

*Jasper County Planning Commission  
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**Minutes of the January 10, 2023  
Regular Scheduled Meeting**

**Members Present:** Chairman, Mr. Alex Pinckney; Vice-Chairman, Mr. Randy Waite; Dr. Earl Bostick; Dr. Debora Butler; Ms. Sharon Ferguson; Mr. Thomas Jenkins; and Mr. Art Rothenberg

**Staff Present:** Ms. Lisa Wagner and Ms. Bonnie Lawson

**Others Present:** Mr. Evan Bennett and Mr. Preston Andrews

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 6:00 p.m.

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

**Approval of Agenda:** Mr. Rothenberg motioned to approve the Agenda as published, seconded by Mr. Jenkins. The Commission Members voted unanimously in favor of the motion.

**Election of Chairman:** Chairman Pinckney turned the floor over to Ms. Wagner. Ms. Wagner asked for nominations for Chairman. Dr. Bostick nominated Mr. Alex Pinckney as Chairman, seconded by Mr. Jenkins. There were no other nominations. The Commission Members voted unanimously in favor of the motion. Ms. Wagner turned the floor back over to Chairman Pinckney.

**Election of Vice-Chairman:** Mr. Jenkins nominated Mr. Randy Waite as Vice-Chairman, seconded by Mr. Rothenberg. There were no other nominations. The Commission Members voted unanimously in favor of the motion.

**Election of Secretary:** Mr. Waite nominated Ms. Lisa Wagner as Secretary, seconded by Mr. Rothenberg. There were no other nominations. The Commission Members voted unanimously in favor of the motion.

**Appointment of a Representative to the Cypress Ridge Review Committee:** Mr. Jenkins nominated Vice-Chairman Randy Waite as Representative to the Cypress Ridge Review Committee, seconded by Ms. Ferguson. There was no other nomination. The Commission Members voted unanimously in favor of the motion.

**Zoning Text and Zoning Map Amendment – Article 8:8 Gateway Corridor Overlay District (GCOD):** Ms. Wagner said at last month’s Planning Commission Meeting, an application was received and reviewed to change the zoning of a property located at the intersection of Alligator Aly and Off Ramp Road. After some discussion, it was decided that extending the Gateway Corridor Overlay District (GCOD) to include the subject property may be a better alternative than re-zoning the property. She said the GCOD allows additional uses that are found in the General Commercial Zoning District, while prohibiting uses that have been identified as inappropriate for the Gateway Corridor. The GCOD also requires additional design standards, which are intended to protect the character and appearance of the entrance into Jasper County. The proposed ordinance would adopt the GCOD Map and amend Article 8:8.2, of the Jasper County Zoning Ordinance, *Gateway Corridor Overlay District*, to include a description identifying Highway 17, beginning at the intersection of Strain Place and ending at the intersection of Alligator Aly as designated on the Gateway Corridor Overlay District Map as the area applicable to the GCOD standards. She said staff recommends approval of the zoning text and zoning map amendment.

Mr. Waite asked if this amendment would impact the properties to the south that are zoned Community Commercial. Ms. Wagner said it would not impact those properties. She said there are four properties along Off Ramp Road. She said amending the GCOD would capture the property at the intersection of Off Ramp Road and Alligator Aly. She said it is possible the second property would be included since it is within 500’ of the intersection. She said the third property is currently being developed as a small used car lot and the fourth property is a recreational pond owned by several men, so there are no other properties to be developed aside from the first and second property.

**Mr. Waite motioned to forward a favorable recommendation to County Council to amend the zoning text and zoning map amendment for the Gateway Corridor Overlay District (GCOD), Article 8:8 of the Jasper County Zoning Ordinance. Ms. Ferguson seconded the motion. The Commission Members voted unanimously in favor of the motion.**

**Road Name Petition – Lopez Court:** The applicant is requesting that a new road be named Lopez Court. The subject road will serve 15 duplex buildings. The road will be privately maintained and is being constructed as part of a major site plan approval. Emergency Services has reviewed the application for phonetic conflict and duplication of other road names. No conflicts were found. The proposed road name and application meets the requirements and the intent of the Jasper County Code of Ordinances, Section 25-126, *New Road Names*.

Mr. Waite asked if this was a subdivision that was previously approved. Ms. Wagner said this is not a subdivision, it involves one property and is considered a major commercial site plan because it will be a rental property. Mr. Waite said it looks like duplexes and he asked if it is zoned Commercial. Ms. Wagner said it is zoned residential, which allows duplexes. She said as part of the site plan review, the applicant was required to get a stormwater and land disturbance permit from the State, an encroachment permit from SCDOT, approval from BJWSA, and comply with the County Ordinances. Thomas & Hutton reviewed the plans for Jasper County. She said if the property owner ever comes back and wants to subdivide the property, they will need to come to the Planning Commission for subdivision review and approval.

**Mr. Jenkins motioned to grant approval of a new road to be named Lopez Court, seconded by Mr. Waite. The Commission Members voted unanimously in favor of the motion.**

**Open Discussion:** Mr. Jenkins asked what is the status of naming all the roads, including cemetery roads. Ms. Wagner said EMS has a process for naming roads, which anyone can apply for. She said according to EMS all of the roads are named with the exception of some driveways or easements. Mr. Jenkins said he thinks the problem is getting the road name signs posted on the roads and he asked who is responsible for putting up the road name signs. Ms. Wagner said EMS orders the sign and Public Works puts up the sign. She said there has always been a problem with the road name signs being stolen and more recently there have been issues with the supply chain.

Mr. Jenkins asked about the Code Enforcement Officer. Ms. Wagner said the County hired David Murphy as the Code Enforcement Officer. She said he was planning to give the Commission an update two months ago, but due to Planning Commission's Agenda, which included several projects, she and Chairman Pinckney didn't feel it was the right time. She said she has not reached back out to him to schedule a new time for him to update the Commissioners.

Mr. Jenkins asked if anyone from the County is working with SCDOT to get grant funds through the infrastructure bill passed by the Federal Government. Ms. Wagner said Jasper County has applied for an infrastructure grant for a county wide drainage study. She said the County in conjunction with the City of Hardeeville and the Town of Ridgeland are working with a consultant to identify road improvement projects and/or future roads. She said the list of projects will be used to apply for funding through available grants.

Mr. Waite asked about the impact fees and where Jasper County is with that. Ms. Wagner said she expects that project will be coming to the Planning Commission within the next couple of months.

Dr. Bostick asked if the Planning Commission will receive the annual reports for 2022 at next month's meeting. Ms. Wagner said staff will do their best to have the reports ready at next month's meeting, but if not next month, the month after. Dr. Bostick asked if there is any activity going on at Bee Green. He said it would be nice to get a report on the activity at the Cypress Ridge Business Park. Ms. Wagner said she knew that Be Green was not doing much production, but she understood they were still located in the Park. She said she will follow up on this request.

Chairman Pinckney asked who monitors the C&D Landfill located along Highway 462. Ms. Wagner said SCDHEC's Solid Waste Division oversees the landfill. Chairman Pinckney said he was concerned about the smell and the height. He said he would recommend the County investigate the site and make sure that it isn't putting off any gases or something that is harmful to the citizens of Jasper County. There was some discussion about whether the County has taken previous action or received previous complaints and if the site is in compliance with the height requirements. Ms. Wagner said there have been previous complaints about the smell. She said she would have to check with SCDHEC, because the permit issued to the landfill was through SCDHEC.

**Mr. Jenkins motioned to forward a recommendation to the County Council to investigate the landfill and make sure the facility is in compliance with the state and local laws governing the site. Ms. Ferguson seconded the motion. The Commissioners voted unanimously in favor of the motion.**

There was some discussion about having future Planning Commission Meetings in-person or virtual. **Dr. Bostick motioned to have the Planning Commission Meetings virtual for the next three months and**

**then re-evaluate. Mr. Rothenberg seconded the motion. The Commission Members voted unanimously in favor of the motion.**

Ms. Wagner said the February Planning Commission meeting is on February 14, 2022 and she wanted to make sure there was not a conflict with any of the Members. None of the Commissioners had a conflict with meeting on February 14, 2023.

**Adjourn: Mr. Jenkins motioned to adjourn, seconded by Mr. Waite. The Commission Members voted unanimously in favor of the mover. The meeting adjourned at approximately 6:48 p.m.**

Respectfully Submitted,

Lisa Wagner