JASPER COUNTY COUNCIL

COUNCIL MEETING

Jasper County Clementa C. Pinckney Government Building
358 Third Ave., Ridgeland, SC. 29936
Monday, March 16, 2026

MINUTES

Officials Present: Chairman Joey Rowell, Vice Chairman Joseph Arzillo, Councilman John Kemp, Councilman Chris VanGeison and Councilman Gene Ceccarelli

Staff Present: County Administrator Andrew Fulghum, Interim County Attorney Lawrence Flynn, Clerk to Council Wanda Giles, Kimberly Burgess, Eric Larson, Jim Iwanicki, Chief Russell Wells, and Videographer Jonathan Dunham.

1. Call to Order of the Jasper County Council Meeting by Chairman Rowell

Chairman Rowell called the meeting to order. The Report of Compliance with the Freedom of Information Act was read for the record as follows: *In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, notification of the meeting and the meeting agenda were posted at least 24 hours prior to the meeting on the County Council Building at a publicly accessible place, on the county website, and a copy of the agenda was provided to the local news media and all persons or organizations requesting notification.*

In accordance with the Freedom of Information Act, the electronic and print media were notified. During periods of review, discussion, and/or presentations, minutes are typically condensed and paraphrased. The recorded version is available online at: https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJlA. Closed captions are also available for all of our County Council videos.

The Pledge to the Flag was led by the Chairman, and the Invocation was given by Chairman Rowell.

3. Approval of the Agenda:

Motion to approve the agenda with removal of item # 8B: Councilman Kemp
Second: Councilman Ceccarelli
Vote: Unanimous
The motion passed.

4. Approval of the Consent Agenda:
Approval of the Consent Agenda passes all Consent Agenda Items. Consent Agenda Items are not considered separately unless a Councilmember requests it. In the event of such a request, the item is placed at the end of the Public Hearings, Ordinances, and Action Items.

Motion to approve: Councilman Kemp
Second: Councilman Arzillo

Vote: Unanimous
The motion passed.

Approval of the Consent Agenda passes all Consent Agenda Items. Consent Agenda Items are not considered separately unless a Councilmember requests it. In the event of such a request, the item is placed at the end of the Public Hearings, Ordinances, and Action Items.

CONSENT AGENDA ITEMS:

A) Approval of the Minutes of 10.01.2026 and 10.06.2026

This is the end of the Consent Agenda Items.

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5. Executive Session SECTION 30-4-70.

(a) A public body may hold a meeting closed to the public for one or more of the following reasons:

(2) Discussion of negotiations incident to proposed contract arrangements and proposed purchase or sale of property, the receipt of legal advice, where the legal advice related to pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim –

(1) Radio Controlled Flying Club claim

(2) Johnny Taylor; Trevon Taylor; and Ja'Miah Wilson v Jasper County et al.

(3) Discussion regarding the development of security personnel or devices.

(1) Security Update by the Sheriff

Motion to go into Executive Session: Councilman VanGeison
Second: Councilman Kemp
Vote: Unanimous
The motion passed.

Any Executive Session Matter on Which Discussion Has Not Been Completed May Have Discussion Suspended for the Purpose of Beginning the Open Session at Its Scheduled Time, And Council May Return to Executive Session Discussion After the Conclusion of The Open Session Agenda Items.
Note: Please Be Advised, There May Be Votes Based on Items from the Executive Session.

6:00 PM: Regular Session

- **Come out of Executive Session**

Motion to approve: Councilman Ceccarelli
Second: Councilman VanGeison
Vote: Unanimous
The motion passed.

- **Return to Open Session:**

Motion to approve: Councilman Kemp
Second: Councilman Arzillo
Vote: Unanimous
The motion passed.

- **5.1. Council Action to be taken on items as discussed in Executive Session:** There was no action coming out of Executive Session.

Note: Council may act on any item appearing on the agenda, including items discussed in executive session.

6. PRESENTATIONS:

A) Chief Russell and David Murphy – Code Enforcement Update

Chief Wells and County Code Enforcement Officer David Murphy delivered a comprehensive annual review for 2025 and an operational status update for Q1 2026:

- **2025 Annual Review:** Processed approximately 2,300 total inspections (2,159 resolved or reinspected, with 133 carried into 2026). Issued 45 formal magistrate court citations, removed over 500 lbs of illegal dumping, and completed 12 owner-cooperative structure demolitions (including key Exit 28 structures). Identified 6 junkyard sites (1 legal in Levy, 3 illegal sites fully cleared).
- **Q1 2026 Status:** Processed 122 total inspections, including 20 condemned/unsafe structures, 82 nuisance properties, 8 zoning violations, and 6 business license non-compliance issues. Unsafe structures are concentrated primarily in Hardeeville, Ridgeland, and along the I-95 corridor.
- **New Initiatives:** Launched 'Project Stay Safe', a focused 90-day initiative targeting illegal RV/camper permanent residencies, unpermitted sheds, and unpermitted RV parks due to severe fire and wastewater hazards. Announced the public outreach campaign 'Clean and Safe Jasper County'.
- **Council Discussion:** Council reviewed specific citizen complaints regarding a trailer, dumping at Tickton Hall, and a commercial building on Jacob Smart Blvd. Council members emphasized balancing strict code enforcement with humane considerations for housing vulnerability.

7. CITIZEN COMMENTS:

Open Floor to the Public per Ordinance Number #08-17. Any citizen of the County may sign to speak in person at the Council Meeting (before the Council Meeting's 6:00 PM start time on the Sign-In Sheet on the Podium), to address the Council on matters pertaining to County Services and Operations. Presentations will be limited to three (3) minutes per person, and total public input will be limited to 30 MINUTES.

There were no Citizen Comments for this meeting.

8. RESOLUTIONS

Note Resolution #R-2026-14 was removed from this agenda before the e-packet but will be on a future upcoming agenda

A) Jim Iwanicki – Consideration of Resolution #R-2026-13, a Resolution of Jasper County, South Carolina County Council, Approving an Intergovernmental Agreement with the City of Hardeeville for Relocation of Electrical Utilities for the Argent Boulevard, Shortcut Road, and Jasper Road Intersection Alignment Project and Authorizing the County Administrator to execute the Intergovernmental Agreement on Behalf of the County.

Jim Iwanicki was present to review and discuss this request for consideration of Resolution #R-2026-13, a resolution of Jasper County, South Carolina County Council, approving an Intergovernmental Agreement with the City of Hardeeville

Motion to approve: Councilman Kemp
Second: Councilman Ceccarelli
Vote: Unanimous
The motion passed.

B) Andrew Fulghum – Consideration of Resolution #R-2026-15 Resolution of Jasper County Council to Approve Special Services Contract with Heather Rath Consulting to Provide Consulting Services on Projects as directed by Jasper County, and Matters Related Thereto. – This item was removed from the agenda under the Approval of the Agenda section.

C) Andrew Fulgum - Consideration of Resolution #R-2026-16 a Resolution of Jasper County Council to Increase Sheriff's Salary Following Addition of Job Responsibilities to Include Custody, Management, and Operation of Jasper County Detention Center and Jasper County Animal Shelter.

Mr. Fulghum was present to review and discuss this request for consideration of Resolution #R-2026-16, a resolution of Jasper County Council to increase the Sheriff's salary following the addition of job responsibilities to include custody, management, and operation of the Jasper County Detention Center and Jasper County Animal Shelter.

Motion to approve: Councilman Ceccarelli
Second: Councilman Arzillo
Vote: Unanimous
The motion passed.

D) Eric Larson – Consideration of Resolution #R-2026-17 a Resolution to Authorize the Acceptance of a Certain Right-Of-Way on Beck's Ferry Road from The South Carolina Department of Transportation; and Other Matters Related Thereto.

Mr. Larson was present to review and discuss this request for consideration of Resolution #R-2026-17, a resolution to authorize the acceptance of a certain right-of-way on Beck's Ferry Road from the South Carolina Department of Transportation.

Motion to approve: Councilman Arzillo
Second: Councilman Ceccarelli
Vote: Unanimous
The motion passed.

9. PUBLIC HEARINGS, ORDINANCES, AND ACTION ITEMS

A) Lisa Wagner – Public hearing and consideration of 2nd Reading of Ordinance #O-2026-10 of Jasper County Council to amend the Official Zoning Map of Jasper County so as to transfer a property located along Elaine Farm Road, bearing Jasper County Tax Map Number 040-00-02-150 consisting of 8.0 acres from the Rural Preservation Zone to the Residential Zone. (1st Reading 03.02.2026)

Ms. Wagner was present to review and address this request for consideration of 2nd Reading of Ordinance #O-2026-10 of Jasper County Council to amend the Official Zoning Map of Jasper County so as to transfer a property located along Elaine Farm Road, bearing Jasper County Tax Map Number 040-00-02-150 consisting of 8.0 acres from the Rural Preservation Zone to the Residential Zone.
The public hearing was opened for this item. Mr. Eugene Hicks of Elaine Farm Rd. discussed his understanding of wetlands and how they could not be rezoned and built upon. Another resident submitted a written letter expressing concerns. No other comments were made, so the public hearing was closed.

Motion to approve: Councilman VanGeison
Second: Councilman Kemp
Vote: 4 yes votes; 1 no vote from Councilman Ceccarelli
The motion passed.

B) Lisa Wagner – Public hearing and consideration of 2nd Reading of Ordinance #O-2026-11 of Jasper County Council to amend the Official Zoning Map of Jasper County so as to transfer a property located along Kato Bay Road, bearing Jasper County Tax Map Number 044-00-02-001, consisting of 11.2 acres from the Residential Zone to the Industrial Development Zone. (1st Reading 03.02.2026)

Ms. Wagner was present to review and discuss this request for consideration of 2nd Reading of Ordinance #O-2026-11 of Jasper County Council to amend the Official Zoning Map of Jasper County so as to transfer a property located along Kato Bay Road, bearing Jasper County Tax Map Number 044-00-02-001, consisting of 11.2 acres from the Residential Zone to the Industrial Development Zone.
The public hearing was opened for this item. No public hearing comments were received, so the public hearing was closed.

Motion to approve: Councilman VanGeison

Second: Councilman Ceccarelli
Vote: Unanimous
The motion passed.

C) Lisa Wagner – Public hearing and consideration of 2nd Reading of Ordinance #O-2026-12 of Jasper County Council to amend the Official Zoning Map of Jasper County so as to transfer a property located along Tarboro Road, bearing Jasper County Tax Map Number 047-00-01-012 consisting of 43.78 acres from the Residential Zone and Rural Preservation Zone to the Rural Preservation Zone on the Jasper County Official Zoning Map. (1st Reading 03.02.2026)

Ms. Wagner was present to review and discuss this request for consideration of 2nd Reading of Ordinance #O-2026-12 of Jasper County Council to amend the Official Zoning Map of Jasper County so as to transfer a property located along Tarboro Road, bearing Jasper County Tax Map Number 047-00-01-012 consisting of 43.78 acres from the Residential Zone and Rural Preservation Zone to the Rural Preservation Zone on the Jasper County Official Zoning Map. The public hearing was opened for this item.
Public Hearing Comments:
Fred Raven noted that he lives adjacent and asked whether these would be stick-built homes or mobile homes.
Nancy Raven signed up but declined to comment.
Roxanne Jesup said she lived on the edge of this and that there was a hunting area next to it.
No other public hearing comments were received, so the public hearing was closed.

Motion to approve: Councilman VanGeison
Second: Councilman Kemp
Vote: Unanimous
The motion passed.

D) Eric Larson – Consideration of the 1st Reading of an Ordinance establishing the Lease Agreement with the Jasper County Chamber of Commerce and the Jasper County Historical Society for the use of the Perry House, located at 403 Russell Street in Ridgeland.

Mr. Larson was present to review and discuss this request for consideration of the 1st Reading of an Ordinance establishing the Lease Agreement with the Jasper County Chamber of Commerce and the Jasper County Historical Society for the use of the Perry House, located at 403 Russell Street in Ridgeland.

Motion to table till the next meeting: Councilman Ceccarelli
Second: Councilman VanGeison
Vote: Unanimous
The motion passed.

E) Eric Larson – Consideration of the 1st Reading of an Ordinance establishing the Property Management Agreement with the Jasper County Chamber of Commerce to Manage the Jasper

County Farmer's Market located at 9935 Jacob Smart Boulevard, Highway 17 South, in the City of Ridgeland.

Motion to table till the next meeting: Councilman VanGeison
Second: Councilman Arzillo
Vote: Unanimous
The motion passed.

F) Eric Larson – Public Hearing and consideration of the 2nd Reading of Ordinance #O-2026-13 establishing the Jasper County Greenbelt Program as mandated in the 2024 Referendum on Transportation Sales and Use Tax within Jasper County. (1st reading Feb. 17, 2026)

Mr. Larson was present to review and discuss this request for consideration of the 2nd Reading of Ordinance #O-2026-13 establishing the Jasper County Greenbelt Program as mandated in the 2024 Referendum on Transportation Sales and Use Tax within Jasper County.

The public hearing was opened for this item.
Public Hearing Comments:
Kate Schaefer, David Bishop, April Atkinson, James Douglas, and Grant McClure were present and spoke in support of this project. Caylor Romines and David Huguenin each sent a letter supporting this project. Canada Smith sent an email supporting this project.
No other public hearing comments were received, so the public hearing was closed.

Motion to approve: Councilman Ceccarelli
Second: Councilman Kemp
Vote: Unanimous
The motion passed.

G) Eric Larson - Consideration of the 1st Reading of an Ordinance Authorizing the Execution and Delivery of a Special Source Revenue Credit Agreement by and between Jasper County, South Carolina and Project Heat, with respect to certain Economic Development Property in the County, Whereby Such Property Will Receive Special Source Revenue Credits; and Other Matters Related Thereto. (Project Heat)

Mr. Larson was present to review and discuss this request for consideration of the 1st reading of an Ordinance Authorizing the Execution and Delivery of a Special Source Revenue Credit Agreement by and between Jasper County, South Carolina and Project Heat, with respect to certain Economic Development Property in the County, whereby such property will receive Special Source Revenue Credits

Motion to approve: Councilman Arzillo
Second: Councilman Kemp
Vote: Unanimous
The motion passed.

H) Eric Larson - Public Hearing and consideration of the 2nd Reading of Ordinance #O-2026-14 to authorize Jasper County to convey, through a donation, real estate owned by Jasper County located at 2547 Argent Blvd., Hardeeville to Beaufort Jasper Housing Trust, Inc.
(1st Reading 02.02.2026)

Mr. Larson was present to review and discuss this request for consideration of the 2nd Reading of Ordinance #O-2026-14 to authorize Jasper County to convey, through a donation, real estate owned by Jasper County located at 2547 Argent Blvd., Hardeeville, to Beaufort Jasper Housing Trust, Inc. The public hearing was opened for this item. Jennifer Tuckwiller (Beaufort-Jasper Housing Trust) reported that environmental and engineering due diligence on the 6-acre site is complete. She explained that the Trust will issue an RFQ/RFP to select a developer to build workforce housing targeted at 60% to 120% Area Median Income (AMI)—serving local teachers, firefighters, police officers, and service workers. Confirmed that the property deed includes a reversionary clause returning the land to Jasper County if development does not occur within a set timeframe. No other public hearing comments were received, so the public hearing was closed.

Motion to approve: Councilman Kemp
Second: Councilman Ceccarelli
Vote: Unanimous
The motion passed.

I) Jim Iwanicki – Selection of Architectural Firms to Fulfill the Indefinite Delivery Services – Architectural Required for RFQ #2026 – 01

Mr. Iwanicki was present to review and discuss this request for the selection of architectural firms to fulfill the indefinite delivery services (Architectural Required for RFQ #2026 – 01). Mr. Iwanicki noted that Jasper County had advertised a Request for Qualifications (RFQ) on January 15, 2026, with a due date of February 18, 2026, for Indefinite Delivery Services - Architectural. Eight firms submitted proposals. A committee consisting of Eric Larson, Director of Development Services; Kim Burgess, Director of the Administrative Services Division; and Jim Iwanicki, Engineering Services Director, scored the RFQs.
Based on the scoring of the RFQs, Mr. Iwanicki recommended that the County Council approve the following firms: Boomerang Design (Columbia, SC), McMillian Pazdan Smith (Charleston, SC), Weston & Sampson (North Charleston, SC) as the most qualified proposers and direct the County Administrator or his designee to enter into an engagement letter with each firm. In addition, as services are needed, Council authorizes the County Administrator or his designee to select a firm and negotiate a scope of services, a contract, and fee for the individual project services for Council approval.

Motion to approve: Councilman Ceccarelli
Second: Councilman Kemp
Vote: Unanimous
The motion passed.

J) Lisa Wagner – Consideration of the 2nd Reading for Ordinance #O-2026-08 Approving a Development Agreement for the Jasper Telfair Tract Pursuant to the South Carolina Local Government Development Agreement Act and Article IV, Title 20 of the Code of Ordinances of Jasper

County, and Authorizing the Chairman of Jasper County Council to Execute Said Development Agreement, and Matters Related Thereto. (Jasper Telfair)
(1st Reading Held October 21, 2024, 1st Public Hearing Held November 4, 2024, 2nd Public Hearing December 2, 2024)

Ms. Wagner noted that the 1st reading for this item was approved on October 21, 2024, followed by public hearings and a workshop in November 2024, and reviewed this item with Council.

Motion to approve: Councilman Kemp
Second: Councilman Arzillo
Vote: Unanimous
The motion passed.

K) Lisa Wagner – Consideration of the 2nd Reading for Ordinance #O-2026-09 to Adopt Planned Development District Zoning for Three Tracts of Land Consisting Of Approximately 30 Acres, Bearing Jasper County Tax Map Numbers 037-00-02-014, 037-00-02-017, And 037-00-02-018, Located Along Speedway Boulevard (Highway 17), at the Southeast Intersection of South Okatie Highway (Highway 315) and known as Jasper Telfair PDD.
(1st Reading Held October 21, 2024, Public Hearing Held November 4, 2024)
This was for a rezoning for the PDD for Jasper Telfair. The PDD document was over 860 pages so a link to that document was provided on the agenda.

Ms. Wagner reviewed her staff report from the agenda e-packet with Council for this item. She noted that the 1st reading for this item was approved on October 21, 2024, followed by public hearings and a workshop in November 2024.

Motion to approve: Councilman Kemp
Second: Councilman VanGeison
Vote: Unanimous
The motion passed.

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10. Administrator's Report - Mr. Fulghum reviewed the information from his report that was provided in the agenda e-packet. Chief Wells gave the BRIC Grant Update and reported that federal timeline pauses and engineering rebids made the January 2027 grant completion deadline unachievable. Recommended terminating the grant for convenience ($3,000 closeout invoice) and re-applying under a future Hazard Mitigation Planning Grant. For more information on this report, please see our YouTube Channel for the video at https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA .

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11. Councilmember Comments and Discussion - Councilmember Comments were given, but there were no comments that required action.

For more information on this meeting please go to our YouTube Channel for the video. During meetings and / or workshops periods of review, discussion, presentation, comments, and other sections the minutes are

typically condensed and paraphrased. The recorded version is available on our YouTube channel at https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJlA.
Closed captions are also available for all of our County Council videos. Just click the "**CC**" button to follow along.

12. Adjournment:

Motion to adjourn: Councilman Ceccarelli
Second: Councilman Kemp
Vote: Unanimous
The motion passed, and the meeting was adjourned.

Respectfully Submitted:

Wanda Giles, Clerk to Council

W.J. Rowell III, Chairman of the Jasper County Council