

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

Minutes of September 15, 2026
Regular Scheduled Meeting

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

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

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 4:00 p.m.

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

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

Approval of August 11, 2026 Minutes: Mr. Jenkins moved to approve the Minutes of August 11, 2026 seconded by Dr. Butler. Mr. Denny asked about the last sentence under Open Discussion, which was supposed to say, “the previous meeting.” The Commission Members voted unanimously in favor of the motion with the correction above.

Old Business:

Zoning Text Amendment—Family Cemeteries—Article 6.1, Use Regulations & Article 11:7, Conditional Use Regulations: Ms. Wagner read the staff report. There was a discussion about requirement for professional burial service and referencing the applicable state law, unrestricted access, defining family, previously requested family cemeteries, the process for applying, fees that would be associated with family cemetery applications, development of the land in the future, needing archeological studies prior to development, allowing a set number of plots instead of defining family, religions that do not use the funeral home services such as embalming, proposed 100 ft setback instead of 200 ft, proposed daylight only access instead of unrestricted access, and proposed amending the minimum lot size for a perpetual cemetery. Chairman Pinckney requested a copy of the state law that pertain to cemeteries. **Mr. Waite moved to table the Zoning Text Amendment until staff can address the Commission’s concerns: addressing state law, proposed setbacks from existing residential properties, and access standards. Mr. Denny seconded the motion. The Commission Members voted unanimously in favor of the motion.**

New Business:

Zoning Map Amendment—General Commercial, TMS #040-13-02-001 & 040-13-02-012: Mr. Smiley read the staff report and showed the aerial map. There was discussion about legal nonconformity, regulations on rebuilding in the event of a natural disaster, reason for the request, extensions for rebuilding a legal non-conformity, process for an expansion of legal non-conformity, by-right permitted uses in General Commercial, and if strip clubs would be allowed. The applicant, Joseph LaRiche, addressed the Commission. Betty Jenkins Thomas, neighboring property owner, addressed the Commission to strongly oppose any Zoning Map Amendment on Jenkins Ave, due to excessive traffic from Commercial properties in the area. **Dr. Butler moved to deny the Zoning Map Amendment request concurring with staff’s recommendation. Mr. Waite seconded the motion. The Commission Members voted unanimously in favor of the motion.**

Zoning Text Amendment—Short Term Rentals—Article 4, Definitions, Article 9:6.1, Use Regulations, & Article 11:7, Conditional Use Regulations: Mr. Smiley read the staff report. There was discussion about what brought this topic to need addressing, how long is considered short-term, HOA approval, concern for allowing short-term rentals in residential communities, why Residential Ridgeland Lakes (RRL) is not proposed to be permitted, not allowing RVs as short-term rentals, noise ordinance, the turnover rates, conditions in other jurisdictions, life safety inspections, and stricter guidelines in the rural/residential areas. See attached list of proposed conditions. Mr. Larson addressed concerns regarding Code Enforcement’s handling of complaints related to short-term rentals. See attached list of proposed conditions. **Mr. Waite moved to table the Zoning Text Amendment until**

staff can address the proposed conditions. Dr. Bostick seconded the motion. The Commission Members voted unanimously in favor of the motion.

Zoning Text Amendment—Max Height of Accessory Structures—Article 9:6.1, Use Regulations: Mr. Smiley read the staff report. There was discussion about proposed structures, re-wording 9:6.1, *Use Regulations* numbers 1 and 2 to reduce redundancy, and blocking a neighboring property’s view. Mr. Waite moved to approve the Zoning Text Amendment with the change to remove “Accessory Dwelling Units and” from #2 of 9:6.1. Mr. Jenkins seconded the motion. The Commission Members voted unanimously in favor of the motion

Discussion:

Manufactured Homes Ordinance Revisions: Mr. Smiley, Ms. Wagner, and Mr. Larson addressed the Commission about a possible zoning text amendment to allow easier access to affordable housing. There was discussion about proposing a change to the number of manufactured homes that constitute a mobile home park, businesses taking advantage of the rural community, removing the family member requirement for second units, and affordable housing in Jasper County.

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 6:17 p.m.

Respectfully Submitted,
Kenzie Stone

Proposed Short-Term Rental Conditions:

- **Occupancy limit**—2 persons per legal bedroom plus two persons, not to exceed 10 persons total, living rooms, dens, lofts, and similar should not count as bedroom; daytime occupancy should not exceed overnight occupancy limit
- **Events**—shall not be used for weddings, reunions, live music events or any gathering that exceeds occupancy limit
- **Local Responsible Party**—The owners shall designate a local responsible party that can be reached 24 hours per day and can be physically present within 60 minutes of being contacted. The name and phone number of the local responsible party shall be provided to the county, posted inside the dwelling, included in all listings, and provided in writing to all adjacent property owners prior to the first rental.
 - **Density**—No STR property shall be located within 1,000 ft of another.
 - **Minimum Stay**—minimum of 2 to 3 nights
- **Quiet Hours**—Quiet hours shall be observed from 9 pm to 8 am daily; no amplified sound, outdoor music, or gatherings that can be heard outside the property lines. The property owner is responsible for guest compliance. The Jasper County noise ordinance shall apply at all other hours.
- **Parking**—All guests shall park on site in legal driveways or garage spaces. Street parking is prohibited. Number of vehicles shall not exceed the number of legal off-street spaces provided on the lot. Parking on grass, landscaping, other that obstructed a neighboring driveway or emergency vehicles is prohibited. 1.5 spaces per legal bedroom. Parking shall be verified during the fire marshal’s inspection.
- **Enforcement/Revocation**—The first verified violation shall result in written warning. The second verified violation within 12 months shall result in fine and 30-day suspension of short-term rental permit. The third verified violation within 12 months (or any single violation involving a large gathering, serious public safety incident, or failure of the local responsible party to respond) shall result in revocation.
- **Permitting**—The permit number shall be displayed in all listings. The county may notify any listing platform of an unpermitted or revoked use and request removal of the listing.
- **Good Neighbor**—The owner shall provide written notice to all adjacent property owners, and any applicable property owners association, stating that the dwelling would be used as a short-term rental and listing the local responsible party’s 24-hour name and telephone number. Occupancy limit, quiet hours, parking rules, trash rules, and emergency contact shall be posted inside the dwelling and provided to every guest.
- **Liability Insurance**—The owner shall maintain liability insurance of not less than \$500,000, covering short-term rental use, and shall provide proof of coverage with the permit application and each renewal.

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Sign In Sheet

Name	Business/Address
Joseph LARiche	1495 JENKINS AVE
Michael L. Lewis	896 Oakwood Drive
Michael Piorillo	136 W. 1st
Betty Thomas	814 Jenkins Ave
Deborah Ferguson	2160 Jenkins Drive