

*Jasper County Planning Commission
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**Minutes of the September 12, 2023
Regular Scheduled Meeting**

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

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

Others Present: Mr. Ebrahim Nadjji and Mr. Tommy Stanley

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 6:00 p.m.

Invocation & Pledge of Allegiance: Invocation and the Pledge of Allegiance was given by Dr. Bostick.

Approval of Agenda: Mr. Jenkins moved to amend the Agenda to remove item B under New Business, seconded by Dr. Bostick. The Commission Members voted unanimously in favor of the motion. Ms. Wagner explained the reason for removal of agenda item B and the area covered by the moratorium.

Approval of August 8, 2023, Regular Scheduled Meeting Minutes: Mr. Waite moved to approve the Minutes of August 8, 2023, seconded by Dr. Bostick. The Commission Members voted in favor of the motion.

Old Business:

Major Subdivision - Conceptual Plan Review - Tillman Subdivision: Ms. Wagner read the staff report and showed the updated site plan. Mr. Nadjji of Empire Engineering addressed the Commission. There was discussion about subdividing land and allowed uses for rental property. A Natural buffer was recommended on the eastern side of the property. Mr. Nadjji clarified the details of the walking path as well as drainage/septic system approval and design. Ms. Wagner explained the ordinance for subdivisions and read the proposed rental agreement. There was discussion about trash removal, as well as property and road maintenance. **Mr. Waite moved to approve the Conceptual Plan for Tillman Subdivision, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion.**

New Business:

Major Subdivision - Final Plat Approval - Oyster Park: Ms. Wagner read the Staff Report and went over the remaining documents included. Mr. Tommy Stanley addressed the Commission. There was discussion of wetlands, stormwater, and drainage runoff. Mr. Stanley explained the contour elevation map and said he doesn't think there is a concern about wetlands or runoff. There was discussion about community concerns, lot sizes and shapes, and manufactured

homes. **Dr. Bostick moved to approve the Final Plat for Oyster Park subdivision, seconded by Mr. Jenkins. The Commission Members voted in favor of the motion aside from Mr. Waite, who opposed the motion.**

Road Name Petition - Alex Beaton Road: Ms. Wagner said she was expecting the signatures and phone numbers of the property owners in the office by 5 pm but did not receive them. **Dr. Bostick moved to approve the Road Name Petition - Alex Beaton Road, pending signatures and phone numbers being received by the DSR, seconded by Mr. Waite.** Dr. Butler asked if the road was currently named, Ms. Wagner said it was not. **The Commission Members voted unanimously in favor of the motion.**

Open Discussion:

Dr. Bostick said that there are many people in the county doing things without permission. Ms. Wagner said the County hired a new Code Enforcement Officer and the EMS Director said another Officer would be hired soon.

Chairman Pinckney discussed infrastructure and said that Councilman Kemp suggested having a meeting with BJWSA. Ms. Wagner said she has met with BJWSA and has invited them to come and give a presentation at one of the upcoming Planning Commission Meetings. She said BJWSA has also been identified as a stakeholder for the Comprehensive Plan Update. Chairman Pinckney discussed dialogue with Beaufort County so that our planning is not so different in areas that are adjacent.

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 7:25 p.m.

Respectfully Submitted,

Tara Hayes