

*Jasper County Planning Commission  
358 Third Avenue  
Ridgeland, SC 29936  
843-717-3650 phone  
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**Minutes of the September 10, 2024  
Regular Scheduled Meeting**

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

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

**Others Present:** See attached Sign-in Sheet

In accordance with the Freedom of Information Act the electronic and print media were notified. During periods of discussion and/or presentations minutes are typically condensed and paraphrased. The recorded version is available online at: <https://www.youtube.com/@jcmedia6537/streams>

**Call to Order:** Chairman Pinckney brought the meeting to order at approximately 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 Ms. Ferguson. The Commission Members voted unanimously in favor of the motion.

**Approval of August 13, 2024, Regular Scheduled Meeting Minutes:** Mr. Jenkins moved to approve the Minutes of August 13, 2024, seconded by Ms. Ferguson. The Commission Members voted unanimously in favor of the motion.

**New Business:**

**Expansion of Legal Non-Conforming Use – 436 Chancellor Road:** Ms. Wagner read the Staff Report and shared an aerial view of the property. Jordan Shedd, representative for Arbor Nature, came forward to explain the need for the addition of a shed in an effort to tidy up the property. There was discussion about why the property is non-conforming, if the shed will be enclosed, and the proximity to the neighboring landfill. Ms. Frazier, a neighboring property owner, came forward to comment on the dust and noise generated by the business starting at 6am and continuing throughout the day; she is not opposed to the addition of the shed but requested a fence or buffer be put up between her property and the road to the applicant's property to cut down on dust and noise. The Applicant came forward to explain the nature of the truck traffic and said they would be willing to work with the neighbors to come up with a solution to help with the dust and noise. There was discussion about expanding on the non-conforming use in the Euhaw Overlay District, hours of operation, and a secondary access road. **Dr. Butler moved to table the Expansion of Legal Non-Conforming Use – 436 Chancellor Road to next month pending further discussion between the business owner and the neighbors to reduce dust and noise on Chancellor Road and possibly divert traffic to a secondary driveway on Tax Map Number 083-00-03-050 if possible, seconded by Mr. Jenkins. The Commission Members voted unanimously in favor of the motion.**

**Zoning Map Amendment – Residential, Tax Map Number 029-00-02-100:** Ms. Wagner read the Staff Report and shared an aerial view of the property. There was discussion about why this property should be zoned Residential instead of Rural Preservation along with two similar adjacent properties due to non-conformity with the Rural Preservation Zoning District minimum lot width requirements. **Dr. Butler moved to approve the Zoning Map**

**Amendment – Residential, Tax Map Number 029-00-02-100, as well as Tax Map Numbers 029-00-02-099 and 029-00-02-095, seconded by Mr. Gramling. The Commission Members voted unanimously in favor of the motion.**

**Road Name Petition – Ibrahim Road:** Ms. Wagner read the Staff Report and shared an aerial view of the property. There was discussion about the number of structures on the property, address changes, and the private maintained easement. **Mr. Jenkins moved to approve the Road Name Petition – Ibrahim Road, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion.**

**Discussion:**

**Open Discussion:** There was discussion about the zoning of a Community Commercial area in Levy and the Levy Special Area Plan, impact on the community in relation to the port area, quorum for Planning Commission meetings and informing staff if you can't be present, the upcoming Public Hearing on September 19<sup>th</sup>, and a large exempt subdivision in the Grays area.

**Adjourn:** Mr. Jenkins moved to adjourn, seconded by Ms. Ferguson. The Commission Members voted unanimously in favor of the motion. The meeting adjourned at approximately 7:45 p.m.

Respectfully Submitted,

*Tara Hayes*

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Sign In Sheet

<u>Name</u>	<u>Business/Address</u>
<i>Jordan Shedd</i>	<i>Arbor Nature</i>
<i>Priscilla Fraser</i>	<del><i>Arbor Nature</i></del>