



JASPER COUNTY COUNCIL COUNCIL WORKSHOP AND MEETING

Jasper County Clementa C. Pinckney Government Bldg
358 Third Ave., Ridgeland, SC. 29936

Monday, November 3, 2025

Minutes

Officials Present: Chairman John Kemp, Vice Chairman Joey Rowell, Councilman Joseph Arzillo, Councilman Chris VanGeison, and Councilman Gene Ceccarelli.

Note: Vice Chairman Rowell had to leave at 5:53 PM due to a fire at work. He returned to the Council Meeting at 7:40 PM during Item # 15.

Staff Present: County Administrator Andrew Fulghum, Clerk to Council Wanda Giles, Kimberly Burgess, Lisa Wagner, James Iwanicki, Chief Russell Wells, and Videographer Jonathan Dunham.

5:00 PM Workshop:

- Review of the Euhaw Overlay District, the RP-10 Zoning District, and the Village Commercial Zoning District.

The Jasper County Council held a workshop to review and discuss the Euhaw Overlay District, the RP-20 Zoning District and the Villages Commercial Zoning District. Ms. Lisa Wagner and Ms. Denise Grabowski of Symbiosity were present to provide a review of the Euhaw Overlay District, the RP-10 Zoning District, and the Village Commercial Zoning District. Presentations of several zoning proposals, including the creation of a Village Commercial district to regulate the aesthetics of business development, and the proposed RP-10 zoning were discussed along with private property rights. The Euhaw Overlay District was proposed to protect rural character and natural resources; the RP10 Zoning District was proposed for larger rural properties; and the Village Commercial Zoning District was proposed for properties along Hwy 462 to help regulate commercial growth through architectural restrictions. Significant discussion points included increased traffic, traffic concerns, RP10 concerns, infrastructure, environment, Planned Development Districts, and citizen impact. One of these focuses was on how to manage growth and protect natural resources. After some discussion, Ms. Grabowski requested clear direction on the Council's intent. She explained that RP10 was designed to manage overall density (one unit per 10 acres) while maintaining contiguous natural systems, but acknowledged the controversy surrounding it.

To address these issues, the council directed staff to simplify the plan by removing the controversial RP-10 designation while maintaining protections against large-scale subdivisions. The meeting concluded with a decision to delay further until more information could be provided in December.

Motion to adjourn the workshop: Councilman Ceccarelli

Second: Councilman Arzillo

Vote: Unanimous

The workshop adjourned.

6:00 PM Council Meeting

1. 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.*

In accordance with the Freedom of Information Act, the electronic and print media were notified. During periods of review, discussion, and/or presentations, minutes are typically condensed and paraphrased. The recorded version is available online at: https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA. Closed captions are also available for all of our County Council videos. Just click the "CC" button to follow along.

1. Call the Council Meeting 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: Chairman Kemp led the Pledge of Allegiance, and the Invocation was given by Councilman VanGeison.

3. Approval of the Consent Agenda:

Motion to approve: Councilman VanGeison

Second: Councilman Arzillo

Vote: Unanimous

The motion passed.

3A. Approval of the Regular Agenda:

Chairman Kemp noted that the following changes needed to be made to the agenda: Removal of Item # 8; the removal of Item # 17 until the 12.15.2025 meeting; and add the Treasurer to Executive Session under the section for number 2.

Motion to approve with the noted changes: Councilman VanGeison

Second: Councilman Ceccarelli

Vote: Unanimous

The motion passed.

AGENDA ITEMS FOR THIRD READING:

4. Lisa Wagner – Consideration of the 3rd Reading of Ordinance #O-2025-29 to amend the Official Zoning Map of Jasper County so as to transfer a property located along Smith Manker Road, bearing Jasper County Tax Map Number 051-00-11-003, consisting of 5.09 acres from the Rural Preservation Zone and Residential Zone to the Residential Zone on the Jasper County Official Zoning Map. (1st reading 09.15.2025; Public hearing and 2nd reading 10.20.2025)

Motion to approve: Councilman VanGeison

Second: Councilman Arzillo

Vote: 3 yes votes and 1 no vote by Councilman Ceccarelli

The motion passed.

5. Lisa Wagner – Consideration of the 3rd Reading of Ordinance #O-2025-30 to amend the Official Zoning Map of Jasper County so as to transfer a property located at 398 Mendez Farm Road, bearing Jasper County Tax Map Number 040-00-02-105, consisting of 1 acre from the Rural Preservation Zone to the Residential Zone on the Jasper County Official Zoning Map. (1st reading 09.15.2025; Public hearing and 2nd reading 10.20.2025)

Motion to approve: Councilman Arzillo

Second: Councilman VanGeison

Vote: Unanimous

The motion passed

6. Lisa Wagner – Consideration of the 3rd Reading Ordinance #O-2025-31 to Amend the Jasper County Land Development Regulations, Article 2.1.4, Minor Site Plan to add site improvements to the definition of Minor Site Plan. (1st reading 09.15.2025; Public hearing and 2nd reading 10.20.2025)

Motion to approve: Councilman Ceccarelli

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

CONSENT AGENDA

7. Approval of the Minutes 06.23.2025, 06.25.2025, 06.30.2025, and 07.02.2025

MOTION TO RECONSIDER AN ITEM:

8. Kimberly Burgess – Motion to Reconsider Approval of Ordinance O-2025-28 – This item was removed from the agenda during the agenda approval.

PRESENTATIONS:

9. Misael Garzon, LCOG Representative - LowCountry Council of Government (LCOG)

Mr. Misael Garzon, LCOG Representative provided an update following attendance at the NATO conference in Salt Lake City, Utah, focusing on efficiency, economic workforce development, and collaboration. He discussed Funding Strategy including the Tax Increment Funding (TIF) as a strategy used by other communities to use future tax revenue based on increased property values to fund public service projects. He discussed the SC DOT Projects and the amount allocated for road projects in Jasper County, covering 129 miles, including a large part dedicated to the I-95 widening project. He discussed the Economic Statistics (as of October 1st) for Jasper County's unemployment rate and the average hourly wage. HUD Funding was discussed regarding the SC Department of Commerce taking feedback for the 2026 to 2030 consolidated plan for HUD funding, which greatly benefits rural communities. He also discussed the fact that although grant funding has fluctuated, the LCOG staff continue to look for grant opportunities to ease the burden on taxpayers. Council requested a list of specific grants applied for in Jasper County.

10. Lyn Boyles – Keep Jasper Beautiful Report and Strategic Plan.

Ms. Boyles was present to provide the Council with the Keep Jasper County Beautiful July 1 – September 30, 2025, Quarterly Report and she noted some of the following information:

- 10.2 tons of litter collected by volunteers
- 5.6 tons of litter collected by litter crew (11,200 lbs./6 miles per pick up, that includes both sides of road which is considered 12 miles)
- 15.8 tons of litter collected total
- 411 volunteers participated for quarter
- 1027.5 volunteer hours
- Litter index for jasper county 2.2 (scale of 1-4)
- Education workshops 2/reached 580 students
- Community workshops 1/reached 35 citizens
- Community event 1/reached 350 citizens
- Adopt A Highway groups 30
- Court Appointed Community Service 8/75 hours per person=600 hours
- Litter Fines Issued \$3474.50
- KJCB was awarded the President's Circle Award of Keep America Beautiful and Palmetto Pride

- KJCB was in the top 5% in the state of South Carolina for litter pick up (this is competing with counties that have 5-10 full time employees in their litter control departments)
- KJCB HAS INITIATED A NEW Adopt A Campus Program with Jasper County schools. our program is the model for all South Carolina affiliates.
- KJCB has initiated the Litter Free Game for our school's athletic programs
- SC Department of Natural Resources Game Wardens Region 4 received the Golden Trashcan Award for their litter prevention efforts to protect our natural resources. Jasper County DNR is part of this unit and KJCB assisted with securing fines, citations, and hours of litter patrol.

Ms. Boyles provided the following information regarding Partnerships:

- Palmetto Pride
- Keep South Carolina Beautiful
- Keep America Beautiful
- Jasper County
- Town of Ridgeland
- City of Hardeeville
- SCDOT
- SCDNR
- Jasper County Sheriff Office
- Hardeeville Police Department
- Ridgeland Police Department
- Public Works
- 14th District Solicitor's Office
- Hardeeville Municipal Court
- SC Department of Probation, Pardon & Parole
- Beaufort, Hampton, Colleton, Allendale, KSCB affiliates
- Jasper County Schools

Ms. Boyles provided the following ongoing projects:

- Facebook & social media continues with average of 2000 engagements monthly
- Advertising campaigns of digital billboards and digital marketing
- 12 illegal dumping signs throughout the county with 15 cameras
- Annual "Tarp It or Tick It" at Hardeeville and Ridgeland recycle centers

Ms. Boyles provided the 18-month Strategic Plan for the Council agenda e-packet that covered the following information:

LITTER PREVENTION

- Jasper County Schools
Meet with all schools to educate litter prevention and develop partnerships
Develop litter cleanups
Involve student volunteers
Adopt a Campus (a new program initiated throughout SC by KJCB)
- Business Improvement & Partnerships
Make list of potential businesses to help meet KJCB Mission
Meet with businesses and develop partnerships
Host a Business After Hours with JCCC
Partner with Businesses for Adopt A Highway
- Coordinate litter crew litter pick ups with Ridgeland, Hardeeville & Jasper County
Use our litter index to target the most littered areas
State & County hot spot & road litter drives
Set a target % increase of pick-ups for end year FY to achieve

Set a target % increase of volunteers for end of FY to achieve

- Earth Day
Partner with City of Hardeeville Earth Day event
Partner with Beaufort, Hampton, Colleton counties for regional Earth Day litter Drive
Partner with Town of Ridgeland Earth Day Litter Drive
- Jasper County Law Enforcement
Partner with JCSO, SCDNR, RPD, HPD issue litter fines
Partner with 14th Circuit Solicitor's Office for PTI hours
Annual "Tarp It or Tick It" Ridgeland & Hardeeville recycle centers
- Partner with Municipal Court for PTI hours
- Partner with SC Department Probation, Parole & Pardon Services

WASTE REDUCTION/RECYCLING

- What can be recycled?
Find out what can be recycled by working with KSCB State Leaders and SCDES
- Training from DES to KJCB Board on what can and cannot be recycled
- Research the RecycleRightSC Campaign
Determine what is most needed for Jasper County regarding recycling
What is recycling rate for Jasper County
Create list of what can be recycled in Jasper County and where

Ms. Boyles also provided Jasper County's ROI: For every dollar invested in litter removal and prevention efforts, Jasper County avoided \$5 in cost. These costs can include reduced maintenance costs for roads and public spaces, lower cleanup costs for litter and debris, decreased environmental damage from litter, and

reduce impact on local businesses and tourism. By investing in litter prevention and removal, Keep Jasper County Beautiful not only beautifies our community but also saves taxpayers dollars. She noted that Keep Jasper County Beautiful is a part-time position funded by Jasper County and the Jasper Soil & Water Conservation District.

PROCLAMATION:

11. Chairman Kemp – Proclamation Presentation proclaiming November 15, 2025, as Veteran’s Appreciation Day in Jasper County.

Chairman Kemp read and presented this Proclamation to Alton Jenkins, Director of Veterans’ Affairs , from the Jasper County Council, to proclaim November 15, 2025, as Veterans Appreciation Day in Jasper County, South Carolina.

Mr. Alton Jenkins announced the Second Annual Low Country Boil will be held on November 15th from 5:00 p.m. to 8:00 p.m. The event is free for veterans and their dependents and will feature live music, crab, and shrimp.

CITIZEN COMMENTS:

12. 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.

Reginald White: Discussed his concerns about increased traffic and speeding in the Cherry Hill community.

Russell Frederick: Spoke regarding the Euhaw Planning District and advocated for keeping the area rural.

Smittie Cooler: Reminded the Council of May 2023 mandate to create a protective overlay and a moratorium for the Euhaw area.

John Allen: Reported that crash hotspots on Highway 462 and 170 increased in the past years. He expressed concern that state and federal funding for road maintenance

Kit Louther: Emphasized that Highway 462 provides Jasper County’s only saltwater access and the only feasible public ramp and preservation of the rural character were vital.

Grant McClure (Coastal Conservation League): Supported strengthening rural zoning to preserve natural resources, maintain low property taxes, and discourage suburban sprawl.

RESOLUTIONS

13. Sheriff Malphrus and Kimberly Burgess – Consideration of Resolution #R-2025-59 a Resolution of Jasper County Council to Approve the Procurement of a Boat, Motor and Trailer for Jasper County and the Jasper County Sheriff Department Under a State Contract Pursuant to the Jasper County Purchasing and Contracting Ordinance, and Matters Related Thereto.

Sheriff Malphrus and Kimberly Burgess were present to review and address the request of approval for Resolution #R-2025-59 to approve the procurement of a boat, motor and trailer for Jasper County and the Jasper County Sheriff Department under a state contract pursuant to the Purchasing and Contracting Ordinance, The Sheriff's Office was seeking a smaller boat to access creeks and shallow water during flooding and search and rescue operations, as their existing large boat draws too much water. It was noted that funding for the purchase (exceeding \$36,000) is available in the Sheriff's budget.

Motion to approve: Councilman VanGeison

Second: Councilman Arzillo

Vote: Unanimous

The motion passed.

14. Andrew Fulghum – Consideration of Resolution #R-2025-60 a Resolution of Jasper County, South Carolina Authorizing the Purchase of Real Property; and Other Matters Related Thereto. (TMP Nos. 063-27-02-002 and 063-16-14-001)

Andrew Fulghum – Consideration of Resolution #R-2025-60 authorizing the purchase of real property. He noted that the appraisal had been done by Randy Waite and that Ms. Badgett had used Mr. Waite, and that the County had used Mr. Owen.

Motion to approve: Councilman Ceccarelli

Second: Councilman Arzillo

Vote: Unanimous

The motion passed

15. Chairman Kemp – Consideration of Resolution #R-2025-61, a Resolution of the Jasper County Council to declare and adopt a Policy regarding Shared Services.

Chairman Kemp presented and reviewed for Council's consideration Resolution #R-2025-61, a Resolution of the Jasper County Council to declare, adopt, and revise Policy regarding Shared Services.

Motion to approve: Councilman VanGeison

Second: Councilman Rowell

Vote: Unanimous

The motion passed

PUBLIC HEARINGS, ORDINANCES AND ACTION ITEMS

16. Lisa Wagner - Consideration of 1st Reading of an Ordinance to amend Article 12:1 of the Jasper County Zoning Ordinance, Off-Street Parking, to add parking requirements for shell buildings and residential uses, update the Off-Street Parking Design Standards diagram; and other matters relating thereto.

Ms. Wagner was present to address the consideration of the 1st Reading of an Ordinance to amend Article 12:1 of the Jasper County Zoning Ordinance, Off-Street Parking, to add parking requirements for shell

buildings and residential uses, and update the Off-Street Parking Design Standards diagram. She reviewed her staff report, which was provided in the agenda e-packet, and discussed the additions and changes. She noted that the Planning Commission reviewed this proposed ordinance and recommended approval of this zoning text amendment.

17. Lisa Wagner – Consideration of the 2nd Reading of Ordinance #O-2025-33 to amend Jasper County Zoning Ordinance, Article 5, Zoning District Regulations, to add two (2) new primary zoning districts; Rural Preservation – 10 (RP10) and Village Commercial (VC), one (1) new overlay district, Euhaw Overlay District (EOD); amend Article 6, Use Regulations, to add uses for the RP-10 and VC zoning districts; amend Article 7, Primary Districts, to add lot size, lot width, and setback requirements for RP-10 and VC zoning districts, amend minimum lot width requirements in other zoning districts, and amend riparian buffer requirements; amend Article 8, Special Purpose Districts, to add a new section, Article 8:9 Euhaw Overlay District, which includes design standards and requirements for the Euhaw Overlay District (EOD); amend Article 11, Conditional Use Review and Regulations; to add conditions for certain uses; amend Article 15, Sign Regulations to add standards for the RP-10 and VC zoning districts; amend Article 22, Rural Small Lot Subdivision Standards, to provide alternative standards for subdivisions of family owned lands; and amend the Jasper County Official Zoning Map to re-zone some properties within the Euhaw Broad River Planning Area to the Rural Preservation-10 Zoning District and the Village Commercial Zoning District; Invoking application of the Pending Ordinance Doctrine; and other matters related thereto. (1st reading 07.15.2024; Public hearing 09.19.2024; and Public hearing 05.05.2025) This item was removed from the agenda during the agenda approval.

18. Jim Iwanick – Consideration of Sales Tax Advisory Committee Recommendations.

Mr. Iwanicki was present to address the consideration of Sales Tax Advisory Committee Recommendations. He noted that the 1% Transportation Sales Tax Advisory Committee met on October 17, 2025. Their recommendations to the County Council were as follows:

- Direct staff to develop the work plan for Argent Boulevard, US 278 between Exit 8 and John Smith Road, and report back to the Committee with recommendations for additional portions of US 278 as funding becomes available.
- Recommend that US 278 between Exit 8 and John Smith is a moment of opportunity priority and that the County should develop an IGA with Hardeeville to accomplish this work if financially possible.
- Recommend that Council authorize a Bond Ordinance for issuance of General Obligation Bonds that were approved by the voters of Jasper County in the November 2024 general election for Road and Green Space Sales Tax Projects.

Motion to approve: Councilman Ceccarelli

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

19. Administrator's Report:

Mr. Fulghum reviewed the information from his report in the agenda e-packet. There were no Action Items requiring a vote from the Council in the Administrator's Report

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

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:

(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; Personnel Reviews

(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 – Forensic Audit; Heddings v Jasper County

Motion to go into Executive Session to discuss matters as read: Councilman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

Return to Open Session:

Motion to return to regular session: Councilman Rowell

Second: Councilman

Vote: Unanimous

The motion passed.

- **1 Action coming out of Executive Session – There was no action coming out of executive session.**

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.

23. 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. During meetings and/or workshops, periods of review, discussion, presentation, comments, and other sections, the minutes are typically condensed and paraphrased. The recorded version is available online at our YouTube Channel video at https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA. Closed captions are also available for all of our County Council videos. Just click the "CC" button to follow along.

Respectfully submitted:



Wanda H. Giles
Clerk to Council



W.J. Rowell III, Chairman
Jasper County Council