



Jasper County Planning Department

358 Third Avenue - Post Office Box 1659
Ridgeland, South Carolina 29936
Phone (843) 717-3650 Fax (843) 726-7707

Jasper County Planning Commission

AGENDA

January 9, 2024
6:00 PM

Watch Live via YouTube

<https://www.youtube.com/@jcmedia6537>

Call to Order: Chairman Pinckney
Invocation & Pledge of Allegiance
Approval of Agenda
Approval of Minutes: December 12, 2023

Election of Officers:

- A. Election of Chairman
- B. Election of Vice-Chairman
- C. Appointment of Secretary
- D. Appointment of a Representative to the Cypress Ridge Review Committee

New Business:

- A. Zoning Map Amendment – Industrial Development District, Tax Map Number 039-00-01-026
- B. Road Name Petition – Blessing Street
- C. Road Name Petition – Ruben Drive

Discussion:

- A. Open Discussion

Adjourn



Jasper County Planning and Building Services

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Lisa Wagner, CFM
Director of Planning and Building Services
lwagner@jaspercountysc.gov

Jasper County Planning Commission Staff Report

Meeting Date:	January 9, 2024
Project:	Zoning Map Amendment – Industrial Development
Applicant:	Daniel Keefer
Tax Map Number:	039-00-01-026
Submitted For:	Action
Recommendation:	Industrial Development is not supported by the Comprehensive Plan and would allow a case to be made for spot zoning

Description: The Applicant requests a Zoning Map Amendment to have a property designated as Industrial Development. The subject property consists of 4.38 acre and is identified by TMS #039-00-01-026, located along Speedway Boulevard in Hardeeville, SC. The subject property is currently zoned Community Commercial and was developed as a self-storage facility in 1994. The applicant would like to have the property re-zoned to Industrial Development to complement the RiverPort PDD with industrial uses and adjacent growth patterns within the Highway 17 Corridor that includes industrial uses.

Analysis: The Zoning Map Amendment application and request is 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 Community Commercial, Rural Preservation and the city limits of Hardeeville, including the RiverPort PDD.

- **Adjacent Land Use:** Adjacent land uses are commercial, vacant property, industrial uses in the RiverPort PDD, which is in the City of Hardeeville and residential uses are nearby.
- **Traffic and Access:** The subject property is accessed by Speedway Boulevard (Highway 17), which is a four-lane state maintained highway classified as a major arterial road.

Staff Recommendation: The Comprehensive Plan does not support the designation of Industrial Development. Additionally, the designation of Industrial Development would be considered spot zoning.

Attachments:

1. Application by the applicant
2. Ordinance
3. Aerial map of property and surrounding area
4. Aerial map with zoning layer



Jasper County Planning Department

158 Third Avenue - Post Office Box 1699
Ridgeland, South Carolina 29936
Phone (843) 717-3650 Fax (843) 726-7707

Zoning Map Amendment Application

Owner or Owner-Authorized Applicant:	Daniel Keefer
Address:	23 Promenade Street, Suite 201
Telephone:	843-757-7411
Email:	dan@wjktd.com jake@ribsquared.net
Property Address or Physical Location:	8415 SPEEDWAY BLVD
Tax Map Number(s)	039-00-01-026
Gross Acreage:	4.38 acres
Current Zoning	Community Commercial
Proposed Zoning:	Industrial
Administrative Fee: (\$300 per lot) except for PDD applications	\$300
Date Mailed or Hand Delivered:	Hand Delivered
Reason for Request: (attach narrative if necessary)	Rezoning request to compliment adjacent Riverport PDD with Industrial uses and adjacent growth patterns within the Highway 17 corridor that include Industrial uses

 12-4-2023
Signature of Owner or Owner-Authorized Applicant Date
(Proof) of owner-authorization required)

Internal Use Only

Date Received:	12-3-2023
Amount Received:	\$300.00
Staff Member:	JW

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

ORDINANCE: 2024 - _____

**AN ORDINANCE
OF JASPER COUNTY COUNCIL**

To amend the Official Zoning Map of Jasper County so as to transfer a property located at 8415 Speedway Boulevard, bearing Jasper County Tax Map Number 039-00-01-026 from the Community Commercial Zone to the Industrial Development District on the Jasper County Official Zoning Map.

WHEREAS, the owner of the parcel bearing Jasper County Tax Map Number 039-00-01-026, consisting of approximately 4.38 acres, located at 8415 Speedway Boulevard, has requested rezoning of the parcel on the Official Zoning Map of Jasper County from the Community Commercial Zone to the Industrial Development and the property owner submitted that request 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, approximately 4.38 acres bearing Jasper County Tax Map Number 039-00-01-026, located at 8415 Speedway Boulevard, depicted on the Jasper County Official Zoning Map in the Community Commercial Zone shall be transferred to the Industrial Development District.

2. This ordinance shall take effect upon approval by Council.

L. Martin Sauls IV
Chairman

ATTEST:

Wanda Simmons
Clerk to Council

ORDINANCE: # 2024-__

First Reading: _____

Second Reading: _____

Public Hearing: _____

Adopted: _____

Considered by the Jasper County Planning Commission at it's meeting on
January 9, 2024 and recommended for approval.

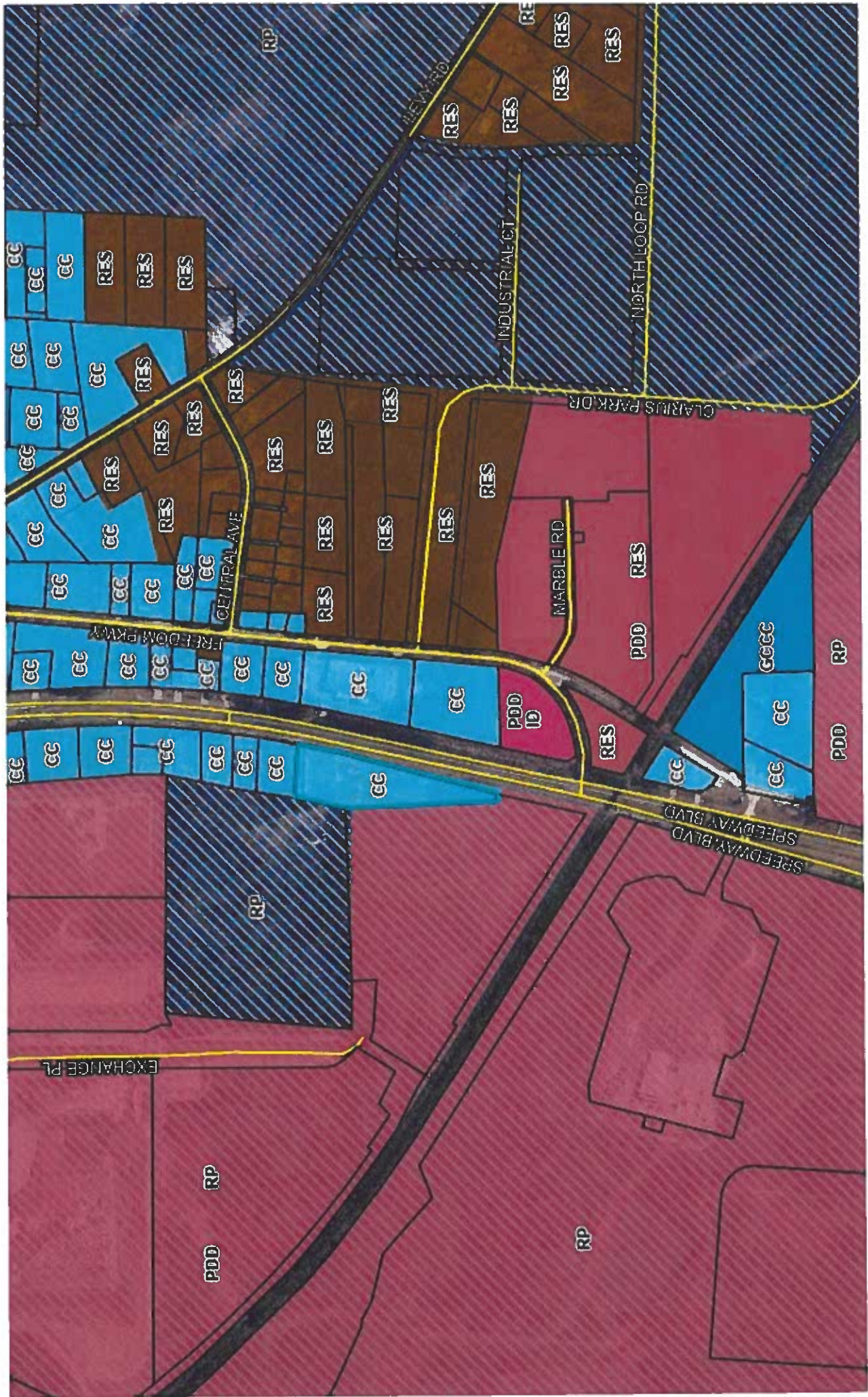
Reviewed for form and draftsmanship by the Jasper County Attorney.

David Tedder

Date



RED is the City of Hardeeville





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Lisa Wagner, CFM
Director of Planning and Building Services
lwagner@jaspercountysc.gov

Planning Commission Staff Report

Meeting Date:	January 9, 2024
Project:	Road Name Petition
Applicant:	Lucia Walling
Road Names Proposed:	Blessing Street
Submitted For:	Action

Description: The applicant is requesting that an unnamed road be named Blessing Street. The subject road is a private maintained road serving 8 lots, which were recently approved as a minor subdivision in accordance with the Jasper County Land Development Regulations. The subject road is located off of Pine Forest Loop. Emergency Services determined that the road should be named because it is greater than 500' in length and will eventually serve 8 homes in the future. There are currently two houses located along this unnamed road and two (2) building permit applications are pending subject to 911 addresses being assigned, but the road must be named before a 911 address will be issued. A road name petition was properly filled out and submitted to Emergency Services for review.

Analysis: In accordance with the Jasper County Code of Ordinances, Section 25-126, *New Road Name:*

- No new private road names shall be recognized by the county or added to the county's list of road names without the approval of the planning commission upon recommendation of the address program administrator.
- New subdivision roads, whether public or private, shall be named when created through the land development process which shall include the submission of road names to the address program administrator who shall make recommendation of the road names to the planning commission for approval.
- The name of any new road shall not duplicate or be confusingly similar to any other road name already existing in Jasper County.
- All proposed street names shall be submitted to the Jasper County Emergency Services Department and the DSR for recommendation to the Planning Commission for approval.

- The names of private roads, including mobile home roads, which require naming to facilitate postal delivery and emergency response, shall be recognized by the County at the request of the citizens who own property adjacent to the road. Such road must serve three (3) households. The name of the private road shall be commonly known to the community. In the event that there are two (2) or more recommendations of name, the Planning Commission shall determine the name giving recognition to the name preferred by at least 51 percent of the property owners on the road. However, this shall not constitute acceptance or dedication of the road by the County for maintenance and other purposes.

Staff Findings: In this case, there are two (2) households located on this road and building permit applications for two additional homes are pending. The Fire Marshal has inspected the road and the road meets the International Fire Code for emergency access. Emergency Services has determined that the road should be named to help facilitate public safety and emergency response service. 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*.

Attachments:

1. Road Name Petition
2. Plat of the properties
3. Road Naming Ordinance (see yellow highlighted section of Ordinance for New Road Names)
4. Aerial Map

JASPER COUNTY ROAD NAME PETITION

SUBMITTED

BY: Lucia E Walling

DATE: 11-5-2023

ADDRESS: 237 Pine Forest loop R. Island sc 29936

TELEPHONE: 843 540 4942

WE, THE UNDERSIGNED RESIDENTS OF JASPER COUNTY, REQUEST THAT THE ROAD ON WHICH WE LIVE BE NAMED, UPON APPROVAL:

BLESSING ST

PRINT REQUESTED ROAD NAME

WE UNDERSTAND THAT THE COST OF THE ROAD SIGN AND THE \$85.00 (EIGHTY-FIVE DOLLARS) ADMINISTRATIVE FEE WILL BE OUR RESPONSIBILITY.

(1) TOTAL NUMBER OF HOMES AND/OR BUSINESSES ACCESSED BY THE ROAD: 11

(2) OUR REASONS FOR SELECTING THIS NAME: its a comun thire name

(3) DIRECTIONS TO LOCATION OF ROAD AND/OR CURRENT ROAD NAME: at the end of pine forest loop whe the dirt road starts

(4) ROAD IS A STATE/COUNTY/PRIVATELY MAINTAINED privately maintained

FOR COUNTY US ONLY:

US HWY # _____ STATE ROAD # _____ COUNTY ROAD # _____

(A) MAP ATTACHED _____

(B) SUGGESTED NAME HAS BEEN CHECKED FOR PHONETIC CONFLICT AND DUPLICATION WITH EXSISTING ROAD NAMES _____

[Signature] _____ DATE 12/5/23 CONFLICT NONCONFLICT

GEORGINA BELGACH JASPER COUNTY 911 COORDINATOR _____ DATE 6, DEC 2023 CONFLICT NONCONFLICT

[Signature] _____ DATE _____ APPROVED DISAPPROVED

CHAIRMAN, JASPER COUNTY PLANNING COMMISSION _____ DATE _____ APPROVED DISAPPROVED

CHAIRMAN, JASPER COUNTY COUNCIL _____ DATE _____ APPROVED DISAPPROVED

THE FOLLOWING ARE ALL PROPERTY OWNERS ACCESSED BY THIS ROAD

PROPERTY OWNER (PLEASE PRINT) ADDRESS
TELEPHONE NUMBER SIGNATURE



VICINITY MAP NOT TO SCALE

NOTES

- 1) AREA WAS DETERMINED BY THE COORDINATE METHOD.
- 2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSE ONLY.
- 3) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- 4) DISTANCE SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
- 5) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
- 6) THIS PLAT IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PARTY(IES), THE CURRENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO ARISING FROM A TRANSACTION INVOLVING THE CURRENT OWNER(S) WITHIN SIX MONTHS FROM THE DATE HEREOF AND THESE PEOPLE ONLY.

PLAT REFERENCE:

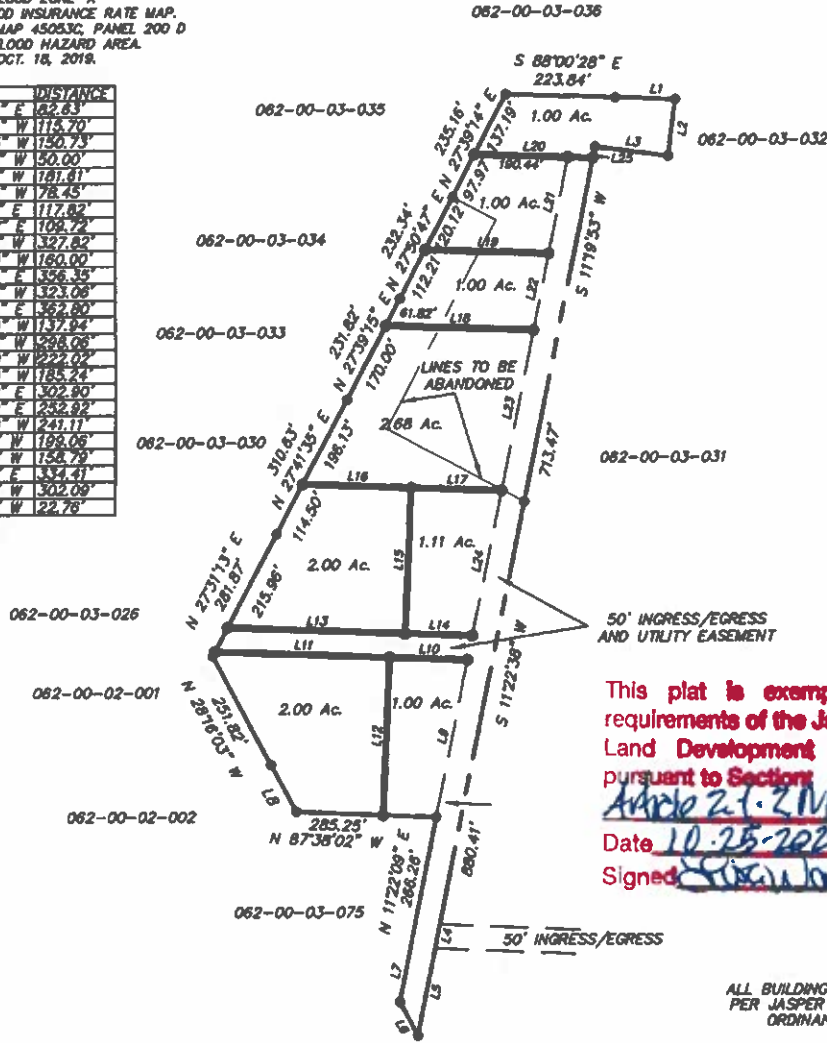
1. PLAT BOOK 32, PAGE 376.



FLOOD NOTE:

THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE 'X' PER F.E.M.A. FLOOD INSURANCE RATE MAP. SEE COMMUNITY MAP 45053C, PANEL 200 D NOT A SPECIAL FLOOD HAZARD AREA. MAP EFFECTIVE: OCT. 18, 2019.

LINE	BEARING	DISTANCE
L1	S 87°39'02" E	162.63
L2	S 07°28'48" W	115.70
L3	N 82°34'45" W	150.73
L4	S 10°52'58" W	50.00
L5	S 11°20'50" W	181.81
L6	N 28°19'56" W	78.45
L7	N 11°22'09" E	117.82
L8	N 28°27'27" E	109.29
L9	S 11°22'39" W	327.82
L10	N 88°00'29" W	160.00
L11	S 88°00'29" E	356.35
L12	S 02°27'58" W	323.08
L13	S 88°00'29" E	362.80
L14	N 88°00'29" W	1137.94
L15	S 02°27'58" W	1298.08
L16	N 88°00'29" W	222.02
L17	N 88°00'29" W	185.24
L18	S 88°00'29" E	302.80
L19	S 88°00'29" E	232.82
L20	N 88°00'29" W	241.11
L21	S 11°19'53" W	188.06
L22	S 11°19'53" W	158.79
L23	N 11°19'53" E	334.41
L24	S 11°22'31" W	302.09
L25	S 11°19'53" W	22.78



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

Article 21-2 Minor Subd

Date 10-25-2023

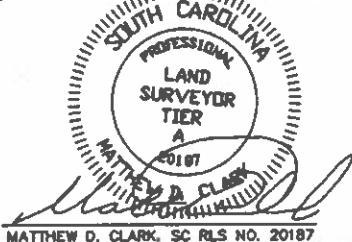
Signed Matthew D. Clark



○ - 5/8" REBAR SET

EQUIPMENT USED: TOPCON ROBOTICS
 AREA: 828,570.80 SQ.FT 14.43 ACRES
 PRECISION: 1/INFINITY
 FIELD WORK COMPLETED: 02/05/2023

I hereby state that to the best of my knowledge, information and 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 'A' survey as specified therein; Also there are no visible encroachments or projections other than shown. In my opinion the property shown correctly depicts the boundaries of the subject parcel(s). Survey not valid unless embossed with an original surveyors seal. Witness my original signature, registration number and seal this 20th day of February, 2023.



MATTHEW D. CLARK, PLS

65 WAYSIDE DR.
 ELLABELL, GA 31309
 OFFICE: (843) 247-0999

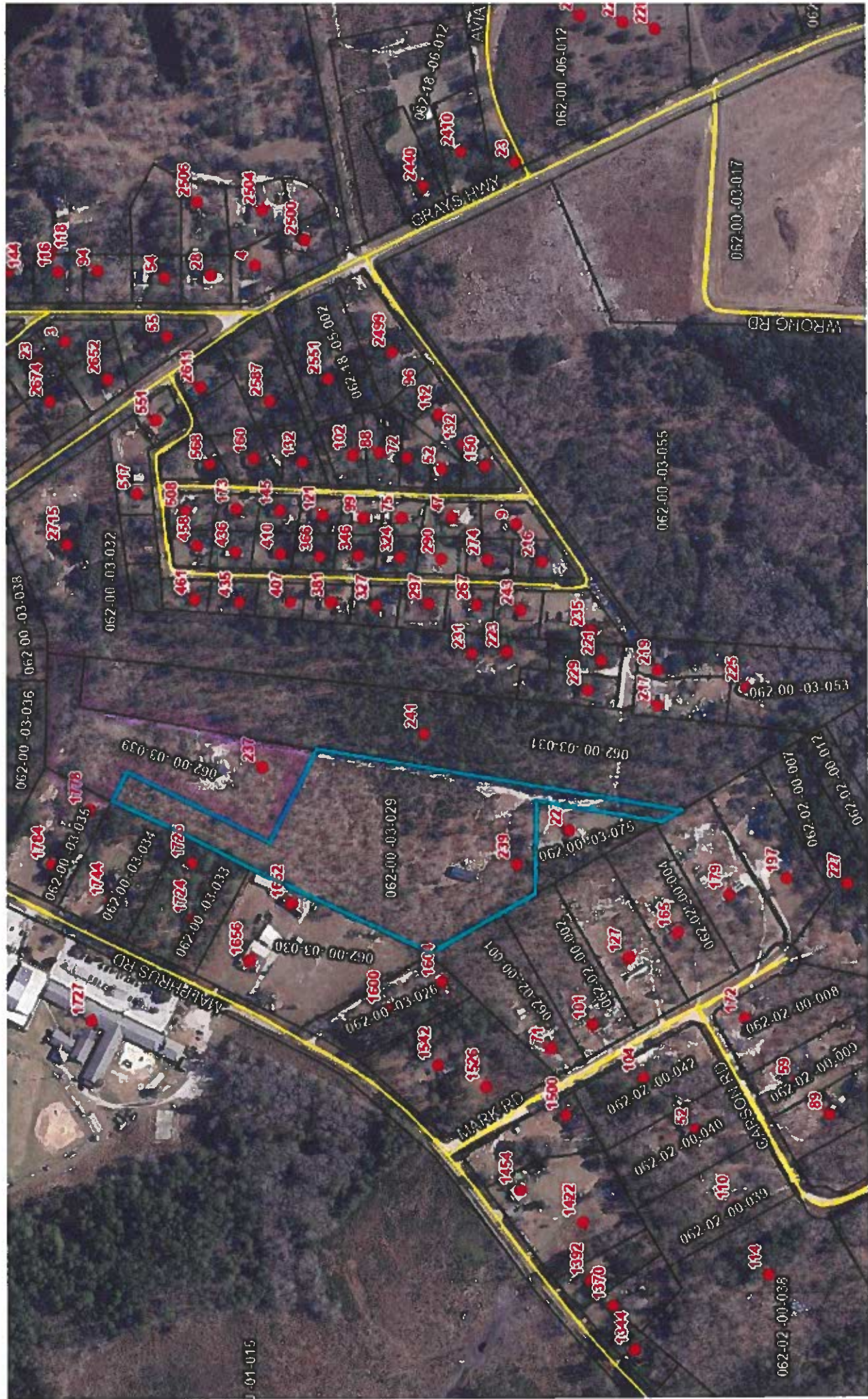
SUBDIVISION: -
 LOT No.: -
 BLOCK: -
 PLAT BOOK: -
 DATE: FEBRUARY 10, 2023
 JOB No.: SC-2023
 DRAWN BY: MDC
 CHECKED BY: MDC

PREPARED FOR: LUCIA E. WALLING

**RECONSOLIDATION AND SUBDIVISION OF
 TMS 062-00-03-029 AND
 TMS 062-00-03-039**

RIDGELAND SUBDIVISION JASPER COUNTY, S.C.

#181800A





Jasper County Planning Department

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Phone (843) 717-3650 Fax (843) 726-7707

Lisa Wagner, CFM
Director of Planning and Building Services
lwagner@jaspercountysc.gov

Planning Commission

Staff Report

Meeting Date:	January 9, 2024
Project:	Road Name Petition
Applicant:	Ruben Moreno
Road Names Proposed:	Ruben Drive
Submitted For:	Action

Description: The applicant is requesting that an unnamed road be named Ruben Drive. The subject road is a private maintained road serving 4 lots, which are all currently undeveloped and recently approved as a minor subdivision in accordance with the Jasper County Land Development Regulations. The subject road is located off of Purrysburg Road. Emergency Services determined that the road should be named because it is greater than 500' in length and will eventually serve 4 homes in the future. Currently, one building permit is pending subject to a 911 address being assigned, but the road must be named before a 911 address will be issued. A road name petition was properly filled out and submitted to Emergency Services for review.

Analysis: In accordance with the Jasper County Code of Ordinances, Section 25-126, *New Road Name:*

- No new private road names shall be recognized by the county or added to the county's list of road names without the approval of the planning commission upon recommendation of the address program administrator.
- New subdivision roads, whether public or private, shall be named when created through the land development process which shall include the submission of road names to the address program administrator who shall make recommendation of the road names to the planning commission for approval.
- The name of any new road shall not duplicate or be confusingly similar to any other road name already existing in Jasper County.
- All proposed street names shall be submitted to the Jasper County Emergency Services Department and the DSR for recommendation to the Planning Commission for approval.

- The names of private roads, including mobile home roads, which require naming to facilitate postal delivery and emergency response, shall be recognized by the County at the request of the citizens who own property adjacent to the road. Such road must serve three (3) households. The name of the private road shall be commonly known to the community. In the event that there are two (2) or more recommendations of name, the Planning Commission shall determine the name giving recognition to the name preferred by at least 51 percent of the property owners on the road. However, this shall not constitute acceptance or dedication of the road by the County for maintenance and other purposes.

Staff Findings: In this case, there are not any households located on this road; however, the lots will eventually be developed as residential home sites. One building permit is pending subject to a 911 address being assigned to the property. The Fire Marshal has inspected the road and the road meets the International Fire Code for emergency access. Emergency Services has determined that the road should be named to help facilitate public safety and emergency response service. 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*.

Attachments:

1. Road Name Petition
2. Plat of the properties
3. Road Naming Ordinance (see yellow highlighted section of Ordinance for New Road Names)
4. Aerial Map

JASPER COUNTY ROAD NAME PETITION

SUBMITTED BY: Ruben Moreno DATE: 12/4/23

ADDRESS: 40 Fergusons Ln. HHI SC 29926

TELEPHONE: 843 683-2356

WE, THE UNDERSIGNED RESIDENTS OF JASPER COUNTY, REQUEST THAT THE ROAD ON WHICH WE LIVE BE NAMED, UPON APPROVAL:

PRINT REQUESTED ROAD NAME

WE UNDERSTAND THAT THE COST OF THE ROAD SIGN AND THE \$85.00(EIGHTY-FIVE DOLLARS) ADMINISTRATIVE FEE WILL BE OUR RESPONSIBILITY.

- (1) TOTAL NUMBER OF HOMES AND/OR BUSINESSES ACCESSED BY THE ROAD: 4
- (2) OUR REASONS FOR SELECTING THIS NAME: * Ruben Dr. * (Prop owner)
- (3) DIRECTIONS TO LOCATION OF ROAD AND/OR CURRENT ROAD NAME: Close to 7956 Purnysburg Rd.
- (4) ROAD IS A STATE/COUNTY/PRIVATELY MAINTAINED PVT

FOR COUNTY US ONLY:

US HWY # _____ STATE ROAD # _____ COUNTY ROAD # _____

(A) MAP ATTACHED _____

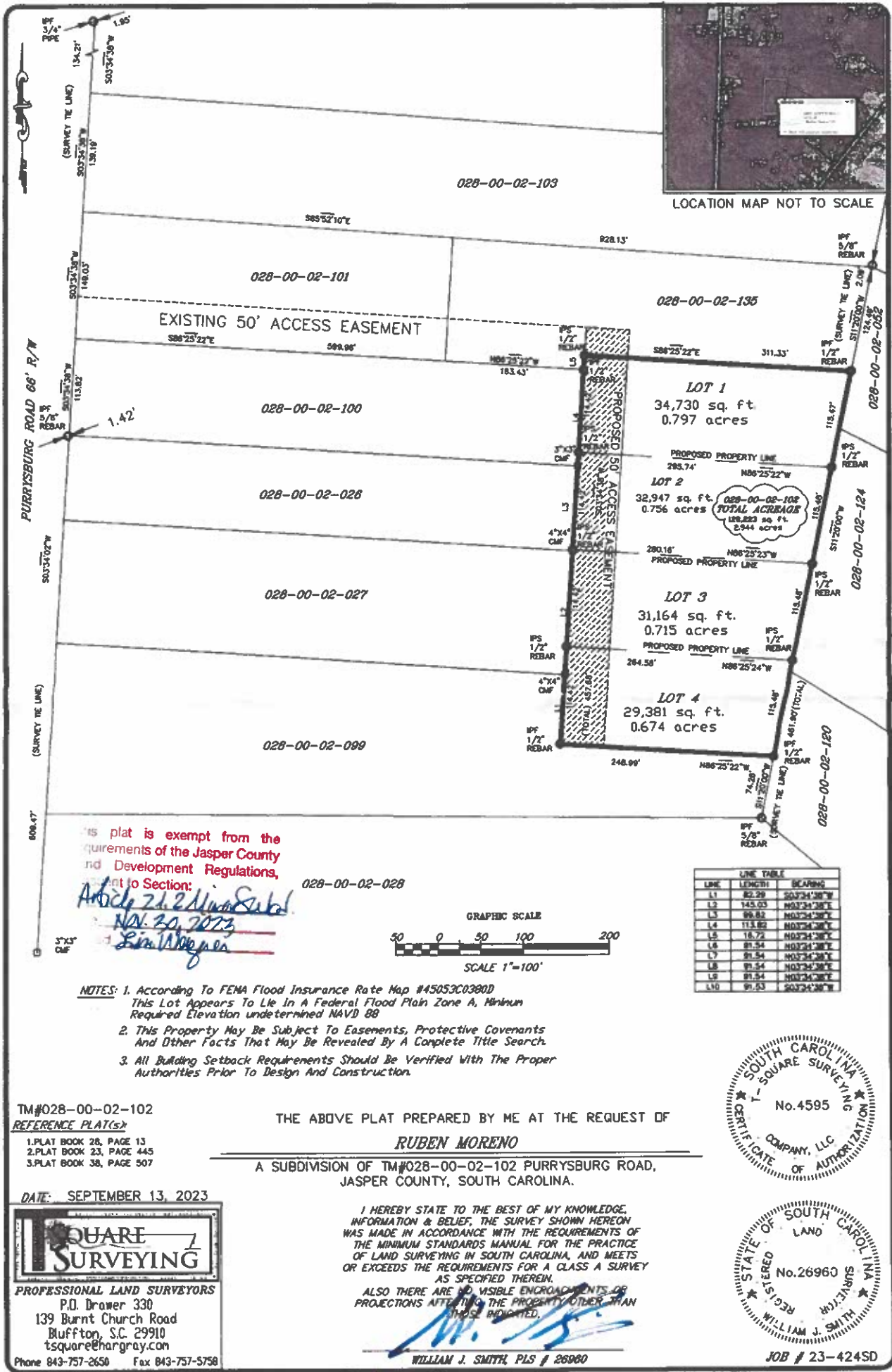
(B) SUGGESTED NAME HAS BEEN CHECKED FOR PHONETIC CONFLICT AND DUPLICATION WITH EXSISTING ROAD NAMES _____

[Signature] _____ CONFLICT NONCONFLICT
 PAYTON KRUPP JASPER COUNTY GIS COORDINATOR DATE

[Signature] _____ CONFLICT NONCONFLICT
 RUSSELL WELLS DIRECTOR OF EMERGENCY SERVICES DATE 6, DEC 2023

 CHAIRMAN, JASPER COUNTY PLANNING COMMISSION DATE _____ APPROVED DISAPPROVED

 CHAIRMAN, JASPER COUNTY COUNCIL DATE _____ APPROVED DISAPPROVED



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

Article 21.2 Minimum Sublot
NOV. 30, 2023
Lin. M. Gray

- NOTES:**
1. According To FEMA Flood Insurance Rate Map #15053C0380D This Lot Appears To Lie In A Federal Flood Plain Zone A, Minimum Required Elevation undetermined NAVD 88
 2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search
 3. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.

TM#028-00-02-102
REFERENCE PLAT(S)
1. PLAT BOOK 28, PAGE 13
2. PLAT BOOK 23, PAGE 445
3. PLAT BOOK 38, PAGE 507

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF
RUBEN MORENO

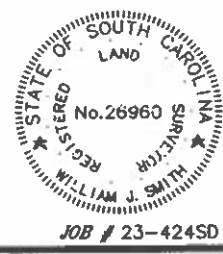
A SUBDIVISION OF TM#028-00-02-102 PURRYSBURG ROAD,
JASPER COUNTY, SOUTH CAROLINA.

1 SQUARE SURVEYING
PROFESSIONAL LAND SURVEYORS
P.O. Drawer 330
139 Burnt Church Road
Bluffton, S.C. 29910
tsquare@hargray.com
Phone 843-757-2650 Fax 843-757-5758

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 A SURVEY AS SPECIFIED THEREIN.

ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE INDICATED.

William J. Smyth
WILLIAM J. SMYTH, PLS # 26960



#80010



PURYSBURG RD

028.00 -02-103
 028.00 -02-101
 028.00 -02-100
 028.00 -02-026
 028.00 -02-027
 028.00 -02-099
 028.00 -02-104
 028.00 -02-028
 028.00 -02-119
 028.00 -02-118
 028.00 -02-120
 028.00 -02-123
 028.00 -02-124
 028.00 -02-052
 028.00 -02-050
 028.00 -02-127
 028.00 -02-049
 028.00 -02-047
 028.00 -02-045
 028.00 -02-056
 028.00 -02-055
 028.00 -02-135
 028.00 -02-102

7856

7900

7912

7892

7876

7862

7830

7628

7626

7624

7776

7774

7772

743

519

515

511

509

551

477

Article III. Naming and Addressing of Roads

County Code

Section 25-121. Title.

This article shall be known and may be cited as the “Road Naming and Addressing Ordinance” for Jasper County, South Carolina.

Section 25-122. Purpose and Intent.

The purpose and intent of this article is to provide a uniform system of naming all roads within the county and assigning addresses for all properties and buildings throughout the county in order to facilitate the provision of adequate public safety and emergency response service and to minimize difficulty in locating properties and buildings for public service agencies and the general public.

Section 25-123. Definitions.

(1) *Rules for construction of language.*

- (a) The particular shall control the general.
- (b) In the case of any difference of meaning or implication between the text of this article and any caption, illustration, summary table, or illustrative table, the text shall control.
- (c) The word “shall” is always mandatory and not discretionary. The word “may” is permissive.
- (d) The word “building” or “structure” includes any part thereof.
- (e) Words used in the present tense shall include the future, and words used in the singular shall include the plural, and the plural the singular, unless context clearly indicates the contrary.
- (f) All public officials, bodies, and agencies to which the reference is made are those of Jasper County unless otherwise indicated.
- (g) The word “county” or “Jasper County” shall mean the area of jurisdiction of Jasper County, South Carolina, excluding all incorporated municipalities, except where specifically included within the context of this article.

(2) *Specific definitions.* The following words and phrases when used in this article shall have the meanings respectively ascribed to them in this section.

Address program administrator: That official of the county charged with the administration of this article, including his/her representative. The address program administrator may be the 911 administrator for the county.

Building: A structure having a roof supported by columns or walls for the shelter of persons, for residential, institutional, business or other use. When separated by division walls from the ground up without openings, each such enclosure may be deemed a separate building.

Concurrence: The county planning commission shall have the right to disapprove any action of the address program administrator by majority vote. If the planning commission shall fail to act within two regular meetings after the action of the address program administrator, the planning commission shall be deemed to have concurred.

Driveways: A private way, beginning at the property line of a lot abutting a public road, private road, easement or private right-of-way, giving access from the public road, private road, easement or private right-of-way, and leading to a building, lot or physical location, and as further defined in Article II of this chapter.

Property owner: The legal or beneficial owner or owners of all the land proposed to be included in a development, or identified as a parcel. The holder of an option or contract to purchase, a lessee having a remaining term of not less than fifty (50) years in duration, or other person having an enforceable proprietary interest may be considered a “property owner” for the purposes of this article.

Road address: The combination of numbers and road names assigned under the terms of this article which identifies a particular building, lot or other physical location.

Road: As defined in section 25-41 of this chapter, the terms road, highway, street, avenue and the like shall be interchangeable as designators of vehicular by-ways providing access to individual parcels of property, and that pedestrian facilities, bridges, tunnels, viaducts, drainage structures and other appurtenances commonly considered as a component part of a road shall also be included in the definition of the term. A “road” shall be the physical embodiment of such a by-way irrespective of prior platting or planning.

1. *County road:* Any road currently maintained under the county road maintenance system, and any new road to be constructed within the jurisdiction of the county, and dedicated for maintenance to the county, which is in excess of one-hundred (100) feet in length and accesses, or presupposes to access, two or more parcels of land under different ownership, unless such road is a part of the state, or federal system of highways or, by definition, a private road.

(a) The master of list of county roads as maintained by the department of public works, and the mapping of said roads compiled by the Lowcountry Council of Governments at the direction of the county and dated June 1, 1998, are made part of

this article as though copied herein. Any revision to the list or the map also shall be incorporated herein and made a part of this article.

2. *Private road*: No road shall be designated as a private road, unless:

In a new development, such proposed road is defined as such by action of the county planning commission upon its satisfaction as to the construction and perpetual maintenance of such road; or

(a) All the owners of a property accessed by such road agree to sign an instrument and plat to be recorded in the clerk of courts' office for the county which waives county responsibility for the maintenance of such road; or

(b) The road exists prior to June 1, 1998, and accesses two or more parcels of land under different ownership, but is not in the county, state or federal road maintenance system. This type of private road shall not suffice as approved access for further subdivision of land.

(c) Any road existing prior to June 1, 1998, and accessing less than two parcels of land, and which is not in the county, state or federal road maintenance system, is considered a driveway under the provisions of this article and shall not be considered for maintenance under the terms hereof, nor shall such driveway suffice as approved access for further subdivision of land.

Section 25-124. Administration and application.

The address program administrator shall be responsible for the interpretation and administration of this article, to include:

1. Compiling a data base of road names for every road in the county.

(a) For roads within municipalities, the address program administrator shall catalogue existing road names to insure that potential conflict does not exist with any other existing road name, either within any municipality or within the unincorporated area.

(b) In the event that conflict is discovered in a road name, the address program administrator shall request a meeting of the units of local government involved to prepare a recommendation to be offered to the planning commission having jurisdiction to effect a change in the road name. In the event of a change falling to the county, the process shall be stipulated in section 25-127 of this article.

(c) All roads to be named, shall be in excess of five-hundred (500') feet in length to avoid naming driveways.

2. Assigning all road addresses for properties and buildings within the unincorporated area of the county and those municipalities which may elect to have addressing assigned

by the county within their jurisdictions. In any event, the address program administrator shall compile a data base of all road addresses within the county, to include all municipalities.

3. Recommending change of existing address when necessary to facilitate sequential house numbers.
4. Designating individual unit addresses with the multiple housing units or mobile home parks in conformity with the provisions of this article.
5. Performing such other tasks as may be necessary to administer the provisions of this article.

Section 25-125. Existing road names.

The names of roads listed on the official Jasper County road map sheet as administered by the address program administrator that are located within the unincorporated areas of the county, whether public or private, shall not be changed by any method except those set forth in this article. A copy of this article and a list of road names shall be forwarded to the South Carolina Department of Transportation (SCDOT). The official county 911 road registry shall cross reference the old road names.

Section 25-126. New road names.

1. No new public roads in the unincorporated area of the county shall be named without the approval of the planning commission upon the recommendation of the address program administrator.
2. No new private road names shall be recognized by the county or added to the county's list of road names without the approval of the planning commission upon recommendation of the address program administrator.
3. The name of any new road, public or private, shall not duplicate or be confusingly similar to any other road name already existing under section 25-124 of this article. This subsection shall not apply to the extension of an existing road.
4. New subdivision roads, whether public or private, shall be named when created through the land development process which shall include the submission of road names to the address program administrator who shall make recommendation of the road names to the planning commission for approval.
5. Developers establishing new public roads shall pay the county for the actual cost of purchasing and erecting street signs which meet the standards of the SCDOT.
6. Developers desiring to use any type of sign other than the style which meets the standards set forth by the SCDOT for a public road shall have the style and design

approved by the planning commission upon recommendation from the address program administrator.

7. Developers and/or Home Owner's Association shall maintain all street signs within their development.

8. The names of private roads, including mobile home roads, which require naming to facilitate postal delivery and emergency response, shall be recognized by the county at the request of the citizens who own property adjacent to the road. Such road must serve at least three (3) households. The name of the private road shall be commonly known to the community. In the event that there are two or more recommendations of names, the planning commission shall determine the name giving recognition to the name preferred by at least fifty-one (51) percent of the property owners on the road. However, this shall not constitute acceptance or dedication of the road by the county for maintenance and other purposes.

Section 25-127. Renaming roads.

Renaming roads may be initiated by three different methods:

1. Initiated by the Jasper County Planning Commission (State Law Section 6-29-1200 (B));
2. Initiated by Jasper County Emergency Services, after providing signatures of at least fifty-one (51) percent of the property owners with access or potential access to the road;
3. Public petition with signatures of at least fifty-one (51) percent of the property owners with access or potential access to the road; Persons desiring the name of a road be changed shall submit a petition to the address program administrator.

The address program administrator will make recommendations to the county planning commission on the requested road name change based upon the following:

1. In case of public petition, it shall be made on forms provided by the address program administrator.
2. In all cases the address program administrator shall review the requested road name change for compliance with the provisions of this article regarding road name change for compliance with the provisions of this article regarding road naming and shall not recommend any change which varies from the provisions herein.
3. In case of public petition and in the event the address program administrator recommends the request, and approval is made by the county planning commission, the petitioner(s) shall be required to pay the county for the costs of purchasing new signs and erecting them, including labor.

The planning commission shall, by proper certificate, approve and authorize changing the name of a street or road laid out within the county. The commission may, after reasonable (at least fourteen (14) days prior to the meeting whereat action on the request is contemplated) notice through a newspaper having general circulation, posting of the roadway and notice by mail of adjacent landowners; change the name of a street or road within the boundary of its territorial jurisdiction:

1. When there is a duplication of names or other conditions which tend to confuse the traveling public or the delivery of mail, orders, or messages;
2. When it is found that a change may simplify marking or giving of directions to persons seeking to locate addresses; or
3. Upon any other good and just reason that may appear to the commission.

Street names shall not duplicate or be confused with existing names. Names are subject to the sole approval of the planning commission to eliminate duplicate or confusing names.

On the name being changed, after reasonable opportunity for public input, the planning commission shall issue its certificate designating the change, which must be recorded in the office of the register of mesne conveyance or clerk of court, and the name changed and certified is the legal name of the street or road.

Section 25-128. Display of road address numbers.

Every owner of improved property shall purchase and display their officially assigned address numbers within twenty-one (21) days after receiving notification of the proper number assignment so that they are clearly visible from the street or road on which the property fronts. The following criteria shall be used to properly display the number.

1. Address numbers must be a minimum of three (3) inches in height for residential uses so as to be seen easily from the road.
2. Numbers for the multiple dwelling units and nonresidential buildings shall be at least at least six (6) inches in height and shall be placed on the front of the building facing the road or on the end of the building nearest the road. Individual units shall be required to display unit numbers which are at least three (3) inches in height on the front door or immediately adjacent to the door.
3. Address numbers must be set on a background of a contrasting color.
4. On a corner lot, the house number should face the street named in the address.
5. If a building is more than fifty (50) feet from any road, the address number shall be displayed on a sign attached to a fence, gate, lawn stake, mailbox, etc., adjacent to and clearly visible from the road right-of-way.

6. Address numbers shall be plain block numeric numbers and not in alpha or cursive style print.

Section 25-129. Types of numbers.

Two types of numbers are to be used under this article:

1. A primary number is to be assigned to each street frontage of each parcel of land, whether or not the parcel is occupied. The primary number is required to be posted only if the parcel of land is occupied by a dwelling unit or other structure, or is otherwise actively used and the owner, occupant, or person in charge is notified under section 25-125 of this article. Other primary numbers are reserved for future development of the numbered parcels and will be assigned at the time of improvement or development.

2. Secondary numbers may be used when a number of units, structures, and uses co-exist on the same parcel of land. Examples of parcels requiring secondary numbers include apartment projects, mobile home parks, office parks, planned unit developments, recreational vehicle parks, recreational areas, shopping centers and other uses where the uses of secondary numbers would clarify the location of a unit or use for public safety purposes. To provide secondary numbers, the address program administrator shall work with the owner, manager, or person in charge of the project to determine a logical numbering system under the following guidelines:

Building on a single parcel with more than one and less than five units may be given either letter (preferred) or number designations as requested by the owner of the property.

(a) A single building on a single parcel of land with five or more units may be given numerical designations such as Suite #, Apartment # or similar designations, if so desired.

(b) Multiple buildings on the same parcel of land may be given secondary numbers consisting of number designations if the buildings are accessed from a main entrance to the project. Generally, the number designations should increase in a clockwise direction from the main entrance.

(c) Mobile home parks, recreational vehicle parks and similar uses shall be given letter designations for lots or sections and number designations for individual lots or sites.

Section 25-130. Exempt and excluded structures.

The intent of this section is to exclude from this article those structures that do not present a significant danger to human life if destroyed by fire or other events. The following structures shall be excluded from the provisions of this article:

1. Agricultural buildings not requiring a separate mailing address such as a barn, poultry house, outbuilding or equipment storage buildings. Buildings used as dwelling unit, office or nominal work station of an employee shall not be exempt.

2. Storage and accessory buildings for the use of the occupant of another building on the property. Buildings used as dwelling units, office or the nominal work station of an employee, or those requiring a separate mailing address, shall not be exempt.

Section 25-131. Collaboration with the post office.

The address program administrator shall act as a liaison with the United States Post Office with regard to the provision of the road addresses assigned. The post office may elect to use the addresses assigned as the official mailing address of the property within the county and advise newcomers to contact the address program administrator for the assignment of a mailing address.

Section 25-132. Utility company compliance.

1. Following the adoption of this article, all utility services regulated by the South Carolina Public Service Commission or any utility cooperative service organization providing services in the unincorporated area of the county, shall withhold service from any building, dwelling, mobile home or other structure not exempt under this order until the owner or other requesting party has furnished the utility with a valid assigned number.

2. It shall be the responsibility of the address program administrator to notify each affected utility of each implementation area by issuing maps and lists of official numbers assigned each structure or use.

Section 25-133. Implementation by the county departments.

Every department and official under the jurisdiction of the county council shall not render any non-emergency service until the occupant, owner or requesting individual has provided the department with a valid assigned number. Non-emergency service includes any service except law enforcement, fire, rescue or emergency medical service.

Section 25-134. Enforcement.

Owners or occupants of buildings which are not in compliance with the provisions of this article shall be notified and required to meet the requirements herein within sixty (60) days from the date of notification. A warning notice will be issued after the sixty (60) days if the requirements have not been met. The owner or occupant who does not voluntarily comply with this article within thirty (30) days after delivery of a warning notice by registered or certified mail shall be subject to criminal prosecution. Any person found violating a provision of this article shall be deemed guilty of a misdemeanor and shall be punished by a fine not exceeding \$500.00 or thirty (30) days imprisonment or

both; and if such violation continues, each day's violation shall be a separate offense. Violation of this article may also be enforced by seeking an order to compel compliance of civil remedies against the violator.



Jasper County Planning Department

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2024 Planning Commission Meeting Dates and Submittal Deadlines

<u>Meeting Date</u>	<u>Submittal Deadline is 5:00 P.M.</u>
January 09, 2024	Submittal Deadline: December 19, 2023
February 13, 2024	Submittal Deadline: January 23, 2024
March 12, 2024	Submittal Deadline: February 20, 2024
April 09, 2024	Submittal Deadline: March 19, 2024
May 14, 2024	Submittal Deadline: April 23, 2024
June 18, 2024	Submittal Deadline: May 28, 2024
July 16, 2024	Submittal Deadline: June 25, 2024
August 13, 2024	Submittal Deadline: July 23, 2024
September 10, 2024	Submittal Deadline: August 20, 2024
October 08, 2024	Submittal Deadline: September 17, 2024
November 12, 2024	Submittal Deadline: October 22, 2024
December 10, 2024	Submittal Deadline: November 19, 2024

Meetings are scheduled to begin at 6:00 P.M. Please verify location, date and/or time changes by checking the Agenda posted on the County's website on the Planning & Building Services webpage and/or posted at the Clementa C. Pinckney Government Building, 358 Third Avenue, Ridgeland, South Carolina.