

*Jasper County Planning Commission
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**Minutes of the October 8, 2024
Regular Scheduled Meeting**

Members Present: Mr. Alex Pinckney, Chairman; Dr. Debora Butler, Vice-Chairman; Mr. Thomas Jenkins; Ms. Sharon Ferguson. **Absent:** Dr. Earl Bostick, Sr.; Mr. Brent Robinson; Mr. Lee Gramling

Staff Present: Ms. Lisa Wagner and Ms. Tara Hayes

Others Present: Jordan Shedd, Arbor Nature; Priscilla Frazier; AJ Rossi, Zach Zito, and Frank Rossi, Lowcountry Guns and Range; Mark Barineau and Evan Bennett, Jasper Telfair One, LLC; James and Madison Daly, Daly Organics

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 6 p.m.

Invocation & Pledge of Allegiance: Invocation and the Pledge of Allegiance was led by Mr. Jenkins.

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 September 10, 2024, Regular Scheduled Meeting Minutes: Ms. Ferguson moved to approve the Minutes of September 10, 2024, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion.

Old Business:

Expansion of Legal Non-Conforming Use – 436 Chancellor Road – Arbor Nature: Ms. Wagner read the Staff Report and shared an aerial view of the property. Jordan Shedd, representative for Arbor Nature, came forward to give an update on the resolution with the neighbor to cut down dust and noise. Priscilla Frazier, the neighbor, came forward in agreement of the resolution. There was discussion about a permanent recorded easement, an additional building, and compliance with the Ordinance. **Dr. Butler moved to approve the Expansion of Legal Non-Conforming Use – 436 Chancellor Road – Arbor Nature, conditional upon confirming recorded access easement to Hwy 462, seconded by Ms. Ferguson. The Commission Members voted unanimously in favor of the motion.**

New Business:

Expansion of Legal Non-Conforming Use – 98 Purrysburg Road – Lowcountry Guns and Range: Ms. Wagner read the Staff Report. There was discussion about concerns of allowing a manufacturing use that could permit making gun parts versus assembling the weapons. Alexander Rossi and Zach Zito, representatives for Lowcountry Guns and Range, came forward to explain why they want a manufacturing use added. Frank Rossi, father of Alexander Rossi, came forward to say that the footprint of the facility would have to be much larger to accommodate a manufacturing facility that makes gun parts. There was discussion about the different classes of gun ranges allowed through ATF. Mr. Zito said

that they are currently able to repair and clean firearms, they just cannot assemble a new weapon without the manufacturing use permitted. There was discussion about a new business coming in after and expanding upon the manufacturing use. Ms. Wagner said that they can stipulate that the use be expanded based upon the condition of allowing the applicant to assemble the weapons by hand only and that would be on record as the additional approval given. There was discussion about who would police this facility to ensure that the applicant is conforming with the conditional approval. Mr. Zito said that ATF audits them regularly and makes sure they are in compliance. There was discussion about County and ATF Guidelines. **Dr. Butler moved to approve the Expansion of Legal Non-Conforming Use – 98 Purrysburg Road – Lowcountry Guns and Range, with the condition that the Expansion be strictly limited to the assembly of firearms and firearm accessories, seconded by Ms. Ferguson. The Commission Members voted unanimously in favor of the motion.**

Zoning Map Amendment and Concept Plan Approval – Planned Development District – Jasper Telfair, Tax Map Numbers 037-00-02-014, 037-00-02-017, 037-00-02-018: Ms. Wagner read the Staff Report. Mark Barineau, of Jasper Telfair One, LLC, came forward to give a summary of what they been working on and what their plans are moving forward. Ms. Wagner said we have been working with the Applicants for several months and have eliminated some of the uses that would be allowed in General Commercial to make this a higher design. There was discussion about annexation into the City of Hardeeville, PDD regulations and current standards, open space, right turn lanes, surrounding zoning, residential uses in the area, buffer between this project and SCAD Equestrian Center, stormwater drainage, parking requirements and variance that was granted previously, architectural standards, and wetlands. Evan Bennett, Engineer, came forward to speak to mitigation of wetlands on site and approval by Army Corps of Engineers. **Mr. Jenkins moved to approve the Zoning Map Amendment and Concept Plan Approval – Planned Development District – Jasper Telfair, Tax Map Numbers 037-00-02-014, 037-00-02-017, 037-00-02-018, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion.**

Road Name Petition – Bunny Road: Ms. Wagner read the Staff Report. There was discussion about the name chosen for the road, the road maintenance agreement and covenants, and the possibility of this becoming a county-maintained road. **Dr. Butler moved to approve the Road Name Petition – Bunny Road, seconded by Ms. Ferguson. The Commission Members voted unanimously in favor of the motion.**

Discussion:

Proposed Zoning Map Amendment and Concept Plan Approval – Planned Development District – Daly Organics, Tax Map Number 038-00-08-044: Ms. Wagner read the Staff Report and shared an aerial view of the property. James and Madison Daly, of Daly Organics, came forward to share how their business operates and their plan for expanding upon their current brand. There was discussion about concern for commercial use in this residential area, zoning of adjacent properties, concept plan, type of transportation traffic, storage of product, amount of noise that will be generated, number of employees, and road maintenance.

Open Discussion: There was no discussion.

Adjourn: Mr. Jenkins moved to adjourn, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion. The meeting adjourned at approximately 8:22 p.m.

Respectfully Submitted,

Tara Hayes