JASPER COUNTY COUNCIL
COUNCIL MEETING
Jasper County Clementa C. Pinckney Government Building
358 Third Ave., Ridgeland, SC. 29936
Monday, April 20, 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, Eric Larson, Jim Iwanicki, Deputy Chief John A. Smith, and Videographer Jonathan Dunham.

Workshop

Jasper Telfair PDD and Development Agreement

The Jasper County Council Workshop focused on evaluating the proposed Jasper Telfair Planned Development District (PDD) and its accompanying Development Agreement (DA). The Developer is seeking approval to rezone three parcels—located at the intersection of US Highway 17, Speedway Boulevard (Highway 315), and South Oak Highway—from General Commercial to a PDD designated for warehousing and industrial park uses.

Ms. Wagner and Ms. Grabowski were present at the workshop to review and discuss the proposed Planned Development District (PDD) and development agreement for a multi-acre commercial warehousing project. The Council members, county staff, and the project developers extensively discussed traffic mitigation strategies, focusing on the safety risks of semi-truck access and the precise configuration of incoming and outgoing lanes. Representatives debated whether to utilize full-access driveways with an acceleration storage lane or implement a median turnaround bulb-out to direct traffic safely toward Savannah. While the South Carolina Department of Transportation (SCDOT) is willing to review multiple design alternatives, officials emphasized that safety remains the primary priority before final site plan approvals. The workshop was convened specifically to address council concerns regarding traffic impacts and safety mitigations prior to the project's third reading. The Traffic Impact Study was a very large document, so a link to the Traffic Impact Study was provided by Ms. Wagner for the agenda e-packet.

1. Call to Order of the Jasper County Council Meeting by Chairman Rowell

Chairman Rowell 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 Invocation:

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

3. Approval of the Agenda:

Motion to approve with the removal of Item # 9A: Councilman Kemp
Second: Councilman Ceccarelli
Vote: Unanimous
The motion passed.

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: Councilman Kemp
Second: Councilman Arzillo
Vote: Unanimous
The motion passed.

CONSENT AGENDA ITEMS:

A) Approval of the Minutes 11.03.2025:

B) Lisa Wagner – 3rd Reading of Ordinance #O-2026-10 of Jasper County Council to amend the Official Zoning Map of Jasper County so as to transfer a property located along Elaine Farm Road, bearing Jasper County Tax Map Number 040-00-02-150 consisting of 8.0 acres from the Rural Preservation Zone to the Residential Zone. (1st Reading 03.02.2026).

C) Lisa Wagner – 3rd Reading of Ordinance #O-2026-11 of Jasper County Council to amend the Official Zoning Map of Jasper County so as to transfer a property located along Kato Bay Road, bearing Jasper County Tax Map Number 044-00-02-001, consisting of 11.2 acres from the Residential Zone to the Industrial Development Zone. (1st Reading 03.02.2026).

D) Lisa Wagner – 3rd Reading of Ordinance #O-2026-12 of Jasper County Council to amend the Official Zoning Map of Jasper County so as to transfer a property located along Tarboro Road, bearing Jasper County Tax Map Number 047-00-01-012 consisting of 43.78 acres from the Residential Zone and Rural Preservation Zone to the Rural Preservation Zone on the Jasper County Official Zoning Map. (1st Reading 03.02.2026).

This is the end of the Consent Agenda Items.

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5. 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) County Administrator; (2) County Attorney

(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 –

(1) Tax Map #028-01-00-001, #028-01-00-002 and #028-01-00-003.
(2) Tax Map #091-00-01-029
(3) Potential Sale of Property – Cypress Ridge Business and Industrial Park
(4) Discussion of legal matters currently being handled by outside counsel for the Clerk of Court office
(5) Discussion regarding the potential contractual purchase of property located at 544 Third Avenue, Ridgeland.
(6) Use of Title IV Unit cost money and transfer of funds

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 approve: Councilman Ceccarelli
Second: Councilman Kemp
Vote: Unanimous
The motion passed.

6:00 PM: Regular Session

- **Come out of Executive Session:**

Motion to approve: Councilman Kemp

Second: Councilman Ceccarelli
Vote: Unanimous
The motion passed.

- **Return to Open Session:**

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

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

Action # 1 from executive session: A resolution for a separation agreement and release between Jasper County and County Administrator Andrew Patrick Fulghum, effective May 4, 2026, was presented and Resolution #R-2026-23 was read for the record by Chairman Rowell.
Motion to approve: Councilman VanGeison
Second: Councilman Kemp
Vote: Unanimous
The motion passed

Action # 2 from executive session: Clerk of Court Matters
Motion to retain the Shelton Law Firm for Clerk of Court matters, subject to County attorney review: Councilman Arzillo
Second: Councilman Kemp
Vote: Unanimous
The motion passed

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

6. PRESENTATIONS:

A) Rev. Donald Sheftall: Discussion and presentation to address Single Member Districts.

Reverend Donald Sheffall appealed to Council to pass a resolution placing a referendum on the November 2026 general election ballot to allow Jasper County voters to decide whether Council members should be elected by defined single-member districts rather than at-large.

B) Zachary Garrett, New Director of the Morris Center for Lowcountry Heritage: Presentation to provide an update on the current status of the Morris Center to include the following information: what they are working on, where they are at, what they hope to accomplish, and their commitment to working with the County to benefit our community.

Zachary Garrett, newly appointed Director of the Morris Center, presented an operational update to Council with key details including:

1. Reinstatement of the federal Institute of Museum and Library Services (IMLS) grant funding the "Fuel the Mind" 4th-grade field trip program.
2. Staffing rebuild following transitions in 2025–2026.
3. Partnership with Jasper County 250 for Revolutionary War trolley tours and local events.
4. Visitor statistics: 3,258 total visitors and 1,601 confirmed non-resident tourists from July 1, 2024, to June 30, 2025.

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.
There were no citizens comments at this meeting.

8. RESOLUTIONS

A) Eric Larson - Consideration of Resolution #R-2026-20 of Jasper County, South Carolina, approving the donation of Beaufort-Jasper Water and Sewer Authority capacity credits to the Beaufort-Jasper Housing Trust to fund fifty residential units in Jasper County and authorizing the County Administrator to execute the documents effectuating the donation.

Mr. Larson was present to review and discuss the consideration of Resolution #R-2026-20 of Jasper County, South Carolina, approving the donation of Beaufort-Jasper Water and Sewer Authority capacity credits to the Beaufort-Jasper Housing Trust to fund fifty residential units in Jasper County and authorizing the County Administrator to execute the documents effectuating the donation.

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

B) Deputy Director John Smith – Consideration of Resolution #R-2026-21 of Jasper County, SC. Authorizing the Purchase of Real Property; and other matters related thereto. (Coosawhatchie Fire Station).

Deputy Director Smith was present to review and discuss the consideration of Resolution #R-2026-21 of Jasper County, SC. Authorizing the Purchase of Real Property (Coosawhatchie Fire Station).
Motion to table this item: Councilman Kemp
Second: Councilman Ceccarelli
Vote: Unanimous

The motion passed.

C) Kimberly Burgess - Consideration of Resolution #R-2026-14, a Resolution of Jasper County, South Carolina County Council Resolution approving the State Accommodations Tax Advisory Committee Members. *(This item was tabled at the 04.06.2026 Meeting).*

Ms. Burgess was present to review and discuss Resolution #R-2026-14, a Resolution of Jasper County, South Carolina County Council Resolution approving the State Accommodations Tax Advisory Committee Members.

Motion to approve: Councilman VanGeison
Second: Councilman Arzillo
Vote: 4 Yes votes and 1 Abstained (Councilman Kemp)
The motion passed.

D) Eric Larson – Consideration of Resolution #R-2026-22 of Jasper County, SC. Authorizing and Directing the Jasper County Administrator to Submit Grant Applications to the Federal Aviation Administration and the South Carolina Aeronautics Commission for Funding the Ridgeland-Claude Dean Airport Runway Extension Project.

Mr. Larson was present to review and discuss the consideration of Resolution #R-2026-22 of Jasper County, SC. Authorizing and Directing the Jasper County Administrator to Submit Grant Applications to the Federal Aviation Administration and the South Carolina Aeronautics Commission for Funding the Ridgeland-Claude Dean Airport Runway Extension Project.

Motion to approve: Councilman Ceccarelli
Second: Councilman Arzillo
Vote:
Councilman VanGeison – Recusal
Councilman Arzillo – Yes
Councilman Ceccarelli – Yes
Chairman Rowell – Yes
Councilman Kemp – No
The motion passed.

9. PUBLIC HEARINGS, ORDINANCES, AND ACTION ITEMS

A) Eric Larson - Public Hearing and 2nd Reading of Ordinance #O-2026-15 authorizing the execution and delivery of a Special Source Revenue Credit Agreement by and between Jasper County, South Carolina and Daly Organics LLC, a company also known as Project Heat, with respect to certain economic development property in the County, whereby such property will receive Special Source Revenue Credits; and other matters related thereto. (1st Reading 03.16.2026) (Project Heat).
This item was removed from the agenda during the approval of the agenda

B) Eric Larson – Public Hearing and 2nd Reading of Ordinance #O-2026-16 of Jasper County Council to Authorize a Settlement Agreement with Jasper County Radio Control Chapter No. 5096 of the Academy of Model Aeronautics, Inc. *(1st Reading 04.06.2026)*

Mr. Larson was present for the Public Hearing and to review and discuss the 2nd Reading of Ordinance #O-2026-16 of Jasper County Council to Authorize a Settlement Agreement with Jasper County Radio Control Chapter No. 5096 of the Academy of Model Aeronautics, Inc. The public hearing was opened on this item but there were no comments, so the public hearing was closed.

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

C) Keith Horton, Clerk of Court - Budget Request Justification – Courthouse Bag Scanner.
This item was removed to be placed on the next meeting.

D) Eric Larson - Presentation and Consideration for Approval of bid and FAA Grant application submittal for the Ridgeland - Claude Dean Airport - 2026 TAXILANE WIDENING AND HELIPAD PROJECT.

Mr. Larson was present to provide an overview and discuss the consideration for approval of bid and FAA Grant application submittal for the Ridgeland - Claude Dean Airport - 2026 Taxilane Widening and Helipad Project.

Motion to approve: Councilman Ceccarelli
Second: Councilman VanGeison
Vote: 4 Yes votes and 1 Abstained (Councilman Kemp)
The motion passed.

E) Eric Larson - Presentation and Consideration for Approval of bid and FAA Grant application submittal for the Ridgeland - Claude Dean Airport -- 2026 EMERGENCY GENERATOR PROJECT.

Mr. Larson was present to provide an overview and discuss the consideration for approval of the bid and FAA Grant application submittal for the Ridgeland - Claude Dean Airport -- 2026 Emergency Generator Project.

Motion to approve: Councilman Arzillo
Second: Councilman Ceccarelli
Vote: 4 Yes votes and 1 Abstained (Councilman Kemp)
The motion passed.

F) Lisa Wagner – Public Hearing and Consideration of the 2nd Reading of Ordinance #O-2025-33 to amend Jasper County Zoning Ordinance, Article 5, *Zoning District Regulations*, to add one (1) new primary zoning district, Village Commercial (VC), one (1) new overlay district, Euhaw Overlay District (EOD); amend Article 6, *Use Regulations*, to add uses for the VC zoning district; amend Article 7, *Primary Districts*, to add lot size, lot width, and setback requirements for VC zoning district, amend minimum lot width requirements in other

zoning districts, and amend riparian buffer requirements; amend Article 8, *Special Purpose Districts*, to add a new section, Article 8:9 Euhaw Overlay District, which includes design standards and requirements for the Euhaw Overlay District (EOD); amend Article 11, *Conditional Use Review and Regulations,* to add conditions for certain uses; amend Article 15, *Sign Regulations* to add standards for the VC zoning district; amend the Jasper County Official Zoning Map to re-zone some properties within the Euhaw Broad River Planning Area to the Rural Preservation-Zoning District and the Village Commercial Zoning District; and other matters related thereto. *(1st Reading 07.15.2024; 2nd reading tabled 11.03.2025; Public Hearings 09.19.2024; 05.05.2025)*

Ms. Wagner and Ms. Grabowski was present to review and discuss the consideration of the 2nd Reading of Ordinance #O-2025-33 to amend Jasper County Zoning Ordinance, Article 5, Zoning District Regulations, to add one (1) new primary zoning district, Village Commercial (VC), one (1) new overlay district, Euhaw Overlay District (EOD); amend Article 6, Use Regulations, to add uses for the VC zoning district; amend Article 7, Primary Districts, to add lot size, lot width, and setback requirements for VC zoning district, amend minimum lot width requirements in other zoning districts, and amend riparian buffer requirements; amend Article 8, Special Purpose Districts, to add a new section, Article 8:9 Euhaw Overlay District, which includes design standards and requirements for the Euhaw Overlay District (EOD); amend Article 11, Conditional Use Review and Regulations, to add conditions for certain uses; amend Article 15, Sign Regulations to add standards for the VC zoning district; amend the Jasper County Official Zoning Map to re-zone some properties within the Euhaw Broad River Planning Area to the Rural Preservation-Zoning District and the Village Commercial Zoning District; and other matters related thereto.

A public hearing was held on this matter. The public hearing was opened, and the following parties spoke on this matter:
Pastor Galloway, Grant McClure, Courtney Kimmel, Earl Cooler (declined his speaking time), Kate and Larry Rowland, and Attorney Nicole Scott. Ms. Wagner also noted that a few written comments had come into the office, and Mr. Hunter Smiley read the submissions from Diana Sessler, Michael Ball and Sally McCallister.

Motion # 1:
Motion to reject the 2nd Reading: Councilman Arzillo
Second: Councilman VanGeison
Vote:
Councilman VanGeison – Yes
Councilman Arzillo – Yes
Councilman Ceccarelli – No
Chairman Rowell – No
Councilman Kemp – No
The motion failed.

Motion # 2:
Motion to approve the 2nd Reading: Councilman Kemp
Second: Councilman Ceccarelli
Vote:
Councilman VanGeison – No

Councilman Arzillo – No
Councilman Ceccarelli – Yes
Chairman Rowell – Yes
Councilman Kemp – Yes
The motion passed.

Staff were directed to meet with designated Council members to refine issues such as boundary maps, commercial building limits, etc., prior to 3rd Reading of this ordinance.

G) Wanda Giles – Consideration of a Discussion and Update of Open Positions for appointment on Lowcountry Council of Governments (LCOG) and the Jasper County Board of Zoning Appeals (BZA).

Ms. Giles was present to review and discuss and provide an update of Open Positions for appointment on Lowcountry Council of Governments (LCOG) and the Jasper County Board of Zoning Appeals (BZA). She noted that on the Board of Zoning Appeals there was a vacancy left by Barbara Bartoldus. Ms. Bartoldus had resigned from the board on 03.30.2025, leaving a vacancy. Ms. Giles also stated that Ms. Bartoldus last appointment term was from 01.01.2025 through 12.31.2028, so a new member was needed to fill the remainder of her term. As of now, she noted they did not have any applications for this seat. This opening on the board has been advertised on the website and on the County's social media. Additionally, she noted that there was also a vacancy on the Lowcountry Council of Government's (LCOG) Board, which required a Council appointment. There was no action taken on this item.

H) Jim Iwanicki - Consideration of approval of professional architectural services contract for the Coosawhatchie Community Center associated with RFQ #2026 – 1 Indefinite Delivery Services – Architectural with McMillian Pazdan Smith Architecture, LLC for actual cost not to exceed $82910.00.

Mr. Iwanicki was present to review and discuss the consideration of approval of professional architectural services contract for the Coosawhatchie Community Center associated with RFQ #2026 – 1 Indefinite Delivery Services – Architectural with McMillian Pazdan Smith Architecture, LLC for actual cost not to exceed $82910.00. There was no action taken on this item.

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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

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

12. Adjournment:

Motion to adjourn: Councilman Kemp
Second: Councilman Arzillo
Vote: Unanimous
The motion passed, and the meeting adjourned.

For more information on this meeting please go to our YouTube Channel for the video. During meetings and / or workshops periods of review, discussion, presentation, comments, and other sections the minutes are typically condensed and paraphrased. The recorded version is available online at our YouTube Channel video at https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA.

Respectfully Submitted:

Wanda Giles, Clerk to Council

W.J. Rowell III, Chairman of the Jasper County Council