

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

**Minutes of May 12, 2026**  
**Regular Scheduled Meeting**

**Members Present:** Mr. Alex Pinckney, Chairman; Dr. Debora Butler, Vice Chairman; Mr. Thomas Jenkins; Mr. Randy Waite; Ms. Sharon Ferguson; Dr. Earl Bostick; and Mr. Morgan Denny.

**Staff Present:** Ms. Lisa Wagner, Mr. Hunter Smiley, Ms. Kenzie Stone, Planning Department; and Mr. Eric Larson, Development Services.

**Others Present:** 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 4:00 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 Ms. Ferguson. The Commission Members voted unanimously in favor of the motion.

**Approval of April 14, 2026 Agenda:** Mr. Waite moved to approve the Minutes of April 14, 2026 seconded by Mr. Jenkins. The Commission Members voted unanimously in favor of the motion.

**New Business:**

**Zoning Map Amendment—Hoota Woods Plantation:**

Mr. Smiley read the staff report and showed the aerial map. Mr. Landon Thorne, Hoota Woods Plantation, addressed the Commission. There was discussion about what uses are permitted in the Rural Preservation Zoning District, description of proposed business, and tax impacts. **Mr. Waite moved to approve the Zoning Map Amendment—Hoota Woods Plantation. Dr. Butler seconded the motion. The Commission Members voted unanimously in favor of the motion.**

**Road Name Petition(s)—Lopez Storage Facility:**

Mr. Smiley read the staff report and showed the aerial map. There was discussion about location of the property, why Stilt Ln was picked over Stilt Cir, zoning, and if annexation was encouraged during the site plan. **Mr. Jenkins moved to approve the three Name Petition(s)—Lopez Storage Facility. Ms. Ferguson seconded the motion. The Commission Members voted unanimously in favor of the motion.**

**Discussion:**

**Billboards:**

Mr. Smiley presented billboard regulations for Jasper County, Colleton County, Berkeley County, and the State of South Carolina. There was discussion about the City of Hardeeville and one county councilman not wanting to entertain any amendments to their billboard ordinance, allowed current locations, state not allowing flashing lights, distraction of digital billboards, Hwy 170 digital billboard, cap and replace program, a workshop, growth of the county, and reducing billboards in the community.

**Open Discussion:**

There was discussion about split zoning in the Euhaw Overlay District, status of the Euhaw Overlay District, code enforcement changes, building height restrictions in the County and City's jurisdictions, and a proposed large industrial

park in the city of Hardeeville. Mr. Waite requested staff prepare a map of proposed residential and commercial development.

**Adjourn:** Mr. Jenkins moved to adjourn, seconded by Mr. Waite. The Commission Members voted unanimously in favor of the motion. The meeting adjourned at approximately 5:08 p.m.

Respectfully Submitted,  
*Kenzie Stone*

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**Sign In Sheet**

<u>Name</u>	<u>Business/Address</u>
<u>LONDON THORNE</u>	<u>2 MEANS BLUFF WAY SHELTON, SC 29941</u>