

**MINUTES**  
**Town of Jefferson Public Hearing**  
**Zoning Ordinance Update**  
**November 18, 2025 – 5:00 P.M.**  
**Jefferson Community Center**

**Members Present:**

James Miller – Mayor  
Jane Johnson – Council Member  
Alvin Myers – Council Member  
Tonya Rollings – Council Member  
Geneveve Robinson - Council Member

**Others Present:**

Howard Garland – Town Administrator  
Stacey Cook – Town Clerk

Lindsay Privette  
Andrea Alderidge  
Marlyn Flanders  
James Flemming

Sophia Turner  
Scotty Lockhart  
Jermaine Johnson  
Robert Ingram

**Call to Order**

- **Mayor Miller** called the meeting to order @ 5:09 pm.

**Invocation**

- **Council Member Myers** gave the invocation.

**Welcome/Determination of Quorum – Mayor Jim Miller**

- **Mayor Miller** welcomed the town and made note we had a quorum to start the meeting.

**Public Hearing – Jefferson Zoning Ordinance Update (2025)**

- **Mayor Miller** stated that the town had been working with the PEE DEE Cog on updating the zoning in preparation for any potential upcoming growth.

**Lindsay Privette, Sophia Turner, Pee Dee Council of Governments**

- **Mrs. Privette** gave brief overview of the proposed changes that they had been working on in collaboration with the Town of Jefferson.
- **Mrs. Privette** noted that there had been some changes to the setbacks, homestead, and residential.
  - **Mr. Johnson** asked Mrs. Privette what the reasoning behind the property on 151 was just zoned for commercial, and not residential as well.
- **Mrs. Privette** replied stated this was to protect the potential commercial core.

- **Council Member Johnson** mentioned we want growth but need the infrastructure to grow and keep the footprint.
- **Admin Garland** stated the town is trying to prevent the setbacks from being too small as they currently are in Pageland.
- **Mayor Miller** asked the question to Mr. Johnson what the intentions of the land are on 151.
  - **Mr. Johnson** stated they currently didn't have any plans and would like it to be an option for residential and commercial development.
- **Mayor Miller** mentioned that currently 151 is the busiest and most valuable for commercial development.
  - **Mr. Flemming** stated that if the town was going to grow, we needed to put money back into the town.
- **Council Member Robinson** mentioned the property was purchased 30 years ago, and yes, we need growth, but we need the right type of growth that would benefit the town.
  - **Mr. Johnson** stated their group had made a large investment and the zoning was different then.
- **Council Member Johnson** something else to consider was the growth and the schools.
  - **Mr. Flemming** stated the school board was to handle this. He said their group was looking to potentially have a mixture of commercial and residential so the money would circulate through this community. He stated he thought this would be a win, win.
  - **Mr. Johnson** stated that as of right now there is nothing to prevent large subdivisions coming surrounding the town.
- **Mayor Miller** stated we don't have control over what the surrounding areas do, but have to be considerate of the infrastructure and hometown feel of our town.
- **Mayor Miller, Council, & Admin Garland** stated they were appreciative of all that the PEE DEE Cog has done for the town.

**Adjournment (5:55 pm)**

- A. **Council Member Johnson** made a motion to adjourn the meeting.
- B. **Council Member Myers** seconded the motion.
- C. Approval passed by unanimous vote. (5-0)

Respectfully submitted,

Stacey Cook

Stacey Cook  
Town Clerk