



DUE TO THE COVID-19
CONSIDERATIONS,

Council Chambers is open with limited accessibility. Council Meetings and Public Meetings are open to public 20% capacity of Council Chambers. All guests will practice physical distancing as recommended. Citizens are encouraged to watch the meetings from home.

Watch Live via YouTube at:

https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCjIA

To Participate in Public Comment, please email to comments@jaspercountysc.gov and or mail to Attn: Clerk to Council P.O. Box 1149 Ridgeland, SC 29936. To be called for public Comment, please email at the mentioned email address. ***Public Comments must be submitted by Monday, March 21, 2022, at 1:00pm.***

To participate in a **Public Hearing**, you may either email to comments@jaspercountysc.gov or request via email or phone by **1:00pm on Monday, March 21, 2022**, to speak via telephone at the Virtual Council Meeting.

Instructions may also be found at the Jasper County website www.jaspercountysc.gov

FOR MORE INFORMATION, PLEASE CALL (843) 717-3696



JASPER COUNTY COUNCIL
COUNCIL MEETING

Jasper County Clementa C. Pinckney Government Bldg
358 3rd Avenue Ridgeland, SC 29936

March 21, 2022

AGENDA

5:00 P.M.

I. Call to Order by Chairperson

Clerk's Report of Compliance with the Freedom of Information Act.

In compliance with the Freedom of Information Act, notice of meetings and agendas were posted and furnished to all news media and persons requesting notification

II. 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:

(1) Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee, a student, or a person regulated by a public body or the appointment of a person to a public body – Ridgeland Claude Dean Airport; Appointments to the Accommodations Tax Committee

(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 a 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 – Election Matters; Exit 3; Marsh Cove Fire Station Project (C. Merrill Construction; Woods Dendy Architectural); Levy Volunteer Fire Department

(5) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by a public body – Project Silverman; Jasper Ocean Terminal (JOT); Prospect Update;

ANY EXECUTIVE SESSION MATTER ON WHICH DISCUSSION HAS NOT BEEN COMPLETED MAY HAVE DISCUSSION SUSPENDED FOR PURPOSES 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. PLEASE BE ADVISED THERE MAY BE VOTES BASED ON ITEMS FROM EXECUTIVE SESSION.

6:00 P.M.

III. Return to Open Session

- IV. Pledge of Allegiance
- V. Invocation
- VI. Approval of Agenda
- VII. Approval of the minutes of 02.07.2021:
- VIII. Presentation and Proclamations:
- A: **Sandy Steele** - Jasper County Check Presentation - Project Riddler
- IX. **Open Floor to the Public per Ordinance 08-17-** Any citizen of the County may sign to speak in person at the Council Meeting (before the Council Meeting's 6PM start time on the Sign In Sheet on the Podium), to address Council on matters pertaining to County Services and Operations. Presentations will be limited to **three (3) minutes** and total public input will be limited to **30 minutes**.
*Due to Seating Limitations at the Council Meeting, you may also submit your **Public Comments** via email to comments@jaspercountysc.gov or via US Mail at Attention: Clerk to Council P.O. Box 1149 Ridgeland, SC 29936. If you would like to be contacted by phone during Open Floor public comments, please email your name, address and phone number to the email address listed above by 1PM on the date of the meeting.*
- X. **Resolutions:**
- A: **Kimberly Burgess** - Resolution # **R-2022-05** to provide preliminary authorisation for the Funding for Capital Improvements at the Ridgeland-Claude Dean Airport; to Declare the Intent of County Council to Reimburse Jasper County for expenditures relating to the Ridgeland-Claude Dean Airport Capital Improvements from Proceeds of Tax-Exempt Obligations; to authorise the County Staff to proceed with structuring the Financing for the Ridgeland-Claude Dean Airport Capital Improvements; and to provide for Other Matters Relating Thereto.
- B: **Andrew Fulghum** - Resolution # **R-2022-06** to declare certain property to be surplus and authorize its sale or disposition - Public Works open top containers and miscellaneous computer and peripheral equipment
- XI: **Ordinances:**
- A: **Lisa Wagner** -**Public Hearing and consideration of a 2nd Reading** of Ordinance # **0-2202-03** to adopt Planned Development District Zoning for two tracts of land consisting of approximately 226.94 acres, bearing Jasper County Tax Map Numbers 041-00-02-010 and 041-00-02-012 and known as 95 Logistics Center.
- B: **David Tedder** - **Public Hearing and consideration of a 2nd Reading** of Ordinance # **0-2202-04** approving a Development Agreement for 95 Logistics Center 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.

C: David Tedder – Consideration of 1st Reading by TITLE ONLY of an Authorizing the execution and delivery of a Fee In Lieu Of Tax and Incentive Agreement By and Between Jasper County, South Carolina (The “County”), SL Hardeeville Industrial Park, LLC, acting for Itself, One Or More Affiliates, and/or Other Project Sponsors (Collectively, The “Company”), whereby The County will enter into a Fee-In-Lieu Of Ad Valorem Tax Agreement with The Company and providing for payment by The Company of Certain Fee-In-Lieu of Ad Valorem Taxes; providing for such Special Source Revenue Credits in connection with such Agreement; providing for allocation of such Fees-In-Lieu of Taxes payable under The Agreement for the establishment of a Multi-County Industrial/Business Park; providing for the establishment and/or expansion of certain facilities in The County (The “Project”) in a Multi-County Industrial/Business Park; the Benefits of a Multi-County Industrial Or Business Park to be made available to The Company and The Project; and (4) Other Matters Relating Thereto.

XII. New Business:

A: Dale Terry – Rock bid for Public Works Dept.

B: Andrew Fulghum – Request for Financial Support from the Jasper County Chamber of Commerce for State House Day

C: Andrew Fulghum – Proposal from Parker Poe Consulting for FILOT and GASB 77 Compliance

D: Kimberly Burgess – Appointments to the Jasper County Accommodations Tax Advisory Committee

XIII. Old Business: None

XIV. Council Members Comments

XV. Administrator’s Report

XVI. Possible Return to Executive Session to Continue Discussion on Matters Regarding Agenda Item II.

XVII. Adjourn

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

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, notification of the meeting was posted on the County Council Building at a publicly accessible place and on the county website at least 24 hours prior to the meeting. A copy of the agenda was given to the local news media and posted at the meeting location twenty-four hours prior to the meeting.

Special Accommodations Available Upon Request to Individuals with Disabilities
(843) 717-3696

AGENDA ITEM:

VII

Approval of the Minutes



JASPER COUNTY COUNCIL
COUNCIL MEETING

Jasper County Clementa C. Pinckney Government Bldg
358 3rd Avenue Ridgeland, SC 29936
Monday, February 7, 2022
Minutes

Officials Present: Chairwoman Barbara B. Clark, Vice Chairman Dr. Curtis Brantley
Councilman L. Martin Sauls, Councilman Pastor Alvin Adkins and Councilman John Kemp.

Staff Present: County Administrator Andrew Fulghum, County Attorney David Tedder, Kimberly Burgess, Russell Wells, Lisa Wagner, Minutes by Tisha Williams, and Videographer Jonathan Dunham.

Also Present: Michael Burchstead, Columbia – Greenville (Burnet Maybank & Associates), Sandy Steele, Coroner Willie Aiken, Craig Dannegger, Jessica Dailey, Mayor Harry Williams of the City of Hardeeville, Taylor Harris, Whit McGreevy, Jennifer Bihl, Holden Sabato, Andrew Saleeby, Nicole Scott, Randolph Stewart and Carolyn Kassel.

Workshop:

Chairwoman Clark called the Workshop to order at 4:00PM.

Workshop topic Project Silverman:

Chairwoman Clark noted that this workshop was held to discuss Project Silverman. Chairwoman Clark introduced Mr. Bernie Maybank who talked about the property and the proposed project. Ms. Jennifer Bihl discussed the Traffic Study.

Executive Session:

Chairwoman Clark called the meeting to order at 5:02PM. Chairwoman Clark asked the Clerk to Council to read the Report of Compliance to the Freedom of Information Act. Ms. Williams, Deputy Clerk to Council read the Clerk's Report of Compliance with the Freedom of Information Act as follows: *In compliance with the Freedom of Information Act, notice of meetings and agendas were posted and furnished to all news media and persons requesting notification.*

Motion to go into Executive Session: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

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 a 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 – [BJWSA-Flood Determination](#); [Register of Deeds Software](#); [Election Matters](#)

(4) Discussion regarding the development of security personnel or devices: [Security Measures](#)

(5) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by a public body – [Project Silverman](#); [Jasper Ocean Terminal \(JOT\)](#); [Projects Dolphin and Mandolin](#).

ANY EXECUTIVE SESSION MATTER ON WHICH DISCUSSION HAS NOT BEEN COMPLETED MAY HAVE DISCUSSION SUSPENDED FOR PURPOSES 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

Return to Open Session:

Motion to return to open session: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

Business from Executive Session:

Chairwoman Clark asked if there was any business to address for motions coming out of Executive Session.

Councilman Sauls said there was one motion coming out of Executive Session. He noted that he would like to make a statement before the motion so that it will help the public understand where they are as a Council. He noted that everyone was aware of the unfortunate events with Pastor Councilman Adkins and his residency. He further stated that Council has obtained outside Counsel to inform the Council as well as Pastor Councilman Adkins of a path to move forward. This is an unchartered territory for all of Council and a new experience they had never incurred. He noted that Council is looking to follow the law and make sure that they protect not only the County Council but all members involved in this action.

Motion to move to authorize the law firm of Borg-Forman to bring a Declaration of Judgment Action to determine the rights and responsibilities of the Council and Councilman Adkins arising from the apparent error in his residency being in the Coosawhatchie Township rather than Pocatigo and matters related thereto: Councilman Sauls

Second: Vice Chairman Dr. Brantley

Vote: Unanimous

The motion passed.

The Pledge of Allegiance was led by Councilman Sauls and the Invocation was given by Councilman Adkins.

Approval of Agenda:

Motion to return to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

Approval of the Minutes of 01.03.2022, 01.13.2022 and 01.18.2022:

Motion to return to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

Presentation and Proclamations: None

Open Floor to the Public per Ordinance 08-17 any citizen of the County may sign to speak before the Council on matters pertaining to County Services and Operations. Presentations will be limited to three (3) minutes and total public input will be limited to 30 minutes. The floor was opened to discuss matters pertaining to County Services and Operations. The following people signed to speak before Council:

Donald Sheftall spoke regarding the election of Councilmembers.

Mr. Harry Williams spoke regarding the 95 Logistics item on the agenda.

Karen Wyld spoke regarding redistricting and election of Councilmembers.

Alina Hamilton-Clark spoke regarding the election of Councilmember.

Reverend Gregory spoke regarding redistricting.

Councilman Kemp read a letter he had received from a constituent from Susan Meader Lesner.

Bernie Maybank appeared to speak to Council regarding the 95 Logistics item on the agenda.

Resolutions: None

Ordinances:

A: David Tedder – Public Hearing and 2nd Reading of Ordinance # 0-2022-01 an Ordinance to Reapportion and Redistrict the Four (4) Election Districts for the election of Jasper County Council Members based upon the 2020 Decennial Census in order that the population of such Districts shall comply with the Voting Rights Act of 1965 and South Carolina Law.

Mr. Tedder was present to address and discuss this item with Council. He presented Map # 2 and showed the changes that had been made from the Current Map and Map # 1. The public hearing was opened. Rev. Al Kaiser also spoke at the public hearing and additional public comments were taken. One the public comments concluded the public hearing was closed. Mr. Tedder noted that another public hearing would be held on February 22, 2022. He noted these maps were placed throughout the County for public viewing. Chairwoman Clark noted that these maps had come forward from Columbia and that the County did not do these maps nor the variation. She noted that these maps were done after the Census was done. She noted that Draft 1 map was the original and that Draft 2 was the amended map. She stated that every 10 years this had to be done after the Census then the redistricting came forward. She also noted for the record that the people had

elected Councilman Adkins and that this was something that had to be corrected and that Council was trying to make the best decision for the Council. She noted that the County had tried to map it easy for everyone to be able to see the maps in question. She noted that the maps were online for viewing purposes and were in the Council packets. The current ordinance Mr. Tedder noted that this was the second reading of the ordinance and that the map chosen would need to be a part of the motion. Vice Chairman Dr. Brantley noted that even though the map had been redrawn and said that if a map of our liking was not adopted by the next election, then the existing map would be used. Then by the next election after that, new maps must be in place as per the law. Mr. Fulghum asked that Mr. Tedder list the options presented for Council tonight regarding this item request for the potential motion. Mr. Tedder noted that the first option would be to move to approve the ordinance as it was presented at first reading with its map (Draft Map #1) and its supporting data. The second option the Council could choose could be to move to amend its second meeting to adopt and substitute Draft Map # 2 and its supporting data. The third option would be to adopt of one of the maps and then change it at the third reading. He noted that Council is not tied to the map until the final third reading. He stated that this was why it was set for two public hearings for today and February 22nd.

Motion to ament the Ordinance and substitute Draft # 2 and the data sheet for Draft #1 which was adopted at the first meeting: Vice Chairman Dr. Brantley

Second: Councilman Adkins

Vote:

Vice Chairman Dr. Brantley - Yes

Councilman Adkins - Yes

Chairwoman Clark - Yes

Councilman Sauls - No

Councilman Kemp - No

The motion passed.

Motion to approve the amended Ordinance with Draft #2 : Councilman Adkins

Second: Vice Chairman Dr. Brantley

Vote:

Councilman Kemp - No

Vice Chairman Dr. Brantley - Yes

Councilman Adkins - Yes

Chairwoman Clark - Yes

Councilman Sauls - No

The motion passed.

B: David Tedder -2nd Reading of Ordinance # [2021-29](#) authorizing the execution and delivery of a Fee-In-Lieu of Tax Agreement by and between a company known for the time being as "Project Mandolin" (the "Company") and Jasper County, whereby Jasper County will enter into a Fee-In-Lieu of Tax Agreement with the Company and providing for payment by the Company of certain Fees-In-Lieu of *Ad Valorem* Taxes; providing for Special Source Revenue Credits in connection with such Agreement; providing for the allocation of Fees-In-Lieu of Taxes payable under the Agreement for the establishment of a Multi-County Industrial/Business Park; and other matters relating thereto.

Mr. Tedder reviewed this ordinance for the Council. He noted this economic development project in the Southern part of the County.

Motion to return to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

C: David Tedder –2nd Reading of Ordinance # [2021-30](#) authorizing the execution and delivery of a Fee-In-Lieu of Tax Agreement by and between a company known for the time being as “Project Dolphin” (the “Company”) and Jasper County, whereby Jasper County will enter into a Fee-In-Lieu of Tax Agreement with the Company and providing for payment by the Company of certain Fees-In-Lieu of *Ad Valorem* Taxes; providing for Special Source Revenue Credits in connection with such Agreement; providing for the allocation of Fees-In-Lieu of Taxes payable under the agreement for the establishment of a Multi-County Industrial/Business Park; and other matters relating thereto.

Mr. Tedder presented and reviewed this ordinance for the Council.

Motion to return to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

D: Lisa Wagner – Consideration of the 1st Reading of an Ordinance to adopt Planned Development District Zoning for two tracts of land consisting of approximately 226.94 acres, bearing Jasper County Tax Map Numbers 041-00-02-010 and 041-00-02-012 and known as 95 Logistics Center.

Ms. Wagner presented and reviewed this ordinance for Council. She noted that a public hearing was set for February 22nd. She noted that the applicant had submitted a request for a Planned Development District zoning designation for a business park and distribution center, which will be known as 95 Logistics Center. She noted the adjacent property zonings. She stated that the 95 Logistics PDD and Concept Plan meets all of the requirements for a PDD Application and Concept Plan as outlined in Article 8:1.7 of the Jasper County Ordinance. She also noted that public notices were sent to all adjacent property owners, notifying them of the applicants request and mentioned that notice signs were placed along Whyte Hardee Boulevard (Highway 17) and stated that notices were sent out so that everyone within 500 feet so everyone had been notified. She noted that this project could greatly benefit the citizens of Jasper County by strengthening Jasper County’s economy and providing permanent employment opportunities in the County. The PDD application is supported by the Comprehensive Plan; as such, Planning Commission, by majority, recommends approval of the PDD designation, the PDD document, and the Concept Plan with the following conditions: A letter of intent to serve from the telecommunication provider must be provided prior to or at time of Master Plan application submittal.

Motion to return to approve: Vice Chairman Dr. Brantley

Second: Councilman Adkins

Comments: Councilman Kemp noted he would be voting no due to some concerns he had with the item including traffic and water retention issues.

Vote: All votes were yes with Councilman Kemp voting no.
The motion passed.

E: David Tedder - Consideration of the 1st Reading of an Ordinance approving a Development Agreement for 95 logistics Center 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.

Mr. Tedder presented and reviewed this ordinance for the first reading of this Development Agreement with Council. This will have some changes to it such as the Traffic Impact Analysis that they had heard about from an earlier meeting. He noted that an outside engineering firm had been hired to do a peer review. He said he anticipated amendments to the Development Agreement as we go along and noted that the term of the agreement was 10 years, meaning the Zoning and PDD would not change. He noted that as with all Development Agreements that he would like to note that any new laws do not and would not apply to any current properties under Development Agreements. He noted there were public hearings set for February 22, 2022 and March 7, 2022.

Motion to return to approve: Councilman Sauls

Second: Councilman Adkins

Vote: All votes yes, except Councilman Kemp who voted no.
The motion passed.

F: Lisa Wagner - Consideration of the 1st Reading of an Ordinance to amend the Official Zoning Map of Jasper County so as to transfer a 26.22-acre portion of property, as depicted on the attached plat, and bearing Jasper County Tax Map Number 071-00-00-009, from the Rural Preservation Zone to the Resource Extraction on the Jasper County Official Zoning Map.

Ms. Wagner was present to address this request. She noted that the subject property consists of 26.22 acres and is located at 859 Bellinger Hill Run. The applicant has requested a Zoning Map Amendment to change the zoning designation from Rural Preservation to Resource Extraction. The land is currently undeveloped. The applicant intends to apply for a SCDHEC mining permit in order to create a 5-acre fish pond and remove the dirt from site. In accordance with the Jasper County Zoning Ordinance, any mining or excavation activity is only allowed within the Resource Extraction Zone.

The subject property is designated as "Rural Transition" on the Comprehensive Plan Future Land Use Map. The Rural Transition areas are areas that are located in southern Jasper County that will likely be under pressure to develop within the foreseeable future. The subject property is located in an area which is low-density residential and rural in nature. Majority of the parcels located in the vicinity are over 25 acres with the exception of a few smaller parcels.

The properties immediately adjacent to the site are zoned Rural Preservation. In the immediate vicinity (1/2 mile radius), there are 4 parcels zoned Residential, with 3 of the 4 parcels being undeveloped and 1 additional parcel that is split-zoned Residential and Rural Preservation.

The properties adjacent to the site are vacant and undeveloped. Within a half (1/2) mile radius, there are a total of 5 houses with the closest one being approximately 1,500 feet, measuring from the property lines.

The subject parcel is accessed by Bellinger Hill Run; however, the applicant has worked with an adjacent landowner, Daly Farm, to allow the dump trucks access through their property. Daly Farm has direct access to Bellinger Hill Road, which is a state-maintained road; thus, eliminating truck traffic from Bellinger Hill Run.

She noted that the intent of the Resource Extraction (RE) Zone was as follows:

To protect, preserve, sustain, and protect activities which specifically extract or harvest natural resources for commercial or industrial purposes, such as mining, excavations, excavation operations and activities, while concurrently ensuring protection of the health, safety, welfare of nearby residents and the value of nearby property. The Resource Extraction District will protect economically important mineral resources of the County for current and future use and will protect existing land uses adjacent to potential lands from undue harm that may result from mineral extraction activity.

Businesses extracting resources are essential activities that may present unique challenges when considering adjacent properties and protection of public health, safety and welfare. However, it is intended that this zoning classification only apply to those portions of the County where the potential for conflict between adjacent current and future land uses and the mineral extraction activities are minimal. Any zoning map amendment to designate a property as RE should be carefully considered by assessing the following factors, including but not limited to: impact on environmentally sensitive areas and critical natural resources; impact on health, safety and welfare of the Jasper County residents; impact on the character of existing communities; impact on adjacent land value; traffic generation and potential mitigation; and any other factor considered essential to address.

Ms. Wagner noted that the Planning Commission, by majority, did recommend approval of the Zoning Map Amendment request to designate the subject parcel as Resource Extraction.

Motion to return to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

New Business:

A: Danny Lucas – Request to adopt D/B/A name for the Ridgeland Claude Dean Airport

Mr. Lucas was present to address this request. He said he was before Council tonight to ask Council to be able to operate the business enterprise of the Ridgeland Claude Dean Airport as a DBA (Doing Business As) noting it was a trade name for purposes such as marketing and promotional purposes. He explained the reason for the trade name SkyBlue Aviation which would be the Business Enterprise as well as the reason for the DBA. He noted there would be no new bank accounts and such. He said it would only mean having the trade name SkyBlue Aviation as the business enterprise name.

Motion to return to approve: Vice Chairman Dr. Brantley

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

Old Business:

A: Chief Russell Wells – COVID update

Chief Wells gave the COVID update to the Council. He noted that the positivity rate was at 34.9% in Jasper County and at 27.2% for the State of SC. This was reflected as thru February 5, 2022. He noted there were 6 additional deaths in the area. Testing is through Jasper County and surrounding areas.

Council Members Comments:

Councilman Kemp:

Councilman Kemp went to SOLOCO meeting, they will be coming to us with an upcoming resolution request. Went to Johnny Davis' retirement. He noted that he would be at Sgt. Jasper Park on the 9th if anyone would like to speak / visit with him from 4:30pm to 5:30pm. The Korean War Vet Honor Wall, he mentioned is being dedicated on July 27th. Anyone knowing a Korean Honor Vet who would like to participate please notify Councilman Kemp or Alton Jenkins at the Veteran Administration Office.

Vice Chairman Brantley:

Vice Chairman Dr. Brantley noted that since the last meeting joined a team that went through the County to identify the homeless population in the County. He noted it was devastating. Expressed his sincere appreciation to Council and the County Workers and friends for their expression of sympathy on the passing of his brother. He asked blessings for everyone.

Councilman Adkins:

Councilman Adkins noted that first of all he wanted to give honor to Christ. Thanked everyone for coming out for support of him. He said he had done all things during the election as he was supposed to do. He said he was here to better the County and has accomplished a lot of things. He mentioned that he loved beautification and wanted to institute this more throughout the County. He noted that Mitchellville was getting a new playground and that he would continue to work for the constituents for the County. He noted that he works for the people of this County and asked everyone to keep him in prayer.

Councilman Sauls:

Councilman Sauls noted that last week the Jasper Chamber of Commerce had their Annual Jamboree and had a record crowd. He said that last week they had the Southern Carolina Alliance Retreat and that they had discussed Workforce Development. Asked to please keep the First Responders, Nurses and Firemen in prayer as they continue to work with the COVID situation.

Chairwoman Clark:

Chairwoman Clark encouraged everyone to keep in mind people may not always like Council's decision but noted that Council must do what is best for the County and the Taxpayers. She noted that no individual Councilperson has authority to answer for all Council such as with Public Comments.

Administrator's Report:

Mr. Fulghum noted that his report was in the packet and was available for questions. He mentioned Ms. Simmons is out this evening and wanted to thank Ms. Williams for standing in on her behalf. He mentioned the E911 addressing and dispatch complaint in his report for McTeer St. from a constituent over in the Hardeeville area. He asked Chief Wells for an update on this item. Chief wells noted that McTeer St. had been named McTeer St. by the Town of Ridgeland. He noted that the road was constructed in 1968 and in 1969 extended out and at that time the SC Dept of Transportation named this McTeer Ave. The 911 system has it as McTeer Ave, but there is also a McTeer St. in Hardeeville. He noted that the Town of Ridgeland has it on their agenda to address this.

Possible Return to Executive Session to Continue Discussion on Matters Regarding Agenda Item II. - There was no reason to return to executive session for this meeting.

Chairwoman Clark thanked everyone for coming to the Council meeting.

Adjourn:

Motion to adjourn: Vice Chairman Dr. Brantley

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

The meeting adjourned at 7:36pm.

AGENDA ITEM:

VIII

Presentation Item A

**There was no packet information provided for
this item**

AGENDA ITEM:

X

Resolution: Item A

RESOLUTION # R-2022-05

TO PROVIDE PRELIMINARY AUTHORISATION FOR THE FUNDING FOR CAPITAL IMPROVEMENTS AT THE RIDGELAND-CLAUDE DEAN AIRPORT; TO DECLARE THE INTENT OF COUNTY COUNCIL TO REIMBURSE JASPER COUNTY FOR EXPENDITURES RELATING TO THE RIDGELAND-CLAUDE DEAN AIRPORT CAPITAL IMPROVEMENTS FROM PROCEEDS OF TAX-EXEMPT OBLIGATIONS; TO AUTHORISE THE COUNTY STAFF TO PROCEED WITH STRUCTURING THE FINANCING FOR THE RIDGELAND-CLAUDE DEAN AIRPORT CAPITAL IMPROVEMENTS; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

WHEREAS, the County Council of Jasper County, South Carolina (the “County Council”), the governing body of Jasper County, South Carolina (the “County”), a political subdivision of the State of South Carolina, have determined that it is in the County’s best interest to construct and install capital improvements at the Ridgeland-Claude Dean Airport (the “Airport Capital Improvement Projects”) including improvements of the airport terminal, a fuel farm and related equipment and vehicles, and an airport ramp at an expected cost of approximately \$5,000,000; and

WHEREAS, the County anticipates that the costs of the Airport Capital Improvement Projects will be paid from a combination of federal grants, State grants, and funding from the County, and reasonably expects to borrow not exceeding \$5,000,000, including amounts necessary to fund reserve funds, pay capitalised interest, and pay costs of issuance, as necessary, to fund a portion of the costs of the Airport Capital Improvement Projects, and desires to authorise the County’s administrative staff to take the necessary steps to proceed in financing the Airport Capital Improvement Projects; and

WHEREAS, the County Council have determined that it is in the County’s best interest to authorise its financing team to assist and advise the County with respect to the optimal financing options for the Airport Capital Improvement Projects; and

WHEREAS, the County Council desire to reimburse the County for expenditures related to the development of the Airport Capital Improvement Projects (the “Project Costs”) and by this Resolution declare their intent to do so from the proceeds of tax-exempt obligations to be issued to provide financing for the Airport Capital Improvement Project;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF JASPER COUNTY, SOUTH CAROLINA IN MEETING DULY ASSEMBLED:

Section 1. Recitals and Findings. The facts set forth in the recitals hereof are in all respects true and correct.

Section 2. Preliminary Authorisation for Financing. The County Council hereby give preliminary authorisation for the County Administrator, the Finance Director, the County Attorney, and all other appropriate officers and employees of the County to take any and all

necessary action, upon the advice of the County's Financial Advisor and Bond Counsel, to make preliminary arrangements for the financing of the costs of the Airport Capital Improvement Projects. The County Council hereby direct appropriate County officers and employees to work with Municipal Advisors Group of Boston, Inc. as Financial Advisor and Howell Linkous & Nettles, LLC as Bond Counsel to the County for the purposes of developing the structure and terms of the financing. It is recognised that prior to conclusion of the financing for the Airport Capital Improvement Projects, the County Administrator will present to County Council a definitive financing structure to be approved by ordinance of County Council in accordance with South Carolina law.

Section 3. Declaration of Intent regarding Reimbursement. The County Council hereby declare their intent that the County be reimbursed for any expenditures for Project Costs from the proceeds of the tax-exempt obligations to be issued in the expected maximum principal amount of \$ 5,000,000. It is the intention of the County Council that this Resolution shall constitute an official intent on the part of the County within the meaning of Treasury Regulation Section 1.150-2(d).

Section 4. Governing Law. This Resolution shall be construed and interpreted in accordance with the laws of the State of South Carolina.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption by the County Council.

DONE IN MEETING DULY ASSEMBLED this 21st day of March, 2022.

(SEAL)

JASPER COUNTY, SOUTH CAROLINA

Chairman

Clerk

AGENDA ITEM:

X

Resolution: Item B

**STATE OF SOUTH CAROLINA
JASPER COUNTY**

RESOLUTION # R-2022-06

RESOLUTION OF JASPER COUNTY COUNCIL

To declare certain property to be surplus and authorize its sale or disposition – Public Works open top containers and miscellaneous computer and peripheral equipment

WHEREAS, the County Administrator, in consultation with the Jasper County Public Works Department and the Informational Technology Department, has identified the property described in the attached list as no longer necessary or useful to the County for the accomplishment of its mission, and recommends that it be declared surplus and sold or otherwise disposed of; and

NOW THEREFORE, BE IT RESOLVED that the property described in the attached list is declared surplus pursuant to the Jasper County Purchasing and Procurement Ordinance, Ordinance #05-04 (as codified in Chapter 2, Article V of the Jasper County Code of Ordinances, Sections 2-401 et seq.), and the chief procurement officer of the County is authorized and directed to sell or otherwise dispose of the property in accordance with that Ordinance, and the Director of Administrative Services authorized to place the proceeds in the “Miscellaneous Revenue” account of the County.

RESOLUTION CONTINUES ON FOLLOWING PAGES

This Resolution R-2022-06 made this _____ day of March, 2022.

Barbara B. Clark, Chairperson

ATTEST:

Wanda Simmons, Clerk to Council

Reviewed for form and draftsmanship by the Jasper County Attorney.

David L. Tedder

Date

**It is required that the following Exhibit be attached to Resolution
2022- _____ before reading:**

“LIST”

- | | |
|--|---------------------------|
| 1. Five 25 yard open top containers | |
| 2. Adesso Mouse | S/N M1611000050 |
| 3. Windows Hard Drive | S/N MXD5310CK0 |
| 4. HP Mouse | No SN |
| 5. Cisco Office Phone | S/N 1AC13186OU9 |
| 6. Cisco Office Phone | S/N FCH1386OU9 |
| 7. Sharp Calculator | No SN |
| 8. Adesso Keyboard | S/N K611000050 |
| 9. HP Keyboard w/Mouse
Attachment | S/N BC2AA0BVBUK925 |
| 10. Canon Printer | S/N UZH71857 |
| 11. HP Color Laserjet Printer | S/N CNB98558DW |
| 11. Logitech Keyboard | S/N 1733SX032W8 |
| 12. HP Keyboard | S/N BC2AA0ES9WE16E |
| 14. Windows Hard Drive | S/N 2UA84406NQ |
| 15. HP Keyboard | S/N 803181001 |
| 16. HP Lasertjet 4250 Printer | S/N CNGXJ47320 |

* * * * *

AGENDA ITEM:

XI-A

Ordinance item A



Jasper County Planning and Building Services

358 Third Avenue - Post Office Box 1659
Ridgeland, South Carolina 29936
Phone (843) 717-3650 Fax (843) 726-7707

Lisa Wagner, CFM
Director of Planning and Building Services
lwagner@jaspercountysc.gov

Jasper County Council Staff Report

Meeting Date:	March 21, 2022
Project:	Zoning Map Amendment and Concept Plan – Planned Development District – 95 Logistic Center
Applicant:	Jonathan Taber, Assistant VP Eagle Associates of Niagara Frontier, Inc. A NY Corporation
Tax Map Number:	041-00-02-010 and 041-00-02-012
Submitted For:	Public Hearing and 2 nd Reading
Recommendation:	Planning Commission recommends approval of Planned Development District Zoning, PDD Document and Concept Plan for 95 Logistics Center

Description: The Applicant has submitted a request for a Planned Development District (PDD) zoning designation for a business park and distribution center, which will be known as 95 Logistics Center. Included with the Zoning Map Amendment application is a PDD document, Concept Plan, and associated Development Agreement. The project site consists of two parcels, totaling 226.94 acres and is located along Highway 17 and I-95 just south of Highway 278. The property is currently zoned Rural Preservation and is undeveloped.

Analysis: The PDD, regulations are intended to accomplish the purpose of zoning and other applicable regulations to an equivalent or higher degree and are designed to control unscheduled development on individual lots or tracts, promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce a better environment. In view of the substantial public advantage of “planned development,” it is the intent of the PDD regulations to promote and encourage or require development in this form where appropriate in character, timing, and location, particularly in large undeveloped tracts. All PDD’s shall conform to the Jasper County Comprehensive Land Use Plan and Land Use Map (latest edition).

- **Comprehensive Plan:** The Future Land Use Map identifies this area as “Urban Transition,” which are pockets of unincorporated Jasper County that are partially or entirely surrounded by the municipality. For these areas that experience new development or redevelopment, consideration should be given to working with the adjacent municipality for annexation.

The Land Use Chapter of the Comprehensive Plan recommends guiding growth and new development in or around the municipalities where infrastructure and services are available to serve new growth. The Land Use Chapter also states, “*attracting new business and industry is an important component of economic development in Jasper County.*”

One of the goals identified in the Economic Chapter of the Comprehensive Plan is to *develop competitive industrial sites and buildings, particularly those focusing on communications, technology, distribution, energy and telecommunications. Efforts should include development of a megasite within the region to attract large industries.*

- **Adjacent Zoning and Land Uses:** Figure 1 below shows the project location and Table 1 shows the adjacent land uses and zoning designation:

Table 1. Adjacent Land Uses and Zoning Designations

Adjacent Property	Existing Uses	Zoning	City or County
North	Vacant	Highway Commercial	City of Hardeeville
South	Residential and Vacant/ Vacant	General Commercial and Residential/ Rural Agriculture	Jasper County/ City of Hardeeville
West	Vacant and Automotive Repair	General Commercial	Jasper County
East	I-95	Right-of-Way	SCDOT

Figure 1.



- **Traffic and Access:** The subject property is accessed by Whyte Hardee Boulevard (Highway 17), which is a two-lane state-maintained highway, classified as a major thoroughfare.

The 95 Logistics Center Concept Plan illustrates the proposed use, the general layout, and access points. A Master Plan will be submitted separately and will provide additional information regarding the proposed layout of the development.

The proposed PDD will establish the following:

- **Access Points** – two full access points on Whyte Hardee Boulevard (Highway 17). Page 14 of the PDD document has been revised to include a provision for the truck traffic to turn right heading north on Highway 17 when leaving the property.
- **Allowed Land Uses** – distribution, light industrial, and utility substation.
- **Density** – a maximum density of 2.6 million s.f. of distribution warehouse.
- **Open Space** – a minimum of 15% open space based on total acreage with only 50% of freshwater wetlands, lagoons, ponds, and lakes counting towards open space.
- **Setbacks and Buffers** – building setbacks and natural buffer from Highway 17 and I -95 will be 50’ and 25’ from adjacent property lines to the north and south. Where light industrial uses and permitted uses may be allowed, a minimum 50’ buffer will be provided from adjacent residential uses that are not separated by a road right-of-way or wetland of equal width.
- **Tree Preservation Standards** – 15 trees per acre within the Master Plan areas.
- **Landscaping Standards** – that will meet or exceed the County’s requirements.

The 95 Logistics PDD and Concept Plan meets all of the requirements for a PDD *Application and Concept Plan* as outlined in Article 8:1.7 of the Jasper County Zoning Ordinance.

Public Hearing: A public hearing was held on February 22, 2022.

Planning Commission Recommendation: This project could greatly benefit the citizens of Jasper County by strengthening Jasper County’s economy and providing permanent employment opportunities in the County. The PDD application is supported by the Comprehensive Plan; as such, Planning Commission, by majority, recommends approval of the PDD designation, the PDD document, and the Concept Plan with the following conditions:

- A letter of intent to serve from the telecommunication provider must be provided prior to or at time of Master Plan application submittal.

Attachments:

1. Application by the applicant
2. Ordinance for Zoning Designation of PDD
3. Ordinance for Development Agreement (Notebook)
4. PDD Document and Concept Plan (Notebook)
5. Comments received prior to the Planning Commission’s review
6. Comments received after Planning Commission’s review, prior to the Public Hearing Notice
7. Benefits Overview (front pocket of the Notebook)



Jasper County Planning and Building Services

358 Third Avenue - Post Office Box 1659
Ridgeland, South Carolina 29936
Phone (843) 717-3650 Fax (843) 726-7707

Zoning Map Amendment Application

Owner or Owner-Authorized Applicant:	Jonathan Taber, Assistant VP Eagle Associates of Niagara Frontier, INC. A NY Corporation
Address:	155 Walden Avenue, Lancaster, NY 14086
Telephone/Fax:	See Attached Consulting Team Contacts
Email:	Jtaber@taberpatrick.com See attached consulting team contacts
Property Address or Physical Location:	See attached submittals
Tax Map Number(s):	041-00-02-012 041-00-02-010
Gross Acreage:	226.94
Current Zoning:	Rural Preservation
Proposed Zoning:	PDD
Administrative Fee: (\$250 per lot)	See attached cheque
Date Mailed or Hand Delivered:	11-23-2021 Tuesday
Reason for Request: (attach narrative if necessary)	Requesting PDD, See attached submittals

Jonathan P. Taber
11/23/2021

Signature of Owner or Owner-Authorized Applicant Date
(Proof of owner-authorization required)

Internal Use Only

Date Received:	11-23-2021
Amount Received:	\$3,270.
Staff Member:	Joanna Wagner

**STATE OF SOUTH CAROLINA
JASPER COUNTY**

ORDINANCE #O-2022 - 03

**AN ORDINANCE OF
JASPER COUNTY COUNCIL**

To adopt Planned Development District Zoning for two tracts of land consisting of approximately 226.94 acres, bearing Jasper County Tax Map Numbers 041-00-02-010 and 041-00-02-012 and known as 95 Logistics Center.

WHEREAS, The Planned Development District Zoning was adopted by Jasper County to permit and encourage flexibility in the development of land in order to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare; and

WHEREAS, Jasper County has received a request from the owner of two tracts of land consisting of approximately 226.94 acres, bearing Jasper County Tax Map Number 041-00-02-010 and 041-00-02-012 and known as the 95 Logistics Center to zone such in accordance with submitted Planned Development District Standards prepared for The Silverman Group and accompanying Planned Development District Concept Map (Exhibit A); and

WHEREAS, the above mentioned property was duly posed, with public hearings properly noticed and held by the Jasper County Planning Commission on December 14, 2021, which recommended approval and adoption, and by the Jasper County Council on _____, 2022 and _____, 2022; and

WHEREAS, Jasper County council finds the Planned Development District Standards and the Concept Map (Exhibit A) to be in accordance with the statutory requirements of the state, and consistent with the Jasper County Comprehensive Plan, *Jasper's Journey*, as well as the Jasper County Zoning and Land Development Ordinances; and

NOW THEREFORE, BE IT RESOLVED by Jasper County Council, in council duly assembled and by the authority of the same:

1. Jasper County Council finds in accordance with the staff report, and the recommendation of Jasper County Planning Commission, the

proposed zoning is consistent with the continued pattern of growth in the vicinity and is in harmony with the Jasper County Comprehensive Plan. Good cause having been shown to approve the applicant's request for Planned Development District Zoning for the Property, and of the Planned Development District Standards and Conceptual Master Plan (Exhibit A), and to amend the Jasper County Official Zoning Map to reflect Planned Development District zoning for two tracts of land consisting of approximately 226.94 acres, bearing Jasper County Tax Map Number 041-00-02-010 and 041-00-02-012 and known as the 95 Logistics Center.

2. This ordinance shall take effect upon approval by Council.

Ms. Barbara B. Clark
Chairwoman

ATTEST:

Wanda Simmons
Clerk to Council

ORDINANCE: # 2022-__

First Reading: February 7, 2022

Public Hearing: February 22, 2022

Second Reading: March 21, 2022

Second Public Hearing: March 21, 2022

Third Reading: _____

Adopted: _____

Considered by the Jasper County Planning Commission at it's meeting on
December 14, 2021 and recommended for approval.

Reviewed for form and draftsmanship by the Jasper County Attorney.

David Tedder

Date