

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

**Minutes of February 10, 2026**  
**Regular Scheduled Meeting**

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

**Staff Present:** Ms. Lisa Wagner, Mr. Hunter Smiley, Ms. Ciara Nettles, and Ms. Kenzie Stone, Planning Department; Mr. Eric Larson, Development Services; Mr. Jim Iwanicki, Engineering Services Division Director; and Mr. John 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 3:59 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 13, 2026 Regular Scheduled Meeting and January 27, 2026 Workshop Minutes:** Mr. Jenkins moved to approve the Minutes of January 13, 2026 and Minutes of January 27, 2026 Workshop, seconded by Ms. Ferguson. The Commission Members voted unanimously in favor of the motion.

**Presentation:**

**Jim Iwanicki—An Update of Roads in Jasper County:** Mr. Iwanicki presented information on the one percent sales tax funds being used for road repairs throughout the County. The committee guides and directs what roadways should be prioritized, and these recommendations are then approved by County Council. The Council has approved what has been identified by the committee as top priorities. The identified priority areas include Argent Boulevard, US Hwy 278, interchange of Exit 18, Hwy 17 and Bees Creek Rd, Levy Road construction, and SC Hwy 336 at Grahamville Road. The projects currently underway are Argent Blvd and working with the City of Hardeeville on Hwy 278 from Exit 8 to John Smith Road. Most County-maintained roads are gravel, with the exception of 5-6 paved roads. Maintenance crews are working on re-graveling. Public Works is working on several projects, including Volunteer Park Drive and Polaris Road/Old Hospital Road repaving and work on the convenience sites in Robertville, Grays, and Coosawhatchie; and parking lot repaving at the Detention Center, Department of Juvenile Justice, Levy/Limehouse, old IT building, Government building, Government building overflow, Jasper Street overflow, Becks Ferry, and entrance of Thomas Heyward Plantation. There was discussion about where tax payers can find project information, how the projects are selected and prioritized; one percent funds and timeline; county funds for Exit 3; Purrysburg Road and Exit 3; referendum; Federal, State, and local funds for roadways; sections of Hwy 278 on the priority list; Hwy 462 towards Hwy 170 condition; Lowcountry Area Transportation Study; Rice Shire Road condition; growth of Jasper County; who created the priority list; Hwy 321 condition; width of gravel roads and bringing them up to date; why the Planning Commission was not consulted on the priority list; Highway Commissioner vacancy; private road input; development agreements and impact fees; and asking property owners to allow easements to improve gravel roads.

**New Business:**

**Zoning Map Amendment—Residential, Tax Map Number 040-00-02-150:** Mr. Smiley read the staff report and showed the aerial map. A letter from the applicant was handed out to the Commission Members. There was discussion about lot width in Rural Preservation and Residential, lot size once subdivided, purpose of subdivision, potential for a

mobile home park, further subdivision after five-year moratorium, access easement, pond, number of mobile homes allowed, zoning of the neighboring parcel 040-00-02-138, secondary residences on the proposed new parcels, and septic systems. **Dr. Bostick motioned to accept staff's recommendation of zoning map amendment for tax map number 040-00-02-150. Mr. Waite seconded the motion. The Commission Members voted unanimously in favor of the motion.**

**Zoning Map Amendment—Industrial Development, Tax Map Number 044-00-02-001:** Mr. Smiley read the staff report and showed aerial maps. The applicants; Willy Powell, Ward Edwards Engineering, and Brett Kelley, owner of Bella Mulch; answered the Commission's questions. There was discussion about the other parcel withdrawn (044-00-02-002) for rezoning, other industrial businesses in the area, business activities, current location, and tower on the withdrawn parcel. **Mr. Jenkins motioned to grant approval for zoning map amendment for tax map number 044-00-02-001. Dr. Bostick seconded the motion. The Commission Members voted unanimously in favor of the motion.**

**Zoning Map Amendment—Rural Preservation, Tax Map Number 047-00-01-012:** Mr. Smiley read the staff report and showed the aerial map. The applicant, Niyereth Cifuentes, addressed the Commission. Ms. Cifuentes stated that the development would be for a group of family and friends, not for sale. There was discussion about location of the property, purpose of rezoning, and if there are any existing structures on the property. **Mr. Jenkins motioned to grant approval for zoning map amendment for tax map number 047-00-01-012. Dr. Bostick seconded the motion. The Commission Members voted unanimously in favor of the motion.**

**Conceptual Review of Major Subdivision—Tax Map Number 047-00-01-012:** Mr. Smiley read the staff report and showed the proposed layout. The applicant's engineer, Jeff Drake with Nandina, addressed the Commission's questions. There was discussion about entrances and exits, buffers, purpose of conceptual review, sidewalks, type of residential structures, wetlands, children's play areas, setbacks from Tarboro Road, mailbox kiosk, garbage services, HOA fees for road maintenance, fencing around the pond, Cul de sac at the end of the road, impact studies, traffic/impact analysis, DOT encroachment permit, turn lanes, timeline of phasing and development, if the lots will be for sale or for family/friends, perc testing, and road maintenance agreement. No action was required for this conceptual review.

#### **Old Business:**

**Zoning Text and Map Amendment- Euhaw Overlay District:** Ms. Wagner read the staff report, questions and answers from the January 27, 2026 workshop, summary of changes, and list of prohibited uses; and showed the aerial map. There was discussion about differences in village commercial and community commercial, septic systems, charter schools, purpose of the Euhaw Overlay District, horses, riparian buffer and setback table, forcing development towards Hwy 278 instead of Hwy 462, wholesale trade, farmers markers, golf courses, marinas, aquaculture facilities, zoos, effects on property value, prohibited uses, changes that have been made since the Planning Commission's first approval, accessory structures size limits, and zoos. Chairman Pinckney allowed public comment, limited to three minutes per speaker. Nicole Scott, Cathy Decourcy, Ling Graves, and Lisa Cooler addressed the Commission. **Dr. Butler motioned to accept recommendations offered by the DSR and include change of accessory structures square footage to 1,500 square feet and recommend to not include prohibited uses. Ms. Ferguson seconded the motion. The Commission Members voted in favor of the motion, with Mr. Jenkins voting in opposition.**

#### **Discussion:**

**Dr. Bostick motioned to move discussion to March Planning Commission meeting. Dr. Butler seconded the motion. The Commission Members voted unanimously in favor of the motion.**

**Joint Meeting-Chairman Pinckney nominated Mr. Waite to serve on the Joint Commission Meeting. Mr. Waite accepted the nomination.**

**Adjourn: Dr Bostick moved to adjourn, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion. The meeting adjourned at approximately 7:08 p.m.**

Respectfully Submitted,

*Kenzie Stone*

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Sign In Sheet

Name	Business/Address
ERIC Greenway	P.O. Box 5818, HILTON HEAD.
LUNG Graves	P.O. Box 5818, HILTON HEAD
Robert Graves	P.O. Box 5818, HILTON HEAD
Brett Kelley	262 Kato Bay Rd Haredeeville SC 295
Niyereth C. Sventy (Kingdom Community) 7196 Tarboro Rd. Ridgehar 29927	
Willy POWELL	P.O. Box 381, BLUFFTON, SC 29910
Ala Ciesielski	PO. Box 381, Bluffton, SC 29910
Lisa Cooler	1850 Tickton Hall Rd Ridgeport
Nicole Scott	Maynard Nexsen, Charleston
Blanca Ordonez	Commonwealth Kingdom, Tarboro PA
Sanne Ordonez	(Kingdom Community) 7196 Tarboro PA
DAN KEEFER	P.O. Box 3036 BLUFFTON, SC
JEFF BRADKE	225 LONGTREE CROSSING, NORTH 06 030A SC
Cathy DeCoursey	182 Tickton Hall Rd, Ridgeport SC