JASPER COUNTY COUNCIL

SPECIAL CALLED WORKSHOP

Jasper County Clementa C. Pinckney Government Bldg
358 3rd Avenue Ridgeland, SC 29936
Monday, March 23, 2026
Minutes

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

Staff Present: County Administrator Andrew Fulghum, Clerk to Council Wanda Giles, Lisa Wagner, Hunter Smiley, and Videographer Jonathan Dunham. Also present: Denise Grabowski

1. **Call to Order of the Jasper County Council Meeting by Chairman Rowell at 1PM.**

Chairman Rowell 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_ggXCJlA. Closed captions are also available for all of our County Council videos.

The Pledge to the Flag was led by the Chairman and the Invocation was given by Chairman Rowell

- **Approval of Agenda**

  Motion to approve the agenda: Councilman Kemp
  Second: Councilman VanGeison
  Vote: Unanimous
  The motion passed.

- **Workshop Topic:**

  - **Euhaw Overlay District**

Chairman Rowell turned the workshop over to Ms. Wagner to get this started. She reviewed the changes that had been made to the ordinance and reviewed them with council.

Ms. Wagner and Ms. Denise Grabowski presented updated revisions to the proposed ordinance following previous Council workshops and Planning Commission reviews.

They discussed Structural District Changes, including the elimination of the RP10 District. They discussed a new proposed district, Village Commercial. They discussed excluded and non-permitted uses; specific conditional uses and performance standard; and map and boundary adjustments. Mr. Smittie Cooler spoke on this matter and urged Council to uphold the overlay district framework to protect the rural character desired by local constituents.

Ms. Wagner provided this information in her Staff Report for the Euhaw Overlay District. This information was also in the agenda e-packet file. She did not review the background and history, however, since it was provided in her Staff Report, it has been included in these minutes. The creation of the Euhaw Overlay District began in May 2023 after Jasper County received a request in 2022 for a large-scale development consisting of two tracts of land totaling nearly 2,800 acres along Snake Road and Highway 462, north of Snake Road. In reviewing the development proposal, there were concerns about traffic, sewer, storm water and environmental impacts. Snake Road and Highway 462 are not capable of handling the amount of traffic expected, and sewer is limited. Consultations with Beaufort-Jasper Water and Sewer Authority brought into focus the significant backlogs of maintenance on existing infrastructure, and the financial issues that would be involved in a significant expansion of sewer in this area.

Due to the public concerns expressed in 2022, Jasper County Council created the Broad River Task Force, who studied the matter and issued a Report to Council in May of 2023, noting significant concerns about the ability of the study area to handle the impacts of substantial residential and commercial development as had been previously proposed.

The County Council shared these concerns about 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, and the opportunity to enact a new one-percent Green Space sales Tax, or dedicate a portion of a transportation sales tax to preserve land; therefore, Council implemented a moratorium on commercial development and residential subdivisions in what was designated the Euhaw Broad River Planning Area, which was in place from May 2023 until July 2024.

In July of 2024, after much public participation, County Council passed on first reading the proposed ordinances creating the Euhaw Overlay District intended to address the Council's concerns that were previously mentioned. Furthermore, the zoning text amendments that were prepared, were consistent with the Comprehensive Plan and would help to further implement goals that are outlined in the Comprehensive Plan.

At Council level, multiple public hearings and workshops had been held over the past 18 months. Staff and County Council had received comments expressing concerns about certain provisions restricting development; therefore, staff had continued to work on modifying the ordinance for second reading to address the ability to have a septic system, reducing setbacks from ditches, wetlands and other areas where seepage or spillage into the headwaters can be avoided. All of the continued public input and discussion led to modifications being included in the ordinance from first reading. The most recent iteration of the Ordinance included the following revisions:

• Article 5 — Remove the RP-IO District. The only new primary zoning district that is being proposed is Village Commercial (VC) and one (I) special purpose district, the Euhaw Overlay District (EOD).
- Article 6 — Removed the RP-IO column in the Use Chart; Other Changes to the Use Chart include:

- Changed the following uses to "not allowed" in Village Commercial, Sector 1 1531, Forestry; Sector 61 II, Elementary and Secondary Schools based on the building size limitation for commercial uses in Village Commercial;
- Changed Sector 61145-5, Business Schools, Computer, and Management Training to a "conditional" use.
- Changed the following uses to "permitted" in Village Commercial: Sector 521, Finance and Insurance; Sector 523, Security and Commodity Contracts and Financial Investments; Sector 524, Insurance Carriers and Related Activities; Sector 525, Funds, Trusts, and Other Financial Vehicles; Sector 541, Professional, Scientific, Technical Services; Sector 551, Management of Companies and Enterprises; and Sector 8121, Personal Care Services, as these uses are primarily business offices.

- Article 7 — Removed the RP-IO column in Table I, Schedule of Lot Area, Yard, Setback and Density
- Article 8 — Change heading under "Private Wastewater System Setback Requirements" in Article 8:9.4.B Riparian Buffer and Setback Table from to "Advanced Wastewater Treatment System" to "Multi-Unit Wastewater Treatment System"; and added language to 8:9.4.2.B.
  - Replace the "Stormwater Department" with "Planning & Building Department or designee" in Article 8:9.4.5.B.viii
- Article 8:9.6.A.viii. Non-Residential Design Standards, Add — *"Accessory buildings shall be limited to 1,500 square feet.*
- Add new section 8:9.6 PDD Standards (page 8) for the Euhaw Overlay District.
- Article 11 — Changed the conditions for horses in Article 11: 7.3 to require I acre per horse and add conditions for storage of manure;
  - Add conditions to Article I I: 7.19a, for Sector 61 145-5, Business Schools, Computer, and Management Training; and renumber "Other Schools and Instructions to 11 :7.19b
  - Add some language to the conditions in Section 11: 7.27, Sector 72121, for Camps and Recreational Vehicles in the Village Commercial Zoning District.
- Article 15 — Remove RP-IO from Section 15:6.3, Sign Regulations Table
- Deleted Article 22 - Rural Small Lot Subdivisions Standards, these standards were intended solely for properties that were proposed to be zoned RP- IO.
- The Euhaw Overlay District was originally proposed to encompass all properties generally located east of 1-95 from the municipal boundaries Of Hardeeville to the Euhaw/Broad River, to include Highway 170, Highway 462, Coosawhatchie, and Okeetee Club. Now the Euhaw Overlay District is being proposed generally east Of Highway 13 (Bees Creek Road) outside of the transitional area to include Highway 462, Highway 170 north east of the Highway 462 intersection, Snake Road, Okeetee Club, and Coosawhatchie.
- The only properties that are being proposed to be rezoned are the properties along Highway 462 that are currently zoned Community Commercial and General Commercial. These properties are proposed to be designated as Village Commercial except for twelve (12) properties, which are proposed to be designated as Residential or Rural Preservation. In total, seventy-nine (79) properties are proposed for re-zoning (see maps attached to this staff report. "Ille blue properties are currently zoned Community Commercial (see attached maps "current zoning and proposed zoning"

- There was a suggestion to include stronger provisions for tree protection within the Euhaw Overlay District. They noted that they did not have this portion ready yet but intend to bring back at a later date.

The Planning Commission had reviewed the proposed changes and recommended approval of this iteration of the Ordinance.

As for next steps, Ms. Wagner noted they had planned to put this item on the next agenda, but think that they should wait and first make those changes that were discussed at this meeting. The Chairman directed staff to pull the ordinance off the upcoming Council meeting agenda to allow time for further refinements and legal review. Staff would also be incorporating Council feedback as provided during this meeting. Chairman Rowell also noted that Ms. Wagner and staff could schedule individual meetings with Councilmembers if they requested to do so, prior to reintroducing this ordinance.

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_ggXCJlA.
Closed captions are also available for all of our County Council videos. Just click the **"CC"** button to follow along.

- **Adjourn**

  Motion to adjourn: Councilman Kemp
  Second: Councilman Arzillo
  Vote: Unanimous
  The motion passed and the meeting adjourned.

Wanda Giles, Clerk to Council

W.J. Rowell III, Chairman of the Jasper County Council