

*Jasper County Planning Commission  
358 Third Avenue  
Ridgeland, SC 29936  
843-717-3650 phone*

**Minutes of the June 10, 2025  
Regular Scheduled Meeting**

**Members Present:** Mr. Alex Pinckney, Chairman; Dr. Debora Butler, Vice-Chairman; Dr. Earl Bostick, Sr; Mr. Thomas Jenkins; Mr. Randy Waite; Ms. Sharon Ferguson; Mr. Lee Gramling.

**Staff Present:** Ms. Lisa Wagner and Ms. Tara Hayes, Planning Department.

**Others Present:** Please see attached sign-in sheet.

In accordance with the Freedom of Information Act the electronic and print media were notified. During periods of discussion and/or presentations minutes are typically condensed and paraphrased. The recorded version is available online at: <https://www.youtube.com/@jcmedia6537/streams>

**Call to Order:** Chairman Pinckney brought the meeting to order at approximately 4:02 p.m.

**Invocation & Pledge of Allegiance:** Invocation and the Pledge of Allegiance was given by Dr. Bostick.

**Approval of Agenda:** Mr. Jenkins moved to approve the Agenda as published, seconded by Mr. Waite. The Commission Members voted unanimously in favor of the motion.

**Approval of May 13, 2025, Regular Scheduled Meeting Minutes:** Mr. Jenkins moved to approve the Minutes of May 13, 2025, seconded by Mr. Gramling. Ms. Ferguson requested a correction to be added as voting in opposition to Zoning Map Amendment Request, Community Commercial – Tax Map Numbers 038-00-06-017 and 038-00-06-208. The Commission Members voted unanimously in favor of the motion.

**New Business:**

**Major Subdivision, Preliminary Plat Approval – Ellis Mills:** Ms. Wagner read the staff report and shared a map of the subdivision as well as an aerial view of the GIS map. Nathan Sturre, applicant, came forward to address questions. There was discussion about mining operation, runoff, adjacent residential properties, the location and size of the pond, notification process, septic systems, stormwater, curb cuts, paved vs. gravel roads, fencing around the pond, maximum depth of pond, number of houses in subdivision, affordable housing, volume of dirt removed from site, berm along the highway, wetlands, retaining quality trees, drainage, selling of individual lots, land development plan, possible scenarios of mining the dirt without developing the subdivision, infrastructure components, homeowners association, restrictive covenants, road maintenance, and deed restrictions. **Mr. Jenkins moved to approve the Major Subdivision, Preliminary Plat Approval – Ellis Mills, seconded by Mr. Gramling. The Commission Members voted unanimously in favor of the motion.**

**Zoning Map Amendment – Community Commercial, Tax Map Numbers 039-00-01-040 and 039-00-01-041:** Ms. Wagner read the staff report and shared an aerial view of the property. Tom DeMint, applicant, came forward to address questions. There was discussion about adjacent municipal property, annexation, and adjacent zoning. **Dr. Bostick moved to approve the Zoning Map Amendment – Community Commercial, Tax Map Numbers 039-00-01-040 and 039-00-01-041, seconded by Dr. Butler. The Commission Members voted in favor of the motion, with Mr. Waite voting in opposition.**

**Zoning Map Amendment – Resource Extraction, Tax Map Number 052-00-03-012:** Ms. Wagner read the staff report, went over all materials included in the packet, read a letter in opposition to the zoning change, and shared an aerial view of the property. Ryan Lyle, applicant, came forward to discuss the reasons they chose this location and answer questions. There was discussion about the size of pond, wetlands, buffers, nearby residential properties, purpose of operation, location of curb cut on Heritage Road, SCDOT threshold for turning lane, truck traffic, road conditions, comparison to residential traffic, concern for rezoning such a large property, development agreement to address recommendations from staff report, determining factors for depth and length of time for project, ongoing monitoring by DES, overflow slurry, endangered species protection, cultural resources, dangerous condition for children, and burden on the nearby community. Lawrence Warren, community representative, came forward to speak about the existing damaged condition of road and unsafe conditions of truck traffic. There was discussion about accommodation for road repair, specific requests for recommendations, and a previously approved mining operation development agreement. Jeff Hiers, applicant, came forward to explain the need for this operation and the benefits of this location. There was discussion about concerns about truck traffic on the road, reclamation plan, land trust, conservation easement, and the property owned across the road. **Dr. Bostick moved to forward this item to County Council with a recommendation not to approve the Zoning Map Amendment – Resource Extraction, Tax Map Number 052-00-03-012, seconded by Ms. Ferguson. The Commission Members voted in favor of the motion, with Dr. Butler and Mr. Gramling voting in opposition.**

#### **Old Business:**

**Zoning Text Amendment – Jasper County Zoning Ordinance, Article 9:6, Accessory Structures:** Ms. Wagner read the staff report and went over the proposed changes to the ordinance. There was discussion about possibly having a workshop to go over more details. **Dr. Butler moved to table the Zoning Text Amendment – Jasper County Zoning Ordinance, Article 9:6, Accessory Structures, seconded by Ms. Ferguson. The Commission Members voted unanimously in favor of the motion.**

#### **Discussion:**

**Proposed Zoning Text Amendment to allow Youth Soccer League/Field:** Ms. Wagner read the staff report, discussed a property in Purrysburg that has built a soccer field, and read letters of support that were provided. There was discussion about parking, the number of people in attendance, other structures on the property, permits issued, other activities on property, zoning of property and surrounding parcels, other county's guidelines, safety concerns, first responders, hours of operation, and researching to bring back for further discussion. Sheila Chisholm, community member, came forward to comment on the nuisances caused by the activities on this property such as accidents, alcohol consumption, traffic, racing in the roads, music all night until 1:30 am, rodeos, and unsafe conditions in the area. Ava Duncan, community member, came forward to say that it started off slow with just children practicing and playing soccer but lately it has caused too much disruption to their quality of life with loud noises rattling the windows and cars lined up blocking the road paying to park at the soccer field, she estimated close to one thousand people in attendance. Arturo Sanchez, property owner, came forward to say that the rodeo is located on a different property, traffic is only on Sundays, and the music late into the night was for a birthday party and that will not happen again. There was discussion about alcohol, charging for parking, what was presented versus what has been reportedly going on, youth versus adult events, family events on Sundays, and issuing a stop order until guidelines are put into place. **Dr. Butler moved that all action cease until appropriate guidelines are in place, seconded by Mr. Waite. The Commission Members voted unanimously in favor of the motion.**

**Open Discussion:** Kurt Jacoby, Rush Soccer Club, came forward to state the purpose and times that they use the fields, the youth organization that uses the property is not out there on Sundays, and that he thinks that the actions that are causing problems in the community are not caused by the youth soccer club. There was discussion about the illegal use of the property and the need for setting guidelines. There was discussion about the DR Horton subdivision plat at Meyer Lake and an agreement with Cypress Harbor to allow public access.

Adjourn: Mr. Jenkins moved to adjourn, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion. The meeting adjourned at approximately 7.29 p.m.

Respectfully Submitted,

Tara Hayes

Jasper County Planning Commission  
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Sign In Sheet

Name	Business/Address
NATHAN STUZZO	STUZZO ENGINEERING
TOM DENNITT	1535 Fording Blvd
ADAM BEYANT	SVN
Hedy Frazier	
Bridgette Sanchez	6954 Purrysburg Rd
Tom W. Bostuff	779 Glen eagle St. Okatie, S
Allison Butler-Carson	6422 Purrysburg Rd
Shelia Chisolm	51 Caliburga Way Hardenville
Lorraine White Bond	2289 Leno Rd. Hardenville, S.C.
Carrie Grayson	297 Shad Rd, Hardenville, S.C.
Ulf Jacobi	Louvo Rush Soccer Club
Lyda Garvin	9411 Grays Hwy Ridgeland SC 29936
Ponsetta Horton	
ERA WOOD	
Annette Wiggins	Ridgeland, SC
Gloria Baker	Ridgeland, SC 5959 S. Okatie
Willie M. [Signature]	Hardenville