

*Jasper County Planning Commission
358 Third Avenue
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**Minutes of the January 14, 2025
Regular Scheduled Meeting**

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

Staff Present: Ms. Lisa Wagner, 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 6 p.m.

Invocation & Pledge of Allegiance: Invocation and the Pledge of Allegiance was given 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 November 12, 2024, Regular Scheduled Meeting Minutes: Mr. Jenkins moved to approve the Minutes of November 12, 2024, seconded by Dr. Butler. The Commission Members voted in favor of the motion.

Election of Officers:

Election of Chairman: Dr. Bostick nominated Mr. Alex Pinckney as Chairman. Mr. Jenkins seconded the motion and moved that the nominations come to a close. The Commission Members voted unanimously in favor of the motion.

Election of Vice-Chairman: Mr. Jenkins move that all officers remain the same as the previous year. Mr. Gramling seconded the motion. The Commission Members voted unanimously in favor of the motion. Chairman Pinckney said Dr. Butler would remain Vice-Chairman.

Appointment of Secretary: Chairman Pinckney said Ms. Wagner would be appointed as Secretary by acclamation.

Appointment of a Representative to the Cypress Ridge Review Committee: Chairman Pinckney said Mr. Jenkins would remain Representative to the Cypress Ridge Review Committee.

New Business:

Proposed Zoning Map Amendment, Resource Extraction Zone – Tax Map Number 052-00-01-044: Ms. Wagner read the staff report and displayed the current zoning map. The applicant, Adrian Blocker, came forward and said that he

would like to reduce the proposed 30-acre pond to a 10-acre pond with buffering and completion within a year, he would request the zoning be changed back to Rural Preservation at the completion of the excavation. There was discussion about the truck traffic through the residential areas, time of completion, minimum requirements for a mining permit, and concern for rezoning the entire parcel. John McKenzie came forward to speak about the buffer requirements and the need for the 30 acres. There was discussion about subdividing a portion to rezone, removing the dirt from the property, safety of the nearby residents, the number of truckloads to remove the dirt, and a possible development agreement. Chairman Pinckney recommended the applicant withdraw the application and possibly come back with the changes that were suggested. Mr. McKenzie asked if it would be appropriate to ask the community members in attendance if they would be opposed to a 10-acre pond. Mr. Lawrence Warren came forward and stated that they have monthly community meetings and he feels that the applicant should have come and discussed this with them first. Ms. Joyce Travis came forward and said that the applicant has already removed an excessive amount of dirt from the property and is concerned about traffic, the safety of the community, and several other things associated with this mining project. Mr. Blocker came forward to address the previous removal of dirt and stated that he was unaware of the rules. Ms. Wagner said that she had previously contacted DHEC to put a stop to that mining operation. Tressa Govan came forward to ask about how property taxes would be affected. **The applicant withdrew his application.**

2025 Planning Commission Meeting Schedule: Ms. Wagner went over the proposed schedule for meeting dates for 2025. There was favorable discussion about the time change of the meetings. **Dr. Bostick moved to approve the 2025 Planning Commission Meeting Schedule, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion.**

Old Business:

Zoning Text and Map Amendments – Jasper County Zoning Ordinance, Article 5, Zoning District Regulations, Article 6, Use Regulations, Article 7, Primary Districts, Article 8, Special Purpose Districts, Article 11, Conditional Use Review and Regulations; Article 15, Sign Standards, Article 22, Rural Conservation Subdivision, and Zoning Map Amendments within the Euhaw Broad River Planning Area (Euhaw Overlay District): Ms. Wagner gave an overview of the changes made to the proposed ordinances and displayed a map of the county zoning. There was discussion about the properties that have been removed from the proposed rezoning. Ms. Wagner read the summary of changes provided by Symbioscity. There was discussion about the septic setbacks and coordination with DES, requesting maintenance of advanced wastewater systems annually and that maintenance proof be required when paying taxes, traffic on highway 462, required distance between wells and septic tanks, how to determine the controlling heir for heirs property, and size of accessory structures. **Dr. Bostick moved to approve the Zoning Text and Map Amendments – Jasper County Zoning Ordinance with an additional request for annual maintenance of septic systems included in Article 8:9.4 (2), seconded by Mr. Jenkins. Dr. Butler asked if there was any consideration of a RP-5 Zoning District, Ms. Wagner said there was not. The Commission Members voted unanimously in favor of the motion.**

Open Discussion:

Mr. Jenkins gave an update on the Cypress Ridge Industrial Business Park. There was discussion about the Cypress Ridge Industrial Business Park Review Committee, the County Council liaison for Planning Commission, unauthorized extraction from the proposed Resource Extraction site from earlier in the meeting, damage to the roads due to the mining operation, and reclamation of a mining site. Martin Govan came forward to ask about the potential of public water and sewer in the Rivers Hill area. Chairman Pinckney said there is no talks of that at this time. Mr. John Kemp, Chairman of the Jasper County Council, came forward to speak on the availability of BJWSA services in the Levy area, new Council Members and their desire to be available to the citizens, inviting the Planning Commissioners to go out to the Hardeeville meetings periodically to stay on top of what is going on in Hardeeville. There was discussion about the water & sewer grants in the Levy community, the Joint Planning Agreement that used to be in place, road improvements, and single member districts. Ms. Wagner discussed a SCDOT handout for public drop-in meetings.

Adjourn: Dr. Bostick moved to adjourn, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion. The meeting adjourned at approximately 8:32 p.m.

Respectfully Submitted,

Tara Hayes

Jasper County Planning Commission
Regular Scheduled Meeting
January 14, 2025

Sign In Sheet

<u>Name</u>	<u>Business/Address</u>
PATRICK McLaughan	5787 Low Country Road
Donna W. Bostick	
Joyce Travis	1095 Rivers Hill Rd Pineland, SC 29934
Master Mitchell	59 Rivers Hill Estate Dr, Pineland SC 29934
DAVE RIVERS	2873 Firetower Rd Pineland, SC 29934
JOSEPH WILBERT	8 LINDEN PL WHE, SC 29926
Shirley Cedar	
John L. McKeen	PO BOX 33 HAMPTON SC 29924
John C. McKeen	PO BOX 33 HAMPTON, SC 29924
Tressa Govan	P.O. Box 22081 HHI, SC 29925
MARTIN GOVAN	" "
Adrian Blocker	39 Modena Island Dr, Savannah, GA 31411