



JASPER COUNTY COUNCIL **COUNCIL WORKSHOP AND MEETING**

**Jasper County Clementa C. Pinckney Government Building
358 Third Ave., Ridgeland, SC. 29936**

Monday, December 15, 2025

Minutes

Officials Present: Chairman John Kemp, Vice Chairman Joey Rowell, Councilman Joseph Arzillo, Councilman Chris VanGeison and Councilman Gene Ceccarelli

Staff Present: County Administrator Andrew Fulghum, Clerk to Council Wanda Giles, Kimberly Burgess, Lisa Wagner, James Iwanicki, Chief Russell Wells, and Videographer Jonathan Dunham.

5:30 PM Workshop

- **Ridgeland Claude Dean Airport 5-year Capital Improvement Plan (CIP)**

Mr. Leonard Sansone, the Interim Airport Manager, presented a snapshot of the required 5-year Capital Improvement Plan (CIP) that the County submits annually to the FAA. The submitted plan which was tentative, pending approval from the FAA, and was predicated on FAA financial contributions. The documents provided to the Council were the same as those submitted to the FAA. Mr. Sansone noted that his goal was to fund the sponsor participation requirements through airport activity and income generation, without relying heavily on the County's general funds.

He noted the 2026 Projects which included an Emergency Generator, Taxiway Widening, and an Emergency Services Helipad. He also mentioned that in 2027 a Taxiway Bravo Extension and Ramp Development was being looked into. The topics of revenue generation, economic impact and lease terms for hangers were also discussed. Timelines were discussed, outlining the start and finish dates for projects. The CIP, being a five-year outlook, was also discussed.

- **Discussion of a Draft schedule of 2026 County Council Schedule Meeting Dates for approval at the January 5, 2026, meeting**

The Council reviewed the proposed schedule for its 2026 meetings. Discussion focused on the proposed start time for regular Council meetings and the workshops held prior to those meetings. Concerns were expressed that an earlier start time for regular meetings could limit public participation for residents with daytime work schedules, although the workshops do not include opportunities for public comment or participation. The proposed calendar also included the quarterly meetings to be held in the City of Hardeeville. The proposed meeting schedule was presented to the Council for review, with the understanding that formal consideration and adoption will take place at the first Council meeting in January.

Following the workshop, the Council adjourned the workshop session and convened the regular Council meeting.

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

Chairman Kemp 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 Councilman ...

3. 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 the Consent Agenda with the removal of Item # 5: Councilman Rowell

Second: Councilman Ceccarelli

Vote: Unanimous

The motion passed

CONSENT AGENDA ITEMS:

4. Approval of the Minutes 07.28.2025 and 08.11.2025

5. *Taylor Boykin* – Consideration of the 3rd Reading of Ordinance #O-2025-32 authorizing the execution and delivery of a special source revenue credit agreement by and between Jasper County, South Carolina and Palmetto Plastics Innovations LLC, a company also known as Project Pilgrimage, with respect to certain economic development property in the county, whereby such property will receive certain special source credits; and other matters related thereto. (1st reading 10.20.2025; Public Hearing 11.17.2025; 2nd reading 12.01.2025) (Project Pilgrimage) – This item was removed from the agenda.

This is the end of the Consent Agenda Items.

6. Approval of the Regular Agenda:

The approval of the agenda was discussed, and it was noted that Item # 14 needed to be removed from the agenda.

Motion to approve with the removal of Item # 14 (Resolution # R-2025-71) from the agenda- : Councilman VanGeison

Second: Councilman Rowell

Vote: Unanimous

The motion passed

PROCLAMATION:

7. Chairman Kemp – Proclamation to the wives of the Jasper County Councilmen.

A Proclamation was presented expressing Jasper County's deepest appreciation and heartfelt gratitude to the spouses of the Jasper County Council Members for their steadfast support, personal sacrifices, and invaluable contributions to both the Council Members and the community. Those recognized were Mrs. Nancy Kemp, Mrs. Ashley Rowell, Mrs. Connie VanGeison, Mrs. Heather Arzillo, and Mrs. Nancy Ceccarelli.

The Council also recognized Clerk to Council, Wanda Giles for her work with Council. Council Members expressed their heartfelt appreciation and sincere thanks for her dedication, attention to detail, and unwavering commitment to ensuring that the County Council office was organized and work was conducted efficiently.

PRESENTATION:

8. Lisa Wagner – Presentation on the Euhaw - Broad River Planning Area.

Ms. Lisa Wagner and Denise Garbowski (Symbiosity) were present to provide an update on the Euhaw - Broad River Overlay District. The primary goal of the overlay district was to address concerns about the impact of new commercial and residential development on road infrastructure, evacuation routes, traffic congestion, stormwater management, open space, natural habitats, and quality of life in Jasper County. Ms. Grabowski provided a slide showing "Where we are" showing the proposed schedule in her presentation. The proposed schedule was discussed, noting a tentative return to the Council on January 20, 2026.

Ms. Grabowski noted the areas of consensus and noted that the shared vision for the district included:

- Protecting the rural character of the area.
- Managing development with available infrastructure and services (including roads, water, and sewer).
- Minimizing impacts on natural resources and advancing green space protection.
- Enhanced standards for water quality protection.
- Support for design standards for nonresidential uses.
- Support for Village Commercial zoning, which features a more limited list of permitted uses compared to Community or General Commercial, and support for community-oriented uses within it.

She noted that the areas lacking consensus were: Rural Preservation, RP-10, and Rural Small Lot Subdivisions

The following Proposed Revisions were discussed:

- The RP10 proposed zoning district would be removed altogether from the revisions; and

- Provisions allowing for a rural small lot subdivision will also be removed due to concerns about implementation and potential loopholes.

The following Proposed Additions/Modifications were discussed:

- To achieve the district goals, uses allowed in Community Commercial, General Commercial, Industrial, Resource Extraction, and Mixed Business would be prohibited within the Euhaw Overlay District.
 - The threshold for PDD (Planned Development District) development would be reduced from 25 acres to 10 acres within the overlay district.
 - Minimum requirements for PDDs would be added to ensure developments are not designed in conflict with the overlay district.
 - The County should explore requiring major subdivisions to demonstrate their projects will not negatively impact existing facilities (like infrastructure).
 - Specific PDD requirements for developments over 10 acres or 10 dwelling units include a maximum net density of one unit per acre.
 - Required open space within a PDD would be 30% (net acre). Wetlands may comprise no more than 20% of the required open space, and the remaining usable area (excluding buffers, setbacks, and easements).
- Proposed Map Modifications were also reviewed.

- Council requested additional notification be sent to property owners affected by these proposed zoning changes, as the overall process has been lengthy.

Council Discussion:

Council members stressed the necessity of balancing the protection of rural character and managing growth with respect for private property owners' rights and the value of their land. Concerns were repeatedly raised regarding the lack of infrastructure in the area to support large growth. The full presentation from Ms. Grabowski is attached to the minutes as Attachment "A".

9. 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.

Ms. McKeever noted that she opposed the transfer of tax map # 052-00-03-012 of the 264.53 acres in Grays Community.

RESOLUTIONS

10. Wanda Giles - Consideration of Resolution #R-2025-67 A Resolution of Jasper County, South Carolina to Reappoint Two Representatives to the Jasper County Planning Commission.

Chairman Kemp was present and available to review Resolution #R-2025-67 of Jasper County, South Carolina to Reappoint Two Representatives to the Jasper County Planning Commission.

Motion to approve: Councilman Arzillo

Second: Councilman Ceccarelli

Vote: Unanimous

The motion passed.

11. Mike Skinner – Consideration of Resolution #R-2025-68 A Resolution of Jasper County, South Carolina, Approving the Use of Budgeted Funds for Supplemental Salaries; and Other Matters Related Thereto.

Treasurer Skinner was present and available to review, address and discuss Resolution # R-2025-68 of Jasper County, South Carolina, Approving the Use of Budgeted Funds for Supplemental Salaries. After Treasurer Skinner finished his review of this request before Council, there was some discussion. The timing of this request was asked, as well as whether it was a bonus or a raise. The Chairman asked for a motion, no motion was made on this item. For more information on this item, please refer to our YouTube Channel for the video. The recorded version is available online at our YouTube Channel video at : https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA.

12. Kimberly Burgess - Consideration of Resolution #R-2025-69 A Resolution of Jasper County, South Carolina, to purchase the 60' x 60' Modular Building and Step/Deck currently serving as the Airport Terminal.

Ms. Burgess was present to review, address and discuss the request for the consideration of Resolution #R-2025-69 A Resolution of Jasper County, South Carolina, to purchase the 60' x 60' Modular Building and Step/Deck currently serving as the Airport Terminal.

Motion to approve: Councilman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

13. Kimberly Burgess - Consideration of Resolution #R-2025-70 A Resolution of Jasper County, South Carolina, To Approve The Sole Source Procurement Of Pediatric Medication Software And Related Services For Jasper County Emergency Services Division Pursuant To The Jasper County Purchasing And Contracting Ordinance, And Matters Related Thereto.

Ms. Burgess was present to review, address and discuss the request for the consideration of Resolution #R-2025-70 A Resolution of Jasper County, South Carolina, to approve the Sole Source Procurement of Pediatric Medication Software and Related Services for Jasper County Emergency Services Division Pursuant to the Jasper County Purchasing and Contracting Ordinance.

Motion to approve: Councilman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

14. Andrew Fulghum – Consideration of a Resolution #R-2025-71 To Approve and Adopt an Assessment Collection and Disbursement Agreement Among the Jasper County, Jasper County Treasurer, Jasper County Auditor, and the City of Hardeeville (Hilton Head Lakes West Improvement District); and Other Matters Related Thereto. – This item was removed from the agenda.

15. Andrew Fulghum – Consideration of a Resolution #R-2025-72 A Resolution of the Jasper County Council Authorizing the Engagement of Burr & Forman as Interim Local Attorney for General Governmental Matters; Authorizing the County Administrator to Execute an Engagement Letter for Same; and Other Matters Relating Thereto. (IGA)

Mr. Fulghum was present to review, address and discuss the request for the consideration of the Resolution #R-2025-72 a Resolution of the Jasper County Council Authorizing the Engagement of Burr & Forman as Interim Local Attorney for General Governmental Matters; Authorizing the County Administrator to Execute an Engagement Letter for Same.

Motion to approve: Councilman VanGeison

Second: Councilman Ceccarelli

Vote: Unanimous

The motion passed.

PUBLIC HEARINGS, ORDINANCES, AND ACTION ITEMS

16. Lisa Wagner - Consideration of 1st Reading of an Ordinance to amend the Official Zoning Map of Jasper County so as to transfer two properties located along Pearlstine Drive, 1) bearing Jasper County Tax Map Number 080-00-03-044 consisting of 4.12 acres from the Mixed Business Zone to the Industrial Development Zone; and 2) bearing Jasper County Tax Map Number 080-00-03-121 consisting of 0.82 acres from the General Commercial Zone to the Industrial Development Zone on the Jasper County Official Zoning Map.

Ms. Wagner was present to review, address and discuss the request for the consideration of the 1st Reading of an Ordinance to amend the Official Zoning Map of Jasper County so as to transfer two properties located along Pearlstine Drive, 1) bearing Jasper County Tax Map Number 080-00-03-044 consisting of 4.12 acres from the Mixed Business Zone to the Industrial Development Zone; and 2) bearing Jasper County Tax Map Number 080-00-03-121 consisting of 0.82 acres from the General Commercial Zone to the Industrial Development Zone on the Jasper County Official Zoning Map.

Motion to approve: Councilman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

17. Lisa Wagner - Consideration of 1st Reading of an Ordinance to amend the Official Zoning Map of Jasper County so as to transfer a property located at 282 Nelsons Court, bearing Jasper County Tax Map Number 039-00-09-004, consisting of 5.0 acres from the Residential Zone to the Rural Preservation Zone on the Jasper County Official Zoning Map.

Ms. Wagner was present to review, address and discuss the request for the consideration of the 1st Reading of an Ordinance to amend the Official Zoning Map of Jasper County so as to transfer a property located at 282 Nelsons Court, bearing Jasper County Tax Map Number 039-00-09-004, consisting of 5.0 acres from the Residential Zone to the Rural Preservation Zone on the Jasper County Official Zoning Map.

Motion to disapprove – Councilman VanGeison

Second – This motion did not receive a second, so the motion died.

Motion to table to the next meeting or until notices went out to the public: Councilman Rowell

Second: Councilman Ceccarelli

Vote:

Councilman Rowell – Yes

Councilman Ceccarelli – Yes

Councilman Arzillo – Yes

Councilman Rowell – No

Chairman Kemp – No

The motion passed.

18. Kimberly Burgess – Public Hearing and Consideration of the 3rd Reading of Ordinance #O-2025-36 of Jasper County Council to Authorize and Ratify the Imposition of New Fees, and Matters Related Thereto. (1st Reading 11.17.2025; 2nd reading 12.01.2025)

Ms. Burgess was present to review, address and discuss the request for consideration of the 3rd Reading of Ordinance #O-2025-36 of Jasper County Council to Authorize and Ratify the Imposition of New Fees. The public hearing was opened, but there were no comments, so the public hearing was closed.

Motion to approve: Councilman Ceccarelli

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

19. Kimberly Burgess – Public Hearing and Consideration of the 2nd Reading of Ordinance #O-2025-37 to Provide for the Issuance and Sale of Not to Exceed \$150,000,000 General Obligation Bonds of Jasper County, South Carolina Pursuant to the Authority and Direction of the Favorable Results of the Referendum Conducted on November 5, 2024; to Prescribe the Purposes for which the Proceeds Shall Be Expended; to provide for the Payment Thereof; and Other Matters Relating Thereto. (1st Reading 11.17.2025)

Ms. Burgess was present to review, address and discuss the request for the consideration of 2nd Reading of Ordinance #O-2025-37 to Provide for the Issuance and Sale of Not to Exceed \$150,000,000 General Obligation Bonds of Jasper County, South Carolina Pursuant to the Authority and Direction of the Favorable Results of the Referendum Conducted on November 5, 2024; to Prescribe the Purposes for which the Proceeds Shall Be Expended; to provide for the Payment thereof. The public hearing was opened, but there were no comments, so the public hearing was closed.

Motion to approve: Councilman Rowell

Minutes - 12.15.2025

Second: Councilman Arzillo

Vote: Unanimous

The motion passed.

20. Lisa Wagner - Public Hearing and Consideration of the 1st Reading of an Ordinance 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)

Ms. Wagner was present to review, address and discuss the request for the consideration of the 1st Reading of an Ordinance 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. The public hearing was opened, but there were no comments, so the public hearing was closed. The next public hearing would be on January 5, 2026.

Motion to approve: Councilman Rowell

Second: Councilman Arzillo

Vote: Unanimous

The motion passed.

21. Jim Iwanicki - Presentation, Consideration and Approval of Bids for the Honey Hill Battlefield Driveway Sight Clearing Project.

Chairman Kemp noted he would be recusing himself from this item, so Vice Chairman Rowell took over. Mr. Iwanicki was present to review, address and discuss the request for the consideration of Bids for the Honey Hill Battlefield Driveway Sight Clearing Project.

Motion to approve: Councilman VanGeison

Second: Councilman Ceccarelli

Vote: Unanimous

The motion passed.

The meeting was turned back over to Chairman Kemp.

22. 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.

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

24. 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) 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) Heather Rath Consulting; (2) Exit 3

Motion to go into Executive Session: Councilman VanGeison

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

ANY EXECUTIVE SESSION MATTER ON WHICH DISCUSSION HAS NOT BEEN COMPLETED MAY HAVE DISCUSSION SUSPENDED FOR PURPOSES 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. PLEASE BE ADVISED THERE MAY BE VOTES BASED ON ITEMS FROM THE EXECUTIVE SESSION.

25: Return to Open Session

Motion to return to regular session: Councilman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

26. Action coming out of Executive Session – There was no action from Executive Session.

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.

27. Adjournment:

Motion to adjourn: Councilman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed and the meeting adjourned.

Respectfully submitted:



Wanda H. Giles, Clerk to Council



W. J. Rowell III, Chairman



Jasper
County
South Carolina

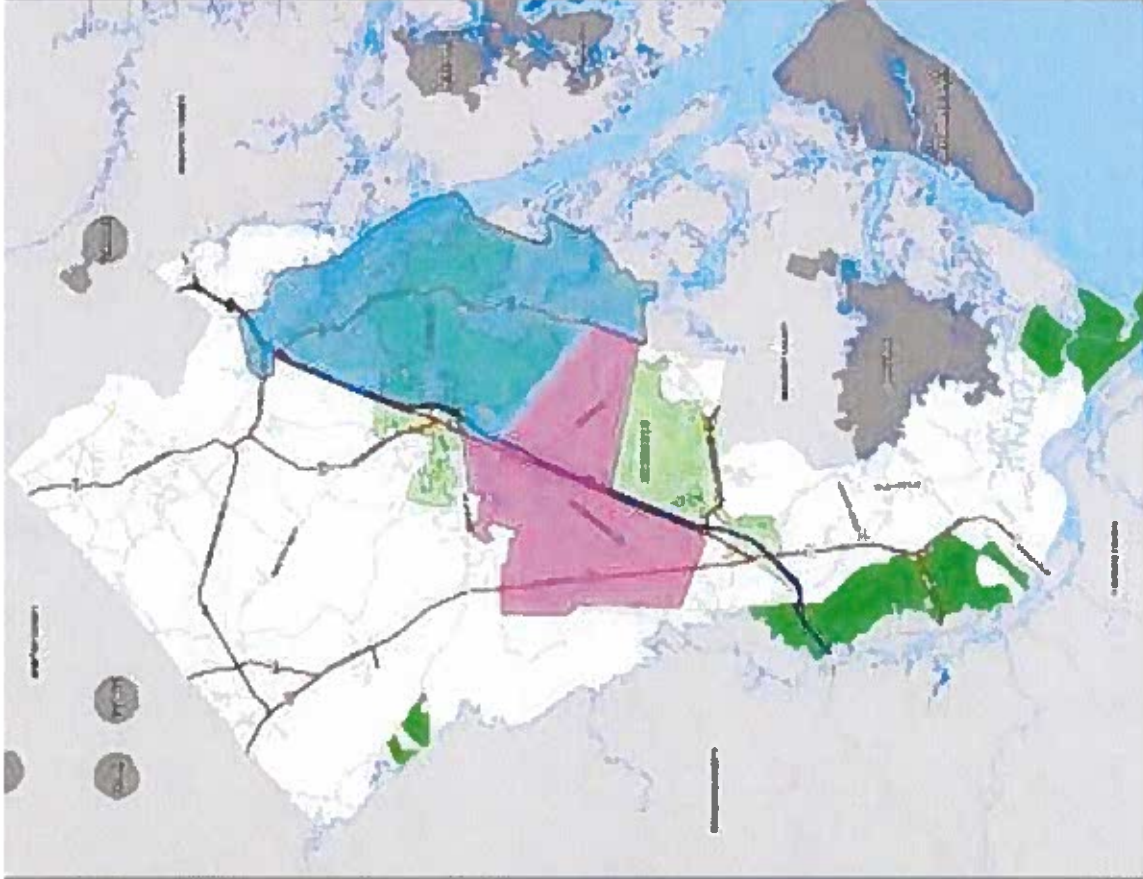
Euhaw Broad River Update County Council

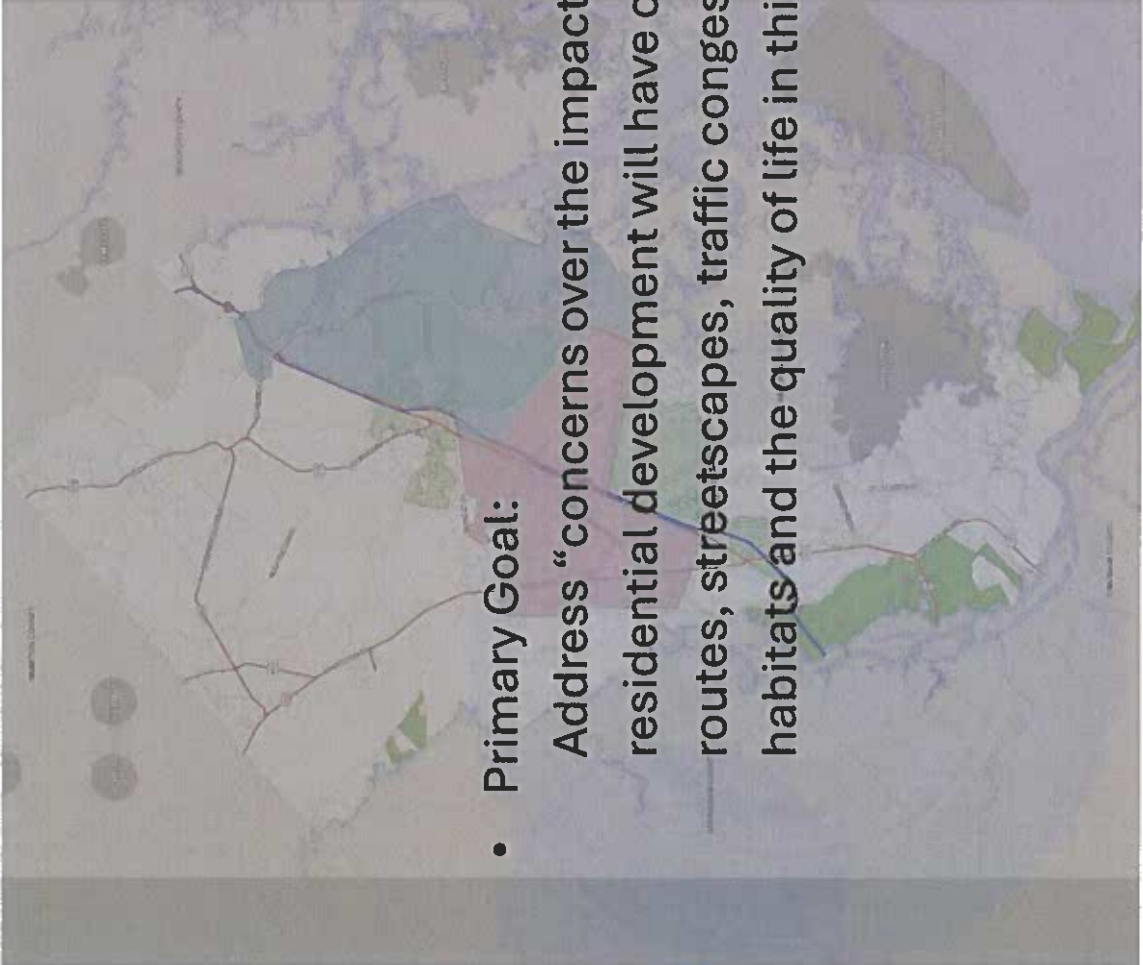
DECEMBER 15, 2025

Denise R. Grabowski, AICP, LEED AP

Euhaw Broad River Planning Area

- Build from the work of the Broad River Task Force
- Moratorium adopted to allow for ordinance updates





Euhaw Broad River Planning Area

- **Primary Goal:**
Address “concerns over the impact new subdivisions, commercial and residential development will have on road infrastructure, evacuation routes, streetscapes, traffic congestion, storm water, open space, natural habitats and the quality of life in this area of Jasper County”

Where we are...



County Council
11.03.25

Multiple areas to
resolve

County Council
12.15.25

Overview of
proposed revisions

County Council
01.20.26

Pending PC action

Individual Meetings
12.04.25

Focused discussion

Planning Commission
01.13.26

Recommendation to Council

Areas of Consensus

- ✓ **Shared Vision**
 - ✓ Protect Rural Character
 - ✓ Manage Development with Available Infrastructure and Services – Roads, Water, Sewer
 - ✓ Minimize Impact on Natural Resources
 - ✓ Greenspace Protection



Areas of Consensus

- ✓ **Euhaw Overlay District**
 - ✓ Enhanced standards for water quality protection
 - ✓ Riparian buffers and septic tanks
- ✓ Design standards
 - ✓ Non-residential Uses
- ✓ Enhanced tree protection (new)
- ✓ **Village Commercial**
 - ✓ Small-scale
 - ✓ Community-oriented uses



Areas Lacking Consensus

- ! **Rural Preservation, RP-10**
- ! **Rural Small Lot Subdivision**
 - ? Some okay with the concept, but lack of certainty on administration and implementation
 - ? Concerns of loopholes





Proposed Revisions

Remove:

- Rural Preservation, RP-10 District
- Rural Small Lot Subdivisions

Add:

- Prohibited uses in the Euclid Overlay District
 - Uses allowed only in CC, GC, ID, RE, MB prohibited
- Developments over 10 acres and/or 10 dwelling units require PDD approval
- Add PDD minimum requirements to the Euclid Overlay District
- Major subdivisions must demonstrate that their projects will not negatively impact existing facilities



PDD Minimum Requirements

- Required for developments over 10 acres and/or 10 dwelling units

Maximum Net Density 1 unit/acre

Roadway buffer (min.) 50 feet

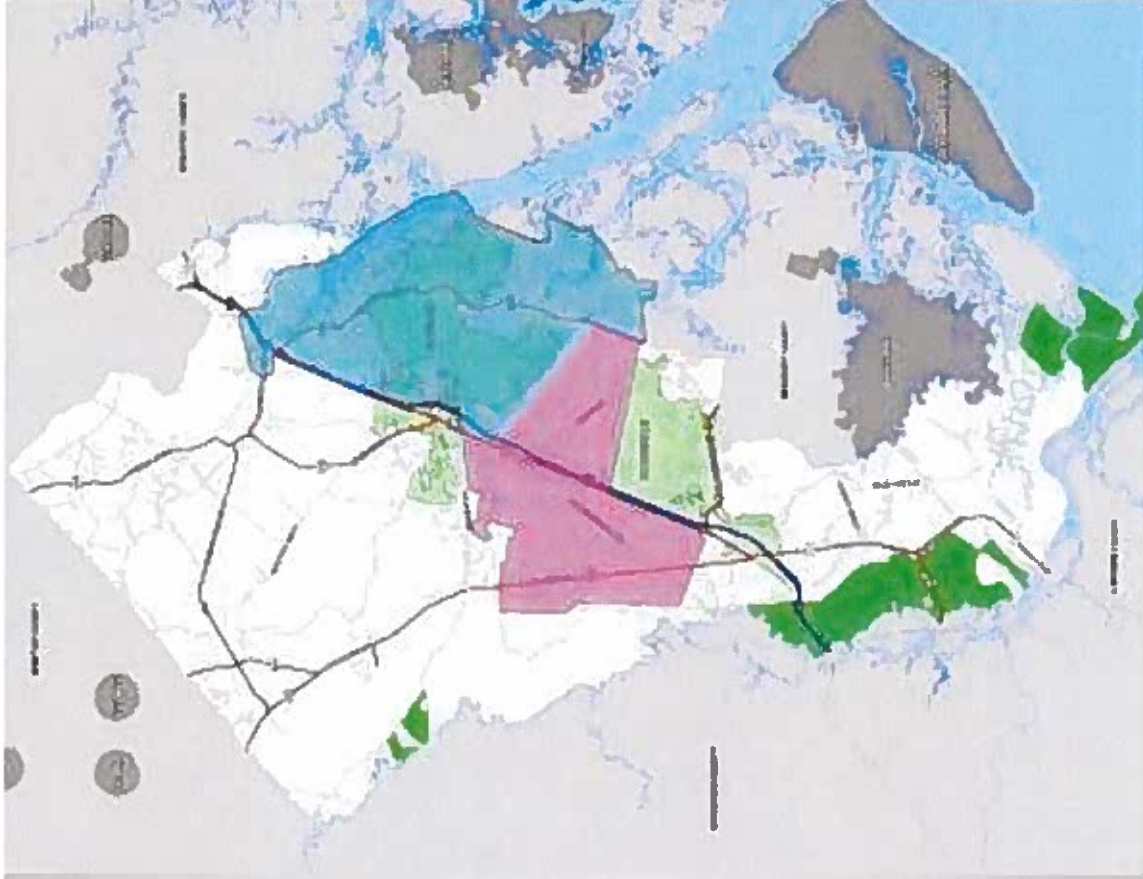
Required Open Space (min.) 30%

- Open space specifications:

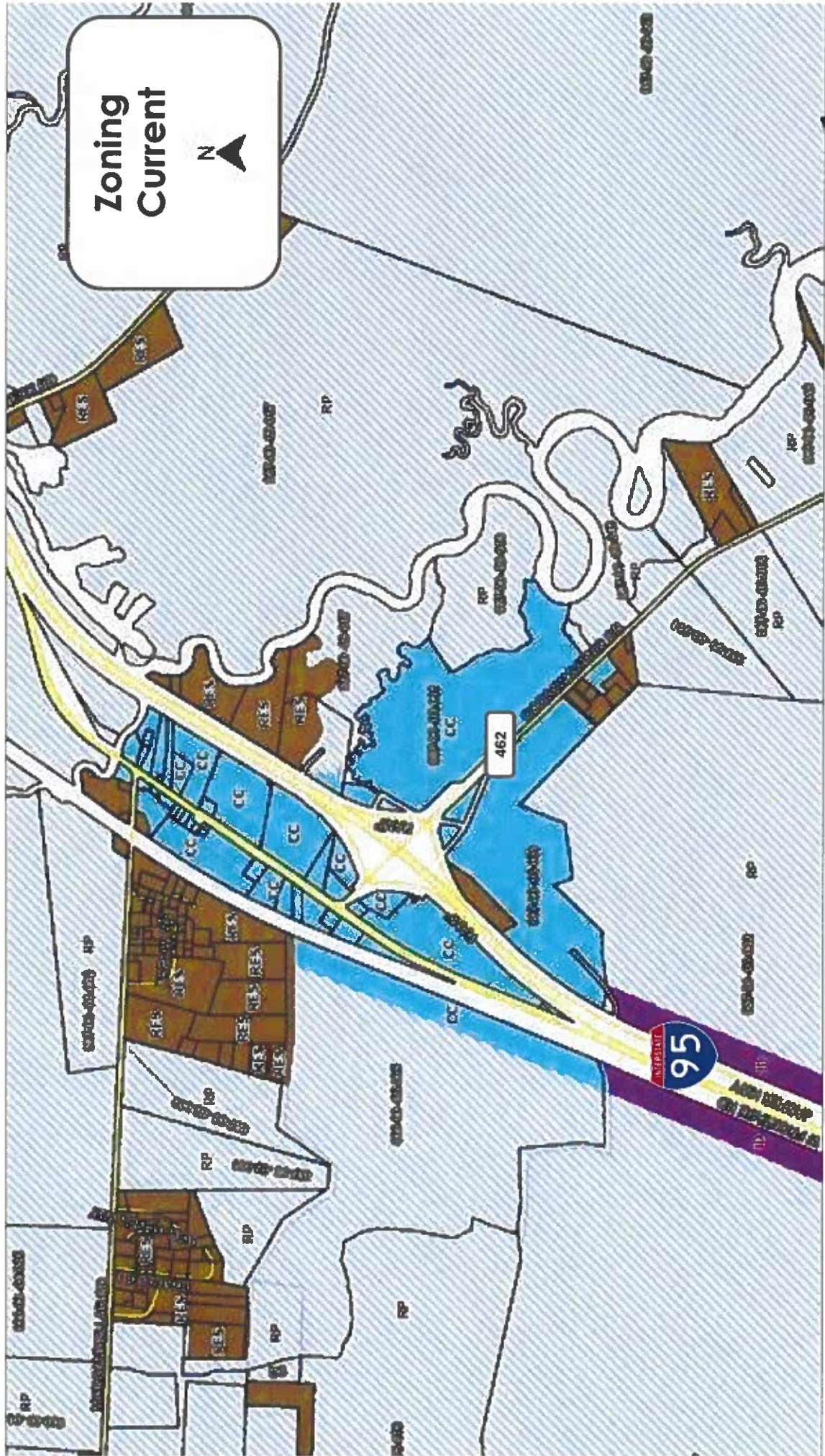
- Wetlands may comprise no more than twenty percent (20%) of the required open space
- Must be “useable” area – Excludes buffers, setbacks, easements, etc.

Map Modifications

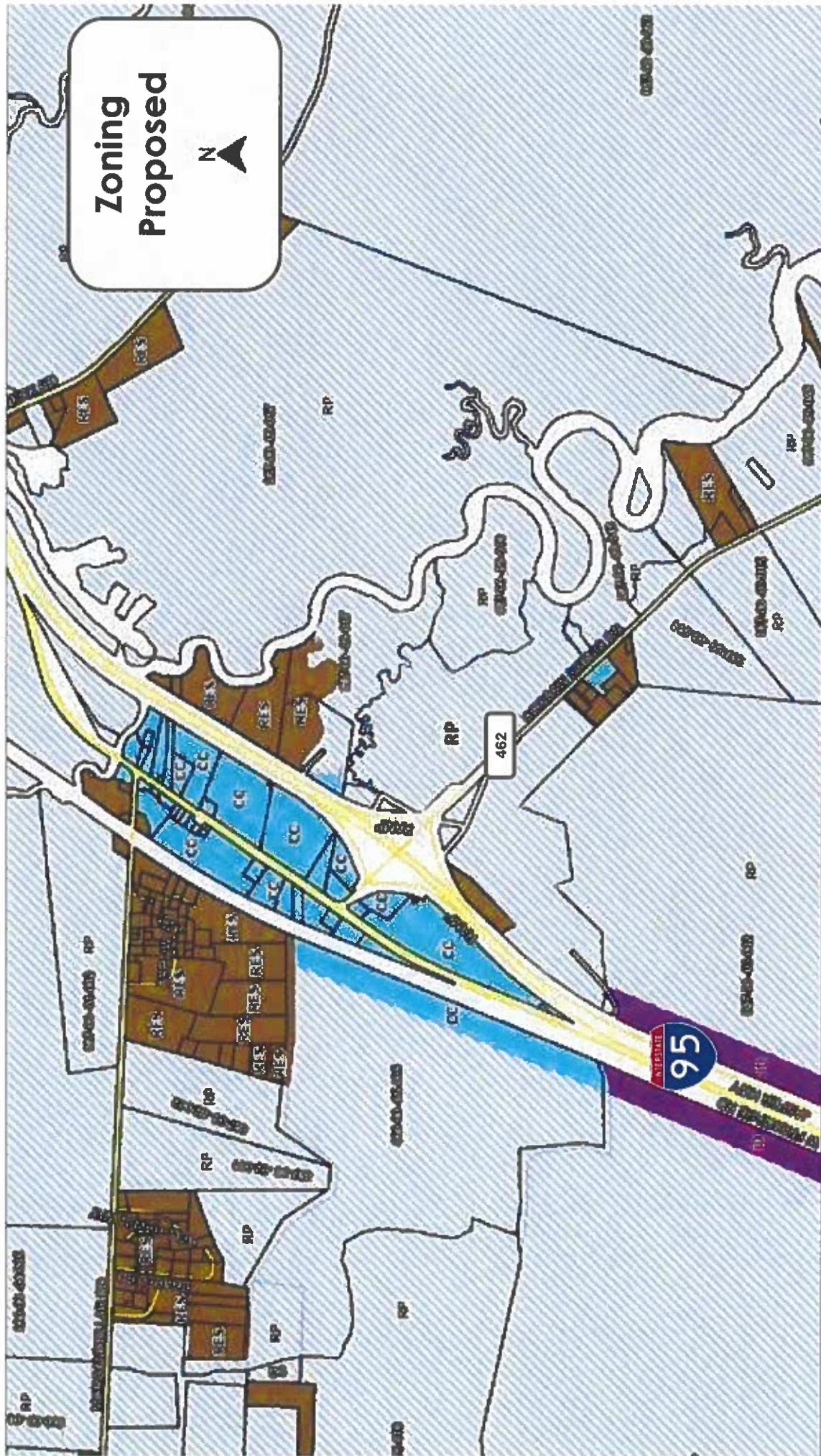
- Euhaw Overlay District



Zoning
Current



Zoning Proposed



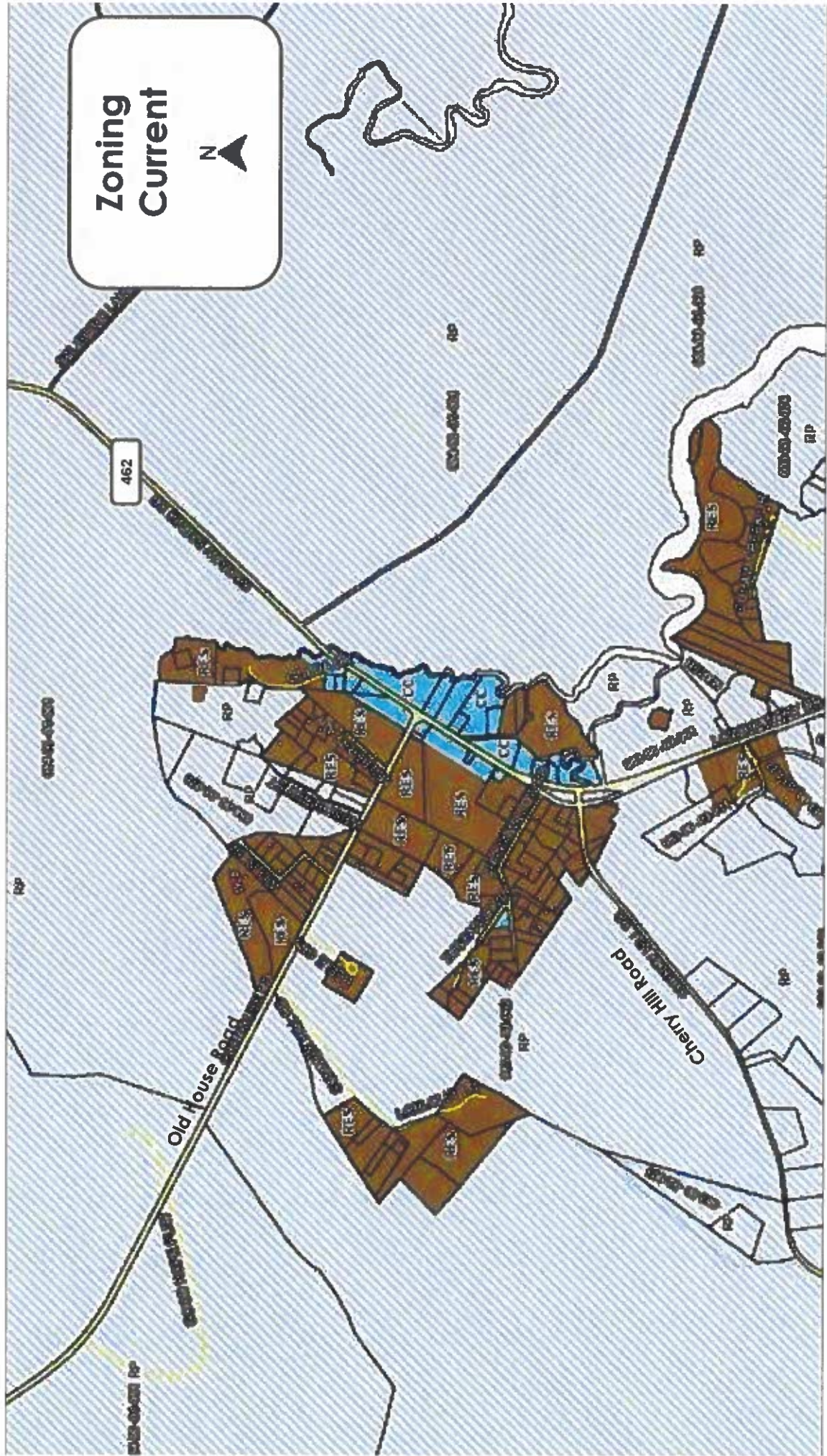
**Zoning
Current**



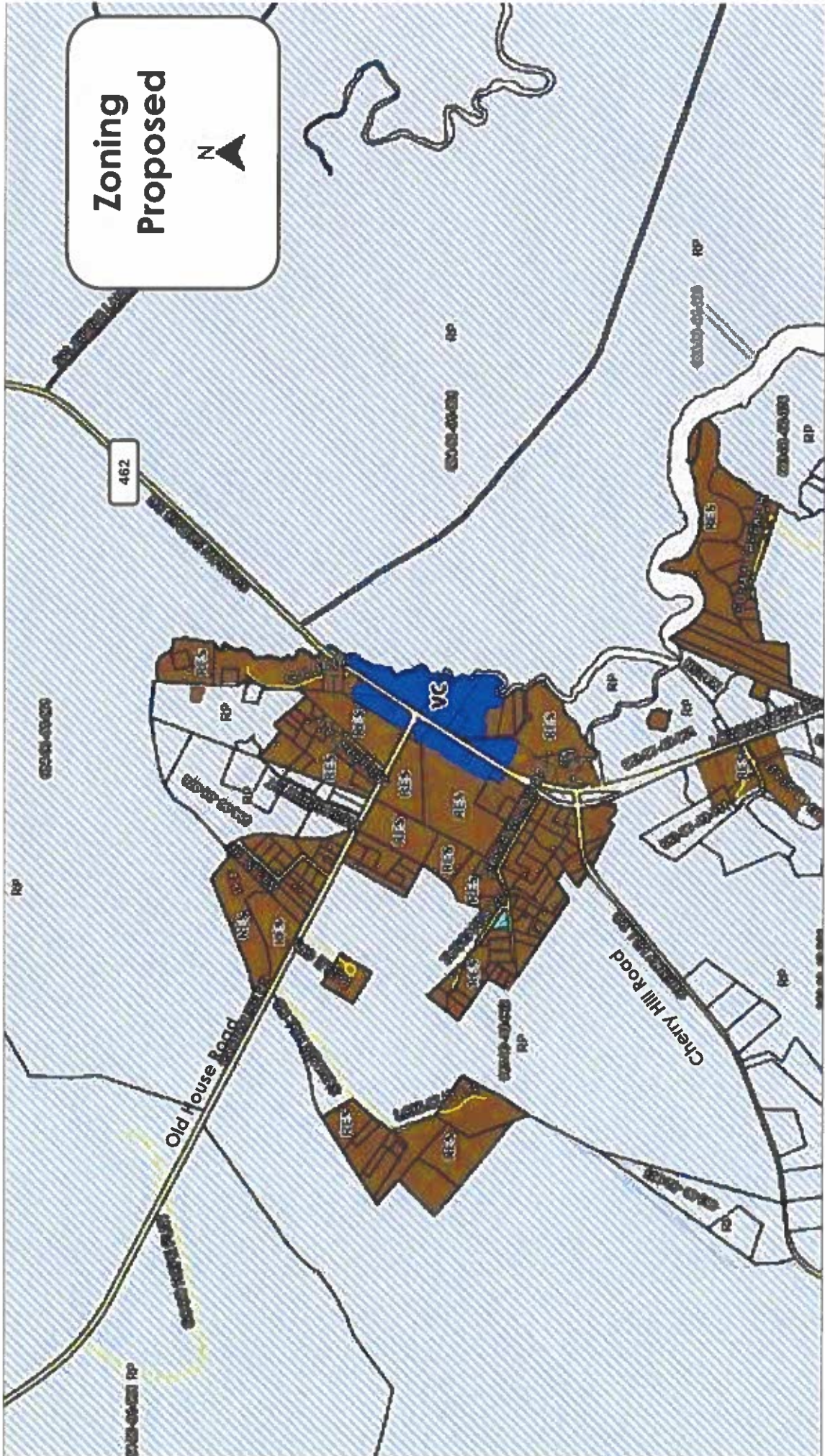
**Zoning
Proposed**



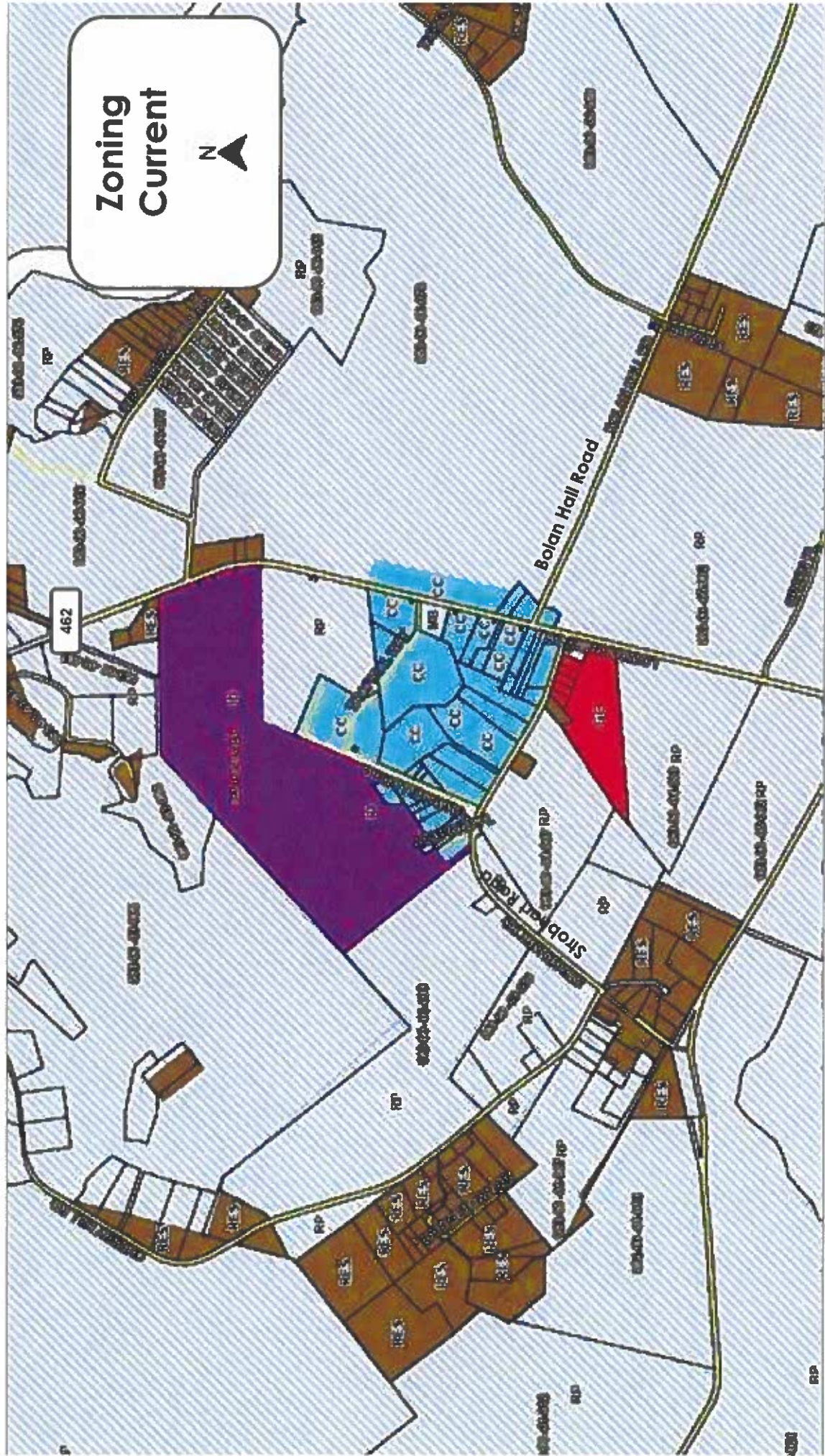
Zoning
Current



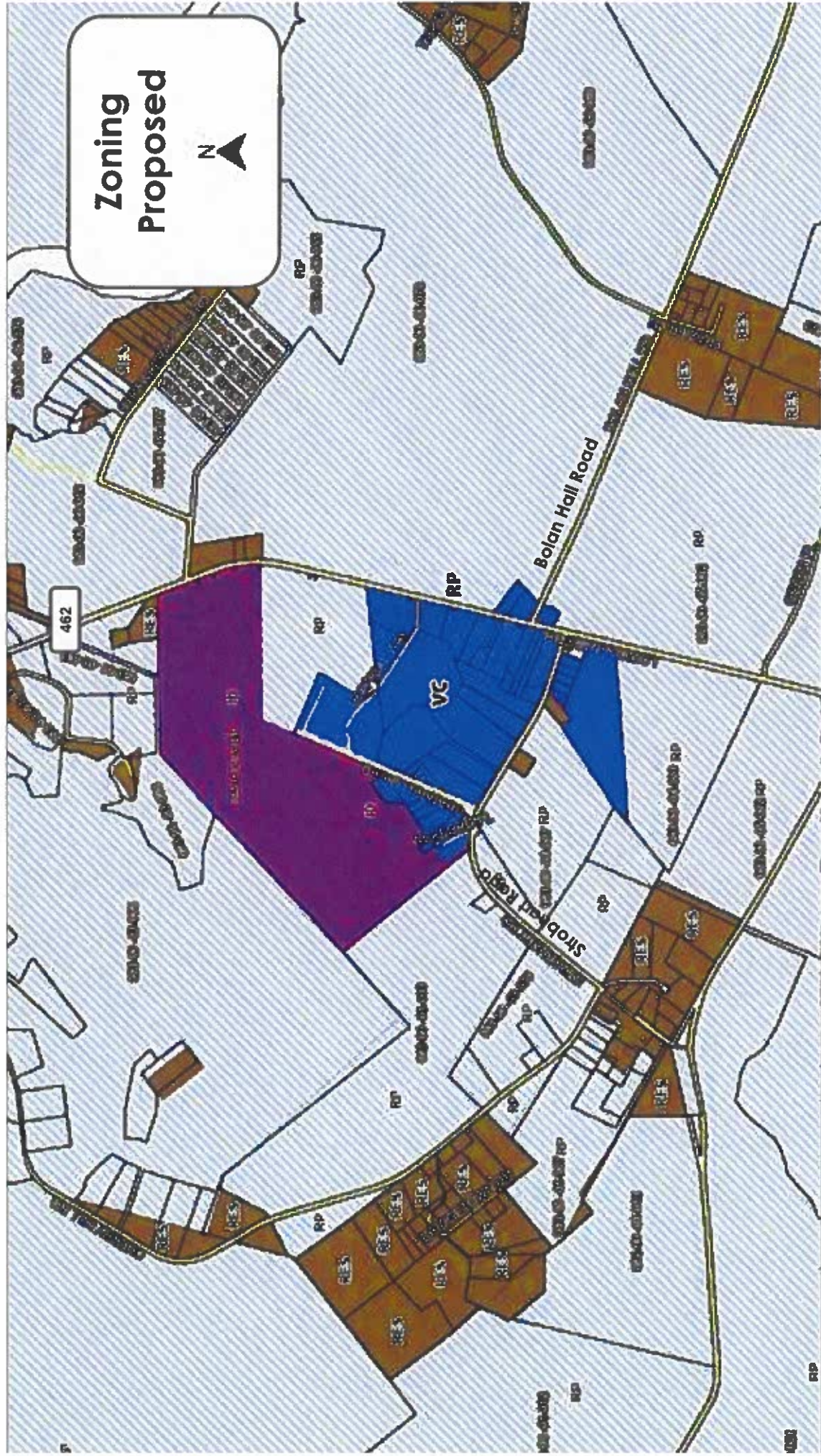
**Zoning
Proposed**



Zoning
Current



**Zoning
Proposed**





Jasper
County
South Carolina

Discussion

Example of 5 acres lots



Example of 5 acres lots



Example of 5 acres lots

