



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 Planning Commission Staff Report

Meeting Date:	September 12, 2023
Project:	Tillman Subdivision
Applicant:	Mr. & Mrs. Erasmo & Angelica Callejas
Tax Map Numbers:	046-00-06-029
Submitted For:	Conceptual Review of Major Subdivision
Recommendation:	Approval of Concept Plan to allow the Developer to move forward with engineering design for preliminary plat approval.

Description: The applicant, Mr. & Mrs. Erasmo & Angelica Callejas is seeking a conceptual review approval of a proposed major subdivision for the purpose of securing advice and/or comments prior to applying for a preliminary plat approval of a major subdivision. The subject property consists of 14.10 acres and is located along Tillman Road. Since the July Planning Commission Meeting, the applicant has revised the plan to show seven (7) lots. Six (6) lots would be used for a single family residence (one (1) house on each lot), sidewalks and a playground with a walking path were added, and the acreage of land was re-calculated, showing the correct acreage of the road ROW, the lots, the wetlands, and the upland area where the playground is located (see the notes at the top of the plan). Each residential lot is 1 acre in size and the one (1) remaining lot, consists of approximately 6.14 acres of wetlands and 1+ acre upland where the playground will be located. The wetlands will remain undisturbed. The property is zoned Residential, which requires a minimum lot size of a half (1/2) acre lot size. The proposed development includes only one curb cut along Highway 336 which will consist of a paved road that will serve as access to each lot. The lots will be served by a private well and a septic tank. Because of the low density that is being proposed, a traffic impact analysis is not required. The applicant also provided a road maintenance agreement that would be executed prior to final plat approval, and the applicant addressed items that will be included in a rental agreement prior to preliminary plat approval

Analysis: Empire Engineering provided a site plan for conceptual review by the Planning Commission, which includes all of the requirements outlined in Section 2.8 of the Jasper County Land Development Regulations. Once the concept plan has been approved by the Planning Commission, the applicant will proceed with outside agency permitting and engineering review by the County's Engineer Consultant to ensure compliance with the specific requirements of the Jasper County Land Development Regulations prior to the Planning Commission's review for preliminary plat approval.

Recommendation: Staff recommends approval of the conceptual plan for Tillman Subdivision.

Attachments:

1. Application
2. Correspondence from Mr. Abe Nadji, Empire Engineering
3. Road Maintenance Agreement
4. Site Plan, prepared by Empire Engineering, dated April 2022, received August 16, 2023
5. Aerial Map
6. Aerial Map with zoning layer

Lisa Wagner

From: empireeng@aol.com
Sent: Wednesday, August 2, 2023 11:19 AM
To: Lisa Wagner; Angelica Callejas
Subject: Tillman Placee
Attachments: Layout.pdf; Road Maintenance Agreement_Appendix H.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Lisa,

Attached is a copy of revised layout addressing the commissioners comments.

1. Playground area was added.
2. A pathway through wetland area was noted to access the playground area.
2. The total area of road ROW, lots, and wetland is noted in the top of the page under Project area.
3. Sidewalk was added per commissioners request.
4. A copy of road maintenance was drafted and once they approved the proposed layout, we will sign the document and send it with site plan.
5. We provided the location of septic drain field for each house along with required repair area per DHEC Health Department.
6. We provided the location of each building individual well site.
7. The minimum of 100 feet separation between the well as septic drain field is shown to ensure meets the requirement of Health department which is a minimum of 100 feet.
8. We did not provide the central mailbox location which is not necessary for 6 individual residents.
9. We are looking for soil scientist to evaluate the soil type for our septic drain field design.
10. We do not believe a covenant is required since each house will have a rental agreement. I will discuss it with the owner to come up with rental agreement which addresses commissioner concerns.

Please note that we calculated the septic drain field area based on available information was found on soilweb site for this site. Once we get a soil report we will adjust the area if needs to.

Please share this layout with commissioners for the meeting of August 8th.

Let me know if I missed anything.

Tillman Place

Proposed single Family dueling
Tax Map No. 046-00-06-029
Tillman Road, SC HWY 336
Jasper County, South Carolina

Date: August 15, 2023

Mrs. Lisa Wagner
Director
Jasper County Planning & Zoning Department
358 Third Avenue
Ridgeland, SC 29936

The property owner Mr. & Mrs. Callejas would like to build 6 single family unit on his property. We have revised our layout based on our last Planning Commission comments. A soil consultant has been assigned to do the soil testing. The property Owner will provide a rental agreement letter based on the concerns raised by the County Commissioners. This agreement will be submitted for review during the preliminary plat approval.

We request that this project to be placed on next County Commissioners agenda for review and approval of out conceptual layout.

Please let me know if you need any additional information prior to the meeting.

Respectfully,



Ebrahim Nadji, P.E. CFM

Cc: Mr. & Mrs. Callejas

STATE OF SOUTH CAROLINA)

ROAD MAINTENANCE

AGREEMENT FOR:

COUNTY OF JASPER

Tillman Place

For Rental Community

WHEREAS, the undersigned, Mr. Callejas developer of the property described above, and:

WHEREAS Mr. Callejas has built a 6 residential houses for rent which will have private roadways that will be solely owned and maintained by Mr.Callejas to be used by his tenants.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Mr. Callejas does hereby impose the following restrictions and conditions and covenants upon the lands described as follows:

All parcel of land, described as TMS 046-00-06-029, consisting 14.10 acres, of the plat recorded in Plat book 27 at Page 140 in the office of the ROD for jasper County, South Carolina, as described as The Tillman Place Rental Community.

THE CONDITION AND RESTRICTIONS imposed on the aforesaid property are as follows:

1. All of the paved roads running through said property as shown on the aforesaid plat and approved site plan is for the joint use of the owner of the Property Mr. Callejas and his tenants, heirs, successors, as assigns, for ingress and egress to and from the residential community. Mr. Callejas shall be called the Tillman Place Property Owner. The Residential houses can't be sold.
2. It is the responsibility of Mr. Callejas to keep the roads in a high state of maintenance at all times to be used by his tenants.
3. Maintenance costs to the said roadway shall be born of Mr. Callejas, his heirs, successors, and assigns.

4. It is agreed that said roads shall be kept free of all obstructions so as to be open for the passage of fire, police and other emergency vehicles, personnel or equipment at all times; and that such responsibility lies with Mr. Callejas.

5. That said roadways shall be posted as a "Privately maintained road" and shall remain posted in that manner at all times.

6. These covenants and restrictions are to run with and bind the land, and shall insure to the benefit of and bind Mr. Callejas subject to this agreement, their respective legal representatives, heirs, successors and assigns.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed tis the day of _____ 20 _____ in Jasper County, South Carolina.

WITNESSES:

By: Property Owner(s)

(Witness #1 sign)

(Witness #2 sign)

(Owner or owners sign)

STATE OF SOUTH CAROLINA

COUNTY OF JASPER

PERSONALLY APPEARED before me the undersigned witness, who duly being sworn, deposes and says the(s) he saw the within named property owner(s) sign and seal the within Road Maintenance Agreement for the uses and purposes therein mentioned and that (s) he with the other witness, witnessed the execution thereof.

SWORN TO BEFORE ME THIS

_____ Day of _____, 20 _____

_____ (L.S.)

Notary Public for South Carolina

My Commission Expires: _____

Tillman Place

Proposed single Family dwelling
Tax Map No. 046-00-06-029
Tillman Road, SC HWY 336
Jasper County, South Carolina

Date: August 21, 2023

Mrs. Lisa Wagner
Director
Jasper County Planning & Zoning Department
358 Third Avenue
Ridgeland, SC 29936

The property owner Mr. & Mrs. Callejas agreed to provide a rental agreement document during the final plat approval. The agreement will specifically point out the following issues:

1. No junk cars within the property
2. No trash pileup
3. No recyclable junk in area
4. No recreational vehicle shall be stored outdoor in any zoning district.
5. No automobile, truck, or trailer of any kind or type, shall be parked and construction equipment shall not be stored on any lot in the residential zoning district.

We request that this project to be placed on next County Commissioners agenda for review and approval of out conceptual layout.

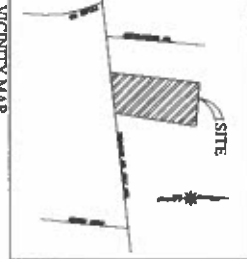
Please let me know if you need any additional information prior to the meeting.

Respectfully,



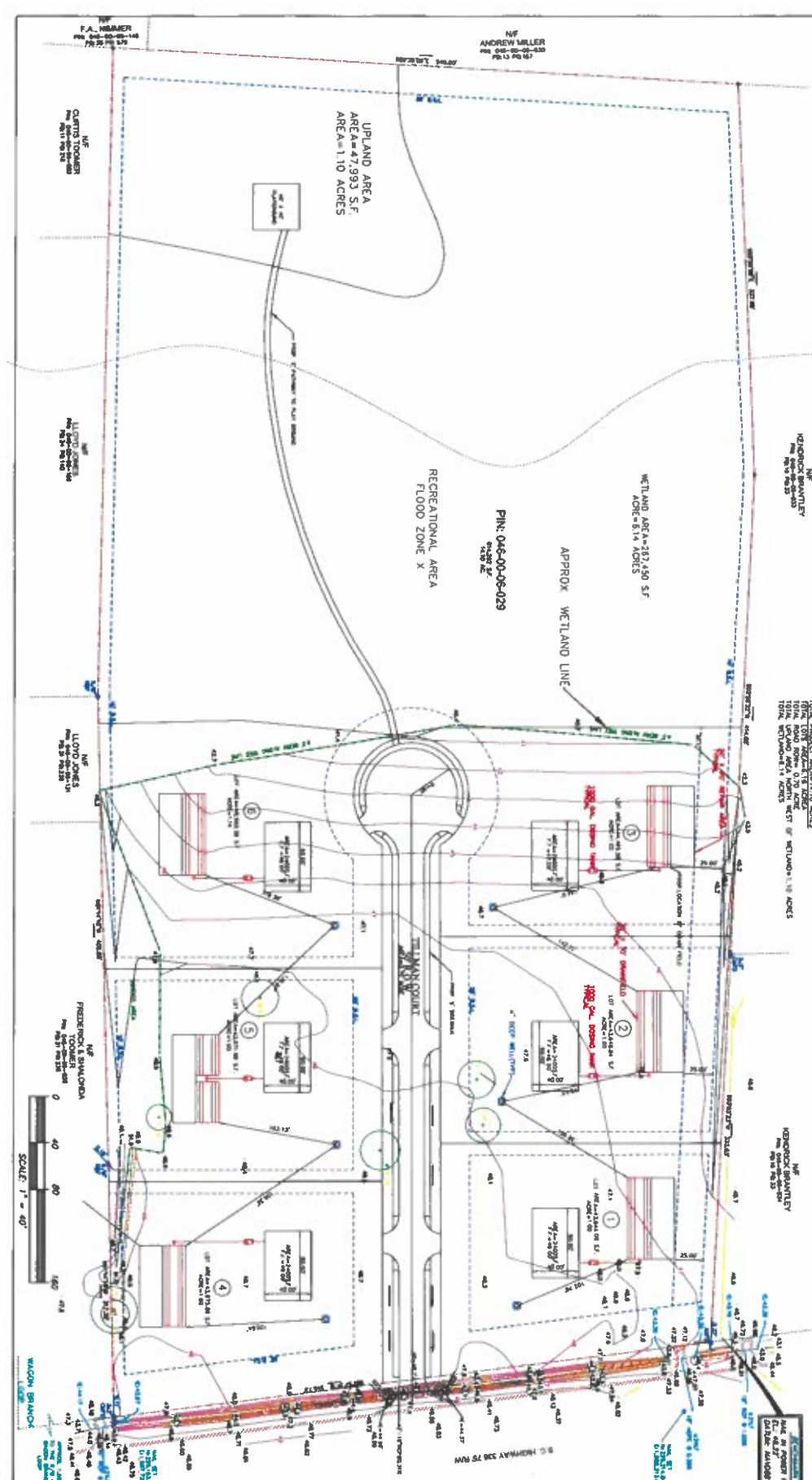
Ebrahim Nadji, P.E. CFM

Cc: Mr. & Mrs. Callejas

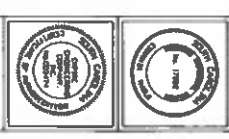


1. THIS PROJECT APPLICABLE TO THE UPLAND ZONE X
2. CATCHMENT AREA: 1.71 ACRES (TOTAL) 0.65 ACRES (INTERNAL)
3. VERTICAL CURVE IS 400 FEET
4. HORIZONTAL CURVE IS 500 FEET
5. TOTAL PROJECT AREA: 4.10 AC. ON 61+283 ST.
6. THE PROPERTY IS ZONED RECREATIONAL
7. BUILDING SET BACK: 30 FEET
8. THE LOTS AND SURVEY TOWER WILL BE SAVED BY SPRING DRAIN FIELD AND WELL FOR EACH LOT
9. ALL UTILITIES ARE SHOWN AS APPROXIMATE
10. TOTAL DISTANCE FROM 83: 1.22+1286 ON 83
11. TOTAL DISTANCE FROM 83: 1.22+1286 ON 83

DESIGN BY: OWNER: ERASMO & ANGELICA CALLEJAS
 ADDRESS: 1 BARBERRY LANE
 BLUFFTON, S.C. 29910
 TELEPHONE: (843) 247-6334
 SURVEY PROVIDED BY: ATLAS SURVEYING 8FT, LLC
 168 BOARDWALK DRIVE, SUITE A
 RIDGECLAND, SOUTH CAROLINA 29936
 TELEPHONE: (843) 645-9277
 DATE OF SURVEY: JUNE 05, 2023



TITLE: TILLMAN PLACE
 PREPARED FOR: ERASMO M AND ANGELICA CALLEJAS
 PROJECT: JASPER COUNTY, SOUTH CAROLINA
 DATE: 06/05/2023
 SCALE: 1" = 40'
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Signature]



DATE	REVISION

EMPIRE ENGINEERING CO., INC.
 615 NORTHBROOK ROAD
 SAVANNAH, GEORGIA 31410
 TEL: (912) 308-7827
 e-mail: emp@emp@gmail.com



046-00-07

046-00-06-077

046-00

046-00-06-074

046-00-06-073

046-00-06-071

027-00-02

POLL BAY RD

NETTLES RD

WOODS RD

046-00-06-052

046-00-06-048

046-00-06-031

046-00-06-064

046-00-06-063

046-00-06-061

046-00-06-060

046-00-06-107

046-00-06-049

EDITH LOOP

046-00-03-067

046-00-06-035

046-00-06-033

046-00-06-029

046-00-03-047

OAK PEAK RD

HICKORY ST

046-00-06-030

TILLMAN RD

046-00-06-027

046-00-06-026

046-00-03-078

046-00-03-030

HOLLY ST

046-00-06-116

McCULLOUGH BLVD

046-00-03-017

500-90-00-970

046-00-06-013

046-00-03-040

TYLER RD

046-00-06-012

046-00-06-011

046-00-03-017

046-00-03-012

046-00-03-013

046-00-04-022

046-00-04-021

046-00-04-019

046-00-04-081

046-00-04-077

046-00-03-009

046-00-03-007

900-30-00-970

046-00-04-093

046-00-04-078

04-012

00-03-002

00-03-001





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Lisa Wagner, CFM
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lwagner@jaspercountysc.gov

Jasper County Planning Commission

Staff Report

Meeting Date:	September 12, 2022
Project:	Oyster Park Subdivision
Applicant:	F.A. Nimmer III
Tax Map Numbers:	081-00-04-003
Submitted For:	Major Subdivision – Final Plat Approval
Recommendation:	Approval of Major Subdivision- Oyster Park - Final Plat

Description: The applicant, Mr. Nimmer is seeking a final plat approval of a proposed major subdivision, which will be known as Oyster Park. At the November 2022 Planning Commission Meeting this project was reviewed conceptually and was referred to as Tidewatch Subdivision. This is a unique subdivision, in which it does not require any site infrastructure or land disturbance activities; therefore, the applicant is seeking final plat approval rather than a preliminary plat approval.

The subject property consists of 15.87 acres and is located along Old Bailey Road. The applicant proposes to develop a residential subdivision consisting of 8 lots. The lots will range in size from 1.87 acres – 2 acres. The property is zoned Residential, which requires minimum lot sizes of a half-acre. The proposed development will be served by Old Bailey Road, which is a two-lane state-maintained road. The property currently has three existing driveways on Old Bailey Road and the applicant proposes two new driveways. Several of the parcels will have shared driveways limiting the number of curb cuts on Old Bailey Road. Parcel A and B will share an existing driveway, Parcel C and D will share an existing driveway, and Parcel H will utilize an existing driveway. Parcel E and F will share a new driveway and Parcel G will have a new driveway. Each lot will be served by a private well and a septic tank.

The developer proposes to create a 100' buffer along Old Bailey Road, in lieu of community open space. The buffer would serve as passive open space, providing roughly 2.25 acres of green space, which does not include required setbacks and is more than the 10% of open space required by the Jasper County Zoning Ordinance. A traffic impact analysis is not required, because of the low density. Additionally, there are no land disturbance or stormwater permits required because no additional infrastructure is needed.

Recommendation: The developer has complied with all of the requirements of the Jasper County Land Development Regulations and Zoning Ordinance, as such, staff recommends approval of the final plat for Oyster Park Subdivision

Attachments:

1. Application for Major Subdivision and Checklist for Preliminary and Final Plat
2. Paid Tax Receipt for the subject property
3. Septic Permits for Lots A – H
4. Deed Restrictions
5. Environmental Impact Assessment by Ward Edwards, dated August 14, 2023
6. Letter from SCDOT, dated August 14, 2023 along with Email Correspondence
7. SCDOT Sight Distance Exhibit, by Ward Edwards, dated August 1, 2023
8. Final Plat with Topography (1' Contours)
9. Final Plat, prepared by TGS Land Surveying, dated June 6, 2022
10. Aerial Map
11. Aerial Map with zoning layer



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Major Subdivision Application

Owner or Owner-Authorized Applicant:	FA Nimmer III
Address:	PO. Box 1599 Ridgeland SC 29936
Telephone:	843 726 8844
Email:	tonynimmer55@gmail.com
Subdivision Name:	Tidewatch
Tax Map Number(s):	081-00-04-003
Gross Acreage:	15.87 acres
Proposed Number of Lots:	8
Zoning District(s):	RES
Checklist Included (Y/N):	Yes
Administrative Fee: (\$1000 + \$200 per lot)	\$2,600
Engineering Review Fee: (As required by DSR)	
Date Mailed or Hand Delivered:	10/13/22

[Signature] as authorized applicant 10-13-22
 Signature of Owner or Owner-Authorized Applicant Date
 (Proof of owner-authorization required)

Internal Use Only

Date Received:	10/13/22
Amount Received:	\$2,600
Staff Member:	[Signature]



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Major Subdivision Application

Owner or Owner-Authorized Applicant:	3N Farm Nimmer Family
Address:	P.O. Box 1599 Ridgeland SC 29936
Telephone:	843 247 2749
Email:	tonynimmer55@gmail.com
Subdivision Name:	Oyster Park
Tax Map Number(s):	081-00-04-003
Gross Acreage:	15.87 acres
Proposed Number of Lots:	8
Zoning District(s):	RES
Checklist Included (Y/N):	Y
Administrative Fee: (\$1000 + \$200 per lot)	\$2,600.00
Engineering Review Fee: (As required by DSR)	
Date Mailed or Hand Delivered:	

T.A. Nimmer III
Signature of Owner or Owner-Authorized Applicant
(Proof of owner-authorization required)

8/29/2023
(Revised app) Date

Internal Use Only

Date Received:	<i>8-29-2023</i>
Amount Received:	<i>2600.</i>
Staff Member:	<i>LLW</i>

JASPER COUNTY
Major Subdivision Preliminary Plat Checklist

Yes	No	Waiver (2)	Section	Requirements
X			3.8A(1)	Sheet Size
X			4.7	Scale
X			4.7	Information
X			A	Vicinity Map
X			B	Lot Layout
X			C	Name of Subdivision
X			D	Location of Roads
X			E	Location Plan
X			F	Utilities
X			G	Topography
X			H	Right-of-Ways
X			I	Scale, North Arrow, Date
X			J	Areas and Zoning Criteria
X			K	Sewage Facilities
X			L	Zoning Information
X			M	Site Access
	X	N/A	N	Drainage Report
	X	N/A	O	Road Design
X			P	Environmental Impact Assessment
	X	N/A	Q	Water Bodies
	X		R	Entrance Islands and Cul-de-sacs
	X	N/A	S	Geotechnical Report
	X	N/A	T	Traffic Report

NOTES:

1. The checklist item descriptions are not all-inclusive. The applicant is directed to refer to the Jasper County Land Development Regulations for more specific detail on requirements for completeness.
2. Specific reasons for consideration must be submitted in writing for each waiver requested.

JASPER COUNTY
Major Subdivision Final Plat Checklist

Yes	No	Waiver (2)	Section	Requirements
X			4.9	Submission of Plats
X			4.9A	Subdivision Name, Scale, Date, etc.
X			4.9B	Surveyor Certification
X			4.9D	Map Information
X			(1)	North Arrow
X			(2)	Boundary Information
X			(3)	Adjacent Land Owners
X			(4)	Right-of-Ways
X			(5)	Monumentation
X			(6)	Streets and Easements
	X		(7)	Easement Dedication
	X		(8)	Road Dedication
X			(9)	Zoning Classification
			(10)	Deed Restrictions
X			(11)	Flood Elevation

NOTES:

1. The checklist item descriptions are not all-inclusive. The applicant is directed to refer to the Jasper County Land Development Regulations for more specific detail on requirements for completeness.
2. Specific reasons for consideration must be submitted in writing for each waiver requested.

RECEIPT NUMBER: 025874-22-3

PAID DATE: 12/28/2022

THIS IS A REPRINT! AMOUNTS ARE FOR PAYMENTS ON THIS RECEIPT ONLY!

THIS DOES NOT INDICATE FULL PAYMENT ON THE ITEMS BELOW!

Account #	Tax Year	Description	Tax/Fee	Penalty	Interest
025874-22-3	2022	HWY 18	\$39.18	\$0.00	\$0.00

Total Paid: \$39.18

THANK YOU



Scan this code with your mobile phone to view this bill



**PERMIT TO CONSTRUCT
Onsite Wastewater System**

Permit ID: OSWWW005313 v1.0
County: Beaufort

Name: Bill Nimmer
Type Facility: Residential
Subdivision:
Block: **Lot:** A

Site: Old Baileys Rd ,
Ridgeland SC

Program Code: ALTERNATIVE
System Code: 611 ENGINEERED SYS
<1500GPD PUMP
TM #: 081-00-04-003 (Portion Of)
Water Supply: Private Well

PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS

See engineered system design and supporting documentation.

SPECIAL INSTRUCTIONS/CONDITIONS

See applicable special instructions/conditions on the second page of this document.

PERMIT TO CONSTRUCT

The Permit To Construct is issued upon the system design, certification, and other supporting documentation as required by this standard and supplied by:

CPR Engineering Solutions LLC

(Engineering Company)

Caleb Rodgers

(Consulting Engineer)

SC RPE #32006

(State & License Number)

Tyler Sgro

(Soil Classifier)

SC LPSC # 119

(State and License Number)

05/05/2023

(Plan Date)

Nimmer Old Baileys Rd Lot A

(Project Number)

Any Permit To Construct and Operate that is issued pursuant to this Standard shall be based upon the consulting engineer's design, certification, and other supporting documentation.

Kelly (Betsy) Seals

Reviewed By:

Date: May 24, 2023

DHEC 1781 (01/2014)
This Permit will Expire and Become Null and Void Five (5) Years
from the Issuance Date

This Permit is Appealable Under the Administrative Procedures Act.
There may be an Additional Fee for Changes in this Permit that
Require Site Reevaluation



PERMIT TO CONSTRUCT
Onsite Wastewater System

Permit ID: OSWW005314 v1.0
County: Beaufort

Name: Bill Nimmer
Type Facility: Residential
Subdivision:
Block: **Lot:** B

Site: Old Baileys Rd ,
Ridgeland SC

Program Code: ALTERNATIVE
System Code: 611 ENGINEERED SYS
<1500GPD PUMP
TM #: 081-00-04-003 (Portion Of)
Water Supplv: Private Well

PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS

See engineered system design and supporting documentation.

SPECIAL INSTRUCTIONS/CONDITIONS

See applicable special instructions/conditions on the second page of this document.

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Caleb Rodgers

(Consulting Engineer)

SC RPE #32006

(State & License Number)

Tyler Sgro

(Soil Classifier)

SC LPSC # 119

(State and License Number)

05/05/2023

(Plan Date)

Nimmer Old Baileys Rd Lot B

(Project Number)

Any Permit To Construct and Operate that is issued pursuant to this Standard shall be based upon the consulting engineer's design, certification, and other supporting documentation.

Kelly (Betsy) Seals

Reviewed By:

Date: May 24, 2023

DHEC 1781 (01/2014)
This Permit will Expire and Become Null and Void Five (5) Years
from the Issuance Date

This Permit is Appealable Under the Administrative Procedures Act.
There may be an Additional Fee for Changes in this Permit that
Require Site Reevaluation



PERMIT TO CONSTRUCT
Onsite Wastewater System

Permit ID: OSWW005316 v1.0
County: Beaufort

Name: Bill Nimmer
Type Facility: Residential
Subdivision:
Block: Lot: C

Site: Old Baileys Rd ,
Ridgeland SC

Program Code: ALTERNATIVE
System Code: 611 ENGINEERED SYS
<1500GPD PUMP
TM #: 081-00-04-003 (Portion Of)
Water Supply: Private Well

PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS

See engineered system design and supporting documentation.

SPECIAL INSTRUCTIONS/CONDITIONS

See applicable special instructions/conditions on the second page of this document.

PERMIT TO CONSTRUCT

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(Engineering Company)

Caleb Rodgers

(Consulting Engineer)

SC RPE #32006

(State & License Number)

Tyler Sgro

(Soil Classifier)

SC LPSC # 119

(State and License Number)

05/05/2023

(Plan Date)

Nimmer Old Baileys Rd Lot C

(Project Number)

Any Permit To Construct and Operate that is issued pursuant to this Standard shall be based upon the consulting engineer's design, certification, and other supporting documentation.

Kelly (Betsy) Seals

Reviewed By:

Date: May 24, 2023

DHEC 1781 (01/2014)
This Permit will Expire and Become Null and Void Five (5) Years
from the Issuance Date

This Permit is Appealable Under the Administrative Procedures Act.
There may be an Additional Fee for Changes in this Permit that
Require Site Reevaluation



**PERMIT TO CONSTRUCT
Onsite Wastewater System**

Permit ID: OSWWW005317 v1.0
County: Beaufort

Name: Bill Nimmer
Type Facility: Residential
Subdivision:
Block: **Lot:** D

Site: Old Baileys Rd ,
Ridgeland SC

Program Code: ALTERNATIVE
System Code: 611 ENGINEERED SYS
<1500GPD PUMP
TM #: 081-00-04-003 (portion of)
Water Supply: Private Well

PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS

See engineered system design and supporting documentation.

SPECIAL INSTRUCTIONS/CONDITIONS

See applicable special instructions/conditions on the second page of this document.

PERMIT TO CONSTRUCT

The Permit To Construct is issued upon the system design, certification, and other supporting documentation as required by this standard and supplied by:

CPR Engineering Solutions LLC

(Engineering Company)

Caleb Rodgers

(Consulting Engineer)

SC RPE #32006

(State & License Number)

Tyler Sgro

(Soil Classifier)

SC LPSC # 119

(State and License Number)

05/05/2023

(Plan Date)

23-235 Nimmer Old Baileys Rd Lot D

(Project Number)

Any Permit To Construct and Operate that is issued pursuant to this Standard shall be based upon the consulting engineer's design, certification, and other supporting documentation.

Kelly (Betsy) Seals

Reviewed By:

Date: May 24, 2023

DHEC 1781 (01/2014)
This Permit will Expire and Become Null and Void Five (5) Years
from the Issuance Date

This Permit is Appealable Under the Administrative Procedures Act.
There may be an Additional Fee for Changes in this Permit that
Require Site Reevaluation



PERMIT TO CONSTRUCT
Onsite Wastewater System

Permit ID: OSWW005319 v1.0
County: Beaufort

Name: Bill Nimmer
Type Facility: Residential
Subdivision:
Block: **Lot:** E

Site: Old Baileys Rd ,
Ridgeland SC

Program Code: ALTERNATIVE
System Code: 611 ENGINEERED SYS
<1500GPD PUMP
TM #: 081-00-04-003 (portion of)
Water Supply: Private Well

PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS

See engineered system design and supporting documentation.

SPECIAL INSTRUCTIONS/CONDITIONS

See applicable special instructions/conditions on the second page of this document.

PERMIT TO CONSTRUCT

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(Engineering Company)

Caleb Rodgers

(Consulting Engineer)

SC RPE #32006

(State & License Number)

Tyler Sgro

(Soil Classifier)

SC LPSC # 119

(State and License Number)

05/05/2023

(Plan Date)

23-235 Nimmer Old Baileys Rd Lot E

(Project Number)

Any Permit To Construct and Operate that is issued pursuant to this Standard shall be based upon the consulting engineer's design, certification, and other supporting documentation.

Kelly (Betsy) Seals

Reviewed By:

Date: May 24, 2023

DHEC 1781 (01/2014)
This Permit will Expire and Become Null and Void Five (5) Years
from the Issuance Date

This Permit is Appealable Under the Administrative Procedures Act.
There may be an Additional Fee for Changes in this Permit that
Require Site Reevaluation



**PERMIT TO CONSTRUCT
Onsite Wastewater System**

Permit ID: OSWW005318 v1.0
County: Beaufort

Name: Bill Nimmer
Type Facility: Residential
Subdivision:
Block: [redacted] **Lot:** F

Site: Old Baileys Rd ,
Ridgeland SC

Program Code: ALTERNATIVE
System Code: 611 ENGINEERED SYS
<1500GPD PUMP
TM #: 081-00-04-003 (Portion Of)
Water Supply: Private Well

PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS

See engineered system design and supporting documentation.

SPECIAL INSTRUCTIONS/CONDITIONS

See applicable special instructions/conditions on the second page of this document.

PERMIT TO CONSTRUCT

The Permit To Construct is issued upon the system design, certification, and other supporting documentation as required by this standard and supplied by:

CPR Engineering Solutions LLC

(Engineering Company)

Caleb Rodgers

(Consulting Engineer)

SC RPE #32006

(State & License Number)

Tyler Sgro

(Soil Classifier)

SC LPSC # 119

(State and License Number)

05/05/2023

(Plan Date)

23-235 Nimmer Old Baileys Rd Lot F

(Project Number)

Any Permit To Construct and Operate that is issued pursuant to this Standard shall be based upon the consulting engineer's design, certification, and other supporting documentation.

Kelly (Betsy) Seals

Reviewed By:

Date: May 24, 2023

DHEC 1781 (01/2014)
This Permit will Expire and Become Null and Void Five (5) Years
from the Issuance Date

This Permit is Appealable Under the Administrative Procedures Act.
There may be an Additional Fee for Changes in this Permit that
Require Site Reevaluation



PERMIT TO CONSTRUCT
Onsite Wastewater System

Permit ID: OSWW003797 v1.0
County: Jasper

Name: Tyler Sgro
Type Facility: Residential
Subdivision: Oyster Park
Block: Lot: G

Site: Old Bailey Road,
Ridgeland, SC

Program Code: ALTERNATIVE
System Code: 291 WIDE TRENCH-FILL C
TM #: 081-00-04-003
Water Supply: Private Well

PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS

Daily Flow (gpd): 480 Tank Sizes (gal): Septic Tank: 100 Pump Chamber: 500 Grease Trap:
LTAR (g/d/ft²): 0.6 Trenches: Length (ft): 144 Width (in): 120 Max. Depth (in): 13 Agg. Depth (in): 6
Min Pump Capacity: 10 GPM at 6 ft. of Head

SPECIAL INSTRUCTIONS/CONDITIONS

THIS PERMIT IS SITE SPECIFIC. ANY CHANGES TO THE SYSTEM MUST BE APPROVED BY DHEC. ALTERNATIVE TRENCH PRODUCTS APPROVED UNDER STATE RULES AND REGULATIONS MAY BE SUBSTITUTED. ANY UNAPPROVED CHANGES WILL VOID THIS PERMIT.

Installers must contact the local Environmental Affairs office by 10:00 AM the day prior to installation in order to schedule a time for the final inspection. If a Department representative does not arrive within 30 minutes of the scheduled time, the installer may conduct the final inspection. When a contractor self-inspection occurs, the installer must complete DHEC form 3978, Approval to Operate Contractor Self-Inspection. The installer must submit the DHEC form 3978 within 2 business days of the completion of installation.

Self-installations require a pre-construction conference with a Department representative.

- Do not install under wet conditions.
- No parking, driving, building or paving over the area of septic system after installation.
- All applicable setbacks set forth in Regulation 61-56 apply.
- Installer to verify pump head elevation prior to selecting pump.
- Do not cut, fill, bulldoze, scrape or change the grade of the natural soils in the septic system area.
- 75' setback from all private wells. 100' setback from public wells.
- Minimum 12" cover over system before approval -5' buffers & 10' tapers from ends & sides of trenches.
- System standard requires 3 drain line in each septic bed.
- Permit issued based on soil work and system recommendations from Tyler Sgro, PSC #119.

PERMIT TO CONSTRUCT SYSTEM DIAGRAM

See System Diagram on page 2 of this document.

Issued/Revised By:

Tee Thompson

Date: April 07, 2023



PERMIT TO CONSTRUCT
Onsite Wastewater System

Permit ID: OSWW003798 v1.0
County: Jasper

Name: Tyler Sgro
Type Facility: Residential
Subdivision: Oyster Park
Block: Lot: H

Site: Old Bailey Road,
Ridgeland, SC

Program Code: ALTERNATIVE
System Code: 270 WIDE TRENCH SYSTEM
TM #: 081-00-04-003
Water Supply: Private Well

PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS

Daily Flow (gpd): 480 Tank Sizes (gal): Septic Tank: 1000 Pump Chamber: Grease Trap:
LTAR (g/d/ft²): 0.7 Trenches: Length (ft): 124 Width (in): 120 Max. Depth (in): 18 Agg. Depth (in): 6
Min Pump Capacity: GPM at ft. of Head

SPECIAL INSTRUCTIONS/CONDITIONS

THIS PERMIT IS SITE SPECIFIC. ANY CHANGES TO THE SYSTEM MUST BE APPROVED BY DHEC. ALTERNATIVE TRENCH PRODUCTS APPROVED UNDER STATE RULES AND REGULATIONS MAY BE SUBSTITUTED. ANY UNAPPROVED CHANGES WILL VOID THIS PERMIT.

Installers must contact the local Environmental Affairs office by 10:00 AM the day prior to installation in order to schedule a time for the final inspection. If a Department representative does not arrive within 30 minutes of the scheduled time, the installer may conduct the final inspection. When a contractor self-inspection occurs, the installer must complete DHEC form 3978, Approval to Operate Contractor Self-Inspection. The installer must submit the DHEC form 3978 within 2 business days of the completion of installation.

Self-installations require a pre-construction conference with a Department representative.

- Do not cut, fill, bulldoze, scrape or change the grade of the natural soils in the septic system area.
- All applicable setbacks set forth in Regulation 61-56 apply.
- 75' setback from all private wells. 100' setback from public wells.
- No parking, driving, building or paving over the area of septic system before or after installation.
- **Permit issued based on soil work and system recommendations from Tyler Sgro, PSC #119.**

PERMIT TO CONSTRUCT SYSTEM DIAGRAM

See System Diagram on page 2 of this document.

Issued/Revised By:

Tee Thompson

Date: May 24, 2023

Oyster Park Subdivision Deed Restrictions

Buyer understands and agrees that the following deed restrictions apply to said property:

Mobile homes may be allowed under the following restrictions:

- a) Must be brand new
- b) Must be double wide or larger
- c) Must be permanently attached to the lot and title must be retired
- d) Must have brick skirting (color of brick must be approved by seller)

Structures must be at least 100 ft set back from road.

Lot cannot be subdivided.

All service yards must be enclosed.

Non operable cars are not allowed on property, meaning no junk cars.

August 14, 2023

Lisa Wagner, CFM
Director of Planning and Building Services
358 Third Avenue
P.O. Box 1659
Ridgeland, SC 29936

Subject: Environmental Impact Assessment
OYSTER PARK SUBDIVISION
Ward Edwards Project Number: 230340

Lisa,

In accordance with Jasper County Land Development Regulations (LDR) Section 4.7 (P), an Environmental Impact Assessment is to be provided for the site. The Assessment shall address any potential environmental impacts to the site and/or adjacent properties. The Assessment shall take into account findings and recommendations as outlined in the Jasper County Natural Resources Report.

General Site Description

Oyster Park Subdivision is a proposed 8-lot residential subdivision located along the southern bend of Old Bailey Road, along the eastern side of N. Okatie Highway (US 170) within Jasper County. The subject property is identified by Tax Map #081-00-04-003 and totals approximately 15.87 acres. The original parcel is bound to the north by two parcels, one owned by Mary Graham Highsmith and one an exempt parcel owned by Beaufort-Jasper Serv Inc. The parcel is bound to the south and west by Old Bailey Road and east by undeveloped land owned by K&R Development.

The parcel is zoned "Residential" and each lot will have direct access to Old Bailey. In addition, each lot will have a private well for water and an engineered septic for sewer. The lots naturally drain front to back and home grading will generally follow the same. As such, the proposed subdivision will require minimal site infrastructure, all of which will be built by the lot purchaser.

Separately, the overall parcel contains an approximate 0.98 acre wetlands which will remain undisturbed.

Existing Conditions

Elevations for the parcel start around 21 near Old Bailey Road and slope east towards an existing ditch bisecting the parcel, with low elevations around 16. This existing ditch flows south to north, with an ultimate outfall near SC170. Old Bailey Road serves as a ridgeline, with elevations falling west across other properties and east across this property.

The site was recently timbered for pine in early 2022, which is confirmed through aerial imagery. Following timbering, the site is fairly open with hardwoods remaining.

Previous Land Uses

The parcel appears to have originally been obtained by the Nimmer family in 1971 and has remained in their name since then (through various members and trusts). The parcel most recently transferred to the current ownership entity, 3N Farm Nimmer Family, in January 2023. Prior to the aforementioned 2022 timbering, the property has been a dense forested area since becoming owned by the Nimmers over 50 years ago.

The single, isolated wetland was left undisturbed during the timbering activities and remains filled with hardwoods.

Surrounding Land Uses

Directly east of the site is a 20-acre parcel of undeveloped land owned by K&R development LCC. This parcel appears to have once been farmed through the 1990's, but has since been allowed to regrow.

West of the site, across Old Bailey Road, single-family residential lots, varying in size from just under 0.5 acres up to 5 acres. The residential lots are incrementally vegetated, following a possible prior timbering before being platted.

North of the site are two existing parcels. The Northwestern parcel is approximately 1 acre and appears to be undeveloped. The northeastern parcel appears to be owned by the Beaufort Jasper Comprehensive Health Services. The parcel appears to contain an existing structure near SC170 plus a rear storage/out building.

State Documents Research

Based upon review of the National Register of Historic Places (NRHP) as developed by the South Carolina State Historic Preservation Office (SHPO), there do not appear to be any qualifying, contributing, or eligible structures or areas of concern.

National Wetland Inventory (NWI) Mapping shows an approximate 1-acre isolated wetland along the rear of the property. The wetland is across the existing ditch and was left undisturbed and buffered as part of the recent timbering activities.

Jasper County Natural Resources Report

The Jasper County Natural Resources Conservation Plan is a collaborative effort from various state, federal, county, municipal, business, and citizen partners. This report was supported by the Jasper Soil & Water Conservation District (JSWCD), and lead by the US Department of Agriculture – Natural Resources Conservation Service (USDA-NRCS), SC Sea Grant Consortium (SCSGC), and SC Department of Natural Resources (SCDNR). The primary purpose of this effort was to create an educational tool to help document and prioritize preservation and conservation of Jasper County's water quality, wildlife populations, natural areas, and working farms and plantations.

The primary strategies, policies, and actions are broken out into eight (8) categories, summarized below:

Streams, Rivers, & Watersheds

Jasper County is divided into two primary watersheds, the Lower Savannah, which naturally drains to the Savannah River, and the Combahee-Coosawhatchie, which naturally drains to the Broad River. Approximately 1/3 of the County is located within the Lower Savannah basin while the other 2/3 is located within the Combahee-Coosawhatchie basin.

Identified concerns are saltwater intrusion, Non-Point Source Pollution, and flooding, with identified goals being maintain and improve the protection and propagation of fish, wildlife, and recreation of the waters, preserve the quality and quantity of groundwater, and minimize impacts to water quality and quantity.

While Oyster Park Subdivision is located somewhat near the Okatie River, the site actually drains away from the river towards SC170. An existing vegetated ditch bifurcates the parcel, and the future residential lots, which helps to drain and convey rainfall. The ditch appears to be predate purchase of the property by the Nimmer family over 50 years ago, and no alterations or changes to the drainage patterns are proposed. The lots will utilize disconnected impervious and overland flow to route any new runoff along the same drainage patterns.

Wetlands & Hydric Soils

Jasper County has extensive acreage of hydric soils. About 55 percent of the soils in Jasper County are hydric, generally, areas with hydric soils are considered wetlands. Wetlands improve water quality by filtering sediments and removing contaminants; recharging the ground water supply; serving as spawning sites and nursery areas for fish and other aquatic life; supporting downstream aquatic systems including commercial and sport fisheries by producing food and organic material that is flushed out of the wetlands and into streams during high flows; reducing flooding and flood damage to crops and human settlements by storing floodwaters and releasing it slowly; serving as breeding, feeding, and wintering habitats for hundreds of wildlife species; supporting many endangered plants and animals; protecting shorelines from erosion due to waves and currents; and providing recreational opportunities such as hunting, fishing, boating, and wildlife observation.

Identified concerns are loss of wetlands, education, minor wetland violations, hydrology changes, and loss of marine and riverine fisheries, with identified goals being conservation of wetlands, maintaining floodplains, and identification/education of wetland types.

Soils for Oyster Park Subdivision appear to follow the existing topography, with soils along Old Bailey Road classified as Hydraulic Soil Group (HSG) A. The lower portion, which also encompasses the wetland area, is identified as HSG C/D, and appears to be Hydric per Figure 8 of the Jasper County Natural Resources Conservation Plan.

As mentioned, Oyster Park Subdivision has identified an existing wetland, which has been left undisturbed and properly buffered. In addition, proposed grading activities follow the natural topography in order to maintain existing hydrologic conditions.

Critical Ecosystems, Habitats, and Associated Flora & Fauna

Many critical habitats in Jasper County are currently maintained because of limited development. This trend is evidenced by the less than one percent change in Jasper County's forested and non-forested land between 1968 and 1993. Historically, longleaf pine dominated the uplands of Jasper County. Bottomland hardwoods including oaks, bald cypress, and water tupelo were common in the low/wet areas. The abundant low-lying areas, coupled with productive uplands, make the habitat within Jasper County expansive and invaluable. Critical habitats in Jasper County include longleaf pine forests, bottomland hardwoods, maritime forests, wet and mesic savannahs, and various ecotypes of coastal wetland depressions. In addition to providing numerous important ecological functions, these areas provide important habitat for many wildlife species.

Identified concerns are habitat loss, impervious surface increase, and unplanned development, with identified goals being minimize fragmentation of habitat areas, creation of riparian setbacks and buffers, and sustain key wildlife areas.

As stated in the plan, water quality degradation can begin when impervious coverage increases by as little as 10%. As required per the Residential zoning district, the minimum lot size within Oyster Park Subdivision is 2 acres. Based upon NRCS TR55, a 2-acre residential district assumes an impervious coverage of 12%. When factoring in the anticipated use of gravel roads and driveways, plus the smaller home sizes, the impervious increase is expected to be at or below the 10% threshold.

Traditional Land Management Practices

Active land management has become a necessity because man has altered the way natural processes occur across the landscape. For example, fire can no longer burn contiguously across the landscape as it once did because of infrastructure and fire suppression. Active land management attempts to mimic natural processes for various benefits to society and/or the resources. Many of Jasper County's traditional land management practices consist of diverse and complex farming operations, silviculture and other forest management techniques. Specific practices include prescribed burning, hunting to control wildlife population, timber thinning, rotational cropping, and many others that promote wise land-use. These management tools are critical to the health of Jasper County's natural resources and should be preserved to maintain its current biological integrity. This section will review management tools in relation to prime farmlands, private plantations, timber company lands, and other public and private lands.

The proposed parcel is not included in areas considered USDA Prime Farmland per Figure 9 of the Jasper County Natural Resources Conversation Plan. This is further validated by historical land uses in this area being generally residential with only some local, small farming.

Archaeological, Historic, & Cultural Resources

Jasper County, formed in 1912, is one of South Carolina's youngest counties. The County is rich in historical, cultural, and archeological resources. A particularly strong mix of old and new exists in Jasper brought on by attempts at settlement, Indian uprisings, wars and destructions, modifications to the landscape, and agricultural, religious, and political changes.

Identified concerns are unplanned development in historical areas and unknown encroachments upon historic sites and structures due to lack of documentation, maintenance, and protection, with the identified goals of historic building and site preservation.

Based upon research on the State Historic Preservation Office's (SHPO) site, no known areas have been identified as historic or culturally significant. In addition, the parcel contains no existing structures and has been in use for timber and agricultural uses.

Urban Growth Management

Management of Jasper County's natural resources should consider growth-related practices, objectives, and standards for the County. In particular, practices and standards related to future land use, infrastructure extension, and water quality have substantial implications for the County's ability to protect key natural areas and quality of life for County residents. These practices and standards must be coordinated with natural resource conservation goals.

One of the land-protection tools to help promote positive growth are Urban Growth Boundaries, which suggests to restrict development outside of the municipal boundary by setting zoning regulations to designate rural and critical lands. This encourages denser developments closer to available utility, economic, and transportation systems.

Oyster Park Subdivision would be considered outside of the municipal boundary established for Ridgeland and Hardeeville. This is evidenced by the lack of public water and sewer utilities, along with its Rural Zoning. Oyster Park Subdivision proposes to follow the zoning regulations by-right and provide private, on-site utilities for water and wastewater services, in accordance with SCDHEC Regulations.

Natural Resource Economics

Jasper County's natural resource economy is unique because of its proximity to interstate highways, abundant water resources and natural areas, pristine undeveloped areas for enjoyment, and developing retirement communities. Economic variables that Jasper County must consider are direct resource industries, recreation, hunting, fishing, and ecotourism. Although it is important to clearly express the economic values for cost-benefit analysis and county planning, it is extremely difficult to put a value on natural resources. Non-quantifiable natural resource benefits include quality of life, aesthetics, and "existence values," variables that are subjective based on the observer. Jasper County's natural resource industries provide significant economic benefits.

Specific concerns were not identified for protecting Jasper County's Natural Resource economy other than noting that increased land value creates pressure to develop prime farmland for commercial, industrial, and residential uses. The existing natural resources of Jasper County have significantly increased the increased demand for retirement properties.

As stated under prior categories, Oyster Park Subdivision is proposing a low-impact, low-impervious, and by-right plan.

Environmental Education

New residents escaping from metropolitan areas are attracted to Jasper County because of its rural character. Therefore, preserving the rural nature of the County is important for both Jasper County's longtime resident prosperity and future economic health. To ensure preservation of natural resources, the next generation must also develop these same values because they are the future policymakers. A central value associated with preserving a rural landscape is developing an appreciation of nature. This occurs through a combination of personal experiences with nature and instruction about the value of natural systems.

Similar to Natural Resource Economics, specific concerns for Environmental Education were not identified other than stating that many families, whether raised in Jasper County, or transplanted, have lost the connection with the outdoors and the local community.

Conclusions

Oyster Park Subdivision is a low-impact, low-impervious residential neighborhood proposed to be built by-right per the Jasper County Land Development Regulations and Stormwater Manual. With the property in prior use for timber and agricultural purposes, along with 2-acre lot sizes, this development will not have a significant adverse impact to existing habitats and natural resources.

If you have any questions or require any additional information, please do not hesitate to contact us at your earliest convenience. I may be reached via phone at 843-384-2944 or by email at wpowell@wardedwards.com.

Sincerely,
Ward Edwards Engineering



Willy Powell, PE
Project Manager

Cc: Tony Nimmer, Owner
Bill Nimmer, Owner



August 14, 2023

Ms. Lisa Wagner
Director, Planning and Building Department
358 Third Avenue, Room 202
P.O. Box 1659
Ridgeland SC 29936

Re: Subdivision of land– TM#081-00-04-003 – Old Baileys Road S-7-18

Dear Ms. Wagner,

This letter is to inform you that The Department has reviewed the property on Old Baileys Road (S-7-18) at the request of F.A. Nimmer III, ETAL. for coordination with the Jasper County. The subject plat prepared by TGS Land Surveying dated June 6, 2022 referenced a proposed subdivision of TM 081-00-04-003, an approximately 15.87 Acres combined site, into Parcels: A (2.00 AC), B (2.00), C (2.00 AC), D (2.00 AC), E (2.00 AC), F (2.00 AC), G (1.87 AC), H (2.00 AC). All pertinent personnel at SCDOT have reviewed the proposed subdivision and agree it is feasible in concept.

Our knowledge of this subdivision is that no change in land use is being proposed. No construction activity will be performed within the SCDOT right of way. Therefore, an encroachment permit is not required at this time. However, know that at such a time when the newly subdivided properties will be developed, upgraded driveways may be necessary and a permit package shall be submitted to the SCDOT for review.

If it is the intent of the owner(s) to improve, relocate, or modify any existing driveways now or in the future then an encroachment permit package must be submitted for review. Also, any future subdivision of any parcel will necessitate an encroachment permit and Department review as well. All encroachment permits must meet the requirements set forth in the Access and Roadside Management Standards (ARMS) Manual. A copy of the ARMS Manual can be found at:
www.scdot.org/doing/trafficengineering.shtml#accessRoadside

Thank you for your cooperation and if you have any questions concerning this issue, please feel free to contact me at (843)524-7255.

Sincerely,

A handwritten signature in cursive script that reads "Elizabeth Penn-Sanders".

Elizabeth Penn-Sanders
Resident Maintenance Engineer
SCDOT – District 6 – Beaufort County
(843) 524-7255

From: [Bailey Underwood](#)
To: [Buchanan, Erica V.](#)
Cc: [Shelly Snyder](#); [Willy Powell](#); [PennEG@scdot.org](#)
Subject: Re: Nimmer Oyster Park Sight Distance Exhibit
Date: Monday, August 14, 2023 10:24:21 AM

Good Morning Erica,

I am following up on the letter from the SCDOT on the Nimmer Park Site Exhibit. Are there any updates?

Thanks,

Bailey Underwood

From: Penn-Sanders, Elizabeth G. <PennEG@scdot.org>
Sent: Monday, August 7, 2023 5:36 PM
To: Bailey Underwood <bunderwood@wardedwards.com>; Buchanan, Erica V. <BuchananEV@scdot.org>
Cc: Willy Powell <wpowell@wardedwards.com>; Shelly Snyder <ssnyder@wardedwards.com>; Healy, Michael P. <HealyMP@scdot.org>
Subject: RE: Nimmer Oyster Park Sight Distance Exhibit

Good afternoon,
Erica will prepare the letter and send by Friday. The warning speed in the curve is 20mph.

Thanks,
Elizabeth

From: Bailey Underwood <bunderwood@wardedwards.com>
Sent: Monday, August 7, 2023 3:20 PM
To: Penn-Sanders, Elizabeth G. <PennEG@scdot.org>
Cc: Willy Powell <wpowell@wardedwards.com>; Shelly Snyder <ssnyder@wardedwards.com>
Subject: Re: Nimmer Oyster Park Sight Distance Exhibit

*** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. ***

Elizabeth,

Does the SCDOT have any updates on Nimmer Oyster Park Site Exhibit?

Thanks,
Bailey Underwood

From: Bailey Underwood

Sent: Tuesday, August 1, 2023 10:08 AM

To: PennEG@scdot.org <PennEG@scdot.org>

Cc: Willy Powell <wpowell@wardedwards.com>; Shelly Snyder <ssnyder@wardedwards.com>

Subject: Nimmer Oyster Park Sight Distance Exhibit

Good morning Elizabeth,

I hope you are doing well. I have attached the sight exhibit for you to review. Let me know if you have any questions or concerns.

Thanks,

Bailey Underwood

Designer

Ward Edwards Engineering

O 843.837.5250

M 803.271.3881

P.O. Box 381, Bluffton, SC 29910

www.WardEdwards.com



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C1201

Project No.	120101
Project Name	Himmer Oyster Park
Client	State of Massachusetts
Scale	AS SHOWN
Date	08/11/2011
Drawn By	[Signature]
Checked By	[Signature]
Approved By	[Signature]
Version	001
Revision	001
Drawn Date	08/11/2011
Drawn Time	10:00 AM

Himmer Oyster Park
State of Massachusetts
Prepared for
Himmer
SCDOT Sight Distance Exhibit

Ward Edwards ENGINEERING
1100 Riverside Way
PO Box 301, Amherst, MA 01002
Tel: 413.253.5200
Fax: 413.253.5201
www.wardedwards.com

No.	Description	Date Revisions
1		
2		
3		
4		
5		
6		
7		

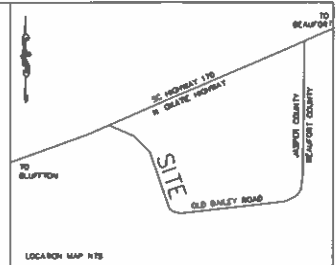
Permit Set - NOT FOR CONSTRUCTION





CURVE TABLE

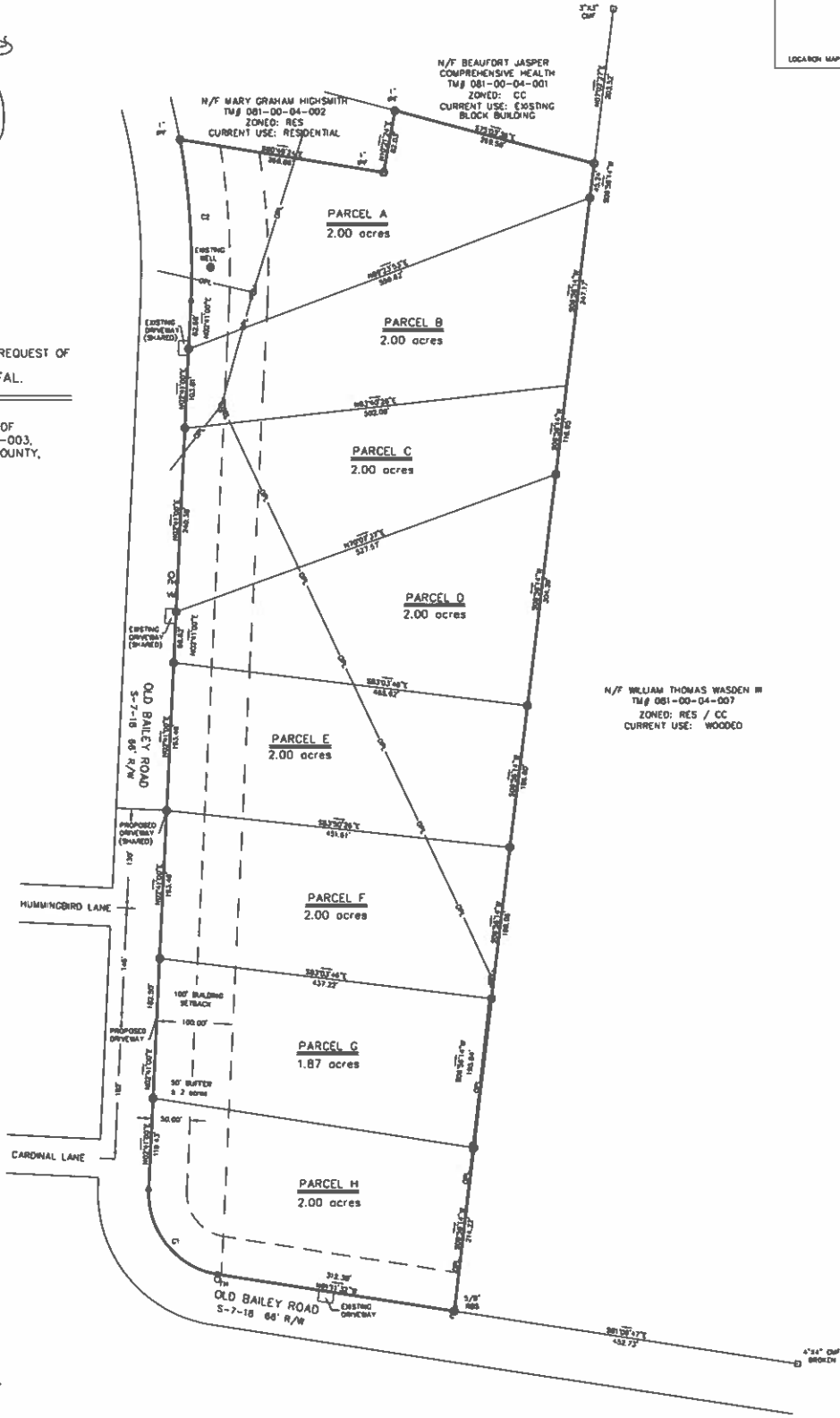
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C2	212.13	912.89	108.54	N04°05'05"W	211.65



- LEGEND:**
- CMF - CONCRETE FOUND
 - CMS - CONCRETE SET
 - RBS - 3/4" REBAR SET
 - RBF - REBAR FOUND
 - IFP - IRON PIPE FOUND
 - TP - TELEPHONE PEDESTAL
 - OP - OVERHEAD POWER
 - NTS - NOT TO SCALE
 - R/W - RIGHT OF WAY
 - TM - TAX MAP
 - PB - PLAT BOOK
 - DB - DEED BOOK
 - POB - POINT OF BEGINNING
 - VM - VALVE MONUMENT
 - C/L - CENTERLINE
 - CP - POWER POLE
 - OML - OLD MARKED LINE
 - ⊙ - WELL

THIS PLAT PREPARED AT THE REQUEST OF
F.A. NIMMER III, ETAL.

OYSTER PARK
 A BOUNDARY SURVEY OF
 TAX MAP # 081-00-04-003,
 BAILEYS AREA, JASPER COUNTY,
 SOUTH CAROLINA



TOTAL AREA
 15.87 acres

N/F WILLIAM THOMAS WARDEN III
 TM# 081-00-04-007
 ZONED: RES / CC
 CURRENT USE: WOODED

- REFERENCE**
- 1.) DEED BOOK 329 PAGE 139
 - 2.) PLAT BOOK 12 PAGE 340
 - 3.) PLAT BOOK 13 PAGE 12
 - 4.) PLAT BOOK 14 PAGE 465
 - 5.) PLAT BOOK 24 PAGE 80
 - 6.) PLAT BOOK 30 PAGE 188

JOB # 220268
 DATE: JUNE 6, 2022

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.



BY GRAPHICAL DETERMINATION
 NOTE: This Lot Appears To Lie In A Federal Flood Plain
 Zone X Minimum Required Elevation N/A FL NAVD88
 FIRM # 45053C0410D 10/18/2019

TCS LAND SURVEYING
 P.O. BOX 2023
 RIDGELAND, S.C. 29936
 Phone 843-726-9117



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 Planning Commission

Staff Report

Meeting Date:	September 12, 2023
Project:	Zoning Map Amendment – Industrial Development
Applicant:	LNC Holdings, LLC
Tax Map Number:	044-00-02-001
Submitted For:	Action
Recommendation:	

Description: The Applicant requests a Zoning Map Amendment to have a property designated as Industrial Development. The subject property consists of 11.2 acres and is located along Kato Bay Road (Highway 17) between Hardeeville and Ridgeland and backs up to I-95. The subject property is currently zoned Residential and is undeveloped. The applicant would like to have the property re-zoned to Industrial Development to be in harmony with adjacent properties and to meet the applicant’s desired use.

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 Resource Conservation, which are areas that fall alongside the rivers that flank the east and west of Jasper County. These areas are vital components to the riverine systems and also provide critical habitat for plants and wildlife. These areas are dominated by hydric soils, which are frequently associated with wetlands. In addition, these soils are very poorly suited to support septic systems.

The Comprehensive Plan also states; “the large area between Hardeeville and Ridgeland in the Resource Conservation district is property owned by the Okeetee Club. In existence since the 1800s as a hunting club, this plan does not anticipate a change in use within the foreseeable future. However, should this area be proposed for development, a comprehensive master plan based on the extension of public water and sewer to serve such development should be required.”

- **Adjacent Zoning:** The adjacent parcels are zoned Industrial Development and Rural Preservation.
- **Adjacent Land Use:** Adjacent land uses are undeveloped.
- **Traffic and Access:** The subject property is accessed by Pearlstine Road. The first half of the road is a two-lane state-maintained road, while the second half of the road is a county-maintained road, classified as a local road.

Staff Recommendation: While the Comprehensive Plan does not support the re-zoning request, the request is compatible with the zoning of the adjacent parcels. Okeetee Club is across the street (west side of Highway 17), but the rear of the property backs up to I-95. Okeetee Club continues to the east of I-95. The property is not suitable for Residential.

Attachments:

1. Application by the applicant
2. An email from the owner, acknowledging and providing consent for the application
3. Ordinance
4. Aerial map of property and surrounding area
5. Aerial map with zoning layer



Jasper County Planning Department

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

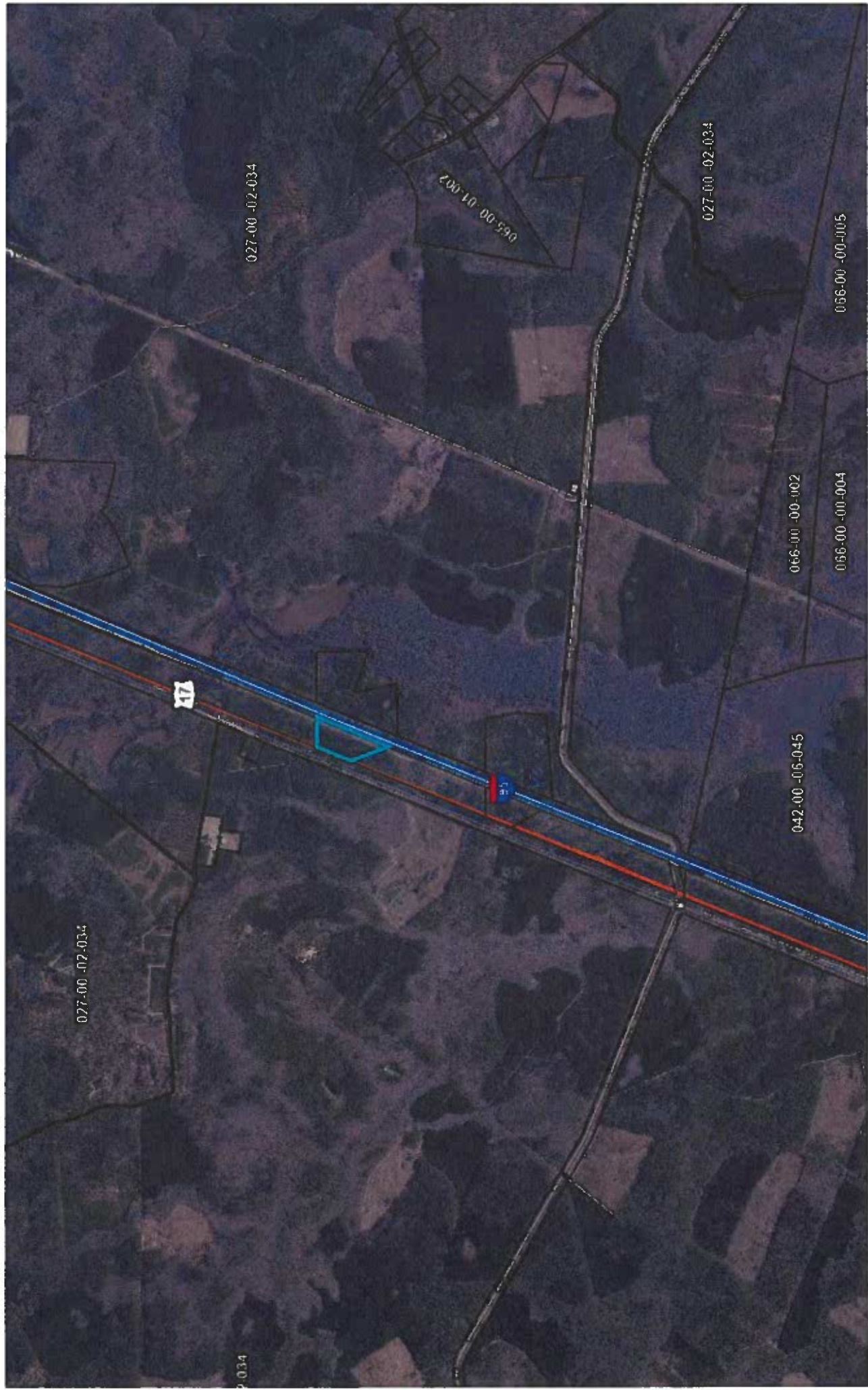
CK # 1318 pd \$ 300.
 8/22/23

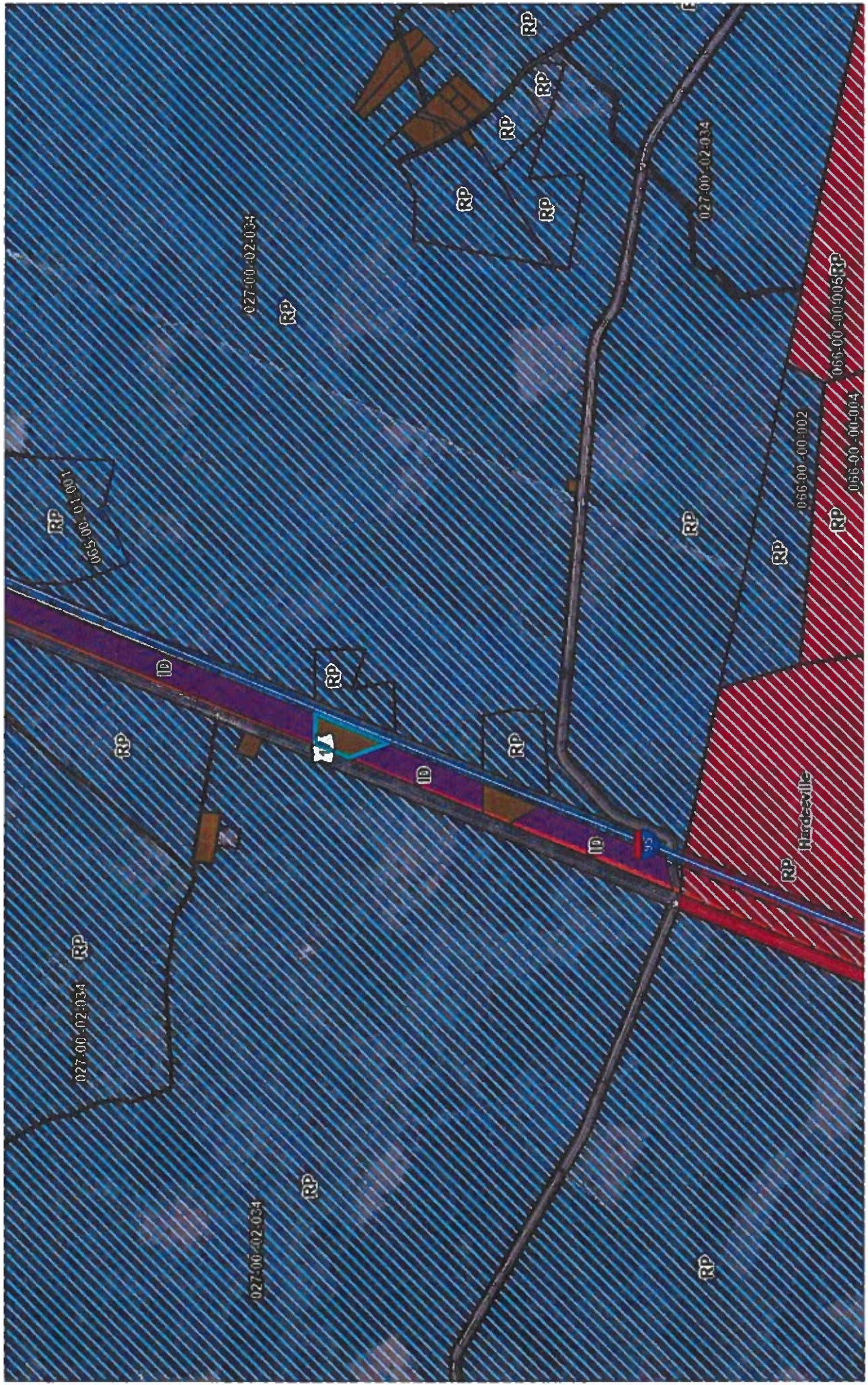
Zoning Map Amendment Application

Owner or Owner-Authorized Applicant:	LNC Holdings LLC
Address:	1217 NE Main St. Simpsonville SC 29481
Telephone:	864-270-7050
Email:	GENCOPOL1@aol.com
Property Address or Physical Location:	TBD Kato Bay Road
Tax Map Number(s)	044-00-02-001
Gross Acreage:	± 11.2
Current Zoning	RES
Proposed Zoning:	ID
Administrative Fee: (\$300 per lot) except for PDD applications	\$300
Date Mailed or Hand Delivered:	8-22-2023
Reason for Request: (attach narrative if necessary)	To be in harmony with adjacent parcels that are zoned ID and to meet applicants desired use.

DocuSigned by: Troy M. Leather 8/21/2023
 Signature of Owner or Owner-Authorized Applicant Date
 (Proof of owner-authorization required)

Internal Use Only	
Date Received:	8-22-2023
Amount Received:	\$300
Staff Member:	LW





100-10-00-590
RP

027-00-02-034
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95

RP

RP

027-00-02-034

RP

RP Hardenville

056-00-00-002

055-00-00-005

RP

056-00-00-004

RP



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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

Planning Commission Staff Report

Meeting Date:	September 12, 2023
Project:	Road Name Petition
Applicant:	Brenda Beaton Warren
Road Names Proposed:	Alex Beaton Road
Submitted For:	Action

Description: The applicant is requesting that a private drive/access road be named Alex Beaton Road. The subject road is privately maintained, serving 1 property with 5 existing residences. The subject road is located off of Grahamville Frontage Road. Emergency Services has reviewed the request and found no conflicts with the proposed road name.

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 near 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: 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
4. Aerial Map

JASPER COUNTY ROAD NAME PETITION

SUBMITTED BY: Brenda Beaton Warren DATE: 5/30/23

ADDRESS: 294 Stellars Jay Rd
Ridgeland, SC 29934

TELEPHONE: (Am) 843-726-3941, 843-592-1224

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

Alex Beaton Rd

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: 5

(2) OUR REASONS FOR SELECTING THIS NAME: In honor of Deceased Father - Alex Beaton Sr.

(3) DIRECTIONS TO LOCATION OF ROAD AND/OR CURRENT ROAD NAME: Grahamville Frontage Rd

(4) ROAD IS A STATE/COUNTY/PRIVATELY MANTAINED _____

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 _____

Rachel Rogers 7/28/23 _____ CONFLICT NONCONFLICT
GEORGINA FLORENTH JASPER COUNTY 911 COORDINATOR DATE

Russell Willis 1 Aug 2023 _____ CONFLICT NONCONFLICT
RUSSELL WILLIS DEPUTY DIRECTOR OF EMERGENCY SERVICES DATE

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

Brenda Beaton Warren

Jameel Beaton

Ruth Aiken Beaton

Wanda B. King Jones

MARION Beaton

Brittany Child

