



JASPER COUNTY COUNCIL COUNCIL WORKSHOP AND MEETING

City of Hardeeville City Hall
205 Main Street, Hardeeville, SC. 29927

Monday, June 2, 2025

MINUTES

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

Absent: Vice Chairman Joey Rowell

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

The workshop was called to order at 5PM by Chairman Kemp.

- **FY 2026 Budget**

- **Auditor**

Ms. Horton was present to review and discuss her budget request with Council for the upcoming Fiscal Year. She gave an overview of the Auditor's Office and the responsibilities of that office. She also reviewed the types of requests that her office handled for the County and Citizens. She reviewed information on her budget requests and discussed those requests with Council.

- **Treasurer**

Mr. Skinner was present to review and discuss the budget request of the Treasurer Office with Council for FY2025-FY2026. He noted a couple of changes for the Council. He discussed his line items and the information pertaining to his requests. He also reviewed the services that the Treasurer's office provided for the County and the Citizens of Jasper County.

- **Election and Voter Registration Board**

Director Jeanine Bostick was present to review and discuss the budget request for the Election and Voter Registration Board. She discussed her previous budget and noted that they have had several Special Elections and how costly it had been. She also reviewed the type of requests that her office handled for the citizens and County.

- **General Discussion**

Ms. Burgess and Mr. Fulghum reviewed information for Council regarding the FY2026 Budget to include information on the salaries, FICA, Retirement, Cash Carry Forward, and other changes that Council wanted before this item was brought back to them for review.

Adjourn workshop.

Motion to adjourn: Councilman VanGeison

Second: Councilman Arzillo

Vote: Unanimous

The motion passed.

1. Call the Meeting to Order by Chairman Kemp

The meeting was called to order by Chairman Kemp. *The Clerk's Report of Compliance with the Freedom of Information Act was read as follows for the record. 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 VanGeison.

3. Approval of the Regular Agenda:

Chairman Kemp noted that they needed to approve the agenda, but he would like to remove Item # 6 and Item # 8 from the agenda.

Motion to approve with the deletion of Item # 6 and Item # 8: Councilman Arzillo

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

4. CHAIRMAN'S COMMENTS

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.

The following people signed up to speak under Citizen Comments:

Charene Uhrmann discussed a FOIA request.

Vil Vaitas discussed jurisdiction.

Janice Pinto discussed the Monroe tract.

Ryan Shaster discussed the sand mine.

Abigail Barna-Ashley discussed library and summer reading.

Mike Anderson discussed the Monroe mine.

Courtney Flexon discussed Levy Road.

Hedy Frazier discussed Coosawhatchie Community Center.

Chad Scott discussed zoning and building.

Lorraine Bond spoke of her concerns about Levy Road.

Lauren Flexon spoke on Article II and rezoning concerns.

Michael Lewis spoke on Monroe mining and Levy Community.

RESOLUTIONS

5. Kimberly Burgess – Consideration of Resolution [#R-2025-35](#) Approving the State Accommodations Tax Advisory Recommendations and Authorizing the Award of Funds for State Accommodations Tax Requests for Fiscal Year 2025 – 2026.

Ms. Burgess was present to review and discuss the consideration of Resolution #R-2025-35 with Council Approving the State Accommodations Tax Advisory Recommendations and Authorizing the Award of Funds for State Accommodations Tax Requests for Fiscal Year 2025 – 2026. Council discussed their concerns over the amount for the Chamber of Commerce

Motion to approve with the deletion of the amount of \$20,000 for the Chamber of Commerce: Councilman VanGeison

Second: Councilman Arzillo

Vote: Unanimous

The motion passed.

6. Kimberly Burgess – Consideration of Resolution [#R-2025-36](#) a Resolution of Jasper County Council to Approve Special Services Contract with Stifel to Serve as the Municipal Advisor for the Proposed Bond Ordinance Currently Under Consideration by the County Council.

This item was removed from the agenda.

7. Kimberly Burgess – Consideration of Resolution [#R-2025-37](#) a Resolution for the Emergency Purchase and Installation of Trane Heat Pump and Air Handler for the Jasper County Detention Center from Howell Chase Heating and Air Conditioning.

Ms. Burgess was present to review and discuss the consideration of Resolution R-2025-37 for the Emergency Purchase and Installation of Trane Heat Pump and Air Handler for the Jasper County Detention Center from Howell Chase Heating and Air Conditioning.

Motion to approve: Councilman VanGeison

Second: Councilman Arzillo

Vote: Unanimous

The motion passed.

8. Kimberly Burgess – Consideration of Resolution [#R-2025-38](#) a Resolution for the Sole Source Procurement and Revision of the Current Contract with Motorola Solutions for Updated Software and Interfaces Required to with the State of South Carolina's new Reporting Software.

This item was removed from the agenda.

PUBLIC HEARINGS, ORDINANCES AND ACTION ITEMS

9. Lisa Wagner – Consideration of [3rd Reading](#) of Ordinance [#O-2025-12](#) 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. (1st reading 05.05.2025, Public Hearing and 2nd reading 05.19.2025)

Ms. Wagoner was present to review and discuss the consideration of the 3rd Reading of Ordinance #O-2025-12 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 state law as it relates to the naming of roads. 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.

She noted that the specific changes are very minor in nature and are outlined below:

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 development should be named prior to 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 and 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 stated 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 attached Ordinance

Motion to approve: Councilman Arzillo

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

10. Lisa Wagner – Consideration of the 1st Reading of an ordinance to amend Article 9:6, Accessory Structures, of the Jasper County Zoning Ordinance, to allow increased building sizes for accessory structures in the Residential, Rural Preservation, and Resource Conservation Zoning Districts.

Ms. Wagoner was present to review and discuss the consideration of the 1st Reading of an ordinance to amend Article 9:6, Accessory Structures, of the Jasper County Zoning Ordinance, to allow increased building sizes for accessory structures in the Residential, Rural Preservation, and Resource Conservation Zoning Districts.

Ms. Wagner noted that Article 9:6 of the Jasper County Zoning Ordinance, regulates accessory structures, which are defined as any structure over 120 square feet that supports approved accessory use. Currently, the ordinance has a size limitation for accessory buildings in the Residential, Rural Preservation and Resource Conservation Zoning Districts. While the size limitation for accessory structures may be reasonable and appropriate for some areas within the Residential Zoning District, such as properties located within subdivisions, small lot sizes, and near the municipalities, the size limitation creates problems for property owners of larger lots in the rural areas of the County. The proposed ordinance as amended would allow additional square footage for accessory structures depending on the lot size. The proposed ordinance would amend Articles 9:6.2 and 9:6.4 of the Jasper County Zoning Ordinance as outlined in the Staff Report to the Council which was in the agenda e-packet. Council discussed this matter and wanted to amend this and send it back to the Planning Commission. Mr. Tedder suggested if Council wished to do, that they ask the Planning Commission for a recommendation on the size limitation for a half-acre lot, so they had something firm to work with.

Motion to amend and send back to the Planning Commission with the statement as Attorney Tedder stated:

Councilman Arzillo

Second: Councilman VanGeison

Vote: Unanimous

The motion passed

Chairman Kemp noted that the motion had passed, and it would be rendered to the Planning Commission again.

11. Lisa Wagner – Consideration of the 1st Reading of an ordinance to amend the Official Zoning Map of Jasper County so as to transfer two properties located at 2870 and 2940 Levy Road, bearing Jasper County Tax Map Numbers 038-00-06-017 and 038-00-06-208 from the Residential Zoning District to the Community Commercial Zoning District on the Jasper County Official Zoning Map.

Ms. Wagoner was present to review and discuss the consideration of the 1st Reading of an ordinance to amend the Official Zoning Map of Jasper County so as to transfer two properties located at 2870 and 2940 Levy Road, bearing Jasper County Tax Map Numbers 038-00-06-017 and 038-00-06-208 from the Residential Zoning District to the Community Commercial Zoning District on the Jasper County Official Zoning Map.

Ms. Wagner noted that this was a zoning map amendment request to have two properties designated as Community Commercial. The subject properties consist of 1 acre and .47 acres and are located at 2870 and 2940 Levy Road. Both properties are currently zoned Residential. Both properties are developed with residential structures. The applicant recently purchased both properties and would like to re-develop the properties to be used as a commercial office. According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as "Rural Transition," with the intersection of Levy Road and S. Okatie Highway (Highway 315) being designated as a hamlet. Rural Transition areas are located in southern Jasper County. Any development should be respectful and complement the scale and character of the area. The Comprehensive Plan recommends creating a special area plan for the Levy hamlet as it is at risk of losing its character in the face of new development. The adjacent parcels are zoned Community Commercial and Residential. Adjacent land uses are commercial development and single family residential.

She mentioned that the subject properties are accessed by Levy Road, which is a two-lane state-maintained road classified as a local road. The applicant reached out to neighbors and was able to obtain two letters of support. Based on the size of the properties, any commercial development would be small-scale and will not allow for large scale development.

The Planning Commission she stated had reviewed this application at their May 13, 2025, Meeting and recommended approval to have the properties designated as Community Commercial. It should be noted that Dr. Butler voted in opposition because she is not in favor of expanding Community Commercial zoning into the Residential area near a Hamlet. Chairman Kemp and Council discussed their concerns.

Motion to disapprove: Councilman VanGeison

Second: Councilman Arzillo

Vote: Unanimous

The motion passed

12. David Tedder – Consideration of the **1st reading** of an Ordinance authorizing the sale to Elite Marble Holdings, LLC of a 2.79 acre parcel, more or less, being subdivided out of the original 25.52 acre Parcel identified as Parcel D as shown on a Plat recorded at Plat Book 27 at Page 80, being a portion of tax parcel 048-00-01-007, and to authorize the Jasper County Administrator to execute such contracts, amendments, deeds and other documents as may be necessary and appropriate to effect the sale to Elite Marble Holdings LLC, or its assigns, and matters related thereto.

Mr. Tedder was present to review and discuss the consideration of the 1st Reading of an ordinance authorizing the sale to Elite Marble Holdings, LLC of a 2.79 acre parcel, more or less, being subdivided out of the original 25.52 acre Parcel identified as Parcel D as shown on a Plat recorded at Plat Book 27 at Page 80, being a portion of tax parcel 048-00-01-007, and to authorize the Jasper County Administrator to execute such contracts, amendments, deeds and other documents as may be necessary and appropriate to effect the sale to Elite Marble Holdings LLC, or its assigns.

Motion to approve: Councilman VanGeison

Second: Councilman Arzillo

Vote: Unanimous

The motion passed

13. Kimberly Burgess – **Public Hearing** and consideration of the **2nd Reading** of Ordinance **#O-2025-13** of the County of Jasper, Amending the Fiscal Year 2024 – 2025 Jasper County Budget as Originally Adopted June 3, 2024 By Ordinance No. O-2024-13 (As Amended) In Accordance with the Local Government Code of the State of South Carolina and the Ordinances and Rules of the County of Jasper, South Carolina; Where the Total Amount Appropriated is Increased By \$2,047,141 to a Grand Total Of \$65,529,893.81, With Revenue and Other Financing Sources Amended to Show an Increase of \$2,047,141 to a Grand Total of \$65,529,893.81, Appropriating the Various Amounts Thereof, and Repealing all Ordinances or Parts of Ordinances in Conflict Therewith, and Providing an Effective Date. *(1st reading 05.05.2025; Public Hearing only on 05.19.2025; vote on this item was postponed at the 05.19.2025 meeting)*

Ms. Burgess was present to review and discuss the consideration of the 2nd Reading of Ordinance #O-2025-13 of the County of Jasper, Amending the Fiscal Year 2024 – 2025 Jasper County Budget as originally adopted June 3, 2024 by Ordinance No. O-2024-13 (as amended) in accordance with the local government Code of the State of South Carolina and the ordinances and rules of the County of Jasper, South Carolina; where the total

amount appropriated is increased by \$2,047,141 to a grand total of \$65,529,893.81, with Revenue and Other Financing Sources amended to show an increase of \$2,047,141 to a grand total of \$65,529,893.81, appropriating the various amounts thereof, and repealing all ordinances or parts of ordinances in conflict therewith, and providing an effective date. The public hearing was called to order, and several people had signed up but did not come up to speak on this matter. There was no comment on this item's public hearing.

Motion to approve: Councilman Arzillo

Second: Councilman VanGeison

Vote: Unanimous

The motion passed

14. Kimberly Burgess – Public Hearing Only of Ordinance #O-2025-14 to provide for the levy of tax for public purposes in Jasper County for the fiscal year beginning July 1st, 2025 and ending June 30th 2026 and to make appropriations for said purposes; to adopt and approve the Jasper County capital and operations budget for fiscal year 2025-2026, to adopt and approve the Jasper County School District capital and operations budget for fiscal year 2025–2026; to provide for the levy of taxation for fiscal year 2025–2026; to limit the disbursements by the county treasurer to those appropriated by law; to provide that expenditures not exceed appropriations; to authorize tax anticipation notes; to make authorization of certain transfers; to provide for additional appropriations and borrowing; to codify Jasper County rates and fees; to provide for lapsing funds and continuing appropriations for subsequent years; to require certain agencies and departments to file accountings; to require the treasurer to sign general fund checks; to provide special rules for travel and training disbursements; to provide for travel reimbursements; to provide compliance with act no. 317 of 1990; to provide certain benefits to council members; to provide for county commission and committee stipends; to provide for jury mileage; to adopt property values; and to provide for effective date of this ordinance, and matters related thereto. (1st reading 05.19.2025)

Ms. Burgess was present to address and review this matter with Council. She noted that the documents that were included had changed due to the budget workshop since the budget is a fluctuating item. She noted that at the next meeting the numbers would reflect changes. This item was public hearing only, and the public hearing was called to order. There were no comments, and no one spoke on this matter.

15. Kimberly Burgess – Public Hearing and consideration 2nd Reading of Ordinance #O-2025-15 to Provide for the Issuance and Sale Of Not Exceeding Six Million Two Hundred Thousand Dollars (\$6,200,000) Aggregate Principal Amount of General Obligation Bonds of Jasper County, South Carolina In One or More Series, To Prescribe the Purposes for which the Proceeds Shall Be Expended, To Provide for the Payment Thereof, And to Provide tor Other Matters Related Thereto (Pope Flynn Group) (1st reading 05.19.2025)

Ms. Burgess was present to review and discuss the consideration of the 2nd Reading of Ordinance #O-2025-15 to provide for the issuance and sale of not exceeding six million two hundred thousand dollars (\$6,200,000) aggregate principal amount of general obligation bonds of Jasper County, South Carolina in one or more series, to prescribe the purposes for which the proceeds shall be expended, to provide for the payment thereof. She noted that Mr. Flynn was present if there were any questions for him. She noted the changes from the first reading to the second reading and presented it to Council up on the screen. This can be seen on the video by going to https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA. The public hearing was opened but there were no comments. Councilman VanGeison noted that there would also be a public hearing at the next reading on June 16th.

Motion to approve: Councilman Arzillo

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Second: Councilman VanGeison

Vote: Unanimous

The motion passed

16. Chief Wells – Renewal of the Annual Emergency Services Motorola Security Service and Maintenance Agreement. This is a budgeted item in the FY24-25 budget. The line-item number is # 010-048-2400 Maintenance Contracts. *(This annual maintenance agreement exceeds the amount that the Administrator has the authority to sign.)*

Chief Wells was present to review and discuss the consideration of the renewal of the Annual Emergency Services Motorola Security Service and Maintenance Agreement. He mentioned that this SSA/MA is for the security software patches, software upgrades, monitoring and interface via the wired line and the wireless public safety radio communications console in the 911 Communications Center. He noted that this was a budgeted item in the FY24-25 budget for line-item number is # 010-048-2400 Maintenance Contracts.

Motion to approve: Councilman VanGeison

Second: Councilman Arzillo

Vote: Unanimous

The motion passed

17. Danny Lucas – Public Hearing and consideration 2nd Reading of Ordinance #O-2025-16 to authorize Jasper County to enter into a facilities use letter of agreement with the Lowcountry Composite Group of the Civil Air Patrol for the periodic use of a portion of the Ridgeland-Claude Dean Airport. *(1st reading 05.19.2025)*

Ms. Lucas was present to review and discuss consideration of the 2nd Reading of Ordinance #O-2025-16 to authorize Jasper County to enter into a facilities use letter of agreement with the Lowcountry Composite Group of the Civil Air Patrol for the periodic use of a portion of the Ridgeland-Claude Dean Airport. The public hearing was opened, but there were no comments, so the public hearing was closed. Mr. Lucas noted that there would be another public hearing on July 21, 2025, with the 3rd reading. He noted that the current agreement expired on 07.31.2025 and the new agreement terms were 08.01.2025 through 07.31.2030.

Motion to approve: Councilman VanGeison

Second: Councilman Arzillo

Vote: Unanimous

The motion passed

18. Kimberly Burgess – Consideration of Approval of the Cornerstone Service Agreement Terms and Conditions for the Jasper County Detention Center Effective July 1, 2025. *(Annual Communications Contract)*

Ms. Burgess was present to review and discuss the consideration of the approval of the Cornerstone Service Agreement terms and conditions for the Jasper County Detention Center Effective July 1, 2025. Ms. Burgess noted that as per Section 2-204 (Contracting/purchasing authority) of the Jasper County Purchasing and Contracting Ordinance Chapter 2, Article V of the Jasper County Code of Ordinances provides that only the County Council has the authority to enter into contract in excess of \$25,000 and all contracts for special services. Cornerstone Products, Inc. provides maintenance and support for the detention center swing doors, slider doors, detention locks, compressor system and miscellaneous items such as the food pass hardware.

The annual contract she noted for Cornerstone Detention Products, Inc., exceeded \$25,000, provided for a three (3) year annual renewal, and was included in the 2026 fiscal year budget. The annual renewal costs were noted as follows: FY26 \$45,865.83, FY27 \$48,159.13, and FY28 \$50,567.08. She commented that staff requested that the Council approve and authorize the County Administrator to renew and execute the Cornerstone Detention Center Products, Inc., contract for a three (3) year term with a cost for fiscal year 2026 of \$45,865.83.

Motion to approve: Councilman Arzillo

Second: Councilman VanGeison

Vote: Unanimous

The motion passed

19. David Tedder – Consideration of the **2nd Reading** of Ordinance **#O-2025-10** an Ordinance authorizing the sale to 719 Holdings, LLC of a 2.158 acre parcel, more or less, being subdivided out of the original 19.09 acre Parcel identified as Parcel B as shown on a Plat recorded at Plat Book 27 at Page 80, being a portion of tax parcel 048-00-01-005, and to authorize the Jasper County Administrator to execute such contracts, amendments, deeds and other documents as may be necessary and appropriate to effect the sale to 719 Holdings, LLC, or its assigns, and matters related thereto. (*Public Hearing Only 04.07.2025; 1st reading 05.19.2025*)

Mr. Tedder was present to review and discuss the consideration of the 2nd Reading of Ordinance #O-2025-10 an ordinance authorizing the sale to 719 Holdings, LLC of a 2.158 acre parcel, more or less, being subdivided out of the original 19.09 acre parcel identified as Parcel B as shown on a plat recorded at plat book 27 at page 80, being a portion of tax parcel 048-00-01-005, and to authorize the Jasper County Administrator to execute such contracts, amendments, deeds and other documents as may be necessary and appropriate to effect the sale to 719 Holdings, LLC, or its assigns.

Motion to approve: Councilman VanGeison

Second: Councilman Arzillo

Vote: Unanimous

The motion passed

20. Administrator's Report: Mr. Fulghum reviewed the information from his report. There was one Action Item requiring a vote from the Council in the Administrator's Report as shown below:

Authorization for Chairman to execute Project Salmon Grant Performance Agreement:

Motion to authorize the Chairman of County Council to execute the Performance Agreement between Jasper County, the South Carolina Coordinating Council for Economic Development, and TS Conductor as attached hereto regarding the economic development project formerly known as "Project Salmon," noting that the County Council has previously authorized the acceptance of the Economic Development Closing Fund Grant for Project Salmon: Councilman Arzillo

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

21. Approval of the Minutes 03.24.2025

Motion to approve: Councilman Arzillo

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Second: Councilman VanGeison

Vote: Unanimous

The motion passed

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

23. Adjournment:

Motion to adjourn: Councilman VanGeison

Second: Councilman Arzillo

Vote: Unanimous

For more information on this meeting please go to our YouTube Channel for the video go to https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA . There are also Closed Captions available for all of our County Council videos. Just click the "CC" button to follow along.

The motion passed and the meeting adjourned.

Respectfully submitted:



Wanda H. Giles
Clerk to Council



John A. Kemp
Chairman