it would entail.

Motion to approve: Councilman Kemp
Second: Councilman Rowell
Vote: Unanimous
The motion passed.

16B. Kimberly Burgess - Approval and Acceptance of the Proposal from Tetra Tech for Disaster Debris Monitoring and Recovery Services.

Ms. Burgess was present to review and address the request for consideration of the approval and acceptance of the Proposal from Tetra Tech for Disaster Debris Monitoring and Recovery Services.

Motion to approve: Vice Chairwoman Clark
Second: Councilman Rowell
Vote: Unanimous
The motion passed.

16C. Kimberly Burgess - Approval and Acceptance of the Guaranteed Maximum Price (GMP) Proposals / Contracts from MB Kahn Construction for Pratt Memorial Library and Temporary Library Upfit.

Ms. Burgess was present to review and address the request for consideration of the approval and acceptance of the Guaranteed Maximum Price (GMP) Proposals / Contracts from MB Kahn Construction for Pratt Memorial Library and Temporary Library Upfit.

Motion to approve: Vice Chairwoman Clark
Second: Councilman Rowell
Vote: Unanimous
The motion passed.

16D. Andrew Fulghum – Approval of Renewal of Annual Contract with Envisio for Plans, Analytics and Public Dashboard Software.

Motion to approve: Vice Chairwoman Clark
Second: Councilman Rowell
Vote: Unanimous
The motion passed.

CITIZEN COMMENTS

17. 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.

Julie Mikols, Chair of the Library Board of Trustees thanked Council on behalf of the Library Board.

18. Administrator's Report: Mr. Fulghum reviewed the information from his report. There were no Action Items requiring a vote from the Council in the Administrator's Report

CONSENT AGENDA

19. [Kimberly Burgess](#) - Approval and Acceptance of the Proposal from Ceres Environmental for Disaster Debris Management and Recovery Services. *Moved to item # 16A on the agenda.*

20. [Kimberly Burgess](#) - Approval and Acceptance of the Proposal from Tetra Tech for Disaster Debris Monitoring and Recovery Services. *Moved to item # 16B on the agenda.*

21. [Kimberly Burgess](#) - Approval and Acceptance of the Guaranteed Maximum Price (GMP) Proposals / Contracts from MB Kahn Construction for Pratt Memorial Library and Temporary Library Upfit. *Moved to item # 16C on the agenda.*

22. [Andrew Fulghum](#) – Approval of Renewal of Annual Contract with Envisio for Plans, Analytics and Public Dashboard Software. *Moved to item # 16C on the agenda.*

23. Chief Russell Wells – Approval and Acceptance of the Medical Control Physician Contract Renewal.

24. Approval of the Minutes 06/14/2024; 06/17/2024; 06/24/2024; 06/28/2024 and 07/02/2024

END OF CONSENT AGENDA

25. Council Members Comments: Councilmember Comments were given but there were no comments that required action

26. Possible Return to Executive Session to Continue Discussion on Matters Regarding Agenda Item II. For more information on this meeting please go to our YouTube Channel for the video go to https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA.

27. Adjournment

Motion to adjourn: Vice Chairwoman Clark

Second: Councilman Kemp

Vote: Unanimous

The motion passed and the meeting adjourned.

Respectfully submitted:

Wanda H. Giles, Clerk to Council

Chairman



JASPER COUNTY COUNCIL COUNCIL MEETING

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

Monday, October 21, 2024

MINUTES

Officials Present: Chairman L. Martin Sauls IV, Vice Chairwoman Barbara B. Clark, Councilman John Kemp, and Councilman Joey Rowell

Staff Present: County Administrator Andrew Fulghum, Clerk to Council Wanda Giles, County Attorney David Tedder, Kimberly Burgess, Lisa Wagner, Danny Lucas, Chief Russell Wells, and Videographer Jonathan Dunham.

1. Call to Order of Council Meeting by Chairman Sauls

Chairman Sauls called the meeting to order as soon as the Workshop was over. The Report of Compliance with the Freedom of Information Act was read for the records 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.*

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 – [MOU between Jasper County and the 14th Circuit Solicitor; Map # 087-00-05-008 & 087-00-05-009; Law Enforcement Agreement with Horry County](#)

(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](#)

Motion to go into Executive Session: Councilman Kemp

Second: Vice Chairwoman Clark

Vote: Unanimous

The motion passed.

PLEASE BE ADVISED THERE MAY BE VOTES BASED ON ITEMS FROM THE EXECUTIVE SESSION.

Motion to return to regular session: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

3: Return to Open Session at 6:30PM

Motion to return to regular session: Councilman Kemp

Second: Vice Chairwoman Clark

Vote: Unanimous

The motion passed.

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

Motion to move to confirm the continued validity and effectiveness of Resolution # R-2023-18A, dated September 5, 2023, which provides authorization to the County Administrator to execute Mutual Aid Agreements with other counties for the relocation of detainees on a temporary basis, but excluding law enforcement, and specifically authorize the execution by the County Council Chairman of such mutual aid agreements on the same basis and in the same manner as the County Administrator in the event the other county desires or requires the signature of the County Council Chairman rather than the County Administrator. Further this motion shall confirm the authorizations provided herein shall continue in effect until such time as County Council shall by motion or resolution terminate its continued effectiveness and validity: Councilman Kemp

Second: Vice Chairwoman Clark

Vote: Unanimous

The motion passed.

4. Pledge of Allegiance and Invocation:

The Pledge to the Flag was given and the Invocation was given by Vice Chairwoman Clark

5. 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.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

6. Approval of the Regular Agenda:

Motion to approve: Councilman Rowell

Second: Vice Chairwoman Clark

Vote: Unanimous
The motion passed.

PRESENTATIONS

7. **Chief Russell Wells** – Update On Hurricane Helene And Hurricane Milton.

Chief Russell Wells gave an update on Hurricane Helene and Hurricane Milton for the Council. He discussed the number of cases, the amount of damage, disaster assistance and recovery.

8. **Dr. Richard Gough, President and Mary Lee Carns, Vice President for Institutional Advancement & Workforce Development** – Technical College Of The Lowcountry’s Arthur E. Brown Regional Workforce Training Center

Mary Lee Carns was present to review and address this item. She provided a presentation which can be viewed on our YouTube video at https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA. The presentation included information such as the number of students at TCL being 3979 with 91% being from the Lowcountry and 503 being Jasper County residents. She discussed the expansion of the training facility, which would enable new Workforce Programs. She mentioned how the customization of training in the Training Center would be available and the construction costs of the project. Chairman Sauls noted that Jasper County would be contributing \$1,000,000.00 toward this effort and stated that they would memorialize it at the next meeting.

PROCLAMATION

9. **Chairman Sauls** – Proclamation Presentation to the Young Marines of the Marine Corps League for Jasper County’s Support of National Red Ribbon Week from October 23rd – 31st.

This item was not addressed since there were no participants present to receive the proclamation, and since they had not sent a request to move forward without a representative present.

RESOLUTIONS

10. **David Tedder**– Consideration of Resolution **#R-2024-29** to authorize the Jasper County Administrator to execute a Memorandum of Understanding with the 14th Circuit Solicitor regarding the Implementation of a Three-Tier System for Managing the Criminal Docket in Jasper County in furtherance of the South Carolina Supreme Court Case Management Order of May 24, 2023, and matters related thereto.

Mr. Tedder was present to review and address the request for the consideration of the Resolution #R-2024-29 to authorize the Jasper County Administrator to execute a Memorandum of Understanding with the 14th Circuit Solicitor regarding the Implementation of a Three-Tier System for Managing the Criminal Docket in Jasper County in furtherance of the South Carolina Supreme Court Case Management Order of May 24, 2023.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

10A. David Tedder – Consideration of Resolution [#R-2024-33](#) Committing To Negotiate A Special Source Revenue Credit Agreement Between Jasper County And Project Pilgrimage; Identifying The Project; And Other Matters Related Thereto.

Mr. Tedder was present to review and address the request for the consideration of Resolution #R-2024-33 committing to negotiate a Special Source Revenue Credit Agreement between Jasper County and Project Pilgrimage; and identifying the project. He noted that the project was at the Southern end of the County and that the resolution allows them to move forward.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

11. Kimberly Burgess – Public Hearing and Consideration of Resolution [#R-2024-34](#) Finding Unusual And Extraordinary Circumstances, Pursuant To Section 2-415 (A) Of The Jasper County Code Of Ordinances, Exempting The Proposed Purchase Of Goods And/Or Services Required To Achieve Compliance With Certain Minimum Standards For Local Detention Facilities In South Carolina As Stated In The July 9, 2024, Letter To The Jasper County Council And The Accompanying Inspection Report Prepared By The South Carolina Department Of Corrections. From The Bidding And Other Requirements Of The Jasper County Purchasing And Contracting Ordinance And Authorizing The County Administrator To Create The Contracts And Obtain The Services On Behalf Of Jasper County, And Matters Related Thereto.

Ms. Burgess was present to review and address the request for the consideration of Resolution #R-2024-34 finding unusual and extraordinary circumstances, pursuant to Section 2-415 (A) of the Jasper County Code Of Ordinances, exempting the proposed purchase of goods and/or services required to achieve compliance with certain minimum standards for Local Detention Facilities in South Carolina as stated in the July 9, 2024, letter to the Jasper County Council and the accompanying Inspection Report prepared by the South Carolina Department Of Corrections. from the bidding and other requirements of the Jasper County Purchasing and Contracting Ordinance and authorizing the County Administrator to create the contracts and obtain the services on behalf of Jasper County. Mr. Fulghum mentioned that the next two resolutions for reconstruction to the jail after the fire are for painting and full demo. He noted

that currently detainees are being taken to Hampton County for processing. The time frame what's the sketch regarding temporary location and what that possibility was.

The public hearing on this item was opened but there were no comments, so the public hearing was closed.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

11A: [Kimberly Burgess](#) – Consideration of Resolution [#R-2024-35](#) finding that normal daily operations of the Jasper County Detention Center are affected by the necessity for the expedient clean-up and demolition of the areas damaged by fire at the Detention Center and pursuant to Section 2-412 of the Jasper County Code of Ordinances which allows for emergency procurement where normal daily operations are affected, and authorizing the County Administrator to create the contracts and obtain the services on behalf of Jasper County, and matters related thereto.

Ms. Burgess was present to review and address the request for the consideration of Resolution #R-2024-35 finding that normal daily operations of the Jasper County Detention Center are affected by the necessity for the expedient clean-up and demolition of the areas damaged by fire at the Detention Center and pursuant to Section 2-412 of the Jasper County Code of Ordinances which allows for emergency procurement where normal daily operations are affected, and authorizing the County Administrator to create the contracts and obtain the services on behalf of Jasper County. Ms. Burgess noted that this was for the demolition of areas damaged by the fire.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

PUBLIC HEARINGS, ORDINANCES AND ACTION ITEMS

12. [Andrew Fulghum](#) – Consideration Of The [2nd Reading](#) Of Ordinance [#O-2024-23](#) Authorizing The Sale To S & P Produce, Inc., Of A 10 Acre Parcel, More Or Less, Being Subdivided Out Of The Original 40.00 Acre Parcel Identified As Parcel B-1A As Shown On A Plat Recorded At Plat Book 23 At Page 345, With Such New 10.00 Acre Parcel Being Shown On An Individual Plat And Being A Portion Of Tax Parcel 048-00-01-005, And To Authorize The Jasper County Administrator To Execute Such Contracts, Amendments, Deeds And Other Documents As May Be Necessary And Appropriate To Effect The Sale To S&P Produce, Inc., Or Its Assigns, And Matters Related Thereto.

(Project Veggie) (1st reading 09.16.2024; Public Hearing only held 10.07.2024) Additional Public Hearing to be held at 3rd Reading

Mr. Fulghum was present to review and address the request for the consideration of the 2nd reading of Ordinance #O-2024-23 authorizing the sale to S & P Produce, Inc., of a 10 Acre Parcel, more or less, being subdivided out of the original 40.00 acre parcel identified as Parcel B-1A as shown on a plat recorded at Plat Book 23 at page 345, with such new 10.00 acre parcel being shown on an individual plat and being a portion of tax parcel 048-00-01-005, and to authorize the Jasper County Administrator to execute such contracts, amendments, deeds and other documents as may be necessary and appropriate to effect the sale to S&P Produce, Inc., or its assigns. It was noted that a public hearing was held on 10.07.2024.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

13. David Tedder – Consideration Of The 1st Reading Of An Ordinance Authorizing The Execution And Delivery Of A Special Source Revenue Credit Agreement By And Between Jasper County, South Carolina And 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.

Mr. Tedder was present to review and address the request for the consideration of the 1st reading of an Ordinance authorizing the execution and delivery of a Special Source Revenue Credit Agreement by and between Jasper County, South Carolina and Project Pilgrimage with respect to certain economic development property in the county, whereby such property will receive certain Special Source Credits.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

**14. David Tedder - Public Hearing And 2nd Reading Of Ordinance #O-2024-24 Authorizing The Execution And Delivery Of A FEE-IN-LIEU OF AD VALOREM TAXES And Incentive Agreement By And Between Jasper County, South Carolina And S&P Produce, Inc. And S2P, LLC, To Provide For Payment Of A Fee-In-Lieu Of Taxes; Approving The Creation Of A Multicounty Park With Hampton County, South Carolina; Authorizing The Execution And Delivery Of A Multicounty Park Agreement By And Between Jasper County, South Carolina And Hampton County, South Carolina; Authorizing Certain Infrastructure Credits And; And Other Related Matters. (Project Veggie)
*(1st reading 10.07.2024)***

Mr. Tedder was present to review and address the request for the consideration of the 2nd Reading Of Ordinance #O-2024-24 authorizing the execution and delivery of a FEE-IN-LIEU OF AD VALOREM TAXES and Incentive Agreement by and between Jasper County, South Carolina and S&P Produce, Inc. and S2P, LLC, to provide for payment of a Fee-In-Lieu Of Taxes; approving the creation of a multicounty park with Hampton

County, South Carolina; authorizing the execution and delivery of a Multicounty Park Agreement by and between Jasper County, South Carolina and Hampton County, South Carolina; authorizing certain infrastructure credits.

The public hearing on this item was opened but there were no comments, so the public hearing was closed.

Motion to approve: Councilman Rowell

Second: Vice Chairwoman Clark

Vote: Unanimous

The motion passed.

15. David Tedder – Consideration Of The 1st Reading Of An Ordinance 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)

Mr. Tedder was present to review and address the request for the consideration of the 1st Reading Of An Ordinance 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. Mr. Tedder noted that Beaufort County had asked Jasper County to partner with them on this project. This will bring Jasper County 1% just for participating with them. He noted that this was a defense contractor.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

16. Lisa Wagner - Public Hearing And 2nd Reading Of Ordinance #O-2024-25 Of An Ordinance To Amend The Official Zoning Map Of Jasper County So As To Transfer Three (3) Parcels Located At 1607, 1613, And 1619 Deerfield Road, Bearing Jasper County Tax Map Numbers 029-00-02-100, 029-00-02-099, And 029-00-02-095 From The Rural Preservation Zone To The Residential Zone On The Official Zoning Map Of Jasper County. (1st reading 10.07.2024)

Ms. Wagner was present to review and address the request for the consideration of the 2nd Reading Of Ordinance #O-2024-25 Of An Ordinance To Amend The Official Zoning Map Of Jasper County So As To Transfer Three (3) Parcels Located At 1607, 1613, And 1619 Deerfield Road, Bearing Jasper County Tax Map

Numbers 029-00-02-100, 029-00-02-099, And 029-00-02-095 From The Rural Preservation Zone To The Residential Zone On The Official Zoning Map Of Jasper County.
The public hearing on this item was opened but there were no comments, so the public hearing was closed.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

17. Lisa Wagner - Consideration Of The 1st Reading Of An Ordinance To Adopt Planned Development District Zoning For Three Tracts Of Land Consisting Of Approximately 30 Acres, Bearing Jasper County Tax Map Numbers 037-00-02-014, 037-00-02-017, And 037-00-02-018, Located Along Speedway Boulevard (Highway 17), At The Southeast Intersection Of South Okatie Highway (Highway 315) And Known As Jasper Telfair PDD. *Due to the size of this Zoning Ordinance Document please refer to the Jasper County Planning and Zoning Page off of our website at www.jaspercountysc.gov and go to Departments then to Planning and Building and then to Ordinances and Regulations for that ordinance in full detail. If you would rather please type in this link:*

<https://www.jaspercountysc.gov/planning-building/zoning-ordinance-land-development-regulations-and-stormwater-management>

Ms. Wagner was present to review and address the request for the consideration of an Ordinance to adopt Planned Development District Zoning for three tracts of land consisting of approximately 30 acres, bearing Jasper County Tax Map Numbers 037-00-02-014, 037-00-02-017, and 037-00-02-018, located along Speedway Boulevard (Highway 17), at the Southeast intersection of South Okatie Highway (Highway 315) and known as Jasper Telfair PDD. This document was listed on the agenda with a link provided to the public for anyone wishing to see this item in more detail.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

18. David Tedder - Consideration Of The 1st Reading 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.

Mr. Tedder was present to review and address the request for the consideration of the 1st Reading 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.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

19. Kimberly Burgess - Approval and Acceptance of Crowley & Wechsler Engagement Letter for the Preparation of the Annual Comprehensive Finance Report.

Ms. Burgess was present to review and address the request for the consideration of approval and Acceptance of Crowley & Wechsler Engagement Letter for the Preparation of the Annual Comprehensive Finance Report.

Motion to approve: Councilman

Second: Councilman

Vote:

Vice Chairwoman Clark – Yes

Chairman Sauls – Yes

Councilman Rowell – Yes

Councilman Kemp – No

The motion passed.

20. Kimberly Burgess – Approval And Acceptance The Southern Marsh K-9 Quotation For Two Sheriff K-9's Including Officer Training Not To Exceed \$39,000.

Ms. Burgess was present to review and address the request for the consideration of approval and acceptance of the Southern Marsh K-9 Quotation for two Sheriff K-9's including officer training not to exceed \$39,000.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

21. Chief Russell Wells – Approval and Acceptance Of A Change Order For Commercial Grade Automatic Transfer Switches For Station 34.

Chief Wells was present to review and address the request for consideration of the approval and acceptance of a change order for Commercial Grade Automatic Transfer Switches for Station 34.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

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.

22. Administrator's Report - Mr. Fulghum reviewed the information from his report. There were no Action Items requiring a vote from the Council in the Administrator's Report

CONSENT AGENDA

23. Approval of the Minutes 07.15.2024:

END OF CONSENT AGENDA

24. Council Members Comments: Councilmember Comments were given but there were no comments that required action.

25. Possible Return to Executive Session to Continue Discussion on Matters Regarding Agenda Item II. For more information on this meeting please go to our YouTube Channel for the video go to https://www.youtube.com/channel/UCBmlogX05cKAsHm_ggXCJIA

26. Adjournment

Motion to adjourn: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed and the meeting adjourned.

Respectfully submitted:

Wanda H. Giles
Clerk to Council

Chairman



JASPER COUNTY COUNCIL COUNCIL MEETING

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

Monday, November 4, 2024

Minutes

Officials Present: Chairman L. Martin Sauls IV, Vice Chairwoman Barbara B. Clark, Councilman John Kemp, and Councilman Joey Rowell

Staff Present: County Administrator Andrew Fulghum, Clerk to Council Wanda Giles, County Attorney David Tedder, Kimberly Burgess, Lisa Wagner, Chief Russell Wells, and Videographer Jonathan Dunham.

1. Call to Order of Council Meeting by Chairman Sauls

Chairman Sauls called the meeting to order as soon as the Workshop was over. The Report of Compliance with the Freedom of Information Act was read for the records as follows: *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 –[Map # 087-00-05-008 & 087-00-05-009; Detention Center; GIS services contract with GIS Geospatial Solutions, LLC; Exit 3](#)

(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](#)

PLEASE BE ADVISED THERE MAY BE VOTES BASED ON ITEMS FROM THE EXECUTIVE SESSION.

Motion to go into Executive Session: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

3: Return to Open Session at 6:30PM

Motion to return to regular session: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

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

Motion to move to authorize the County Administrator to execute a GIS Services Contract with Geospatial Solutions LLC., to provide Geographic Information Services as requested by the County on the terms and conditions as discussed in executive session, which provide for an hourly rate of \$75 per hour for a minimum of eight hours per week: Councilman Rowell

Second: Vice Chairwoman Clark

Vote: Unanimous

The motion passed

4. Pledge of Allegiance and Invocation:

The Pledge to the Flag was given and the Invocation was given by Councilman Rowell

5. 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.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

6. Approval of the Regular Agenda:

Motion to approve: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

PRESENTATIONS

7. **Chief Wells** – Update on Tillman and Coosawhatchie Fire Department.

Chief Russell Wells was present to review, discuss and provide an update on the Tillman (Station 47) and Coosawhatchie Fire Department (Station 31). He discussed the extent of the damages that were incurred and provided several options of consideration.

PROCLAMATION

8. [Chairman Sauls](#) – Proclamation for the Young Marines of the Marine Corps League from the Jasper County Council to show Jasper County’s Support of National Red Ribbon Week from October 23rd – 31st.

This proclamation was read for the record of this Council Meeting for a Proclamation for the Young Marines of the Marine Corps League from the Jasper County Council to show Jasper County’s Support of National Red Ribbon Week from October 23rd – 31st.

RESOLUTIONS

9. [Andrew Fulghum](#) – Consideration of Resolution [#R-2024-36](#) Authorizing Donation To Technical College Of The Lowcountry (TCL) For The Arthur E. Brown Regional Workforce Training Center.

Mr. Fulghum was present to review and address the request for the consideration of Resolution #R-2024-36 authorizing a donation to Technical College of the Lowcountry (TCL) for the Arthur E. Brown Regional Workforce Training Center. Mr. Fulghum said this was an effort to memorialize the Council’s desire to commit to the \$1,000,000.00 contribution and allow the County Administrator to prepare a budget amendment for the budget year.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

10. [Andrew Fulghum](#) – Consideration of Resolution [#R-2024-37](#) Authorizing The County Council Vice Chairperson To Execute On Behalf Of The County Of Jasper An Intergovernmental Agreement Between The County Of Jasper And The City Of Hardeeville Regarding Contracting For Sewer Infrastructure And Related Improvements To The I-95 Exit 8 Area To Facilitate Economic Development, Providing For The Contribution Of \$500,000.00 To The Costs Of The Improvements To Be Paid Out Of The County’s Commercial Development Fund And Authorizing The County Administrator And County Attorney To Perform Certain Tasks Related Thereto (Exit 8)

Chairman Sauls asked Vice Chairwoman Clark to chair this item since he would be recusing himself.

Mr. Fulghum was present to review and address the request for the consideration of Resolution #R-2024-37 Authorizing The County Council Vice Chairperson To Execute On Behalf Of The County Of Jasper An Intergovernmental Agreement Between The County Of Jasper And The City Of Hardeeville Regarding Contracting For Sewer Infrastructure And Related Improvements To The I-95 Exit 8 Area To Facilitate Economic

Development, Providing For The Contribution Of \$500,000.00 To The Costs Of The Improvements To Be Paid Out Of The County's Commercial Development Fund And Authorizing The County Administrator And County Attorney To Perform Certain Tasks Related Thereto (Exit 8).

Motion to approve: Councilman Kemp

Second: Councilman Rowell

Vote: 3 yes votes and Chairman Sauls recusal

The motion passed.

The meeting was turned back over to Chairman Sauls.

11: Kimberly Burgess – Consideration of Resolution [#R-2024-38](#) Authorizing Emergency Procurement For Renovation Of Portions Of The Detention Center Damaged By Fire.

Ms. Burgess was present to review and address the request for the consideration of Resolution #R-2024-38 Authorizing Emergency Procurement for Renovation of Portions Of The Detention Center Damaged By Fire. Ms. Burgess noted that the not to exceed \$199,000.00 amount needed to be changed to not to exceed \$300,000.00, since the estimate on the padded room was higher than Gordian anticipated. This resolution will allow Gordian to move forward on this project.

Motion to approve with the increased amount as requested: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

12: Kimberly Burgess – Consideration of Resolution [#R-2024-39](#) To Declare Certain Emergency Services Property to be Surplus and Authorize its Demolition and Disposition Pursuant to Section 2-425 of the Jasper County Code of Ordinances.

Ms. Burgess was present to review and address the request for the consideration of Resolution #R-2024-39 To Declare Certain Emergency Services Property to be Surplus and Authorize its Demolition and Disposition Pursuant to Section 2-425 of the Jasper County Code of Ordinances. She noted this is damaged and needs to be disposed of. Chief Wells discussed the history of this item in question and explained how ownership became theirs.

Motion to approve: Councilman Kemp

Second: Vice Chairwoman Clark

Vote: Unanimous

The motion passed.

12A: David Tedder – Consideration of Resolution [#R-2024-40](#) Committing To Negotiate A Fee-In-Lieu Of *Ad Valorem* Taxes Agreement Between Jasper County And Project Salmon; Identifying The Project; And Other Matters Related Thereto. (Project Salmon)

Mr. Tedder was present to review and address the request for the consideration of the

Resolution #R-2024-40 Committing to Negotiate A Fee-In-Lieu Of *Ad Valorem* Taxes Agreement Between Jasper County And Project Salmon; Identifying The Project. He noted there is an existing FILOT on this property, and this would be a 30 year term and SSRC fees to 50%. He noted there were three small wording changes received today that he provided to Council to be inclusive as changes of this resolution.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

PUBLIC HEARINGS, ORDINANCES AND ACTION ITEMS

13. Andrew Fulghum – Public Hearing and Consideration Of The 3rd Reading Of Ordinance #O-2024-23 Authorizing The Sale To S&P Produce, Inc., S2P LLC, Or The Assigns Of Either, Of A 10 Acre Parcel, More Or Less, Being Subdivided Out Of The Original 40.00 Acre Parcel Identified As Parcel B-1A As Shown On A Plat Recorded At Plat Book 23 At Page 345, With Such New 10.00 Acre Parcel Being Shown On An Individual Plat And Being A Portion Of Tax Parcel 048-00-01-005, And To Authorize The Jasper County Administrator To Execute Such Contracts, Amendments, Deeds And Other Documents As May Be Necessary And Appropriate To Effect The Sale To S&P Produce, Inc., S2P LLC, Or The Assigns Of Either, And Matters Related Thereto.*(Project Veggie)*
(1st reading 09.16.2024; Public Hearing only held 10.07.2024); 2nd reading 10.21.2024; Additional Public Hearing to be held at 3rd Reading

Mr. Fulghum was present to review and address the request for the consideration of the 3rd Reading Of Ordinance #O-2024-23 authorizing the sale to S&P Produce, Inc., S2P LLC, or the assigns of either, of A 10 acre parcel, more or less, being subdivided out of the original 40.00 acre parcel identified as parcel B-1A as shown on a plat recorded at plat book 23 at page 345, with such new 10.00 acre parcel being shown on an individual plat and being a portion of Tax Parcel 048-00-01-005, and to authorize the Jasper County Administrator to execute such contracts, amendments, deeds and other documents as may be necessary and appropriate to effect the sale to S&P Produce, Inc., S2P LLC, or the assigns of either.

The public hearing on this item was opened but there were no comments, so the public hearing was closed.

Motion to approve: Councilman Rowell

Second: Vice Chairwoman Clark

Vote: Unanimous

The motion passed.

14. David Tedder - Public Hearing and Consideration Of The 3rd Reading Of Ordinance #O-2024-24 Authorizing The Execution And Delivery Of A FEE-IN-LIEU OF AD VALOREM TAXES And Incentive Agreement By And Between Jasper County, South Carolina And S&P Produce, Inc. And S2P, LLC, To Provide For Payment Of A Fee-In-Lieu Of Taxes; Approving The Creation Of A Multicounty Park With

Hampton County, South Carolina; Authorizing The Execution And Delivery Of A Multicounty Park Agreement By And Between Jasper County, South Carolina And Hampton County, South Carolina; Authorizing Certain Infrastructure Credits And; And Other Related Matters. (Project Veggie)
(1st reading 10.07.2024; Public Hearing and 2nd reading 10.21.2024)

Mr. Tedder was present to review and address the request for the consideration of the 3rd reading of Ordinance #O-2024-24 authorizing the execution and delivery of a FEE-IN-LIEU OF AD VALOREM TAXES and Incentive Agreement by and between Jasper County, South Carolina and S&P Produce, Inc. and S2P, LLC, to provide for payment of a Fee-In-Lieu Of Taxes; approving the creation of a Multicounty Park with Hampton County, South Carolina; authorizing the execution and delivery of a Multicounty Park Agreement by and between Jasper County, South Carolina and Hampton County, South Carolina; authorizing certain infrastructure credits.

The public hearing on this item was opened but there were no comments, so the public hearing was closed.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

15. David Tedder – Public Hearing and Consideration Of The 2nd 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 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)*

Mr. Tedder was present to review and address the request for the consideration of the 2nd 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 Project Pilgrimage with respect to certain economic development property in the County, whereby such property will receive certain Special Source Credits. It was noted that Pilgrimage is down in the Hardeeville area. They've asked for SSRC agreement with a 25% credit for 1-5 years and 10% credit in 6-10 years.

The public hearing on this item was opened but there were no comments, so the public hearing was closed.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

16. David Tedder – Public Hearing and Consideration Of The 2nd 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)

Mr. Tedder was present to review and address the request for the consideration of the 2nd 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. He noted that this was a Defense Contractor locating in Beaufort and we will get the standard 1% just for joining.

The public hearing on this item was opened but there were no comments, so the public hearing was closed.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

17. Lisa Wagner - Consideration Of The 3rd Reading Of Ordinance #O-2024-25 Of An Ordinance To Amend The Official Zoning Map Of Jasper County So As To Transfer Three (3) Parcels Located At 1607, 1613, And 1619 Deerfield Road, Bearing Jasper County Tax Map Numbers 029-00-02-100, 029-00-02-099, And 029-00-02-095 From The Rural Preservation Zone To The Residential Zone On The Official Zoning Map Of Jasper County. (Deerfield Rd) (1st reading 10.07.2024; Public Hearing and 2nd reading 10.21.2024)

Ms. Wagner was present to review and address the request for the consideration of the 3rd Reading Of Ordinance #O-2024-25 Of An Ordinance To Amend The Official Zoning Map Of Jasper County So As To Transfer Three (3) Parcels Located At 1607, 1613, And 1619 Deerfield Road, Bearing Jasper County Tax Map Numbers 029-00-02-100, 029-00-02-099, And 029-00-02-095 From The Rural Preservation Zone To The Residential Zone On The Official Zoning Map Of Jasper County.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

18. Lisa Wagner – Public Hearing ONLY Of An Ordinance To Adopt Planned Development District Zoning For Three Tracts Of Land Consisting Of Approximately 30 Acres, Bearing Jasper County Tax Map Numbers 037-00-02-014, 037-00-02-017, And 037-00-02-018, Located Along Speedway Boulevard (Highway 17), At The Southeast Intersection Of South Okatie Highway (Highway 315) And Known As Jasper Telfair PDD. (Jasper Telfair PDD) Due to the size of this Zoning Ordinance Document please refer to the Jasper County Planning and Zoning Page off of our website at www.jaspercountysc.gov and go to Departments then to

Planning and Building and then to Ordinances and Regulations for that ordinance in full detail. If you would rather please type in this link: <https://www.jaspercountysc.gov/planning-building/zoning-ordinance-land-development-regulations-and-stormwater-management>

For Item # 18: Here is the link that can be typed in for the PDD document which can be reviewed and downloaded at:

<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:287efdaf-33e1-4c94-87cd-cle9492cd445>

The developer was present to answer any questions. Ms. Wagner said that they need to schedule a workshop, and that the property was posted, and letters were sent out. This item was for public hearing only.

The public hearing on this item was opened but there were no comments, so the public hearing was closed.

19. David Tedder - 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)
(Chairman to announce 2nd public hearing date at this meeting)

It was noted that the workshop would be held on 11.18.2024. He said that the Development Agreement requires two public hearings. He noted that the second public hearing would be held on 12.02.2024. This item he noted was for public hearing only. The public hearing on this item was opened but there were no comments, so the public hearing was closed.

20. David Tedder – Public Hearing and Consideration of the 3rd Reading of Ordinance #O-2024-21 Authorizing The Sale To SC Grays LLC Of A 1.19 Acre Parcel Being Subdivided Out Of The Original 258.45 Acre Parcel B, Parcel B Being Shown On A Plat Recorded At Plat Book 22 At Page 233, With Such 1.19 Acre Parcel Being Shown On An Individual Plat, Being A Portion Of Tax Parcel 048-00-01-009, And To Authorize The Jasper County Administrator To Execute Such Contracts, Amendments, Deeds And Other Documents As May Be Necessary And Appropriate To Effect The Sale To SC Grays LLC, Or Its Assigns, And Matters Related Thereto. (S.C. Grays) *(1st reading 07,15.2024; 09.03.2024 Public Hearing and 2nd reading)*

Mr. Tedder was present to review and address the request for the consideration of the 3rd reading of Ordinance #O-2024-21 authorizing the sale to SC Grays LLC of a 1.19 Acre parcel being subdivided out of the original 258.45 Acre Parcel B, Parcel B being shown on a plat recorded at plat book 22 at page 233, with such 1.19 acre parcel being shown on an individual plat, being a portion of tax parcel 048-00-01-009, and to authorize the Jasper County Administrator to execute such contracts, amendments, deeds and other documents as may be necessary and appropriate to effect the sale to SC Grays LLC, or its assigns. Mr. Tedder noted that this authorizes the sale of 1.19 acres to SC Grays for a purchase price of \$50,000.00.

The public hearing on this item was opened but there were no comments, so the public hearing was closed.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

21. Kimberly Burgess – Consideration And Approval Of Acceptance Of Federal Grant From The Office Of Hwy Safety And Justice Programs In The Amount Of \$27,048.00.

Ms. Burgess was present to review and address the request for the consideration and approval of acceptance of Federal grant from the office of Hwy Safety and Justice Programs in the amount of \$27,048.00. It was noted that this would help offset the overtime wages and fringe benefits for the Sheriff's Department and enforcement activities if Sheriff Hipp was authorized to accept the grant.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

22. Kimberly Burgess – Consideration And Approval Of Work Authorization For Upfit Of 112 Weatherbee Street, Ridgeland For The Temporary Relocation Of The Pratt Memorial Library.

Ms. Burgess was present to review and address the request for the consideration approval of work authorization for upfit of 112 Weatherbee Street, Ridgeland for the temporary relocation of the Pratt Memorial Library.

Motion to approve: Councilman Rowell

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

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.

Mark Barineau signed in to speak on Japer Telfair I, but did not speak at this time.

Cathy DeCourcy signed in to speak on Jasper Telfair I, but passed on speaking.

23. Administrator's Report: Mr. Fulghum reviewed the information from his report. There were no Action Items requiring a vote from the Council in the Administrator's Report. The item he passed out he noted was an old EPA Grant in 2020, for the leverage of some of the Transportation Sales Tax Funds to use for a widening project. They are ready to re-obligate the funds back to the Treasury he noted, and it required the signature of the County Administrator. For more information on this item or for clarification please see the video at video go to https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA .

Motion to grant the County Administrator to sign the document discussed: Vice Chairwoman Clark

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

CONSENT AGENDA

24. Wanda Giles - Consideration of approval for new submissions for a Candidate to the Regional Housing Trust Oversight Board at the next Council Meeting. *This item is for information purposes only.*

25. Wanda Giles - Consideration of approval for new submissions of Candidates to the Parks and Recreation Board at the next Council Meeting. *This item is for information purposes only.*

26. Wanda Giles - Consideration of Re-appointment of Ms. Sandy Vito to the Library Board of Trustees.

27. Approval of the Minutes of 07.22.2024; 07.24.2024; and 08.05.2024

END OF CONSENT AGENDA

28. Council Members Comments: Councilmember Comments were given but there were no comments that required action

29. Possible Return to Executive Session to Continue Discussion on Matters Regarding Agenda Item II. For more information on this meeting please go to our YouTube Channel for the video go to https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA .

30. Adjournment

Motion to adjourn: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed and the meeting adjourned.

Respectfully submitted:

Wanda H. Giles
Clerk to Council

Chairman



JASPER COUNTY COUNCIL
SPECIAL COUNCIL MEETING
And Workshop

Jasper County Clementa C. Pinckney Government Bldg.
358 3rd Avenue, Ridgeland, SC 29936
Monday, November 18, 2024
Minutes

Officials Present: Chairman L. Martin Sauls IV, Vice Chairwoman Barbara B. Clark, Councilman John Kemp, Councilman Joey Rowell and Councilman Chris VanGeison

Staff Present: County Administrator Andrew Fulghum, Clerk to Council Wanda Giles, County Attorney David Tedder, Kimberly Burgess, Lisa Wagner, Chief Russell Wells, and Videographer Jonathan Dunham.
Others Present: Joseph Arzillo, Mr. Woods and Grant McClure

1. Call to Order of Council Meeting by Chairman Sauls

Chairman Sauls called the meeting to order as soon as the Workshop was over. The Report of Compliance with the Freedom of Information Act was read for the records as follows: *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:

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](#)

Motion to go into Executive Session: Councilman Kemp

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

PLEASE BE ADVISED THERE MAY BE VOTES BASED ON ITEMS FROM THE EXECUTIVE SESSION.

3: Return to Open Session

Motion to return to regular session: Vice Chairwoman Clark

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

- **3.1 Action coming out of Executive Session - None**

4. Pledge of Allegiance and Invocation:

The Pledge to the Flag was given and the Invocation was given by Vice Chairwoman Clark

5. Approval of the Agenda:

Motion to approve: Vice Chairwoman Clark

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

RESOLUTIONS

6. [David Tedder](#) – Consideration of Resolution [#R-2024-41](#) of the Jasper County Council Declaring Results of the Referendum on Transportation Sales and Use Tax.

Mr. Tedder was present to review and address the request for consideration of Resolution #R-2024-41 of the Jasper County Council Declaring Results of the Referendum on Transportation Sales and Use Tax. He noted that one of the duties under the state is to have the County Council declare the results of the referendum.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

Chairman Sauls apologized for the delay and welcomed Councilman VanGeison to the Jasper County Council and to his first County Council Meeting.

7. [Kimberly Burgess](#) – Consideration of Resolution [#R-2024-42](#) to Approve Special Services Contract with HDL Companies for Business License Collection Services.

Ms. Burgess was present to review and address the request for the consideration of Resolution #R-2024-42 to Approve Special Services Contract with HDL Companies for Business License Collection Services. She discussed the terms of the contract and noted this was a one-year contract with automatic renewal.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

Chairman Sauls noted that they were adjourning the meeting and moving into a workshop. The meeting was adjourned.

Workshop:

- **Euhaw Broad River Planning Area**

The Council discussed and reviewed the Euhaw Broad River Planning Area. Ms. Wagner turned it over to Denise Grabowski to discuss the changes made since the last time this information was presented. There were several articles for amendment and map changes that were presented to the Council and discussed.

- **Jasper Telfair Planned Development District and Development Agreement**

The Council also discussed and reviewed the Jasper Telfair Planned Development District and the Development Agreement. Mr. Fulghum noted that the applicant was present on this item. He mentioned that at the last meeting the Council wanted to have a workshop before the two ordinances, and that at the 11.04.2024 meeting there was a public hearing only held on this item. The access points to this site were discussed, and Phase I and Phase II were also discussed. The Development Agreement was also discussed and Mr. Tedder noted that in other agreements a Traffic Study had been requested, which he noted could also be done if the Council wished to do so. He also noted that a 2nd public hearing had also been scheduled for the Development Agreement.

For this workshop, staff provided a link to the Jasper Telfair Planned Development District and Development Agreement and explained on the agenda how to get to the full page address that can be typed in for the PDD document to be reviewed or downloaded: <https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:e19e928d-ec64-466f-b609-c7c64547e908>. Staff also provided the option on the agenda, to view the County Zoning Ordinance separately by going to the Jasper County Planning and Zoning Page of our website at www.jaspercountysc.gov and to the Planning and Building and then to Ordinances and Regulations for that ordinance in full detail. Instructions were also provided on the agenda to type this in to get to that page for a direct link for that page: <https://www.jaspercountysc.gov/planning-building/zoning-ordinance-land-development-regulations-and-stormwater-management>. For more information on these two items please go to our YouTube Channel for the video go to https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA or review the agenda-packet for this meeting on the County Council page.

- **Financial Accounting – Treasurer’s Office and Finance Department**

The Treasurer’s Office and Finance Department were discussed. Mr. Fulghum noted that this was noted that Ms. Burgess had circulated the MOA to Treasurer Skinner. Treasurer Skinner stated that he had submitted to them a revised document, but did not receive anything back until October 30th. He explained his position to the Council as the County banker. He noted that he was not looking to run anyone’s accounts; but that they needed a single line-item person on those accounts for accountability, ease of transfer and to have everyone on the same page. He said that that was what he was asking for and that he had his edits there today. Mr. Fulghum noted that Council had the edits. Mr. Fulghum said that they are satisfied with the accounts that they

control, and they have given the Treasurer viewing access as was requested. Ms. Burgess stated that in the MOA (Resolution #R-2024-26) some of the changes the Treasurer gave to them had been incorporated. She noted that they needed to meet a deadline, and she had thought they would meet again, but did not so they went ahead and sent what they had over to him. She also noted that on Item #2 of the resolution it noted that no additional signature access authority was conferred to the Treasurer by the granting of viewing access.

Ms. Vanessa Wright was there to discuss the Register of Deeds Escrow account and their other main account and how that process works for payment to the South Carolina Department of Revenue. She also noted that the county taxes and recording fees are paid back to the County each month and are given to the Treasurer.

Ms. Burgess noted that the Delegation Account and how its operational setup worked. She noted that their checking account was maintained in the Finance Office. She explained that procedure and discussed how it worked with the writing of the checks, what type of checks were written and that she gives them an accounting of everything. She also mentioned that Finance works on their budget every year. She noted that the Delegation asks that County Finance continue to maintain that account for them. It was suggested and discussed by Councilman Rowell and agreed to by Councilman VanGeison about getting all the players, with their accounts in the same room to set the Treasurer and Finance up for success. Ms. Burgess agreed, and Treasurer Skinner also agreed. Vice Chairwoman Clark asked Treasurer Skinner about Federal Funds and how they are handled. Mr. Fulghum noted that a workshop for all involved would be helpful, including the Constitutional Officers.

For more information on any of these items on this meeting or workshop, please see the agenda e-packet (which can be located on the County Council website page) or you can go to our YouTube Channel for the video go to https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA .

Adjournment of Workshop: The workshop adjourned.

Motion to adjourn: Vice Chairwoman Clark

Second: Councilman Kemp

Vote: Unanimous

The motion passed and the meeting adjourned.

Respectfully submitted:

Wanda H. Giles, Clerk to Council

Chairman

AGENDA

ITEM # 21



OFFICE OF THE JASPER COUNTY ADMINISTRATOR

*Jasper County Clementa C. Pinckney Government Building
358 Third Avenue – Courthouse Square – Post Office Box 1149
Ridgeland, South Carolina 29936 - 843-717-3690 – Fax: 843-726-7800*

Andrew P. Fulghum
County Administrator

afulghum@jaspercountysc.gov

Tisha L. Williams
Executive Assistant

tlwilliams@jaspercountysc.gov

Administrator's Report January 6, 2025

1. Exit 3 Project:

Following this report is a copy of a Dec. 10 letter from the Chairman of the SC Infrastructure Bank (SIB) memorializing the pledge of additional financial assistance in the amount of \$35 million made on Nov. 20. The next step will be the Council's consideration of an intergovernmental agreement (IGA) acknowledging and accepting the funding and funding conditions.

Additionally, I was unable to attend the Dec. 16 Exit 3 Lead Group meeting but have included a copy of the agenda for that meeting.

2. County Council Strategic Planning Meeting:

I look forward to collaborating with the Chairman of County Council on developing the agenda for this meeting to be held in late January.

The County Administrator's Progress Report and any miscellaneous correspondence, agendas, and minutes follow this report.

BOARD OF DIRECTORS

John B. White, Jr., *Chairman*

Ernest Duncan, *Vice Chairman*

Representative Chris Murphy

Senator C. Ross Turner, III

Pamela L. Christopher

David B. Shehan

André Bauer

South Carolina
Transportation Infrastructure Bank



955 Park Street
Room 120 B
Columbia, SC 29201
P: (803) 737-2825
Fax: (803) 737-2014

December 10, 2024

Andrew P. Fulghum, Jasper County Administrator
Post Office Box 1149
Ridgeland, South Carolina 29936

Josh Gruber, Hardeeville City Manager
Post Office Box 609
Hardeeville, SC 29927

Re: Exit 3 Project

Dear Gentlemen:

I am pleased to report that, at its meeting of November 20, 2024, the South Carolina Transportation Infrastructure Bank Board (the Board) approved additional financial assistance for your Jasper County / Hardeeville Exit 3 Project. The financial assistance includes an additional grant of \$35,000,000, for a total grant of \$63,095,903 and to extend the term of the loan loans to 25years. Additionally, the financial assistance comes with certain stipulations and conditions. The motion approving the additional financial assistance and the conditions are attached. Also, on December 2, 2024, the Joint Bond Review Committee approved the additional funding, the extension of the loan term, and the conditions.

Given the Bank's award of this financial assistance, the new exit off interstate I-95 at mile marker 3, as described in the application, should be sufficient for the interchange improvements to be included in the scope of the South Carolina Department of Transportation interstate widening of I-95 from the Georgia border. With the Bank's financial assistance and the applicants' local match, the financial assistance should fully fund the construction of the project.

The next step will involve the Bank and Jasper County and the City of Hardeeville to finalize the execution of the IGA. As time progresses, the Bank will ask for quarterly updates to the project status, timeframe and current estimated costs in which the Bank's financial assistance will be needed.

Please do not hesitate to contact me if you have other questions.

Sincerely,

John B. White, Jr.
Chairman

BOARD OF DIRECTORS

John B. White, Jr., *Chairman*
Ernest Duncan, *Vice Chairman*
Representative Chris Murphy
Senator C. Ross Turner, III
Pamela L. Christopher
David B. Shehan
André Bauer

**South Carolina
Transportation Infrastructure Bank**



955 Park Street
Room 120 B
Columbia, SC 29201
P: (803) 737-2825
Fax: (803) 737-2014

November 20, 2024 SC Transportation Infrastructure Bank Motion on Exit 3

I move to approve the applicant's request to increase the amount of the grant by \$35 million and revise the loans such that it has a 25-year term. This motion has the following conditions:

1. Requirement for Applicants to seek additional funding options (including but not limited to federal and state grants, loans, appropriations, etc.) Any additional funding option should be offset against the Bank's increased grant amount.
2. The Applicants are required to update the Bank of their efforts every 90 days. If the Bank is not satisfied with the Applicant's pursuit of additional funding, it reserves the right to not fund all of the additional grant amount.
3. Any cost savings resulting from the contingencies should be offset against the Bank's additional grant funding;
4. Bank's additional grant funding shall be expended last;
5. Bank's additional funding is contingent upon Applicants receiving all permits.

*Motion made by Board Member David Shehan
Secinded by Vice-Chairman Ernest Duncan
Approved unanimously buy a vote of 7-0*



| | |
|------------------|--|
| MEETING DATE | Monday, December 16, 2024 |
| MEETING LOCATION | In-Person at SCDOT – Columbia and Teams (virtual) |
| ATTENDEES | Sec. Justin Powell, Barbara Wessinger, Craig Winn, Chad Long, Mike Barbee – SCDOT Mayor Harry Williams, Michael Czymbor – City of Hardeeville Andrew Fulghum, Barbara Clark – Jasper County Robert Unell, Ocie Vest – Stratford Land Mikell Harper, Ben Gramling, Doug Smith – Gramling Bros. David Beaty – Stantec, Stuart Sligh – Sligh Environmental, Lamar Mercer – T&H |

AGENDA – EXIT 3 LEAD GROUP DISCUSSION

1. **FHWA Comments Received – SCDOT Status Report?**
 - a. Air/Noise report was not forwarded to FHWA.
 - b. Recommends developing noise contours for future planning.
 - c. Alternatives analysis only needed for the Exit 3 interchange.
 - d. Environmental Justice Environmental Report not forwarded to FHWA.

2. **US Army Corps of Engineers (USACE) Section 404 Permit Status:**
 - a. USACE Permit Drawings – complete.
 - b. Bat Biological Assessment - complete
 - c. Garnett PRM – complete.
 - d. Garnett Wetland Survey – complete.
 - e. Red Bluff PRM – complete.
 - f. Red Bluff Wetland Survey – complete.
 - g. Section 106 MOA – complete.
 - h. Riverport and Exit 3 Environmental Justice Report – complete.
 - i. Project History Matrix – complete.
 - j. Section 401 Water Quality Certification – complete.
 - k. USFWS Determination of finding for bats – expected by December 31, 2024.
 - l. Section 404 Permit – Record of Decision – expected by mid-January 2025.

3. **SCDOT process for right of way acquisitions:**
 - a. SCDOT has provided Form DD41 for existing State right of way to be quit claimed to the City of Hardeeville to be filled out – Status?
 - b. The Waiver of Appraisal and General Warranty Deed are in final form.
 - c. Precursor for all right of way dedications is confirmation of the funding and permitting items and the execution of the IGAs.
 - d. Right of way dedications must go to the SCDOT Commission for approval (schedule?).

4. **Construction Plans Status:**
 - a. I-95 Widening – 100% complete (Status of Section 401 and 404 Permits?)

- b. Exit 3 – 100% complete.
- c. Riverport Parkway North – 95% complete.
- d. Riverport Parkway South – 95% complete.

5. Intergovernmental Agreements (IGA):

- a. Funding agreements have been finalized.
- b. Permitting is expected to be finalized by Mid-January 2025.
- c. Process for IGA preparation and approval?

Riverport/Exit 3 Permitting Milestones
Schedule As Of December 16, 2024

| Agency Critical Approvals & Milestones | Schedule Date | Complete |
|---|--------------------|----------|
| 1 Joint Application to USACE & SCDHEC | 9/29/2022 | Yes |
| 2 30 Day Public Notice | 11/23/2022 | Yes |
| 3 USACE Agency Comments Received | 1/4/2023 | Yes |
| 4 USACE Permit Coordination Meeting | 2/13/2023 | Yes |
| 5 Initial Coordination with SELC | 3/1/2023 | Yes |
| 6 Coordination Meeting with SCDNR | 3/1/2023 | Yes |
| 7 Additional T & E Surveys | 3/15/2023 | Yes |
| 8 Coordination of Bat Surveys | 03/01 - 03/30/2023 | Yes |
| 9 Draft Agreement with SELC | 7/1/2023 | Yes |
| 10 Coordination Meeting with USACE | 8/9/2023 | Yes |
| Coordination Meeting with USACE to present Garnett as | | |
| 11 Mitigation Fossil | 9/22/2023 | Yes |
| 12 Updated Biological Assessment | 9/26/2023 | Yes |
| 13 Coordination Meeting with USACE & USFWS | 10/4/2023 | Yes |
| 14 Garnett Tract Under Contract | 10/6/2023 | Yes |
| 15 Response to Agency Comments | 10/26/2023 | Yes |
| 16 SELC Agreement Executed | 11/16 - 11/30/2023 | Yes |
| 17 Letter of No Object to EA from USFWS | 2/13/2024 | Yes |
| 18 USACE Agrees to EA with Mitigated Fossil Process - No PN | 3/19/2024 | Yes |
| 19 Response to USACE RAI dated April 26, 2024 | 5/9-17/ 2024 | Yes |
| 20 Interagency Meeting | 5/17/2024 | Yes |
| 21 Agency On Site Meeting | 7/23-7/24/2024 | Yes |
| 22 Final Response to Agency Comments | 8/1/2024 | Yes |
| 23 Bat Biological Assessment Submittal | 9/18/2024 | Yes |
| 24 Final Permit Plans Submitted to USACE & SCDDES | 9/3/2024 | Yes |
| 25 Section 106 Coordination Complete | 10/15/2024 | Yes |
| 26 SCDDES BCM C2C and 401 Certification | 10/15/2024 | Yes |
| 27 SCDDES 401 Certification and EPA 30 Day Review | 11/15/2024 | Yes |
| 28 GADNR EPD 401(a)(2) Process | 12/1/2024 | Yes |
| 29 USFWS Bat Determination of Findings | 12/1/2024 | |
| 30 USACE Record of Decision Document and 404 Permit | 1/15/2025 | |
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Andrew P. Fulghum
County Administrator

Tisha L. Williams
Executive Assistant

afulghum@jaspercountysc.gov
twilliams@jaspercountysc.gov

Progress Report December 3, 2024 – January 6, 2025

1. Levy Sewer Project:
Reviewed special services proposal from Lowcountry Council of Governments (LCOG). To be presented to the County Council for approval at the regular meeting of the County Council on Jan. 6.
2. Ridgeland-Claude Dean Airport:
Participated in mediation in *Cameron Heddings v. Jasper County* case on Dec. 6.
3. Orientation for Newly Elected County Constitutional Officers:
Conducted orientation sessions for Clerk of Court-elect Horton, Sheriff-elect Malphrus, and Corner-elect Vaigneur on Dec. 11.
4. SC City and County Managers Association (SCCCMA) Scholarship Committee:
Jointly interviewed candidates for scholarships on Dec. 9.
5. SC Jail Minimum Standards Rewrite Committee:
Participated in review of proposed edits to standards on Dec. 9.
6. Capital Projects:
Attended a meeting with County staff and a representative from MB Kahn on Dec. 17 to review the status of active projects. Participated in lease-purchase financing closing on Dec. 17. Scheduled to meet with County and Town staff on Dec. 19 re: Jasper Animal Rescue Mission (JARM) improvements.

7. Economic Development Projects:

Scheduled to meet with SCA staff, outside counsel, and the County Attorney on Dec. 18 to review active economic development projects.

8. Opioid Review Committee:

Met with consultant and County staff on Dec. 12 to discuss request for proposal (RFP) responses for creation of community education campaign "Jasper County Unites Against Opioid Abuse". Next step is to interview selected firms.

9. Other Meetings/Events Attended or Scheduled to Attend:

County Christmas luncheon on Dec. 4, and Jasper County Chamber of Commerce Christmas dinner on Dec. 9.

Carey Garvin

Mr. Garvin is a retired truck driver who currently serves as a Refuse Collection Worker in our Public Works department. He is married with two kids and four grandchildren.



If you won \$1,000,000, what would you do with it? I would give to my kids and grandkids, pay off debt and just live.

Carey's Favorites:

Holiday: Birthday

Season: Spring & Fall

Color: Burgundy

Hobby: Nice Cars - "I am currently working on a 1973 Dodge Charger for my grandson."

Place Traveled: Belize, but I want to travel to Panama City and see the canal.

Carey's Favorite Scripture:

I am the God of Abraham, Isaac, and Jacob. They knew me as I am, they knew me not by my name, Jehovah. Exodus 6:3



November 16, 2024

Mr. Andrew P. Fulghum
County Administrator, Jasper County
P. O. Box 1149
Ridgeland, South Carolina 29936

RE: Important Information—Price Changes

Dear Mr. Fulghum,

At Comcast, we are committed to delivering the products and services that matter most to our customers in Jasper County, as well as exciting experiences they won't find anywhere else. We are also focused on making our Xfinity network stronger in order to meet our customers' current needs and future demands.

As we continue to invest in our network, products, and services, the cost of doing business rises. While we absorb some of these costs, these cost increases can affect service pricing. As a result, starting December 18, 2024, prices for certain services and fees will be increasing. Please see the enclosed Customer Notice for more information.

We are also making changes to the format of our bills. Beginning on December 10, 2024, customer bills will show the combined price for video service and programming-related fees (such as Broadcast TV and/or Regional Sports Fees, if applicable). This way, customers will see the total cost of their video package all in one place. We also will continue to itemize extras and certain fees so that customers can also see a breakdown of those costs.

We know you may have questions about these changes. If I can be of any further assistance, please contact me at 251.259.8657.

Sincerely,

Shaneak Brown
Senior Manager, Government Affairs

Attachment: P251AB25

Important information regarding our Xfinity services and pricing

Effective December 18, 2024

| Xfinity TV | Current | New |
|---|----------|----------|
| Limited Basic (Includes Broadcast TV Fee) | \$47.60 | \$51.20 |
| Choice TV Select | \$43.50 | \$48.00 |
| Choice TV Select - with TV Box (Flex upgrade) | \$53.50 | \$60.00 |
| Choice TV (Includes Broadcast TV Fee) | \$55.70 | \$59.30 |
| Popular TV (Includes Broadcast TV Fee and Regional Sports Fee) | \$106.25 | \$103.75 |
| Ultimate TV (Includes Broadcast TV Fee and Regional Sports Fee) | \$126.25 | \$130.05 |
| Sports & News (Includes Regional Sports Fee) | \$40.55 | \$34.45 |
| Ultimate TV Tier (Includes Regional Sports Fee) | \$20.00 | \$26.30 |
| 3 Premiums | \$32.00 | \$34.00 |
| 4 Premiums | \$43.00 | \$45.00 |
| 5 Premiums | \$54.00 | \$56.00 |
| Service to Additional TV | \$10.00 | \$12.00 |

| Xfinity TV Service Fees (included in package price where noted) | Current | New |
|---|---------|---------|
| Broadcast TV Fee | \$25.70 | \$29.30 |
| Regional Sports Fee - Popular TV and Sports & News | \$10.55 | \$4.45 |
| Regional Sports Fee - Ultimate TV and Ultimate TV Tier | \$10.55 | \$10.75 |

| Xfinity Internet | Current | New |
|---|----------|----------|
| Connect | \$66.00 | \$69.00 |
| Connect More | \$86.00 | \$89.00 |
| Fast | \$96.00 | \$99.00 |
| Superfast (No longer available for new subscriptions) | \$106.00 | \$109.00 |
| Gigabit | \$116.00 | \$119.00 |
| Gigabit Extra | \$126.00 | \$129.00 |
| Gigabit x2 | \$126.00 | \$129.00 |

| Xfinity Discounts | Current | New |
|---|---------|--------|
| Autopay and Paperless Billing Discount (Credit or Debit Card) | \$5.00 | \$2.00 |

| Xfinity Equipment | Current | New |
|---|---------|---------|
| TV Box | \$10.00 | \$12.00 |
| TV Box + Remote | \$10.00 | \$12.00 |
| TV Adapter (Limited Basic — Primary TV) | \$0.00 | \$0.50 |
| TV Adapter (Limited Basic — 1st and 2nd Additional TVs) | \$0.00 | \$0.50 |

Hampton County, Jasper County and Yemassee (Beaufort County)

83762000 (0540,0550,0560,0570,0630,0650,0660,0670,0820,0830,0870)

P251A825

AGENDA

ITEM # 22

Councilmember

Comments

AGENDA

ITEM # 23

Executive Session