

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

**Minutes of the November 18, 2025
Regular Scheduled Meeting**

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

Staff Present: Ms. Lisa Wagner, Mr. Hunter Smiley, and Ms. Tara Hayes, Planning Department

Others Present: Please 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 2:01 p.m.

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

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

Approval of October 14, 2025, Regular Scheduled Meeting Minutes: Mr. Jenkins moved to approve the Minutes of October 14, 2025, seconded by Ms. Ferguson. The Commission Members voted unanimously in favor of the motion.

Old Business:

Expansion of Legal Non-Conforming Use – Deerfield Mine, Portion of Tax Map Number 027-00-02-034: Ms. Wagner read the staff report, shared exhibits from the packet, and suggested a Development Agreement. Senator Tom Davis came forward to express his opinion on the massive need for fill dirt and give his support for this expansion. Lamar Mercer, Thomas & Hutton, came forward to expand upon the traffic analysis. Rafael Jimenez, Cemex, came forward to discuss the timber harvest that is conducted on the property. There was discussion about groundwater flow, ditch runoff, drainage, road integrity, traffic leaving the site and going to I-95, the Development Agreement, the benefit of expanding this mine over creating new ones, who would be responsible for ensuring the safety of the public, reclamation procedure, and the property on the east side. **Mr. Jenkins moved to approve the Expansion of Legal Non-Conforming Use – Deerfield Mine, Portion of Tax Map Number 027-00-02-034 with the inclusion of a Development Agreement with County Council; seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion.**

New Business:

Zoning Map Amendment – Rural Preservation, Tax Map Number 039-00-09-004: Mr. Smiley read the staff report and shared an aerial view of the property. There was discussion about adjacent land use, nearby junkyards, the surrounding residential community, other RV parks in the county, the impact to current residents, people living in RVs outside of RV parks, the differences in zoning for residential versus rural preservation, hunt camps, and public hearing procedure. **This item was forwarded to County Council with no recommendation. Dr. Bostick commented that he**

could not support the Zoning Map Amendment because it was surrounded by Residential, Dr. Butler agreed and made a referral for Code Enforcement to look into junkyards in this area.

Zoning Map Amendment – Industrial Development, Tax Map Numbers 080-00-03-044 and 080-00-03-121: Mr. Smiley read the staff report and shared an aerial view of the property. Mr. Chad Abel, Coastal Waste & Recycling, came forward to give a presentation about his company. There was discussion about a different recycling facility on Schinger Avenue, conditions that are currently in place because of that facility, material left onsite, fire prevention precautions, construction and demolition debris, where material will be brought in from, noise pollution, the nearby residential community, operating hours, allowed uses, air quality, and the process of the facility. **Dr. Bostick moved to approve the Zoning Map Amendment – Industrial Development, Tax Map Numbers 080-00-03-044 and 080-00-03-121, seconded by Ms. Ferguson. The Commission Members voted unanimously in favor of the motion.**

Road Name Petition – Two Oaks Road: Mr. Smiley read the staff report and shared an aerial view of the property. **Dr. Bostick moved to approve the Road Name Petition – Two Oaks Road, seconded by Mr. Jenkins. Dr. Butler asked for clarification on the need for the road. The Commission Members voted unanimously in favor of the motion.**

Road Name Petition – Arbor Stone Way and Stone Water Way: Mr. Smiley read the staff report and shared an aerial view of the property. There was discussion about the connection of the roads to Phase Two of the development. **Dr. Butler moved to approve the Road Name Petition – Arbor Stone Way and Stone Water Way, seconded by Mr. Jenkins. The Commission Members voted unanimously in favor of the motion.**

Discussion:

Reschedule December 9, 2025 Planning Commission Meeting: Ms. Wagner explained the reason for needing to change the date of the meeting and suggested December 16th at 4pm. **Dr. Bostick moved to reschedule the December 9, 2025 Planning Commission meeting to Tuesday, December 16th; seconded by Ms. Ferguson. The Commission Members voted unanimously in favor of the motion.**

Letter from Hardeeville Planning Commission: Ms. Wagner read a letter from a Hardeeville Planning Commissioner. There was discussion about the joint Planning Commission meeting that was held earlier in the year, building a better relationship with the Hardeeville Planning Commission, and meeting with County Council.

Open Discussion: There was discussion about the Euhaw Overlay District, Levy Special Area Plan, and Levy area junkyards.

Adjourn: **Dr. Bostick moved to adjourn, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion. The meeting adjourned at approximately 4:16 p.m.**

Respectfully Submitted,

Tara Hayes

Jasper County Planning Commission
Regular Scheduled Meeting
November 18, 2025

Sign In Sheet

Name	Business/Address
LAMAR MERRILL	THOMAS HUTTON / 50 PARK OF COMMERCE WAY SAVANNAH, GA 31411
KEITH BOWEN	Cemex DEERFIELD RD
Kyle Lawhorne	Cemex DEERFIELD RD Tillman 7630 SC 2994
Jonathan Gurvin	Cemex DEERFIELD RD Tillman 2994 SC
RAFAEL Jimenez	CEMEX 1701 CENTRE PARK DR. E. WEST PALM BEACH, FL 33401
Chad Abel	Coastal 5237 Oakfor Hwy, Ridgeland MS
Chris Fisher	Coastal " " " " 29936
M. S. S. S.	205 King St
Tanya Davis	1001 Craven St, Apt.
Walter Scott	Maynard Nelson 205 King St, Charleston 29401