

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

**Minutes of the August 13, 2024
Regular Scheduled Meeting**

Members Present: Mr. Alex Pinckney, Chairman; Dr. Debora Butler, Vice-Chairman; Mr. Thomas Jenkins; Mr. Lee Gramling; Ms. Sharon Ferguson; Dr. Earl Bostick, Sr.; 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 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 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 July 16, 2024, Regular Scheduled Meeting Minutes: Mr. Jenkins moved to approve the Minutes of July 16, 2024, seconded by Ms. Ferguson. The Commission Members voted unanimously in favor of the motion. Dr. Butler abstained from voting since she was not present for that meeting.

New Business:

Zoning Map Amendment – Community Commercial, Tax Map Numbers 038-00-06-017 and 038-00-06-202: Ms. Wagner read the Staff Report and shared an aerial view of the property. Mr. Alex Hawley of Ward Edwards Engineering came forward to give an overview of why they would like to change the zoning. There was discussion about the surrounding properties and waiting until the completion of the Comprehensive Plan Review. **Dr. Bostick moved to approve the Zoning Map Amendment – Community Commercial, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion.**

Master Plan Amendment – Center Point Storage Phase II: Ms. Wagner read the Staff Report. Mr. Alex Cicsichmi of Ward Edwards Engineering came forward to answer questions. There was discussion about the traffic study, wetlands and stormwater retention, and operating hours. **Mr. Jenkins moved to approve the Master Plan Amendment – Center Point Storage Phase II, seconded by Mr. Robinson. The Commission Members voted unanimously in favor of the motion.**

Major Subdivision Approval – Bailey Park: Ms. Wagner read the Staff Report. Ms. Jennifer Toskey of K&R Development came forward to answer questions. There was discussion about layout, driveways and parking, open space, buffers, covenants, price point, affordable housing, playgrounds, previous concerns about the development, stormwater and wetlands, and density. **Mr. Jenkins moved to approve the Major Subdivision Approval – Bailey Park,**

seconded by Dr. Bostick. The Commission Members voted in favor of the motion with Dr. Butler and Mr. Robinson voting in opposition.

Discussion:

Re-schedule Special Called Meeting: The meeting was tentatively re-scheduled for Wednesday, August 28th at 3pm.

Open Discussion: There was discussion about stormwater and the Brick Grant, updating the Zoning Ordinance, Design Review Board, active versus passive open space, and planning workshops twice a year.

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 7:53 p.m.

Respectfully Submitted,

Tara Hayes

Jasper County Planning Commission
Regular Scheduled Meeting
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Sign In Sheet

Name	Business/Address
<i>Cornie Rinchey</i>	<i>9468 Cottonhill Rd Lutetia S.C.</i>
<i>Penetta Hester</i>	<i>366 Langfordville rd Sedgefield SC</i>
<i>Tyler Bucci</i>	<i>5001 N. Okatie Hwy</i>
<i>PAUL MOORE</i>	<i>WARD EDWARDS ENGINEERING</i>
<i>Alex Hawley</i>	<i>WARD EDWARDS ENGINEERING</i>
<i>Alex Cisidani</i>	<i>WARD EDWARDS ENGINEERING</i>
<i>Jennifer Tosky</i>	<i>116 Lancaster Blvd, Okatie SC 29909</i>