



JASPER COUNTY COUNCIL

Workshop and COUNCIL MEETING

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

June 6, 2022

Minutes

Budget Workshop

- **Kimberly Burgess Budget Status Update**

Ms. Burgess was present to give Council a Budget status update. She noted that they had received a notice of a 1% increase on the appraised values from the Assessor, so Ms. Burgess had recalculated the roll back millage. She also noted that the uncollectable taxes were also added. She also discussed the overall decrease in revenue. Ms. Burgess noted that the worker's compensation rates would remain the same resulting in a decrease to the expenditure. Ms. Burgess also noted there was a cost of living increase included in the budget. She discussed the changes to Fire and Rescue and other changes that had occurred between the first reading of the ordinance and the second reading of the ordinance.

- **Lila Resh – Jasper County Council on Aging**

Ms. Resh and Mr. Tom Rodchester were present to discuss this request. They noted that their purpose was to bring awareness to what the Jasper County Council on Aging does for the County and the community. They provided an overview of the services provided and noted that that all 3 centers are currently open and operating again. They noted their needs for the program for the upcoming year and requested funding for this fiscal year. Mr. Rodchester and Ms. Resh discussed with Council issues such as how the names of people in need are obtained, the number of staff and volunteers and upcoming events. Councilman Sauls thanked Mr. Rodchester for serving the organization.

- **Henry Criss / MaryLou Frazoni – Palmetto Breeze**

Mr. Criss was present to discuss this request. He provided an overview of Palmetto Breeze and its services to the County. They gave a transit overview, the routes, the service area and the program. They discussed the established stops and the fare costs. They also discussed the rural revenue summary and their funding request for this upcoming fiscal year.

- **Judith Birchenough – Coastal Empire Mental Health**

Ms. Angie Sally, Mr. Wright, Christy Jenks was present to discuss this request. Thanked Council for all of the support they have given over the years. She noted that the Coastal Empire Mental Health Center is the local outpatient comprehensive mental health center. She said they serve the Jasper, Beaufort, Allendale, Hampton and Colleton Counties. She noted the mission of their organization. She discussed the service provided to the area and discussed the community collaboration. The admissions for FY2021 were discussed noting that the numbers had went down due to COVID, but that the center did stay open. She said in FY2021 admissions had went down, but that the number of contacts with individuals in this community increased. She noted that in FY2021 5,998 services had been provided; in FY2020 5,851 services were provided and in FY2019 that 6,019 services had been provided.

She discussed population growth and the increase in mental health demand. She said they were seeking assistance in funding due to the increased need within the area. She said they are struggling to staff the centers and noted that they are not fully funded. She mentioned that they are funded only 40% to 50% and the rest must be provided. Vice Chairman Dr. Brantley asked if they assist patients with housing needs. She noted that they do provide assistance and funding. They also discussed the funding they were requesting from the County for this fiscal year.

- **Dr. Panu – University of South Carolina – Beaufort**

Dr. Panu introduced Beth Patrick, Chief Financial Officer and they presented this request to Council. Dr. Panu thanked Council for hearing their request and thanked Councilman Kemp for coming to their meetings. They noted that they had taken a major hit with COVID in 2020 and discussed the FY2021. They also discussed the need for support and the shift in funding revenues for public universities. They discussed enrollment for the college and their partnership with the Jasper County School District. They discussed some of their programs and that coming soon they would have the Math Camp 2022 for a 10 day two week program. It was noted that Jasper County had provided support steadily from 2016-2022 for the University and discussed the funding that they were requesting from the County for this fiscal year.

- **Bluffton / Jasper Volunteers in Medicine**

Their representative commended the Council on how dedicated the Council is to the Citizens and the County. She was present to address the request for the Bluffton/ Jasper Volunteers in Medicine. She noted that this is a true and free clinic for these areas. She noted for example that blood tests, imaging services and cardiology services are provided. She noted that they stock diabetic medication and have an onsite pharmacy. She noted that they are located at 11332 N. Jacob Smart Blvd and said there are many people that need their services. She noted that their location was small, and they had outgrown it so they are looking for a new space. She said she hoped that they could continue to receive the support from the County Council. She gave the website address for Council to review a video that they have at BJVIM.org. Councilman Kemp said he would like to see their new site in Jasper County when they relocate.

- **Dr. Richard Gough – TCL Technical College of the Lowcountry**

Dr. Richard Gough was present to address this request for TCL. He passed out the 2022 state of the college booklet and noted that they are accessible with five campuses. He noted that they have Open Access and are an open enrollment college and stated that no one is turned away. He discussed the tuition rates and mentioned that the last two semesters that the tuition had been free. He also noted that they hoped to have free tuition again in the Fall. He noted that Vice Chairman Dr. Brantley was the County Liaison and that he had been very helpful. He said the Allied Health Program was going strong and that Jasper County enrollment was up by 42%. He noted that dual enrollment was up significantly and that they continue to work with Dr. Anderson on this program. He also stated that dual enrollment is free to the students. He discussed additional information regarding the college and what they were doing in the County. He also discussed the financial request they were making of the Council for support this fiscal year.

- **James Williams – Beaufort / Jasper EOC**

Mr. James Williams was present to address this request for the Beaufort / Jasper EOC. He thanked Council for their ongoing partnership with the EOC, and noted that they continue to act as an advocate for all of those in need. He noted that they work with senior adults ,work with transportation, medical benefits, and education for citizens within the County. He noted the 18.4% of the population in Jasper County lives in poverty at \$27,400

household income. He stated that we can help the economic development of this county by supporting these households. He discussed the financial support request that they were making of the Council for support this fiscal year.

- **Carolyn Fortson – AHJ Regional Library**

Carolyn Fortson was present to address this request for the AHJ Regional Library. She noted that they work with Allendale, Hampton and Jasper Counties and that the pandemic had put quite a wrench in their work with all three counties. She noted that people are checking out eBooks online and that people stay in the parking lot of their locations to use the Wi-Fi. She said she is still learning the three-county budget as she has only been on board for four months and that she would like to come back at another time and let Council know how they function through all three of the counties. She thanked them for the funding for the Hardeeville and the Pratt libraries and noted that the state support is contingent upon having local funding. She said if all three County Administrators do not sign off on the local funding they will not be able to get any state funding. She discussed the renovations for the Pratt library and mentioned how grateful they are for whatever Jasper County can do to assist them with funding. Mr. Fulghum mentioned that Council had a discussion about the use of the ARPA and the Pratt Library is the last one to be renovated.

Council Meeting:

Officials Present: Chairwoman Barbara B. Clark (via ZOOM), 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, Dale Terry, and Videographer Jonathan Dunham.

Vice Chairman Dr. Brantley called the meeting to order at 4:50PM. The information below was read for the executive session.

The Executive Session began at the conclusion of the Workshop by a motion from Councilman Sauls and a second by Councilman Adkins. The motion was unanimously approved.

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 – [Elected Officials Salaries](#)**
- (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 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; Aircraft Constructor Inc.; The Baird Audit Group, LLC](#)**

(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 – Prospect Update; Chelsea South; CSP Development; Center Point; Bailey Park PDD; Jasper Ocean Terminal

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:

Motion to approve: Councilman Sauls

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

Motions from Executive Session:

Motion to authorize the Administrator to request the Tischler Bise Group to perform a fiscal analysis of the Chelsea South Project to determine the fiscal costs and benefits of the Development, with such costs of the analysis to be the responsibility of the Developer:

Councilman Sauls

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

Motion to move to have the Administrator to work with the Open Land Trust to form a stake holders' group requested by The Open Land Trust, whose purpose will be to determine specific areas for not only development but also conservation in the Broad River Area and this was requested by the Open Land Trust. He also noted that the group to report should report back to the County within 90 days with their findings: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

Motion to extend the audit contract for \$15,000 for this fiscal year: Councilman Sauls

Second: Vice Chairman Dr. Brantley

Vote: Unanimous

The motion passed.

Vice Chairman Dr. Brantley 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.*

The Pledge of Allegiance was led by Councilman Kemp and Councilman Sauls gave the invocation.

Approval of Agenda:

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

Approval of the minutes of April 4, 2022; April 13, 2022, and April 27, 2022

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Discussion: Councilman Kemp noted for a correction to the minutes that he was absent at the 04.13.2022 meeting.

Vote: Unanimous

The motion passed.

Presentation and Proclamations: There were no none for this meeting.

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 per person and total public input will be limited to 30 minutes.

Resolutions:

A: [Kimberly Burgess](#) - Resolution [#R-2022-13](#) authorizing the award of funds for requests of Local Accommodations and Hospitality Taxes.

Ms. Burgess was present to discuss this request. Ms. Burgess gave an overview of the resolution that was being requested for the authorization of the award of funds for the requests of Local Accommodations and Hospitality Taxes. Ms. Burgess noted that annually staff prepares an estimate of the local accommodations (A-Tax) and hospitality (H-Tax) taxes anticipated to be received in the succeeding fiscal year. The anticipated proceeds are estimated to be \$800,000 for FY22-23. This amount was calculated based on the YTD A-Tax and H-Tax receipts as of April 29 annualized through June 30. Each year Council approves the allocation of local accommodations (A-Tax) and hospitality (H-Tax) tax funds to organizations that have requested funds and use the funds to promote tourism within the unincorporated portions of Jasper County. The organizations that have requested local A-Tax and H-Tax funds for fiscal year 2022- 2023 are provided on the attached list. Also, included on the list are amounts allocated to Jasper County to pay the airport construction loan, to make improvements to Exit 33 on Interstate 95, and to pay the electric bill associated with the Exit 33 on Interstate 95 lights. She noted that the staff recommendation was that the County Council approve the allocation as provided.

Councilman Sauls recused himself from the vote on this item.

Motion to approve: Chairwoman Clark

Second: Councilman Adkins

Vote: All votes were yes except Councilman Kemp who voted no. *Also, as noted above Councilman Sauls recused himself from the vote.*

The motion passed.

B: Kimberly Burgess – Resolution #R-2022-14 authorizing the funding of State Accommodations Tax Requests.

Ms. Burgess was present to discuss this request. Ms. Burgess gave an overview of the resolution that was being requested. The Jasper County Accommodations Tax Advisory Committee met on May 2, 2022, to review the requests made by local organizations for State Accommodations Tax funds. The committee's recommendations were provided to Council as well as the draft minutes of the meeting and the information submitted by each organization making a request. The final approved minutes of the May 5, 2021, Accommodations Advisory Tax Committee were also attached. Ms. Burgess noted that the staff recommends that the County Council award the allocation of State Accommodations Tax funds as recommended by the Accommodations Tax Advisory Committee on May 2, 2022.

Councilman Sauls recused himself from the vote on this item.

Motion to approve: Councilman Adkins

Second: Chairwoman Clark

Vote: Unanimous

As noted above, Councilman Sauls recused himself from the vote.

The motion passed.

Ordinances:

A: Lawrence Flynn – Consideration of the 3rd reading of Ordinance #O-2022-10 to amend the Center Point Development Agreement pursuant to the South Carolina Local Government Development Agreement Act by making provisions to include additional tracts of land, extending the term and matters related thereto 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 as amended.

Mr. Tedder was present to address this item said he was speaking on behalf of the applicant. He noted that in the package were amendments to the ordinance from the 2nd reading. He noted that this ordinance was to amend the Center Point Development Agreement pursuant to the South Carolina Local Government Development Agreement Act by making provisions to include additional tracts of land, extending the term and matters related thereto.

Motion to approve the amended ordinance and the Development Agreement as presented in the packet: Councilman Sauls

Second: Vice Chairman Dr. Brantley

Vote: Unanimous

The motion passed.

B: Lisa Wagner – Consideration of the 3rd reading of Ordinance #O-2022-09 to amend the Center Point Planned Development District to add two tracts of land consisting of approximately 57.75 acres, bearing Jasper County Tax Map Numbers 081-00-03-030 and 081-00-03-031, to make certain text amendments, concept plan revisions, and matters related Thereto.

Ms. Wagner was present to address this request. She said the applicant had submitted a request for a Planned Development District (PDD) zoning designation for the purpose of adding two properties to the Center Point PDD. Included with the Zoning Map Amendment application is an amendment to the Center Point PDD, DA, and Concept Plan. The subject properties are located to the rear of the Center Point PDD and are surrounded on three sides by the existing PDD. One of the parcels is zoned Residential and consist of 16 acres. The other parcel is zoned Rural Preservation and consists of 41.75 acres. Both properties are undeveloped and only have access through the PDD. The Center Point PDD was approved by Jasper County Council on August 14, 2008 and is located along N. Okatie Highway (Highway 170) between the intersection of Highway 462 and Snake Road. The only development that has taken place within the Center Point PDD is the John Paul II Catholic School and Caroline's Cottage. The subject parcels were not originally included in the PDD because they were intended for the school site; however, the school decided to build on the western portion of the Center Point PDD.

The Concept Map shows the two parcels as Phase IA and Phase IB. Each parcel will be designated as Mixed Use Residential and will include a density of 12 dwelling units per gross acre for multi-family, 8 dwelling units per gross acre for single-family attached, and 3 dwelling units per gross acre for single-family detached, so the density per acre will remain the same as the previously approved density for the Center Point PDD.

Ms. Wagner noted that according to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as "Rural Conservation." Rural Conservation seeks to protect and promote the character of Jasper County that largely exists today outside of the municipalities. In these areas, new development should be thoughtfully placed within the existing landscape.

Adjacent parcels are zoned Planned Development District on the east, south, and west, and Rural Preservation to the north. Adjacent land uses are vacant, with a 24-hour hospice facility nearby. The subject parcels will be served by a private road through the Center Point PDD. The private road will have direct access to Highway 170, which is a four-lane state maintained highway classified as an arterial road.

Ms. Wagner stated that the PDD application is supported by the Comprehensive Plan; as such, Planning Commission recommends approval of the PDD designation, and the amendment of the Center Point PDD, DA and the Concept Plan.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

C: Lisa Wagner – Public Hearing and consideration of the 2nd reading of Ordinance #O-2022-16 to adopt Planned Development District (PDD) Zoning for a tract of land consisting of approximately 38.84 acres, bearing Jasper County Tax Map Number 041-00-03-030, located along Highway 278, approximately 2 miles east of I-95, Exit 8, and known as CSP Development PDD.

Ms. Wagner was present to address this request. She noted that this was a public hearing and the second reading of the ordinance to adopt Planned Development District (PDD) Zoning for a tract of land consisting of approximately 38.84 acres, bearing Jasper County Tax Map Number 041-00-03-030, located along Highway 278, approximately 2 miles east of I-95, Exit

8, and known as CSP Development PDD. Ms. Wagner reviewed the attached staff report for the Council and for the public (Attachment A).

Chairwoman Barbara B. Clark opened the public hearing but there were no public comments, so the public hearing was closed. Ms. Wagner noted that no public hearing comments had been received and that this was the second public hearing. Councilman Kemp discussed the traffic issues at this location and suggested that Council ask the developer for a feeder road to eliminate some of the traffic issues.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

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

The motion passed.

D: David Tedder – Public Hearing and consideration the 2nd reading of Ordinance #O-2022-14 approving a Development Agreement for (CSP) Conduit Street Partners Development 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 was present to address and review this request with Council. Mr. Tedder noted that this was a public hearing for this item. He noted that this was the 2nd reading of this ordinance and that there had been extensive changes from the first to the second reading. He noted that there was a clarification and simplification of the fee schedule and that the term was 5 years. Chairwoman Clark opened the public hearing for this item. There were no public comments, so the public hearing was closed.

Mr. Tedder noted that there would be a second public hearing on 06.27.2022 on this item.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

E: Lisa Wagner – 3rd Reading of Ordinance #O-2022-12 to amend the Official Zoning Map of Jasper County so as to transfer two (2) properties located along Church Road, bearing Jasper County Tax Map Numbers 029-39-07-014 and 029-39-07-015 from the Residential Zone to the Community Commercial Zone on the Jasper County Official Zoning Map.

Ms. Wagner was present to address and review this request with Council. She noted that the subject properties consisted of 0.06 and .11 acres and are both located along Church Road. She said the applicant had requested a Zoning Map Amendment to have the properties designated as Community Commercial (CC). She noted that both properties are currently zoned Residential and undeveloped. She stated that the applicant would like to have the properties rezoned to Community Commercial to allow for a restaurant for takeout only. She mentioned that according to the 2018 Jasper County Comprehensive Plan, the future land use plan 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 adjacent parcels are zoned Residential. the city limits of Hardeeville are nearby but are not contiguous to the subject property. Adjacent land uses a residential with some commercial nearby. The subject properties are accessed by an unnamed county-maintained road. The Planning Commission recommends approval of the request to have the property designated as community commercial.

Motion to approve: Councilman Sauls

Second: Councilman Kemp

Discussion: Councilman Kemp noted that on these two lots he could not see a Take-Out Restaurant being there. He noted that he did not think this was a viable idea because there are 5 to 6 houses back there and that he did not think that this should be done.

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

The motion passed.

F: Lisa Wagner – Public Hearing Only of an Ordinance to adopt Planned Development District (PDD) Zoning for a tract of land consisting of approximately 291.7 acres, bearing Jasper County Tax Map Number 081-00-02-008, located along Snake Road, northwest of the intersection of Snake Road and Highway 170, and known as Chelsea South PDD.

This item was for public hearing only. Ms. Wagner noted that she had received 14 written public comments, but that some of those persons were here to speak in person instead. Chairwoman Clark opened the floor for public comments on this public hearing.

Dr. Chris Marsh – Dr. Marsh of the Lowcountry Institute shared his thoughts and concerns against this project.

Ms. Ann Horry – She spoke of her concerns and disapproval of this project.

Ms. Connie Horton – She spoke of her concerns and disapproval of this project.

Ashley Rhodes – Ms. Rhodes of the Open Land Trust spoke of concerns for this project. She said that at the first public hearing they recommended two action items to Council. To have staff complete a complete an analysis of if and how this project pays for itself. To also have the County form a landowner task force group of this Broadriver Corridor. She thanked Council for moving on this.

Janet Horry Shonkoff - She noted she moved to Beaufort County 4 years ago. She expressed her concerns and disapproval of this project. She said she is a member the Chelsea South Concerned Citizens Group. She said a member wrote a letter to Ms. Wagner and that he had provided a letter to their group and asked that Ms. Wagner read a letter from Mr. Will Cook.

Mr. Will Cook - Ms. Wagner read a letter from a member of the Chelsea South Concerned Citizens Group as requested by Ms. Shonkoff. Ms. Wagner read that Mr. Will Cook of 34A Molly Oaks Lane had written which noted his disapproval and rejection of the project.

Patrick Parkinson abstained from speaking before Council on this project after signing up to speak.

Ann Cullen – She spoke of her concerns and disapproval for this project.

Grant McClure – Mr. McClure who is a representative of the Coastal Conservation League and noted that he was here to request denial of this project.

Caylor Rominos – Mr. Rominos read some questions and comments that were being spoken on behalf of **Mr. Jerry Stokes**. He noted that Mr. Stokes was a neighbor owner who owned 300 acres adjacent to Chelsea South.

John Allen – Mr. Allen of 60 Red Bluff Rd in Okatie noted his disapproval of this request and asked not to rezone this property.

Dr. Rob McBrayer - He discussed the Snake Road traffic and the water quality. He noted his disapproval of this project and said that he stood against the project.

For additional information on this public hearing, this can be found at https://www.youtube.com/channel/UCBmlqX05cKAsHm_ggXCJIA

There was no motion necessary, and no vote taken since this was a public hearing only.

G: David Tedder – Public Hearing Only of an Ordinance approving a Development Agreement for Chelsea Plantation LLC 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.

Chairwoman Clark opened the public hearing but there were no public comments, so the public hearing was closed. There was no motion necessary, and no vote taken since this was a public hearing only. Mr. Tedder noted that the next public hearing would be held on 06.27.2022.

H: Kimberly Burgess – Public Hearing and 2nd Reading of Ordinance [#O-2022-17](#) to provide for the levy of tax for public purposes in Jasper County for the fiscal year beginning July 1st, 2022 and ending June 30th 2023 and to make appropriations for said purposes; to adopt and approve the Jasper County capital and operations budget for fiscal year 2022-2023, to make such amendments to the 2021-2022 capital and operational budget to recognize and ratify transfer as authorized by section 7 of that budget ordinance, and other matters related thereto; to adopt and approve the Jasper County School District capital and operations budget for fiscal year 2022-2023; to provide for the levy of taxation for fiscal year 2022-2023; to limit the disbursements by the county treasurer to those appropriated by law; to provide that expenditures not exceed appropriations; to authorize tax anticipation notes; to make authorization of certain transfers; to provide for continuing appropriations for subsequent years; to require certain agencies and departments to file accountings; to require the treasurer to sign general fund checks; to provide special rules for travel and training disbursements; to provide for travel reimbursements; to provide compliance with act no. 317 of 1990; to provide certain benefits to council members; to provide for county commission and committee stipends; to provide for jury mileage; to adopt property values; and to provide for effective date of this ordinance.

Ms. Burgess was present to discuss, review and present this request. Chief Wells was also present to discuss some of the information for the Emergency Services Department. He said the 2022 numbers were only for the first quarter and as of now they were over 2400 calls to date. He provided a current ambulance map for Council and discussed the Tarboro Fire Station. Mr. Fulghum noted that this information was due to Council's request as to the number of Firefighters and a medic unit in the area was also discussed. Ms. Burgess reviewed the fee schedule and other areas with Council.

Motion to approve: Councilman Adkins

Second: Vice Chairman Dr. Brantley

Vote: Unanimous

The motion passed.

I: Lisa Wagner – Consideration of the 1st reading of an Ordinance to amend the Official Zoning Map of Jasper County so as to transfer a property located at 9606 Speedway Boulevard, bearing Jasper County Tax Map Number 039-00-06-002 from the Community Commercial Zone and the Rural Preservation Zone to the General Commercial Zone on the Jasper County Official Zoning Map.

Ms. Wagner was present to address this request. She noted that the subject property consisted of 33.4 acres and is located at 9606 Speedway Boulevard. The applicant has requested a Zoning Map Amendment to have the property designated as General Commercial (GC). The property is currently split zoned Community Commercial (CC) and Rural Preservation (RP). The applicant would like to develop a warehousing and transportation (distribution) establishment at this location. The property is currently vacant but was previously used as a salvage yard for selling auto parts. She mentioned that according to the 2018 Jasper County Comprehensive Plan, the future land use plan 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 adjacent parcels are zoned Community Commercial, Rural Preservation and Residential. The city limits of Hardeeville are nearby, but is not immediately adjacent to the property, so annexation is not a possibility. The adjacent land uses are commercial and are vacant. The subject property is accessed by Speedway Boulevard which is a four-lane divided highway, classified as a major thoroughfare. Ms. Wagner stated that from a land use perspective, staff recommends approval of the request to have the property designated as General Commercial.

Motion to approve: Councilman Adkins

Second: Councilman Sauls

Vote: Unanimous

The motion passed.

J: David Tedder – Consideration of the 1st reading of an Ordinance to amend Chapter 27 of the County Code of Ordinances (Fees) to Authorize and Set Fees and Costs for the Coroner’s Office and Matters Related Thereto.

Mr. David Tedder was present to discuss and address this request with Council. Mr. Tedder noted that upon research it was found that no ordinance existed adopting fees for the Coroner’s Office. It was noted that staff recommends approval of the first reading of this ordinance.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

There was no New Business or Old Business for this meeting.

Council Members Comments

Councilman Kemp:

Councilman Kemp noted that 78 years ago today, that 21-year old's were in Normandy. He also mentioned that he had went to the Robertville Headstart Funday.

Councilman Adkins:

Councilman Adkins said he wanted to honor Christ for our days. Thanked the Headstart and EOC. He noted that the EOC had over 400 people for their event.

Councilman Sauls:

Councilman Sauls noted that good things are happing at the SouthernCarolina Alliance. He mentioned the Jasper County Chamber Beach Music Concert that was upcoming and noted that there were usually about 500 people in attendance.

Chairwoman Clark:

Chairwoman Clark asked blessings over everyone and to have good days ahead. She said she would see everyone upon her return to South Carolina.

Vice Chairman Dr. Brantley:

Vice Chairman Dr. Brantley said he had attended the homegoing service of one of our former Sheriff's and was pleased for the representation of the County.

Administrator's Report:

Mr. Fulghum noted that there are several IGA's in the works, that he would like to mention briefly.

Mr. Fulghum mentioned that one was the Regional Planning Grant with the Lowcountry Council of Governments. The LCOG is submitting their annual CDBG Regional Planning Grant application. The grant (\$50,000) allows LCOG to assist localities in preforming their annual needs assessments and to conduct project development meetings when needs arise. Hampton County continues to serve as the lead applicant, however, LCOG is required to get grant certifications executed by all four counties. He noted that we were renewing this CDBG Grant and it has been executed.

Mr. Fulghum said the next IGA he mentioned was the IGA with the City of Hardeeville regarding Fire Protection and Emergency Services. Mr. Fulghum noted that he wanted to thank Chief Wells for the way it was executed.

Mr. Fulghum said the next was an IGA with Ridgeland Fire Contract with the Town of Ridgeland which would come before Council at the next Council Meeting.

Mr. Fulghum also noted that County Staff had met last week with the Beaufort County Staff.

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

Adjourn:

Motion to adjourn: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

The meeting adjourned at 7:50PM.

Respectfully submitted:



Wanda H. Simmons
Clerk to Council



Barbara B. Clark
Chairwoman

Attachment "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@jaspercounty.sc.gov

Jasper County Council Staff Report

Meeting Date:	June 6, 2022
Project:	Zoning Map Amendment and Concept Plan – Planned Development District – CSP Development
Applicant:	Peter Zadoretzky, Co-Manager, Conduit Street Partners
Tax Map Number:	041-00-03-030
Submitted For:	Public Hearing and 2 nd Reading
Recommendation:	Planning Commission reviewed this application at their March 8, 2022 Meeting and recommended approval of Planned Development District zoning designation and Concept Plan

Description: The Applicant has submitted a request for a Planned Development District (PDD) zoning designation, which will be known as CSP Development PDD. Included with the Zoning Map Amendment application is a PDD document and Concept Plan. The project site consists of 38.8 acres and is located along Independence Boulevard (Highway 278) between Brickyard Road and Hilton Head Lakes. 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:** According to the 2018 Jasper County 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.

- **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	PDD	City of Hardeeville
South	Vacant and Margaritaville	PDD	City of Hardeeville
West	Residential	Residential	Jasper County
East	Prime Storage Vacant and Hilton Head Lakes	General Commercial PDD	City of Hardeeville City of Hardeeville

Figure 1.



- **Traffic and Access:** The subject property is accessed by Independence Boulevard, which is a four-lane state maintained highway, classified as an arterial road.

CSP Development’s Concept Plan illustrates the general layout, the arrangement of land uses, and access points. A Master Plan will be submitted separately and will provide additional information regarding the layout of the development.

The proposed PDD will establish the following:

- **Access Points** – three full access points, two on Independence Boulevard and one on Brickyard Road.
- **Allowed Land Uses** – single-family residential and amenities, such as, a clubhouse, swimming pool, mail kiosks, playground, fields, trails, etc.
- **Density** – 275 Residential Units for rent and amenities to support the communities.

- **Open Space** – 10% open space
- **Setbacks and Buffers** – 50’ buffers will be provided along the western boundary line and Independence Boulevard (Highway 278) and 20’ buffer around the remaining perimeter. No internal setbacks are proposed; however, the International Fire Code will be met. This community is located on one lot that will not be subdivided. Some of the single-family products may consist of cottages, townhouses, patio homes and villas.
- **Landscaping Standards** – will meet or exceed the County’s requirements.

The CSP 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 except for a full traffic study. However, a traffic narrative, including trip generations and trip distribution, has been included in Exhibit Q.

Public Notice: Notices have been sent to all adjacent property owners, notifying them of the Applicant’s request to have the properties designated as PDD and providing them with an opportunity to comment. In addition, two (2) Zoning Application signs have been placed along Independence Boulevard.

Planning Commission Recommendation: The PDD application is supported by the Comprehensive Plan; as such, Planning Commission recommends approval of the PDD zoning designation, the PDD document, and the Concept Plan with the following conditions.

- A Traffic Impact Analysis must be provided prior to or at time of Master Plan application submittal.

Attachments:

1. Ordinance adopting the PDD zoning designation
2. Application by the applicant
3. PDD Document and Concept Plan
4. Concept Plan with Buffer along Highway 278
5. Concept Plan Exhibit with Open Space and Stormwater
6. Phase II Archeological Report