

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

**Minutes of the July 8, 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; Mr. Lee Gramling.

**Staff Present:** Ms. Lisa Wagner and Ms. Tara Hayes, Planning Department; 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:** Vice-Chairman Butler brought the meeting to order at approximately 4:07 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 Ms. Ferguson. The Commission Members voted unanimously in favor of the motion.

**Approval of June 10, 2025, Regular Scheduled Meeting Minutes:** Mr. Waite moved to approve the Minutes of June 10, 2025, seconded by Dr. Bostick. The Commission Members voted unanimously in favor of the motion.

**Old Business:**

**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 why this was returned from County Council, method of calculations, definition of accessory structure, rural preservation property sizes, shipping containers along major highways, screening of shipping containers, esthetic standards for shipping containers, shipping containers as residences, industrial parks, total number of accessory structures, total square footage of accessory structures, agricultural structures, hunt club properties, and removing the limitation on 9:6.4 rural preservation. **Mr. Jenkins moved to approve the Zoning Text Amendment – Jasper County Zoning Ordinance, Article 9:6, Accessory Structures, with a change to section 9:6.4 removing 7,500 square foot cap; seconded by Mr. Waite. The Commission Members voted unanimously in favor of the motion.**

**New Business:**

**Road Name Petition – Green Room Partners:** Ms. Wagner read the staff report. There was discussion about conflict with Hardeeville road names. **Dr. Bostick moved to approve the Road Name Petition – Green Room Partners, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion.**

**Road Name Petition – Old Mallory Place:** Ms. Wagner read the staff report. **Dr. Bostick moved to approve the Road Name Petition – Old Mallory Place, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion.**

**Jasper County Land Development Regulations, Text Amendment – Article 2.1.4, Minor Site Plan:** Ms. Wagner read the staff report and went over the proposed changes. **Mr. Jenkins moved to approve the Jasper County Land Development Regulations, Text Amendment – Article 2.1.4, Minor Site Plan, seconded by Ms. Ferguson. The Commission Members voted unanimously in favor of the motion.**

**Open Discussion:** There was discussion about emails sent to commissioners and council members about the Old Charleston soccer field. Sheila Chisholm came forward and read a letter from the community about activities conducted at the soccer field on Old Charleston Road. There was discussion about the next steps to remedy this situation for the community, alternative locations for soccer fields and other sports, code enforcement, who can issue land use permits, other events at a different property on the same road, response from Sheriff’s Department, guidelines for sporting events, and scheduling a joint meeting with Hardeeville. **Ms. Ferguson moved to meet with Hardeeville Planning Commission on August 4<sup>th</sup>, 6<sup>th</sup>, or 7<sup>th</sup> at 4pm; seconded by Mr. Jenkins. The Commission Members voted unanimously in favor of the motion.** The Chairman and Vice-Chairman were invited to a special-called council meeting. There was a discussion about how to handle an error in the county zoning map. Chairman Kemp came forward to discuss code enforcement. There was discussion about stormwater, road conditions, ditch maintenance, and traffic.

**Adjourn:** Ms. Ferguson moved to adjourn, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion. The meeting adjourned at approximately 6:04 p.m.

Respectfully Submitted,  
*Tara Hayes*

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Sign In Sheet

Name	Business/Address
Sheila Chisholm	54 Calibogue Rd
Emma Wilson	225 Old Charleston Hwy Hardeeville