

*Jasper County Planning Commission
358 Third Avenue
Ridgeland, SC 29936
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**Minutes of the June 25, 2024
Special Called Meeting**

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

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

Others Present: See attached Sign-In Sheet

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

Call to Order: Chairman Pinckney brought the meeting to order at approximately 3:02 p.m.

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

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

Approval of June 4, 2024, Workshop Meeting Minutes: Mr. Jenkins moved to approve the Minutes of June 4, 2024, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion.

New Business:

Zoning Text Amendment - Jasper County Zoning Ordinance, Article 5, Zoning District Regulations, Article 6, Use Regulations, Article 7, Primary Districts, Article 8, Special Purpose Districts, and Article 11, Conditional Use Review and Regulations; and Zoning Map Amendments within the Euhaw Broad River Planning Area: Ms. Denise Grabowski, Consultant from Symbioscity, came forward to give a presentation of revisions. Ms. Grabowski presented the proposed revisions in Article 5, Zoning District Regulations. There was discussion about the need for new zoning districts and protection of natural and cultural resources. Ms. Grabowski presented the proposed revisions to Article 6, Use Regulations. There was discussion about conditional uses, parameters for village commercial boundaries, drinking places, legal nonconforming buildings, manufactured homes, tiny homes, transportation services, education services, fast food restaurants, and daycare services. Ms. Grabowski presented the proposed revisions to Article 7, Primary Districts. There was discussion about setbacks, buffers, instituting a County Design Review Board to govern design standards, and signage. Ms. Grabowski presented the proposed revisions to Article 8, Special Purpose Districts. There was discussion about septic setbacks, minimum lot size for septic systems, shared driveways, and driveway separation minimums. Ms. Grabowski presented proposed revisions to Article 11, Conditional Use Review & Regulations. There was discussion about minimum setbacks for livestock structures, gas station restrictions, and municipal boundaries. Ms. Grabowski went over the Euhaw Broad River Planning Area maps to show the proposed zoning revisions. There was discussion about notifying property owners about zoning changes. Ms. Grabowski went over seven areas the Commissioners wanted additional revisions; Article 6.1 Use Chart change Other Schools and Instruction 6116 and Day Care Services 6244 to Conditional in VC column; Article 7.4 Riparian Buffer Setbacks for Jurisdictional and Non-Jurisdictional Freshwater Wetlands from 25 to 50 feet for both; Article 7:6.9c add requirement

for signage; Article 11:7.3a change title to Horse & Equine and change the distance to 150 feet from any residential property line; and to consider the establishment of a Design Review Board. Grant McClure came forward to ask about allowances of Golf Courses and Marinas and recommended removal of those allowed uses from the ECHOD overlay. Lori Blackmon came forward to discuss possible rezoning of her property and asked the commission to leave her parcel zoned as Community Commercial. Rick Ori came forward to ask the commission to leave his property zoned as Community Commercial. Smittie Cooler came forward to express his opinion on the Euhaw Broad River Planning Area and the process for updating the Comprehensive Plan. **Dr. Butler moved to approve changes for first reading by County Council and that the pending ordinance doctrine also be adopted at the same time with the understanding that the Planning Commission is sending seven recommendations and would like to send additional comments and recommendations to the Council prior to the Council having second reading and public hearing and would like the Planning Department to notify all property owners of proposed zoning changes, seconded by Mr. Gramling. The Commission Members voted unanimously in favor of the motion.**

Adjourn: Mr. Jenkins moved to adjourn, seconded by Dr. Bostick. The Commission Members voted unanimously in favor of the motion. The meeting adjourned at approximately 6:59 p.m.

Respectfully Submitted,

Tara Hayes

Jasper County Planning Commission
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June 25th, 2024

Sign In Sheet

<u>Name</u>	<u>Business/Address</u>
Lori Blackmon	Towhee Rd, Charleston SC
CINDY SNALES	671 BROADVIEW DRIVE, RIDGELAND
Walter Morgan	967 Strawberry Hill Rd.
Sarah Morgan	Ridgeland, S.C 29934
Smittie Cooler	1850 TICTON HILL RD
John Kemp	139 Shearwater P-Dr Hardeeville
Kate Swaefel	905 Charles St. Beaufort
Y. M. Lucas	67 Newton Dr. Beaufort SC
Danny Lucas	P.O. Box 653 Ridgeland
Grant McClure	1212 King St. Beaufort