

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

**Minutes of December 16, 2025
Regular Scheduled Meeting**

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

Staff Present: Ms. Lisa Wagner, Mr. Hunter Smiley, and Ms. Kenzie Stone, Planning Department; Mr. Eric Larson, Development Services; Mr. John Kemp and Mr. Joey Rowell, County Council.

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/@jcmedia6537streams>

Call to Order: Vice-Chairman Butler brought the meeting to order at approximately 4:19 p.m.

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

Discussion: There was open discussion while waiting for quorum to be established.

Coordinating Group with Municipalities: Mr. Smiley explained the coordinating group with municipalities. There was discussion about the function of the group, Mr. Gramling's resignation, representation of the county on the commission, representation from Levy on the commission, attending the city of Hardeeville meetings, reaching out about Ridgeland member, Cypress Ridge business park, and calendar events for meetings in the future. Ms. Wagner introduced Eric Larson, director of Development Services. There was discussion about his background and title. Councilman Kemp mentioned that he has tried to get involvement and representation from Levy residents. The Commission will wait until Mr. Pinckney is present to make a decision on this group.

Quorum was established at approximately 4:30 pm when Mr. Waite arrived.

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

Approval of November 18, 2025, Regular Scheduled Meeting Minutes: Mr. Jenkins moved to approve the Minutes of November 18, 2025, seconded by Dr. Bostick. The Commission Members voted unanimously in favor of the motion.

New Business:

Conditional Use Review- Freedom Parkway Mobile Home Park: Mr. Smiley read the staff report and shared an aerial view of the property. There was discussion about mobile home specs, property management, mobile homes greater than 30 years, zoning of the property, mobile home inspections, gravel roadway, road maintenance, mailbox center, need for well-managed mobile home parks, total number of homes, garbage and dumpsters, accessory buildings, guest and commercial vehicle parking, health and safety standards, landscaping, pet vaccinations, emergency preparedness plan, area for children to play in the yards without getting into the road, enforcing/upholding regulations and standards put into place, entrance from Freedom Parkway, dumpster screening, and pond depth. Ms. Wagner explained this was for conditional use review. Chris Bates, Alliance Consulting Engineers, came to the podium for any questions. **Mr. Waite motioned for**

this to be brought back before the Commission with concerns addressed, Dr. Bostick seconded the motion. The Commission Members voted unanimously in favor of the motion.

Article 1.14 of Jasper County Land Development Regulations, Waiver- Request for Mount Pleasant Church, Development Plan: Mr. Smiley read the staff report and shared a Google Maps images of the property. There was discussion about site location, site and building plans. Pastor Young spoke about the loss due to fire and requested the Commission grant the waiver. **Mr. Jenkins moved to grant the Waiver Request for Mount Pleasant Baptist Church Development Plan, seconded by Mr. Waite. The Commission Members voted unanimously in favor of the motion.**

LDR Text Amendment- Article 10.2.B(4); Stormwater Management: Mr. Smiley read the staff report. There was discussion about what exactly is proposed to change. Ms. Wagner explained that the County attorney would need to approve the verbiage. **Mr. Waite motioned to adopt the LDR Text Amendment language upon approval by the interim county attorney, seconded by Mr. Jenkins. The Commission Members voted unanimously in favor of the motion.**

Road Name Petition – Cummings Way: Mr. Smiley read the staff report. There was discussion about the road maintenance agreement. **Dr. Bostick moved to approve the Road Name Petition – Cummings Way, seconded by Mr. Waite. The Commission Members voted unanimously in favor of the motion.**

Approval of 2026 Planning Commission Schedule: Mr. Smiley proposed moving the September 8th, 2026 meeting to September 15th, 2026. Mr. Wagner proposed moving the June meeting to June 16th, 2026. There was discussion about meeting time. **Mr. Jenkins made a motion to approve and accept the 2026 Planning Commission schedule with the suggestions made by staff, seconded by Dr. Bostick. The Commission Members voted unanimously in favor of the motion.**

Discussion:

Coordinating Group with Municipalities: Staff updated Mr. Waite on what was discussed prior to his arrival. This discussion will be tabled until the January meeting.

Ms. Wagner introduced Ms. Stone as Planning and Zoning Coordinator. The commissioners can reach out to Ms. Wagner, Mr. Smiley, and/or Ms. Stone, if they are not able to attend a meeting.

Adjourn: Dr. Bostick moved to adjourn, seconded by Mr. Jenkins. The Commission Members voted unanimously in favor of the motion. The meeting adjourned at approximately 5:55 p.m.

Respectfully Submitted,

Kenzie Stone

Jasper County Planning Commission
Regular Scheduled Meeting
December 16, 2025

Sign In Sheet

Name	Business/Address
<i>Carlis Bakes</i>	<i>Assurance Consulting Engineers / 23 PLANTATION PLACE SUITE 204 BLUFFTON SC 29901</i>
<i>Pastor Willia Young</i>	<i>70 B 336, Yamase, SC 29948</i>
<i>Louis W. Bostick</i>	<i>779 Glendale CT. Okatie, SC</i>
<i>John Kemp</i>	<i>Ridgefield SC</i>
<i>JOEY BOWELL</i>	<i>Ridgefield SC</i>