

*Jasper County Planning Commission
358 Third Avenue
Ridgeland, SC 29936
843-717-3650 phone
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**Minutes of the February 11, 2025
Regular Scheduled Meeting**

Members Present: Mr. Alex Pinckney, Chairman; Dr. Debora Butler, Vice-Chairman; Dr. Earl Bostick, Sr.; Mr. Thomas Jenkins; Ms. Sharon Ferguson; Mr. Lee Gramling.

Staff Present: Ms. Lisa Wagner, Ms. Tara Hayes

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 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 January 14, 2025, Regular Scheduled Meeting Minutes: Mr. Jenkins moved to approve the Minutes of January 14, 2025, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion.

New Business:

Zoning Map Amendment Request, General Commercial – Tax Map Number 080-03-00-019: Ms. Wagner read the staff report and displayed the current zoning map. There was discussion about the history of the zoning of the property, the surrounding properties, future development plans, parking, and serving alcohol. **Dr. Bostick moved to approve the Zoning Map Amendment Request, General Commercial – Tax Map Number 080-03-00-019, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion.**

Zoning Map Amendment Request, Residential – Tax Map Numbers 020-00-03-006 and 020-00-03-102: Ms. Wagner read the staff report and displayed the current zoning map. There was discussion about split zoning and surrounding zoning. **Dr. Butler moved to approve the Zoning Map Amendment Request, Residential – Tax Map Numbers 020-00-03-006 and 020-00-03-102, seconded by Ms. Ferguson. The Commission Members voted unanimously in favor of the motion.**

Zoning Map Amendment Request, Residential – Tax Map Number 003-00-01-009: Ms. Wagner read the staff report and displayed the current zoning map. There was discussion about wetlands, split zoning, density, and road infrastructure. **Mr. Jenkins moved to approve the Zoning Map Amendment Request, Residential – Tax Map Number 003-00-01-009, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion.**

Road Name Petition – Plantation Bay Road: Ms. Wagner read the staff report and displayed an aerial map. There was discussion about the number of residents required for naming a road, other parcels accessed by this road, requesting a name change for roads, updating the Road Naming Ordinance, and missing road name signs. **Dr. Butler moved to approve the Road Name Petition – Plantation Bay Road, seconded by Mr. Gramling. The Commission Members voted in favor of the motion with Ms. Ferguson voting in opposition.**

Open Discussion:

There was discussion about different colored road name signs for different types of roads, meeting with the GIS Department to discuss the Road Naming Ordinance, and recent additions of mobile homes off of Roseland Road. Mr. Lawrence Warren of the Rivers Hill community came forward to ask if community members would be notified if portions of the community were being rezoned and commented on the truck traffic in the area. Ms. Wagner said the notifications would be sent out for the 2nd reading at County Council for the Public Hearing. Ms. Wagner also said there is nothing on schedule for SCDOT to resurface the road in that area. There was discussion about contacting the Highway Commissioner. Ms. Jacqueline Mungin came forward to ask that the residents be notified for anything regarding the Rivers Hill area. There was discussion about community meetings, Zoning Application signs, distance standards for notification letters, and water quality. Ms. Joyce Travis came forward to talk about mining operations and pits left afterward. Ms. Wagner mentioned a conference that she needs to attend for Continuing Education. There was discussion about the impact of Exit 3 in Hardeeville on county residents and setting up a joint Planning Commission meeting with Hardeeville.

Adjourn: Mr. Jenkins moved to adjourn, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion. The meeting adjourned at approximately 5:16 p.m.

Respectfully Submitted,

Tara Hayes

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Sign In Sheet

<u>Name</u>	<u>Business/Address</u>
<i>Joyce R. Travis</i>	<i>1095 RIVERSHILL RD</i>
	<i>Pineland, SC 29934</i>
<i>Jacqueline Mungin</i>	<i>111 ISSIGAH LANE</i>
	<i>Pineland, SC 29934</i>
<i>Lawrence B Warren</i>	<i>Rivers Hill Community</i>