



JASPER COUNTY COUNCIL COUNCIL MEETING

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

Tuesday, February 22, 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, Clerk to Council Wanda H. Simmons,
County Attorney David Tedder, Kimberly Burgess, Russell Wells, Lisa Wagner 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.

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. Simmons, 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:

**(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 – [Emergency Services; Aeronautics Commission](#)**

**(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 – [Levy Volunteer Fire Dept.;](#)
[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 –[Jasper Ocean Terminal \(JOT\)](#); [Project Thunderbolt](#); [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.

Return to Open Session:

Due to connectivity issues, Councilman Adkins did not arrive in the ZOOM meeting at this time to return to open session.

Motion to return to open session: Vice Chairman Dr. Brantley

Second: Councilman Sauls

Vote: Unanimous

The motion passed.

Clerk to Council, Ms. Simmons asked Chairwoman Clark if she would like her to again read the Report of Compliance to the Freedom of Information Act. Ms. Simmons, 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.*

Business from Executive Session:

Chairwoman Clark asked if there were any motions coming out of executive session.

Motion for approval of Training Officer for Jasper County Emergency Services: Councilman Sauls

Second: Vice Chairman Dr. Brantley

Vote: Unanimous

The motion passed.

Motion for Jasper County Council to assume financial responsibility for the Election Board to hire an attorney related to the situation with Pastor Councilman Adkins: Councilman Sauls

Second: Vice Chairman Dr. Brantley

Vote: Unanimous

The Pledge of Allegiance was led by Councilman Kemp and Vice Chairman Dr. Brantley.

Approval of Agenda:

Motion to approve: Councilman Sauls

Second: Vice Chairman Dr. Brantley

Vote: Unanimous

The motion passed.

Approval of the Minutes of 01.31.2022:

Motion to approve: Vice Chairman Dr. Brantley

Second: Councilman Sauls

Vote: Unanimous

The motion passed.

Presentation / Public Hearing:

A: Jessica Dailey - Public Hearing and Presentation on the Annual Needs Assessment for Jasper County

Ms. Dailey was present to hold the public hearing and make her presentation on the Annual Needs Assessment for Jasper County. Ms. Dailey went through her Power Point Presentation for Council discussing the 2022 Community Development Block Grant (CDBG) for program year 04.01.2022-03.31.2023. She discussed the Fair Housing Law and noted also, as a part of the requirements of the program, the locality is expected to undertake activities that promote Fair Housing. Title VIII of the Civil Rights of 1968 stipulates that we all have the right to be treated fairly regardless of our race, color, religion, sex, disability, familial status, or national origin. This is to be done in the sale and rental of housing, in residential real estate transactions and in the provision of brokerage services.

Ms. Dailey noted that if anyone felt they had been discriminated against for them to call LCOG at 843-473-3990. She discussed what the SC CDBG Program is designed to assist local government to improve economic opportunity, meet community revitalization needs, particularly for person with low and moderate income and discussed the LMI Qualifications. She noted that the CDBG program has been funded through the State since 1982 by the US Department of Housing and Urban Development (HUD) under Title I of the Housing Community Development Act of 1974 as amended (Title I). She noted that the Annual allocation from HUD for the program is administered by the SC Department of Commerce – Division of Grant Administration.

Ms. Dailey noted that SC had been allotted approximately \$20,158,757 in CDBG funds for 2022. She also noted the Grant Program Categories, stating that there are three broad grant program categories: Community Development; Business Development and Regional Planning. She noted that the Community Development Program is further broken down into several subcategories to address infrastructure, community facilities, and neighborhood priorities as follows:

Community Infrastructure \$11,353,995 - Application Request March 14, 2022, with an Application Deadline of April 15, 2022

Special Projects \$1,000,000 - Application Request August 15, 2022, with an Application Deadline of September 16, 2022

Community Enrichment \$3,000,000 - Application Request August 15, 2022, with an Application Deadline of September 16, 2022.

Ms. Dailey also discussed the Grant Program Categories for Business Development and Regional Planning.

Business Development Program: \$2,000,000

This program provides financial resources for local governments to pursue opportunities that create new jobs, retain existing employment, stimulate private investment, and revitalize or facilitate the competitiveness of the local economy. Funding will be prioritized based on the following order:

New or expanding businesses tied to job creation

Area economic development activities not associated with job creation

New or expanding local businesses that provide essential goods and services in predominately LMI communities

Regional Planning Program: \$500,000

This program is designed to provide CDBG funds to Councils of Governments to assist local governments in developing plans and building local community development capacity.

State TA & Admin: \$ 704,762

She discussed Opportunity Zones, and the Performance Threshold. She also reviewed the Beaufort County / Lowcountry Regional Home Consortium and the top three objectives of that. Ms. Dailey asked if any public comments for the public hearing had been received. Clerk to Council Wanda Simmons said they had not received any comments.

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. Ms. Simmons noted that she had received 5 public comments from the following persons: Timothy Wyld, John C., Mary Carothers, Ruth & Bob McBrayer, Michael Skinner and these were read for the record. Ms. Simmons also noted that she had received a public hearing comment for an upcoming agenda item and a phone call request from Carolyn Kassel for the public hearing.

Resolutions:

A: David Tedder – Resolution # R2022-04 Authorizing, Under Certain Conditions, The Execution and Delivery by Jasper County, South Carolina of a Fee In Lieu Of Tax Agreement with CP Hardeeville, LLC with respect to an Industrial Project in the County whereby the Project would be subject to payment of Certain Fees In Lieu Of Taxes, and whereby CP Hardeeville, LLC will be provided Certain Credits against Fee Payments in Reimbursement Of Investment in Related Qualified Infrastructure; and Providing For Related Matters.

Mr. Tedder presented and reviewed this resolution for Council. He noted that this was an inducement resolution for development.

Motion to approve: Councilman Sauls

Second: Vice Chairman Dr. Brantley

Vote: Unanimous

The motion passed.

B: David Tedder – Resolution # R2022-05 Authorizing, Under Certain Conditions, The Execution and Delivery by Jasper County, South Carolina of A Fee In Lieu Of Tax Agreement with SDKM Commerce, LLC with respect to an Industrial Project in the County whereby the Project would be subject to payment of Certain Fees In Lieu Of

Taxes, and whereby SDKM Commerce, LLC will be provided Certain Credits against Fee Payments in Reimbursement Of Investment in Related Qualified Infrastructure; and Providing for Related Matters.

Mr. Tedder presented and reviewed this resolution for Council. There was some discussion and Mr. Tedder provided the information that he had as it related to this item.

Motion to approve: Councilman Sauls

Second: Vice Chairman Dr. Brantley

Vote: All votes yes except Councilman Kemp who voted no.

The motion passed.

Councilman Adkins was able to get back on the ZOOM Meeting at this point.

Ordinances:

A: David Tedder - Public Hearing and 3rd Reading of Ordinance # [02022-01](#) 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 review this item with Council. Mr. Tedder noted that this item had a public hearing and was up for 3rd reading. He noted at the 2nd reading of the ordinance the Council adopted Map # 2 and noted that he was available for any questions. It was asked what the difference was in this map and the current map and that was discussed. There was some discussion amongst Council and Mr. Tedder addressed those areas of discussion. The public hearing on this item was opened by Chairwoman Clark for comment. There were no comments, so the public hearing was closed.

There was a first motion was made to approve: Vice Chairman Dr. Brantley

Second: Councilman Adkins

Then a 2nd motion was made by Councilman Kemp to go back to the first map at the 1st reading. There was no second to this motion. Chairwoman Clark noted that the 2nd motion died for the lack of a second to the motion. Since there was no passage of the 2nd motion a vote was then taken on the 1st motion.

Motion to approve on the 3rd reading as presented with Map # 2: Vice Chairman Dr. Brantley

Second: Councilman Adkins

Vote: Voting Yes – Vice Chairman Dr. Brantley, Councilman Adkins and Chairwoman Clark

Voting No – Councilman Kemp and Councilman Sauls

The motion passed.

B: David Tedder -Public Hearing and 3rd Reading of Ordinance # [2021-29](#) authorizing the execution and delivery of a Fee-In-Lieu of Tax Agreement by and between CP Hardeeville, LLC (formerly known to the County 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 was present to address and review this item with Council. The public hearing on this item was opened by Chairwoman Clark for comment. There were no comments, so the public hearing was closed.

Motion to approve: Vice Chairman Dr. Brantley

Second: Councilman Sauls

Vote: Unanimous

The motion passed.

C: David Tedder –Public Hearing and 3rd Reading of Ordinance # 2021-30 authorizing the execution and delivery of a Fee-In-Lieu of Tax Agreement by and between SDKM Commerce, LLC (formerly known to the County 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 was present to address this request. He noted there were no major changes to this document. The public hearing on this item was opened by Chairwoman Clark for comment. There were no comments, so the public hearing was closed.

Motion to approve: Vice Chairman Dr. Brantley

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

D: Lisa Wagner –Public Hearing 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. Lisa Wagner was present to address this request. 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.

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).

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.” She noted that 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.

The adjacent land uses, and zoning designation was discussed. It was noted that the subject property is accessed by Whyte Hardee Boulevard (Highway 17), which is a two-lane state-maintained highway, classified as a major thoroughfare. She noted that 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. Ms. Wagner said that the proposed PDD will establish the following:

- Access Points – two full access points on Whyte Hardee Boulevard (Highway 17).
- 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. The public hearing has been properly noticed by placing a notice in the newspaper, sending letters to all property owners located within 500’ of the property, and three (3) Public Hearing Signs have been placed on the property. Ms. Wagner stated 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 that letter of intent to serve from the telecommunication provider must be provided prior to or at time of Master Plan application submittal.

The public hearing on this item was opened by Chairwoman Clark for comment. Mayor Williams discussed his views on this item, as he was not in favor of the project due moving forward due to his concerns relating to the project. Ms. Carolyn Kassel spoke via telephone and read her comments that were provided to Council as well via email. These written comments are attached as a part of these minutes. Mr. Maybank spoke in favor of the project and discussed the project. The public hearing was closed. Councilman Sauls noted is concerns on the project in regard to traffic. Mr. Tedder noted that they had asked to send a traffic study out for peer review from

Ms. Bihl. Mr. Tedder also noted that another public hearing was set for 03.07.2022 at 6PM on the Development Agreement and the PDD before the 2nd reading. As this item was for public hearing only, there was no motion necessary on this item.

E: David Tedder – Public Hearing 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.

Vice Chairman Dr. Brantley suggested moving on to Item F and returned to Item E, as we had someone who wished to speak.

F: Lisa Wagner – Public Hearing and 2nd Reading of Ordinance # 02022-02 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 said the subject property consisted 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 the site. In accordance with the Jasper County Zoning Ordinance, any mining or excavation activity is only allowed within the Resource Extraction Zone.

She noted that 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. Within a half (1/2) mile radius, there are 4 parcels zoned Residential, with 3 of the 4 parcels being undeveloped and 1 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. Ms. Wagner noted that the intent of the Resource Extraction (RE) Zone is to protect, preserve, and sustain, 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. In accordance with the Jasper County Zoning Ordinance, the Resource Extraction Zone allows mining and excavation as a conditional use only in the Resource Extraction Zone. All excavation activities will be adequately buffered from nearby properties, because the subject property is surrounded on all sides by a larger parcel of land, which is zoned Rural Preservation, and is owned by the applicant. This Zoning Map Amendment is consistent with the intent of the Resource Extraction Zoning District. Both conditional use requirements and Excavation Ordinance (Article 14) provisions will ensure impacts to the community will be minimal.

Ms. Wagner noted that this application is for re-zoning only. Before any excavation activities can take place, a SCDHEC mining permit will be required, as well as a Jasper County Excavation Permit through a site plan approval process. The Planning Commission has concluded that this is an appropriate area for excavation activities and mine operations because it is in a rural area of the County and is surrounded by large parcels of land. This is a small excavation, so the truck traffic will be very limited, and the project will be short term. In addition, the truck traffic will be utilizing a state-maintained road (Bellinger Hill Road) and there will be a minimal impact on adjacent landowners. As such, Planning Commission recommends approval of the Zoning Map Amendment request to designate the subject parcel as Resource Extraction on the Jasper County Official Zoning Map.

The public hearing on this item was opened by Chairwoman Clark for comment. Mrs. Carolyn Kassel was called by telephone for the meeting. There were some difficulties in hearing the conversation from Ms. Kassel as she started her discussion, but the call was lost.

Mayor Williams was present to speak regarding this matter. He noted he had received a couple of calls from people who had wished to express their concerns but could not make the meeting. Mayor Williams spoke of his concerns for the City of Hardeeville, and Whyte Hardee Blvd. that could potentially bring major traffic issues from the 95 Logistics Center project that was being discussed on this agenda item. He stated that the plans that had been presented to the City of Hardeeville that was voted down has changed since they have presented it to the County. He discussed the backup of traffic on I95 and what this project could mean in regard to traffic if this project is approved as proposed. He discussed in detail his concerns traffic and congestion for Whyte Hardee Blvd and what this project could entail for the City of Hardeeville. He said that Silverman chose this project location solely for financial gain.

Ms. Kassel was able to reach back out for her comments to the Council. She first noted that she was speaking not as a Councilmember of the City of Hardeeville, but rather as an individual on this matter. Ms. Kassel read the comments that she had sent over to Jasper County for the record (these comments are attached to the minutes as Attachment "A").

Mr. Bernie Maybank spoke for the developer The Silverman Group. He discussed the fact that no member of the City of Hardeeville had ever voted against this project when it had been proposed to them. He discussed the traffic regarding the area and noted the traffic study. He said a traffic impact analysis was performed by Bihl Engineering LLC., and that the County's expert had reviewed it.

Councilman Sauls that one point he wanted clearly noted was the plan with traffic for right turn only on Hwy 17, as it had been a point of interest for him since the beginning. He said that he wanted to make sure that issue is resolved by the time Council gets to the 3rd reading. Mr. Fulghum asked Mr. Tedder to discuss with Council what staff was going to be requiring of the Developer in anticipation of Council's need for further information on this project.

Mr. Tedder noted what will be asked of the Developer

The public hearing was then closed.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

E: David Tedder – Public Hearing 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.

Council returned to Item #E as listed above for public hearing only. Mr. Tedder was present to address this request. He reviewed the changes to the Development and noted that there had been slight changes to this draft from the previous version. Mr. Tedder also noted that another public hearing would be held on 03.07.02022 and the 2nd reading of the ordinance would also be on the agenda at the 03.07.2022 meeting. The public hearing on this item was opened by Chairwoman Clark for comment. The public hearing was closed. The redline version containing changes to this document was discussed and reviewed by Council and Mr. Tedder. As this item was for public hearing only, there was no motion necessary on this item.

Reopening of Public Hearing for Ordinance Item A:

Mr. Tedder asked Chairwoman Clark to please open and re-close the public hearing on Ordinance Item A. Chairwoman Clark noted the public hearing was opened and read for Ordinance Item A and asked if there were any public hearing comments. As there were no comments, Chairwoman Clark closed the public hearing at this time.

New Business:

A: Danny Lucas – Appointments to the Jasper County Aeronautics Commission as per Sections 2-212 and 2-78 of the Jasper County Code of Ordinances.

Mr. Lucas reviewed this item noted that two terms had expired and one had moved out of state and another that he had not been able to engage with or reach, noting he had 4 seats open. At this time he recommended the appointment of Tamara Herring for a two year term and Kendall Malphrus for a three year term.

Motion to approve as presented: Councilman Sauls

Second: Vice Chairman Dr. Brantley

Vote: Unanimous

The motion passed.

B: Danny Lucas -Ridgeland - Claude Dean Airport Terminal / Fixed Based Operations (FBO) Furnishings.

Mr. Lucas reviewed this item and the proposals for Council. He asked for approval to purchase the Necessary furnishing from Havertys Furniture and Lorick Office Products as presented on the quotes to Council.

Motion to approve as presented: Vice Chairman Dr. Brantley

Second: Councilman Adkins

Vote: All votes were yes, except Councilman Kemp who abstained.

The motion passed.

C: Danny Lucas – Ridgeland – Claude Dean Airport Fiber Optic Infrastructure Phase I and Phase II.

Mr. Lucas reviewed this item and the quotes provided from Lab Installers and Data Center Warehouse for Council. After noting the need for this request he noted the State of SC will pay for 60% of the fiber optic project, so Jasper County would only have to pay 40% of the costs. Mr. Lucas then recommended approval of the quotes as presented.

Motion to approve as presented: Vice Chairman Dr. Brantley

Second: Councilman Adkins

Vote: All votes were yes, except Councilman Kemp who did not vote.
The motion passed.

D: Coroner Willie Aiken – Discussion of the Coroner’s Office

Coroner Aiken was present to discuss issues of the Coroner’s Office with Council. He expressed his concerns and also discussed a request for a Salary increase for his position. He discussed the salary of his Deputy Coroner. Coroner Aiken discussed his work environment, some of his requests and what he believed would be best for this department.

Old Business:

A: Chief Russell Wells – COVID update

Chief Wells provided the latest COVID update for Council.

Council Members Comments:

Vice Chairman Dr. Brantley: No comments at this time.

Councilman Adkins: He noted that he gives thanks to God and leaves it all in His hands.

Councilman Kemp: Asked for prayers for the soldiers going overseas and hope they do not get into harms way.

Councilman Sauls: Not present to make comments.

Chairwoman Clark: She noted that she passed on any comments at this time.

Administrator’s Report:

Mr. Fulghum noted that his Administrator’s Report and 2 week report were in the packet. He passed on any additional comments.

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

There was no reason to return to executive session.

Adjourn:

Motion to adjourn: Vice Chairman Dr. Brantley

Second: Chairwoman Clark

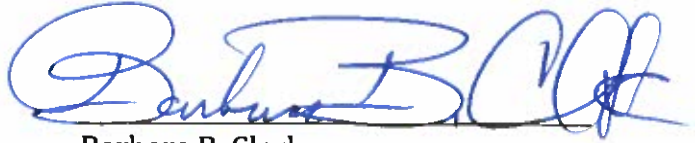
Vote: All votes yes except for Councilman Kemp who did not vote.
The motion passed.

The meeting adjourned at 8:20pm.

Respectfully submitted:



Wanda H. Simmons
Clerk to Council



Barbara B. Clark
Chairwoman

Good evening Madam Chairwoman, County Councilmen, County Administrator, County Attorney, and County Staff.

Thank you for the opportunity to speak. My name is Carolyn Kassel. I live at 57 Firethorn Place, Hardeeville, SC. I am speaking to you as a resident of Jasper County and not as a member of the Hardeeville City Council.

In July of 2021 the Hardeeville City Council spent many hours in discussions with this applicant about this project and received a very thorough vetting of the pros and cons when the project was first brought to the city for annexation into the city limits. After many months, the result was that there was no action taken by the Hardeeville City Council and annexation was denied.

Today, the applicant has pursued their interests in developing this property in Jasper County by bringing this project before you, and I am here today to express my continued support for this project. The Jasper County Planning Commission thoroughly vetted the project and I commend your Planning Director in her preparation of the Commission and her explanation of the events that occurred with the City of Hardeeville application.

The region of Jasper County continues to provide the entire State of South Carolina an opportunity to be a desired area for growing economic development in this region of the state. Jasper County is positioned to continue growing the logistic industry due to its proximity to the Savannah port and its continued commitment to the Jasper Ocean Terminal. The logistic industry includes other types of services such as customs clearance, brokerage, cross-dock, distribution and import/export. Areas designated as Opportunity Zones are attractive to large businesses and OEMs (Original Equipment Manufacturers). The continued support from the State's Department of Commerce and the Southern Carolina Alliance has provided the county with countless opportunities and support for projects similar the one being presented tonight.

Even though this project is an extraordinary opportunity for the county and the region, there have been several areas that require additional consideration including: traffic, site development and economic development.

1. TRAFFIC

Whyte Hardee Boulevard (Rt. 17) is a federally designated truck route. Jasper County, Ridgeland or Hardeeville cannot change that federal designation. The County's responsibility will be to work with SCDOT, project engineers and county staff to mitigate the impact of the traffic on Whyte Hardee Boulevard. GPS technology is rerouting I-95 traffic onto Whyte Hardee Boulevard which also impacts all surrounding secondary roads. I personally traveled the 95 corridor during the holiday and I can attest that every small town has the same issue when 95 is backed up. Currently truck traffic utilize these routes everyday. Road and infrastructure improvements presented by Ms. Bihl of Bihl Engineering will enhance all vehicular traffic in this area.

The first reading of the project was presented during County Council meeting held on February 7. Representatives for the project indicated that they may not be opposed to contractual agreements with their anticipated tenant to require trucks traveling North on Rt. 17 to Exit on Exit 5 and re-enter at Exit 8 to gain access to their project. They also indicated that they would consider a reconfiguration of the egress from the project from the two entrances on 17 to be RIGHT TURN OUT ONLY to help reduce truck traffic through downtown Hardeeville at the Whyte Hardee Boulevard and 46 intersection.

The City of Hardeeville created a master plan for Whyte Hardee Boulevard back in 2020 and is working on funding to phase-implement this masterplan. The traffic calming measures such as curbing, tree-scaping, sidewalks and angled parking will impact the through traffic at the

intersection of Whyte Hardee Boulevard and 46 and make it less tolerable for trucks coming through downtown.

2. Development of the site:

There are wetlands on the site and mitigation of the effects of the land disturbance and the water distribution into downtown Hardeeville will certainly be a concern for the county and project engineers to protect or enhance the drainage to the benefit of the citizens that live, work and play in Hardeeville.

3. Economic Development:

Jasper County will benefit from the revenue generated by the project and will be in a position to provide needed infrastructure services to support the project in the southern part of the county and the City of Hardeeville.

According to the Economic Development section of the Jasper County Comprehensive Plan one of the targeted strategies was to attract new businesses and employers to the county. The Workforce Development's section initiative was to provide sustainable employment with competitive wages by educating area citizens to meet industry needs.

Before more specific information is received about the potential tenant in this 3 million square foot facility, it will be impossible to determine how many trips will be generated. It will be equally important to know the hours of operation and whether there is adequate parking at the facility for waiting truck delivery.

This project reportedly will bring a significant number of construction jobs and 250 permanent jobs to this region. That workforce is going to facilitate the development of restaurants, grocery stores and supporting business for a workforce of this magnitude. This commercial

development, not only on Whyte Hardee Boulevard, but the entire 278 corridor is prime for commercial development. This project brings that potential to the County. This is an opportunity for a business this size to bring that additional commercial development to the Exit 8 Gateway.

The unemployment rate in Jasper County as of February 2021 reported by the SC Department of Employment and Workforce was 4.7%. Salaries for transportation and warehouse workers in Q2 of 2020 was reported at \$44,356. This type of industry allows the 4.7% unemployed to earn a decent wage with benefits right here in Jasper County. Only 21% of those employed in Jasper County work and live in Jasper County. 35% commute INTO Jasper County to work and, 43.6% commute OUT, mostly to Beaufort County and Chatham County. We have the workforce, we need to provide them opportunities to work where they live.

Decreasing commuting time for these employees will affect all aspects of their life. Parents are able to work closer to where they live, they will be able to spend more time helping their children with school work, getting them involved in extracurricular activities, making sure they have a more stable environment. Jasper County can take the steps needed to ensure a better future and life-work balance for our families in Jasper County.

The workforce that will be generated to our region will be looking for housing, schools, doctors, hospitals, and services. Jasper County has an opportunity to support their needs and every citizen in Jasper County will see the benefits of this project by the county being able to continue investing in needed infrastructure, schools, and services.

Jasper County School District, Royal Live Oaks Academy and any of our other private and charter institutions may benefit from internships and expanded curriculums to prepare for these jobs. This project will provide these students an opportunity to make a decent wage and remain close to their families. Historically, so many of our youth have left the area to pursue careers and that has caused aging family members to shelter alone. We have an opportunity to nourish these young people into career-

minded citizens that may someday be making the same decisions that will mold the future of Jasper County.

Jasper County Council has the proper staff in place to mitigate on your behalf knowing all the wishes of this council. The county has an opportunity to embrace this project and make Jasper County a destination.

I commend this council for its vision of the future. Continued warehousing logistics along the Whyte Hardee Boulevard, Speedway Boulevard, and Rt. 17 will be the challenge of this council to manage and develop along with the City of Hardeeville to create a "Corridor of Fame".

Thank you for allowing me to speak tonight.