



COUNCIL MEETING

Jasper County Clementa C. Pinckney Government Bldg.

358 3rd Avenue, Ridgeland, SC 29936

Monday, August 18, 2025

MINUTES

5:00 PM Workshop

➤ *Please silence your phones during the Workshop*

Call the Workshop to Order by Chairman Kemp:

- **Fire Service Consolidation / Millage Reallocation**
- **General Discussion**

Mr. Lawrence Flynn of Pope Flynn Group, who previously guided the successful consolidation of the Levy Fire District into the county fire service, was introduced to lead the presentation. A background summary on Fire Service Funding in South Carolina was given. The Current Structure and Rationale for Consolidation in Jasper County was reviewed, noting that Jasper County currently contains two incorporated municipalities (Ridgeland and Hardeeville), which have their own fire departments, and five independently operating FSAs created by the county. The Levy Fire District was successfully transitioned into county fire service approximately two years ago. Currently, only the Cherry Point FSA levies a separate tax millage (about 31 mills); other FSAs are funded through a general countywide fire millage. The primary reasons for consolidation included achieving more efficient government service, ensuring constitutional compliance, and addressing challenges related to rising costs, including paid staffing, and difficulties in finding qualified volunteers.

The Financial Proposal of Millage Reallocation was discussed. The consolidation proposal would require the County to create a new fire service area encompassing the entire unincorporated area. Because the County cannot legally levy taxes to provide fire service within incorporated areas (Ridgeland and Hardeeville), those municipalities must be removed from the tax base for fire services. The total Emergency Services budget was discussed and staff estimated what amount was solely dedicated to fire service in the unincorporated areas. The Proposed Millage Changes (Estimated amount) was discussed along with the taxpayer impact.

A discussion on Cost Allocation of EMS vs. Fire, shared services, future growth concerns and the next steps and actions were also discussed. The recommendation was to proceed toward establishing a consolidated countywide unincorporated area fire district and staff provided the next steps for moving forward from this point. It was mentioned that the goal was to implement the new funding structure aligned with the regular budget process, effective July 1, 2026. *Councilman Rowell* disclosed a conflict of interest due to their position as Deputy Chief for Hardeeville and stated that would recuse himself from future votes on Intergovernmental Agreements with the city. The workshop adjourned.

Council Meeting:

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

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

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.*

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

3. Swearing in Ceremony:

Swearing in Ceremony by City of Hardeeville Harry Williams to Councilman Gene Ceccarelli:

Mayor Harry Williams, of the City of Hardeeville gave the Oath of Office to Councilman Gene Ceccarelli. Chairman Kemp asked Councilman Ceccarelli if he would like to say a few words. After Councilman Ceccarelli took his seat on the Dais, Councilman Ceccarelli thanked Mayor Williams. He also noted that about seven years ago he had introduced himself to Harry Williams in this very same Chambers while they were both there regarding a matter of fire service.

4. Approval of the Regular Agenda:

Motion to approve the regular agenda with the changes to move the executive session to Item # 5A; remove Item # 2 on Executive Session; and remove item numbers 7, 17, and 18 from the agenda: Councilman Arzillo

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

Chairman Kemp noted that there would be Special Called Meeting at 10AM on August 25th.

Chairman Kemp recused himself from the Executive Session and he turned the meeting over to Vice Chairman Rowell.

5A: Executive Session SECTION 30-4-70. 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; Legal Advice on a Personnel Matter; Airport Commission Appointment;

Motion to go into Executive Session: Councilman Ceccarelli

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

Return to Open Session:

Motion to return from Executive Session: Councilman VanGeison

Second: Councilman Ceccarelli

Vote: Unanimous

The motion passed.

○ **5A.1 Action coming out of Executive Session**

Motion for a Resolution to appoint Lawrence Flynn as the Interim County Attorney not to exceed 90 days:

Chairman Kemp

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

Vice Chairman Rowell turned the meeting back over to Chairman Kemp.

5. Approval of the minutes of 04.21.2025:

Motion to approve: Councilman VanGeison

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

6. CHAIRMAN KEMP'S COMMENTS: Chairman Kemp discussed Tickton Hall during his Chairman's Comments.

6A. 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.

Henry Nettles discussed how his road needed to be taken over by the County as a County maintained road.

Hattie Frazier discussed the Coosawhatchie Community Center and her concerns.

Rudy Smith discussed Mr. Henry Nettles' road and his concerns.

Paul Nettles signed up to speak but was not present to speak.

RESOLUTIONS

7. Andrew Fulghum - 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. (Tabled at the 07.21.2025 meeting)

This item was removed from the Agenda during the Approval of the Agenda by Council.

8. **Andrew Fulghum** - Consideration of a Resolution [#R-2025-49](#) To Authorize The Jasper County Administrator to Execute a Surrender of Premises, Equipment Use, Transfer and Transition Agreement with its First Addendum by and between Jasper County, Jasper County Sheriff, and Jasper Animal Rescue Mission Regarding Animal Services and Related Matters.

Mr. Fulghum was present to review and discuss Resolution #R-2025-49 authorizing the Jasper County Administrator to Execute a Surrender of Premises, Equipment Use, Transfer and Transition Agreement with its first addendum by and between Jasper County, Jasper County Sheriff, and Jasper Animal Rescue Mission Regarding Animal Services.

Motion to defer to the 25th: Councilman VanGeison

Second: Councilman Ceccarelli

Vote: Unanimous

The motion passed.

9. **Kimberly Burgess** – Consideration Of Resolution [#R-2025-50](#) Resolution of Jasper County Council to approve consideration and approval of the purchase of a 8.5' X 28' Cargo Trailer from Lee Transport Equipment under South Carolina Contract #440031296 as provided by Section 2-445 "Use Of State Contracts", of the Jasper County Purchasing and Contracting Ordinance.

Ms. Burgess was present to review and discuss Resolution #R-2025-50 a resolution to approve consideration and approval of the purchase of a 8.5' X 28' Cargo Trailer from Lee Transport Equipment under South Carolina Contract #440031296 as provided by Section 2-445 "Use Of State Contracts", of the Jasper County Purchasing and Contracting Ordinance.

Motion to approve: Councilman Rowell

Second: Councilman Ceccarelli

Vote: Unanimous

The motion passed.

10. **Kimberly Burgess** – Consideration Of Resolution [#R-2025-51](#) Finding That Normal Daily Operations of the Jasper County Clerk of Court Are Affected by the Necessity for the Expedient Installation and Replacement of Door Locks and an Alarm System at the Courthouse and that Normal Daily Operations at the Levy-Limehouse Community Center are affected by the necessity for the expedient installation and replacement of a Fire Alarm/Suppression System and pursuant to Section 2-412 of the Jasper County Code of Ordinances which allows for Emergency Procurement where normal daily operations are affected, and authorizing the County Administrator or his Designee to execute the necessary documents to obtain the services on behalf of Jasper County, and matters related thereto.

Ms. Burgess was present to review and discuss Resolution #R-2025-51 a resolution to request approval of the installation and replacement of door locks and an alarm system at the courthouse and that normal daily operations at the Levy-Limehouse Community Center are affected by the necessity for the expedient installation and replacement of a Fire Alarm/Suppression System and pursuant to Section 2-412 of the Jasper County Code of Ordinances which allows for Emergency Procurement where normal daily operations are affected, and authorize the County Administrator or his Designee to execute the necessary documents to obtain the services on behalf of Jasper County. Ms. Burgess reviewed this item and some changes with Council.

Mr. Fulghum noted that Ms. Burgess had mentioned a couple item on building repairs that would change to the building repairs, but the account numbers would stay the same. He also noted that the quote was for \$10,320.00. provided the changes that would need to be made to

Motion to approve with the items being changed to bid repairs and the amount to be \$10,320.00:

Councilman Rowell

Second: Councilman Ceccarelli

Vote: Unanimous

The motion passed.

11. Jack Casey and Kristy Hogsd of CCBCC – Consideration of Resolution [#R-2025-52](#) Committing to Negotiate a Fee-In-Lieu of *Ad Valorem* Taxes Agreement between Jasper County and CCBCC Operations, LLC; Identifying the Project; and other matters related thereto.

Mr. Taylor Boykin was present to review and discuss Resolution #R-2025-52 a resolution committing to Negotiate a Fee-In-Lieu of *Ad Valorem* Taxes Agreement between Jasper County and CCBCC Operations, LLC; Identifying the Project. He noted that within this FILOT Agreement Coca-Cola will commit to investing \$7.4 million dollars over 2 years. They are expected to finish their investment early completing their 19,000 square foot expansion by the end of this year, he mentioned. He noted that Mr. Casey was also here if there were any questions. Councilman Ceccarelli asked if this was related to Item #24 and Mr. Boykin said that it was related so he covered that information under this item also.

Motion to approve Resolution #R-2025-52: Councilman VanGeison

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

PUBLIC HEARINGS, ORDINANCES AND ACTION ITEMS

12. [Brittany Ward](#) – [Public Hearing](#) and Consideration of the [2nd Reading](#) of Ordinance [#O-2025-20](#) 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. (1st reading 07.21.2025)

It was noted that Ms. Ward could not be present for this item. The public hearing was held but there were no comments.

Motion to reschedule to a later date with Ms. Ward and coordination of staff: Councilman Ceccarelli

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

13. Lisa Wagner – Public Hearing and Consideration of the 2nd Reading of Ordinance #O-2025-21 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 07.21.2025) Link to Documents: ☐ Zoning Text Amendment - Accessory Structures

Ms. Wagner was present to review and address the request for the consideration of the 2nd Reading of Ordinance #O-2025-21 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. The public hearing was opened and Mr. Chad Scott commented on this item. There were no other comments so the public hearing was closed.

Motion to approve: Councilman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed

14. Lisa Wagner – Public Hearing and Consideration of the 2nd Reading of Ordinance #O-2025-22 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. (1st Reading 07.21.2025) Link to Documents: ☐ Zoning Map Amendment - Speedway Blvd. and Purrysburg Rd

Ms. Wagner was present to review and address the request for consideration of the 2nd Reading of Ordinance #O-2025-22 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. The public hearing was opened and Mr. Chad Scott noted that he lived in Levy, S.C. and he discussed his concerns. There were no other comments, so the public hearing was closed.

Motion to approve: Councilman VanGeison

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

15. Lisa Wagner – Public Hearing Only of Ordinance #O-2025-23 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. (1st Reading 07.21.2025) Link to Documents: ☐ Zoning Map Amendment - Heritage Road

This item was for Public Hearing Only. Ms. Wagner was present to address and review this item. She read a staff report on this item for the public. The public hearing was opened, three people had signed up to comment, but when they were called none were present to speak.

16. Lisa Wagner – Public Hearing and Consideration of the 2nd Reading Of Ordinance #O-2025-24 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. (1st Reading 07.21.2025) Link to Documents: ☐ Staff Report - Chapter 25, Article III, Naming and Addressing of Roads.scriveners error

Ms. Wagner was present to discuss and review the consideration of the 2nd Reading Of Ordinance #O-2025-24 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.

The public hearing was opened, but there were no public comments, so the public hearing was closed.

Motion to approve: Councilman VanGeison

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

17. Lisa Wagner - Public Hearing and Consideration of the 3rd Reading of Ordinance #O-2025-07 to amend the Official Zoning Map of Jasper County so as to Transfer a Property Located at 139 Hartwell Avenue, Bearing Jasper County Tax Map Number 080-03-00-019 from the Mixed Business Zoning District to the General Commercial Zoning District on the Jasper County Official Zoning Map.

(1st Reading 03.03.2025; Public Hearing and 2nd Reading 03,17.2025)

This item was removed from the Agenda during the Approval of the Agenda by Council.

18. Chairman Kemp – Consideration of the 3rd 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. (1st Reading 07.21.2025; Public Hearing And 2nd Reading 07.21.2025)

This item was removed from the Agenda during the Approval of the Agenda by Council.

19. Andrew Hogue of DLA Piper – Public Hearing and Consideration of the 2nd Reading of Ordinance #O-2025-25 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. (Project Clarius) (1st Reading 07.21.2025)

08.18.2025 Minutes

Mr. Hogue was present to review and discuss the request for the consideration of the 2nd Reading of Ordinance #O-2025-25 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. The public hearing was opened, but there were no public comments, so the public hearing was closed.

Motion to approve: Councilman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed

20. Kimberly Burgess – Public Hearing and Consideration of the 2nd Reading of Ordinance #O-2025-26 Amending the Business License Ordinance of the County of Jasper to Update the Class Schedule as Required by Act 176 Of 2020. (1st Reading 07.21.2025)

Ms. Burgess was present to review and discuss the consideration of the 2nd Reading of Ordinance #O-2025-26 Amending the Business License Ordinance of the County of Jasper to Update the Class Schedule as Required by Act 176 Of 2020. The public hearing was opened, but there were no public comments, so the public hearing was closed.

Motion to approve: Councilman Rowell

Second: Councilman Ceccarelli

Vote: Unanimous

The motion passed.

21. Kimberly Burgess – Consideration and Approval of Woods Dendy Architects, LLC Change Order in the Amount Of \$3,910 To Provide Professional Services Related to the Architectural and Engineering Services for the Preparation of Construction Documents for Additional Outlets for Pratt Memorial Library.

Ms. Burgess was present to review and discuss the consideration and approval of Woods Dendy Architects, LLC Change Order in the amount of \$3,910 to provide professional services related to the Architectural and Engineering Services for the preparation of construction documents for additional outlets for Pratt Memorial Library.

Motion to approve: Councilman VanGeison

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

22. Kimberly Burgess – Consideration and Approval of the Receipt of a Grant from The South Carolina Department of Public Safety for the School Fiscal Year 2025 – 2026 in the Amount Of \$628,843 for the Period 7/1/2025 – 6/30/2026.

Ms. Burgess was present to review and discuss the consideration and approval of the receipt of a grant from the South Carolina Department of Public Safety for the School Fiscal Year 2025 – 2026 in the amount of \$628,843 for the Period 7/1/2025 – 6/30/2026.

Motion to approve: Councilman Ceccarelli

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

23. Andrew Fulghum – Consideration and Approval of a Request to Name a Public Building and Appointment of Committee to Evaluate the Request and Make Report and Recommendation to Council.

Mr. Fulghum was present to review and discuss the consideration and approval of a request to name a Public Building and the appointment of committee to evaluate the request and make report and recommendation to council. Mr. Fulghum noted that this was an Ad Hoc Committee.

Motion to appoint Councilman Joseph Arzillo to find a committee: Councilman VanGeison

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

24. Jack Casey and Kristy Hogsd of CCBCC – Consideration of the 1st Reading of Authorizing the Execution and Delivery of a Fee-In-Lieu of *Ad Valorem* Taxes by and between Jasper County, South Carolina and CCBCC Operations, LLC, to Provide for Payment of a Fee-In-Lieu of Taxes; and other related matters.

Taylor Boykin was present to review and discuss the request for the consideration of the 1st Reading authorizing the execution and delivery of a Fee-In-Lieu of *Ad Valorem* Taxes by and between Jasper County, South Carolina and CCBCC Operations, LLC, to provide for payment of a Fee-In-Lieu of Taxes.

Motion to approve: Councilman Rowell

Second: Councilman Arzillo

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. Ms. Heather Rath gave an Opioid Settlement Update to Council.

26. For Public Information: (this is an item that County Council voted on previously at the last meeting, but the estimates were not received in time for the e-packet delivery):
Item: Septic Tank Estimates which were received for the Septic Tank Installation at Grays Community Park

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

This Executive Session was moved to Item # 5A on this agenda with only Section (1); Section (2) was removed from the agenda completely.

28. 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; Legal Advice on a Personnel Matter; Airport Commission Appointment

This section was deleted in its entirety from this agenda: (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; Southern Health Partners Inc.; Tax Map #s 087-00-05-009, 087-00-05-008, 063-27-02-002, and 063-16-14-001

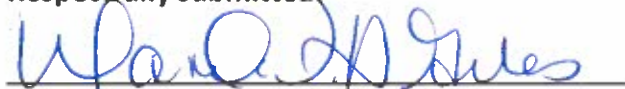
ANY EXECUTIVE SESSION MATTER ON WHICH DISCUSSION HAS NOT BEEN COMPLETED MAY HAVE DISCUSSION SUSPENDED FOR PURPOSES OF BEGINNING THE OPEN SESSION AT ITS SCHEDULED TIME, AND COUNCIL MAY RETURN TO EXECUTIVE SESSION DISCUSSION AFTER THE CONCLUSION OF THE OPEN SESSION AGENDA ITEMS. PLEASE BE ADVISED THERE MAY BE VOTES BASED ON ITEMS FROM THE EXECUTIVE SESSION.

29. Adjournment:

For more information on this workshop or meeting please go to our YouTube Channel for the video go to 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.

The motion passed and the meeting adjourned.

Respectfully submitted:



Wanda H. Giles
Clerk to Council



Joey Rowell
Chairman