



# JASPER COUNTY COUNCIL COUNCIL MEETING

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

Monday, March 17, 2025

## MINUTES

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

**Staff Present:** County Administrator Andrew Fulghum, Clerk to Council Wanda Giles, County Attorney David Tedder, Kimberly Burgess, Lisa Wagner, Danny Lucas, 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.*

### 5:00 PM – Workshop:

#### • Airport Leases and FAA Compliance Matters

Mr. Fulghum introduced this item for discussion and review. Mr. Fulghum noted that Mr. Tedder had prepared packets for Council that he felt would give Council some guidance and some structure for discussion today. He also mentioned that this was for discussion only and no action this evening.

Mr. Tedder noted that back in January that he had provided some guidance for Council with a memo with some attachments from the FAA regarding lease compliance issues and a corrective action plan that we were asked to move forward with. It revolved he noted around expired and expiring lease, future lease and the term and the compensation that would be provided for those replacement lease or new leases.

He said that he had provided them with some information that brought out in this memo about Council's responsibilities when dealing with public trust properties. Normally he noted, we can only deal with public property in a way that it benefits the public. The example he gave was from when we sell property, that we need to get close to fair market value or be able to explain why we are taking less money for the property. In explanation if a County owned property price is sold and the price is reduced, then the price received for said property must provide an adequate reason to avoid issues. The example he used was from Cypress Ridge Industrial Park. In those cases, it is usually done as a request to incentivize jobs and tax base when it comes through. This is the most relevant and most often used incentive he noted. Mr. Tedder also mentioned that is

done to bring businesses into the area and mentioned that the courts have established a test to ensure certain requirements are met. He noted that the constitution has provisions that says we can't just let property go unless there is a benefit to the public. Then we get into what is an allowable reduction and generally if there is a finding of an incidental or indirect benefit such as creation of job, creation of tax base and other such types of things. The courts he noted, have developed a 4-part test when looking at these matters to determine the incidental benefits and to determine if what is being done in these matters valid. He noted what was supposed to be reviewed, as to what the intended or ultimate goal or benefit to the public would be, or to the public or private parties. The primary beneficiary is the benefit to the public speculative and what's the probability that the public interests will ultimately be served and to what degree. He noted that it gets down to the release of the property when there is not an equivalent value or incidental benefit to identify to a private ownership, without receiving in return some consideration of reasonably equivalent value which would amount to a palpable breach of trust upon which is held. He also mentioned in the original creation of the airport hangar system leases and the original lease term period, as well as the end of lease information. He mentioned what the new value would be brought forth to the public. He discussed transfer of leases to other hangar owners and what that meant. He discussed further the information that staff had provided previously to Council. He also discussed expired leases and that according to the FAA concerns requesting compliance, that if the county did not take control of the property that the county is in violation of the grant requirements. He noted that on the fuel tank on the property that had no lease for 10 years that we had to take court action to get it off the property, as mandated by the FAA, and it ended up costing the County's General Fund (because Airport revenue can't for a remediation) a little over \$5,000.00 to clean up the property and get it cleared. Staff has brought a basic lease structure for 5 years and at the end of the term an option to extend another 5 years at a cost. He gave an overview of the breakdown of the lease and how it could be determined on the basis as provided to Council in the information. He also noted that all the leases he had examined had anti-assignment clauses in them.

Public Comments: There was some other discussion of dissatisfaction from the public regarding hangar leases, hangar leases versus ground leases, that all leases should be treated with good faith and longer lease terms. It was noted that in 2016 the hangars generated revenue (42 hangars), the budget for the Airport was discussed; the authority of the Airport Commission; the Airport Commission's role was discussed; the length of time that the Airport Commission has existed; and the communication with the Airport Commission and Airport Manager was also mentioned. For more information on this workshop and further information please visit our YouTube Channel for the video of this workshop at:

<https://www.jaspercountysc.gov/government/council/council-recorded-meetings/> .

## **Chapter 28 Utilities Ordinance Modification**

This item did not get addressed since there was not enough time remaining after the first workshop item.

The workshop adjourned.

### **6:00 PM – Meeting:**

#### **1. Call the Meeting to Order 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.*

**2. Pledge of Allegiance and Invocation:**

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

**3. Approval of the Consent Agenda Items:**

Approval of Consent Agenda passes all Consent Agenda Items. Consent Agenda Items are not considered separately unless any Councilmember so requests. In the event of such a request the item is placed at the end of the Public Hearings, Ordinances and Action Items.

**Motion to approve:** Councilman VanGeison

**Second:** Vice Chairman Rowell

**Vote:** Unanimous

The motion passed.

**4. Approval of the Regular Agenda:**

**It was discussed to remove item numbers 19 and 24; place items 21 as 8A and Item 22 as 8B.**

**Motion to approve the regular agenda with changes as noted:** Vice Chairman Rowell

**Second:** Councilman VanGeison

**Vote:** Unanimous

The motion passed.

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**PRESENTATION**

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**5. Corey Bevins – Introduction of Parks and Recreation Director.**

Chairman Kemp introduced Corey Bevins the Jasper County Parks and Recreation Director. Mr. Bevins discussed the landings, and what he has been wanting to implement. The repairs he was looking into making as well as the improvements to be made. He noted that they were currently registering for NFL Football, MLS Soccer.

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**6. Chairman Kemp's comments:** He wished a Happy Birthday to Administrator Fulghum.

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**CITIZEN COMMENTS**

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**7. 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.

Mark Albritton signed up but was not present to speak.

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Julie Mikols was present to introduce Sena Loyd as the new AHJ Library Director. Ms. Loyd gave some background information to Council and noted the work that Jasper County had been doing on the Library renovations. She shared her passion for the library and the future for Jasper County's library.

Vicky Pinegar was present to discuss the hanger lease and discussed her 13-year lease said it could not be changed unless it was done by both parties.

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## RESOLUTIONS

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**8. Chairman Kemp - Consideration of Resolution #R-2025-21 to assign Councilman Joseph Arzillo to the (EOC) Equal Opportunity Commission Board.**

**Motion to approve:** Vice Chairman Rowell

**Second:** Councilman VanGeison

**Vote:** Unanimous

The motion passed.

**8A. Keith Horton, Clerk of Court – Consideration of the request to add additional personnel. (formerly item # 21)**

Keith Horton, Jasper County Clerk of Court was present to review and discuss the consideration of the request to add additional personnel. He explained the situation regarding his staff and explained that he was present to take up the issue partly that handled and agreed to by the previous Council when he took office. He said they had 8 positions when he came into office, and he requested to add four more positions when he took office which the previous Council agreed to. He noted that a formal decision needed to be on record for the 4 positions he was given by the previous Council and that he was also requesting to add one additional position at this time.

**Motion to approve the 5 additional positions:** Councilman VanGeison

**Second:** Vice Chairman Rowell

**Vote:** Unanimous

The motion passed.

**8B. Jeremiah Vaigneur, Coroner – Consideration of the request to change classification of two Deputy Coroners from part time to full time employees. (formerly item # 22)**

Jeremiah Vaigneur, Jasper County Coroner was present to review and discuss the consideration of the request to change classification of two Deputy Coroners from part time to full time employees and to do away with the part time Administrative Assistant position.

**Motion to approve the Coroner's request as presented:** Councilman Arzillo

**Second:** Vice Chairman Rowell

**Vote:** Unanimous

The motion passed.

**9. Kimberly Burgess – Consideration of Resolution #R-2025-22 of the Jasper County Council Pursuant to Section 2-445 of the Jasper County Code of Ordinances Regarding Jasper County Purchase Card Procurement and Authorizing the County Administrator to Execute the Necessary Agreements, and Matters Related Thereto. (Bank of America Merrill Lynch through the SC State Contract)**

Ms. Burgess was present to review and address the request for the consideration of Resolution #R-2025-22 of the Jasper County Council pursuant to Section 2-445 of the Jasper County Code of Ordinances regarding Jasper County Purchase Card Procurement and staff requested to have the County Administrator authorized to execute the necessary agreements.

**Motion to approve:** Vice Chairman Rowell

**Second:** Councilman VanGeison

**Vote:** Unanimous

The motion passed.

**10. Kimberly Burgess – Public Hearing and Consideration of Resolution #R-2025-23 of Jasper County Council Pursuant to Section 2-415 of the Jasper County Code of Ordinances Regarding Jasper County SC 250 Committee's Request to for an Arborist and for Landscaping Services Related to Improvements at the Thomas Heyward Cemetery Site, Authorizing the County Administration to accept the Submitted Bids for Such Improvements, and Matters Related Thereto.**

Ms. Burgess was present to review and address the request for the consideration of Public Hearing and Consideration of Resolution #R-2025-23 of Jasper County Council Pursuant to Section 2-415 of the Jasper County Code of Ordinances Regarding Jasper County SC 250 Committee's Request to for an Arborist and for Landscaping Services Related to Improvements at the Thomas Heyward Cemetery Site, Authorizing the County Administration to accept the Submitted Bids for Such Improvements.

The public hearing for this item was called to order, the only comment was from Eleanor Hazel but it was regarding Ms. Wagner's Item # 17. Since there were no other comments, the public hearing was closed. Vice Chairman Rowell stepped away before the vote was taken.

**Motion to approve:** Councilman Arzillo

**Second:** Councilman VanGeison

**Vote:** Unanimous)

The motion passed.

**11. Kimberly Burgess – Consideration of Resolution #R-2025-24 of Jasper County Council to Ratify and Approve Special Services Contract with Davis & Floyd, an Engineering Firm, for Surveying, Engineering, and Limited Construction Inspection Services for the installation of a Conex Container at the Animal Shelter, and Matters Related Thereto.**

Ms. Burgess was present to review and address the request for the consideration of Consideration of Resolution #R-2025-24 of Jasper County Council to Ratify and Approve Special Services Contract with Davis & Floyd, an Engineering Firm, for Surveying, Engineering, and Limited Construction Inspection Services for the installation of a Conex Container at the Animal Shelter.

**Motion to approve:** Councilman VanGeison

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**Second:** Vice Chairman Rowell

**Vote:** Unanimous

The motion passed.

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## **PUBLIC HEARINGS, ORDINANCES AND ACTION ITEMS**

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**12. Lisa Wagner** – Consideration of the **3rd Reading** of Ordinance **#O-2025-02** to adopt Planned Development District Zoning, Planned Development District Standards, and Conceptual Master Plan for a tract of land consisting of approximately 223.70 acres, bearing Jasper County Tax Map Numbers 038-00-08-044, located along Bellinger Hill Road, and known as Daly Organics PDD. *(1st reading 12.02.2024; Public hearing 01.06.2025; 2<sup>nd</sup> reading 02.18.2025) (Daly Organics PDD)*

Ms. Wagner was present to review and address the request for the consideration of the 3rd Reading of Ordinance #O-2025-02 to adopt Planned Development District Zoning, Planned Development District Standards, and Conceptual Master Plan for a tract of land consisting of approximately 223.70 acres, bearing Jasper County Tax Map Numbers 038-00-08-044, located along Bellinger Hill Road, and known as Daly Organics PDD.

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

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

Ms. Wagner noted that according to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as "Rural Transition." The rural transition areas are located in southern Jasper County and will likely be under pressure to develop within the foreseeable future. Development proposals in existing communities, such as Levy-Limehouse, should be respectful and complement the scale and character of the area.

The subject property is accessed by Bellinger Hill Road and Bellinger Hill Run. Bellinger Hill Road is a 2-lane state-maintained road, classified as a limited local road. Bellinger Hill Run is a private dirt road

Adjacent Land Uses and Zoning Designations are as follows:

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Adjacent Property	Existing Uses	Zoning
North	Residential	Residential
South	Mining Operation	Resource Extraction
West	Residential and Vacant	Residential and PDD
East	Residential, Small Campground and Mining Operation	Residential, Rural Preservation and Resource Extraction

The Daly Organics Concept Plan illustrates the proposed land use, the general layout, and access point. A Master Plan will be submitted separately and will provide additional information regarding the proposed layout of the development.

She noted that the proposed PDD would establish the following:

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

Ms. Wagner noted that at the January 6, 2025 County Council Meeting, a public hearing was held and a community meeting was held on January 28, 2025 at the Bellinger Hill Fire Department. The PDD Standards have been revised to prohibit additional uses, such as, public utility facilities, call centers, research and laboratories, regional malls, outlet centers, supermarkets, convenience stores, department stores, entertainment centers, medical and health facilities and a note was added to state the allowed uses are limited to the existing farm, including the composting and mulching operation, the proposed bagging facility, and other uses in support of the Daly Organic operations (see pages 13 and 14 of the PDD document).

She noted that the Daly Organics PDD and Concept Plan meets all of the requirements for a PDD Application and Concept Plan as outlined in Article 8:1.7 of the Jasper County Zoning Ordinance. Hussey Gay Bell, engineering firm determined that the current use produces 40 trips a day, which is made up of 30 trucks/day (customers) and 10 cars/day (employees). The future conditions is predicted to produce 40 trucks/day (customers) and 20



cars/day (employees). The Daly Organic property is currently served by well and septic tank. Electric is provided by Palmetto Electric. Telecommunication and fiber are not currently available to serve the subject property.

A zoning designation of PDD does not entitle an applicant or owner of the affected property the right to develop or engage in any land use or land disturbing activity, other than the rights in existence at the time of the Concept Plan approval. To engage in development or any land use or land disturbing activity, a Master Plan and subsequent Development Plan(s) must be approved for the areas to be developed. While the Concept Plan is very generalized, a Master Plan is a more refined document which will be reassessed by the Planning Commission at a future date. Ms. Wagner noted that the Planning Commission recommended approval of the PDD designation and Concept Map, provided that the PDD Standards limit the uses to only allow commercial and industrial uses that support the Daly Organic Farm, including the existing composting and mulching operation, and the proposed bagging facility. She noted that since the 2<sup>nd</sup> reading no changes had been made.

**Motion to approve:** Councilman Arzillo

**Second:** Councilman VanGeison

**Vote:** Unanimous

The motion passed.

**13. David Tedder – Consideration of the 3<sup>rd</sup> Reading of Ordinance #O-2025-03 Approving a Development Agreement for the Daly Organics Development Property consisting of approximately 223 acres, more or less, owned by Bellinger Hill Properties, LLC in the Bellinger Hill Area of Jasper County, South Carolina, Pursuant to the South Carolina Local Government Development Agreement Act and Article IV, Title 20 of the Code of Ordinances of Jasper county, Authorizing the Chairperson of the Jasper County Council to execute he Development Agreement, and Matters Related Thereto. (This document is included in the agenda e-packet) (Daly Organics DA) – (1st reading 12.02.2024 and Public hearing 01.06.2025; 2<sup>nd</sup> Public hearing 02.03.2025; 2<sup>nd</sup> reading 03.03.2025)**

Mr. Tedder was present to review and address the request for the consideration of the 3<sup>rd</sup> Reading of Ordinance #O-2025-03 Approving a Development Agreement for the Daly Organics Development Property consisting of approximately 223 acres, more or less, owned by Bellinger Hill Properties, LLC in the Bellinger Hill Area of Jasper County, South Carolina, Pursuant to the South Carolina Local Government Development Agreement Act and Article IV, Title 20 of the Code of Ordinances of Jasper county, Authorizing the Chairperson of the Jasper County Council to execute he Development Agreement. He also noted that there had been 2 public hearings on this item.

**Motion to approve:** Vice Chairman Rowell

**Second:** Councilman VanGeison

**Vote:** Unanimous

The motion passed.

**14. David Tedder – Public Hearing and Consideration of the 3<sup>rd</sup> Reading of Ordinance #O-2025-05 Authorizing the Execution and Delivery of a Fee-In-Lieu of Ad Valorem Tax Agreement By and Between Jasper County, South Carolina and TS Conductor Corp., also known as Project Salmon, With Respect to Certain Economic Development Property in the County, Providing for the Payment of Fee-In-Lieu of Ad Valorem Taxes; Providing for Special Source Revenue Credits; and Other Matters Related Thereto. (Project Salmon) – (1st reading 02.18.2025; Public hearing and 2<sup>nd</sup> reading 03.03.2025)**



Mr. Tedder was present to review and address the request for the consideration of the Public Hearing and Consideration of the 3<sup>rd</sup> Reading of Ordinance #O-2025-05 Authorizing the Execution and Delivery of a Fee-In-Lieu of Ad Valorem Tax Agreement By and Between Jasper County, South Carolina and TS Conductor Corp., also known as Project Salmon, With Respect to Certain Economic Development Property in the County, Providing for the Payment of Fee-In-Lieu of Ad Valorem Taxes; Providing for Special Source Revenue Credits. He noted that this project was in Hardeeville. He noted that this project would bring about 500 well-paying jobs with a good base salary. He noted that this was a large project that would come in through 3 phases. He explained the specifics of the Special Source Revenue Credit and noted that we did an IGA/MOU with the City of Hardeeville, but we don't have the written confirmation yet that we are awaiting.

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

**Motion to move to approve the 3<sup>rd</sup> reading of Ordinance #O-2025-05 regarding the approval of the Fee-In-Lieu Agreement with such ordinance to be effective upon receiving written confirmation that the change to the SSRC credit percentage on the building from 40% to 50% is either approved or does not require consent of the city persuaded to the existing Memorandum of Understanding between the County and the City of Hardeeville with such confirmation to be provided to the County within 30 days of the passage for this 3<sup>rd</sup> reading:**

Councilman Arzillo

**Second:** Vice Chairman Rowell

**Vote:** Unanimous

The motion passed.

**15. Lisa Wagner – Public hearing and 2<sup>nd</sup> Reading of Ordinance #O-2025-06 to amend the Official Zoning Map of Jasper County so as to transfer two properties located at 345 Gassie Orr Road, bearing Jasper County Tax Map Numbers 020-00-03-006 and 020-00-03-102 from the Rural Preservation Zoning District to the Residential Zoning District on the Jasper County Official Zoning Map. (1<sup>st</sup> reading 03.03.2025)**

Ms. Wagner was present to review and address the request for the consideration of Public hearing and 2<sup>nd</sup> Reading of Ordinance #O-2025-06 to amend the Official Zoning Map of Jasper County so as to transfer two properties located at 345 Gassie Orr Road, bearing Jasper County Tax Map Numbers 020-00-03-006 and 020-00-03-102 from the Rural Preservation Zoning District to the Residential Zoning District on the Jasper County Official Zoning Map.

The public hearing on this item was opened. Dexter Farmer representing Gladys Farmer of 652 Gassie Orr Rd. was present to speak. He noted that they received no advance notice of this first hearing and said that knew nothing about this until the sign was put up, so the public hearing was closed.

**Motion to approve 2<sup>nd</sup> Reading of Ordinance #O-2025-06:** Vice Chairman Rowell

**Second:** Councilman VanGeison

**Vote:** Unanimous

The motion passed.

**16. Lisa Wagner – Public hearing and 2<sup>nd</sup> 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. (1<sup>st</sup> reading 03.03.2025)**

Ms. Wagner was present to review and address the request for the consideration of Public hearing and 2<sup>nd</sup> 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.

She noted that this is a zoning map amendment request to have a property designated as General Commercial. The subject property consists of .96 acres and is located at 139 Hartwell Avenue. The property is currently zoned Mixed Business and is part of a commercial subdivision known as Argent Business Park. The property is developed with a commercial building that was built for flex space. The end user intends to use the space as an event center, which is not allowed in Mixed Business. However, an event center is allowed in General Commercial. The property was originally zoned General Commercial, and the zoning was changed to Mixed Business at the end of 2016.

Ms. Wagner mentioned that at the March 3, 2025, Council Meeting, there were concerns about whether or not there is enough parking for an event center. Currently, there are 10 parking spaces in front of the building and available parking behind the building. Although the parking spaces behind the building need to be clearly delineated, the space behind the building will provide an additional 10 – 12 parking spaces. The property owner has spoken to the business next door to see if they can utilize their additional parking spaces behind their building since most events will not be held during regular business hours.

Article 12:1.3 of the Jasper County Zoning Ordinance allows Shared Parking as outlined below:

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*Article 2:1.3 Shared Parking: Shared use of required nonresidential parking spaces may occur where two (2) or more uses on the same or separate sites are able to share the same parking spaces because their parking demands occur at different times. Shared use of required nonresidential parking spaces is allowed if the following documentation is submitted in writing with the building and zoning permit application:*

- 1. The names and addresses of the uses and of the owners or tenants that are sharing the parking;*
- 2. The location and number of parking spaces that are being shared;*
- 3. A legal instrument such as an easement or deed restriction that guarantees access to the parking for both uses.*

While staff is working with the property owner to address the individual use of the proposed event center, the re-zoning request should be considered based on whether or not the zoning designations is supported by the Comprehensive Plan, whether or not the zoning designation is a compatible zoning district based on the built environment, are the allowed uses in General Commercial compatible with the area. According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as a Commercial Node, which is appropriate for businesses, offices, retail, and multi-family use. The adjacent parcels are zoned General Commercial, Mixed Business and Rural Preservation. Adjacent land uses are commercial development and vacant property. Multi-family apartments are nearby. The subject property is accessed by Hartwell Avenue, which is a privately maintained road serving Argent Business Park. Hartwell Avenue is located off of Argent Blvd, which is a minor arterial road and is maintained by the state.

She noted that the Planning Commission reviewed this application at their meeting on February 11, 2025, and recommends approval to have the property designated as General Commercial.

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

Motion to approve 2<sup>nd</sup> Reading of Ordinance #O-2025-07: Vice Chairman Rowell

**Second:** Councilman Arzillo

**Vote:** 3 yes votes and Chairman Kemp voted no

The motion passed.

**17. Lisa Wagner – Public hearing and 2<sup>nd</sup> Reading of Ordinance #O-2025-08 to amend the Official Zoning Map of Jasper County so as to transfer a property located at 594 Stokes Bluff Landing Road, bearing Jasper County Tax Map Number 003-00-01-009 from the Rural Preservation and Residential Zoning District to the Residential Zoning District on the Jasper County Official Zoning Map. (1<sup>st</sup> reading 03.03.2025)**

Ms. Wagner was present to review and address the request for the consideration of the Public hearing and 2<sup>nd</sup> Reading of Ordinance #O-2025-08 to amend the Official Zoning Map of Jasper County so as to transfer a property located at 594 Stokes Bluff Landing Road, bearing Jasper County Tax Map Number 003-00-01-009 from the Rural Preservation and Residential Zoning District to the Residential Zoning District on the Jasper County Official Zoning Map.

Ms. Wagner said that this was a request for a Zoning Map Amendment to have a property designated as Residential. The subject properties consist of 11.35 acres and are identified by TMS #s 020-00-03-006 & 020-00-03-102. The property is located at 345 Gassie Orr Road in Pineland. Both parcels are currently zoned Rural Preservation. The intent is to combine the subject properties with two adjacent parcels and then reconfigure the four (4) original parcels to five (5) parcels. The adjacent parcels are owned by the applicant and are zoned Residential. The Jasper County Land Development Regulations prohibit creating new parcels in different zoning districts to prevent additional properties from being split-zoned.

She noted that according to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as "Rural Conservation". The Rural Conservation areas seek to protect and promote the character of Jasper County that largely exists today outside of the municipalities. The adjacent parcels are zoned Rural Preservation and Residential. The adjacent land uses are residential and vacant property. The subject property is accessed by Gassie Orr Road, which is a county-maintained dirt road. She noted that the Planning Commission reviewed this application at their meeting on February 11, 2025, and recommends approval to have the property designated as Residential.

The public hearing on this item was opened. Ms. Eleanor Hazel spoke on this matter noting that she wanted to know the procedure for notifying neighboring property owners of issues like this. Ms. Wagner explained the procedure and noted the public hearing tonight that was posted. Ms. Hazel asked about what could be done on the property and Ms. Wagner explained the uses for that zoning.

Mr. Larry Polite of Stokes Bluff Rd. questioned the taxes and how this change would affect his taxes. He was told by the Chairman that this rezoning would not affect his taxes. The public hearing was closed. There were written comments that are attached to the minutes as "Attachment A" for this item.

**Motion to approve:** Vice Chairman Rowell

**Second:** Councilman VanGeison

**Vote:** Unanimous

The motion passed.

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**18. David Tedder – Consideration of the 1<sup>st</sup> Reading of an Ordinance to amend the Jasper County Code of Ordinances, Chapter 2 *Administration*, Article II *County Council*, Division 1, *Generally*, being codified as Sections 2-31 through Section 2-33C.**

Mr. Tedder was present to review and address the request for the consideration of the 1<sup>st</sup> Reading of an Ordinance to amend the Jasper County Code of Ordinances, Chapter 2 *Administration*, Article II *County Council*, Division 1, *Generally*, being codified as Sections 2-31 through Section 2-33C.

**Motion to approve:** Vice Chairman Rowell

**Second:** Councilman Arzillo

**Vote:** Unanimous

The motion passed.

*19. David Tedder – Consideration of the 1<sup>st</sup> Reading of an Ordinance authorizing the sale to 719 Holdings, LLC of 1.139 acre parcel, more or less, being subdivided out of the original 19.09 acre Parcel identified as Parcel B as shown on a Plat recorded at Plat Book 27 at Page 80, being a portion of tax parcel 048-00-01-005, 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 719 Holdings, LLC, or its assigns, and matters related thereto.*

*This item was removed from the agenda for this meeting.*

**20. Jim Iwanicki – Presentation of the proposals and recommendation for selection of the Consultant to provide the Countywide Plan for Storm Water Management.**

Mr. Iwanicki was present to review and discuss the proposals and the recommendation for selection of the Consultant to provide the Countywide Plan for Storm Water Management. He noted that in April 2024, Jasper County was awarded a Building Resilient Infrastructure and Communities (BRIC) grant in the amount of \$1,250,000 to prepare a Stormwater Management Masterplan for the county. This study will be the basis for implementing a living stormwater masterplan, adopt ordinances to ensure compliance and enforcement, identify mechanical and operational infrastructure, create a comprehensive list of potential construction projects, and offer mitigation strategies. The County published a request for qualifications (RFQ #2025-01) on January 21, 2025, with a due date of February 26, 2025. The County's Procurement Officer received seven (7) submissions. An evaluation committee consisting of the Director of Engineering Services (designee for the County Administrator), the Director of Emergency Services, and the Director of Administrative Services reviewed the submissions based on the criteria outlined in RFQ #2025-01 and have ranked the submissions.

He noted that staff recommended that the Jasper County Council accept the submission of W. K. Dickson to provide the services required to prepare a Stormwater Management Masterplan for Jasper County in accordance with the BRIC-FEMA-2022-BR-012-0007 grant and to authorize the County Administrator to execute contract and/or purchase documents as are customary and usual to effectuate the services of W. K. Dickson.

**Motion to approve:** Councilman VanGeison

**Second:** Vice Chairman Rowell

**Vote:** Unanimous

The motion passed.

**21. Keith Horton, Clerk of Court** – Consideration of the request to add additional personnel.  
*This item was moved to item 8A.*

**22. Jeremiah Vaigneur, Coroner** – Consideration of the request to change classification of two Deputy Coroners from part time to full time employees.  
*This item was moved to item 8B.*

**23. Chief Russell Wells** – Consideration of proposal and contract award of a Third-Party EMS Billing Service with Jasper County for the Emergency Service Department.

Chief Wells was present to review and discuss the consideration of proposal and contract award of a Third-Party EMS Billing Service with Jasper County for the Emergency Service Department. Chief Wells noted that Jasper County Emergency Services in coordination with our Chief Procurement Officer published request for proposals for third party billing services for their agency. Our internal team received and reviewed all proposals. Based on their review he noted that the top 3 contenders were narrowed down.

Chief Wells then gave the following summary of information:

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Executive Summary:

- QMC, Digitech & EMS/MC all have very similar processes
- Cost wise: QMC (4.1%); EMS/MC (5.6%); Digitech (5.95%)
- All vendors presented discussion of collections; However, only one provided collection cost:
  - EMS/MC provided for a 20% collection fee
  - EMS/MC appears to be a straightforward pricing guide. No hidden fees were known to us after review.

He noted that the committee's recommendation is to grant the County Administrator, the authority to enter into contractual services for EMS Billing and collection services. The past couple of years we have encountered diminishing revenues from internal billing processes. Additionally, neighboring governmental entities have advised us of increased revenues. This contract does not require any software changes from our current electronic patient care reporting system.

He noted that as the County has sought to streamline transparency and reduce the amount of banking accounts; This affords the opportunity to have monthly income from EMS services be distributed to the county and deposited, recorded, and audited in a manner conducive to the current treasurer. He mentioned that refunds are addressed by the contractor for insurance payments, over payment, or other needs for funds distribution. Chief Wells also mentioned that the company as known to us at the present accounts for the services in auto-deduction (5.6%) and assume all challenges with working through collections processes. See Attachment "B" for more information on this item.

**Motion to approve the contract for third party EMS Billing Software:** Vice Chairman Rowell

**Second:** Councilman VanGeison

**Vote:** Unanimous

The motion passed.

24. *Heather Rath* – Presentation of the proposals and recommendation for selection of the Consultant to provide the Jasper County Opioid Education Campaign.  
This item was removed from the agenda for this meeting.

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**25. Administrator's Report:** Mr. Fulghum reviewed the information from his report.

Mr. Fulghum noted that they had another grant opportunity related to an Economic Development project. He noted that he had discussed this with Council before and they are grants that come from the Department of Commerce for upfits of businesses that are run through the County and the administration of those grants was the County's responsibility. He said that Mr. Taylor Boykin of Southern Carolina Alliance handles that for the County. He noted that this concerned Palmetto Plastics Innovation (Project Pilgrimage) in the amount of \$100,000.00 from the Department of Commerce. He said that he needed to ask for the Council's official approval of the grant award and ask for Council's authority for the Chairman, County Administrator, County Attorney to sign any grant award agreement or performance agreement associated with receiving and administering the grant.

**Motion to approve the being of the recipient of the grant funding as discussed by the County Administrator:**  
Vice Chairman Rowell  
**Second:** Councilman VanGeison  
**Vote:** Unanimous  
The motion passed.

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#### CONSENT AGENDA

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**26. Approval of the Minutes of January 29, 2025**

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

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**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:

(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 – *Sheriff Malphrus; Stephen Baske v Jasper County et. al.*

**Motion to go into Executive Session:** Councilman VanGeison  
**Second:** Vice Chairman Rowell  
**Vote:** Unanimous  
The motion passed.

**Return to Open Session:**

Minutes - 03.17.2025

**Motion to return to regular session:** Councilman Arzillo

**Second:** Vice Chairman Rowell

**Vote:** Unanimous

The motion passed.

- **28.1 Action coming from Executive Session** – No motions came out of executive session.

**29. Adjournment:**

**Motion to adjourn:** Vice Chairman Rowell

**Second:** Councilman VanGeison

**Vote:** Unanimous

The motion passed.

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

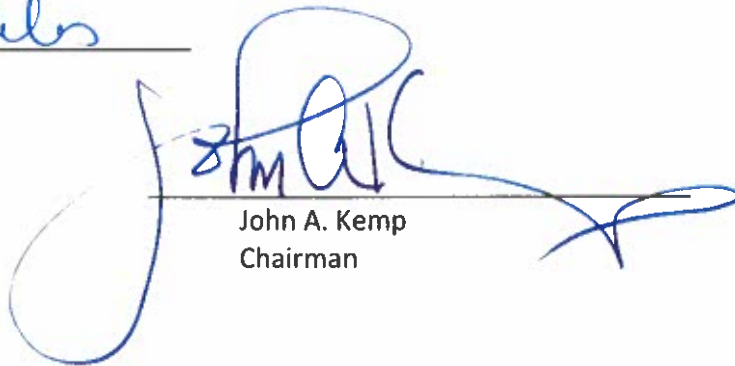
[https://www.youtube.com/channel/UCBmloqX05cKAsHm\\_ggXCJIA](https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA)

The meeting adjourned.

**Respectfully submitted:**



Wanda H. Giles  
Clerk to Council



John A. Kemp  
Chairman



# Attachment "A"

March 12, 2025

Jasper County Council  
358 Third Avenue  
Ridgeland, SC 29936

Dear Council Board Members:

We are writing to formally express our opposition to Tax Map #003-00-01-009, the proposed rezoning located at 594 Stokes Bluff Landing Road.

As property owners in this area, we have concerns. We believe the proposed changes will have potential negative impacts on the community. What does this re-zoning entail? Will there be an environmental impact which could lead to the loss of precious green space and exacerbate pollution and noise levels in the area. Will the strain on existing infrastructure such as roads and utilities become insufficient to support the proposed changes.

We do believe that whether the land is developed or not, it is crucial to prioritize the long-term interests of the community to ensure the preservation of residential areas and maintain the quality of life for current and future generations.

Sincerely,

James & Cynthia Thompson-183 Snow Branch Rd, Clayton DE 19938

Berdie Richardson -6606 N Opal St, Philadelphia PA 19138

Shirley(Ulysses) Thompson – 1155 Pennsylvania Ave Apt48, Brooklyn NY 11239

**March 15, 2025**

**To Whom it May Concern:**

**This letter is in regards to the recent February 27, 2025 letter addressed to Land Owners.**

**I, Brenda Pinckney-Lockridge, elected against the ordinance in having the property located, at 594 Stokes Bluff Landing Road re-zoned from Rural Preservation and Residential Zoning District to the Residential Zoning District on the Jasper County Official Zoning Map.**

**The land was founded and purchased by Mr. Eugene Pinckney, my great grandfather in the late 1800's through determination, hard work, paying taxes (along with his sister) and unselfish love to preserve the land so that their children and descendants could live in unity and peace without it being commercialized.**

**Best regards,**

**Brenda Pinckney-Lockridge**

**518 Stokes Bluff Road**

**Garnett, SC 29922**

**Lisa Wagner**

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**From:** gprince@aol.com  
**Sent:** Monday, March 17, 2025 11:29 AM  
**To:** Lisa Wagner  
**Cc:** Brenda Pinckney-Lockridge  
**Subject:** Fw: Zoning Planning Dept.

Sent from AOL on Android

--- Forwarded Message ---

**From:** "gprince@aol.com" <gprince@aol.com>  
**To:** "Jwagner@jaspercountysc.gov" <Jwagner@jaspercountysc.gov>  
**Cc:** "Brenda Pinckney-Lockridge" <bpinckneylockridge@yahoo.com>  
**Sent:** Tue, Mar 4, 2025 at 5:09 PM  
**Subject:** Re: Zoning Planning Dept.

To whom it may concern,

I recently received a notice about zoning changes for Stokes Bluff Rd. I am a property owner at 432 Stokes Bluff Rd.

Garnett, SC 29922.

Map# 003-00-01-016

Map# 003-00-01-027

I am totally against any zoning change. My family was born on that land. This land has been in the Pinckney family more than 200 yrs. I have no desire to many any changes now. My greatgrand father was born in 1879 on that land. Eugene Pinckney Sr. was the first non-slave born on the property. That property means everything to me. My greatgrand father worked night and day to keep the property. He took on several jobs to pay the tax on the property.

I hold that property in the highest regard. I want the property to remain a Rural Preservation.

Thank You,

Gwendolyn Pinckney Prince  
Robert U. Prince



## Jasper County Planning Department

358 Third Avenue - Post Office Box 1659  
Ridgeland, South Carolina 29936  
Phone (843) 717-3650 Fax (843) 726-7707

February 27, 2025

Dear Land Owner

This letter serves as notice that the Jasper County Council will be holding a Public Hearing on **March 17, 2025 at 6:00 PM** in the Jasper County Council Chambers at the Clementa C. Pinckney Government Building located at 358 Third Avenue, Ridgeland, South Carolina. The purpose of this Public Hearing is to receive comments on an Ordinance to have a property re-zoned from the Rural Preservation and Residential Zoning District to the Residential Zoning District on the Jasper County Official Zoning Map. The property is identified by Jasper County Tax Map #003-00-01-009 consisting of 40 acres, located at 594 Stokes Bluff Landing Road.

At the public hearing all taxpayers and residents of Jasper County and other interested persons who appear will be given an opportunity to express their views for or against the ordinance. Anyone wishing to comment on this proposed ordinance is encouraged to attend the public hearing. Written comments may also be mailed or emailed in advance of the meeting to:

Lisa Wagner  
Director of Planning and Building Services  
Jasper County  
P.O. Box 1659  
Ridgeland, SC 29936  
[lwagner@jaspercountysc.gov](mailto:lwagner@jaspercountysc.gov)

All written comments must be submitted by 1:00 p.m. on March 17, 2025.

3/17/2025

To: Lisa Wagner.

We Are Voting NO To The Above Letter

Thank You. Angela Stokes and

Marva Jean Stokes Burroughs

540 Stokes Bluff Rd.



## *Jasper County Emergency Services*

*1509 Grayo Hwy (P.O.B. 1509)*

*Ridgeland, SC 29936*

*Office: 843-726-7607 Fax: 843-726-7966*



*Chief Russell W. Wells, Director*

*Deputy Chief Derran Vaughn*

11, March 2025

*Attachment "B"*

To: Honorable County Council

Cc: Andrew Fulghum, Administrator  
Kimberly Burgess, Chief Finance Officer

Re: Third Party Billing Software

Dear Council,

Jasper County Emergency Services in coordination with our Chief Procurement Officer published request for proposals. These proposals are for third party billing services for our agency. Our internal team received and reviewed all proposals. Based on our review. The top contenders were narrowed to three. Below is the executive summary:

- QMC, Digitech & EMS/MC all have very similar processes
- Cost wise: QMC (4.1%); EMS/MC (5.6%); Digitech (5.95%)
- All vendors presented discussion of collections; However, only one provided collection cost:
- EMS/MC provided for a 20% collection fee
- EMS/MC appears to be a straightforward pricing guide. No hidden fees were known to us after review.

The committee's recommendation is to grant the County Administrator, the authority to enter into contractual services for EMS Billing and collection services. The past couple of years we have encountered diminishing revenues from internal billing processes. Additionally, neighboring governmental entities have advised us of increased revenues. This contract does not require any software changes from our current electronic patient care reporting system.

As the county has sought to streamline transparency and reduce the amount of banking accounts; This affords the opportunity to have monthly income from EMS services be distributed to the county and deposited, recorded, and audited in a manner conducive to the current treasurer. Refunds are addressed by the contractor for insurance payments, over payment, or other needs for funds distribution. The company as known to us at the present accounts for the services in auto-deduction (5.6%) and assume all challenges with working through collections processes. Thank you for your consideration and approval of the contract for services.

Sincerely,

Russell W. Wells