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

Minutes of October 13, 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 Mr. Morgan Denny. Members Absent: Dr. Earl Bostick.

Staff Present: Ms. Lisa Wagner, Mr. Hunter Smiley, and Ms. Kenzie Stone, Planning Department.

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 3:59 p.m.

Invocation & Pledge of Allegiance: Invocation and the Pledge of Allegiance was given by Mr. Jenkins.

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

Approval of September 15, 2026 Minutes: Mr. Jenkins moved to approve the Minutes of September 15, 2026 seconded by Mr. Waite. The Commission Members voted unanimously in favor of the motion.

Old Business:

Zoning Text Amendment—Article 6.1, *Use Regulations* & Article 11:7, *Conditional Use Regulations*, Family Cemeteries: Ms. Wagner read the staff report. There was a discussion about conditional use in Village and Community Commercial, consideration for reducing 30 acre minimum for perpetual cemeteries, recordkeeping of deaths and burial sites, contact information for family cemeteries, permitted zoning districts for church cemeteries, burial site database, what certain persons are outlined in South Carolina Code of Laws Section 27-43-310, including maintenance and upkeep of family cemeteries, change of property ownership, archeological studies prior to development, expansion of existing cemeteries, legal nonconformity and expansion, requiring a plat or site plan, heirs property, and foreseen issues with this. **Mr. Waite moved to make no recommendation and leave the Zoning Text as is. Mr. Jenkins seconded the motion. The Commission Members voted in opposition of the motion with Mr. Waite voting in favor of the motion. Ms. Ferguson moved to accept the staff recommendation. There was no second. Dr. Butler moved to accept the staff recommendation to allow family cemeteries with conditions. There was no second. Mr. Waite motioned to table this item so that the Commissioners can further review the information provided by staff and make a**

motion at the next meeting. Mr. Denny seconded the motion. The Commission Members voted unanimously in favor of the motion.

Zoning Text Amendment—Article 9:6, *Accessory Structures,* Height Requirements: Ms. Wagner read the staff report. There was discussion about the changes made, why it was originally recommended to include the fire chief, and why council wanted it changed. **Mr. Waite moved to accept the Zoning Text Amendment—Article 9:6, *Accessory Structures,* Height Requirements. Mr. Jenkins seconded the motion. The Commission Members voted unanimously in favor of the motion.**

<u>New Business:</u>

Zoning Text Amendment—Article 9.3, *Continuation of Nonconformity,* Requiring a Business License: Mr. Smiley read the staff report. There was discussion about changing use. **Mr. Jenkins moved to accept the Zoning Text Amendment—Article 9.3, *Continuation of Nonconformity,* Requiring a Business License. Dr. Butler seconded the motion. The Commission Members voted unanimously in favor of the motion.**

<u>Discussion:</u>

Open Discussion: There was discussion about the moratorium on data centers, reaching out to the public regarding family cemeteries, available funds to assist with cemetery upkeep, property covenants, Peninsula tract annexation, short-term rental information, and mining operations in the area.

Adjourn: Mr. Jenkins moved to adjourn, seconded by Mr. Waite. The Commission Members voted unanimously in favor of the motion. The meeting adjourned at approximately 5:52 p.m.

Respectfully Submitted,
Kenzie Stone

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Sign In Sheet

Name	Business/Address
michael Fiorillo	36 Wise Forest Rd