



Watch Live via YouTube at:

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

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 Wednesday, January 29, 2025** 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. **Public Hearing Comments** shall be limited to **3 minutes per person**.

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

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



JASPER COUNTY COUNCIL
COUNCIL MEETING

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

Wednesday, January 29, 2025

AGENDA

6:00PM

1. Call to Order by Chairman Kemp

Clerk's Report of Compliance with the Freedom of Information Act: In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, notification of the meeting and the meeting agenda were posted at least 24 hours prior to the meeting on the County Council Building at a publicly accessible place, on the county website, and a copy of the agenda was provided to the local news media and all person's or organizations requesting notification.

2. Pledge of Allegiance and Invocation:

3. 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.

4. Approval of the Regular Agenda:

PROCLAMATION

5. Councilman Marty Sauls: Proclamation presented to Barbara B. Clark for 24 years of Jasper County Council Service.

PRESENTATIONS

6. Chairman Kemp: Introduction of Noah Alexander of the New Business Consultant for the SC Department of Employment and Workforce.

7. CHAIRMAN KEMP'S COMMENTS:

8. CITIZEN COMMENTS:

Open Floor to the Public per Ordinance Number #08-17 Any citizen of the County may sign to speak in person at the Council Meeting (before the Council Meeting's 6:00PM 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.

RESOLUTIONS

9. **Councilman VanGeison** – Consideration of Resolution [#R-2025-04](#), a resolution of the Jasper Council authorizing the Jasper County Administrator to Grant Access to the Jasper County Treasurer to All Bank Accounts under the Control of the Administration and County Council per Ord. No. 08-17, § 8, 6-2-08 Sec. 2-66 (supplementing and amending Resolution #R-2024-06 – County Bank Accounts)
10. **Chairman Kemp** – Consideration of Resolution [#R-2025-05](#) a Resolution of Jasper County Council Authorizing and Directing the County Administrator to Accept the Transfer of Pintail Creek Drive (S-416) from the South Carolina State Highway System to Jasper County and Add the Transferred Road to the County Maintained Road Inventory and System. (Exit 3 Project)
11. **Chairman Kemp** – Consideration of Resolution [#R-2025-06](#) of Jasper County Council appointing a Jasper County Council Member to serve on the Cypress Ridge Business/Industrial Park Design Review Committee.
12. **Chairman Kemp** – Consideration of Resolution [#R-2025-07](#) of Jasper County Council Appointing a Jasper County Council Member and a Minority Group Member to serve on the Lowcountry Council of Governments.
13. **Chairman Kemp** – Consideration of Resolution [#R-2025-08](#) of Jasper County Council appointing a representative to serve on the Beaufort-Jasper Housing Trust, Inc. Oversight Board
14. **Kimberly Burgess** – Consideration of Resolution [#R-2025-09](#) authorizing the defeasance of the remaining outstanding Jasper County, South Carolina General Obligation Refunding Bonds, Series 2021; the execution and delivery of a Defeasance Escrow Agreement and certain other instruments by Jasper County; and other matters relating thereto.

PUBLIC HEARINGS, ORDINANCES AND ACTION ITEMS

15. **Lisa Wagner** – Consideration of the 3rd reading of Ordinance [#O-2025-01](#) to amend the Official Zoning Map of Jasper County so as to transfer a property located along Floyd Road, bearing Jasper County Tax Map Number 045-00-01-049, consisting of 3 acres from the Rural Preservation Zone to the Residential Zone on the Jasper County Official Zoning Map. (*1st reading 12.02.2024; Public Hearing and 2nd reading 01.06.2025*)

16. **Lisa Wagner** – Consideration of the **3rd reading** of Ordinance **#O-2025-04** to Amend Article 2.1.1 of the Jasper County Land Development Regulations, *Exempt Subdivision*, limiting the number of parcels that can be subdivided from a single parcel of land when using the State’s exemption, to 4 individual parcels; to define an existing street and existing easement; Invoking application of the Pending Ordinance Doctrine; and other matters related thereto. (*1st reading 12.02.2024; Public Hearing and 2nd reading 01.06.2025*)

17. **Wanda Giles** – Consideration of approval of Ms. Jasmine Horry to be appointed by the Jasper County Council to the New Life Center Board.

18. Administrator’s Report:

CONSENT AGENDA

19. Approval of the Minutes of 12.02.2024

20. Councilmember Comments and Discussion:

21. 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; Heddings vs Jasper County; Airport Leases; Tax Map # 089-00-03-005**

(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 – **Waste Management of Georgia Inc.; Prospect Update**

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

- 21.1 Action coming out of Executive Session

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

22. Adjournment:

Special Accommodations Available Upon Request to Individuals with Disabilities, please contact the Jasper County ADA & Civil Rights Coordinator, ***Tisha Williams*** in person at 358 Third Avenue, Ridgeland, South Carolina, by telephone at ***(843) 717-3690*** or via email at [***jadministrator@jaspercountysc.gov***](mailto:jadministrator@jaspercountysc.gov) no later than 48 hours prior to the scheduled meeting

AGENDA

ITEM # 5



PROCLAMATION

Whereas, the Jasper County Council would like to recognize Jasper County Councilwoman Barbara B. Clark; and

Whereas, Councilwoman Barbara B. Clark has served in the capacity of Jasper County Councilwoman, Chairwoman, and Vice Chairwoman for 24 continuous years as of December 31, 2024 providing diligent service to Jasper County; and

Whereas, Councilwoman Barbara B. Clark has dedicated her time, her compassion, and her ethics to assisting the citizens of Jasper County while serving on numerous local and state boards throughout the years; and

Whereas, Councilwoman Barbara B. Clark has been devoted as an Elected Official on the Jasper County Council where she was elected by the people of Jasper County; and

Whereas, Councilwoman Barbara B. Clark was elected by the people of Jasper County to serve as an Elected Official under the title of Jasper County Councilperson from January 1, 2000 until December 31, 2024; and

Whereas, in recognition of Councilwoman Barbara B. Clark's dedication to Jasper County, the citizens of Jasper County; and the many other entities she has been involved with;

NOW THEREFORE, BE IT RESOLVED AND PROCLAIMED, that Jasper County Council in recognition of these contributions to Jasper County, be it known, this 29th day of *January, 2025* that this proclamation has been adopted by the Jasper County Council duly assembled.

John A. Kemp, Chairman

Attest: _____

Wanda H. Giles, Clerk to Council

(Seal)

AGENDA

ITEM # 6

SC Works is at Work for You and Your Business!

South Carolina businesses have programs and services at their fingertips that are no cost to them. From recruiting qualified candidates to training current employees to planning for a layoff or a business closure, SC Works staff is prepared to support you with their extensive knowledge of workforce.

SC WORKS
LOWCOUNTRY

A proud partner of the
americanjobcenter
network

EMPLOYEE RECRUITING ASSISTANCE

SC Works understands how costly and time consuming it can be to locate, screen, interview and hire employees. This is why we offer businesses who have W-2 wage employees a full array of services specifically designed to help you through these processes with the help of business consultants in our SC Works centers located statewide.

- ◆ Post job orders in the SC Works online system
- ◆ Candidates can be screened and referred to posted positions
- ◆ Hiring event assistance
- ◆ Use an SC Works facility or partner facility for hiring events and scheduled interviews
- ◆ Get Labor Market Information for your area
- ◆ Have your available positions and hiring events promoted through SC Works, local media, and partner agencies

Dayna Akers

Veteran Business Consultant

P: (843) 473-6012

C: (843) (843) 801-8049

E: dakers@dew.sc.gov

Noah Alexander

Business Consultant

P: (843) 473-6314

C: (843) 575-6549

E: nalexander@dew.sc.gov



SC Works Beaufort Center

164 Castle Rock Rd.
Beaufort, SC 29906

EMPLOYERS: HOW TO REGISTER

1. Go to: jobs.scworks.org

Or scan:



2. Click the "Sign In" button and under "Option 3 - Create a User Account" select "Employer."

3. Complete the registration form. You will need:

- FEIN # or your Social Security #
- Unemployment Insurance Employer Account #
- Primary Contact Information
- Location/s Information
- Any additional Contact Users for the account.

4. You will receive an initial "Welcome" email.

5. In a couple of days you will receive a second, follow-up e-mail from the verification team. You must respond to this e-mail in order to get your account enabled.

5. Contact one of our employer services team members to schedule a hiring event or to learn about the no-cost services and tax credits available.

For program funding details in compliance with the Stevens Amendment,
please visit www.dew.sc.gov/funding

An Equal Opportunity Employer/Program

Auxiliary aids and service available upon request to individuals with disabilities

SC Works Online Services: Online database of jobs that links all of South Carolina's state and local workforces services and resources, and is the state's largest workforce development database. There are thousands of positions listed by employers all over the state, including jobs from external job databases such as Indeed and ZipRecruiter. Placement assistance and job referrals are also available. www.scworks.org

Hiring Events/Job Fairs: Local employers are onsite for on-the-spot interviews. We also offer virtual hiring events/job fairs.

Labor Market Information: Customers can access information about labor market demands in the area and other labor market statistical information. Useful for determining future job outlook and pay ranges for certain positions in the area.

Résumé Writing: The SC Works system assists customers in writing, saving, and printing résumés, cover letters, and follow-up letters, and with searching for job based on their qualifications and experience as listed on their résumé. Workforce Consultants and Workforce Specialists are on hand to assist individuals with writing or updating their résumés or with conducting a Résumé Writing Workshop.

Other Workshops: Both in person and virtual. Includes basic computer classes, Interviewing Skills, Mock Interviews, Networking, Job Searching after Involvement after Justice Involvement, Financial Planning and soft skills such as Diversity in the Workplace, Conflict Resolution, Communicating Effectively, and Conveying Professionalism, Employer Workshops and more.

Training Opportunities: A number of our partners provide individualized training services for customers meeting specific criteria. These services are determined on a case-by-case basis and are dependent on a variety of factors. Some of our partners include: Lowcountry Workforce Development (WIOA), Experience Works, SC Vocational Rehabilitation, SC Department of Social Services, Technical College of the Lowcountry, and SC Adult Education/Literacy.

WIOA (Workforce Innovation and Opportunity Act): Training Clusters include Manufacturing, Tech, Culinary, Healthcare, and TDL (Transportation, Distribution, and Logistics). Orientation is on Thursdays at 10:00.

Partner Agency Services: Customers have access to partner agencies located in the building, including DSS, Veteran Services, WIOA Training and Adult Ed.

Community Resource Information: On-line community resource information is available to those seeking additional services, and staff can refer customers to some community resources.

Typing Tests- Free typing tests with certificate of WPM (Words Per Minute) available.

Assessments: Comprehensive assessments will be available to those customers determined eligible for WIOA services. The assessment process will evaluate a customers' interests and aptitudes, as well as any employment barriers.

Back To Work Program: This program is a job readiness boot camp to assist those transitioning back to into the workforce. This program provides soft-skills training that will assist the participants in gaining knowledge that will aid in successful employment and future skills training. This program is customizable. At the completion of the program, a graduation is held as well as a hiring event specifically for those who completed the program.

Unemployment Assistance: Assist customers with signing up for unemployment using our bank of computers and internet access, as well as help them upload, FAX, or e-mail documents to DEW, file Appeals, and provide general guidance.

Veteran Services: Focuses on Veterans with disabilities, Veterans with barriers to employment, Veterans aged 18-24, and spouses of Veterans in need of intensive services.

Federal Bonding Program: Provides information on this bonding program with can increase a job seeker's employability after being involved in the justice system. It provides free fidelity insurance to employers who hire "high risk" applicants who are looking for a second chance.

Work Opportunity Tax Credit: Provides information on this Federal tax credit, which is available to employers who hire individuals from certain target groups who have consistently faced significant barriers to employment. Qualifying target groups include Disabled Veterans, Unemployed Veterans, Disabled Jobseekers, Ex-Felons, SSI Recipients, SNAP Recipients, TANF Recipients, Long-Term Family Assistance Recipient, and Long Term Unemployment Insurance Recipients.

Misc.: Auxiliary aids and services available upon request for individuals with disabilities. Translator services are also available by request/appointment.

**All services available at Beaufort Comprehensive Center. Limited services available at satellite Centers. Please call to check for availability.*

For program funding details in compliance with
the Stevens Amendment, please visit www.dew.sc.gov/funding

An Equal Opportunity Employer/Program
Auxiliary aids and service available upon request to individuals with disabilities.



AGENDA

ITEM # 7

Chairman's Comments

AGENDA

ITEM # 8

Citizen Comments

AGENDA

ITEM # 9

STATE OF SOUTH CAROLINA
COUNTY OF JASPER
RESOLUTION NO. R-2025-04

A resolution of Jasper Council authorizing the Jasper County Administrator to Grant Access to the Jasper County Treasurer to All Bank Accounts under the Control of the Administration and County Council per Ord. No. 08-17, § 8, 6-2-08 Sec. 2-66

AMENDING RESOLUTION NO. 2024-26

Whereas, a prudent review of Jasper County Ordinance No. 08-17, § 8, 6-2-08 Sec. 2-66. Disposition of fees collected; “All such funds generated from fees collected and monies received by the county departments' employees and/or elected officials shall be memorialized with appropriate accounting methods for the purposes of audit and all such funds shall be timely deposited with the county treasurer's office” was conducted and considered.

Whereas, absent of an ordinance or stipulation to the contrary of the aforementioned, it is the County Council of Jasper County, South Carolina desire to name the Jasper County Treasurer as an additional party to access with the sole intent of viewership to ALL County Bank Accounts as described and lawfully mandated in Ordinance No. 08-17, § 8, 6-2-08 Sec. 2-66 forthwith.

Now Therefore, Be It Resolved by the Jasper County Council, in Council duly assembled that:

1. The Jasper County Treasurer shall be provided a complete and total list of all bank accounts being kept or held or maintained by ALL county departments including, but not limited to Tax ID #576000366 AND Jasper County and/or Treasurer of Jasper County, or similar.
2. The Jasper County Treasurer shall be named as an additional party to have full access with the sole intent of viewership to all bank accounts being kept or held or maintained by ALL county departments including, but not limited to Tax ID #576000366 AND Jasper County and/or Treasurer of Jasper County, or similar.
3. The Jasper County Treasurer shall be named as an additional party to have full access with the sole intent of viewership to ALL future bank accounts in accordance to same.

SO RESOLVED THIS _____ DAY OF JANUARY 2025

Wanda H. Giles,
Clerk to Council

John A. Kemp,
Chairman

APPROVED AS TO FORM

David Tedder, Jasper County Attorney

Date

STATE OF SOUTH CAROLINA

COUNTY OF JASPER

RESOLUTION NO. R-2024-26

A resolution of Jasper County Council Authorizing the Jasper County Administrator to Grant Viewing Access to the Jasper County Treasurer for Bank Accounts under the Control of the Administration and County Council, and Directing the Administration to Prepare a Memorandum of Agreement regarding Related Matters

Whereas, there has been a request by the Treasurer of Jasper County to access certain accounts under the control of Jasper County Council and its Administration, and issues regarding the accounting needs of the Finance Department for information from the Treasurer to maintain the General Ledger and perform audits as needed from time to time; and

Whereas, the County Council of Jasper County, South Carolina desires to provide access to these accounts:

Now Therefore, Be It Resolved by the Jasper County Council, in Council Duly assembled, that:

1. The Jasper County Council finds the best interests and public welfare of the citizens of Jasper County directs Administration to authorize viewing access to the Treasurer to all of the Jasper County bank accounts as set forth on Exhibit "A" hereto.
2. No additional signature authority is conferred upon the Treasurer by the granting of these access privileges;
3. The Treasurer shall provide access to Administration and its Finance Department to the bank account information maintained in his Office needed by the Finance

Department and Administration to maintain the County General Ledger and perform/complete audits;

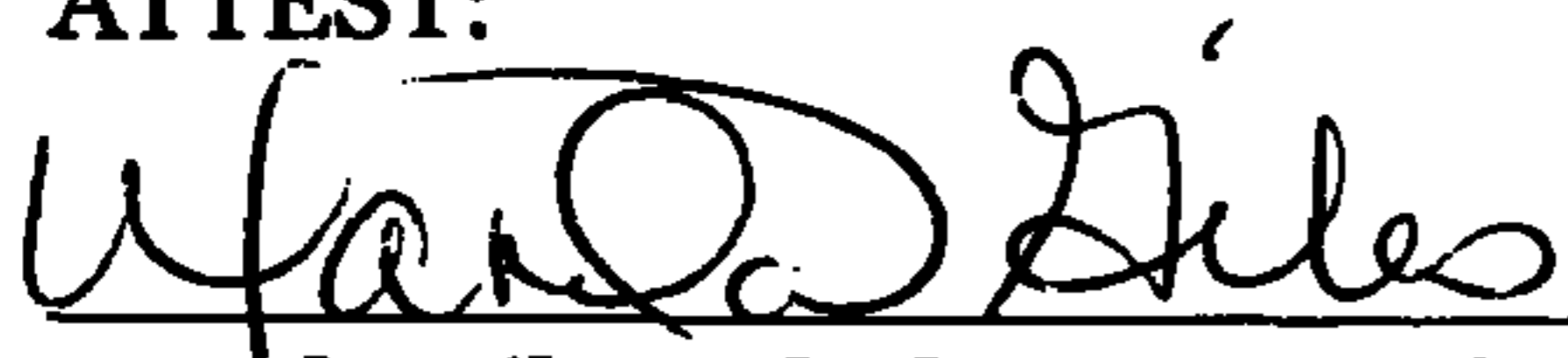
4. Recognizing that certain of these accounts may contain Private Personal Information, HIPPA information, or otherwise subject to statutory restrictions on public disclosure, the information being shared shall not be further disseminated without reasonable efforts being taken to prevent unauthorized distribution or access to such information.
5. The Administration is directed to work with the Treasurer to prepare a more detailed Memorandum of Agreement that incorporates policies and procedures to be utilized by the Treasurer's Office and Administration in performing the responsibilities of each, that addresses the sharing of financial information between these offices so as to promote the efficient maintenance of the General Ledger and audit functions, as well as the needs of the Treasurer to receive, account for, and invest the funds controlled by Jasper County Council. The proposed Memorandum of Agreement will be delivered to Council by November 1, 2024.

SO RESOLVED THIS 27th DAY OF AUGUST, 2024.



L. Martin Sauls, IV
Chairman, Jasper County Council

ATTEST:



Wanda Giles, Clerk to Council

APPROVED AS TO FORM:



David L. Tedder
County Attorney

EXHIBIT A
Resolution R-2024-26

	Acct #		<u>Name on Acct</u>	<u>Identifier</u>
1	XXXXXX1539	CHECKING	JASPER CO BUSINESS LICENSE	OPERATING ACCOUNT
2	XXXXXX6760	CHECKING	JASPER CO LOCAL HOSP TAX	LOCAL HOSPITALITY TAX
3	XXXXXX861	CHECKING	JASPER CO REGISTER OF DEEDS	CHECKING ACCOUNT
4	XXXXXX6508	CHECKING	JASPER CO REGISTER OF DEEDS	ESCROW ACCOUNT
5	XXXXXX2856	CHECKING	JASPER COUNTY	INMATE WELFAIR FUND
6	XXXXXX0226	CHECKING	JASPER COUNTY	BUILDING DEPARTMENT
7	XXXXXX1117	CHECKING	JASPER COUNTY BUSINESS LICENSE	SIGN ACCOUNT
8	XXXXXX6661	CHECKING	JASPER COUNTY ACCOUNT	REVIEW FEES
9	XXXXXX9299	CHECKING	JASPER COUNTY	DELINQUENT TAX SALES
10	XXXXXX7043	CHECKING	JASPER COUNTY	DELINQUENT TAX
11	XXXXXX5156	CHECKING	JASPER COUNTY	SERGEANT JASPER PARK
12	XXXXXX8603	CHECKING	JASPER COUNTY	AIRPORT CONSTRUCTION
13	XXXXXX38726	CHECKING	JASPER COUNTY	DBA SKYBLUE AVIATION
14	XXXXXX7527	CHECKING	JASPER COUNTY	THE SETTINGS TRUST ACCOUNT
16	XXXXXX4022	CHECKING	JASPER COUNTY	LOCAL ACCOMMODATIONS TAX ACCT
17	XXXXXX5869	CHECKING	JASPER COUNTY	RDA FUNDS
18	XXXXXX2665	CHECKING	JASPER COUNTY	JCFR 1%
19	XXXXXX4134	CHECKING	JASPER COUNTY DETENTION CENTER	COMISSARY ACCOUNT

AGENDA

ITEM # 10

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

RESOLUTION # R-2025-05

A RESOLUTION OF JASPER COUNTY COUNCIL

Authorizing and Directing the County Administrator to Accept the Transfer of Pintail Creek Drive (S-416) from the South Carolina State Highway System to Jasper County and Add the Transferred Road to the County Maintained Road Inventory and System

WHEREAS, the South Carolina Department of Transportation, as part of the Exit 3 Project has requested Jasper County take ownership and maintenance responsibility for approximately 0.280 miles of a presently State owned and maintained road identified as Pintail Creek Drive, as more particularly illustrated as S-34 Spur on Exhibit A to the attached Request For Transfer of Road From State Secondary System To Another Governmental Agency, with such transfer to be made when required by the Exit 3 construction schedule; and

WHEREAS, Pintail Creek Drive proposed to be transferred to Jasper County services a limited number of properties located in the unincorporated area of Jasper County, and not within the City of Hardeeville; and

WHEREAS, having considered the matter, Jasper County Council finds the betterment of Jasper County in this area that will result from the installation of the new Exit 3 and the associated Purrysburg Road Improvements justify a deviation from the otherwise applicable road acceptance standards contained within Chapter 25 of the Jasper County Code of Ordinances, recognizing the improved nature of the existing road and the lack of through traffic on Pintail Creek Drive, shown as S-34 Spur on the above referenced Exhibit A;

NOW THEREFORE, BE IT RESOLVED, by the Jasper County Council duly assembled and by the authority of same:

1. That County Council adopts the foregoing recitals as justification for this Resolution and the exception from the acceptance standards as set forth in Chapter 25 of the Jasper County Code of Ordinances, and hereby consents to the transfer of Pintail Creek Drive to Jasper County as requested by the South Carolina Department of Transportation, agreeing to accept ownership of the right of way and maintenance responsibility for Pintail Creek Drive at such time as may be required by the future Exit 3 and associated construction, and upon execution and delivery of the necessary documentation to accomplish the transfer; and

2. **FURTHER RESOLVED**, the County Administrator with the assistance of the County Attorney are authorized to execute on behalf of Jasper County at such time as required by the future Exit 3 and associated construction all documentation necessary or desirable in this matter to accomplish the transfer of ownership and maintenance responsibility for Pintail Creek Drive, including but not limited to the Request For Transfer of Road From State Secondary System To Another Governmental Agency attached hereto.

3. This Resolution shall take effect upon approval by Jasper County Council.

John Kemp, Chairman, Jasper County Council

ATTEST:

Wanda H. Giles, Clerk to Council

RESOLUTION # R-2025-05

Adopted: January 29, 2025

Reviewed for form and draftsmanship by the Jasper County Attorney.

David L. Tedder

Date:

**REQUEST FOR TRANSFER OF ROAD FROM STATE SECONDARY
SYSTEM TO ANOTHER GOVERNMENTAL AGENCY**

(REVISED 12/1/2021)

DESCRIPTION OF SECTION OF ROAD TO BE TRANSFERRED

COUNTY: Jasper ROAD NUMBER: S-416 ROAD NAME: Pintail Creek Drive
LENGTH TO BE TRANSFERRED: 0.280 MILES
BEGINNING POINT: S-34 (mp 0.000) ENDING POINT: end of state maintenance (mp 0.280)

DESCRIPTION: (PLEASE ATTACH LOCATION MAP)

Jasper S-416 add 416 Pintail Creek drive, Adjacent to Hardeeville, From S-34 (Purrysburg Road) Southwest to end of State Maintenance. This road is 0.280 miles long, with an urban local functional class carrying a factored aadt of 125.

ACCEPTANCE OF MAINTENANCE RESPONSIBILITY

IT IS REQUESTED THAT THE ABOVE DESCRIBED ROAD BE REMOVED FROM THE STATE HIGHWAY SYSTEM. OWNERSHIP AND MAINTENANCE OF THIS ROAD WILL BECOME THE RESPONSIBILITY OF THE ENTITY LISTED BELOW. BY SIGNING BELOW, THE ENTITY ACKNOWLEDGES THAT THE ROAD MUST REMAIN OPEN TO THE PUBLIC UNLESS CLOSED PURSUANT TO APPROPRIATE LOCAL ROAD CLOSING PROCEDURES OR THE STATUTORY ROAD CLOSING PROCESS FOUND IN S. C. CODE SECTION 57-9-10, et seq.
GOVERNMENTAL AGENCY:

GOVERNMENTAL AGENCY: _____
PLEASE TYPE OR PRINT

NAME: _____
PLEASE TYPE OR PRINT

TITLE: _____
PLEASE TYPE OR PRINT

ADDRESS: _____

SIGNED: _____ DATE: _____

CONTACT PHONE NUMBER: _____

NOTE TO DISTRICT ENGINEERING ADMINISTRATOR:

SCDOT DIRECTOR OF ROAD DATA SERVICES

THIS COMPLETED FORM AND MAP SHOULD BE FORWARDED TO: 955 PARK STREET - ROOM 320, P.O. BOX 191
COLUMBIA, S.C. 29202

**BASIS FOR TRANSFER
(TO BE COMPLETED BY SCDOT)**

CHECK ONE OF THE (2) TWO OPTIONS BELOW AND COMPLETE:

1. TRANSFER OF ROADS FROM THE SECONDARY SYSTEM (SWAP MILES ONLY)

ENTER DETAILS OF ROADS TO BE TRANSFERRED INTO THE ROAD SWAP DETAILS SPREADSHEET. PRINT AND ATTACH THE SPREADSHEET TO THIS FORM. IF THE SWAP INVOLVES MORE THAN ONE STATE ROUTE, ON PAGE 1 ENTER "ROAD SWAP" FOR THE ROAD NUMBER AND "SEE ATTACHED" FOR THE ROAD NAME. THE NUMBER OF LANE MILES ADDED TO THE STATE SYSTEM SHOULD NOT EXCEED THOSE REMOVED.

2. TRANSFER OF ROADS FROM THE SECONDARY SYSTEM (NO SWAP MILES)

TRANSFER CHECKLIST (CHECK APPROPRIATE BOXES BELOW)

- ROAD IS NOT REQUIRED FOR DEPARTMENT PURPOSES
- ROAD IS OF LOW TRAFFIC IMPORTANCE. LIST FUNCTIONAL CLASSIFICATION: Urban Local

THE RIGHT OF WAY LIMITS RETAINED AT THE INTERSECTING ROADS WILL BE ESTABLISHED AS FOLLOWS:¹

ADDITIONAL COMMENTS: _____

¹ A COPY OF THE PLAN SHEET WITH THE NEW RIGHT OF WAY LIMITS SHOULD BE INCLUDED AS NEEDED.

REQUEST SUBMITTED BY: _____ DATE: _____

CONCURRENCE BY: _____ DATE: _____
(DEA or Director)

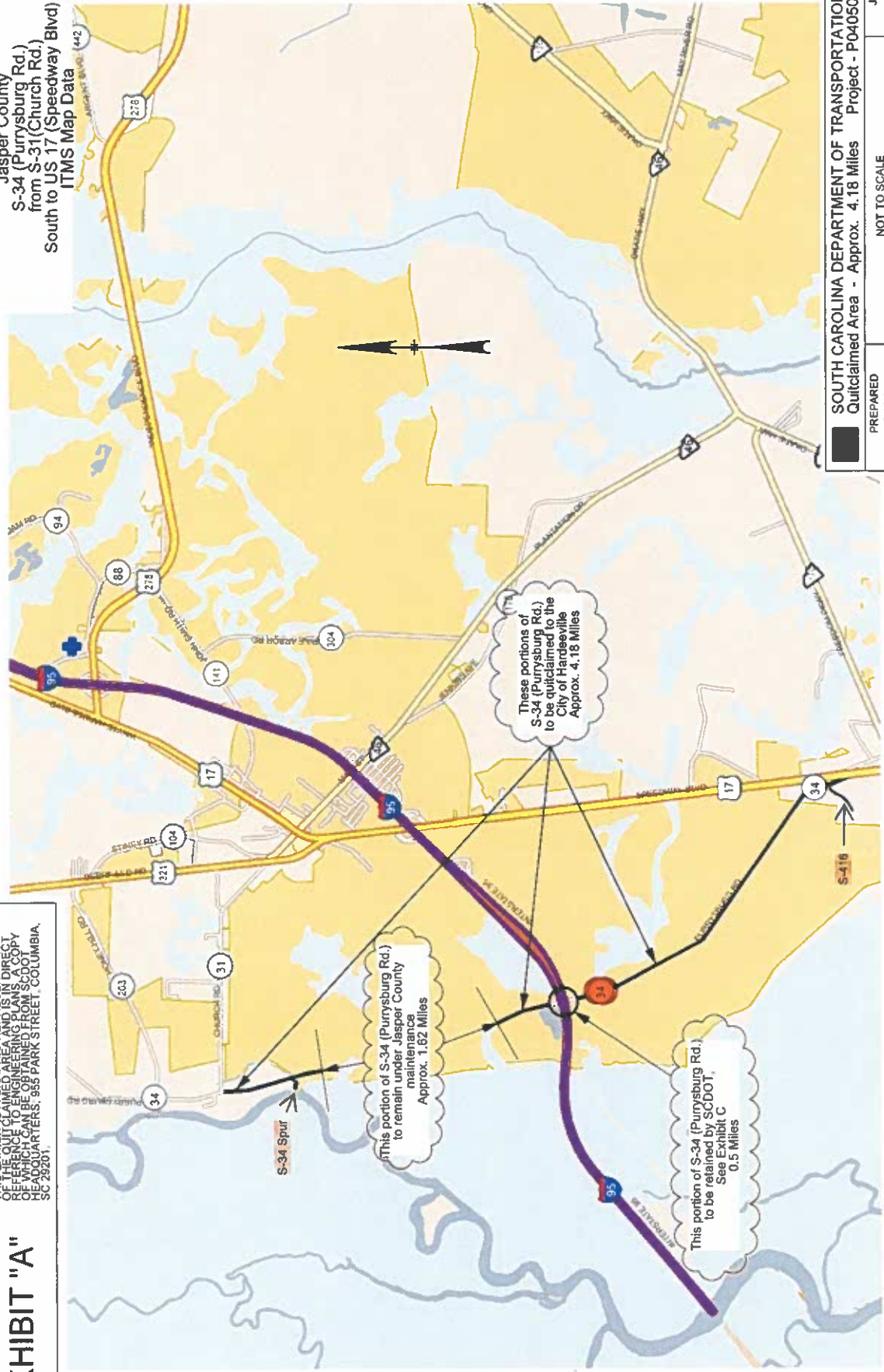
SIGNATURE REQUIRED BELOW ONLY FOR ROUTES ABOVE MAJOR COLLECTOR OR IF SWAP RESULTS IN ADDING LANE MILES TO THE STATE SYSTEM:

APPROVED: _____ DATE: _____
DIRECTOR OF ROAD DATA SERVICES OR DESIGNEE

EXHIBIT "A"

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE QUIT CLAIMED AREA AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS A COPY OF WHICH MAY BE VIEWED AT THE SCDDOT HEADQUARTERS, 955 PARK STREET, COLUMBIA, SC 29201.

Jasper County
 S-34 (Purrysburg Rd.)
 from S-31 (Church Rd.)
 South to US 17 (Speedway Blvd)
 ITMS Map Data



	SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION Quitclaimed Area - Approx. 4.18 Miles Project - PD40503	JASPER COUNTY
	PREPARED 5/06/24	NOT TO SCALE

AGENDA

ITEM # 11

**STATE OF SOUTH CAROLINA
JASPER COUNTY**

RESOLUTION NUMBER R-2025-06

RESOLUTION OF JASPER COUNTY COUNCIL

**APPOINTING A JASPER COUNTY COUNCIL MEMBER TO SERVE ON THE
CYPRESS RIDGE BUSINESS/INDUSTRIAL PARK DESIGN REVIEW
COMMITTEE.**

WHEREAS, Jasper County, as Declarant and Owner of certain property generally known as the Cypress Ridge Business Park or the Cypress Ridge Business/Industrial Park(“Park”), imposed on such Park a Declaration of Covenants, Conditions and Restrictions of Cypress Ridge Park dated January 3, 1997 and recorded in Book 165 at Pages 275 through 298, as amended (Covenants”), which in Section 8 thereof created a five-member Design Review Committee to perform certain tasks as set out in the Covenants; and

WHEREAS, under the Covenants, pursuant to Section 8.1, Jasper County Council has the authority to appoint one member of the Committee; and

WHEREAS, the Covenants further provide that upon resignation, removal, death, or disability of any Committee Member, the organization appointing such Committee Member shall be entitled to appoint a successor; and

WHEREAS; a vacancy now exists on the Committee for the Committee member appointed by Jasper County Council; and

WHEREAS, Jasper County Council has determined that it desires to appoint Council Member Chris VanGeison as the Jasper County member for the Design Review

Committee;

NOW, THEREFORE, BE IT RESOLVED THAT Council Member Chris VanGeison is hereby appointed by Jasper County Council to serve on the Design Review Committee for the Cypress Ridge Business/Industrial Park..

ADOPTED THIS THE 29th DAY OF JANUARY, 2025, and effective immediately, by Jasper County Council duly assembled.

ATTEST:

John Kemp, Chairman

Wanda H. Giles, Clerk to Council

Reviewed for form and draftsmanship by the Jasper County Attorney.

David L. Tedder

Date

AGENDA

ITEM # 12

**STATE OF SOUTH CAROLINA
JASPER COUNTY**

RESOLUTION NUMBER R-2025-07

RESOLUTION OF JASPER COUNTY COUNCIL

APPOINTING A JASPER COUNTY COUNCIL MEMBER AND A MINORITY GROUP MEMBER TO SERVE ON THE LOWCOUNTRY COUNCIL OF GOVERNMENTS.

WHEREAS, Jasper County, as a member of the Lowcountry Council of Governments (the “Council”) is authorized pursuant to Article II, *Membership and Representation* of the Agreement Creating a Regional Council of Governments for the Geographic Area of Beaufort, Colleton, Hampton and Jasper Counties To Be Known as the Lowcountry Council of Governments (the “Agreement”) to appoint five members from Jasper County to the Council, and provide for at least one minority group representative and one representative who is not an elected official from each member county; and

WHEREAS, pursuant to that same Article, Jasper County is entitled to be represented on the Council by at least three elected officials; and

WHEREAS; a vacancy now exists on the Council for an elected official from Jasper County and a minority group representative; and

WHEREAS, Jasper County Council has determined that it desires to appoint Council Member John Kemp as a Jasper County elected official member; and

WHEREAS, Jasper County Council has determined that it desires to appoint Misael Alexander Garzon as the minority group representative from Jasper County.

NOW, THEREFORE, BE IT RESOLVED THAT Council Member John A. Kemp is hereby appointed by Jasper County Council to serve as an elected official from Jasper County to serve on the Lowcountry Council of Governments; and

BE IT FURTHER RESOLVED THAT Misael Alexander Garzon is hereby appointed by Jasper County Council to serve a minority group representative on the Lowcountry Council of Governments; and

BE IT FURTHER RESOLVED THAT the terms of each of these appointees shall be as set forth in Article II, Section 4 of the Agreement.

ADOPTED THIS THE 29th DAY OF JANUARY, 2025, and effective immediately, by Jasper County Council duly assembled.

ATTEST:

John A. Kemp, Chairman

Wanda H. Giles, Clerk to Council

Reviewed for form and draftsmanship by the Jasper County Attorney.

David L. Tedder

Date



Serving **Beaufort • Colleton • Hampton • Jasper** Counties

January 14, 2025

Jasper County Council
PO Box 653
Ridgeland, SC 29936

Dear County Council:

I'm writing to request the appointment of two Jasper representatives to the Lowcountry Council of Governments Board of Directors.

Replacements for:

- Ms. Barbara Clark – County Elected Official
- Dr. Gwen Smith – Minority Representative

The board of directors meets on the fourth Thursday of the month at 6:00pm. If approved at the February meeting, the new meeting schedule will be bi-monthly (February, April, June, August, October, December). Meetings are cancelled when there is no activity requiring board action.

Please let me know if you have any questions or need any additional information. Thank you for your continued support and membership with the Lowcountry Council of Governments.

Sincerely,

Sabrena P. Graham
Executive Director

Lowcountry Council of Governments

PO Box 98 | 634 Campground Road
Yemassee, South Carolina 29945
Main: 843.473.3990 Aging: 843.473.3991 Fax: 843.726.5165
www.lowcountrycog.org



Serving **Beaufort • Colleton • Hampton • Jasper** Counties

Lowcountry Council of Governments

PO Box 98 | 634 Campground Road
Yemassee, South Carolina 29945
Main: 843.473.3990 Aging: 843.473.3991 Fax: 843.726.5165
www.lowcountrycog.org

COMMITTEE / BOARD / COMMISSION
APPOINTMENT APPLICATION



CITIZEN BIOGRAPHICAL SKETCH:

Request for Appointment () or Re-Appointment ()

Please print or type

Committee(s): Lowcountry Council of Governments

Recommended By: Councilman John Kemp

Name: Misael Alexander Garzon
FIRST MIDDLE LAST

Home address: 438 Colony Drive, Ridgeland, SC 29936

Mailing address (if different) _____

Telephone: _____
HOME BUSINESS CELL (843) 288-1452

Email Address: Mgarzon1217@gmail.com

Employer: Beaufort County School District / May River High School

Employer Address: 601 New Riverside Rd., Bluffton, SC 29910

Occupation: Registrar Education: _____

Boards, Committee's, Civic Clubs, Etc. 1 Lowco Foundation, SC HSSCA vice-President
(use back of sheet if necessary)

Experience: _____
(use back of sheet if necessary)

Other Activities: _____
(use back of sheet if necessary)

County Council District: Robertville

Are you a registered voter: Yes In what precinct do you vote: Grahamville

Do you have an interest in any business that has, is or will do business with the County of Jasper or the Entity for which you have been nominated? no *If so, please list on the back of this sheet.*

I have received a copy of the Boards and Committee Ordinance # 07-40, the Freedom of Information Act and a copy of the responsibilities and duties related to the Board or Commission that I am volunteering to serve on. I agree to uphold and abide by the responsibilities to the best of my abilities. I understand that the law and constitution of South Carolina provide for appointments by County Council because it is elected by the People. Council is thus answerable to the people and Boards, Committees and Commissions are answerable to the Council. The American system of checks and balances thus encourages and enables administration while constraining appointees for cross purposes with council. I further agree to be bound by the rules and regulations of Jasper County Council.

Applicant's Signature: _____

Return via mail or email to:

Wanda Simmons, Clerk to Council
Jasper County Council
PO Box 1149, Ridgeland, SC. 29936
Email: wsimmons@jaspercountysc.gov

AGENDA

ITEM # 13

**STATE OF SOUTH CAROLINA
JASPER COUNTY**

RESOLUTION NUMBER R-2025-08

RESOLUTION OF JASPER COUNTY COUNCIL

APPOINTING A REPRESENTATIVE TO SERVE ON THE BEAUFORT-JASPER HOUSING TRUST, INC. OVERSIGHT BOARD

WHEREAS, Jasper County, as a member of the Beaufort-Jasper Housing Trust, Inc. (“BJHT”), is authorized pursuant to the Intergovernmental Agreement between the member parties to appoint one representative to the Beaufort-Jasper Housing Trust Oversight Board; and

WHEREAS; a vacancy now exists on the BJHT Oversight Board as a result of the resignation of Michelle Gaston, who was previously appointed by Jasper County Council Council; and

WHEREAS, Jasper County Council has determined that it desires to appoint Camika Beaton as the new representative for Jasper County on the BJHT Oversight Board.

NOW THEREFORE, BE IT RESOLVED THAT Camika Beaton is hereby appointed by Jasper County Council to serve as the Jasper County Representative on the Beaufort-Jasper Housing Trust Oversight Board; and

BE IT FURTHER RESOLVED THAT the terms of this appointment shall be as set forth in the Intergovernmental Agreement among the member parties to the Agreement.

ADOPTED THIS THE 29th DAY OF JANUARY, 2025, and effective immediately, by Jasper County Council duly assembled.

ATTEST:

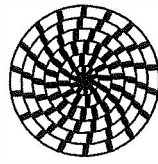
John A. Kemp, Chairman

Wanda H. Giles, Clerk to Council

Reviewed for form and draftsmanship by the Jasper County Attorney.

David L. Tedder

Date



BEAUFORT JASPER HOUSING TRUST

December 3, 2024

Mr. Andy Fulghum
County Administrator
P.O. Box 1149
Ridgeland, SC 29936

RE: Jasper County Appointee for the Beaufort-Jasper Housing Trust, Inc.

Dear Mr. Fulghum,

I hope this message finds you well. I am reaching out regarding the need for Jasper County to appoint a new representative to the Beaufort-Jasper Housing Trust (BJHT) Oversight Board, as outlined in the intergovernmental agreement signed by the member parties. Each participating party is responsible for appointing one representative to the Oversight Board, provided they remain a financial contributing party. These representatives are critical to ensuring that the housing needs and priorities of each jurisdiction are effectively addressed.

I would like to take this opportunity to acknowledge and commend Jasper County's prior representative, Michelle Gaston, for her outstanding participation and dedication to the Board. Her service as Treasurer of the organization demonstrated a steadfast commitment to our mission and the advancement of affordable and workforce housing initiatives. Ms. Gaston's resignation in October 2024 leaves a significant void, and her contributions will be missed.

Jasper County's continued participation is vital to our efforts. I respectfully request that you designate a new representative to the Oversight Board at your earliest convenience to ensure uninterrupted representation and collaboration. Additionally, I would appreciate the opportunity to meet with you to discuss this appointment and how we can continue working together to address housing challenges in the region. Please let me know a convenient time for us to meet.

Should you have any questions or require further details, please do not hesitate to contact me at 843-288-0250 or clauderhicks@bjht.org. Thank you for your attention to this important matter; we appreciate Jasper County's continued partnership.

Sincerely,

Claude Hicks
Executive Director

1211 Newcastle Street, Suite D
Beaufort, SC 29902
843-279-2446



COMMITTEE / BOARD / COMMISSION
APPOINTMENT APPLICATION

CITIZEN BIOGRAPHICAL SKETCH:

Request for Appointment () or Re-Appointment ()

Please print or type

Committee(s): Bequest Jasper Housing Trust Inc. Oversight Board

Recommended By: John Hoop

Name: Smith A Brown
FIRST MIDDLE LAST

Home address: 1034 Turbitt Road Ridgeland, SC 29936

Mailing address (if different): 307 Mittelbilk Road Ridgeland, SC 29936

Telephone: _____
HOME BUSINESS CELL 1043/305-1558

Email Address: brbrown@jshtr.com

Employer: Palmetto Better Investment

Employer Address: 25 Brook Field Road Bluffton, SC 29910

Occupation: Staff Accountant Education: Master degree

Boards, Committee's, Civic Clubs, Etc. 7th Pri Bete Society, Incorporated & National Association of Bete Bete
(use back of sheet if necessary)

Experience: _____
(use back of sheet if necessary)

Other Activities: _____
(use back of sheet if necessary)

County Council District: Jupiter

Are you a registered voter: Yes In what precinct do you vote: Ridgeland 2

Do you have an interest in any business that has, is or will do business with the County of Jasper or the Entity for which you have been nominated? _____ If so, please list on the back of this sheet.

I have received a copy of the Boards and Committee Ordinance # 07-40, the Freedom of Information Act and a copy of the responsibilities and duties related to the Board or Commission that I am volunteering to serve on. I agree to uphold and abide by the responsibilities to the best of my abilities. I understand that the law and constitution of South Carolina provide for appointments by County Council because it is elected by the People. Council is thus answerable to the people and Boards, Committees and Commissions are answerable to the Council. The American system of checks and balances thus encourages and enables administration while constraining appointees for cross purposes with council. I further agree to be bound by the rules and regulations of Jasper County Council.

Applicant's Signature: Smith

Return via mail or email to:
Wanda Simmons, Clerk to Council
Jasper County Council
PO Box 1149, Ridgeland, SC. 29936
Email: wsimmons@jaspercountysc.gov

AGENDA

ITEM # 14

STATE OF SOUTH CAROLINA
COUNTY OF JASPER
RESOLUTION NO. R-2025-09

AUTHORIZING THE DEFEASANCE OF THE REMAINING OUTSTANDING JASPER COUNTY, SOUTH CAROLINA GENERAL OBLIGATION REFUNDING BONDS, SERIES 2021; THE EXECUTION AND DELIVERY OF A DEFEASANCE ESCROW AGREEMENT AND CERTAIN OTHER INSTRUMENTS BY JASPER COUNTY; AND OTHER MATTERS RELATING THERETO.

WHEREAS, the County Council of Jasper County, South Carolina (the “County Council”), the governing body of Jasper County, South Carolina (the “County”), have previously enacted Ordinance 2021-05, on July 19, 2021 (the “Bond Ordinance”), to provide for the issuance of general obligation refunding bonds of the County to refund prior issues of bonds for debt service savings; and

WHEREAS, pursuant to the Bond Ordinance, the County has previously issued its General Obligation Refunding Bonds, Series 2021 (the “Series 2021 Bonds”) in the principal amount of \$5,415,000; and

WHEREAS, the County has determined that it may now achieve additional financial savings and provide additional general obligation debt capacity by defeasing the \$4,825,000 remaining outstanding Series 2021 Bonds (the “Defeased Bonds”) using available debt service funds of the County; and

WHEREAS, in order to accomplish the defeasance of the Defeased Bonds, the County must enter into a Defeasance Escrow Agreement and provide other documentation relating thereto.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF JASPER COUNTY, SOUTH CAROLINA, AS FOLLOWS:

Section 1. In order to achieve financial savings and provide additional general obligation debt capacity of the County, the County Administrator shall, upon the advice of the County’s Financial Advisor and Bond Counsel, take all necessary steps to apply sufficient available debt service funds of the County to defease the Defeased Bonds and pay all reasonable and necessary costs of the defeasance. The County Administrator is hereby authorized to execute and deliver a Defeasance Escrow Agreement with Regions Bank, as escrow agent, to provide all things necessary to accomplish the defeasance. The Defeasance Escrow Agreement shall be substantially in the form attached hereto as Exhibit A, with such modifications, amendments, and revisions as are deemed necessary or appropriate in the discretion of the County Administrator, upon the advice of the County’s Financial Advisor and Bond Counsel.

Section 2. All contracts and related documents for the defeasance of the Defeased Bonds and any necessary notices to be given with respect to the defeasance of the Defeased Bonds (the “Defeasance Documents”) shall be consistent with the foregoing terms. All officers and employees of the County including, without limitation, the County Administrator and Director of Administrative Services are hereby authorized and directed to execute and deliver any and all Defeasance Documents, and to take

all such further action as they may consider necessary or desirable, to carry out the defeasance of the Defeased Bonds as contemplated by this Resolution.

Section 3. This Resolution shall be construed and interpreted in accordance with the laws of the State of South Carolina.

Section 4. This Resolution shall become effective immediately upon adoption by County Council.

Section 5. The provisions of this Resolution are hereby declared to be severable and if any section, phrase, or provision shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, that declaration shall not affect the validity of the remainder of the sections, phrases, and provisions hereof.

SO RESOLVED THIS _____ DAY OF JANUARY, 2025.

John Kemp
Chairman, Jasper County Council

ATTEST:

Wanda Giles, Clerk to Council

APPROVED AS TO FORM:

David L. Tedder
County Attorney

Exhibit A

FORM OF DEFEASANCE ESCROW AGREEMENT

DEFEASANCE ESCROW AGREEMENT

between

JASPER COUNTY, SOUTH CAROLINA

and

REGIONS BANK, as Escrow Agent

Dated: January [___], 2025

**Re: Jasper County, South Carolina
General Obligation Refunding Bonds
Series 2021**

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DEFEASANCE ESCROW AGREEMENT

This **DEFEASANCE ESCROW AGREEMENT**, dated January [___], 2025 (this “Agreement”), by and between **JASPER COUNTY, SOUTH CAROLINA**, a body politic and corporate and a political subdivision of the State of South Carolina (the “County”), and **REGIONS BANK**, an Alabama banking corporation, as the Escrow Agent (the “Escrow Agent”);

WITNESSETH:

WHEREAS, the County has previously issued its General Obligation Refunding Bonds, Series 2021 (the “2021 General Obligation Bonds”); and

WHEREAS, a portion of the 2021 General Obligation Bonds, currently outstanding in the principal amount of \$4,825,000, which mature on April 1, 2025 through April 1, 2042 are being defeased and are referred to herein as the “Defeased Bonds;” and

WHEREAS, in accordance with the terms of Article VI of Ordinance 2021-05 (“Bond Ordinance”), enacted by the Jasper County Council (the “County Council”), the governing body of the County on July 19, 2021, the County Council has elected to defease the Defeased Bonds by depositing in an irrevocable trust moneys or direct obligations of the United States of America which will provide moneys sufficient to pay the principal of, premium, if any, and interest on the Defeased Bonds through and including [April 1, 2031] (the “Redemption Date”); and

WHEREAS, the County Council has determined, based upon the Verification Report (the “Verification Report”), dated January [___], 2025, prepared by Robert Thomas CPA, LLC, that the amount on deposit in the irrevocable escrow account to be established hereunder will be sufficient to pay the principal of, interest on, and premium, if any, of the Defeased Bonds through and including the Redemption Date; and

WHEREAS, Regions Bank currently serves as paying agent for the 2021 General Obligation Bonds; and

WHEREAS, the Escrow Agent has agreed with the County to act as Escrow Agent hereunder and to perform the duties and functions herein imposed upon the Escrow Agent;

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, and other valuable consideration, the County and Escrow Agent do hereby agree as follows:

Section 1. Definitions. Capitalized terms not otherwise defined in this Agreement shall have the meanings ascribed to such terms in the Bond Ordinance. Capitalized terms not defined elsewhere in this Agreement, including in the recitals hereof, shall have the following meanings:

“Agreement” means this Defeasance Escrow Agreement, as the same may be modified or amended as permitted hereunder.

“Bondholders” means the registered holders of the Defeased Bonds, as determined pursuant to the provisions of the Bond Ordinance.

“Code” means the Internal Revenue Code of 1986, as amended.

“Debt Service” means the principal, premium, if any, and interest due or coming due on the Defeased Bonds through and including the Redemption Date.

“Defeasance Date” means January [___], 2025, the date of funding the Escrow Account.

“Defeasance Obligations” means any direct general non-callable obligations of the United States of America, including obligations issued or held in book-entry form on the books of the Department of the Treasury of the United States of America, and Refcorp strips.

“Electronic Means” shall mean the following communications methods: e-mail, facsimile transmission, secure electronic transmission containing applicable authorization codes, passwords and/or authentication keys issued by the Escrow Agent, or another method or system specified by the Escrow Agent as available for use in connection with its services hereunder.

“Escrow Account” means the account established and held by the Escrow Agent pursuant to this Agreement, in which moneys and direct obligations of the United States of America will be held for the payment of the Defeased Bonds as provided herein.

“Escrow Requirement” means, as of any date of calculation, the amount of funds in the Escrow Account which will be sufficient to pay the Debt Service when due.

“Financial Advisor” means Municipal Advisors Group of Boston, Inc.

“Paying Agent” means Regions Bank, its successors and assigns as permitted under the terms of the Bond Ordinance.

“Redemption Date” means April 1, 2031.

Section 2. Deposit of Funds.

There is hereby established the Escrow Account to be held by the Escrow Agent pursuant to the terms of this Agreement for the payment of the Defeased Bonds as provided herein. The County represents and warrants that it will deposit on the Defeasance Date the amount of \$[_____], which is the amount necessary to fund the Escrow Account with cash equal to the Escrow Requirement as of such date. Such funds are to be applied by the Escrow Agent solely as provided below in Section 3. Subject to the provisions of Section 5(b) hereof, such deposit shall constitute an irrevocable pledge of such funds to the payment of the Defeased Bonds.

The County represents that the sum of \$[_____] referred to above has been obtained from the following sources:

Escrow Account:

Funds of the County \$[_____]

Total \$[_____]

Section 3. Use and Investment of Funds.

(a) The Escrow Agent agrees that upon receipt of the immediately available funds set forth in Section 2 hereof, the amount of \$[_____] will be deposited and held in the Escrow Account.

(b) The Escrow Agent agrees that upon receipt of the immediately available funds set forth in Section 2 hereof, the sum of \$[_____] will be used to purchase the Defeasance Obligations set forth on Exhibit A for the Escrow Account and the balance of \$[_____] will be held in the Escrow Account uninvested in cash.

(c) The Escrow Agent agrees to deposit in the Escrow Account, as received, the receipts of the maturing principal of and interest on such Defeasance Obligations held in the Escrow Account and to apply the same as provided in Section 4 hereof.

Section 4. Payment of Defeased Bonds.

(a) *Defeased Bonds.* The Escrow Agent shall pay to the Paying Agent from the funds on hand in the Escrow Account and in the manner directed herein a sum sufficient to pay all Debt Service on the Defeased Bonds when due on and prior to the Redemption Date.

(b) *Priority of Payments.* The Defeased Bondholders shall have, and are hereby granted, an express first lien upon and security interest in all funds in the Escrow Account from time to time until the same are used and applied as provided in this Agreement. If the cash on hand in the Escrow Account is ever insufficient to make the payments required hereunder, the County shall, as soon as practicable after notice has been given by the Escrow Agent, provide the required amount of money necessary to discharge such deficiency.

(c) *Remaining Cash.* Upon the payment in full of the Defeased Bonds on the Redemption Date, any remaining funds in the Escrow Account shall be transferred to the County.

Section 5. Investments by the Escrow Agent.

(a) The Escrow Agent shall invest funds received from payments made on account of the Defeasance Obligations at the written request of the County in Defeasance Obligations which mature on or prior to the Redemption Date and, to the extent that there shall be an excess, such

funds shall be invested as set forth in the SLGS Identification Memorandum, dated January [___], 2025, of the Financial Advisor and/or Exhibit B-1 of the Verification Report.

(b) Under the terms and conditions of this paragraph (b), and at the written request of the County, the Escrow Agent shall (i) sell, transfer, request the redemption of, or otherwise dispose of the Defeasance Obligations in the Escrow Account, (ii) invest the proceeds thereof and other money in the Escrow Account in Defeasance Obligations which are available for purchase with such money on the date of such transaction, or (iii) release and deliver money or the Defeasance Obligations in the Escrow Account to the County; but prior to taking any such action, the Escrow Agent shall have received (1) the unqualified opinion of a firm of nationally recognized municipal bond attorneys to the effect that such transaction would not adversely affect the tax-exempt status of interest on the Defeased Bonds by causing any of the Defeased Bonds to be “arbitrage bonds” within the meaning of Section 148 of the Code and the Treasury Regulations thereunder in effect on the date of such transaction and (2) a certification from a nationally recognized independent certified public accountant that, after such transaction, and after making all payments or releases then or thereafter contemplated by such transaction, the principal of and interest on the Defeasance Obligations in the Escrow Account will, together with any other moneys in the Escrow Account available for such purpose, and excluding any reinvestment of earnings therein, be sufficient to pay, when due, all Debt Service.

Section 6. Notice of Election to Redeem Defeased Bonds.

(a) The County hereby gives notice to the Escrow Agent of its irrevocable election to cause the redemption of the Defeased Bonds on the Redemption Date at the redemption price of 100% of the principal amount thereof plus accrued interest.

(b) The Escrow Agent is hereby directed to give (at the expense of the County) timely and proper notice of the redemption of the Defeased Bonds to the Bondholders in accordance with the Bond Ordinance, and in form substantially similar to that attached hereto as Exhibit B. The Escrow Agent acknowledges receipt of a copy of the Bond Ordinance and agrees to effect the timely and proper notice of the redemption of the Defeased Bonds, including through the publication or delivery of such notice as may be expressly required under the Bond Ordinance. The County agrees to cooperate with the Escrow Agent in the preparation, sending, and, if required, publication, of the notice of redemption in the manner required under the Bond Ordinance

Section 7. Indemnity.

To the extent permitted by the laws and Constitution of the State of South Carolina, the County hereby assumes liability for, and hereby agrees (whether or not any of the transactions contemplated herein are consummated) to indemnify, protect, save, and keep harmless the Escrow Agent and its successors, assigns, agents, and servants, from and against any and all liabilities, obligations, losses, damages, penalties, claims, actions, suits, costs, expenses, and disbursements (including legal fees, costs, expenses and disbursements for such legal services) of whatsoever kind and nature which may be imposed on, incurred by, or asserted against at any time, the Escrow Agent (whether or not the Escrow Agent is also indemnified against the same

by any other person under any other agreement or instrument) in any way relating to or arising out of the execution and delivery of this Agreement, the establishment of the Escrow Account, the acceptance of the money, and any payment, transfer, or other application of funds by the Escrow Agent in accordance with the provisions of this Agreement; provided, however, that the County shall not be required to indemnify the Escrow Agent against its own negligence or wilful misconduct. Except as to the Bondholders, in no event shall the County or the Escrow Agent be liable to any person by reason of the transactions contemplated hereby other than to each other as set forth in this Section 7. The indemnities contained in this Section 7 shall survive the termination of this Agreement and the resignation or removal of the Escrow Agent hereunder. The Escrow Agent shall give notice in reasonable detail to the County as promptly as practicable after becoming aware of facts and circumstances under which it expects to make a claim for indemnification hereunder; provided that the failure of the Escrow Agent to give such notice shall not relieve the County of its obligations under this Section 7 except to the extent that the County has been materially prejudiced thereby.

Section 8. Responsibilities. The Escrow Agent and its successors, assigns, agents, and servants shall not be held to any personal liability whatsoever, in tort, contract, or otherwise, in connection with the execution and delivery of this Agreement, the establishments of the Escrow Account, the acceptance of the money deposited in the Escrow Account, any payment, transfer, or other application of money by the Escrow Agent, any act, omission, or error of the Escrow Agent made in good faith in the conduct of its duties and not constituting negligence. The Escrow Agent shall, however, be liable for its own negligence or willful misconduct. Notwithstanding any provision herein to the contrary, in no event shall the Escrow Agent be liable for special, indirect or consequential loss or damage of any kind whatsoever (including but not limited to lost profits), even if the Escrow Agent has been advised of the likelihood of such loss or damage and regardless of the form of action. The duties and obligations of the Escrow Agent shall be determined by only the express provisions of this Agreement and no additional covenants or obligations shall be read into this Agreement against the Escrow Agent. The Escrow Agent may consult with counsel, who may or may not be counsel to the County, and in reliance upon the opinion of such counsel shall have full and complete authorization and protection in respect of any action taken, suffered, or omitted by it in good faith in accordance therewith. Whenever the Escrow Agent shall deem it necessary or desirable that a matter be proved or established prior to talking, suffering, or omitting any action under this Agreement, such matter may be deemed to be conclusively established by a certificate signed by the County Administrator of the County. The Escrow Agent may conclusively rely upon and shall be fully protected in acting upon any notice, order, requisition, request, consent, certificate, order, opinion (including an opinion of counsel), affidavit, letter, telegram or other paper or document in good faith deemed by it to be genuine and correct and to have been signed or sent by the proper person or persons. Any payment obligation of the Escrow Agent hereunder shall be paid from and is limited to funds established and maintained under this Agreement and the Escrow Agent shall not be required to expend its own funds for the performance of its duties hereunder. The Escrow Agent may act through its agents and attorneys and shall not be responsible for any misconduct or negligence on the part of any such person or entity so appointed with due care.

The Escrow Agent shall not be responsible or liable for any failure or delay in the performance of its obligations under this Agreement arising out of or caused, directly or

indirectly, by circumstances beyond its reasonable control, including, without limitation, acts of God; earthquakes; fire; flood; hurricanes or other storms; wars; terrorism; similar military disturbances; sabotage; epidemic; pandemic; riots; interruptions; loss or malfunctions of utilities, computer (hardware or software) or communications services; accidents; labor disputes; acts of civil or military authority or governmental action; it being understood that the Trustee shall use commercially reasonable efforts which are consistent with accepted practices in the banking industry to resume performance as soon as reasonably practicable under the circumstances.

The Escrow Agent shall have the right to accept and act upon instructions, including funds transfer instructions (“Instructions”) given pursuant to this Agreement and delivered using Electronic Means; provided, however, that the County shall provide to the Escrow Agent an incumbency certificate listing officers with the authority to provide such Instructions (“Authorized Officers”) and containing specimen signatures of such Authorized Officers, which incumbency certificate shall be amended by the County whenever a person is to be added or deleted from the listing. If the County elects to give the Escrow Agent Instructions using Electronic Means and the Escrow Agent in its discretion elects to act upon such Instructions, the Escrow Agent’s understanding of such Instructions shall be deemed controlling. The County understands and agrees that the Escrow Agent cannot determine the identity of the actual sender of such Instructions and that the Escrow Agent shall conclusively presume that directions that purport to have been sent by an Authorized Officer listed on the incumbency certificate provided to the Escrow Agent have been sent by such Authorized Officer. The County shall be responsible for ensuring that only Authorized Officers transmit such Instructions to the Escrow Agent and that the County and all Authorized Officers are solely responsible to safeguard the use and confidentiality of applicable user and authorization codes, passwords and/or authentication keys upon receipt by the County. The Escrow Agent shall not be liable for any losses, costs or expenses arising directly or indirectly from the Escrow Agent’s reliance upon and compliance with such Instructions notwithstanding such directions conflict or are inconsistent with a subsequent written instruction. The County agrees: (i) to assume all risks arising out of the use of Electronic Means to submit Instructions to the Escrow Agent, including without limitation the risk of the Escrow Agent acting on unauthorized Instructions, and the risk of interception and misuse by third parties; (ii) that it is fully informed of the protections and risks associated with the various methods of transmitting Instructions to the Escrow Agent and that there may be more secure methods of transmitting Instructions than the method(s) selected by the County; (iii) that the security procedures (if any) to be followed in connection with its transmission of Instructions provide to it a commercially reasonable degree of protection in light of its particular needs and circumstances; and (iv) to notify the Escrow Agent immediately upon learning of any compromise or unauthorized use of the security procedures.

Section 9. Resignation. The Escrow Agent may resign at any time by giving written notice of the resignation to the County and to the Bondholders as their names and addresses appear on the register at the close of business fifteen (15) days prior to the mailing. The resignation shall take effect upon the appointment of a successor Escrow Agent. Upon the written request of its successor, the County, or the predecessor Escrow Agent (i) shall execute and deliver any instrument or document transferring to its successor all of the trusts, properties, remedies, powers, rights, duties, obligations, discretions, privileges, claims, demands, causes of action, immunities, estates, titles, interests, and liens of the predecessor Escrow Agent under the

Bond Ordinance, and (ii) shall take any other action necessary to duly assign, transfer, and deliver to its successor all property (including without limitation, all securities and moneys) held by it as Escrow Agent. Should any instrument or document in writing from the County be requested by any successor Escrow Agent for vesting and the conveying more fully and certainly in and to that successor the trusts, properties, remedies, powers, rights, duties, obligations, discretions, privileges, claims, demands, causes of action, immunities, estates, titles, interests, and liens vested or conveyed hereby in or to the predecessor Escrow Agent, the County agrees to execute, acknowledge, and deliver that instrument or document.

Section 10. Removal. Prior to the occurrence and continuance of an Event of Default under the Bond Ordinance, or after the curing or waiver of any such Event of Default, the County, or the Bondholders of a majority in aggregate principal amount of the Bondholders, may, with 30 days' written notice, remove the Escrow Agent and shall appoint a successor Escrow Agent. In the event there shall have occurred and be continuing an Event of Default under the Bond Ordinance, the Bondholders of a majority in aggregate principal amount of the Defeased Bonds may, with 30 days' written notice, remove the Escrow Agent and shall appoint a successor Escrow Agent. In each instance such removal and appointment shall be accomplished by an instrument or concurrent instruments in writing signed by the County or such Bondholders, as the case may be, and delivered to the Escrow Agent, the County, and Bondholders of the Defeased Bonds.

Section 11. Successors.

(a) If (i) the Escrow Agent shall resign, shall be removed, shall be dissolved, or shall become otherwise incapable of acting hereunder, (ii) the Escrow Agent shall be taken under control of any public officer or officers, or (iii) a receiver shall be appointed by a court, then a successor Escrow Agent shall be appointed by the County; provided, that if a successor Escrow Agent is not so appointed within ten days after (a) a notice of resignation or any instrument or document of removal is received by the County, or (b) the Escrow Agent is dissolved, taken under control, becomes otherwise incapable of acting, or a receiver is appointed, in each case, as provided above, then, so long as the County shall not have appointed a successor Escrow Agent, the Bondholders of at least a majority of the par amount of the Defeased Bonds not paid or provided for may designate a successor Escrow Agent by an instrument or document or concurrent instruments or documents in writing signed by or on behalf of those Bondholders. If no appointment of a successor Escrow Agent shall be made pursuant to the foregoing provisions of this Section within sixty (60) days' of the resignation or removal of the Escrow Agent, the Bondholder of any Defeased Bond or any retiring Escrow Agent may apply to any court of competent jurisdiction to appoint a successor Escrow Agent. Such court may thereupon, after such notice, if any, as such court may deem proper and prescribe, appoint a successor Escrow Agent.

(b) Every successor Escrow Agent appointed pursuant to this Section shall (i) be a trust company or bank having the powers of a trust company, (ii) be in good standing within the State, (iii) be duly authorized to exercise trust powers within the State, (iv) have a reported capital and surplus of not less than \$75,000,000, and (v) be willing to accept the responsibilities under the terms and conditions of this Agreement.

(c) Every successor Escrow Agent appointed hereunder shall execute and acknowledge, and shall deliver to its predecessor and the County an instrument or document in writing accepting the appointment and certifying that it is eligible to act as successor Escrow Agent hereunder. Thereupon, without any further act, the successor shall become vested with all of the trusts, properties, remedies, powers, rights, duties, obligations, discretions, privileges, claims, demands, causes of action, immunities, estates, titles, interests, and liens of its predecessor. Upon the written request of its successor, the County, the predecessor Escrow Agent (i) shall execute and deliver any instrument or document transferring to its successor all of the trusts, properties, remedies, powers, rights, duties, obligations, discretions, privileges, claims, demands, causes of action, immunities, estates, titles, interests, and liens of the predecessor Escrow Agent hereunder, and (ii) shall take any other action necessary to duly assign, transfer, and deliver to its successor all property (including without limitation, all securities and moneys) held by it as Escrow Agent. Should any instrument or document in writing from the County be requested by any successor Escrow Agent for vesting and the conveying more fully and certainly in and to that successor the trusts, properties, remedies, powers, rights, duties, obligations, discretions, privileges, claims, demands, causes of action, immunities, estates, titles, interests, and liens vested or conveyed hereby in or to the predecessor Escrow Agent, the County agrees to execute, acknowledge, and deliver that instrument or document.

(d) In the event of a change in the Escrow Agent, the predecessor Escrow Agent shall cease to be custodian of any moneys which it may hold pursuant to this Agreement. The successor Escrow Agent shall become custodian.

Section 12. Term. This Agreement, which is hereby declared to be irrevocable, shall commence upon its execution and delivery and shall terminate only when the funds sufficient to pay the remaining aggregate Debt Service on the Defeased Bonds shall be deposited with the Paying Agent, at which time all excess money in the Escrow Account shall be delivered to the County.

Section 13. Compensation. The County agrees to pay the Escrow Agent reasonable compensation for its services and to pay all of its expenses, including reasonable fees, costs, and expenses of counsel which it may incur in acting hereunder. To the extent that any portion of the compensation of the Escrow Agent has been agreed to by any separate agreement, such separate agreement shall control, to the extent so intended. The Escrow Agent shall under no circumstances have any claim to or any lien upon any cash in the Escrow Account.

Section 14. Severability. If any one or more of the provisions of this Agreement should be determined by a court of competent jurisdiction to be contrary to law, such covenant shall be null and void and shall be severed from the remaining provisions and shall in no way affect the validity of the remaining provisions of this Agreement.

Section 15. Amendments. This Agreement may be amended only for the following purposes:

- (1) as may be expressly provided for elsewhere in this Agreement;

- (2) to insert unintentionally omitted material, or to correct mistakes or ambiguities;
- (3) to pledge additional legal security to the registered holders of the Defeased Bonds; or
- (4) to provide for the deposit of additional securities or cash in the Escrow Account;

provided, that in the event, any such amendments may not be adverse to the interest of the registered holders of the Defeased Bonds. Prior to executing any amendment to this Agreement there shall be delivered to the Escrow Agent an opinion of counsel, upon which the Escrow Agent shall conclusively rely, to the effect that such amendment is authorized or permitted pursuant to the terms of this Agreement.

Section 16. Counterparts. This Agreement may be executed in several counterparts, all or any of which shall be regarded for all purposes as duplicate originals and shall constitute and be but one and the same instrument.

Section 17. Governing Law. This Agreement shall be construed under the laws of the State of South Carolina, without regard to conflict of law principles.

Section 18. Security for Accounts and Funds. All uninvested funds maintained or held pursuant to this Agreement shall be continuously secured in the same manner provided by the regulations of the Comptroller of the Currency as from time to time in effect.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorised officers as of the date first above written.

JASPER COUNTY, SOUTH CAROLINA

By: _____
County Administrator

REGIONS BANK, as Escrow Agent

By: _____
Its: _____

EXHIBIT A

Defeasance Obligations

(See attached)

EXHIBIT B

NOTICE OF REDEMPTION TO THE HOLDERS OF

**Jasper County, South Carolina
General Obligation Refunding Bonds Series 2021
Dated October 26, 2021**

NOTICE IS HEREBY GIVEN by Jasper County, South Carolina (the “County”) that there have been called for redemption on April 1, 2031 (the “Redemption Date”), the outstanding General Obligation Refunding Bonds, Series 2021, issued by the County and originally dated October 26, 2021, described below (the “Called Bonds”) totaling \$3,920,000:

<u>CUSIP Number*</u>	<u>Maturity Date April 1</u>	<u>Interest Rate</u>	<u>Principal Amount</u>
471520CV6	2032	4.000%	\$ 75,000
471520CW4	2033	3.000	80,000
471520CX2	2034	3.000	125,000
471520CY0	2035	2.000	125,000
471520CZ7	2036	2.000	125,000
471520DA1	2037	2.000	100,000
471520DB9	2038	2.000	630,000
471520DC7	2039	2.125	645,000
471520DD5	2040	2.125	660,000
471520DE3	2041	2.250	670,000
471520DF0	2042	2.250	685,000

The Called Bonds are called pursuant to the optional redemption provisions of the governing documents at the redemption price of par plus accrued interest to the Redemption Date (the “Redemption Price”). On the Redemption Date, there shall become due and payable upon each Called Bond the Redemption Price thereof, and that, from and after the Redemption Date, interest thereon shall cease to accrue.

Holders of the Called Bonds are requested to present their Called Bonds at the following addresses:

By Registered or Certified Mail

Regions Bank
Attn: _____

By Hand or Overnight Mail

Regions Bank
Attn: _____

Registered or certified insured mail is suggested when submitting Called Bonds for payment.

When inquiring about this redemption, please have the bond number available. Please inform the customer service representative of the CUSIP number(s) of the affected bonds.

Dated _____, _____

NOTICE

Withholding of 24% of gross redemption proceeds of any payment made within the United States may be required by the Tax Cuts and Jobs Act of 2017 (the "Act") unless the Paying Agent has the correct taxpayer identification number (social security or employer identification number) or exemption certificate of the payee. Please furnish a properly completed Form W-9 or exemption certificate or equivalent when presenting your securities.

**Neither the County nor the Paying Agent shall be responsible for the use of the CUSIP number(s) selected, nor is any representation made as to their correctness indicated in the notice or as printed on any Called Bonds. They are included solely for the convenience of the holders.*

AGENDA

ITEM # 15



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:	January 21, 2025
Project:	Zoning Map Amendment – Residential
Applicant:	Jasper County
Tax Map Number:	045-00-01-049
Submitted For:	3 rd Reading
Recommendation:	Planning Commission recommends approval of Residential

Description: This request is for a Zoning Map Amendment to have a property designated as Residential. The subject property consists of three (3) acres and is identified by TMS #045-00-01-049, located along Floyd Road near the Tillman area. The property is currently zoned Rural Preservation. The purpose for the re-zoning is to have the subject property zoned the same as the adjacent property in order to combine the properties without creating a parcel of land that would be split zoned. The adjacent property is zoned Residential.

Analysis: The Zoning Map Amendment application and request are reviewed by considering the following factors:

- **Comprehensive Plan:** According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as “Rural Conservation”. The Rural Conservation areas seek to protect and promote the character of Jasper County that largely exists today outside of the municipalities.
- **Adjacent Zoning:** The adjacent parcels are zoned Rural Preservation and Residential.
- **Adjacent Land Use:** Adjacent land uses are residential and vacant property.
- **Traffic and Access:** The subject property is accessed by Floyd Road, which is a two-lane state-maintained highway classified as a local road.

Planning Commission Recommendation: The Planning Commission recommends approval of the request to have the property designated as Residential on the Jasper County Official Zoning Map.

Attachments:

1. Ordinance
2. Aerial map of property and surrounding area
3. Aerial map with zoning layer

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

ORDINANCE: O-2025-01

**AN ORDINANCE
OF JASPER COUNTY COUNCIL**

To amend the Official Zoning Map of Jasper County so as to transfer a property located along Floyd Road, bearing Jasper County Tax Map Number 045-00-01-049, consisting of 3 acres from the Rural Preservation Zone to the Residential Zone on the Jasper County Official Zoning Map.

WHEREAS, A Zoning Map Amendment request was submitted to the Planning Commission to have a parcel bearing Jasper County Tax Map Number 045-00-01-049, consisting of approximately 3 acres, located along Floyd Road to have the zoning changed from the Rural Preservation Zone to the Residential Zone on the Official Zoning Map of Jasper County; and

WHEREAS, the Jasper County Planning Commission has concurred with the recommendations of the staff report as reflected in this Ordinance and recommends approval by Council; and

WHEREAS, this matter is now before the Jasper County Council for determination; and

NOW THEREFORE BE IT ORDAINED, by the Jasper County Council in council duly convened and by the authority of the same:

1. Jasper County Council finds that in accordance with the staff report and the recommendation of the Planning Commission, the proposed zoning is consistent with the continued pattern of growth in the vicinity and is in harmony with the Jasper County Comprehensive Plan. Good cause having been shown, approximately 3 acres bearing Jasper County Tax Map Number 045-00-01-049, located along Floyd Road, depicted on the Jasper County

Official Zoning Map in the Rural Preservation Zone shall be changed to the Residential Zone.

2. This ordinance shall take effect upon approval by Council.

John A. Kemp
Chairman

ATTEST:

Wanda H. Giles
Clerk to Council

ORDINANCE: # O-2025-01

First Reading: December 2, 2024

Second Reading: January 6, 2025

Public Hearing: January 6, 2025

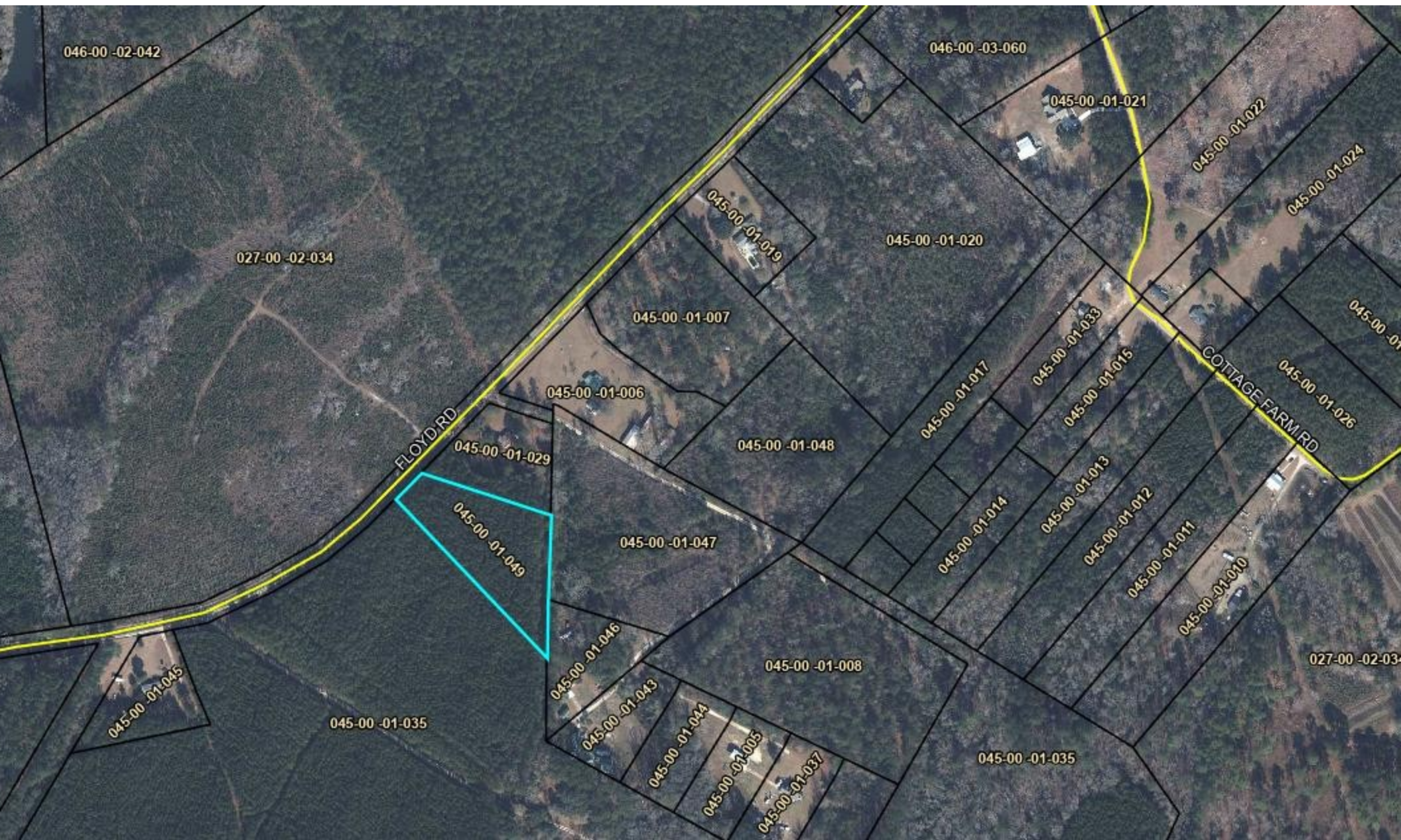
Adopted: January 29, 2025

Considered by the Jasper County Planning Commission at it's meeting on
November 12, 2024 and recommended for approval.

Reviewed for form and draftsmanship by the Jasper County Attorney.

David Tedder

Date



046-00 -02-042

046-00 -03-060

027-00 -02-034

045-00 -01-021

045-00 -01-022

045-00 -01-024

045-00 -01-020

045-00 -01-019

045-00 -01-007

045-00 -01-025

045-00 -01-006

045-00 -01-033

COTTAGE FARM RD

045-00 -01-026

FLOYD RD

045-00 -01-029

045-00 -01-048

045-00 -01-017

045-00 -01-015

045-00 -01-049

045-00 -01-047

045-00 -01-014

045-00 -01-013

045-00 -01-012

045-00 -01-011

045-00 -01-010

027-00 -02-034

045-00 -01-045

045-00 -01-035

045-00 -01-008

045-00 -01-035

045-00 -01-046

045-00 -01-043

045-00 -01-044

045-00 -01-005

045-00 -01-037

AGENDA

ITEM # 16



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 Planning Commission Staff Report

Meeting Date:	January 21, 2025
Project:	Text Amendment – Jasper County Land Development Regulations, Article 2.1.1, <i>Exempt Subdivision</i>
Submitted For:	3 rd Reading
Recommendation:	Planning Commission recommends approval

Description: This proposed ordinance seeks to limit the number of parcels that can be subdivided from a single parcel of land using the State’s exemption to 4 parcels. The State’s exemption allows for parcels that are 5 acres and greater where no new street is involved. Currently, the County’s Land Development Regulations do not limit the number of parcels that can be subdivided from a single parcel of land using the State’s exemption. Over the last few years, Jasper County has received several exempt subdivisions that have created large subdivisions with no community facilities, sidewalks, and other things that should be provided for a community. These types of communities should be considered a major subdivision. This ordinance also seeks to define an existing street and existing easement.

Analysis: Jasper County Land Development Regulations, Article 2.1.1, *Exempt Subdivision* states, “*the division of land into parcels of five acres or more where each parcel abuts an existing road right-of-way or access easement recorded prior to January 1, 2018.*”

The State’s exemption states, “*the division of land into parcels of five acres or more where no new street is involved, and plats of these exceptions must be received as information by the planning agency which shall indicate that fact on the plats.*”

As amended, Article 2.1.1.b would read as follows:

Article 2.1.1, Exempt Subdivision - *An exempt subdivision is one which meets one of the following definitions and are included only for the purpose of requiring notification and information to the authorized designee of the Planning Commission, the DSR. The DSR shall be notified by the owner about the exemption, and the plat shall be recorded with the Register of Deeds identifying the exemption from the County’s subdivision standards.*

- a. *The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of this Ordinance; or*
- b. ~~*The division of land into parcels of five acres or more where each parcel abuts an existing road right-of-way or access easement recorded prior to January 1, 2018.*~~
The division of land into Parcels of five acres or more, where no new Street or Easement is involved provided, that out of any single tract of land, parcel of lot of land existing as a distinct tax parcel as of July 1, 2024, no more than four (4) such parcels may be created within a five year period.

[Commentary: Existing Streets or Easements must meet the design standards outlined in Article 7.1 of the Jasper County Land Development Regulations; Roadway Classifications.]

- c. *The combination or recombination of entire lots of record where no new street or change in existing streets is involved;*
- d. *The division of land into parcels for conveyance to other persons through the provisions of a will or similar document, and in the settlement of an intestate's estate or as determined by an order of a court of competent jurisdiction;*
- e. *Property trades or swaps between immediately adjacent landowners not resulting in the creation of new parcels of record;*
- f. *Division of land for the purpose of sale or transfer to an immediately adjacent landowner for the sole purpose of enlarging the adjacent landowner's property, and not resulting in the creation of new parcels, or the creation of new nonconforming parcels;*
- g. *The recordation of a plat of land or property for purposes other than the sale or transfer of title to land including the following:*
 - i. *The creation or termination of leases, easements, or liens;*
 - ii. *The creation or termination of mortgages on existing parcels of record, approved subdivisions or commercial projects, partly or undeveloped land;*
 - iii. *Lot line corrections on existing recorded properties;*
 - iv. *The creation, termination or amendment of private covenants or restrictions on land; and*
 - v. *A transfer of title to land not involving the division of land into parcels.*
 - vi. *The public acquisition of land for Right-of-Way or Drainage Easements or any Lot or parcel created therefrom.*

vii. A Parcel of land that is proposed to be used as the site for a Utility substation, power line Easements, or Right-of-Way, pumping station, pressure regulating station, electricity regulating substation, gas pressure control station, or similar facilities.

Attachments:

1. Ordinance
2. Article 2 of the Land Development Regulations

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

ORDINANCE #O-2025-04

ORDINANCE OF JASPER COUNTY COUNCIL

An Ordinance to Amend Article 2.1.1 of the Jasper County Land Development Regulations, *Exempt Subdivision*, to limit the number of parcels that can be subdivided from a single parcel of land using the State's exemption to 4 individual parcels; to define an existing street and existing easement; and other matters related thereto; and Invoking application of the Pending Ordinance Doctrine.

WHEREAS, The purpose of the Jasper County Land Development Regulations is to provide regulations for the harmonious development of the County; coordination of streets within subdivisions; provide adequate open spaces for traffic, recreation, light, and air; and for a distribution of population and traffic which will tend to create conditions favorable to the health, safety, and welfare of the general public; and

WHEREAS, Section 6-29-1110 of the South Carolina Code of Laws allows exemptions for the division of land into parcels of five acres or more where no new street is involved; and

WHEREAS, Jasper County currently has no limit on the number of parcels that can be subdivided from a single parcel of land using the State's exemption for an exempt subdivision, which has created large subdivisions that do not provide community open space, recreation, and favorable conditions to the health, safety, and welfare of the general public; and

WHEREAS, the Council finds it is in the public interest to invoke the pending ordinance doctrine upon first reading of this Ordinance, and announces a public hearing to be held prior to or at second reading of this Ordinance, tentatively scheduled for the December 2, 2024 regularly scheduled County Council meeting; and

WHEREAS, the Planning Commission has recommended approval by County Council to amend Article 2.1.1 of the Jasper County Land Development Regulations, *Exempt Subdivision*; 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. Amend Jasper County Land Development Regulations, Article 2.1.1, *Exempt Subdivision* as follows:

Article 2.1.1, Exempt Subdivision - *An exempt subdivision is one which meets one of the following definitions and are included only for the purpose of requiring notification and information to the authorized designee of the Planning Commission, the DSR. The DSR shall be notified by the owner about the exemption, and the plat shall be recorded with the Register of Deeds identifying the exemption from the County's subdivision standards.*

- a. *The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of this Ordinance; or*
- b. ~~*The division of land into parcels of five acres or more where each parcel abuts an existing road right of way or access easement recorded prior to January 1, 2018.*~~
The division of land into Parcels of five acres or more, where no new Street or Easement is involved provided, that out of any single tract of land, parcel of lot of land existing as a distinct tax parcel as of July 1, 2024, no more than four (4) such parcels may be created within a five year period.
- [Commentary: Existing Streets or Easements must meet the design standards outlined in Article 7.1 of the Jasper County Land Development Regulations; Roadway Classifications.]*
- c. *The combination or recombination of entire lots of record where no new street or change in existing streets is involved;*
- d. *The division of land into parcels for conveyance to other persons through the provisions of a will or similar document, and in the settlement of an intestate's estate or as determined by an order of a court of competent jurisdiction;*
- e. *Property trades or swaps between immediately adjacent landowners not resulting in the creation of new parcels of record;*
- f. *Division of land for the purpose of sale or transfer to an immediately adjacent landowner for the sole purpose of enlarging the adjacent landowner's property, and not resulting in the creation of new parcels, or the creation of new nonconforming parcels;*
- g. *The recordation of a plat of land or property for purposes other than the sale or transfer of title to land including the following:*
 - i. *The creation or termination of leases, easements, or liens;*

- ii. *The creation or termination of mortgages on existing parcels of record, approved subdivisions or commercial projects, partly or undeveloped land;*
- iii. *Lot line corrections on existing recorded properties;*
- iv. *The creation, termination or amendment of private covenants or restrictions on land; and*
- v. *A transfer of title to land not involving the division of land into parcels.*
- vi. *The public acquisition of land for Right-of-Way or Drainage Easements or any Lot or parcel created therefrom.*
- vii. *A Parcel of land that is proposed to be used as the site for a Utility substation, power line Easements, or Right-of-Way, pumping station, pressure regulating station, electricity regulating substation, gas pressure control station, or similar facilities.*

John A. Kemp
Chairman

ATTEST:

Wanda H. Giles
Clerk to Council

ORDINANCE O-2025-04

First Reading: December 2, 2024
Second Reading: January 6, 2025
Public hearing: January 6, 2025
Adopted: January 29, 2025

Considered by the Jasper County Planning Commission at its meeting on
November 12, 2024.

Reviewed for form and draftsmanship by the Jasper County Attorney.

David L. Tedder

Date

AGENDA

ITEM # 17



Jasper County Clerk to Council

358 Third Avenue
Ridgeland, South Carolina 29936
Phone (843) 717-3696

Wanda Giles
Clerk to County Council
wsimmons@jaspercountysc.gov

Jasper County Council Staff Report

Meeting Date:	01.15.2025
Project:	New Life Center Board Jasper County Appointment
Request:	To appoint a County Resident to the New Life Center Board as one of their Jasper County Representatives
New Appointment For:	New Life Center Board
Reappointment For:	N/A
Recommendation:	Approval of appointment of 1 Representative to the Board

Description:

We have two Jasper County Representative Appointments open on the New Life Center Board. These two board appointments need to be filled and we currently have one (1) new applicant that has submitted an application to join the Board.

Ms. Jasmine Horry of Ridgeland, SC has submitted her application to the New Life Center Board, and they are asking for consideration from the County Council of her application for a Representative for Jasper County. Ms. Estelle Rivers, Executive director of the New Life Center Board received the application from Ms. Horry on their application form (which is attached) and has forwarded it to us for your consideration.

Staff Recommendation: We ask that Council consider Ms. Jasmine Horry for an appointment to the New Life Center Board as one of the two open Jasper County Board Representative appointments.

Currently there are no other candidates that have applied for this board position. This would be for a 3-year term. This term would be from the date of the appointment, if you choose to appoint Ms. Horry as one of your two Jasper County Representatives to the New Life Center Board.

Thank you for your consideration.

Wanda

NEW LIFE CENTER

LOWCOUNTRY COMMISSION ON ALCOHOL AND OTHER DRUG ABUSE
SERVING ALLENDALE, HAMPTON, AND JASPER COUNTIES

JOSEPH BOWMAN
Board Chairman

CARF ACCREDITED

ESTELLE RIVERS
Executive Director

December 6, 2024

Jasper County Council
358 3rd Ave.
Ridgeland, SC 29936

RE: Board Member Request

Dear Council,

I am sending this letter to inform you that we have two open positions for board members at the New Life Center. With this notice, I am respectfully requesting your assistance in filling these two positions.

Your assistance regarding this matter is greatly appreciated. Should you need anything further, please contact Estelle Rivers, Executive Director of the New Life Center at 803-943-2800 or erivers@nlcbhsa.org.

Sincerely,

Joseph Bowman
Board Chairman

571 Memorial Ave.
Allendale, SC 29810
803-584-4238

102 Ginn Altman Ave. Suite C
Hampton, SC 29924
803-943-2800

651 Grays Hwy.
Ridgeland, SC 29936
843-726-5996

571 Memorial Ave.
Allendale, SC 29810
803-584-4238

102 Ginn Altman Ave. Suite C
Hampton, SC 29924
803-943-2800

651 Grays Hwy.
Ridgeland, SC 29936
843-726-5996

APPLICATION FOR BOARD MEMBERSHIP

OF

NEW LIFE CENTER – COMMISSION ON ALCOHOL AND OTHER DRUG ABUSE

DIRECTIONS: TYPE OR PRINT CLEARLY. USE BLACK INK. SUBMIT APPLICATION BY ___/___/___

NAME: Jasmine Horry

ADDRESS: 145 Langfordville Road Ridgeland SC 29936

E-MAIL ADDRESS: hJasmine821@gmail.com

HOME PHONE: 843-258-0312 WORK: 843-757-3747 FAX: -

DATE OF BIRTH: June 5, 2000

JASPER COUNTY VOTER'S REGISTRATON NUMBER: _____

OCCUPATION: Customer Service Rep. - Palmetto State Bank

IF RETIRED, NAME OF PAST OCCUPATION AND ORGAINZATION: _____

EDUCATION: College Credits - Tech College of Lowcountry.
Currently enrolled with Devry University - Associates
2018 Graduate - Thomas Heyward Academy

ARE YOU PRESENTLY SERVING ON A BOARD OR COMMISSION IN WHICH JASPER COUNTY COUNCIL OR ANOTHER GOVERNMENTAL OFFICIAL APPOINTED YOU OR ARE YOU CURRENTLY SERVING AS AN ELECTED OFFICIAL? (CHECK ONE.) YES ___ NO X

IF YES, LIST POSITION AND ORGANIZATION OR GOVERNMENTAL BODY: _____

ARE YOU RELATED TO ANYONE IN THE ORGANIZATION IN WHICH YOU ARE REQUESTING APPOINTMENT? (CHECK ONE) YES ___ NO X

IF YES, WHO AND WHAT RELATIONSHIP ARE YOU? _____

AFFILIATIONS, ORGANIZATIONS: Family Business: Hovvy's Water Well, Inc. - Ridgeland, SC / Schooners Bar + Grill - Ridgeland, SC

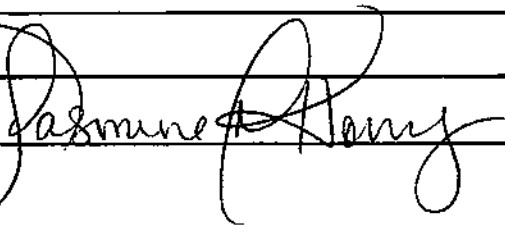
INTERESTS: Spending time with friends + family.
Participating in town/county functions.
DIY projects with my daughter.

REASON(S) FOR WANTING TO BECOME A MEMBER OF THIS BOARD/COMMISSION/COUNCIL/COMMITTEE:

Most of my family has fallen victim to some aspect of addiction. If this position can prevent my children from experiencing the same, I will put all of my effort into spreading awareness. Especially in schools.

ADDITIONAL COMMENTS: _____

SIGNATURE



DATE: November 1, 2024

PLEASE RETURN THE COMPLETED APPLICATION TO:

**New Life Center
ATTN: Estelle Rivers
102 Ginn Altman Ave.
Suite C
Hampton, SC 29924**

Or email Estelle Rivers: erivers@nlcbhsa.org

AGENDA

ITEM # 18

Administrator's Report



OFFICE OF THE JASPER COUNTY ADMINISTRATOR

*Jasper County Clementa C. Pinckney Government Building
358 Third Avenue – Courthouse Square – Post Office Box 1149
Ridgeland, South Carolina 29936 - 843-717-3690 – Fax: 843-726-7800*

Andrew P. Fulghum
County Administrator

afulghum@jaspercountysc.gov

Tisha L. Williams
Executive Assistant

twilliams@jaspercountysc.gov

Administrator's Report January 21, 2025

1. County Council Strategic Planning Meeting:
Staff are preparing materials and arranging guests for your upcoming Strategic Planning Meeting to be held January 27-28.
2. SC City and County Managers Association (SCCCMA) Winter Meeting:
I will be attending this annual meeting in the Town of Kiawah Island on Jan. 23-25.
3. Engineering Services Update:
Mr. Jim Iwanicki, P.E., will provide a brief update on progress made in implementing Jasper County's 2024 Transportation Sales Tax Program and provide an update on the status of a vehicle within his fleet.

The County Administrator's Progress Report and any miscellaneous correspondence, agendas, and minutes follow this report.



OFFICE OF THE JASPER COUNTY ADMINISTRATOR

*Jasper County Clementa C. Pinckney Government Building
358 Third Avenue – Courthouse Square – Post Office Box 1149
Ridgeland, South Carolina 29936 - 843-717-3690 – Fax: 843-726-7800*

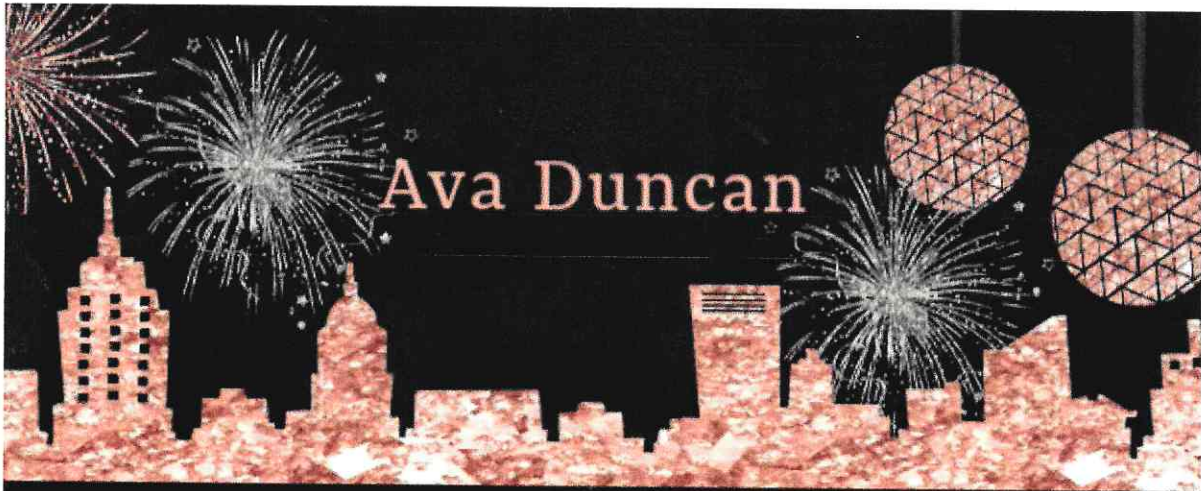
Andrew P. Fulghum
County Administrator

Tisha L. Williams
Executive Assistant

afulghum@jaspercountysc.gov
tlwilliams@jaspercountysc.gov

Progress Report January 7, 2025 – January 21, 2025

- 2024 Transportation Sales Tax Program:
Reviewed sample program management RFP's. Reviewed greenbelt program options. Met with staff on Jan. 13 to review ordinance and prepare for the first meeting of the 2024 Transportation Sales Tax Advisory Committee. Mr. Iwanicki will provide a brief update during the Administrator's Report portion of the Jan. 21 County Council meeting.
- Town of Ridgeland:
Met with the Town Administrator and two members of the Town Council to discuss opportunities to collaborate.
- Ridgeland-Claude Dean Airport:
Reviewed Airport Commission's recommendation re: leases. Met with staff to gather information for distribution to County Council.
- Staff Retreat:
Conducted one day in-house strategic planning meeting with management staff on Jan. 9.
- I-95 Widening Project:
Met with SCDOT officials, SCDOT consulting engineers, and County staff on Jan. 14 to hear comprehensive update on the project and timeline.
- Economic Development Projects:
Met with SCA staff, outside counsel, and the County Attorney on Jan. 8 and Jan. 22 to review active economic development projects.
- Other Meetings/Events Attended or Scheduled to Attend:
Jasper County Airport Commission meeting on Jan. 8 and Special Jasper County Council meeting on Jan. 9.



Ava Duncan

Ava's Favorites:

Holiday: Her Birthday

Season: Spring

Color: Purple and Blue

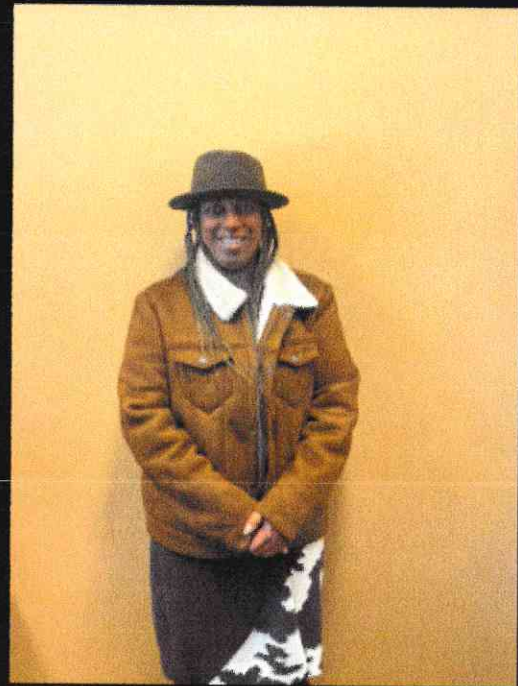
Hobbies: Reading

Place Traveled: California

Dream Travel Destination:
Las Vegas

**"If I won \$1,000,000 I would
pay tithes to the Church, give
to my kids and buy a Fendi bag!"**

**Psalms 91:2 This I declare about the Lord; He alone is my
refuse, my place of safety; He is my God and I trust Him.**



Ava currently serves as an Administrative Assistant to our Voter's Registration department. She is married with three children, 1 boy and 2 girls. She also has a pet dog named Fendi.





January 7, 2025

County Administrator, Jasper County
P. O. Box 1149
Ridgeland, South Carolina 29936

Re: Programming Advisory

Dear Mr. Fulghum:

As part of our ongoing commitment to keep you and our customers informed about changes to Xfinity TV services, we wanted to update you that Comcast's right to continue carrying FuseTV/FM expired at 8:59pm Eastern time on December 31, 2024. As a result, absent a renewal of the agreement, we are not currently authorized to carry FuseTV/FM as part of our lineup. In your area, the change will impact the following channel(s):

1414
1638

We always work to reach deals that make sense for our customers. To date, however, Comcast has been unable to reach an agreement to continue to carry FuseTV/FM content.

Since we are not currently authorized to carry FuseTV/FM programming, we have implemented a channel slate (advising of unavailability) on the channel and activated www.xfinity.com/programmingchanges to help keep our customers informed during this period. We will continue to provide updates to you and our customers as they become available.

Please feel free to contact me at 251.259.8657 or shaneak_brown@comcast.com if you have any questions.

Sincerely,

Shaneak Brown
Director, Government Affairs
Comcast Big South Region

AGENDA

ITEM # 19

Consent Agenda Item



JASPER COUNTY COUNCIL COUNCIL MEETING

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

Monday, December 2, 2024

MINUTES

Officials Present: Chairman L. Martin Sauls IV, Vice Chairwoman Barbara B. Clark, Councilman John Kemp, and Councilman Joey Rowell

Staff Present: County Administrator Andrew Fulghum, Clerk to Council Wanda Giles, County Attorney David Tedder, Kimberly Burgess, Lisa Wagner, 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 accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, notification of the meeting and the meeting agenda were posted at least 24 hours prior to the meeting on the County Council Building at a publicly accessible place, on the county website, and a copy of the agenda was provided to the local news media and all person's or organizations 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; Engagement Agreement with Lawrence Flynn of Pope Flynn; Nickel Plate Tolling Agreement Extension**

(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 Salmon**

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.**

TIME, AND COUNCIL MAY RETURN TO EXECUTIVE SESSION DISCUSSION AFTER THE CONCLUSION OF THE OPEN SESSION AGENDA ITEMS.

Motion to go into Executive Session: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

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

3: Return to Open Session at 6:30PM

Motion to return to regular session: Vice Chairwoman Clark

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

○ **3.1 Action coming out of Executive Session**

Motion # 1:

Motion to move to authorize the County Administrator to execute the Engagement Letter with the law firm of Pope Flynn out of Columbia regarding representation of Jasper County for the 2024 Capital Lease Purchasing Financing as discussed in Executive Session: Councilman Rowell

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

Motion # 2:

Motion to move to authorize the County Administrator to execute the Tolling Agreement Extension regarding Nickle Plate Road, LLC as discussed in Executive Session: Councilman Kemp

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

4. Pledge of Allegiance and Invocation:

The Pledge to the Flag was recited and the Invocation was given by Vice Chairwoman Clark.

5. Introduction of New Council Member

• **Swearing In Ceremony for Councilman Chris VanGeison by Judge Gutierrez**

Councilman Chris VanGeison was given the Oath of Office for a Councilperson by Judge Gutierrez.

6. 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.

Councilman Rowell asked to remove item # 27 from the Consent Agenda and make it item # 24B.

Motion to approve the Consent Agenda with the removal of item # 27 as noted: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

7. Approval of the Regular Agenda:

Motion to approve: Councilman Kemp

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

PRESENTATIONS

8. Arthur Benjamin – Update on Detention Center Repairs.

Director Benjamin was present to review and provide an update on the timeline for the Detention Center repairs. He discussed the contractor’s time estimate and where they currently were on this repair project.

PROCLAMATION

9. None

RESOLUTIONS

10. David Tedder – Consideration of Resolution [#R-2024-43](#) A Resolution authorizing the acceptance of a deed to 5.05 acres of land, more or less, owned by First Carolina Corporation of South Carolina at the Center Point Development Agreement Property located on Highway 170 adjacent to the John Paul II school site, being a part of TMS Number 081-00-03-019.

Mr. Tedder was present to review and address the request for the consideration of Resolution #R-2024-43 a Resolution authorizing the acceptance of a deed to 5.05 acres of land, more or less, owned by First Carolina Corporation of South Carolina at the Center Point Development Agreement Property located on Highway 170 adjacent to the John Paul II school site, being a part of TMS Number 081-00-03-019.

Motion to approve: Councilman Kemp

Second: Vice Chairwoman Clark

Vote: Unanimous
The motion passed.

11: Kimberly Burgess – Consideration of Resolution [#R-2024-44](#) a Resolution of Jasper County, South Carolina Authorizing a Capital Lease Purchase Financing in an amount not exceeding Eleven Million Dollars (\$11,000,000); Approving the execution and delivery of necessary documents and closing papers; and other matters relating thereto.

Ms. Burgess was present to review and address the request for the consideration of Resolution #R-2024-44 a Resolution of Jasper County, South Carolina Authorizing a Capital Lease Purchase Financing in an amount not exceeding Eleven Million Dollars (\$11,000,000); Approving the execution and delivery of necessary documents and closing papers.

Motion to approve: Vice Chairwoman Clark
Second: Councilman Rowell
Vote: Unanimous
The motion passed.

12: David Tedder – Consideration of Resolution [#R-2024-45](#) a resolution of Jasper County Council Memorializing the Ratification of the Option Contract for the Purchase of 252 Russell Street, Ridgeland, SC , having TMP Number 063-26-02-003, and matters related thereto.

Mr. Tedder was present to review and address the request for the consideration of Resolution #R-2024-45 a resolution of Jasper County Council Memorializing the Ratification of the Option Contract for the Purchase of 252 Russell Street, Ridgeland, SC, having TMP Number 063-26-02-003 (Thayer Rivers Property).

Motion to approve: Vice Chairwoman Clark
Second: Councilman Rowell
Vote: Unanimous
The motion passed.

13. David Tedder - Consideration of Resolution [#R-2024-46](#) A Resolution Authorizing a Joinder Agreement to Provide for the Addition of Palmetto Plastics Innovations, LLC as a Sponsor Affiliate, to Authorize an Assignment of the Benefits of Such Agreement, and to Address Other Matters Related Thereto.

Mr. Tedder was present to review and address the request for the consideration of Resolution #R-2024-46 A Resolution Authorizing a Joinder Agreement to Provide for the Addition of Palmetto Plastics Innovations, LLC as a Sponsor Affiliate, to Authorize an Assignment of the Benefits of Such Agreement.

Motion to approve: Vice Chairwoman Clark
Second: Councilman Rowell
Vote: Unanimous
The motion passed.

PUBLIC HEARINGS, ORDINANCES AND ACTION ITEMS

14. David Tedder – [Public Hearing](#) and Consideration Of The [3rd Reading](#) Of Ordinance [#O-2024-26](#) Authorizing The Execution And Delivery Of A Special Source Revenue Credit Agreement By And Between Jasper County, South Carolina And Palmetto Plastics Innovations LLC, A Company Also Known As Project Pilgrimage, With Respect To Certain Economic Development Property In The County, Whereby Such Property Will Receive Certain Special Source Credits; And Other Matters Related Thereto. (Project Pilgrimage) (*1st reading 10.21.2024; Public Hearing and 2nd reading on 11.04.2024*)

Mr. Tedder was present to review and address the request for the consideration of the Public Hearing and consideration of the 3rd reading of Ordinance #O-2024-26 authorizing the execution and delivery of a Special Source Revenue Credit Agreement by and between Jasper County, South Carolina and Palmetto Plastics Innovations LLC, a company also known as Project Pilgrimage, with respect to certain economic development property in the County, whereby such property will receive certain Special Source Credits.

The public hearing for this item was opened and 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. David Tedder – Consideration Of The [3rd Reading](#) Of Ordinance [#O-2024-27](#) To Establish, Pursuant To Section 4-1-170 Of The Code Of Laws Of South Carolina 1976, As Amended, A Multi-County Industrial/Business Park, In Conjunction With Beaufort County, South Carolina; To Authorize The Execution And Delivery Of A Multicounty Park Agreement By And Between Jasper County, South Carolina And Beaufort County, South Carolina; To Provide For A Written Agreement With Beaufort County As To The Sharing Of The Revenues And Expenses Of The Park; To Provide For The Distribution Of Revenues From The Park Among Taxing Entities Having Jurisdiction Over The Park; To Provide For A Fee In Lieu Of Ad Valorem Taxation; And Other Matters Related Thereto. (Project Micro) (*1st reading 10.21.2024; Public Hearing and 2nd reading 11.04.2024*)

Mr. Tedder was present to review and address the request for the consideration of the 3rd reading of Ordinance #O-2024-27_ to establish, pursuant to Section 4-1-170 of the Code Of Laws of South Carolina 1976, as amended, a Multi-County Industrial/Business Park, in conjunction with Beaufort County, South Carolina; to authorize the execution and delivery of a Multicounty Park Agreement by and between Jasper County, South Carolina and Beaufort County, South Carolina; to provide for a written agreement with Beaufort County as to the sharing of the revenues and expenses of the park; to provide for the distribution of revenues from the park among taxing entities having jurisdiction over the park; to provide for a Fee In Lieu Of Ad Valorem Taxation.(Project Micro)

Motion to approve: Councilman Rowell

Second: Vice Chairwoman Clark

Vote: Unanimous

The motion passed.

16. David Tedder – 2nd Public Hearing Only Of An Ordinance Approving A Development Agreement For The Jasper Telfair Tract Pursuant To The South Carolina Local Government Development Agreement Act And Article IV, Title 20 Of The Code Of Ordinances Of Jasper County, And Authorizing The Chairman Of Jasper County Council To Execute Said Development Agreement, And Matters Related Thereto. (Jasper Telfair PDD)

Mr. Tedder was present to review and address any questions for this Public Hearing relating to an Ordinance approving a Development Agreement for the Jasper Telfair Tract pursuant to the South Carolina Local Government Development Agreement Act and Article IV, Title 20 of the Code of Ordinances Of Jasper County, and authorizing the Chairman of Jasper County Council to execute said Development Agreement. The public hearing was opened but there were no comments, so the public hearing was closed.

It was noted on the agenda to review this Development Agreement Document separately, please see this link: *Doc#_51968025_v_4_Jasper Telfair One LLC - Development Agreement with Jasper County.pdf*
It was noted on the agenda that this link did not open from anyone's computer, to please type in the following:
<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:c56a9592-b19c-491e-84cc-d283cb8daf92>

17. Lisa Wagner – Consideration of 1st Reading of an Ordinance to amend the Official Zoning Map of Jasper County so as to transfer a property located along Floyd Road, bearing Jasper County Tax Map Number 045-00-01-049, consisting of 3 acres from the Rural Preservation Zone to the Residential Zone on the Jasper County Official Zoning Map.

Ms. Wagner was present to review and address the request for the consideration of the 1st reading of an Ordinance to amend the Official Zoning Map of Jasper County so as to transfer a property located along Floyd Road, bearing Jasper County Tax Map Number 045-00-01-049, consisting of 3 acres from the Rural Preservation Zone to the Residential Zone on the Jasper County Official Zoning Map.

Ms. Wagner noted that this was a staff-initiated request for a Zoning Map Amendment to have a property designated as Residential. The subject property consists of three (3) acres and is identified by TMS #045-00-01-049, located along Floyd Road near the Tillman area. The property is currently zoned Rural Preservation. The purpose for the re-zoning is to have the subject property zoned the same as the adjacent property in order to combine the properties without creating a parcel of land that would be split zoned. The adjacent property is zoned Residential.

According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as "Rural Conservation". The Rural Conservation areas seek to protect and promote the character of Jasper County that largely exists today outside of the municipalities. She mentioned that the adjacent parcels are zoned Rural Preservation and Residential; and adjacent land uses are residential and vacant property; and the subject property is accessed by Floyd Road, which is a two-lane state-maintained highway classified as a local road.

Ms. Wagner noted that the Planning Commission recommended approval of the request to have the property designated as Residential on the Jasper County Official Zoning Map.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

18. Lisa Wagner – Consideration of 1st Reading of an Ordinance to adopt Planned Development District Zoning, Planned Development District Standards, and Conceptual Master Plan for a tract of land consisting of approximately 223.70 acres, bearing Jasper County Tax Map Numbers 038-00-08-044, located along Bellinger Hill Road, and known as Daly Organics PDD.

Ms. Wagner was present to review and address the request for the consideration of the 1st reading of an Ordinance to adopt Planned Development District Zoning, Planned Development District Standards, and Conceptual Master Plan for a tract of land consisting of approximately 223.70 acres, bearing Jasper County Tax Map Numbers 038-00-08-044, located along Bellinger Hill Road, and known as Daly Organics PDD.

Ms. Wagner noted that the Applicant was requesting approval of a Planned Development District (PDD) zoning designation for a commercial project, and if approved, will be known as Daly Organics PDD. Included with the Zoning Map Amendment application is a Concept Plan and PDD Standards. The project site consists of a 223.7 acre parcel located along Bellinger Hill Road and also has frontage on Bellinger Hill Run. The property is currently zoned Rural Preservation and is developed as an existing farm that includes an organic composting and mulching operation. The applicant proposes to add a bagging facility, which will require an Industrial zoning designation or a PDD that will allow this type of land use.

She noted in accordance with Article 8:1 of the Jasper County Zoning Ordinance, the intent of a PDD is to encourage flexibility in the development of land to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare. The PDD regulations are intended to accomplish the purpose of zoning and other applicable regulations to an equivalent or higher degree and are designed to control unscheduled development on individual lots or tracts, promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce a better environment. In view of the substantial public advantage of “planned development,” it is the intent of the PDD regulations to promote and encourage or require development in this form where appropriate in character, timing, and location, particularly in large undeveloped tracts. All PDD’s shall conform to the Jasper County Comprehensive Land Use Plan and Land Use Map (latest edition).

Ms. Wagner noted that according to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as “Rural Transition.” The rural transition areas are located in southern Jasper County and will likely be under pressure to develop within the foreseeable future. Development proposals in existing communities, such as Levy-Limehouse, should be respectful and complement the scale and character of the area. She also discussed the adjacent zoning and land uses for this area and the traffic and access of the subject property.

She mentioned that the Daly Organics Concept Plan (Appendix H) illustrated the proposed land use, the general layout, and access point. A Master Plan will be submitted separately and will provide additional information regarding the proposed layout of the development.

Ms. Wagner noted that the proposed PDD would establish the following:

- Access Points – the main access point exists and is located on Bellinger Hill Road.
- Allowed Land Uses – rural preservation, general commercial and industrial.
- Density – 166 acres is designated to remain Rural Preservation, 36 acres is designated as General Commercial, and 21 acres is designated as Industrial.
- Open Space – a minimum of 10% open space based on overall commercial highlands will be provided.
- Stormwater Management – best management practices will be used in the development to ensure runoff leaving the site meets SC Department of Environmental Services Office of Ocean and Coastal Resource Management and Jasper County standards for water quality.
- Setbacks and Buffers – The concept map shows the commercial areas are setback 400' + from Bellinger Hill Road.
- Landscaping Standards – A landscape road-side buffer will be provided along Bellinger Hill as required by the Jasper County Zoning Ordinance.

The Daly Organics PDD and Concept Plan meets all of the requirements for a PDD *Application and Concept Plan* as outlined in Article 8:1.7 of the Jasper County Zoning Ordinance. As far as a traffic analysis, Hussey Gay Bell, engineering firm determined that the current use produces 40 trips a day, which is made up of 30 trucks/day (customers) and 10 cars/day (employees). The future conditions is predicted to produce 40 trucks/day (customers) and 20 cars/day (employees). The Daly Organic property is currently served by water, wastewater and electric. The property is served by well and septic tank. Electric is served by Palmetto Electric. Telecommunication and fiber are not currently available to serve the Daly Organic property.

A zoning designation of PDD does not entitle an applicant or owner of the affected property a right to develop or engage in any land use or land disturbing activity, other than the rights in existence at the time of the Concept Plan approval. To engage in development or any land use or land disturbing activity, a Master Plan and subsequent Development Plan(s) must be approved for the areas to be developed. While the Concept Plan is very generalized, a Master Plan is a more refined document which will be reassessed by the Planning Commission at a future date. The Planning Commission recommends approval of the PDD designation and Concept Map. The Planning Commission also recommends that the PDD Standards limit the uses to only allow commercial and industrial uses that support the Daly Organic Farm, including the existing composting and mulching operation, and the proposed bagging facility.

Motion to approve: Councilman Kemp

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

19. David Tedder – Consideration of the 1st Reading of an Ordinance Approving a Development Agreement for the Daly Organics Development Property consisting of approximately 223 acres, more or less, owned by Bellinger Hill Properties, LLC in the Bellinger Hill Area of Jasper County, South Carolina, Pursuant to the South Carolina Local Government Development Agreement Act and Article IV, Title 20 of the Code of Ordinances of Jasper county, Authorizing the Chairperson of the Jasper County Council to execute the Development Agreement, and Matters Related Thereto. (*This document is included in the agenda e-packet*)

Mr. Tedder was present to review and address the request for the consideration of the 1st reading of an Ordinance Approving a Development Agreement for the Daly Organics Development Property consisting of approximately 223 acres, more or less, owned by Bellinger Hill Properties, LLC in the Bellinger Hill Area of Jasper County, South Carolina, Pursuant to the South Carolina Local Government Development Agreement Act and Article IV, Title 20 of the Code of Ordinances of Jasper county, Authorizing the Chairperson of the Jasper County Council to execute the Development Agreement. Mr. Tedder noted that there would be two public hearings with the first one in January, and the 2nd public hearing date would be noted at that meeting.

Motion to approve: Councilman Rowell

Second: Vice Chairwoman Clark

Vote: Unanimous

The motion passed.

20. Lisa Wagner – Consideration of 1st Reading of an Ordinance to Amend Article 2.1.1 of the Jasper County Land Development Regulations, *Exempt Subdivision*, limiting the number of parcels that can be subdivided from a single parcel of land when using the State’s exemption, to 4 individual parcels; to define an existing street and existing easement; Invoking application of the Pending Ordinance Doctrine; and other matters related thereto.

Ms. Wagner was present to review and address the request for the consideration of the 1st reading of an Ordinance to Amend Article 2.1.1 of the Jasper County Land Development Regulations, *Exempt Subdivision*, limiting the number of parcels that can be subdivided from a single parcel of land when using the State’s exemption, to 4 individual parcels; to define an existing street and existing easement; Invoking application of the Pending Ordinance Doctrine.

Ms. Wagner stated that the intent of this ordinance is to amend the Jasper County Land Development Regulations, Article 2.1.1, *Exempt Subdivision*, limiting the number of parcels that can be subdivided using the State’s exemptions for parcels that are 5 acres and greater, where each parcel abuts an existing road right-of-way or access easement that was in existence prior to January 2018. Currently, there is no limit on the number of parcels that can be subdivided from a single parcel of land using the State’s exemption. Over the last few years, Jasper County has received several exempt subdivisions that have created anywhere from 10 – 26 lots, subdividing 100 plus acres, with no community facilities, sidewalks, and other things that should be provided for a subdivision.

Analysis: Jasper County Land Development Regulations, Article 2.1.1, *Exempt Subdivision* states, “*the division of land into parcels of five acres or more where each parcel abuts an existing road right-of-way or access easement recorded prior to January 1, 2018.*” The State’s exemption states, “*the division of land into parcels of five acres or more where no new street is involved, and plats of these exceptions must be received as information by the planning agency which shall indicate that fact on the plats.*”

She noted that the proposed amendment sought to limit the number of parcels that can be subdivided from a single parcel of land using the State’s exemption to 4 parcels. Also, to define an existing street and existing easement

Motion to approve: Councilman Rowell

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

21. Wanda Giles - Consideration of Approval Of A Candidate To Be Appointed By The Jasper County Council To The Regional Housing Trust Oversight Board.

There was no motion made on this item, and it was to be moved to the January 2025 agenda.

22. Wanda Giles - Consideration Of Approval For The Re-Appointment Of Harry Williams To The SCA Board of Directors Appointment for 2025

Ms. Giles was present to review and address the request for the consideration of the the Re-Appointment Of Harry Williams To The SCA Board of Directors Appointment for 2025

Motion to approve: Vice Chairwoman Clark

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

23. Chief Wells - Consideration of approval for the purchase of two mid-sized SUV's for the 911 Communications Division, this is a budgeted item and on State Contract. Request authorization for the Administrator to Execute all Documents.

Chief Wells was present to review and address the request for the consideration of the approval for the purchase of two mid-sized SUV's for the 911 Communications Division, this is a budgeted item and on State Contract. Request authorization for the Administrator to execute all documents. Council discussed the use of Durango's and possibly other vehicles for this request. Chief Wells discussed the use of the state contract for vehicle purchase and discussed the reasons for the purchase request. Councilman Kemp noted that the County Council Traverse could also be used if needed from time to time. Chief Wells was asked to get more information on this request.

Motion to table: Councilman Rowell

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

24. Kimberly Burgess – Consideration of Acceptance of grant award in the amount of \$11,344.40 from the South Carolina Department of Health And Authorize the County Administrator to Execute All Documents.

Ms. Burgess was present to review and address the request for the consideration of acceptance of grant award in the amount of \$11,344.40 from the South Carolina Department of Health and authorize the County Administrator to execute all documents.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

24B. Wanda Giles – Consideration of the draft schedule of 2025 County Council Schedule Meeting Dates for approval at the January 6, 2025, meeting. (formerly consent agenda item #27)

Ms. Giles was present to review and discuss the draft schedule of the 2025 County Council Meeting Schedule with Council.

Councilman Kemp noted that he wanted to change the following:

- Remove the standard 5:30 Executive session from the schedule.
- All meetings will start at 6:00 P.M.
- That there should be Council Meetings in Hardeeville.

It was also mentioned to add another meeting in December possibly. Councilman Rowell also asked about the summer meetings and if another could be added.

The meeting schedule was to be placed on the first meeting of January with changes for Council's approval.

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.

Henry Nettles discussed the closing of his road and the county landfill.

Paul Nettles discussed the fact that they needed help on their road.

Steven Fagan signed up to speak but declined.

Quincey Bentley discussed roads in the Levy area and the last election.

Mark Barineau signed up by was not present to speak.

25. 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. Rath was there to give a briefing on the EPA grant submitted for the Federal Government.

CONSENT AGENDA

26. Wanda Giles - Consideration of Re-appointment of Ms. Barbara Bartoldus to the Board of Zoning Appeals.

27. Wanda Giles – Consideration of the draft schedule of 2025 County Council Schedule Meeting Dates for approval at the January 6, 2025, meeting. This item was moved to item 24B on the regular agenda.

28. Approval of the Minutes of 08.19.2024 and 08.20.2024.

END OF CONSENT AGENDA

29. **Council Members Comments:** Councilmember Comments were given but there were no comments that required action

30. **Possible Return to Executive Session to Continue Discussion on Matters Regarding Agenda Item II.** For more information on this meeting please go to our YouTube Channel for the video go to https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA

Adjournment

Motion to adjourn: Councilman Rowell

Second: Councilman Kemp

Vote: Unanimous

The motion passed and the meeting adjourned.

Respectfully submitted:

Wanda H. Giles
Clerk to Council

John Kemp, Chairman

AGENDA

ITEM # 20

Council Member
Comments and
Discussion

AGENDA

ITEM # 21

Executive Session