

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

**Minutes of July 14, 2026
Regular Scheduled Meeting**

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

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

Others Present: 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 pm.

Invocation & Pledge of Allegiance: Invocation and the Pledge of Allegiance was given by Dr. Bostick.

Approval of Agenda: Mr. Waite moved to approve the Agenda as published, seconded by Ms. Ferguson. The Commission Members voted unanimously in favor of the motion.

Approval of June 11, 2026 Minutes: Mr. Jenkins moved to approve the Minutes of June 11, 2026 seconded by Ms. Ferguson. The Commission Members voted unanimously in favor of the motion.

Old Business:

Expansion of Legal Non-Conforming Use—472 Schinger Ave, TMS#s: 080-00-03-002 and 080-00-03-006: Mr. Smiley read the staff report and showed the aerial map. The proposed tenants, Scott Moore and Clay Moore, addressed the Commission. There was discussion about the hours of operation, projected number of truck trips, dust mitigation, effects on residential property values, effects on existing businesses, effects on road condition, legal nonconformity, current use, intent of nonconformities, dust and noise pollution from the trucks, ensuring compliance, OSHA and EPA audits, supply truck trips, Mr. Smiley read the public comment. Neighboring resident, Carina Curiel, addressed the Commission. The applicant, Angela Lloyd, addressed the Commission. **Dr. Butler motioned to reject staff recommendation and reject the expansion of legal non-conforming use of 472 Schinger Ave., TMS#s: 080-00-03-002 and 080-00-03-006. Ms. Ferguson seconded the motion. The Commission Members voted unanimously in favor of the motion. Reason for the rejection:** Given the legal non-conformity, the expansion would be taking advantage of its nonconformity,

New Business:

Zoning Map Amendment—Resource Conservation, TMS#039-00-08-190: Mr. Smiley read the staff report. There was discussion about and showed the aerial map. There was discussion about treated water release, how the expansion is paid for, concerns for accidents that may occur in dumping the New River and smells for neighboring properties, lack of sewer services for nearby communities, board members and overseeing entities, and DES regulation of effluent discharge. The applicant, Taylor Logan with BJWSA, addressed the Commission. Charlie Stone, BJWSA, addressed the Commission. Michael Hansen, BJWSA, addressed the Commission. **Dr. Bostick motioned to accept the staff recommendation of the zoning map amendment from Rural Preservation to Resource Conservation, TMS#039-00-08-190. Mr. Jenkins seconded the motion. The Commission Members voted in favor of the motion, with Dr. Butler voting in opposition due to the concerns she previously mentioned.**

Zoning Map Amendment—Residential, TMS#040-00-02-106: Mr. Smiley read the staff report and showed the aerial map. **Dr. Bostick motioned to accept the staff recommendation of the zoning map amendment from Rural Preservation to Residential, TMS#040-00-02-106. Mr. Waite seconded the motion. The Commission Members voted unanimously in favor of the motion.**

Zoning Text Amendment—Jasper County Zoning Ordinance, Article 9:6, Accessory Structures: Mr. Smiley read the staff report. There was discussion about the intent of the conservation easements and efforts, proposed number of allowed homes, and wetland acres. **Dr. Bostick motioned to accept the Zoning Text Amendment with the condition that one dwelling unit is allowed for every 100 acres of upland acres of land.** Mr. Jenkins seconded the motion. The Commission Members voted unanimously in favor of the motion.

Zoning Text Amendment—Jasper County Zoning Ordinance, Article 6.1, Use Regulations & Article 11:7, Conditional Use Regulations: Mr. Smiley read the staff report. There was discussion about minimum lot size, heirs property, neighboring counties' regulations, state law regarding access and abandonment, encouraging care of the land, including a condition of all decedents be placed in a vault, perpetual care cemeteries, guidelines, minimum lot size of two unimproved acres, (heirs property, signage, where bodies can be placed) **Mr. Jenkins motioned to table until a workshop can be scheduled.** Dr. Bostick seconded the motion. The Planning Commission voted unanimously in favor of the motion.

Discussion:

Map & List of Development in Municipalities: The Commission Members thanked staff for preparing the map and list of development in the unincorporated Jasper County and the municipalities.

Open Discussion: Mr. Waite discussed the Joint Planning Commission Meeting between the County, Town, and City representatives. The benefit of the Joint Meeting is open communication. There was discussion about data centers. There will be quarterly meetings, as well as Joint Planning Commission meetings and training.

Councilman Kemp addressed the Commission to thank them for the open lines of communication between, the City of Hardeeville, Town of Ridgeland, and Jasper County. The open communication helped bring Hardeeville's Peninsula Tract annexation meeting. Ms. Wagner briefly explained the Peninsula Tract PDD.

Adjourn: Chairman Pinckney moved to adjourn, seconded by Mr. Jenkins. The Commission Members voted unanimously in favor of the motion. The meeting adjourned at approximately 6:07 p.m.

Respectfully Submitted,

Kenzie Stone

**Jasper County Planning Commission
Regular Scheduled Meeting
July 14, 2026**

Sign In Sheet

Name	Business/Address
Courtney Woods	472 Schinger Ave.
Angela Lloyd	"
Scott Moore	1330 Quacco Rd Pooler
Clay Moore	472 Schinger Ave
Billy Phillips	111 Olde Towne rd
Bill Singleton	71 Marsh Pl. W.
Carina Curriel	352 Schinger Ave.
Taylor Logan	6 Snake Rd. (BJWSA)
Charlie Stone	6 Snake Rd (BJWSA)
Michael Hansen	6 Snake Rd (BJWSA)