

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

**Minutes of the May 13, 2025  
Regular Scheduled Meeting**

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

**Staff Present:** Ms. Lisa Wagner and Ms. Tara Hayes, Planning Department; David Murphy, Code Enforcement; and Chairman Kemp, 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/@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 Mr. Waite. The Commission Members voted unanimously in favor of the motion.

**Approval of April 15, 2025, Regular Scheduled Meeting Minutes:** Mr. Jenkins moved to approve the Minutes of April 15, 2025, seconded by Mr. Waite. The Commission Members voted unanimously in favor of the motion.

**New Business:**

**Zoning Map Amendment Request, Community Commercial – Tax Map Numbers 038-00-06-017 and 038-00-06-208:** Ms. Wagner read the staff report and shared an aerial view of the property. The Applicant, Garrett Harvey, came forward to give his history of the property and the proposed use. There was discussion about hours of operation, surrounding neighbors, traffic impact, notification process, surrounding zoning, encroachment into residential areas, special area plan for the Levy Hamlet, and uses that would be allowed in Community Commercial Zoning District. **Dr. Bostick moved to approve the Zoning Map Amendment Request, Community Commercial – Tax Map Numbers 038-00-06-017 and 038-00-06-208, seconded by Mr. Jenkins. The Commission Members voted in favor of the motion with Ms. Ferguson and Dr. Butler voting in opposition. Dr. Butler stated her vote was due to resistance to expanding Community Commercial into the Residential area near a Hamlet.**

**Road Name Petition – Green Oak Road & Road Name Petition – Oak Grove Road:** Ms. Wagner read the staff report and shared a map of the new road. There was discussion about how the property was subdivided, road maintenance, allowance of manufactured homes. **Dr. Butler moved to approve the Road Name Petition – Green Oak Road as well as the Road Name Petition – Oak Grove Road, seconded by Mr. Waite.** Dr. Bostick asked why they hadn't been combined on the Agenda and Staff Report, Ms. Wagner said she thought they might want to see them separately. **The Commission Members voted unanimously in favor of the motion.**

**Zoning Text Amendment – Jasper County Zoning Ordinance, Article 9:6, Accessory Structures:** Ms. Wagner read the staff report and went over the proposed changes to the ordinance. There was discussion about shipping containers as storage containers and dwelling units, fine for unpermitted residences, primary versus accessory structures, and adding regulations for shipping containers as storage units. **Mr. Waite moved to approve the Zoning Text Amendment – Jasper County Zoning Ordinance, Article 9:6, Accessory Structures, seconded by Mr. Jenkins. The Commission Members voted unanimously in favor of the motion.**

**Open Discussion:** David Murphy, Code Enforcement Department, came forward to give an update on citations and inspections, and compliance. There was discussion about public educational campaign to raise awareness about Code Enforcement, chicken coops, drainage ditches, fences, registering complaints, and compliance rates. Ms. Patricia Hicks Dupont came forward to introduce herself as a Jasper County Council candidate. There was discussion about meeting with the Hardeeville Planning Commission, addressing concerns, and road signs. Chairman Kemp, County Council, came forward to give an update on current events including Hardeeville Planning Commission, Code Enforcement, upcoming workshop, and leadership lunch. There was discussion about the homeless encampment in Hardeeville, Robertville Community Center, Meyer Lake Landing, and the historic site at Purrysburg Landing,

**Adjourn:** Mr. Waite moved to adjourn, seconded by Ms. Ferguson. The Commission Members voted unanimously in favor of the motion. The meeting adjourned at approximately 6:02 p.m.

Respectfully Submitted,  
*Tara Hayes*

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Sign In Sheet

Name	Business/Address
<i>Lady Richard</i>	<i>CBU</i>
<i>Garrett Harvey</i>	<i>✓</i>
<i>Chris Ruchalski</i>	<i>CBU</i>