



## JASPER COUNTY COUNCIL

### HYBRID MEETING

**Council in person with Electronic Virtual Access for the Public**

**Jasper County Clementa C. Pinckney Government Bldg**

**358 3<sup>rd</sup> Avenue Ridgeland, SC 29936**

**June 7, 2021**

**MINUTES**

### **FY 2021-2022 Budget Workshop:**

The workshop began at 4:00 P.M.

- 1. Tim Cramer – Jasper-Ridgeland Youth Baseball (JRYB) League**
- 2. Sheriff Hipp – Jasper County Sheriff's Department**
- 3. Monica Wilson – Jasper County Auditor**

#### **Taylor Malphrus – Jasper-Ridgeland Youth Baseball (JRYB) League**

Mr. Tim Cramer could not be present for the workshop, so Mr. Taylor Malphrus represented this request. Mr. Malphrus reviewed a power point with Council and discussed the needs of the Jasper-Ridgeland Youth Baseball (JRYB) League. He noted that there were multiple repairs that had to be made as well as equipment expenses related to the sport. Mr. Malphrus discussed that they have a lease from the county for a 10 year lease for the property, and explained that they were in year 8 of the lease. Mr. Fulghum said since it was a county lease, he could provide that to Council. Mr. Malphrus also discussed the repairs they had encountered in 2021 as well as other expenses, such as gear, insurance, umpires, and team items that they incurred. He noted that there were upcoming expenses that they were facing as well. He noted that the baseball fields, gates, fencing, scoreboards, and such needed updates and/or repairs. At the conclusion of the presentation, Council thanked Mr. Malphrus for his presentation.

#### **Sheriff Hipp – Jasper County Sheriff's Department**

Sheriff Hipp was present to address his budget request. He provided a line-item overview Council for new Personnel, new vehicles, capital outlay, employee evaluation screenings and equipment. He noted that they were 16 officers down at this time and that they were building on the Crime Task Force. He also mentioned that the media services could be helpful in getting the information out to the public and for advertising for new personnel. Councilman Kemp asked if all Deputy's have cars and Sheriff Hipp said yes they did. Council discussed the mileage on the vehicles with Sheriff Hipp as well as the plans for the future for the vehicles. Ms. Burgess discussed the lease of the vehicles for the Sheriff's Department. Maintenance of the Sheriff's Department vehicles were also discussed. Ms. Burgess noted that routine maintenance is

performed regularly. In regard to vehicles currently under warranty, it was noted that those vehicles typically go to the dealership. For the vehicles not under warranty, the vehicles first go to the County Maintenance shop, and if they can repair it, they will repair it there. If not, it was noted, that our maintenance shop will tell them where to take it to. There was some further discussion and Council thanked Sheriff Hipp for his presentation.

### **Monica Wilson – Jasper County Auditor**

Ms. Wilson was present to address her budget request. She noted that she was present to ask Council for another person in the Auditor's Office. She noted that with all of the areas in Jasper County growing, that her team is working non-stop, but they are having more and more calls coming in. She noted that with the new legislation on boats and motors, that their office simply needs more staff. She said the average months shows 35,000 to 40,000 vehicles per month, and now there are the boats and motors as well. She said in addition, the information they are receiving from DNR is not correct, thus again noting the need for an additional staff person.

Ms. Wilson also mentioned that businesses are growing, and that she needed to be able to go out of the office and visit these businesses once she had additional staff. Councilman Dr. Brantley asked how she would address a situation of a business in operation but reporting that they are no longer in existence. Ms. Wilson noted if she had a person dedicated to businesses, then they would be out and about and see that they were doing business then they would be taxed on the assessment made. Councilman Kemp said for example, if the business was in Hardeeville, would she call Hardeeville to find out if they had a license? She said Hardeeville would be contacted and then she would go out to the business also. Mr. Fulghum noted that people say they are part time residents and get their tags in Georgia, or other places. He said he could see a potential for tax revenues on this that the County is not getting. Councilman Dr. Brantley asked if she thought the position would pay for itself. Ms. Wilson said that based on the information she was seeing it would. Chairwoman Clark asked what would happen if the position did not pay for itself. Ms. Wilson said with the business's personal property; they are constantly losing that revenue source so that would help with paying the position. She said many people live in Jasper County but have tags in other places and that this would help fund this position as well. Ms. Wilson thanked Council for allowing her this time to speak with them and Council thanked her for attending.

### **The workshop closed.**

Chairwoman Clark called the meeting to order at 5:12pm.

Wanda Simmons, Clerk to Council read the Report of Compliance with the Freedom of Information Act.

**Officials Present:** Chairwoman Barbara B. Clark, Vice Chairman Dr. Curtis Brantley, Councilman L. Martin Sauls (attending via telephone), Councilman Pastor Alvin Adkins and Councilman John Kemp.

**Staff Present:** County Administrator Andrew Fulghum, Clerk to Council Wanda H. Simmons, County Attorney David Tedder, Administrative Services Director Kimberly Burgess, Emergency Services Director Chief Russell Wells, Lisa Wagner Director of Planning and Building, and Jonathan Dunham.

Chairwoman Clark read the information below for the executive session and asked for a motion to go into executive session.

**Motion to go into executive session:** Vice Chairman Dr. Brantley

**Second:** Councilman Adkins

**Vote:** Unanimous

The motion passed.

#### **Executive Session**

**SECTION 30-4-70. Meetings which may be closed; procedure; circumvention of chapter; disruption of meeting; executive sessions of General Assembly.**

**(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 a 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; Ridgeland Fire Contract; IGA between Jasper County and the Town of Hilton Head Island for services related to the Palmetto Championship; Local Hospitality and Accommodations Tax Agreement Congaree Club; Proposed Legal Services contract for Jasper Ocean Terminal (JOT) with Burr Forman; Proposed Purchase of Property for Project Fence (421 N. Jasper St., Ridgeland SC.); Nickel Plate MCIP; Denise Smith.**

**(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 – Jasper Ocean Terminal (JOT); 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**

**Return to Open Session:**

**Motion to return from Executive Session:** Councilman Adkins

**Second:** Vice Chairman Dr. Brantley

**Vote:** Unanimous

The motion passed.

**Motions coming from Executive Session:**

**Motion to authorize the County Administrator to sign a Memorandum of Agreement with PGA Tour Inc., and an IGA with the Town of Hilton Head Island with regard to providing public safety for the Palmetto Championships at Congaree: Councilman Kemp**

**Second:** Councilman Adkins

**Vote:** Unanimous

The motion passed.

**Motion to authorize the Administrator to enter into an engagement letter with Pearl Foreman Law Firm for legal services regarding the JOT on the terms discussed in executive session: Vice Chairman Dr. Brantley**

**Second:** Councilman Adkins

**Vote:** Unanimous

The motion passed.

The Pledge of Allegiance was led by Councilman Kemp and Councilman Adkins gave the invocation.

**Approval of Agenda:**

**Motion to approve:** Vice Chairman Dr. Brantley

**Second:** Councilman Sauls

**Vote:** Unanimous

The motion passed.

**Approval of the Minutes of April 5, 2021:**

**Motion to approve:** Vice Chairman Dr. Brantley

**Second:** Councilman Adkins

**Vote:** Unanimous

The motion passed.

**Proclamations and Presentations: None**

**Open Floor to the Public per Ordinance 08-17 any citizen of the County may sign to speak before the Council on matters pertaining to County Services and Operations. Presentations will be limited to three (3) minutes and total public input will be limited to 30 minutes.**

No public comments were received.

**Resolutions:**

There were no resolutions for this meeting.

**Ordinances:**

- A. Lisa Wagner – 3<sup>rd</sup> reading Ordinance No. 2021-13 to amend the Official Zoning Map of Jasper County so as to transfer a property bearing Jasper County Tax Map Number 028-00-02-127 from the Residential Zone to the Community Commercial Zone on the Jasper County Official Zoning Map. (1655 Becks Ferry Road)**

Ms. Wagner noted that the subject property consisted of 1.02 acres and is located at 1655 Becks Ferry Road. The Applicant has requested a Zoning Map Amendment to have the property designated as Community Commercial (CC). The property is currently zoned Residential. A commercial structure is located on the property. The applicant is interested in establishing an event space, which is not allowed in Residential; however, the proposed use is allowed in the Community Commercial Zoning District.

Ms. Wagner noted that according to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as “Rural Conservation,” which seeks to protect and promote the character of Jasper County that largely exists today outside of the municipalities. Most development, particularly commercial development, should be guided to the hamlets. The adjacent parcels are zoned Residential and Rural Preservation. Adjacent land uses are residential, agricultural, and vacant property, with a church nearby.

Ms. Wagner noted that the subject property is accessed by Becks Ferry Road, which is a two-lane state maintained highway, classified as a limited local road. She stated that the Planning Commission recommended approval of the request to have the property designated as Community Commercial.

**Motion to approve:** Councilman Sauls

**Second:** Vice Chairman Dr. Brantley

**Vote:** Unanimous

The motion passed.

- B. Lisa Wagner – 1<sup>st</sup> Reading of an Ordinance to amend the Official Zoning Map of Jasper County so as to transfer a property bearing Jasper County Tax Map Number 083-00-03-058 from the Community Commercial Zone to the Mixed Business Zone on the Jasper County Official Zoning Map. (5851 Lowcountry Drive)**

Ms. Wagner noted that the subject property consisted of 3 acres and is located at 5851 Lowcountry Drive. The Applicant has requested a Zoning Map Amendment to have the property designated as Mixed Business (MB). The property is currently zoned Community Commercial. Two commercial structures are located on the property. One is approximately 6,000 s.f. and the other one is approximately 15,000 s.f. According to the Assessor’s property record, the property is valued at more than \$600,000. The property was developed in 1999 and has been home to Roll-A-Way Doors, Armor Building Solutions. Each of these businesses has used the site for warehousing, manufacturing/fabrication, showrooms, and offices. Since the adoption of the 2007 Jasper County Zoning Ordinance, the businesses have operated as a legal non-conforming use. However, the Mixed Business District would allow these uses. She noted that according to the 2018 Jasper

County Comprehensive Plan, the Future Land Use Map identifies this area as “Rural Conservation,” which seeks to protect and promote the character of Jasper County that largely exists today outside of the municipalities. Most development, particularly commercial development, should be guided to the hamlets. It should be noted, that the Jasper County Comprehensive Plan’s Land Use Exhibit shows the actual current use of this immediate area as commercial.

The adjacent parcels are zoned Community Commercial and Rural Preservation with Industrial Development and General Commercial nearby. Adjacent land uses are commercial, industrial, and vacant property that is planned for mixed use development. The subject property is accessed by Lowcountry Drive, which is a two-lane state-maintained highway, classified as an arterial road.

Ms. Wagner noted that from a land use perspective, the Planning Commission recommends approval of the request to have the property designated as a Mixed Business.

**Motion to approve:** Vice Chairman Dr. Brantley

**Second:** Councilman Kemp

**Vote:** Unanimous

The motion passed.

**C. Lisa Wagner – 1<sup>st</sup> Reading of an Ordinance to amend the Official Zoning Map of Jasper County so as to transfer a property bearing Jasper County Tax Map Number 067-00-01-002 from the Planned Development District to the General Commercial Zone on the Jasper County Official Zoning Map. (Argent Blvd. LRTA)**

Ms. Wagner noted that the subject property consists of 7.24 acres and is located along Argent Boulevard. The subject property is owned by LRTA and is undeveloped. The property is inappropriately zoned Planned Development District, although it is not located within a PDD. This is a staff-initiated effort to have the property appropriately zoned. According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as “Commercial Centers,” which are commercial nodes that are already developing and have a suburban rather than rural character. The adjacent parcels are zoned General Commercial and Community Commercial and the property is adjacent to the City of Hardeeville. Adjacent land uses are commercial and vacant property that is planned for mixed use development.

Ms. Wagner noted that the subject property is accessed by Argent Boulevard, which is a two-lane state maintained highway, classified as an arterial road. From a land use perspective, she noted that staff recommended approval to have the property designated as General Commercial.

**Motion to approve:** Councilman Kemp

**Second:** Vice Chairman Dr. Brantley

**Vote:** Unanimous

The motion passed.

**D. Lisa Wagner – 1<sup>st</sup> Reading of an Ordinance to amend the Official Zoning Map of Jasper County so as to transfer a property bearing Jasper County Tax Map Number 038-01-00-003 from the Resource Conservation Zone to the Residential Zone on the Jasper County Official Zoning Map. (186 Macedonia Road)**

Ms. Wagner noted that the subject property consists of .69 acres and is located at 186 Macedonia Road. The property is owned by Maria Hernandez and has a manufactured home located onsite. The property is currently zoned Resource Conservation and is non-conforming because the Resource Conservation Zoning District requires a minimum lot size of 2 acres. This is a staff-initiated effort to have the property appropriately zoned. According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as "Urban Transition," which are pockets of unincorporated Jasper County that are partially or entirely surrounded by either the City of Hardeeville or the Town of Ridgeland. For these areas that experience new development or redevelopment, consideration should be given to working with the adjacent municipality for annexation. The adjacent parcels are zoned Residential. The City of Hardeeville municipal limits are nearby, but not adjacent to the property. Adjacent land uses are residential and vacant property, with a church nearby.

Ms. Wagner noted that the subject property is accessed by Macedonia Road, which is a two-lane state maintained highway, classified as a limited local road. She noted that from a land use perspective, staff recommends approval to have the property designated as Residential.

**Motion to approve:** Vice Chairman Dr. Brantley

**Second:** Councilman Adkins

**Vote:** Unanimous

The motion passed.

**E. David Tedder – 3<sup>rd</sup> reading of Ordinance No. [2021-08](#) to approve the transfer to the Town of Ridgeland by deed a road right of way generally described as a portion of the road known as Volunteer Park Road lying within the Town of Ridgeland, and to authorize the Jasper County Administrator to execute such deed and other documents as may be necessary and appropriate to effect the transfer (Public hearing date 04.05.2021).**

Attorney Tedder reviewed the information in the ordinance for Council and noted that the ordinance was to approve the transfer to the Town of Ridgeland through a deed a road right of way known as Volunteer Park Road. He noted this had been discussed several times and that this would allow the Administrator to execute the deed and other documents as may be necessary and appropriate to effect the transfer.

**Motion to approve:** Councilman Sauls

**Second:** Councilman Adkins

**Vote:** Unanimous

The motion passed.

**F. David Tedder – Public hearing and 2nd reading of Ordinance # [2021-15](#) amending Chapter 4, *Alcoholic Beverages*, of the Jasper County Code of Ordinances, so as to clarify hours of operation and related matters.**

Mr. Tedder reviewed this ordinance and held a public hearing on the matter. There were no public comments on this item. Mr. Tedder explained the reason for this ordinance and noted that this was the 2<sup>nd</sup> reading of the ordinance in the event that Council wanted to make any changes.

**Motion to approve:** Vice Chairman Dr. Brantley

**Second:** Councilman Adkins

**Vote:** Unanimous

The motion passed.

**G. David Tedder – Public hearing and 2nd reading of Ordinance # [2021-16](#) of Jasper County Council to Amend Certain Provisions to the Jasper County Code of Ordinances, to Authorize Meetings to be Held by Telephonic or Other Electronic Means, and Matters Related Thereto.**

Mr. Tedder reviewed and discussed this for Council. He held a public hearing on this matter but there were no public comments on this item. Mr. Tedder explained in depth the reason for this ordinance as well as noting what other counties were doing in a similar fashion. He noted that this was the 2<sup>nd</sup> reading on this ordinance, so Council had more time to review the ordinance and ask any further questions.

**Motion to approve and ask for a workshop before the 3<sup>rd</sup> reading:** Councilman Kemp

**Second:** Vice Chairman Dr. Brantley

**Vote:** Unanimous

The motion passed.

**H. Andrew Fulghum – Public hearing and 2<sup>nd</sup> reading of Ordinance # [2021-17](#) to Adopt the 2021-2022 Jasper County Capital and General Operations Budget, to make such amendments to the 2020-2021 Capital and Operational Budget to recognize and ratify transfers as authorized by Section 7 of that Budget, and other matters related thereto.**

Mr. Fulghum addressed this item and noted that this was the 2<sup>nd</sup> reading of the ordinance to adopt the 2021-2022 Jasper County Capital and General Operations Budget, to make such amendments to the 2020-2021 Capital and Operational Budget. He noted that this was the budget that they had all discussed, reviewed and been provided copies of. He also held the public hearing for this item but there were no public comments. Mr. Fulghum also noted that if there were any changes or questions of Council this was the 2<sup>nd</sup> reading of the ordinance.

**Motion to approve:** Councilman Sauls

**Second:** Councilman Adkins

**Vote:** Unanimous

The motion passed with 4 yes votes, and 1 nay vote by Councilman Kemp.



**New Business:**

**A. Kimberly Burgess – Presentation of Jasper County Accommodations Tax Committee Recommendations**

This presentation item was moved to the 06.21.2021 meeting.

**B. Kimberly Burgess – Presentation of Local Accommodations and Hospitality Tax Requests**

Ms. Burgess noted that annually, Staff prepares an estimate of the local accommodations (A-Tax) and hospitality (H-Tax) taxes anticipated to be received in the succeeding fiscal year. The anticipated proceeds are estimated to be \$590,000 for FY21-22. This amount was calculated based on the YTD A-Tax and HTax receipts as of May 31, and an estimated amount for the remainder of the year the current year with an anticipated increase of approximately 11% due to the re-opening of the economy and an increase in collection efforts. Each year Council approves the allocation of local accommodations (A-Tax) and hospitality (H-Tax) tax funds to organizations that have requested funds and use the funds to promote tourism within the unincorporated portions of Jasper County. The organizations that have requested local A-Tax and H-Tax funds for fiscal year 2021- 2022 are provided on the attached list. Also, included on the list are amounts allocated to Jasper County to pay the airport construction loan, to make improvements to Exit 33 on Interstate 95, and to the electric bill associated with the Exit 33 on Interstate 95 lights. She noted that Council had been given the requests of each association or organization, and noted the following for the minutes:

	<u>Request</u>
Blue Heron Nature Center	\$5,000
Gopher Hill Festival	\$10,000
J.C. Chamber of Commerce (Billboard)	\$9,000
J.C. Chamber of Commerce (Farmer's Mkt)	\$7,200
Jasper County Chamber Visitor's Ctr. & Jasper Co. Historical Society	\$8,477
Lowcountry & Resort Islands Tourism Commission	\$13,100
Point South Merchant's Association	\$72,500
The Ivy Garden Club	\$1,500
Jasper County Airport	\$280,000
Jasper County (Impr. To Exit 33)	\$170,223
Jasper County Exit 33 Lights - Utilities	\$13,000
<b><u>Total</u></b>	<b><u>\$590,000</u></b>

Ms. Burgess noted that tonight was for the presentation and review, and it could be brought back to the meeting on the 21st for a Council determination or decision.

Chairwoman Clark said this item would be coming back on the 06.21.2021 meeting.

**B. Kimberly Burgess – Appointment by Council to the Jasper County Board of Appeals**

Ms. Burgess noted for Council consideration and information that there is an open position on the Jasper County Board of Assessors. She noted as of now there are no current candidates, however, the position is being advertised on the County website. Council asked to bring this back to the next meeting.

**D. Wanda Simmons – Appointment of Ms. Josephine Anderson by Council to the LCOG Workforce Board**

Ms. Simmons noted that Mr. Michael Butler, Workforce Development Director of the Lowcountry Workforce Area had sent over a letter to Chairwoman Clark requesting the appointment of Ms. Josephine Anderson as the Jasper County LWB Appointment effective as of 06.07.2021. Additionally, she noted that the appointment form, bio and resume for Ms. Anderson was included in the Council packet. The recommendation was given by Ms. Simmons to appoint Ms. Anderson as requested by Mr. Butler to this board.

**Motion to approve:** Vice Chairman Dr. Brantley

**Second:** Councilman Adkins

**Vote:** Unanimous

The motion passed.

**E. Wanda Simmons – Appointment of Mr. Henry Etheridge to The Beaufort-Jasper EOC (BJEOC) Board to represent Chairwoman Barbara B. Clark of the Jasper County Council.**

Ms. Simmons noted that an appointment was requested to the Beaufort-Jasper EOC Board of Directors for Chairwoman Barbara B. Clark for Jasper County, and that Chairwoman Clark wished to appoint Mr. Henry Etheridge as her representative to the Board.

**Motion to approve:** Councilman Kemp

**Second:** Councilman Sauls

**Vote:** Unanimous

The motion passed.

**F. Wanda Simmons – Appointment of Councilman John Kemp to the SOLOCO Board.**

Ms. Simmons noted that the request before Council was to appoint Councilman John Kemp to the SOLOCO Board as the Jasper County Council appointment. Chairwoman Clark noted that the Council needed someone who could be there for all of the meetings. She noted that Councilman Dr. Brantley tried to serve but has had some family issues requiring his attention, so Councilman Kemp would be replacing him on the Board. Councilman Dr. Brantley agreed with the appointment of Councilman Kemp.

**Motion to approve:** Vice Chairman Dr. Brantley

**Second:** Councilman Adkins

**Vote:** Unanimous  
The motion passed.

**Old Business:**

There was no old business for this agenda.

**Council Members Comments:**

**Councilman Adkins:**

Councilman Adkins said he had no comments for tonight.

**Chairwoman Clark:**

Chairwoman Clark said she had no comments for tonight as well.

**Vice Chairman Dr. Brantley:**

Vice Chairman Dr. Brantley said that in regards to meetings and changes every member of Council should be duly notified and informed by whatever means necessary.

Chairwoman Clark noted that at the prior meeting that both he and Councilman Kemp wanted to have the meeting, so everyone was aware of the upcoming meeting. She said he would continue to be notified of every meeting of Council.

**Councilman Kemp:**

Councilman Kemp said he had gone to the Hardeeville Graduation and heard the Valedictorian speak. He said that she was a role model for everyone.

**Administrator's Report:**

**Mr. Fulghum noted that Council had his report in the packet for review.** Mr. Fulghum noted that over the years, Jasper County had entered into MCIP agreements with Beaufort and Hampton Counties to facilitate economic development projects. Jasper County he noted, also entered an MCIP with every member County in the Southern Carolina Alliance (SCA) regarding the Jasper Ocean Terminal site. He noted that he would provide a brief explanation to Council of how revenue was to be shared in those agreements. He noted that in at least two of the agreements, the revenues had not been dispersed correctly and staff is working with the neighboring Counties to resolve these issues. He noted that from Beaufort County it seemed that Jasper County was not being given their 1%.

Mr. Fulghum noted to Council that they had been successful in the hiring of a Consultant for the construction of the Sheriff's Department, and said he would be sending out further information on this project to Council. He noted they would be sending out information on appropriations requests.

Mr. Fulghum asked Chief Wells to give a COVID update.

Chief Wells noted that at this time the positivity rate for the State of South Carolina was at 2.9% and that Jasper County was at 5.8%. He noted that the total loss of lives in Jasper County at this time was 47 citizens. He reviewed the testing and vaccination rates and locations. He further encouraged people to go and get vaccinated for the COVID virus.

**Possible Return to Executive Session to Continue Discussion on Matters Regarding Agenda Item II.**

There was no reason to return to executive session for this meeting.

**Adjourn**

**Motion to adjourn:** Vice Chairman Dr. Brantley

**Second:** Councilman Adkins

**Vote:** Unanimous

The motion passed and the meeting adjourned at 7:37pm.

**Respectfully submitted:**

**Approved:**



Wanda H. Simmons  
Clerk to Council



Barbara B. Clark  
Chairwoman