

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

**Minutes of June 11, 2026  
Regular Scheduled Meeting**

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

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

**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 1:02 pm.

**Invocation & Pledge of Allegiance:** Invocation and the Pledge of Allegiance was given by Mr. Jenkins.

**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 May 12, 2026 Minutes:** Mr. Jenkins moved to approve the Minutes of May 12, 2026 seconded by Ms. Ferguson. The Commission Members voted unanimously in favor of the motion.

**New Business:**

**Expansion of Legal Non-Conforming Use—472 Schinger Ave:** Mr. Smiley read the staff report and public comment. The applicant, Angela Lloyd and Courtney Woods, addressed the Commission. There was discussion about who is responsible for maintenance of Schinger Avenue, Article 9 of the Zoning Ordinance addressing non-conformity, number of additional truck trips, limitations of truck trips increasing, noise pollution, length of County-maintained portion (approx. 300 ft), number of current truck trips, condition of road, existing non-conformity, what would happen next as far as site plan review and conditions (if approved), OSHA certified dust prevention system, current use, current and proposed hours of operation, explaining expansion of non-conforming use, stock piles and how materials would get to the site, previous application with condition of roadway expansion. Neighboring property resident, Carina Curiel, addressed the Commission. **Mr. Waite motioned to table until the owner or agent of the proposed business can address the Commission's questions and concerns. Ms. Ferguson seconded the motion. The Commission Members voted unanimously in favor of the motion.**

**Major Subdivision—Bailey Park—Phase Two, Final Plat Approval:** Ms. Wagner read the staff report. There was discussion about road approval and the traffic study submitted with the preliminary plat. The applicant, Ms. Jennifer Tosky, addressed the concerns of the Commission. **Mr. Denny motioned to approve the final plat and road names. Mr. Waite seconded the motion. The Commission Members voted unanimously in favor of the motion.**

**Zoning Map Amendment—Madison Rosenlieb:** Mr. Smiley read the staff report. There was discussion about commercial use and profit. Neighboring property owner, Sam Woodward, addressed the Commission and expressed concern for any commercial traffic on Corbenwood Ln. **Mr. Jenkins motioned to grant approval to rezone Residential or Rural Preservation. Dr. Butler seconded the motion. The Commission Members voted unanimously in favor of the motion.**

**Zoning Map Amendment—HRM Development LLC:** Mr. Smiley read the staff report. There was discussion about photos included in the packet, reason for County Council's denial last year, scale of the business, allowed uses in Community Commercial, proposed Levy/Limehouse Special District, hamlets in the comprehensive plan, taxes, and

property value. **Mr. Waite motioned to grant approval to rezone Residential or Community Commercial. Mr. Jenkins seconded the motion. The Commission Members voted unanimously in favor of the motion.**

**Discussion:**

**Map of Current Unincorporated Jasper County Development:** Mr. Smiley presented the map created by GIS of the current development in unincorporated Jasper County. There was discussion about maps of current development in the Town of Ridgeland and City of Hardeeville, questions about the different projects, and annexation.

**Open Discussion:** There was discussion about updating the staff report format and including a checklist with each agenda item based on South Carolina Association of Counties June 11<sup>th</sup> training. Mr. Waite thanked staff for hosting the training.

**Adjourn:** Mr. Waite moved to adjourn, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion. The meeting adjourned at approximately 3:53 p.m.

Respectfully Submitted,

*Kenzie Stone*

**Jasper County Planning Commission**

**Regular Scheduled Meeting**

**June 11, 2026**

**Sign In Sheet**

| <u>Name</u>    | <u>Business/Address</u>   |
|----------------|---------------------------|
| Angela Lloyd   | 472 Schinger Ave          |
| Chris Rucinski |                           |
| Garrett Harvey | 18 Breezy Lane            |
| Andrew Richard | ↓                         |
| Carina Curiel  | 352 Schinger Ave          |
| Sam Woodward   | 671 Bonham Ln Ridgeland   |
| Courtney Woods |                           |
| Jennifer Tusk  | 254 Red Cedar St Bluffton |