

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

Minutes of March 10, 2026
Regular Scheduled Meeting

Members Present: Mr. Alex Pinckney, Chairman; Mr. Thomas Jenkins; Mr. Randy Waite; Ms. Sharon Ferguson; and Mr. Morgan Denny.

Staff Present: Ms. Lisa Wagner, Mr. Hunter Smiley, Ms. Ciara Nettles, and Planning Department; Mr. Eric Larson, Development Services.

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 4:01 p.m.

Invocation & Pledge of Allegiance: Invocation and the Pledge of Allegiance was given by Mr. Jenkins.

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 February 10, 2026, Regular Scheduled Meeting. Mr. Waite moved to approve the Minutes of February 10, 2026 seconded by Mr. Jenkins. The Commission Members voted unanimously in favor of the motion.

Chairman Pinckney introduced the new planning commissioner Mr. Morgan Denny.

New Business:

Major subdivision- Bailey Park Phase one, Final plat approval: Mrs. Wagner Read the staff report, showed the Bailey Park final plat and applicant was present. There was discussion about the differences between phase one and Phase two of bailey park, the plan review process with fees, Roads, parking w/ garages, easements, sidewalks, the amount of homes that will be going in the Bailey Park subdivision, electric company and sewer over the subdivision, the disposal of trash, common areas, stormwater runoffs, traffic study, and the preliminary plat approval. **Mr. Waite motioned to grant approval for the Bailey Park final Plat. Mr. Jenkins seconded the motion. The Commission Members voted unanimously in favor of the motion.**

Discussion:

Annual reports: Mrs. Wagner read Year end reports from planning commission and board of zoning appeals that are required for County council, Building Department Permits, Planning Department Permits. There was discussion about comparisons of yearly increases, SCAD field house, plats, mapping suggestion, comprehensive plan update, update on permit Fees, the difference between the number of permits in the last 2 years, Jasper County businesses and jobs, used Mobile homes.

Open Discussion: future meeting with City of Hardeeville and Town of Ridgeland to Discuss Municipalities throughout Jasper County as a whole, and Roads in Jasper County.

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 5:00 p.m.

Respectfully Submitted,
Ciara Nettles

**PLEASE SIGN-IN SO WE HAVE A RECORD OF
EVERYONE IN ATTENDANCE**

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Sign In Sheet

Name	Business/Address
<i>Jennifer Tosky</i>	<i>254 Red Cedar St Bluffton SC 29910</i>