



JASPER COUNTY COUNCIL COUNCIL MEETING

Jasper County Clementa C. Pinckney Government Building
358 Third Ave., Ridgeland, SC. 29936
Tuesday, February 17, 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, Interim County Attorney Lawrence Flynn, Clerk to Council Wanda Giles, Kimberly Burgess, Eric Larson, Jim Iwanicki, Chief Russell Wells, Susan Waite, and Videographer Jonathan Dunham.

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 of Allegiance 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: Councilman VanGeison

Second: Councilman Kemp

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.

Minutes - 02.17.2026

Motion to approve: Councilman VanGeison

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

CONSENT AGENDA ITEMS:

A) Approval of the Minutes 09.02.2025 and 09.11. 2025

B) Andrew Fulghum – Consideration of the 3rd Reading of Ordinance #O-2026-06 of Jasper County Council Approving the Transfer of Custody, Management and Operation of the Jasper County Detention Center to the Jasper County Sheriff Pursuant to S.C. Code § Ann. 24-5-12, and Other Matters Related Thereto. (1st reading – Title Only on 01.20.2026; 2nd reading 02.02.2026)

This is the end of the Consent Agenda Items.

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:

(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) Lease Agreement with the Jasper County Chamber of Commerce and the Jasper County Historical Society for the use of the Perry House

(2) Property Management Agreement with the Jasper County Chamber of Commerce to Manage the Jasper County Farmer's Market

(3) Land Lease Agreements for Hanger Developments and Federal Aviation Administration (FAA) grant applications for the Claude Dean - Ridgeland Airport

(5) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by a public body – (1) Tax Incentive Proposal for Project Heat

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 Ceccarelli

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

6:00 PM: Regular Session

• Come out of Executive Session:

Motion to go into executive session: Councilman Kemp

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

Return to Open Session:

Motion to return to Open Session: Councilman Ceccarelli

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

5.1. Council Action to be taken on items as discussed in Executive Session – There was no action taken from Executive Session.

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

6. PRESENTATIONS:

A) Felicia Knopf, Lowcountry Council of Governments – CDBG Presentation and Public Hearing to solicit public input on community needs and priorities for housing, public facilities, and economic development, matters related to housing needs and Affirmatively Furthering Fair Housing in anticipation of participation in the Beaufort County/Lowcountry Regional HOME Consortium funded by the US Department of Housing and Urban Development (HUD), and Jasper County's Citizen Participation Plan, developed in anticipation of participation in the State of South Carolina's Community Development Block Grant (CDBG) Program.

Ms. Felicia Knopf of the Lowcountry Council of Governments (LCOG) was present to hold a public hearing and give a CDBG Presentation to solicit public input on community needs and priorities for housing, public facilities, and economic development on matters related to housing needs and Affirmatively Furthering Fair Housing in anticipation of participation in the Beaufort County/Lowcountry Regional HOME Consortium funded by the US Department of Housing and Urban Development (HUD), and Jasper County's Citizen Participation Plan, developed in anticipation of participation in the State of South Carolina's Community Development Block Grant (CDBG) Program.

She discussed the following information in her presentation:

- CDBG Program Overview for program year 04.01.2026 through 03.31.2027
- The CDBG program funding through the state.

- SC has been allotted approximately \$20,158,365 in CDBG funds for 2026.
- The Draft 2026 Action Plan
- Written Comments on the plan can be submitted from 01.18.2026-02.19.2026 at 5PM.
- There are three broad grant program categories:
 - Community Development
 - Business Development
 - Regional Planning
- The Community Development Program
 - Community Infrastructure estimated amount \$8,000,000
 - Deadline for application request 03.20.2026
 - Application deadline 04.20.2026
 - Local Priorities estimated amount \$2,000,000
 - Deadline for application request 08.21.2026
 - Application deadline 09.21.2026
 - Community Enrichment estimated amount \$7,953,616
 - Deadline for application request 08.21.2026
 - Application deadline 09.21.2026
 - Ready to go Projects (Shovel Ready)
 - Application Request were considered ongoing
 - Application Due 30 Days after the request
 - Minimum Funding Amount \$ 50,000
 - Maximum Funding Amount \$500,000
 - Requires a 10% Local Match
 - Projects must fit in under the National Objective.
 - Grant Program Categories were reviewed
 - Business Development Program \$250,000
 - Regional Planning Program \$500,000
 - State TA & Admin \$704,749
 - Opportunity Zones
 - Projects located in Opportunity Zones will receive an additional 10 bonus points (scopportunityzone.com)
 - A local government can apply for an additional Community Development grant if it has no more than two open CDBG grants (excluding Business Development or Regional Planning grants).
 - Open grants must not have exceeded a 30-month grant period
 - No more than one Streetscape Project
 - No more than one Ready to Go Project
 - No more than one project for the same general target area / neighborhood open at the same time, unless the current project is under construction.
 - Fair Housing Law
 - Low to Moderate Income requirements
 - Beaufort County/Lowcountry Regional Home Consortium (LRHC)
 - This is comprised of the counties of: Beaufort, Colleton, Hampton and Jasper and al 21 municipalities in the region.
 - Stick Built Homes have a top 3 objectives:

- Rehabilitation of substandard housing
 - Increase accessibility to adequate and affordable housing
 - Support the development and availability of safe, decent and affordable housing.
- Jasper County Community Development Block Grant (CDBG) Needs Assessment Ranking Summary 2026

The public hearing was held for this item, but there was no public comments, so the public hearing was closed. For further information on this item, you can view this information on the video online at: https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA .

B) Gene Zapfel, Co-Chair of Keep Beaufort County Beautiful Board – Presentation on Single-Use Plastics Survey Results.

Mr. Gene Zapfel, Co-Chair of Keep Beaufort County Beautiful Board gave a presentation to the County Council on Single-Use Plastics Survey Results. He noted that in 2018 the Plastic Bag Ordinance was passed. He discussed microplastics and that waste reduction was necessary. He discussed litter removal from the roads and the dangers that plastics lead to in our environment. He noted that there are 2 surveys one for homes and residents and another for businesses. He noted that 138 businesses had responded to their survey and over 6,000 residents had responded. He also discussed eco tableware and how it reduces cost; and reviewed the recommendation and next step slides. For further information on this item, you can view this information on the video online at: https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA .

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.

John Holloway discussed his concerns on the sand mine.

Nanci Weckhorst discussed her concerns on the sand mine.

Trina Cournoyer Discussed her concerns on the sand mine.

Donna Kay McIver discussed her concerns on the sand mine.

Grant McClure discussed concerns about spot zoning and encourage the county to stick with their comprehensive plan and deny this request.

Charlie Wood Thurman discussed the sand mine and her concerns.

Hedy Frazier discussed the Coosawhatchie Community Center.

Kay Horton discussed her concerns on the sand mine.

Hugh Murray discussed his concerns on the sand mine.

Glen Rivers discussed his concerns on the sand mine.

Jordan Pfuelb discussed concerns of the sand mine.

Chris and Beth Campbell discussed Keep Beaufort County Beautiful.

Gene Zapfel discussed Keep Beaufort County Beautiful.

8. RESOLUTIONS

A) Eric Larson – Consideration of Resolution #R-2026-11 a Resolution of Jasper County, South Carolina County Council to approve the procurement of Engineering Services through a Work Authorization to Holt Consulting Company, LLC to develop construction plans and Federal Aviation Administration (FAA) and South Carolina Aeronautics Commission (SCAC) applications for the 2026 Capital Improvement Plan (CIP) for the Claude Dean - Ridgeland Airport located at 262 Honorable Barbara B. Clark Drive near Ridgeland.

Mr. Larson was present to review and discuss the consideration of Resolution #R-2026-11 a Resolution of Jasper County, South Carolina County Council to approve the procurement of Engineering Services through a Work Authorization to Holt Consulting Company, LLC to develop construction plans and Federal Aviation Administration (FAA) and South Carolina Aeronautics Commission (SCAC) applications for the 2026 Capital Improvement Plan (CIP) for the Claude Dean - Ridgeland Airport.

Motion to approve: Councilman VanGeison

Second: Councilman Arzillo

Vote: Unanimous

The motion passed.

9. PUBLIC HEARINGS, ORDINANCES, AND ACTION ITEMS

A) Lisa Wagner - Consideration of the 3rd 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) – (Public hearing and 1st reading 12.15.2025; Public Hearing and 2nd reading Tabled on 01.05.2026; 2nd reading approved 02.02.2026)

Ms. Wagner was present to review and discuss the consideration of the 3rd 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. She noted that this was an ordinance for consideration to enter into a Development Agreement between Hiers Pine Level, LLC and Jasper County. 1st Reading of this Ordinance was approved December 15, 2026, and the 2nd Reading was approved on February 2, 2026. Two public hearings were held, one on December 15, 2025, and the second one on January 5, 2026.

She noted that after hearing some of the comments from the last Council Meeting, the following changes have been made to the Development Agreement for Council's consideration. She mentioned that holidays had been added to the Hours of Operation to prohibit operations on New Years Day, Memorial Day, Independence Day,

Labor Day, Thanksgiving Day, and Christmas Day. She noted that on Exhibit G includes a site plan that showed a 250' vegetated buffer remaining between the road (both Heritage Road and Pine Level Church Road) and the berm. Additional language has been added to Developer Covenants and Agreements (#15) to state "the 250 foot vegetative buffer shall be retained at all times. Such buffer shall be maintained in a natural state, and no tree clearing shall be permitted within the buffer area, except as necessary to clear or remove dead or dangerous trees, or to clear overgrowth or underbrush that a regulatory authority advises in writing must be removed due to fire or safety concerns. She mentioned that Mr. Hiers had agreed to both of the changes.

Ms. Wagner mentioned that the Development Agreement was reviewed by Mr. Flynn, Interim County Attorney. The Development Agreement provides standards that will apply to the mining operation. These standards will regulate height of equipment, hours of operation, processing and/or drying procedures, stormwater management, safe edge (sloping), berm for buffering, noise abatement, groundwater, reclamation plan, end use plan, reclamation bond, and an escrow account for road maintenance.

Motion to disapprove: Councilman Ceccarelli

There was no second made to this vote so the motion failed.

Motion to approve: Councilman VanGeison

Second: Councilman Kemp

Vote: 4 yes votes and 1 no vote by Councilman Ceccarelli

The motion passed.

B) Lisa Wagner – Consideration of 3rd 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; 2nd reading 01.05.2025 Tabled; 2nd reading 02.02.2026)

Ms. Wagner was present to review and discuss the consideration of the consideration of 3rd 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.

The subject property consists of 264.53 acres and is located at the southeast intersection of Heritage Road (Highway 3) and Pine Level Church Road. The Applicant has requested a Zoning Map Amendment to have the property designated as Resource Extraction. The subject property is currently zoned Rural Preservation. The property is vacant and undeveloped. The applicant would like to pursue a permitted mining operation of 58 acres, which requires a mining permit from South Carolina Department of Environmental Services (SCDES) and a Land Development permit from Jasper County. In accordance with the Jasper County Zoning Ordinance, any mining or excavation activity is only allowed in the Resource Extraction Zone as a conditional use.

According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as "Rural Conservation," which are areas that seeks to protect and promote the character of Jasper County that largely exists today outside of the municipalities. Non-residential development may be appropriate if it is buffered correctly.

The properties immediately adjacent to the site are primarily zoned Rural Preservation with the exception of 2 properties that are zoned Residential. The adjacent land uses are primarily farmlands, with the exception of 3 houses being adjacent to the site. Within a half mile radius, there are a total of 4 single family residential units and within a mile radius, there are a total of 8 single family units.

She noted that the subject property is accessed by Heritage Road (Highway 3) and Pine Level Church Road. Both roads are two-lane state-maintained roads. Heritage Road is classified as a major collector road, while Pine Level Church Road is classified as a local road.

The intent of the Resource Extraction (RE) Zone is to protect, preserve, sustain, and protect activities which specifically extract or harvest natural resources for commercial or industrial purposes, such as mining, excavations, excavation operations and activities, while concurrently ensuring protection of the health, safety, welfare of nearby residents and the value of nearby property. The Resource Extraction District will protect economically important mineral resources of the County for current and future use and will protect existing land uses adjacent to potential lands from undue harm that may result from mineral extraction activity.

Businesses extracting resources are essential activities that may present unique challenges when considering adjacent properties and protection of public health, safety and welfare. However, it is intended that this zoning classification only apply to those portions of the County where the potential for conflict between adjacent current and future land uses and the mineral extraction activities are minimal. Any zoning map amendment to designate a property as RE should be carefully considered by assessing the following factors, including but not limited to: impact on environmentally sensitive areas and critical natural resources; impact on health, safety and welfare of the Jasper County residents; impact on the character of existing communities; impact on adjacent land value; traffic generation and potential mitigation; and any other factors considered essential to address. She note that in accordance with the Jasper County Zoning Ordinance, the Resource Extraction Zone allows mining and excavation as a conditional use. In addition to the provisions of Article 14 of the Jasper County Zoning Ordinance, *Excavation Regulations*, other important conditions include the following:

ARTICLE 11:7, CONDITIONS FOR SPECIFIC USES: 11:7.4, Sector 21: Mining and Mine Operation-

Mining and Mine Operation must have all required state and federal permits and meet the requirements of all State and Federal Statutes and regulations:

- Mining and Mine Operation must meet the following setbacks.

Ms. Wagner noted that the applicant has provided a site plan prepared by Davis & Floyd, which shows a 58-acre area for excavation operations. The site plan shows the area of excavation will be setback 1000' from the property line adjacent to the 2 properties that are zoned Residential (only one of these properties has a house on it – the other is vacant) and 1000' from the 2 houses that are located on adjacent properties zoned Rural Preservation. Additionally, the area of excavation will be setback 300' from both Pine Level Church Road and Heritage Road. Berms will be provided as part of the screening plan along Heritage Road and Pine Level Church Road. The berms will be built 250' away from each road. Other buffers include a 50' buffer from all wetlands. There are a couple of wetland areas on site totaling approximately 65 acres. Davis & Floyd prepared a technical memo that addresses the truck and traffic plan. The truck route will be on Pine Level Church Road and not on Heritage Road. The

predicted number of trucks will be 75 – 85 trucks a day with 7 – 9 trucks entering and exiting during am and pm peak hours. The property owner intends to control dust with sweepers and water trucks. The mining operation will take place Monday – Friday from 6:00 am – 4:00 pm. She mentioned that the Planning Commission reviewed this application at their June 10, 2025, Planning Commission Meeting and recommended denial of the request to have the property designated as Resource Extraction. Dr. Butler opposed the motion to deny the re-zoning request because she felt the application should be forwarded to the County Council with no recommendation along with a suggestion for County Council to consider addressing hours of operation, noise, dust control, a conservation easement, and setting up a fund to make road repairs if any are needed, in case the Council were to consider approval of the re-zoning request.

Motion to oppose the 3rd Reading of an Ordinance #O-2025: Councilman Ceccarelli.

There was no second made to this vote so the motion failed.

Motion to approve: Councilman Arzillo

Second: Councilman Kemp

Vote: 4 yes votes and 1 no vote by Councilman Ceccarelli

The motion passed.

C) Eric Larson – Consideration of the 1st Reading of an Ordinance establishing the Jasper County Greenbelt Program as mandated in the 2024 Referendum on Transportation Sales and Use Tax within Jasper County. (1st reading was removed from agenda on 02.02.2026)

Mr. Larson was present to review and discuss the 1st Reading of the ordinance establishing the Jasper County Greenbelt Program as mandated in the 2024 Referendum on the Transportation Sales and Use Tax within Jasper County.

Motion to approve: Councilman Kemp

Second: Councilman Ceccarelli

Vote: Unanimous

The motion passed.

D) Lisa Wagner – Public Hearing and consideration of the 2nd Reading of Ordinance #O-2026-07 of an ordinance of Jasper County Council to amend the Official Zoning Map of Jasper County so as to transfer three (3) properties located along Grays Highway, 1) bearing Jasper County Tax Map Number 062-20-01-002 consisting of 0.60 acres from the Residential Zone to the Industrial Development Zone; and 2) bearing Jasper County Tax Map Number 062-20-01-006 consisting of 1.20 acres from the Residential Zone to the Industrial Development Zone; and 3) bearing Jasper County Tax Map Number 062-21-01-002 consisting of 2.74 acres from the Residential Zone to the Industrial Development Zone on the Jasper County Official Zoning Map. (Property owned by Jasper County) (1st reading 02.02.2026)

Ms. Wagner was present to review and discuss the consideration of the 2nd Reading of Ordinance #O-2026-07 of an ordinance of Jasper County Council to amend the Official Zoning Map of Jasper County so as to transfer three (3) properties located along Grays Highway, 1) bearing Jasper County Tax Map Number 062-20-01-002 consisting of 0.60 acres from the Residential Zone to the Industrial Development Zone; and 2)

bearing Jasper County Tax Map Number 062-20-01-006 consisting of 1.20 acres from the Residential Zone to the Industrial Development Zone; and 3) bearing Jasper County Tax Map Number 062-21-01-002 consisting of 2.74 acres from the Residential Zone to the Industrial Development Zone on the Jasper County Official Zoning Map. The public hearing was opened but there were no comments, so the public hearing was closed.

Motion to approve: Councilman VanGeison

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

E) Jim Iwanicki - Consideration of Sales Tax Advisory Committee Recommendations.

Mr. Iwanicki was present to review and discuss the consideration of the Sales Tax Advisory Committee Recommendations. He noted that the 1% Transportation Sales Tax Advisory Committee met on January 30, 2026. They had recommended the following to County Council:

- Tag Line should be: **"Your Penny. Our Roads. Our Green Future."**
- Logo should be as presented. (See Attached Logo)
- Signing an IGA with Hardeeville for Palmetto Electric utility relocation which is needed for the new signal being placed at the intersection of Argent and Short Cut Road in the amount of \$724,909.

Motion to approve: Councilman Kemp

Second: Councilman VanGeison

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.

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.

12. Adjournment:

Motion to adjourn: Councilman Ceccarelli

Second: Councilman Kemp

Vote: Unanimous

The motion passed and the meeting adjourned.

Respectfully submitted:



Wanda Giles, Clerk to Council



W.J. Rowell III, Chairman