

Consent

Agenda

ITEM

16



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@jaspercountysc.gov

Jasper County Council Staff Report

Meeting Date:	September 5, 2023
Project:	Zoning Map Amendment – Community Commercial
Applicants:	Glover Real Estate, LLC; CDA Investments, LLC; City Electric Supply Company
Tax Map Numbers:	6 acre portion of 029-00-02-028; 029-00-02-061; 029-00-02-079 and 029-00-02-086
Submitted For:	3 rd Reading
Recommendation:	Planning Commission Recommends Approval of Community Commercial

Description: The Applicants request a Zoning Map Amendment to have the following properties designated as Community Commercial:

- A 6-acre portion of TMS #029-00-02-028, located along Honey Hill Road, which is currently undeveloped (application submitted by Glover Real Estate);
- TMS #029-00-02-061 consisting of 5 acres, located at 1210 Honey Hill Road, which is developed with an existing warehouse and is utilized by a roofing contractor for storage and office space (application submitted by CDA Investments);
- TMS #029-00-02-079 consisting of 5 acres located at 1144 Honey Hill Road, which is currently developed with an existing warehouse and is utilized by a cabinet contractor for storage and office space (application submitted by City Electric Supply);
- TMS #029-00-02-086 consisting of 5 acres located along Honey Hill Road and is currently undeveloped, application by City Electric.

The subject properties are all zoned Rural Preservation except for the 5-acre parcel owned by CDA Investments, which is currently zoned Residential. The applicants would like to have their properties re-zoned to Community Commercial to provide conformity for the existing businesses and would like to build flex space on the undeveloped properties, for the purpose of providing warehouse and office space for contractors.

Analysis: The Zoning Map Amendment applications and requests are reviewed by considering the following factors:

- **Comprehensive Plan:** According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as “Urban Transition”. These areas are pockets of unincorporated Jasper County that are partially or entirely surrounded by either the City of Hardeeville or the Town of Ridgeland. In many instances, these areas were already developed as the municipalities expanded their municipal boundaries through annexation. For areas that experience new development or redevelopment within the Urban Transition zones, consideration should be given to working with the adjacent municipality for annexation.
- **Adjacent Zoning:** The adjacent parcels are zoned Residential and Rural Preservation with the city limits of Hardeeville nearby.
- **Adjacent Land Use:** Adjacent land uses are commercial, residential and vacant property.
- **Traffic and Access:** The subject property is accessed by Honey Hill Road, which is a two lane state maintained road classified as a local road.

Planning Commission Recommendation: From a land use perspective and the fact that some of these properties are currently developed with commercial structures, the Planning Commission recommends approval of Community Commercial

Attachments:

1. Applications by the applicants
2. Site Location Map provided by the applicants
3. Ordinance
4. Aerial map of property and surrounding area
5. Aerial map with zoning layer

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

ORDINANCE: O-2023-14

AN ORDINANCE

To amend the Official Zoning Map of Jasper County so as to transfer three (3) properties located along Honey Hill Road, bearing Jasper County Tax Map Numbers: 029-00-02-028, a 6-acre portion as shown on the attached exhibit; 029-00-02-079; and 029-00-02-086, from the Rural Preservation Zone to the Community Commercial Zone, and one (1) property located along Honey Hill Road bearing Jasper County Tax Map Number 029-00-02-061 from the Residential Zone to the Community Commercial Zone on the Jasper County Official Zoning Map.

WHEREAS, the owners of the parcels bearing Jasper County Tax Map Numbers 029-00-02-028, a 6-acre portion; 029-00-02-079, consisting of 5 acres; and 029-00-02-086 consisting of 5 acres, located along Honey Hill Road, has requested rezoning of the parcels on the Official Zoning Map of Jasper County from the Rural Preservation Zone to the Community Commercial Zone and the owner of the parcel bearing Jasper County Tax Map Number 029-00-02-061, consisting of 5 acres, located along Honey Hill Road, has requested rezoning of the parcel on the Official Zoning Map of Jasper County from the Residential Zone to the Community Commercial Zone, and the property owners submitted those requests to the Jasper County Planning Commission and County Council; and

WHEREAS, the Jasper County Planning Commission has concurred with the recommendations of the staff report as reflected in this Ordinance and recommends approval by Council; and

WHEREAS, this matter is now before the Jasper County Council for determination;

NOW THEREFORE BE IT ORDAINED, by the Jasper County Council in council duly convened and by the authority of the same:

1. Jasper County Council finds that in accordance with the staff report and the recommendation of the Planning Commission, the proposed zoning is consistent with the continued pattern of growth in the vicinity and is in harmony with the Jasper County Comprehensive Plan. Good cause having been shown, three (3) parcels bearing Jasper County Tax Map Number 029-00-02-028, consisting of a 6-acre portion as shown on the attached exhibit; 029-00-02-079, consisting of 5 acres; and 029-00-02-086, consisting of 5 acres, located along Honey Hill Road shown on the Jasper County Official Zoning Map in the Rural Preservation Zone shall be transferred to the Community Commercial Zone, and one (1) parcel bearing Jasper County Tax Map Number 029-00-02-061 from the Residential Zone shall be transferred to the Community Commercial Zone.
2. This ordinance shall take effect upon approval by Council.

L. Martin Sauls IV
Chairman

ATTEST:

Wanda Simmons
Clerk to Council

ORDINANCE: # O-2023-14

First Reading: July 17, 2023
Second Reading: August 21, 2023
Public Hearing: August 21, 2023
Adopted: September 5, 2023

Considered by the Jasper County Planning Commission at it's meeting on
June 20, 2023 and recommended for approval.

Reviewed for form and draftsmanship by the Jasper County Attorney.

David Tedder

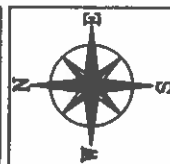
Date

- LEGEND:
- CMF - CONCRETE FOUND
 - CMS - CONCRETE SET
 - RBS - 3/4" REBAR SET
 - RBF - REBAR FOUND
 - IPF - IRON PIPE FOUND
 - TP - TELEPHONE PEDESTAL
 - OPL - OVERHEAD POWER
 - NTS - NOT TO SCALE
 - R/W - RIGHT OF WAY
 - TM - TAX MAP
 - PB - PLAT BOOK
 - DB - DEED BOOK
 - POB - POINT OF BEGINNING
 - X - SPOT ELEVATION
 - C/L - CENTERLINE
 - ☉ - POWER POLE
 - OML - OLD MARKED LINE

REFERENCE

- REFERENCE:
- 1.) PLAT BOOK 28 PAGE 238
 - 2.) PLAT BOOK 30 PAGE 13
 - 3.) PLAT BOOK 38 PAGE 438

DATE: JUNE 28, 2023



THOMAS G. STANLEY, JR.
 PLS# 18269
 P.O. BOX 2023
 RIDGELAND, S.C. 29936

PLANS 015-702-0117

This plat is exempt from the requirements of the Jasper County and Development Regulations, pursuant to Section:

Article 21.7 - Minors Subds
 Date July 26, 2023
 Signed *James Ware*

N/F HGSB LLC
 TM# 029-00-02-078

NOTE: BY GRAPHICAL DETERMINATION
 This Lot Appears To Lie In A Federal Flood Plain
 Zone X Minimum Required Elevation N/A Ft. NAVD88
 FIRM # 45053C0390D 10/18/2019

THIS PLAT PREPARED AT THE REQUEST OF
 JAMES WARE

A DIVISION OF A PORTION OF
 TAX MAP # 029-00-02-028,
 HARDEEVILLE AREA, JASPER COUNTY,
 SOUTH CAROLINA

IOR # 03006R12

CURVE TABLE

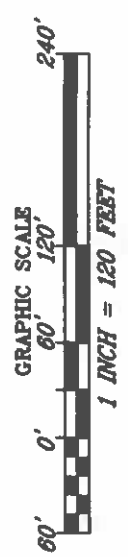
CURVE C1	LENGTH	RADIUS	TANGENT	BEARING	CHORD
	91.87	2806.67	45.94	N57°32'48"E	91.87

N/F CITY ELECTRIC SUPPLY
 TM# 029-00-02-086

TOTAL AREA
 6.33 acres

REMAINING PORTION OF
 N/F GLOVER REAL ESTATE LLC
 TM# 029-00-02-028

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS C SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



6-28-23
Thomas G. Stanley, Jr.
 THOMAS G. STANLEY, JR. DLS # 12960

