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This meeting will be held at the **Jasper County Council Chambers**, which is located at 358 Third Street, Ridgeland, SC. 29936

Citizens may sign up to speak in person at the Council Meeting before the regular meeting starts on the Public Comments Sign-in Sheet outside the Council Chambers Doors to address County Services and Operations. Presentations are limited to 3 minutes per person, and total input is limited to 30 minutes. Written comments must be submitted by 1 PM on the meeting date by emailing [comments@jaspercountysc.gov](mailto:comments@jaspercountysc.gov) (Ordinance #08-17)

To participate in a **Public Hearing for a specific agenda item**, email written public comments to [comments@jaspercountysc.gov](mailto:comments@jaspercountysc.gov) by 1:00 PM on Monday, April 20, 2026, or sign in on the colored Public Hearing Sign-in Sheet on the chair in the back of the Council Chambers before the meeting starts. Public Hearing comments are limited to 3 minutes per person.

Agenda support (e-packet) can be found at:

<https://www.jaspercountysc.gov/government/council/county-council-agendas-e-packets-and-minutes/>

For more information, call 843-717-3696. Instructions may also be found at the Jasper County website [www.jaspercountysc.gov](http://www.jaspercountysc.gov)



# JASPER COUNTY COUNCIL COUNCIL MEETING

Jasper County Clementa C. Pinckney Government Building  
358 Third Ave., Ridgeland, SC. 29936  
Monday, April 20, 2026

## AGENDA

### 4:00 PM: Workshop

#### Jasper Telfair PDD and Development Agreement

The Traffic Impact Study is a very large document, so here is a link to the Traffic Impact Study provided by Ms. Wagner: [PDF Jasper Telfair TIS 111825 SS.pdf](#)

### 5:00 PM: Council Executive Session

➤ Please silence your phones during the Meeting.

#### 1. Call the Council Meeting to Order by Chairman Rowell

*Clerk's Report of Compliance with the Freedom of Information Act: 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.*

#### 2. Pledge of Allegiance and Invocation:

#### 3. Approval of the Agenda:

#### 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.

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#### CONSENT AGENDA ITEMS:

A) Approval of the Minutes 11.03.2025:

B) Lisa Wagner – 3<sup>rd</sup> Reading of Ordinance [#O-2026-10](#) of Jasper County Council to amend the Official Zoning Map of Jasper County so as to transfer a property located along Elaine Farm Road, bearing

Jasper County Tax Map Number 040-00-02-150 consisting of 8.0 acres from the Rural Preservation Zone to the Residential Zone. (1st Reading 03.02.2026).

C) Lisa Wagner – 3<sup>rd</sup> Reading of Ordinance [#O-2026-11](#) of Jasper County Council to amend the Official Zoning Map of Jasper County so as to transfer a property located along Kato Bay Road, bearing Jasper County Tax Map Number 044-00-02-001, consisting of 11.2 acres from the Residential Zone to the Industrial Development Zone. (1st Reading 03.02.2026).

D) Lisa Wagner – 3<sup>rd</sup> Reading of Ordinance [#O-2026-12](#) of Jasper County Council to amend the Official Zoning Map of Jasper County so as to transfer a property located along Tarboro Road, bearing Jasper County Tax Map Number 047-00-01-012 consisting of 43.78 acres from the Residential Zone and Rural Preservation Zone to the Rural Preservation Zone on the Jasper County Official Zoning Map. (1st Reading 03.02.2026).

*[This is the end of the Consent Agenda Items.](#)*

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#### 5. Executive Session SECTION 30-4-70.

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(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) [County Administrator](#); (2) [County 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) [Tax Map #028-01-00-001, #028-01-00-002 and #028-01-00-003.](#)

(2) [Tax Map #091-00-01-029](#)

(3) [Potential Sale of Property – Cypress Ridge Business and Industrial Park](#)

(4) [Discussion of legal matters currently being handled by outside counsel for the Clerk of Court office](#)

(5) [Discussion regarding the potential contractual purchase of property located at 544 Third Avenue, Ridgeland.](#)

(6) [Use of Title IV Unit cost money and transfer of funds](#)

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.*

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**6:00 PM:** [Regular Session](#)

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- Come out of Executive Session:
- Return to Open Session:

➤ 5.1. Council Action to be taken on items as discussed in Executive Session

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

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6. PRESENTATIONS:

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A) **Rev. Donald Sheftall**: Discussion and presentation to address Single Member Districts

B) **Zachary Garrett, New Director of the Morris Center for Lowcountry Heritage**: Presentation to provide an update on the current status of the Morris Center to include the following information: what they are working on, where they are at, what they hope to accomplish, and their commitment to working with the County to benefit our community.

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7. CITIZEN COMMENTS:

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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.

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8. RESOLUTIONS

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A) **Eric Larson** - Consideration of Resolution [#R-2026-20](#) of Jasper County, South Carolina, approving the donation of Beaufort-Jasper Water and Sewer Authority capacity credits to the Beaufort-Jasper Housing Trust to fund fifty residential units in Jasper County and authorizing the County Administrator to execute the documents effectuating the donation.

B) **Deputy Director John Smith** – Consideration of Resolution [#R-2026-21](#) of Jasper County, SC. Authorizing the Purchase of Real Property; and other matters related thereto. (Coosawhatchie Fire Station)

C) **Kimberly Burgess** - Consideration of Resolution [#R-2026-14](#), a Resolution of Jasper County, South Carolina County Council Resolution approving the State Accommodations Tax Advisory Committee Members *(This item was tabled at the 04.06.2026 Meeting)*

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9. PUBLIC HEARINGS, ORDINANCES, AND ACTION ITEMS

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A) **Eric Larson** - **Public Hearing** and **2<sup>nd</sup> Reading** of Ordinance [#O-2026-15](#) authorizing the execution and delivery of a Special Source Revenue Credit Agreement by and between Jasper County, South Carolina and Daly Organics LLC, a company also known as Project Heat, with respect to certain economic development property in the County, whereby such property will receive Special Source Revenue Credits; and other matters related thereto. *(1<sup>st</sup> Reading 03.16.2026)* (Project Heat)

B) **Eric Larson** – **Public Hearing** and **2<sup>nd</sup> Reading** of Ordinance **#O-2026-16** of Jasper County Council to Authorize a Settlement Agreement with Jasper County Radio Control Chapter No. 5096 of the Academy of Model Aeronautics, Inc. (1<sup>st</sup> Reading 04.06.2026)

C) **Keith Horton, Clerk of Court** - Budget Request Justification – Courthouse Bag Scanner

D) **Eric Larson** - Presentation and Consideration for Approval of bid and FAA Grant application submittal for the Ridgeland - Claude Dean Airport - 2026 TAXILANE WIDENING AND HELIPAD PROJECT

E) **Eric Larson** - Presentation and Consideration for Approval of bid and FAA Grant application submittal for the Ridgeland - Claude Dean Airport -- 2026 EMERGENCY GENERATOR PROJECT

F) **Lisa Wagner** – **Public Hearing** and Consideration of the **2<sup>nd</sup> Reading** of Ordinance **#O-2025-33** to amend Jasper County Zoning Ordinance, Article 5, *Zoning District Regulations*, to add one (1) new primary zoning district, Village Commercial (VC), one (1) new overlay district, Euhaw Overlay District (EOD); amend Article 6, *Use Regulations*, to add uses for the VC zoning district; amend Article 7, *Primary Districts*, to add lot size, lot width, and setback requirements for VC zoning district, amend minimum lot width requirements in other zoning districts, and amend riparian buffer requirements; amend Article 8, *Special Purpose Districts*, to add a new section, Article 8:9 Euhaw Overlay District, which includes design standards and requirements for the Euhaw Overlay District (EOD); amend Article 11, *Conditional Use Review and Regulations*, to add conditions for certain uses; amend Article 15, *Sign Regulations* to add standards for the VC zoning district; amend the Jasper County Official Zoning Map to re-zone some properties within the Euhaw Broad River Planning Area to the Rural Preservation-Zoning District and the Village Commercial Zoning District; and other matters related thereto. (1<sup>st</sup> Reading 07.15.2024; 2<sup>nd</sup> reading tabled 11.03.2025; Public Hearings 09.19.2024; 05.05.2025)

G) **Wanda Giles** – Consideration of a Discussion and Update of Open Positions for appointment on Lowcountry Council of Governments (LCOG) and the Jasper County Board of Zoning Appeals (BZA).

H) **Jim Iwanicki** - Consideration of approval of professional architectural services contract for the Coosawhatchie Community Center associated with RFQ #2026 – 1 Indefinite Delivery Services – Architectural with McMillian Pazdan Smith Architecture, LLC for actual cost not to exceed \$82910.00.

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10. Administrator’s Report:

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11. Councilmember Comments and Discussion

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12. Adjournment:

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**Special Accommodations Available Upon Request to Individuals with Disabilities**, please contact the Jasper County ADA & Civil Rights Coordinator, **Tisha Williams** in person at 358 Third Avenue, Ridgeland, South Carolina, by telephone at **(843) 717-3690** or via email at [jadministrator@jaspercourtysc.gov](mailto:jadministrator@jaspercourtysc.gov) no later than 48 hours prior to the scheduled meeting.

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