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Pursuant to Ordinance #08-17, Any citizen of the County may sign to speak in person at the Council Meeting (before the Council Meeting's Regular Meeting start time) on the **Public Comments Sign in Sheet** on the Podium to address Council on matters pertaining to County Services and Operations. Presentations will be limited to three (3) minutes per person and total public input will be limited to 30 minutes. Written Public Comments may also be submitted by 1PM on the date of the Council Meeting by emailing your comment to: comments@jaspercountysc.gov.

To participate in a **Public Hearing for a specific agenda item**, you may either email written public comments to comments@jaspercountysc.gov by **1:00PM on Monday, March 6, 2023**; or you can speak in person at the Council Meeting by signing in on the **Public Hearing Sign In Sheet** located outside the Council Chambers Doors prior to the start of the meeting.

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

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



JASPER COUNTY COUNCIL
**WORKSHOP AND
COUNCIL MEETING**

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

Monday, March 6, 2023

AGENDA

5:30PM

1. Call to Order by Chairman Sauls

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

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:

(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 – Auditor; Treasurer; Magistrates; Emergency Services

(2) Discussion of negotiations incident to proposed contract arrangements and proposed purchase or sale of property, the receipt of legal advice where the legal advice related to pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim – Hangar Lease TMP # 061-21-01-001-M3; THC, Inc. – Rt. 278 Widening Project; Bailey Park; Davis V. Jasper 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; Project Refurb; Jasper Ocean Terminal

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 -

03.06.2023 - Page 2

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

- 3: Return to Open Session at 6:30PM
 - o 3.1 Action coming out of Executive Session
4. Pledge of Allegiance and Invocation:
5. Discussion of Consent Agenda and Agenda Items:
6. Approval of Agenda:
7. Approval of the Minutes 12.05.2022 and 01.03.2023:

PUBLIC HEARINGS AND ACTION ITEMS

8. **Jessica Dailey of the Lowcountry Council of Governments** – Public Hearing and Presentation on the Annual Needs Assessment for Jasper County.

9. **Lisa Wagner** – Public hearing and consideration of 2nd reading of Ordinance **#O-2023-03** to Amend Article 8:8 of the Jasper County Zoning Ordinance, *Gateway Corridor Overlay District (“GCOD”)*, to better define the location of the designated highway and amend the Official Zoning Map of Jasper County to expand the GCOD to include the property located on the southwest corner of the intersection of Alligator Alley and Off Ramp Road as depicted on the attached map

10: **Lisa Wagner** - Public hearing and consideration of 2nd reading of Ordinance **#O-2022-26** to adopt Planned Development District for two tracts of land consisting of approximately 26.63 acres, bearing Jasper County Tax Map Numbers 081-00-04-007 and 081-00-04-080, located along N. Okatie Highway (Highway 170), approximately 2 miles east of the intersection of Highway 462, and known as Bailey Park PDD (1st reading 08.15.2022; 2nd reading was tabled at the 09.06.2022 meeting)

11: **Kimberly Burgess** – Public hearing and consideration of the 2nd reading of Ordinance **#O-2023-04** of the County Of Jasper, amending the Fiscal Year 2022 – 2023 Budget as originally adopted by Ordinance No. 2022-17 adopted June 27, 2022, in accordance with The Local Government Code Of The State Of South Carolina and the Ordinances And Rules Of The County Of Jasper, South Carolina; Appropriating the various amounts thereof, to provide for the Expenditure of not to exceed \$635,000 from the Fund Balance for the Purchase of a Storage Array System and Repealing all Ordinances or parts of Ordinances in conflict therewith, and providing an effective date.

12. **Danny Lucas** – Consideration of the 1st reading of an Ordinance to authorize Jasper County to Enter Into A Memorandum of Understanding/Lease Agreement with Jasper-Ridgeland Youth Baseball, Inc. (“JRYB”) for the use of Athletic Facilities.

PRESENTATIONS AND PROCLAMATIONS

13. A: Ryan Lee, CEO of Coastal Carolina Hospital – Presentation of a Brief Hospital Update

B: Dr. Rechel Anderson – Update on the Jasper County School District

14. Proclamations: None

CITIZEN COMMENTS

15. 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.

16: Resolutions: None

17. Administrator's Report

CONSENT AGENDA

18: Kimberly Burgess – Consideration of appointments to the Accommodations Tax Advisory Committee.

19. Kimberly Burgess – Consideration of Council approval of the Contract with Woods Dendy for the Pratt Memorial Library.

20: Wanda Simmons – Consideration of approval to amend the Official Adopted Jasper County Meeting Yearly Schedule start time to 5:30PM Executive Session and 6:30PM Regular Session.

21. Old Business: None

END OF CONSENT AGENDA

22. Council Members Comments

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

24. Adjournment:

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

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.

***Special Accommodations Available Upon Request to Individuals with Disabilities*
(843) 717-3696**

AGENDA ITEM

7

Approval of the Minutes



JASPER COUNTY COUNCIL
COUNCIL MEETING

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

December 5, 2022
MINUTES

Officials Present: Chairwoman Barbara B. Clark, Vice Chairman Dr. Curtis Brantley
Councilman L. Martin Sauls, Councilman Pastor Alvin Adkins and Councilman John Kemp.

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

Also Present:

Chairwoman Clark called the meeting to order at 5:04PM. Chairwoman Clark asked the Clerk to Council to read the Report of Compliance to the Freedom of Information Act. Ms. Simmons, Clerk to Council read the Clerk's Report of Compliance with the Freedom of Information Act as follows: *In compliance with the Freedom of Information Act, notice of meetings and agendas were posted and furnished to all news media and persons requesting notification.*

The information below was read for the executive session.

Motion to go into executive session: Vice Chairman Dr. Brantley

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

Executive Session SECTION 30-4-70.

(a) A public body may hold a meeting closed to the public for one or more of the following reasons:

- (1) Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee, a student, or a person regulated by a public body or the appointment of a person to a public body - Auditor; Treasurer; Engineering Services**
- (2) Discussion of negotiations incident to proposed contract arrangements and proposed purchase or sale of property, the receipt of legal advice where the legal advice related to pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim - Election Matters; Cypress Ridge Spec Building Number 4; Levy Volunteer Fire**

Department; Jasper County v. Western Surety Company and Denise Smith; Ridgeland - Claude Dean Airport Leases; 95 Logistics Center; City of Hardeeville v. Jasper County, South Carolina, et al. Appellate Case No. 2022-001266

(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 Refurb

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.**

Return to Open Session:

Motion to return to regular session: Councilman Adkins

Second: Vice Chairman Dr. Brantley

Vote: Unanimous

The motion passed.

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

Approval of Agenda:

Motion to approve with the removal of item XI (Ordinances) Item #B: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

Approval of the minutes 09.06.2022 and 09.28.2022:

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

Presentations:

A: Chief Russell Wells – Presentation of Personnel completing Paramedic Training Curriculum.

Chief Russell Wells was present to make the presentations to the personnel who had completed all of their Paramedic Training Curriculum. Chief Wells presented the individuals who had completed their training curriculum and went over the highlights as follows:

- Paramedic School – 1200 hours of classroom instruction covering:
 - Anatomy and Physiology
 - Respirator
 - Advanced Cardiology

- Pharmacology
- Multi-system Trauma and Mass Casualties
- Pediatrics
- Geriatrics
- Emergency Medical System Operations
- Hospital Clinical and Field Clinical Rotations
- Cognitive Examination
- Psychomotor Examination
- Mentorship with JCFR Sr Paramedics
- All of this occurs, he noted, while working their regular shifts, during holidays and weekends and is completely voluntary.
- Each individual has committed, he noted, to providing the best possible patient care for the citizens and visitors of Jasper County.

B: Lyn Boyles – Presentation and Update of Keep Jasper Beautiful

Ms. Boyles was present for this presentation and update of Keep Jasper Beautiful. She noted that they had established a strong presence in the county with their anti-litter efforts and that they continue to grow through the support of Jasper Soil & Water Conservation District, the KJCB Advisory Board, Law Enforcement, Community involvement and the continued support of the Jasper County Council. She noted that their focus for Jasper County is educating the public to change the behavior of littering and to lead by example by getting out in the community with their litter drives. She stated that they are proud to be able to say that their accomplishments have stemmed from dedication and perseverance, their board members, the never-ending support of Jasper County and their amazing community to make Jasper County clean and green. She also provided information noting how much litter had been collected, the number of volunteers, number of litter prevention events/programs attended, etc. This information is attached to the minutes as “Attachment A”.

Open Floor to the Public per Ordinance 08-17– Any citizen of the County may sign to speak in person at the Council Meeting (before the Council Meeting’s 6PM start time on the Sign In Sheet on the Podium), to address Council on matters pertaining to County Services and Operations. Presentations will be limited to three (3) minutes per person and total public input will be limited to 30 minutes.

Public Comments:

Grant McClure of Coastal Conservation League said he had prepared comments for item 11B. He noted that the rezoning is inconsistent with the Comprehensive Plan. He noted that he was also concerned about the timing as the Town of Ridgeland is considering the Tipton Hall Development.

Carolyn Kassel noted that the City of Hardeeville Council wanted to say thank you for the support she had received over the 2 terms she served on the Hardeeville City Council. Council congratulated her and thanked her for all she had done for the City of Hardeeville and for the County.

Stephen Schmidt noted that he was on the Ridgeland Aviation Committee and was President of RACA. He said he had 3 issues of concern: leases, turf operation are and the Aeronautics Commission. He discussed his areas of concern relating to these issues.

Smitty Cooler spoke against the project.

Kathy Coursey said she supported the comments of Grant McClure and Smitty Cooler and asked that Council keep Chelsea rural and plan it well.

Resolutions:

A: David Tedder - Resolution #R-2022-30 Calling For A Public Hearing To Be Held Regarding A Fire Consolidation; And Other Matters Related Thereto. (Levy Volunteer Dept).

David Tedder was present to review and address this resolution request for the calling for a public hearing to be held regarding a fire consolidation. A public hearing was opened but there were no comments, so the public hearing was closed.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

Ordinances:

A: David Tedder - Consideration of the 1st reading of an Authorizing Certain Amendments, Modifications and Changes to the County's Code of Ordinances; Authorizing the Execution and Delivery of a Consolidated Fire Service Agreement Between Jasper County, South Carolina and Levy Volunteer Fire Department; Authorizing the Appropriation of County Funds Under the Terms of Such Agreement; and Other Matters Relating Thereto.

David Tedder was present to review and address this ordinance request authorizing some amendments, modifications and changes to the County's Code of Ordinances and authorizing execution and delivery of a consolidated fire service agreement between Jasper County, South Carolina and Levy Volunteer Fire Department. Mr. Tedder noted that this ordinance authorized a transfer of assets to Jasper County for use in that district and establishes a new board incorporating existing members. He noted that this provides for staffing levels, redefines the area and that this fire district is funded through the General Fund.

Motion to approve: Councilman Adkins

Second: Councilman Sauls

Vote: Unanimous

The motion passed.

B: Lisa Wagner - Consideration of the 1st reading of an Ordinance to amend the Official Zoning Map of Jasper County so as to transfer two properties located along Lowcountry Drive, at the southeast corner of Strawberry Hill Road, bearing Jasper County Tax Map Numbers 083-00-06-026 and 083-00-06-027 from the Residential Zone to the Community Commercial Zone on the Jasper County Official Zoning Map.

This item was removed from the Agenda.

C: Andrew Fulghum – Public Hearing and 3rd reading of Ordinance #[O-2022-37](#) To Authorize Jasper County To Enter Into A Memorandum Of Understanding/Lease Agreement With The Polaris Tech Charter School For The Lease Of The Athletic Facilities At The Airport Field Complex. (1st reading 11.07.2022; 2nd reading 11.21.2022)

Mr. Fulghum was present to address and review this 3rd reading of the ordinance to authorize Jasper County to enter into a MOU with Polaris Tech Charter School for the lease of the Athletic Facilities at the airport field complex. A public hearing was held on this item but there were no comments so the public hearing was closed.

Motion to approve: Vice Chairman Dr. Brantley

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

D: David Tedder – 3rd reading of Ordinance #[O-2022-32](#) Authorizing the sale of TMS 048-00-01-029, approximately 10.62 acres, a portion of TMS 048-00-01-012, approximately 12.89 acres, and TMS 048-00-01-032, approximately 2 acres, to Gopher Hill Holdings, LLC, or its assigns, to accept two parcels of land from Gopher Hill Holdings, LLC or its member, Randall S. Booker, being TMS 048-00-01-007, approximately 25.52 acres, and TMS 048-00-01-005, approximately 19.09 acres, as part payment, 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 Gopher Hill Holdings, LLC, or its assigns, and obtain for Jasper County the properties referenced above. (1st reading 10.17.2022; 2nd reading 11.21.2022) - (Project Refurb)

David Tedder was present to review and address this ordinance request for the 3rd reading of an ordinance. He noted that this ordinance was relating to Cypress Ridge Industrial Park. This ordinance was to authorize the sale of TMS 048-00-01-029, approximately 10.62 acres, a portion of TMS 048-00-01-012, approximately 12.89 acres, and TMS 048-00-01-032, approximately 2 acres, to Gopher Hill Holdings, LLC, or its assigns, to accept two parcels of land from Gopher Hill Holdings, LLC or its member, Randall S. Booker, being TMS 048-00-01-007, approximately 25.52 acres, and TMS 048-00-01-005, approximately 19.09 acres, as part payment, 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 Gopher Hill Holdings, LLC.

Motion to pass as amended and provided in the packet: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

E: David Tedder – Public Hearing and 2nd reading of Ordinance #[O-2022-38](#) Authorizing The Execution And Delivery Of A Fee-In-Lieu Of Tax Agreement By And Between Gopher Hill Holdings, LLC Or Its Assigns (The "Sponsor") And Jasper County, Whereby Jasper County Will Enter Into A Fee-In-Lieu Of Tax Agreement With The Company And Providing For Payment By The Sponsors Of Certain Fees-In-Lieu Of *Ad Valorem* Taxes; Providing For

Special Source Revenue Credits In Connection With Such Agreement; Authorizing And Approving (1) Development Of A New Joint County Industrial And Business Park Pursuant To Section 4-1-170 Of The Code Of Laws Of South Carolina 1976, As Amended, In Conjunction With Hampton County (The "Park") Such Park To Be Geographically Located In Jasper County; (2) The Execution And Delivery Of A Written Park Agreement With Hampton County As To The Requirement Of Payments Of Fee-In-Lieu Of *Ad Valorem* Taxes With Respect To Park Property And The Sharing Of The Revenues And Expenses Of The Park; And (3) The Distribution Of Revenues From The Park Within Jasper County; And To Authorize The Jasper County Council Chairman Or County Administrator, As Appropriate, To Execute Such Agreements And Other Documents As May Be Necessary And Appropriate To Effect The Fee-In-Lieu Of Tax Transaction And To Provide For Other Matters Relating Thereto.

(1st reading 11.21.2022; 2nd reading 12.05.2022) (Project Refurb)

David Tedder was present to review and address this ordinance request for the Council. He noted that this request related to the fee in lieu of tax agreement between Gopher Hill Holdings LLC, or its assigns and Jasper County. The public hearing on this item was opened but there were no comments so the public hearing was closed. Mr. Tedder noted that the 3rd reading of this ordinance would be in January.

Motion to approve: Councilman Adkins

Second: Councilman Sauls

Vote: Unanimous

The motion passed.

New Business:

A: [Kimberly Burgess](#) - Presentation of guaranteed maximum price (GMP) from MB Kahn Construction for Ridgeland - Claude Dean Airport South Apron Expansion.

Kimberly Burgess was present to review and discuss this item relating to the guaranteed maximum price (GMP) from MB Kahn Construction for the Ridgeland-Claude Dean Airport South Apron Expansion. Ms. Burgess noted that M. B. Kahn Construction Co., Inc., under the construction management at risk agreement with Jasper County, requested bids for the expansion of the south apron at the Ridgeland-Claude Dean Airport. On bid day, M. B. Kahn received two electrical bids and one site development bid. M. B. Kahn will have a full-time, on-site project manager for this project. The GMP reflects both the bids and the cost of a full-time, on-site project manager. This request was to accept guaranteed maximum price (GMP) from M. B. Kahn Construction Co., Inc. for the Ridgeland-Claude Dean Airport South Apron Expansion in the amount of \$2,964,591. She noted that the staff recommendation was that the Council accept the guaranteed maximum price (GMP) submitted by M. B. Kahn for the south apron expansion and authorize the County Administrator to execute all documents necessary to begin this project, including the GMP.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: All votes were yes and Councilman Kemp abstained.

The motion passed.

Old Business: None

Council Members Comments:

Councilman Sauls thanked Ms. Kassel for coming to the meeting and all the people who had spoken under the public comment section. He also discussed the Farmers Market the Coosawhatchie Community Center. He noted that we have MB Kahn helping because our staff members are not professional contractors. He thanked Lyn Boyles and talked about all that she had done and all that she had been able to do in the County. He said he had attended the quarterly meeting in Hampton for the Southern Carolina Alliance and that it had been a good meeting. He noted that the Spec Industrial Warehouse had been sold and that at I-95 was starting at the Georgia State line and would be starting to work towards widening next year.

Councilman Adkins gave honor to God and thanked Ms. Kassel. He also thanked Lyn Boyles and noted that the county is growing and that he wanted to see the Rec Center come on the North End of the county. He mentioned that Hardeeville has a beautiful Recreation Center and that we needed one on the North End of the county for the citizens and wished everyone happy holidays.

Vice Chairman Dr. Brantley stated that as the Council and everyone moved into the holiday season that he wished a safe and spirit filled holiday season for everyone and asked God's blessings over them.

Councilman Kemp noted that at the last meeting that Dr. Brantley had gone to the SOLOCO meeting and that they had also had the Housing Trust Meeting for SOLOCO. He said that they introduced everyone on the board and that our representative Michelle Gaston was the only one that had shown up. He noted that the EMT Ambulance was soon to be coming to Margaritaville. He also thanked Carolyn Kassel for her service and credited her with changing the City of Hardeeville. He wished everyone a Merry Christmas and Happy New Year. He asked everyone to remember the Veteran's, Police, Fire, and Emergency Workers because they are serving us. He also encouraged everyone to be safe.

Chairwoman Clark thanked all of the entities, boards and noted that Christmas Greetings were being sent out by Council. She reminded Council that they will be having the Dr. Martin Luther King Jr. Parade and the upcoming Banquet, both in January. She too thanked Carolyn Kassel for all she had done. Chairwoman Clark mentioned the Christmas Dinner with the employees. She asked everyone to keep the County Employees in their prayers and also asked everyone to remember that Jesus is the reason for the season.

Administrator's Report:

Mr. Fulghum noted that his report was in the packet and that he was available for any questions. He noted that he had one item to highlight from his report regarding Saint Peters Parish. He then reviewed this item with Council.

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.

Watch the video stream available on the County's website to hear the Council's discussion of a specific topic or the complete meeting at https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCjIA.

Motion to adjourn: Vice Chairman Dr. Brantley

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

The meeting adjourned at 7:18 pm.

Respectfully submitted:

Wanda H. Simmons
Clerk to Council

L. Martin Sauls IV
Chairman

Attachment "A"

KEEP JASPER COUNTY BEAUTIFUL OUR WORK 2022

- **31 TONS OF LITTER COLLECTED/VOLUNTEERS**
- **24 TONS OF LITTER COLLECTED/LITTER CREW**
- **612 volunteers**
- **2158 volunteer hours**
- **17 Adopt A Highway groups**
- **16 public spaces cleaned of litter**
- **2096 students reached on education of prevention**
- **584 citizens attended workshops on importance of litter impact and prevention**
- **51 litter prevention events/programs attended**
- **\$15,000 in litter fines collected (2020-2022)**
- **Partnered with local law enforcement for litter control and hosted seminar with Palmetto Pride/SC Litter Control Association for enforcement grants available**
- **Partnered with Waste Management for hauling prevention**
- **Partnered with local businesses and municipalities for litter prevention and recycling**
- **Partnered with South Carolina Alliance for regional beautification marketing**
- **Received award from Palmetto Pride for the Association of Counties for Jasper County Council**
- **Received the Affiliate of the Year award from Palmetto Pride 2022**
- **KJCB Director presented at Keep South Carolina Beautiful's annual conference on KJCB successful program and was recognized as one of the top affiliates for 2022**
- **Our Facebook page reaches over 7000 monthly**



JASPER COUNTY COUNCIL COUNCIL MEETING

Jasper County Clementa C. Pinckney Government Bldg
358 3rd Avenue Ridgeland, SC 29936
Tuesday, January 3, 2023
AGENDA

Officials Present: Chairwoman Barbara B. Clark, Vice Chairman Dr. Curtis Brantley
Councilman L. Martin Sauls, Councilman Pastor Alvin Adkins and Councilman John Kemp.

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

Also Present:

Chairwoman Clark called the meeting to order at 6:02PM. Chairwoman Clark asked the Clerk to Council to read the Report of Compliance to the Freedom of Information Act. Ms. Simmons, Clerk to Council read the Clerk's Report of Compliance with the Freedom of Information Act as follows: *In compliance with the Freedom of Information Act, notice of meetings and agendas were posted and furnished to all news media and persons requesting notification.*

The Pledge of Allegiance was led by Vice Chairman Dr. Brantley and the Invocation was given by Councilman Adkins.

Presentation

Chairwoman Clark - Presentation of a Plaque to Dr. Curtis Brantley from Council

Chairwoman Clark presented a plaque to Dr. Brantley and thanked him for his service and dedication to the Jasper County Council and to the citizens of Jasper County. Council members came forward for photos with Dr. Brantley and all wished him well and thanked him for his service.

Introduction of New and Returning Council Members

- **Swearing In Ceremony for Councilman L. Martin Sauls IV**

Hon. Judge Albert Kleckley Jr. of the Jasper County Probate Court was present to administer the Oath of Office to re-elected Councilman L. Martin Sauls IV.

- **Swearing In Ceremony for Councilman Herman Coy Garbade**

Hon. Judge Albert Kleckley Jr. of the Jasper County Probate Court was present to administer the Oath of Office to newly elected Councilman Herman Coy Garbade.

Dr. Brantley stepped down from his seat on Council and Newly Elected Councilmember Garbade took his seat on the County Council.

Officials Present after the swearing in ceremony were Chairman L. Martin Sauls IV, Vice Chairwoman Barbara B. Clark, Councilman Pastor Alvin Adkins, Councilman John Kemp and Councilman Coy Garbade.

Election of Officers

A. Andrew Fulghum - Election of Chairman

Mr. Fulghum asked for nominations from Council for the position of Chairman. Councilwoman Barbara B. Clark nominated Councilman Sauls. The nominations were closed as there were no other nominations and Council unanimously voted for Councilman Sauls to take the position of Chairperson. Chairman Sauls thanked Council for electing him as Chairman. He noted there were a lot of challenges to face and that the Council will try to meet them. He noted he was excited for 2023 and welcomed Councilman Garbade to the County Council. Chairman Sauls remarked that they would accomplish their goals on Council as a team.

B. Chairman - Election of Vice Chairman

Chairman Sauls called for nominations for Vice Chairperson. Councilman Adkins nominated Councilwoman Clark. Councilman Garbade nominated Councilman Kemp. Councilwoman Clark made the motion to call the nominations to a close with the two names presented. Councilman Adkins seconded the motion. The motion was unanimously approved.

Chairman Sauls took the vote for Councilman Kemp as Vice Chair first. The vote was as follows:

Councilman Kemp: **Yes**
Councilman Garbade: **Yes**
Councilman Adkins: **No**
Councilman Sauls: **No**
Councilwoman Clark: **No**

Chairman Sauls took the vote for Councilwoman Clark as Vice Chair first. The vote was as follows:

Councilman Kemp: **No**
Councilman Garbade: **No**
Councilman Adkins: **Yes**
Councilman Sauls: **Yes**
Councilwoman Clark: **Yes**

Chairman Sauls announced Councilwoman Barbara Clark as Vice Chairperson and congratulated her.

Open Floor to the Public per Ordinance 08-17- Any citizen of the County may sign to speak in person at the Council Meeting (before the Council Meeting's 6PM start time on the Sign In Sheet

on the Podium), to address Council on matters pertaining to County Services and Operations. Presentations will be limited to three (3) minutes per person and total public input will be limited to 30 minutes.

There were 3 persons that had signed up to speak under public comments:
Steven Schmidt, Richard Dean and Milton Woods.

Mr. Steven Schmidt spoke of his discontent with the airport leases, airport and his concerns of the Aeronautics Commission.

Mr. Richard Dean spoke regarding his concerns of the airport and that he believed that the turf operating area be opened up. He noted he had sent out emails to the FAA and County leadership in October 2022. He implored the Council to reopen the turf operating area.

Mr. Milton Woods thanked Council and congratulated Councilman Garbade. He then discussed over development in Jasper County and his concerns.

Resolutions:

A. Kimberly Burgess – Resolution #R-2023-01 to set the fees for a Peddlers and Hawkers License Section 40-41-30 South Carolina Code.

Mrs. Burgess was present to discuss and review this request for a resolution to set the fees for a Peddlers and Hawkers License Section 40-41-30 South Carolina Code. She noted that this was a yearly requirement and that the rates agreed with the business license requirement.

Motion to approve: Councilman Adkins

Second: Vice Chairwoman Clark

Vote:

Councilman Kemp – **No**

Councilman Garbade – **No**

Vice Chairwoman Clark – **Yes**

Chairman Sauls – **Yes**

Councilman Adkins – **Yes**

Ordinances: There were no ordinances for this meeting.

New Business:

A: Wanda Simmons – Adoption of the 2023 County Council Meeting Schedule.

Ms. Simmons was present to review and address the request for the adoption of the 2023 County Council Meeting Schedule with Council. She noted that the 2023 County Council Meeting Calendar was being submitted for Council's approval.

She noted that there had been a couple of changes such as the regular session start time has been changed from 6:30pm to 6:00pm for all meetings. That during the months of June, July and August

that the June 19th meeting was removed because that was the Juneteenth Holiday; in July Council usually only had one Council Meeting; and in August the August 7th meeting date was removed due to the scheduling of the SCAC Conference. She noted that the recommended approval of the 2023 County Council Meeting Calendar.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

B: Kimberly Burgess - Presentation of proposals for the Replacement of Storage Array.

Ms. Burgess and Mr. Bostick were available to present this request to Council. The County advertised for proposals for a storage array with a due date of November 17, 2022. The County received 11 proposals. The review committee which consisted of Earl Bostick, IT Director, Russell Wells, Director of Emergency Services Division and Kimberly Burgess, Director of Administrative Services Division met on December 15, 2022 to discuss the proposals. The review committee determined that 3 of the proposals met the requirements of the County and discussed the pros and cons of each of the 3 top proposals. The Staples Proposal was determined to be the best solution for the County because of the proximity of parts and service; previous experience with HPE emergency response and support, and HPE equipment is widely supported and used at the state level. Staff recommended that the Council accept the Staples Proposal for the HPE Storage Array System for \$583,540.12 plus sales tax. They also requested to authorize the County Administrator to negotiate and enter into all necessary purchase agreements for the project. Councilman Kemp asked if this was not in the budget. Ms. Burgess said no but that the storage system was failing so it must be replaced. She noted it would most likely be a lease purchase, and if it was a lease purchase the payment would come out next year. Councilman Kemp asked why a lease purchase was better than a purchase. Ms. Burgess said it was a sizeable amount of money to be spread over the years. Councilman Kemp asked if there was enough money in the General Fund and Ms. Burgess said yes in the Fund Balance. Chairman Sauls asked why we needed this. Director Bostick said that the 2 storage devices we have (1 for the 911 Center and 1 for the Admin Building) are 9 years old and that we simply needed new devices. He said if they were repaired again, it would be approximately 40K to 50K with no assurance and would continue to have problems. He noted that if we moved forward with the purchase, we may not be able to get it into the building till April or May, so there may still be some costs occurred on the old system till then. He noted that we are having time out on the servers; the backups are bad; and that we support all of 911 with this system. He said they have tried to stretch and get as much use as possible over these 9 years, and that the life expectancy was only 5 years on systems such as the current ones. Mr. Bostick discussed that this was designed for growth and cost efficiency.

Motion to accept the proposal for the Replacement of Storage Array and allow the administrator to enter into purchase agreements as requested: Vice Chairwoman Clark

Second: Councilman Adkins

Vote:

Councilman Kemp - Yes

Councilman Garbade - No

Vice Chairwoman Clark - Yes

Chairman Sauls - Yes

Councilman Adkins – Yes
The motion passed.

Old Business: None

Council Members Comments:

Councilman Kemp said that he had attended the Swearing In of Bill Hager member of the South Carolina House of Representatives, representing District 122. He noted that on 02.22.2023 there would be a Town Hall Meeting at Wagon Branch concerning Drugs. He said that New Life, the Sheriff and Coroner would all be there. He then noted that in March there would be a Town Hall about security, and they would be going to different churches. He wished everyone a Happy New Year.

Councilman Adkins thanked God for another new year. He congratulated Chairman Sauls for being re-elected to Council. He noted that the new Recreation Director needs to come before Council and let them know what he has going on at Sgt. Jasper Park and said he looked forward to seeing him in 2023.

Vice Chairwoman Clark wished everyone a Happy New Year and said she looked forward to Council being governed by the rules that were set forth. She also congratulated Chairman Sauls on being re-elected to Council.

Councilman Garbade thanked all the people who were watching and that had voted for him and in the election. He noted that he had told everyone he was not there for political gain or to be a politician. He said he was here for the people. He thanked Judge Kleckley for swearing him in. He discussed ordinances in the County with discrepancies that needed to be fixed. He discussed the June Primary 2020 election for the Pocotaligo Township and the two candidates that had ran and said one was not eligible to run. He noted that in November 2020 election since he had run unopposed that individual took a seat on Council. He said he had a copy of the 2015 Ordinance and that under that ordinance he was ineligible to run for office until the new ordinance was passed in 2022. He noted that in December 2021 readings were held to change the districts, and that only one district had changed. He said it was voted and passed by a 3 to 2 vote. He asked some questions regarding this district change and election that had been held back then. Chairman Sauls said all of that information was a public record. He noted that Mr. Michael Burchstead (who was the election attorney) said he would have him there at the next meeting to go over this matter. Councilman Garbade asked Mr. Tedder about this situation, regarding the legalities and ethics. Mr. Tedder noted that when this came up, Council decided to move forward with hiring outside counsel and that he was not representing the Council on this item. Mr. Tedder also noted that Mr. Burchstead had made diligent strides in trying to get a judge to get a decision, noting that the Administrator had even reached out to him to find out where this process was at. He noted that they just had not been able to get a hearing. Chairman Sauls reiterated that Mr. Burchstead would be present at the next meeting and that Council had passed the motion with a 3 to 2 vote on the redistricting.

Administrator's Report:

Mr. Fulghum noted that Council had his report in the packet. He also noted that he would have Michael Burchstead hear for the next meeting.

Watch the video stream available on the County's website to hear the Council's discussion of a specific topic or the complete meeting at

https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA .

Adjourn:

Motion to adjourn: Vice Chairwoman Clark

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

The meeting adjourned at 7:11PM.

Respectfully submitted:

Wanda H. Simmons
Clerk to Council

L. Martin Sauls IV
Chairman

AGENDA ITEM

8

Public Hearing and Presentation on the Annual
Needs Assessment for Jasper County.

No information provided for the packet

AGENDA ITEM:

#9

Ordinance item (with a public hearing)



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 County Council Staff Report

Meeting Date:	March 6, 2023
Project:	Zoning Text Amendment of Article 8:8, Gateway Corridor Overlay District and Amend the Jasper County
Applicant:	Staff Initiated
Submitted For:	Public Hearing and 2 nd Reading
Recommendation:	Planning Commission recommended approval at their January 10, 2023 Meeting

Description: The Planning Commission received an application to rezone a property located at the intersection of Alligator Alley and Off Ramp Road, which was reviewed at their November 2022 Meeting. After some discussion, it was decided that extending the Gateway Corridor Overlay District (GCOD) to include the subject property may be a better alternative than re-zoning the property. The GCOD allows additional uses that are found in the General Commercial District, while prohibiting uses that have been identified as inappropriate for the Gateway Corridor. The GCOD also requires additional design standards, which are intended to protect the character and appearance of the entrance into Jasper County.

Analysis: The proposed ordinance would adopt the GCOD Map (attached), amend Article 8:8.2, *Gateway Corridor Overlay District* of the Jasper County Zoning Ordinance, as outlined below, and amend the Official Zoning Map of Jasper County to expand the GCOD.

Article 8:8.2, Application:
(new language in red)

The GCOD shall apply to all land within five hundred feet (500') of the right-of-way of Highway 17, beginning at the intersection of Strain Place and ending at Alligator Aly as depicted on the GCOD Map ~~the designated highway~~. The regulations of this overlay shall apply to all new non-residential development and any existing development which meets the following criteria:

- *Any change of use of a non-residential property, and/or*
- *Any building expansion that increases the floor area of a non-residential use by 20 percent or more or any parking addition of ten (10) or more spaces.*

[Commentary: The overlay applies if a vacant property converts to any non-residential use; a change in non-residential use such as a restaurant to a hardware store. However, changes of similar uses (e.g., retail to retail) would not apply unless parking or floor area is increased by the thresholds listed.]

Unless a deviation from such restrictions are provided elsewhere in this Section 8:8, property within the GCOD shall be required to adhere to all provisions of the Jasper County Zoning Ordinance and Land Development Regulations otherwise applicable within the underlying zoning district.

Recommendation: The Planning Commission recommends approval of the Zoning Text Amendment to include adoption of the GCOD Map and the amendment of the Official Jasper County Zoning Map to extend the GCOD.

Attachments:

1. Proposed Ordinance
2. GCOD Map showing the new delineation of the Gateway Corridor Overlay District

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

ORDINANCE #O-2023-03

**AN ORDINANCE
OF JASPER COUNTY COUNCIL**

To Amend Article 8:8 of the Jasper County Zoning Ordinance, *Gateway Corridor Overlay District* (“GCOD”), to better define the location of the designated highway and amend the Official Zoning Map of Jasper County to expand the GCOD to include the property located on the southwest corner of the intersection of Alligator Alley and Off Ramp Road as depicted on the attached map.

WHEREAS, Jasper County created a Gateway Corridor Overlay District (“GCOD”) in May 2017, which was applied to Highway 17 from the intersection of Strain Place to the intersection of Alligator Alley; and

WHEREAS, the Gateway Corridor Overlay District was created to provide design standards that will enhance the entrance into Jasper County and discourage incompatible land uses that will detract from the image of this gateway, while allowing additional land uses; and

WHEREAS, the Jasper County Planning Commission received an application to amend the zoning designation of a property located at the southwest corner of Alligator Alley and Off Ramp Road, adjacent to the Gateway Corridor Overlay District; and

WHEREAS, after reviewing Jasper County’s Comprehensive Plan, and Official Zoning Map, the Planning Commission concurred with staff that expanding the Gateway Corridor Overlay District will be a better alternative than changing the zoning designation of the aforementioned property; and

WHEREAS, the Jasper County Planning Commission has recommended approval by County Council to amend Article 8:8, Gateway Corridor Overlay District, Section 8:8.2

to better define the physical area in which the Gateway Corridor Overlay District is applied and adopt the Gateway Corridor Overlay District Map; 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. Section 8:8.2, *Application*, of Article 8:8, *Gateway Corridor Overlay District*, of the Jasper County Zoning Ordinance, is hereby amended to read as follows:

The GCOD shall apply to all land within five hundred feet (500') of the right-of-way of Highway 17, beginning at the intersection of Strain Place and ending at Alligator Alley as depicted on the GCOD Map ~~the designated highway~~. The regulations of this overlay shall apply to all new non-residential development and any existing development which meets the following criteria:

- *Any change of use of a non-residential property, and/or*
- *Any building expansion that increases the floor area of a non-residential use by 20 percent or more or any parking addition of ten (10) or more spaces.*

[Commentary: The overlay applies if a vacant property converts to any non-residential use; a change in non-residential use such as a restaurant to a hardware store. However, changes of similar uses (e.g., retail to retail) would not apply unless parking or floor area is increased by the thresholds listed.]

Unless a deviation from such restrictions are provided elsewhere in this Section 8:8, property within the GCOD shall be required to adhere to all provisions of the Jasper County Zoning Ordinance and Land Development Regulations otherwise applicable within the underlying zoning district.

2. Article 8:8 Gateway Corridor Overlay District is amended to include the Gateway Corridor Overlay District Map ("GCOD Map").

3. The Official Zoning Map of Jasper County, as amended, is further amended to depict the Gateway Corridor Overlay District as shown on the Gateway Corridor Overlay District Map attached hereto.
4. Provisions of ordinances previously adopted by County Council which are not consistent with the restrictions and requirements of this Ordinance O-2023-____ are deemed superseded.
5. If any section, clause, paragraph, sentence or phrase of this ordinance, or the application thereof to any person or circumstances shall, for any reason, be held to be invalid or unconstitutional, such invalid section, clause, paragraph, sentence, phrase or application is hereby declared to be severable; and any such invalid or unconstitutional section, clause, paragraph, sentence, phrase or application shall in no way affect the remainder of this ordinance; and it is hereby declared to be the intention of the County Council that the remainder of this ordinance would have been passed notwithstanding the invalidity or unconstitutionality of any section, clause, paragraph, sentence or phrase thereof.
6. This ordinance shall take effect upon approval by Council.

L. Martin Sauls IV
Chairman

ATTEST:

Wanda Simmons
Clerk to Council

ORDINANCE O-2023-03

First Reading: February 6, 2023
Second Reading: March, 6, 2023
Public hearing: March 6, 2023
Adopted: _____

Considered by the Jasper County Planning Commission at its meeting on
January 10, 2023.

Reviewed for form and draftsmanship by the Jasper County Attorney.

David L. Tedder

Date