

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

**Minutes of January 27, 2026
Special Called Workshop—Euhaw Overlay District**

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

Staff Present: Ms. Lisa Wagner, Mr. Hunter Smiley, and Ms. Kenzie Stone, Planning Department; Mr. Eric Larson, Development Services; and Denise Grabowski, Symbioscity Consultant.

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 4:01 p.m. 3:07 p.m.

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

Zoning Text and Map Amendment—Euhaw Overlay District: Ms. Wagner read the staff report and introduced Ms. Grabowski. There was discussion about Personal Care Services being changed to Conditional, Laundry and Dry Cleaning Services, Pet Care Services, limiting scale of buildings, open storage, consideration of existing businesses, square footage of lot size, minimum lot width, duplexes, unprotected trees, updated tree ordinance, riparian buffer, septic reserve area exemption, changing stormwater department to Planning and Building or designee, fill activities, non-residential design standards, concerns of small businesses being able to meet design standards, PDD standards of roadways and public safety, lighting, industry specific conditional use regulations including increasing the lot size per horse, camps and recreational vehicles standards, second single-family residential dwelling unit minimum lot size, manufactured housing-second unit family member only, family estates becoming rental properties or selling, controlling heirs, forestry being permitted in Village Commercial and not permitted in Community Commercial, and what was included in the Transmission use code. Dr. Bostick requested to have a summary available for the Commissioners not present for today's workshop. Mr. Smiley will send a summary by the end of the week. Dr. Butler asked about the changes that will be made prior to the Planning Commission meeting on February 10, 2026.

Approval of Agenda: The agenda was not approved due to quorum not established.

Adjourn: The meeting was adjourned at approximately 4:45 p.m.

Respectfully Submitted,

Kenzie Stone

Please sign in. 1-27-26
ERIC GREENWALD
SMITH COOPER
DAN KEEFER.
Robert Graves