

*Jasper County Planning Commission  
358 Third Avenue  
Ridgeland, SC 29936  
843-717-3650 phone  
843-726-7707 fax*

**Minutes of the November 12, 2024  
Regular Scheduled Meeting**

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

**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 audio recorded version is available at the Office of Planning & Building Services.

**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 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 October 8, 2024, Regular Scheduled Meeting Minutes:** Dr. Butler moved to approve the Minutes of October 8, 2024, seconded by Ms. Ferguson. The Commission Members voted unanimously in favor of the motion.

**New Business:**

**Proposed Zoning Map Amendment and Concept Plan Approval – Planned Development District – Daly Organics, Tax Map Number 038-00-08-044:** Ms. Wagner read the Staff Report. The applicants, Madison and James Daly, came forward to share their long-term vision of looking to grow their existing business. There was discussion about how the business and equipment would affect the neighbors, wetlands, and allowing Industrial Development uses and warehouses for distribution. Mr. Ron Scott, attorney for the applicant, came forward to say that they limited some of the industrial uses and asked the Commission to identify the allowed uses they are concerned about in their recommendation. There was discussion about traffic, water and sewer, possible Master Plan, General Commercial uses, size of the bagging shed, storage of supplies and equipment, remaining Rural Preservation area, proposed setbacks, number of entrances and exits, restricting some of the Industrial uses within the PDD, changing the wording to ensure that warehouses support farming operation and are limited in size and number, generating additional jobs, and days and hours of operation. **Ms. Ferguson moved to approve the Proposed Zoning Map Amendment and Concept Plan Approval – Planned Development District – Daly Organics, Tax Map Number 038-00-08-044, with the condition that the Industrial Use be limited to support the Organic Bagging, Mulching and Farming Operation, seconded by Mr. Jenkins. Dr. Butler asked if that condition would allow the applicants to achieve what they are hoping to. The applicant said that it would. The Commission Members voted unanimously in favor of the motion.**

**Zoning Map Amendment, Residential – Tax Map Number 045-00-01-049:** Ms. Wagner read the Staff Report. There was discussion about the history of the property, surrounding zoning, and reasons for needing to change the zoning.

**Dr. Butler moved to approve the Zoning Map Amendment, Residential – Tax Map Number 045-00-01-049, seconded by Mr. Gramling. The Commission Members voted unanimously in favor of the motion.**

**Jasper County Land Development Regulations, Text Amendment – Article 2.1.1, Exempt Subdivision:** Ms. Wagner read the amended Staff Report. There was discussion about better planning for major subdivisions, difference between exempt subdivisions and court-ordered subdivisions, and options for dividing more than 4 parcels in less than 5 years. **Mr. Jenkins moved to approve the Jasper County Land Development Regulations, Text Amendment – Article 2.1.1, Exempt Subdivision, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion.**

**Road Name Petition – Proctor Street:** Ms. Wagner read the Staff Report. There was discussion about location of the road, process for issuing address, requirement for 3 residences, and recommendation for changing the wording from 3 household minimum. **Mr. Jenkins moved to approve the Road Name Petition – Proctor Street, seconded by Dr. Bostick. The Commission Members voted unanimously in favor of the motion.**

**Road Name Petition – Tropical Way:** Ms. Wagner read the Staff Report. There was no discussion. **Ms. Ferguson moved to approve the Road Name Petition – Tropical Way, seconded by Dr. Bostick. The Commission Members voted unanimously in favor of the motion.**

**Road Name Petition – Hazy Lane:** Ms. Wagner read the Staff Report. There was discussion about the length of the road and the ability to turnaround at the end. **Dr. Butler moved to approve the Road Name Petition – Hazy Lane, seconded by Ms. Ferguson. The Commission Members voted unanimously in favor of the motion.**

**Discussion:**

**Continuing Education Training:** There was discussion about the upcoming required training on Wednesday, November 20<sup>th</sup> @ 9:30am and options for getting your Continuing Education Credits if you cannot be at the in-person training.

**Open Discussion:** There was discussion about asking the County Attorney to take a look at the requirements for the Road Name Petition.

**Adjourn:** **Mr. Jenkins moved to adjourn, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion. The meeting adjourned at approximately 7:48 p.m.**

Respectfully Submitted,

*Tara Hayes*