



JASPER COUNTY COUNCIL **COUNCIL MEETING**

Jasper County Clementa C. Pinckney Government Bldg.
358 3rd Avenue, Ridgeland, SC 29936
Monday, July 21, 2025
Minutes

Officials Present: Chairman John Kemp, Vice Chairman Joey Rowell, Councilman Chris VanGeison, Councilman Joe Arzillo

Staff Present: County Administrator Andrew Fulghum, County Attorney David Tedder, Tisha Williams, Kimberly Burgess, Lisa Wagner, James Iwanicki, Chief Russell Wells, and Videographer Jonathan Dunham.

Call to Order of the Jasper County Council Meeting by Chairman Kemp

Chairman Kemp called the meeting to order. 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.*

Workshop:

- **Brittanny Ward – Code Enforcement**

Mr. Fulghum noted that Ms. Ward was here to provide a summary of her work since the county hired her to consolidate all of the county's ordinances to make it more streamlined with regard to Code Enforcement. A key part of the discussion involved the county's decision to hire a code enforcement coordinator to manage interdepartmental communication and organize the issuance of administrative citations. The council reviewed several specific amendments, including clarifications to definitions and the process for protesting citations, especially in cases of hardship or misapplication of the code. Additionally, the conversation briefly touched on the need to update animal control ordinances, aligning with efforts in neighboring counties, and to implement a public education campaign to inform citizens about the new system and encourage compliance.

Motion to adjourn the workshop: Councilman VanGeison

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

1. Call the Council Meeting to Order:

The meeting was called 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.

The Pledge to the Flag was given and the Invocation was given by Councilman Rowell.

3. Approval of the Regular Agenda:

Motion to withdraw Item # 10 to give the Chairman of the County Council and the Airport Commission time to set up a workshop: Councilman Arzillo

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

Motion to approve the agenda as amended: Councilman Arzillo

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

4. Approval of the 04.14.2025 minutes:

Motion to approve: Councilman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

5. CHAIRMAN KEMP'S COMMENTS:

Chairman Kemp said they had came out of a workshop for Code Enforcement. He noted that Council believed that getting Code Enforcement and ensuring its enforcement is considered one of the most important items that Council can do.

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.

Gene Ceccarelli discussed the Sheriff's Department.

Nanci Polk-Weckhorst discussed the rezoning of the 265 acres.

Trina Cournoyer discussed the sandpit and the rezoning of the 265 acres.

Jack Sayger discussed money management.

Richard Dean discussed the Airport Lease Policy.

David Pinegar discussed airport leases.

Derek Argetsinger discussed airport leases.

PROCLAMATION

6. David Tedder – Proclamation for the 2025 Gullah/Geechee Nation Appreciation Week 2025 from Saturday, July 26th until Sunday, August 3, 2025, to Queen Quet. The theme for this year's celebration is "25 Years of Self-Determination: Celebrating the Roots and Legacy of the Gullah/Geechee Nation."

Mr. Tedder read the Proclamation for the 2025 Gullah/Geechee Nation Appreciation Week 2025 from Saturday, July 26th, until Sunday, August 3, 2025, to Queen Quet, and the Proclamation was presented.

7. Chairman Kemp: Proclamation presented to Mr. David Tedder 23 years of service with 10 years of Service to Jasper County as the County Attorney and 13 years as Hardeeville City Attorney.

Chairman Kemp read the Proclamation presented to Mr. David Tedder for his 23 years of service with 10 years of Service to Jasper County as the County Attorney and 13 years as Hardeeville City Attorney, and the Proclamation was presented.

RESOLUTIONS

8. Taylor Boykin – Consideration of Resolution [#R-2025-45](#) a Resolution Consenting to the Joinder of Lionsmark Freedom Building 3, LLC to a Fee-in-Lieu of *Ad Valorem* Taxes and Incentive Agreement and other related matters.

Mr. Boykin was present to discuss and review Resolution [#R-2025-45](#) a Resolution Consenting to the Joinder of Lionsmark Freedom Building 3, LLC to a Fee-in-Lieu of *Ad Valorem* Taxes and Incentive Agreement.

Motion to approve: Councilman Rowell

Second: Councilman Arzillo

Vote: Unanimous

The motion passed.

9. Kimberly Burgess – Consideration of a Resolution [#R-2025-46](#) to ratify emergency procurement of a septic tank system for Grays Community Park.

Ms. Burgess was present to discuss and review Resolution [#R-2025-46](#), which ratified the emergency procurement of a septic tank system for Grays Community Park.

Motion to approve: Councilman VanGeison

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

*10. David Tedder - Consideration of a Resolution #R-2025-47 Adopting Airport Leasing Policy Principles and Directives to County Staff to Incorporate the Policy Directives into Lease Documents, Appropriate Ordinances and/or Resolutions Regarding the Ridgeland Claude Dean Airport, and Matters Related Thereto.
(This item was removed from the agenda).*

11. David Tedder – Consideration of a Resolution #R-2025-48 to Authorize an Intergovernmental Agreement with Beaufort County regarding Animal Services, and Matters Related Thereto.

Mr. Tedder was present to review and discuss Resolution #R-2025-48 to Authorize an Intergovernmental Agreement with Beaufort County regarding Animal Services. Mr. Tedder discussed the need to insert the amount of \$500.00 into this to meet the agreed-upon discussion. This resolution authorized an Intergovernmental Agreement (IGA) with Beaufort County to assist Jasper County with animal needs on a temporary, at-cost basis, due to ongoing struggles with the Jasper Animal Rescue Mission (JARM) shelter. The IGA outlines Beaufort County providing personnel and equipment for services, including feeding, cleaning, intake, medical evaluation, and rehoming.

Motion to approve with the insertion of the amount of \$500.00 as per discussion: Councilman VanGeison

Second: Councilman Arzillo

Vote: Unanimous

The motion passed.

PUBLIC HEARINGS, ORDINANCES AND ACTION ITEMS

12. Brittany Ward – Consideration of the 1st reading of an Ordinance of Jasper County Council to Amend the Jasper County Code of Ordinances to Establish Penalties, Authorize the Enforcement of the Code, and Other Matters Related Thereto by Amending the Following Chapters: Chapter 1 General Provisions; Chapter 3 Animals; Chapter 4 Alcoholic Beverages; Chapter 6 Buildings And Building Regulations; Chapter 8 Businesses; Chapter 9 Civil Emergencies; Chapter 10 Nuisances, Junkyards, Noise, and Litter; Chapter 18 Offenses and Miscellaneous Provisions; and Chapter 25 Streets, Sidewalks, and Public Places.

Ms. Ward was present to review and discuss the request of the 1st Reading of an Ordinance of Jasper County Council to Amend the Jasper County Code of Ordinances to Establish Penalties, Authorize the Enforcement of the Code, and Other Matters Related Thereto by Amending the Following Chapters: Chapter 1 General Provisions; Chapter 3 Animals; Chapter 4 Alcoholic Beverages; Chapter 6 Buildings And Building Regulations; Chapter 8 Businesses; Chapter 9 Civil Emergencies; Chapter 10 Nuisances, Junkyards, Noise, and Litter; Chapter 18 Offenses and Miscellaneous Provisions; and Chapter 25 Streets, Sidewalks, and Public Places.

Motion to approve: Councilman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

13. Lisa Wagner – Consideration of the **1st Reading** of Ordinance **#O-2025-18** to amend Article 9:6, Accessory Structures, of the Jasper County Zoning Ordinance, to allow increased building sizes for accessory structures in the Residential, Rural Preservation, and Resource Conservation Zoning Districts. *(1st reading date 06.02.2025)* ***This Ordinance was deferred back to the Planning Commission Meeting at the June 2, 2025 Council Meeting and a Public Hearing has not been scheduled.***

Ms. Wagner was present to review and discuss the 1st Reading of Ordinance #O-2025-18 to amend Article 9:6, Accessory Structures, of the Jasper County Zoning Ordinance, to allow increased building sizes for accessory structures in the Residential, Rural Preservation, and Resource Conservation Zoning Districts. Chairman Kemp noted that this would be coming up on a workshop.

Motion to approve: Councilman VanGeison

Second: Councilman Arzillo

Vote: Unanimous

The motion passed.

14. Lisa Wagner – Consideration of the **1st Reading** of an Ordinance to amend the Official Zoning Map of Jasper County so as to transfer two properties located along Speedway Boulevard and Purrysburg Road, bearing Jasper County Tax Map Numbers 039-00-01-040 and 039-00-01-041 from the Community Commercial and Residential Zoning District to the Community Commercial Zoning District on the Jasper County Official Zoning Map. Here is a link to these documents: : [☐ Zoning Map Amendment - Speedway Blvd. and Purrysburg Rd](#)

Ms. Wagner was present to review and discuss the request for the 1st Reading of an Ordinance to amend the Official Zoning Map of Jasper County to transfer two properties located along Speedway Boulevard and Purrysburg Road, bearing Jasper County Tax Map Numbers 039-00-01-040 and 039-00-01-041 from the Community Commercial and Residential Zoning District to the Community Commercial Zoning District on the Jasper County Official Zoning Map.

Motion to approve: Councilman VanGeison

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

15. David Tedder – Consideration of the **3rd Reading** of Ordinance **#O-2025-17** authorizing the sale to Elite Marble Holdings, LLC of a 2.79 acre parcel, more or less, being subdivided out of the original 25.52 acre Parcel identified as Parcel D as shown on a Plat recorded at Plat Book 27 at Page 80, being a portion of tax parcel 048-00-01-007, and to authorize the Jasper County Administrator to execute such contracts, amendments, deeds and other documents as may be necessary and appropriate to effect the sale to Elite Marble Holdings LLC, or its assigns, and matters related thereto. *(1st reading date 06.02.2025; Public Hearing 06.16.2025; 2nd reading 06.16.2025)*

Mr. Tedder was present to review and discuss the request for the 3rd Reading of Ordinance #O-2025-17 authorizing the sale to Elite Marble Holdings, LLC of a 2.79 acre parcel, more or less, being subdivided out of the original 25.52 acre Parcel identified as Parcel D as shown on a Plat recorded at Plat Book 27 at Page 80,

being a portion of tax parcel 048-00-01-007, and to authorize the Jasper County Administrator to execute such contracts, amendments, deeds and other documents as may be necessary and appropriate to effect the sale to Elite Marble Holdings LLC, or its assigns.

Motion to approve: Councilman Arzillo

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

16. David Tedder – Public Hearing and Consideration of the 3rd Reading of Ordinance #O-2025-16 to authorize Jasper County to enter into a facilities use letter of agreement with the Lowcountry Composite Group of the Civil Air Patrol for the periodic use of a portion of the Ridgeland-Claude Dean Airport. (1st reading 05.19.2025; Public Hearing 06.02.2025; 2nd reading 06.02.2025)

Mr. Tedder was present for the Public Hearing and for the review and discussion of the request of Consideration of the 3rd Reading of Ordinance #O-2025-16 to authorize Jasper County to enter into a facilities use letter of agreement with the Lowcountry Composite Group of the Civil Air Patrol for the periodic use of a portion of the Ridgeland-Claude Dean Airport. Mr. Tedder noted that there had been no changes since the 2nd reading. Administrator Andrew Fulghum disclosed a distant relative holds a senior position in the Civil Air Patrol. The public hearing was opened, but there were no comments, so it was closed.

Motion to approve: Councilman VanGeison

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

17. Andrew Fulghum – Public Hearing Only of an Ordinance to authorize a Comprehensive Agreement and Lease between Jasper County and Jasper Animal Rescue Mission (JARM) for the use of that real property located at 401 Carters Mill Road, Ridgeland, South Carolina, and provision of services to operate the County animal shelter.

A public hearing was held on an ordinance authorizing a comprehensive agreement and lease between Jasper County and JARM for the use of the animal shelter property. There was no vote on this item, since it was a Public Hearing only. The public hearing was opened, but there were no comments, so it was closed.

18. David Tedder – Public Hearing and consideration of the 2nd Reading of Ordinance #O-2025-19 to amend and add a new subsection to the Jasper County SC Code of Ordinances, Chapter 26 Taxation, Article 1 in General.

Mr. Tedder was present for the Public Hearing and to review and discuss the consideration of the 2nd Reading of Ordinance #O-2025-19 to amend and add a new subsection to the Jasper County, SC Code of Ordinances, Chapter 26 Taxation, Article 1 in General. The public hearing was opened, but there were no comments, so it was closed.

Motion to approve: Councilman Rowell

Second: Councilman Arzillo

Vote: Unanimous

The motion passed.

19. Kevin Morris, Holt Consulting Company, LLC. – Consideration of the 2025 Emergency Generator & Pavement Rehabilitation Project Rebid (Ridgeland (3J1) 2025 Projects Grant Application.

Kevin Morris, of Holt Consulting Company, LLC., was present to review and discuss the request for the consideration of the 2025 Emergency Generator & Pavement Rehabilitation Project Rebid (Ridgeland (3J1) 2025 Projects Grant Application. This item was discussed by Council and went forward for a vote.

Motion to approve: Councilman Arzillo

Second: Councilman Rowell

Vote:

Councilman Rowell: Yes

Councilman Arzillo: Yes

Councilman VanGeison: No

Chairman Kemp: No

The motion did not pass.

20. David Tedder – Consideration of 1st Reading of an Authorizing The Execution And Delivery Of Amended And Restated Fee-In-Lieu Of Tax Agreements By And Between Cp Hardeeville, LLC, CPH Parcel A Owner, LLC, CPH Parcel B Owner, LLC, CPH Parcel C Owner, LLC, And Jasper County, South Carolina With Respect To Certain Economic Development Property In The County, Whereby Such Property Will Be Subject To Certain Payments In Lieu Of Taxes; And Other Matters Relating Thereto.

Mr. Tedder was present to review and discuss the consideration of 1st Reading of an authorizing the execution and delivery of amended and restated Fee-In-Lieu of Tax Agreements by and between CP Hardeeville, LLC, CPH Parcel A Owner, LLC, CPH Parcel B Owner, LLC, CPH Parcel C Owner, LLC, and Jasper County, South Carolina With Respect To Certain Economic Development Property In The County, Whereby Such Property Will Be Subject To Certain Payments In Lieu Of Taxes.

Motion to approve: Councilman Rowell

Second: Councilman Arzillo

Vote: Unanimous

The motion passed.

21. Kimberly Burgess – Public Hearing Only to give an opportunity to become acquainted with a proposed Rural Development project consisting of a new fire station to be constructed in Coosawhatchie.

Ms. Burgess was present for the Public Hearing Only of this item to allow them to become acquainted with a proposed Rural Development project consisting of a new fire station to be constructed in Coosawhatchie.

There was no vote on this item, since it was a Public Hearing only. The public hearing was opened and one citizen asked for clarification on the fire station's location. There were no other comments so the public hearing was closed.

22. Kimberly Burgess – Consideration of the 1st Reading of an Ordinance Amending the Business License Ordinance of the County of Jasper to Update the Class Schedule as Required by Act 176 of 2020.

Ms. Burgess was present to review and discuss the consideration of the 1st Reading of an Ordinance Amending the Business License Ordinance of the County of Jasper to Update the Class Schedule as Required by Act 176 of 2020. Ms. Burgess noted that a public hearing was scheduled for August 18th.

Motion to approve: Councilman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

23. Lisa Wagner – Consideration of 1st Reading to amend the Official Zoning Map of Jasper County so as to transfer a property consisting of approximately 264.53 acres and bearing Jasper County Tax Map Number 052-00-03-012, from the Rural Preservation Zone to the Resource Extraction on the Jasper County Official Zoning Map. : ☐ [Zoning Map Amendment - Heritage Road](#)

Ms. Wagner was present to review and discuss the consideration of the 1st Reading to amend the Official Zoning Map of Jasper County to transfer a property consisting of approximately 264.53 acres and bearing Jasper County Tax Map Number 052-00-03-012, from the Rural Preservation Zone to the Resource Extraction on the Jasper County Official Zoning Map.

Motion to approve to amend the zoning with the Development Agreement to be presented before the 2nd reading: Councilman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

24. Lisa Wagner – Consideration of the 1st Reading of an Ordinance to amend the Jasper County Code of Ordinances, Chapter 25 – Article III, Naming and Addressing of Roads, Section 123 Definitions, (1) County Road and (2) Private Road, so as to correct definitions due to scrivener errors contained in Ordinance Number #O-2025-12.

Ms. Wagner was present to review and discuss the consideration of the 1st Reading of an Ordinance to amend the Jasper County Code of Ordinances, Chapter 25 – Article III, Naming and Addressing of Roads, Section 123 Definitions, (1) County Road and (2) Private Road, to correct definitions due to scrivener errors contained in Ordinance Number #O-2025-12.

Motion to approve: Councilman VanGieson

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

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

26. Councilmember Comments and Discussion: Councilmember Comments were given but there were no comments that required action.

27. 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:

(1) Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee, a student, or a person regulated by a public body or the appointment of a person to a public body – [County Attorney](#)

(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 – [Personnel: Attorney Position Update; Class Action Regarding Ultra Processed Foods--Litigation; Litigation Update](#)

Motion to go into Executive Session: Councilman Arzillo

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

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:

Motion to return to regular session: Councilman VanGeison

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

- **27.1 Action coming out of Executive Session** – No action came out of executive session.

Motion to coming out of Executive Session: Councilman VanGeison

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

28. Adjournment:

Motion to adjourn: Councilman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed, and the meeting adjourned.

For more information on this meeting please go to our YouTube Channel for the video at https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA . There are also Closed Captions available for all of our County Council videos. Just click the "CC" button to follow along.

Respectfully submitted:



Wanda H. Giles
Clerk to Council



John A. Kemp
Chairman