



JASPER COUNTY COUNCIL COUNCIL MEETING

Jasper County Clementa C. Pinckney Government Bldg.
358 3rd Avenue, Ridgeland, SC 29936

Monday, May 5, 2025

Minutes

Officials Present: Chairman John Kemp, Vice Chairman Joey Rowell, Councilman Chris VanGeison and Councilman Joe Arzillo

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

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

The Clerk's Report of Compliance with the Freedom of Information Act was read 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.

• Jasper County Parks and Recreation Master Plan

Mr. Chris Chockley, Ms. Nicole Whiteside and Ms. Catherine Amadon were introduced from the Bolton & Menk Group, and they gave a project introduction. They reviewed Project Phases One thru Four and the Strategic Kickoff. They covered the topics of Inventory, Needs Assessment, Engagement, Survey Results, Goals for Implementation. They reviewed where the County is today noting that the Existing boat landings are heavily used but in need of attention; (2) Underutilized and underinvested community centers and parks; (3) Limited programming impact due to small team; and noted the (4) Opportunity for P&R to engage with adjacent initiatives. After this part of the review, they provided recommendations for the Boat Landings, Parks and Community Centers, Traditional Youth Sports. They discussed these options with the Jasper County Council and provided a wealth of information. For more information on this item please see the Presentation Copy as "Attachment A". Also, for further information please go to our YouTube Channel for the video go to https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA.

Adjourn workshop.

The workshop adjourned into the Council Meeting.

6:00 PM – Meeting:

1. Call the Meeting to Order by Chairman Kemp.

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Chairman Kemp called the meeting to order. The Clerk's Report of Compliance with the Freedom of Information Act was read 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.

2. Pledge of Allegiance and Invocation:

The Pledge to the Flag was given and the Invocation was given by Councilman Rowell.

3. Approval of the Regular Agenda:

Chairman Kemp noted that he would like to amend the regular agenda to add to Executive Session Item # 2 Baske vs Jasper County.

Motion to approve the regular agenda with amended information for the executive session: Councilman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

PRESENTATION

3. Michael Bell BJWSA Board Member, Chairman of the BJWSA Under Served Committee

Chairman Kemp introduced Mr. Michael Bell of the BJWSA Board Member, Chairman of the BJWSA Under Served Committee. Mr. Bell thanked Chairman Kemp for inviting him to speak. He noted that he had been a long-time member of the BJWSA and had served as the Chairman on numerous occasions. He provided some background information on the BJWSA and mentioned that the BJWSA had been around since 1954. He noted that it had started out as just a water entity as a nonprofit public designed to provide water for the area. In 1969 they expanded to provide sewer collection and disposal. In 1971 Jasper County Water and Sewer Authority was created. In 1983 they merged with Beaufort and became the Beaufort Jasper Water Sewer Authority. They have 11 members, and four members represent Jasper County, Hardeeville and Ridgeland. He noted that he had been invited to come to the council meeting to discuss a committee they call the Ad Hoc on underserved and the committee was started in 2022 with the idea that some of their 67,000 who drink their water and only 48,000 of them have sewers. He noted that this was about 19,000 that are without the ability to have sewer in their area and are primarily on septic systems.

He noted that septic tanks work good in good soil, but not so well in areas where you have marshes, a high-water table, or when they are not maintained. He noted that DHEC recommends maintaining the septic system every 3 years. He noted that septic systems are an issue when the drain field is wet. He provided some handouts for Council and showed some photos of situations where a yard was covered with water, and they were on a septic system. In 2021 they started to take the lead to begin to work and find pockets in this area where septic tanks are failing and see what they could do because they recognized that not everyone can afford to maintain those systems, so they don't. When this happens, those systems become contaminated and leak into the soil, and the marsh and the leaks cause issues. He said the committee met as an Ad Hoc Committee and formed a partnership and created a recommendation for the full board. He said the full board

bought in to what they were suggesting which was the Authority take the lead, collaborate support and advocate for underperforming well and septic systems. They then recommended and the board approved that they create a Governmental Affairs and Strategic Planning Position. That position would be charged with coordinating and working with outside stakeholder groups and identify and secure funding. Then they created a Conceptual Policy to provide to those communities that they referenced. Then they were tasked with developing a Pilot Project to support this committee and this recommendation which was adopted. He showed some of the properties on the screen and the issues they were facing. He introduced the Levy Area Representative Ms. Bond to the Council.

Mr. Lee brought Mr. Charlie Stone, Director of Governmental Affairs, to the BJWSA up to the podium. He noted that he had been with BJWSA for 15 months now and that he had the good fortune of working on this underserved initiative. He discussed how they were working with this situation and the initiative and noted they are focusing on water and sewer needs. He noted that their Pilot project was tasked to figure out how to improve those areas in need. He noted that they are focused on addressing public health issues and prioritizing the environment. He discussed the Beaufort Alljoy Community Project, the old Bailey's Project and the Levy Project they are working on with Heather Rath. He discussed some of the projects that they are working on. He noted that their job was to bring the obstacles of entry down for the residents and connect as many people as possible.

Chairman Kemp recognized Bill Fishburne with the Town of Ridgeland; Sheriff Malphrus and Mayor Harry Williams of the City of Hardeeville.

PUBLIC HEARING ONLY

4. **Public Hearing Only** to receive comments on an Ordinance 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.

Ms. Wagner was present to discuss this request. She noted that a workshop was held on October 21st, at the City Council meeting and she discussed Jasper's Journey. In 2023 she noted that Jasper County had hired a consultant to work with them. She also noted that a temporary moratorium had been enacted. She noted that staff had prepared zoning text amendments that would assist the Growth Management Plan.

The public hearing was opened, and the following speakers spoke on this matter:
Kate Schaefer discussed thoughtful planning and RP10 and the Euhaw Overlay District.
Ashley Rhoads discussed the Euhaw Overlay District and provided her thoughts on this project.

Wayne Gallahan discussed the Tax Sale.

Cathy Malphrus discussed her views on this item and the family's heritage on the property.

Smittie Cooler discussed Euhaw Overlay District and how to preserve it.

An unnamed resident thanked them for protecting the Euhaw District and the conservation of the Port Royal Sound Watershed.

Patrica Hicks-Dupont discussed annexation and her thoughts on the subject,

There were no other comments, so the public hearing was closed.

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 6:00PM 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.

Reverend Galloway thanked Chairman Kemp for doing a wonderful job and noted he appreciated what he was doing. He also discussed the loss of land due to property taxes.

PROCLAMATION:

6. Vice Chairman Rowell – 100th Year Birthday Proclamation for Rosa Boyles.

Vice Chairman Rowell read and presented the 100th Year Birthday Proclamation for Rosa Boyles to her grand daughter Amanda in Ms. Boyles absence.

RESOLUTIONS

7. Andrew Fulghum – Consideration of Resolution #R-2025-33 Authorizing the County Administrator to Execute an Amendment to an Intergovernmental Agreement Regarding Affordable Housing.

Mr. Fulghum was present to review, address and discuss the request for consideration of Resolution #R-2025-33 Authorizing the County Administrator to Execute an Amendment to an Intergovernmental Agreement Regarding Affordable Housing.

Motion to approve: Councilman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

8. Kimberly Burgess – Consideration of Resolution #R-2025-34 to Declare Certain Sheriff Office Property to be Surplus and Authorize its Disposal and Disposition Pursuant to Section 2-425 of the Jasper County Code of Ordinances.

Ms. Burgess was present to review, address and discuss the request for the consideration of Resolution #R-2025-34 to Declare Certain Sheriff Office Property to be Surplus and Authorize its Disposal and Disposition Pursuant to Section 2-425 of the Jasper County Code of Ordinances.

Motion to approve: Councilman VanGeison

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

PUBLIC HEARINGS, ORDINANCES AND ACTION ITEMS

9. David Tedder – Public Hearing and consideration of the **3rd Reading** of Ordinance **#O-2025-11** to amend the Jasper County Code of Ordinances by repealing Chapter 28, *Utilities*, Articles II through IV in their entirety and replacing them with a new Article II. (1st reading 04.07.2025; 2nd reading 04.21.2025)

Mr. Tedder was present to review, address and discuss the request for the consideration of the 3rd Reading of Ordinance #O-2025-11 to amend the Jasper County Code of Ordinances by repealing Chapter 28, *Utilities*, Articles II through IV in their entirety and replacing them with a new Article II. The public hearing was opened but there were no comments, and the public hearing was closed.

Motion to approve: Councilman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

10. Lisa Wagner – Consideration of 1st Reading of an Ordinance to Amend the Jasper County Code of Ordinances, Chapter 25 – Article III, *Naming and Addressing of Roads*, Section 123 *Definitions*, Section 126 *New Road Names*, and Section 127 *Renaming Roads* so as to make minor revisions for clarification purposes and to provide consistency with state law.

Ms. Wagner was present to review, address and discuss the request for the consideration of the 1st Reading of an Ordinance to Amend the Jasper County Code of Ordinances, Chapter 25 – Article III, *Naming and Addressing of Roads*, Section 123 *Definitions*, Section 126 *New Road Names*, and Section 127 *Renaming Roads* so as to make minor revisions for clarification purposes and to provide consistency with state law.

Ms. Wagner noted that the intent of this Ordinance is to amend the Jasper County Code of Ordinances, Chapter 25, Article III, Section 123 (Definitions), Section 126 (New Road Names), and Section 127 (Renaming Roads). The purpose of this amendment is to provide clarity and consistency with the state law as it relates to the naming of roads. She noted that Title 6, Chapter 29, Section 1200 of the SC Code of Laws delegates road naming authority to the local Planning Commission. In accordance with the Jasper County Code of Ordinances, the address program administrator is responsible for the interpretation and administration of Jasper County's Naming and Addressing of Roads Ordinance since they are the personnel that keeps inventory of the road names and addressing data.

The specific changes are very minor in nature and were outlined as follows:

- Section 123 – Definitions: This section includes adding language to the definition of "Concurrence" to make clear that the Planning Commission only concurs if they fail to take action after two meetings once the road name petition has been submitted to them for review. Language is added to "County Roads," which makes

reference to the revised Master List of County Roads dated February 2017. The definition of "Private Roads," includes replacing the clerk of courts office with the office of register of deeds.

- Section 126 – New Road Names: This section restructures the first sentence in paragraph #8, under Section 25-126 to remove "mobile home roads" and the requirement for three (3) homes to be located on the new road. New roads in subdivisions or Chapter 25 – Article III Naming and Addressing of Road 2 of 2 developments should be named prior to any structures being built or accessed by a new road.

- Section 127 – Renaming Roads: This section changes the method of initiating road name changes from three methods to four methods to include the address program administrator. Language is added to public notice requirements to include notice to be posted on the county's website or social media page when a road name change is requested. The last paragraph in Section 25-127, replaces the office of the register of mesne conveyance or clerk of court with the office of the register of deeds.

Ms. Wagner mentioned that the Planning Commission reviewed this ordinance amendment at their April 15, 2025, Meeting and recommends approval of the proposed amendment as outlined in the Ordinance.

Motion to approve: Councilman VanGeison

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

11. Kimberly Burgess - Consideration of approval of the quotation provided by Johnson-Laux Construction (SC) for the renovation of Levy Community Center not to exceed \$210,000 and to authorize the County Administrator or his designee to execute all necessary documents related to the execution of the contract.

Ms. Burgess was present to review, address and discuss the request for the consideration of approval of the quotation provided by Johnson-Laux Construction (SC) for the renovation of Levy Community Center not to exceed \$210,000 and to authorize the County Administrator or his designee to execute all necessary documents related to the execution of the contract. She noted that staff recommends approval of this request. The co-operative bid purchasing agreement was discussed, along with other information.

Motion to table till the next meeting: Councilman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

12. Kimberly Burgess – Consideration of proposal recommendation for armed security services for the Jasper County Judicial Building, 967 W. Adams Street, Ridgeland, South Carolina and to authorize the County Administrator or his designee to execute all documents necessary to obtain the services.

Ms. Burgess was present to review, address and discuss the request for consideration of proposal recommendation for armed security services for the Jasper County Judicial Building, 967 W. Adams Street, Ridgeland, South Carolina and to authorize the County Administrator or his designee to execute all documents necessary to obtain the services. She noted that this request was for armed security for Judicial Building for Judge Lee. Ms. Burgess noted that Jasper County advertised for sealed proposals for armed security services at the Jasper County Judicial Building, 967 W. Adams Street, Ridgeland, SC. Proposals were due at 3 PM on April 9, 2025. She mentioned that the County received three proposals and the committee consisting of Chief

Magistrate Lee, Judge Badgett, and Kimberly Burgess, Director of Administrative Services, reviewed the proposals. She said that Judge Lee and Director Burgess interviewed two of the three proposers. The committee determined that while both proposers had excellent credentials and a similar approach to the provision of security services, Noble Shields Private Security personnel have experience providing security to the Judicial Building.

She noted that staff requested that the Council accept and approve the proposal offered by Noble Shields Private Security to provide armed security services at the Jasper County Judicial Building on 967 W. Adams Street, Ridgeland, SC and to authorize the County Administrator or his designee to execute the necessary documents to execute the contract.

Motion to approve: Councilman Arzillo

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

13. Kimberly Burgess – Consideration of the 1st Reading of an ordinance of Jasper County Council to Amend Jasper County Ordinance No. O-2024-13 For Fiscal Year 2025 Jasper County Budget to Provide for Amendments to the Budget; And to Provide for Effective Date of this Ordinance.

Ms. Burgess was present to review, address and discuss the request for consideration of the 1st Reading of an ordinance of Jasper County Council to Amend Jasper County Ordinance No. O-2024-13 For Fiscal Year 2025 Jasper County Budget to Provide for Amendments to the Budget; And to Provide for Effective Date of this Ordinance. Ms. Burgess noted that this budget amendment was for the FY2024-2025 budget and amends the original ordinance # O-2024-12 approved on June 3, 2024. She noted that there had been an increase of \$2,989,000.00 in both the revenues and expenditures. She reviewed some of the amendments to the different revenue and expenditure line items and explained how that worked. She noted that a lot of the items were amended to actual. She noted that the Airport Officer reimbursement was decreased (line # 57-1609) for the Sheriff Deputy for the Airport since the Deputy was no longer utilized there. She noted that this was accounted for in both the revenues and the expenditures. She discussed transfers in (money coming from another fund) in the amount of 1 million dollars approved by Council on Resolution # R-2024-36 noting that this money came in from the Economic Development Fund and was paid out to Technical College of the Lowcountry (TCL). She mentioned some other items included such as the cash carry forward, the two storms which incurred disaster expenses that were unbudgeted, the Detention Center Fire expenses that were not budgeted, additional funds requested by the Solicitor, repairs to the Levy Fire Station, architectural fees to the Coosawhatchie Fire Station, and other items. Council gave their view on what they would like to see on information such as this and for the upcoming readings.

Motion to approve: Councilman Arzillo

Second: Councilman VanGeison

Vote: There were 3 yes votes and 1 no vote by Chairman Kemp.

The motion passed.

14. Wanda Giles – Consideration of an update to the 2025 County Council Regular Meeting Schedule.

Ms. Giles was present to review, address and discuss the request for consideration of an update to the 2025 County Council Regular Meeting Schedule. Ms. Giles noted that she had attached a copy of the draft of the

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revised 2025 County Council Meeting Calendar in the agenda e-packet that was being submitted for Council's approval. She noted that during the month of June, a second meeting would be held on Monday, June 16, 2025, and during the month of December, a second meeting would be held on Monday, December 15, 2025. Staff recommended approval of the Revised 2025 County Council Meeting Calendar. There was no motion made on this item, but all Councilmembers unanimously approved this item.

15. Administrator's Report: Mr. Fulghum reviewed the information from his report. There were no Action Items requiring a vote from the Council in the Administrator's Report

16. Approval of the Minutes 03.17.2025

Motion to approve: Councilman Arzillo

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

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

18. 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:

(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 – [Tax Map # 063-24-01-003](#); [Animal Shelter Lease](#); [Airport Leases](#); [Baske vs Jasper County](#)

(5) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by a public body – [Project Quartz](#); [Cypress Ridge Property - 719 Holdings LLC](#)

Motion to go into Executive Session: Councilman Rowell

Second: Councilman VanGeison

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.**

Return to Open Session:

Council returned from executive session and returned to regular session. There was no action that came out of executive session.

19. Adjournment:

Motion to adjourn: Councilman Arzillo

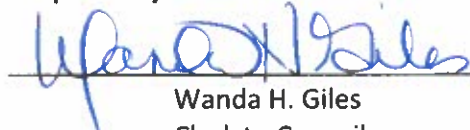
Second: Councilman VanGeison

Vote: Unanimous

The motion passed and the meeting adjourned.

For more information on this meeting please go to our YouTube Channel for the video go to https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA .

Respectfully submitted:



Wanda H. Giles
Clerk to Council



John A. Kemp
Chairman

Jasper County Parks & Recreation Master Plan

May 5th, 2025 Public Presentation



Jasper
County
South Carolina



**BOLTON
& MENK**

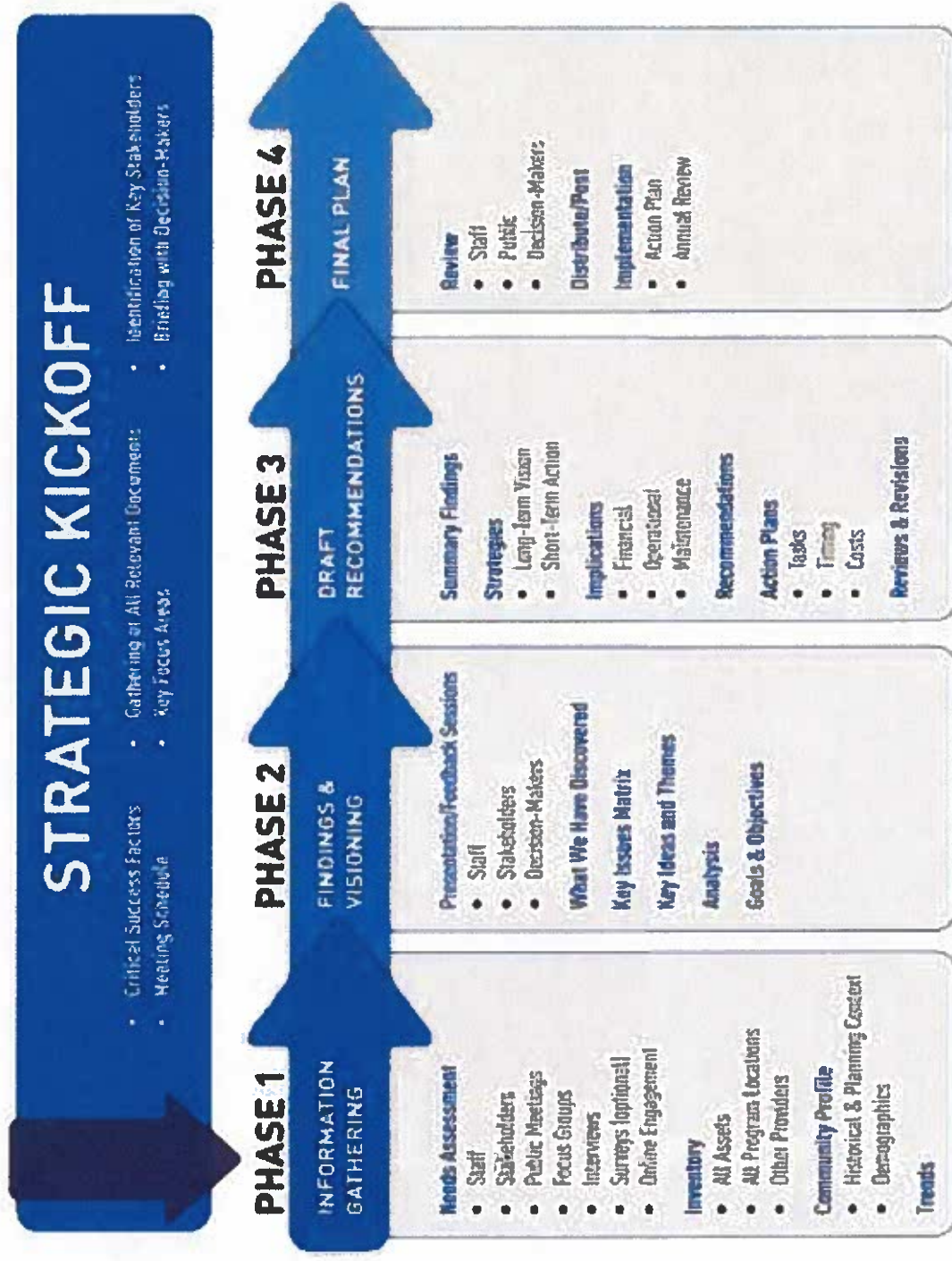
Real People. Real Solutions.

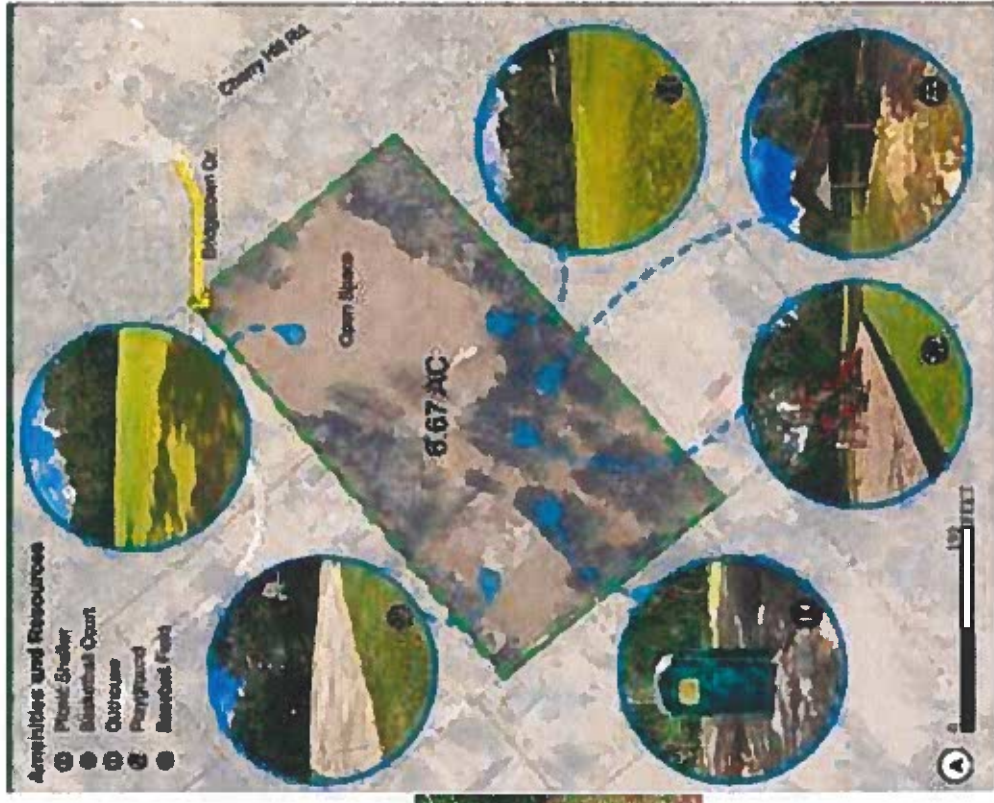


Introductions

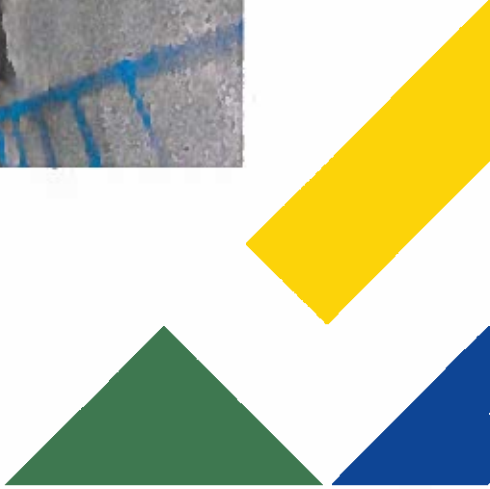
The Project
The People

Project Phases





Inventory



[illegible][illegible]

Decaying floor boards needs to be replaced...

floor boards
be replaced...

ALLISON L. HARRIS

Planning	●
Guidance	●
Class	●
Activities & Projects	●
Assessment	●
Resources	●

onning surveillance
n in place.

Functioning surveillance system in place.

Unit 8: Sustainability	
Parting 1st Report	1
Business	2
Environment	3
Social Impact	4
Program Signature & Photo	5
Summary	6

Needs Assessment



JASPER COUNTY PARKS & RECREATION MASTER PLAN

FOCUS GROUP QUESTIONS:

1. What are the strengths of Jasper County Parks and Recreation? What makes specific amenities great and who is utilizing them? What does Jasper have that makes living here wonderful? What needs to be protected in your eyes to maintain the way of life here?



Engagement

Survey Results



211

Total Responses

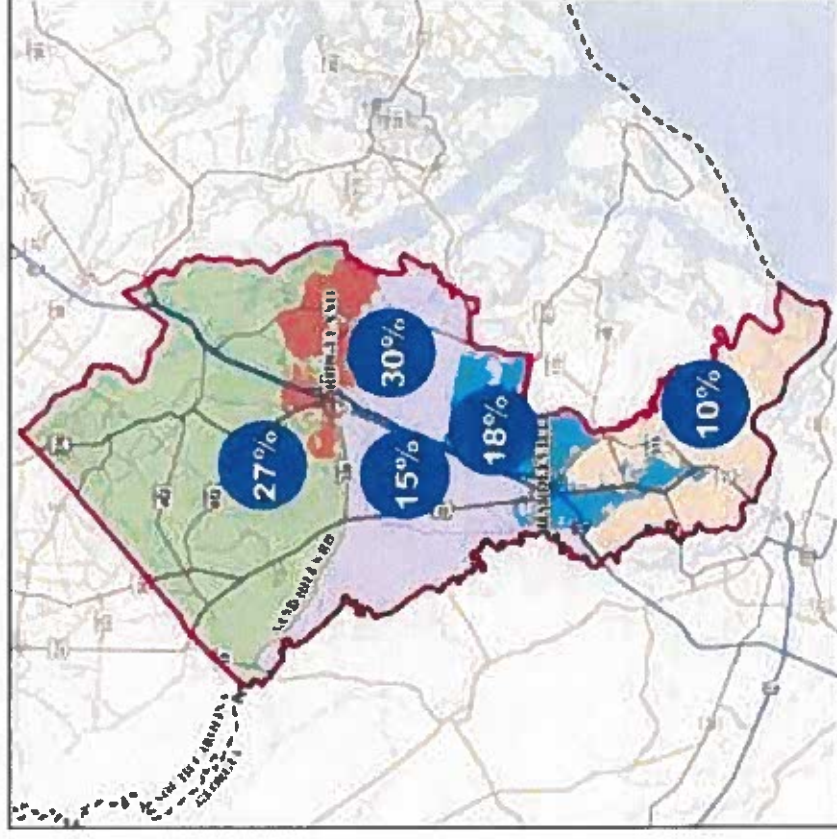
HOW LONG HAVE YOU LIVED IN JASPER COUNTY?

176 Total Responses



WHERE DO YOU LIVE IN JASPER COUNTY?

176 Total Responses



Survey Results

WHAT KEEPS YOU FROM VISITING ANY JASPER COUNTY PARKS & RECREATION FACILITIES MORE OFTEN?

211 Total Responses



1st (30%)

Facilities not well maintained



2nd (26%)

Not aware of the facilities, programs or locations



3rd (25%)

Facilities feel unsafe



4th (25%)

Facilities lack the amenity I would like access to



5th (24%)

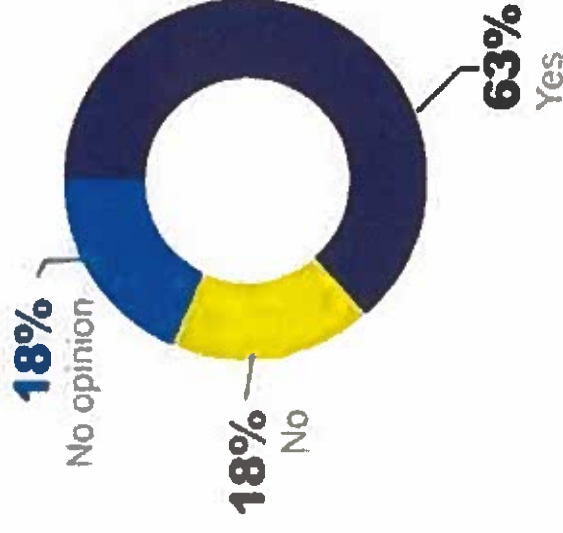
Facilities are old or outdated



IF IDENTIFIED IMPROVEMENTS EXCEED THE CURRENT PARK FUNDING BUDGET, WOULD YOU SUPPORT THE COUNTY USING A PARK BOND FOR DEVELOPMENT, RENOVATION, AND OPERATION OF PARKS?

131 Total Responses

Percentages may not total 100 due to rounding



Survey Results

RATE YOUR SUPPORT ON IMPROVING THE FOLLOWING AMENITIES ON A SCALE FROM 1-5 WITH 1 BEING "NOT SUPPORTIVE", 3 BEING "NEUTRAL", AND 5 BEING "VERY SUPPORTIVE."

148 Total Responses



Goals for Implementation



Goal 1: Structure Organization and Operations to Enhance and Grow Department

Goal 2: Develop and Establish Programs and Services

Goal 3: Improve and Maintain Facilities and Park Amenities

Goal 4: Improve and expand fiscal sustainability of the Department

**This is Just the
Beginning**



What Next?

Here is where you are:

- Existing boat landings heavily used but in need of attention
- Underutilized and underinvested community centers and parks
- Limited programming impact due to small team
- Opportunity for P&R to engage with adjacent initiatives (Pennies tax – 20% for greenbelt preservation, BRIC stormwater master plan, Salkehatchie watershed plan through SCOR, and more!)



What Next?



Recommendations #1 – Boat Landings

- Boat landings are unique to Jasper County.
- Provides Access to Nature and Water Recreation
- Conveyance of properties for full county ownership of landings to allow for proper maintenance and upkeep
- Invest in the required maintenance and fix what you already have for all landings
- Acquire Becks and New River Landings

What Next?



Recommendation #2 – Parks and Community Centers

- Upon addressing boat landings and the necessary land conveyance, repairs and maintenance, focus on updating and enhancing the existing parks and community centers throughout the county.

Recommendation #3 – Traditional Youth Sports

- Consider enhancing facility and programming opportunities for traditional youth sports including baseball, basketball, football and soccer.



QUESTIONS?





Real People. Real Solutions.

Thank you

Chris Chockley, PLA, AICP

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