



JASPER COUNTY COUNCIL COUNCIL WORKSHOP AND MEETING

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

Monday, January 5, 2026

Minutes

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

5:30 PM : Workshop

- Review proposed Jasper Telfair Development

The workshop was called to order. Ms. Wagner was present to review the proposed Jasper Telfair Development. The purpose of the session was to provide an overview of the project, particularly for new council members, and to address long-standing concerns regarding traffic. The project overview was given consisting of the location and the current zoning as it stands. It was noted that some clearing had occurred under a grading permit. The PDD was previously tabled at its third reading in November 2024 to allow for an updated traffic impact study. The concept plan for the project was discussed.

Staff explained why the PDD was requested by the petitioning party. It was noted that the PDD explicitly bans "nuisance" commercial uses, including residential development, big-box retail, solar power generation, RV parks, mining, flea markets, truck stops, pawn shops, billboards, gun clubs, and vehicle repair.

One main focus of the workshop appeared to be the revised Traffic Impact Study. The original study from 2021/2022 was considered dated due to the widening of Highway 17 and the installation of a new traffic light. The applicant's engineer and the County's third-party reviewer (Stantech) have been in a year-long process of revising and reviewing the results. It was noted that the plan includes a full-access main entrance on Highway 17 and a right-in/right-out only entrance on Highway 315.

Council noted expressed serious safety concerns regarding 70-foot tractor-trailers attempting to turn left out of the Highway 17 entrance to head toward Savannah. There were concerns that the proposed 400-foot stacking lanes might actually only provide 200 feet of usable space, potentially leading to traffic congestion similar to Argent Boulevard. Acceleration Lanes were discussed.

Mr. Mark Barranow, the developer, expressed frustration over the continued delays, noting that they have followed all staff and engineer directions, including hiring professional traffic engineers and gaining approval

from the County's own third-party reviewer, Stantech. He noted that the expansion of Highway 17 and 315 has improved the situation compared to older studies.

Council requested official written confirmation and certificates of approval from SCDOT (specifically from Josh Turner) regarding traffic design. It was suggested that Stantech, the third-party reviewer, attend a future workshop to walk the Council through the technical details of the approved traffic report.

The workshop was adjourned to move into the regular meeting.

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.

2. Pledge to the Flag and the Invocation:

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

3. Election of Officers:

• Andrew Fulghum – Election of Chairman

The meeting was turned over to Mr. Fulghum for the Election of the Chairman. Mr. Fulghum asked for nominations. Councilman Ceccarelli nominated Councilman Rowell for the position of Chairperson of the County Council. The motion to close the nominations was made by Councilman Kemp and Councilman Arzillo seconded that motion. The Council unanimously approved this nomination. Mr. Fulghum declared Councilman Joey Rowell as the new Chairman to the County Council.

Mr. Fulghum turned the meeting was turned back over to Chairman Rowell.

• Chairman Rowell – Election of Vice Chairman

Chairman Rowell asked for nominations of the County Council's Vice Chairman. Councilman Kemp nominated Councilman VanGeison, and Councilman VanGeison declined. Councilman Ceccarelli nominated Councilman Arzillo for the position of Vice Chairman, and Councilman Kemp seconded that motion. The Council unanimously approved this nomination.

4. Approval of the Consent Agenda:

Approval of the Consent Agenda passes all Consent Agenda Items. Consent Agenda Items are not considered separately unless a Councilmember requests it. 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 the Consent Agenda: Councilman Ceccarelli

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

5. CONSENT AGENDA ITEMS:

A) Approval of the Minutes of the 8.13.2025 Special Called Meeting and the Minutes of the 08.13.2025 Workshop.

B) Consideration of the 3rd Reading of Ordinance #O-2025-32 an Ordinance Authorizing The Execution And Delivery of a Special Source Revenue Credit Agreement By and Between Jasper County, South Carolina And Palmetto Plastics Innovations LLC, a Company Also Known as Project Pilgrimage, With Respect to Certain Economic Development Property in the County, Whereby Such Property Will Receive Certain Special Source Credits; and Other Matters Related Thereto. (1st reading 10.20.2025; Public Hearing 11.17.2025; 2nd reading 12.01.2025) (Project Pilgrimage)

This is the end of the Consent Agenda Items.

6. APPROVAL OF THE REGULAR AGENDA:

Motion to approve the Agenda: Councilman Ceccarelli VanGeison

Second: Councilman Ceccarelli

Vote: Unanimous

The motion passed.

7. 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 6:00 PM start time on the Sign-In Sheet on the Podium), to address the 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.

Rena Tuten discussed the sand mine and her concerns on this matter.

Nancy Wetworst from Barnwell noted her property was directly across from the Hiers Property. She noted she was opposed to this request.

Donna McKeiver noted that she was a mile from the sand mine and asked that the ordinance be tabled.

Glen Rivers noted that they did not have the infrastructure on the roads that they needed and pleaded to not let this happen.

8. RESOLUTIONS

A) Kimberly Burgess – Consideration of Resolution #R-2026-01 relating to the Business and Licensure of Peddlers and Hawkers.

Ms. Burgess was present to review and discuss the consideration of Resolution #R-2026-01 relating to the Business and Licensure of Peddlers and Hawkers

Motion to approve: Councilman VanGeison

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

B) Eric Larson - Consideration of Resolution #R-2026-02 a Resolution of Jasper County, South Carolina County Council Directing Beaufort-Jasper Water and Sewer Authority to Allocate Local Government Partnership Program Funding Toward Water Resiliency and Infrastructure Projects; Authorizing the County Administrator to Execute and Deliver All Required Documentation to Memorial the County's Agreement and Participation in BJWSA's Funding Program; and other matters related thereto.

Mr. Larson was present to review and discuss the consideration of Resolution #R-2026-02 a Resolution of Jasper County, South Carolina County Council Directing Beaufort-Jasper Water and Sewer Authority to allocate local government partnership program funding toward water resiliency and infrastructure projects; authorizing the County Administrator to execute and deliver all required documentation to memorial the county's agreement and participation in BJWSA's Funding Program.

Motion to approve: Councilman VanGeison

Second: Councilman Ceccarelli

Vote: Unanimous

The motion passed.

C) Earl Bostick and Kimberly Burgess - Consideration of Resolution #R-2026-03 a Resolution of Jasper County, South Carolina County Council for the Emergency Procurement of a 1.5 Petabyte Network Attached Storage (NAS) Solution for the Jasper County Information Technology Department and the Emergency Services Department and matters related thereto.

Ms. Burgess was present to review and discuss the consideration of Resolution #R-2026-03 a Resolution of Jasper County, South Carolina County Council for the Emergency Procurement of a 1.5 Petabyte Network Attached Storage (NAS) Solution for the Jasper County Information Technology Department and the Emergency Services Department.

Motion to approve: Councilman Kemp

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

D) Kimberly Burgess - Consideration of Resolution #R-2026-04 a Resolution of Jasper County, South Carolina County Council to reject the bids received on December 11, 2025, at 2:00 PM in response to IVTB #2025-16, SJP Walkway, Pavilion Gazebo, Refurbish, and matters thereto.

Ms. Burgess was present to review and discuss the Consideration of Resolution #R-2026-04 a Resolution of Jasper County, South Carolina County Council to reject the bids received on December 11, 2025, at 2:00 PM in response to IVTB #2025-16, SJP Walkway, Pavilion Gazebo, and Refurbish.

Motion to approve the rejection of these bids: Councilman Kemp

Second: Councilman Ceccarelli

Vote: Unanimous

The motion passed.

9. PUBLIC HEARINGS, ORDINANCES, AND ACTION ITEMS

A). Lisa Wagner – Public Hearing and Consideration of the 2nd Reading of Ordinance #O-2026-01 to amend the Official Zoning Map of Jasper County so as to transfer two properties located along Pearlstine Drive, 1) bearing Jasper County Tax Map Number 080-00-03-044 consisting of 4.12 acres from the Mixed Business Zone to the Industrial Development Zone; and 2) bearing Jasper County Tax Map Number 080-00-03-121 consisting of 0.82 acres from the General Commercial Zone to the Industrial Development Zone on the Jasper County Official Zoning Map. (1st Reading 12.15.2025) -Here is a link to this item information:

☐ [Re-zoning Pearlstine Dr](#)

Ms. Wagner was present to review and discuss this request for the consideration of the 2nd Reading of Ordinance #O-2026-01 to amend the Official Zoning Map of Jasper County so as to transfer two properties located along Pearlstine Drive, 1) bearing Jasper County Tax Map Number 080-00-03-044 consisting of 4.12 acres from the Mixed Business Zone to the Industrial Development Zone; and 2) bearing Jasper County Tax Map Number 080-00-03-121 consisting of 0.82 acres from the General Commercial Zone to the Industrial Development Zone on the Jasper County Official Zoning Map. The public hearing was opened but there were no parties there to speak so the public hearing was closed.

Motion to approve: Councilman Ceccarelli

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

B) Lisa Wagner - Public Hearing and Consideration of the 2nd Reading of Ordinance #O-2026-02 to amend the Official Zoning Map of Jasper County so as to transfer a property located at 282 Nelsons Court, bearing Jasper County Tax Map Number 039-00-09-004, consisting of 5.0 acres from the Residential Zone to the Rural Preservation Zone on the Jasper County Official Zoning Map. (1st Reading 12.15.2025) - Here is a link to this item information: ☐ [Re-zoning Nelsons Court](#)

Ms. Wagner was present to review and discuss the consideration of the 2nd Reading of Ordinance #O-2026-02 to amend the Official Zoning Map of Jasper County so as to transfer a property located at 282 Nelsons Court, bearing Jasper County Tax Map Number 039-00-09-004, consisting of 5.0 acres from the Residential Zone to the Rural Preservation Zone on the Jasper County Official Zoning Map. Council reviewed and discussed this item with staff.

Motion to disapprove this request: Councilman VanGeison

Second: Councilman Kemp

Vote:

Yes, to Disapprove: Councilman Kemp; Councilman VanGeison and Councilman Ceccarelli

No, to Disapprove: Councilman Arzillo; and Chairman Rowell

The motion passed with a 3 to 2 vote to disapprove.

C) Lisa Wagner - Public Hearing and Consideration of the 2nd Reading of Ordinance #O-2026-03 Approving a Development Agreement by and between JH Hiers Construction, LLC., Hiers Pine Level, LLC. and Jasper County, Regarding Real Property Known as TMP # 052-00-03- 012, Consisting of Approximately 264.53 Acres, Pursuant to the South Carolina Local Government Development Agreement Act and Article IV, Title 20 of the Code of Ordinances of Jasper County, and Authorizing the Chairman of Jasper County Council to Execute said Development Agreement. (Pine Level DA) – Here is a link to this item information: ☐ Heirs DA

Here are the links to the current regulations for Jasper County:

JASPER COUNTY'S COMPREHENSIVE PLAN (Jasper's Journey) can be accessed here:

www.jaspercountysc.gov/media/4ixigsl/jaspersjourney_2018_final.pdf

JASPER COUNTY's ZONING ORDINANCE can be accessed here: www.jaspercountysc.gov/services/planning-and-building/ordinances-regulations

JASPER COUNTY'S LAND DEVELOPMENT REGULATIONS can be accessed here:

www.jaspercountysc.gov/media/y4ekwlhj/land-development-regulations-revised-11-3-25.pdf

Ms. Wagner was present to review and discuss the consideration the 2nd Reading of Ordinance #O-2026-03 Approving a Development Agreement by and between JH Hiers Construction, LLC., Hiers Pine Level, LLC. and Jasper County, Regarding Real Property Known as TMP # 052-00-03- 012, Consisting of Approximately 264.53 Acres, Pursuant to the South Carolina Local Government Development Agreement Act and Article IV, Title 20 of the Code of Ordinances of Jasper County, and Authorizing the Chairman of Jasper County Council to Execute said Development Agreement.

The Public Hearing was opened. The following people spoke during the Public Hearing:

Glen River – He noted in opposition of this request.

Donna McEver – Discussed the 2 bridges and noted she was in opposition of this request.

Jonathan Crosby – He noted he was in opposition of this request.

Motion to table this item: Councilman VanGeison

Second: Councilman Ceccarelli

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Vote: Unanimous
The motion passed.

D) Lisa Wagner – Consideration of 2nd Reading of an 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; And Other Matters Relating Thereto. (1st Reading July 21, 2025 and Public Hearing August 18, 2025 (2nd Reading tabled)) – Here is a link to this item information: ☐
Heirs Rezoning

Ms. Wagner was present to review and discuss the consideration of 2nd Reading of an 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.

Motion to table this item: Councilman VanGeison
Second: Councilman Arzillo
Vote: Unanimous
The motion passed.

E) Lisa Wagner - Consideration of 1st Reading of an Ordinance to amend Article 10 of the Jasper County Land Development Regulations, *Stormwater Management*, Section 10.2.B, *Applicability and Exemptions*, to provide a conditional exemption for new development of commercial sites located in a major subdivision that was previously approved and for which the stormwater infrastructure has been constructed; And Other Matters Relating Thereto.

Ms. Wagner was present to review and discuss the consideration of 1st Reading of an Ordinance to amend Article 10 of the Jasper County Land Development Regulations, *Stormwater Management*, Section 10.2.B, *Applicability and Exemptions*, to provide a conditional exemption for new development of commercial sites located in a major subdivision that was previously approved and for which the stormwater infrastructure has been constructed. She also reviewed her staff report from the agenda e-packet for further information.

Motion to approve: Councilman VanGeison
Second: Councilman Kemp
Vote: Unanimous
The motion passed.

F) Kimberly Burgess – Consideration of the 3rd Reading of Ordinance #O-2025-37 to Provide for the Issuance and Sale of Not to Exceed \$150,000,000 General Obligation Bonds of Jasper County, South Carolina Pursuant to the Authority and Direction of the Favorable Results of the Referendum Conducted on November 5, 2024; to Prescribe the Purposes for which the Proceeds Shall Be Expended; to provide for the Payment Thereof; and Other Matters Relating Thereto. (1st Reading 11.17.2025; Public hearing and 2nd Reading 12.15.2025)

Ms. Burgess was present to review and discuss the consideration of the 3rd Reading of Ordinance #O-2025-37 to provide for the issuance and sale of not to exceed \$150,000,000 General Obligation Bonds of Jasper County, South Carolina Pursuant to the authority and direction of the favorable results of the Referendum conducted on November 5, 2024; to prescribe the purposes for which the proceeds shall be expended; to provide for the payment.

Motion to approve: Councilman Kemp

Second: Councilman Ceccarelli

Vote: Unanimous

The motion passed.

G) Wanda Giles – Consideration of the Approval of the 2026 Jasper County Council Meeting Schedule.

Ms. Giles was present to review and discuss the consideration of the approval of the 2026 Jasper County Council Meeting Schedule. Council discussed the starting time of the regular session and decided to keep it at 6PM.

Motion to approve: Councilman VanGeison

Second: Councilman Kemp

Vote: Unanimous

The motion passed

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

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

12. 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 – (1) Attorney; (2) SCA Representation

Any Executive Session Matter on Which Discussion Has Not Been Completed May Have Discussion Suspended for the Purpose 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.

Note: Please Be Advised, There May Be Votes Based on Items from the Executive Session.

Motion to go into executive session: Councilman Arzillo

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

13. Return to Open Session:

Motion to return to executive session: Councilman Ceccarelli

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

14. Council Action to be taken on items as discussed in Executive Session

Note: *Council may act on any item appearing on the agenda, including items discussed in executive session.*

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.

15. Adjournment:

Motion to adjourn: Councilman Kemp

Second: Councilman Arzillo

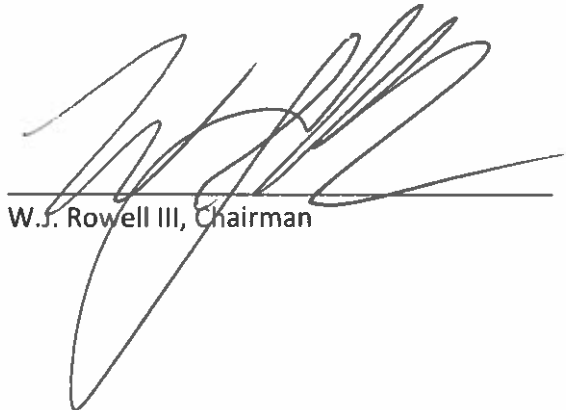
Vote: Unanimous

The motion passed and the meeting adjourned.

Respectfully submitted:



Wanda Giles, Clerk to Council



W.J. Rowell III, Chairman