



JASPER COUNTY COUNCIL  
**COUNCIL MEETING**

Jasper County Clementa C. Pinckney Government Bldg.  
358 3<sup>rd</sup> 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 14<sup>th</sup> 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 2<sup>nd</sup> 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. (1<sup>st</sup> reading 08.19.2024)**

Ms. Wagner was present to review and address the request for the consideration of the 2<sup>nd</sup> 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 2<sup>nd</sup> 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. (1<sup>st</sup> 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](https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA)

our was present to review and address the request for the consideration of the 2<sup>nd</sup> 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 2<sup>nd</sup> public hearing on September 16<sup>th</sup>.

Minutes – 09.03.2024

**12. David Tedder** – Consideration of the **2<sup>nd</sup> 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) (1<sup>st</sup> reading 04.15.2024; public hearing and first 2<sup>nd</sup> reading 05.06.2024)*

Mr. Tedder was present to review and address the request for the consideration of the 2<sup>nd</sup> 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 **2<sup>nd</sup> 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. *(1<sup>st</sup> reading 08.19.2024)*

Mr. Tedder was present to review and address the request for the consideration of the 2<sup>nd</sup> 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 **2<sup>nd</sup> 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. (1<sup>st</sup> reading 07.15.2024)**

Mr. Tedder was present to review and address the request for the consideration of the 2<sup>nd</sup> 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 1<sup>st</sup> 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 1<sup>st</sup> 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 1<sup>st</sup> 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](https://www.youtube.com/channel/UCBmlogX05cKAsHm_ggXCJIA)

**23. Adjournment**

**Motion to adjourn:** Vice Chairwoman Clark

Second: Councilman

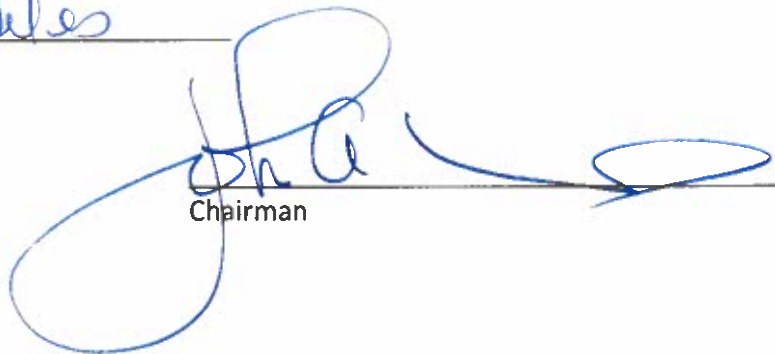
**Vote:** Unanimous

The motion passed and the meeting adjourned.

**Respectfully submitted:**



Wanda H. Giles  
Clerk to Council



Chairman