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Citizens may sign 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 1PM on the meeting date by emailing 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 by 1:00PM on Monday, November 3, 2025, or sign in on the colored Public Hearing Sign in Sheet outside the Council Chambers Doors 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



JASPER COUNTY COUNCIL COUNCIL WORKSHOP AND MEETING

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

Monday, November 3, 2025

REVISED AGENDA

5:00PM Workshop:

- Review of the Euhaw Overlay District, the RP-10 Zoning District, and the Village Commercial Zoning District.

6:00PM Council Meeting

- Please silence your phones during the Meeting

1. Call the Council Meeting to Order by Chairman Kemp

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 Consent Agenda:

3A. Approval of the Regular Agenda:

AGENDA ITEMS FOR THIRD READING:

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- 4. Lisa Wagner – Consideration of the **3rd Reading** of Ordinance **#O-2025-29** to amend the Official Zoning Map of Jasper County so as to transfer a property located along Smith Manker Road, bearing Jasper County Tax Map Number 051-00-11-003, consisting of 5.09 acres from the Rural Preservation Zone and Residential Zone to the Residential Zone on the Jasper County Official Zoning Map. (*1st reading 09.15.2025; Public hearing and 2nd reading 10.20.2025*)

5. **Lisa Wagner** – Consideration of the **3rd Reading** of Ordinance **#O-2025-30** to amend the Official Zoning Map of Jasper County so as to transfer a property located at 398 Mendez Farm Road, bearing Jasper County Tax Map Number 040-00-02-105, consisting of 1 acre from the Rural Preservation Zone to the Residential Zone on the Jasper County Official Zoning Map. (*1st reading 09.15.2025; Public hearing and 2nd reading 10.20.2025*)

6. **Lisa Wagner** – Consideration of the **3rd Reading** Ordinance **#O-2025-31** to Amend the Jasper County Land Development Regulations, Article 2.1.4, Minor Site Plan to add site improvements to the definition of Minor Site Plan. (*1st reading 09.15.2025; Public hearing and 2nd reading 10.20.2025*)

CONSENT AGENDA

7. Approval of the Minutes 06.23.2025, 06.25.2025, 06.30.2025, and 07.02.2025

MOTION TO RECONSIDER AN ITEM:

8. **Kimberly Burgess** – Motion to Reconsider Approval of Ordinance O-2025-28

PRESENTATIONS:

9. **Misael Garzon, LCOG Representative** - LowCountry Council of Government

10. **Lyn Boyles** – Keep Jasper Beautiful Report and Strategic Plan.

PROCLAMATION:

11. **Chairman Kemp** – Proclamation Presentation proclaiming November 15, 2025, as Veteran’s Appreciation Day in Jasper County.

CITIZEN COMMENTS:

12. 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 6:00PM start time on the Sign-In Sheet on the Podium), to address 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.

RESOLUTIONS

13. **Sheriff Malphrus and Kimberly Burgess** – Consideration of Resolution **#R-2025-59** a Resolution of Jasper County Council to Approve the Procurement of a Boat, Motor and Trailer for Jasper County and the Jasper County Sheriff Department Under a State Contract Pursuant to the Jasper County Purchasing and Contracting Ordinance, and Matters Related Thereto.

14. **Andrew Fulghum** – Consideration of Resolution #[R-2025-60](#) a Resolution of Jasper County, South Carolina Authorizing the Purchase of Real Property; and Other Matters Related Thereto. (TMP Nos. 063-27-02-002 and 063-16-14-001)

15. **Chairman Kemp** – Consideration of Resolution #[R-2025-61](#) a Resolution of the Jasper County Council to declare and adopt a Policy regarding Shared Services.

PUBLIC HEARINGS, ORDINANCES AND ACTION ITEMS

16. **Lisa Wagner** - Consideration of **1st Reading** of an Ordinance to amend Article 12:1 of the Jasper County Zoning Ordinance, Off-Street Parking, to add parking requirements for shell buildings and residential uses, update the Off-Street Parking Design Standards diagram; And Other Matters Relating Thereto.

17. **Lisa Wagner** – Consideration of the **2nd Reading** of Ordinance [#O-2025-33](#) to amend Jasper County Zoning Ordinance, Article 5, *Zoning District Regulations*, to add two (2) new primary zoning districts; Rural Preservation – 10 (RP10) and Village Commercial (VC), one (1) new overlay district, Euhaw Overlay District (EOD); amend Article 6, *Use Regulations*, to add uses for the RP-10 and VC zoning districts; amend Article 7, *Primary Districts*, to add lot size, lot width, and setback requirements for RP-10 and VC zoning districts, 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 RP-10 and VC zoning districts; amend Article 22, *Rural Small Lot Subdivision Standards*, to provide alternative standards for subdivisions of family owned lands; and amend the Jasper County Official Zoning Map to re-zone some properties within the Euhaw Broad River Planning Area to the Rural Preservation-10 Zoning District and the Village Commercial Zoning District; Invoking application of the Pending Ordinance Doctrine; and other matters related thereto. (1st reading 07.15.2024; Public hearing 09.19.2024; and Public hearing 05.05.2025)

18. **Jim Iwanick** – Consideration of Sales Tax Advisory Committee Recommendations.

19. Administrator's Report:

20. Councilmember Comments and Discussion:

21. 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 – **County Attorney; Personnel Reviews**

(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 – [Forensic Audit; Heddings v Jasper County](#)

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.**

Return to Open Session

22. Action coming out of Executive Session

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

23. Adjournment:

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@jaspercountrysc.gov no later than 48 hours prior to the scheduled meeting.