

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

**Minutes of January 13, 2026
Regular Scheduled Meeting**

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

Staff Present: Ms. Lisa Wagner, Mr. Hunter Smiley, and Ms. Kenzie Stone, Planning Department; Mr. Eric Larson, Development Services; Mr. John Kemp, County Council. Leonard Sansone, Airport Manager.

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 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 December 16, 2025, Regular Scheduled Meeting Minutes: Dr. Butler moved to approve the Minutes of December 16, 2025, seconded by Mr. Jenkins. The Commission Members voted unanimously in favor of the motion.

Election of Officers:

Election of Chairman: Dr. Bostick nominated Mr. Alex Pinckney as Chairman. Dr. Butler seconded the motion and moved that the nominations come to a close. The Commission Members voted unanimously in favor of the motion.

Election of Vice-Chairman: Chairman Pinckney motioned that all officers remain the same as the previous year. Ms. Ferguson seconded the motion. The Commission Members voted unanimously in favor of the motion. Chairman Pinckney said Dr. Butler would remain Vice-Chairman.

Appointment of Secretary: Chairman Pinckney said Ms. Wagner would be appointed as Secretary by acclamation.

Appointment of a Representative to the Cypress Ridge Review Committee: Chairman Pinckney said Mr. Jenkins would remain Representative to the Cypress Ridge Review Committee.

Old Business:

Conditional Use Review- Freedom Parkway Mobile Home Park: Mr. Smiley read the staff report and showed the aerial map. The applicant, Chris Bates, reviewed concerns from last month and proposed mitigation. There was discussion about safety of the pond with children, delineation of mobile home spacing, permits to operate from DES, code enforcement, regular inspections, recreational vehicle and craft parking, pedestrian walkways and safety, roadway width, seeing a proposed lease agreement, if any more mobile homes would be added, setbacks, previous mobile home park standards, maintenance agreements, driveways, and buffer area. **Dr. Butler motioned to allow the conditional use for zoning approval, provided that pedestrian walkways and fencing of retention pond are addressed, and mobile home spaces are substantially delineated. Mr. Waite seconded the motion. The Commission Members voted unanimously in favor of the motion.**

Zoning Text and Map Amendment- Euhaw Overlay District: Ms. Wagner read the staff report, showed aerial maps, and explained proposed rezoning. There was discussion about rationale for reduction in size of overlay district, and concerns about certain allowed uses in commercial districts. **Mr. Jenkins motioned to table this until a workshop can be held on February 10, 2026 at 3 pm. Ms. Ferguson seconded the motion. The Commission Members voted unanimously in favor of the motion.** Smitty Cooler spoke as a concerned citizen about protection and access of waterways, and rural preservation.

New Business:

Zoning Map Amendment- Tax Map Number, 027-00-02-034: Mr. Smiley read the staff report and showed aerial map. There was discussion about proximity to Cemex mine on Hwy 321, concerns about size and scale of mining operation, flooding concerns, reclamation, timeframe to mine 353.9 acres, traffic and road condition concerns, and the 1974 mining permit status. Kevin Parker and Bert Shiflet, representing Okeetee Club, addressed concerns of the Commissioners, and are requesting the full 860 acres for current and future needs. There was discussion about scaling back the number of acres, timeline, impact of expansion. Mr. Parker explained that the SCDES permitting process addresses most of the Commission’s concerns. There was discussion about preliminary testing, possibility of a development agreement, and local demand for dirt. **Dr. Bostick motioned to approve the zoning map amendment and recommend a development agreement to County Council. Mr. Waite seconded the motion. The Commission Members voted unanimously in favor of the motion.**

Zoning Map Amendment- Tax Map Numbers, 062-20-01-002; 062-20-01-006; 062-21-01-002: Mr. Smiley read the staff report and showed aerial maps. Staff discussed the Town of Ridgeland’s Planning Commission giving a favorable recommendation to their council for rezoning their surrounding parcels for Industrial Development. There was discussion about annexation into the Town, reason for rezoning, concerns for school, concerns for surrounding homeowners, flights over school, federal laws about expanding and safety for the school, and FAA approval for expansion. **Dr. Butler motioned to accept staff’s recommendation for zoning map amendment from Residential to Industrial Development. Dr. Bostick seconded the motion. The Commission Members voted unanimously in favor of the motion.**

Discussion:

Coordinating Group with Municipalities: Mr. Smiley stated that Staff is waiting for an update from the municipalities and recommended that discussion be tabled until the next meeting. **Chairman Pinckney agreed to table discussion until February 10, 2026 meeting.**

Open Discussion:

Mr. Jenkins expressed concern for the poor condition of our roadways. Staff recommended inviting Mr. Iwanicki, Engineering Services Division Director, for an update.

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 6:58 p.m.

Respectfully Submitted,

Kenzie Stone

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Sign In Sheet

Name	Business/Address
BERT SHIFLET	OKEETEE CLUB / 7237 KARD Bay Rd, RIDGELAND, SC
Kevin Parker	Okeetee Club / 4166 State Dam Rd, Ridgeland, SC
CHRIS BATES	Alliance Consulting, Inc / 2116 Park Dr, Ridgeland, SC
Jouise Bostick	779 GlenEagle Ct. Okatee, SC