

*Jasper County Planning Commission  
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**Minutes of the May 16, 2023  
Regular Scheduled Meeting**

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

**Members Absent:** Dr. Deborah Butler

**Staff Present:** Ms. Lisa Wagner

In accordance with the Freedom of Information Act the electronic and print media were notified. During periods of discussion and/or presentations minutes are typically condensed and paraphrased. The recorded version is available online at: <https://www.youtube.com/@jcmedia6537/streams>

**Call to Order:** Chairman Pinckney brought the meeting to order at approximately 6:00 p.m.

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

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

**Approval of April 11, 2023, Regular Scheduled Meeting Minutes:** Mr. Waite moved to approve the Minutes of April 11, 2023, seconded by Mr. Rothenberg. The Commission Members present voted unanimously in favor of the motion.

**New Business:**

**Road Name Petition – Willy’s Way:** Ms. Wagner said this is an unnamed private road that will serve six lots that are currently undeveloped and is an exempt subdivision with lots of five acres or greater. The road has been inspected and approved by the Fire Marshal. The road meets all the requirements of the ordinance except for 3 houses being served by the road; however, the lots are for sale and the road will eventually serve 3 houses. Emergency Services determined that the road should be named because it is greater than 500 feet long and will need to be named in order to receive an address prior to receiving a building permit. Emergency Services did not find any conflicts with the road name. Dr. Bostick asked Ms. Wagner if any of the lots had already been sold, she said they are currently for sale but have not sold yet. **Mr. Jenkins moved to approve the Petition to name the road Willy’s Way, seconded by Mr. Waite. The Commission Members present voted unanimously in favor of the petition.**

**Discussion:**

**Ordinance Considerations for Warehouse, Distribution, and Logistics:** Ms. Wagner said she provided some suggestions to serve as framework for the Commissioners to consider in regards to regulating the use of warehouses, distribution and logistics. She said she sent this document to Southern Carolina Alliance for their input because they

are more familiar with these types of uses and she is interested in seeing what they think about some of the suggestions since they are more familiar with these types of developments. Mr. Jenkins asked Ms. Wagner what kind of hazardous chemicals can be stored in the warehouses. Ms. Wagner said during permitting, the Fire Marshal would review the specific use and will require a list of items to be stored in each building.

Ms. Wagner said the first thing we need to do is identify where these types of uses may be appropriate in the County. She said that Mr. Rothenberg sent her some zoning information from Louisville, Kentucky which included an Enterprise Zone. She said it is possible that an Enterprise Zone or E-Commerce Zone could be identified in the Comprehensive Plan. Ms. Wagner went over the size of some existing buildings in the area just for reference and said that she thinks they need to identify what size buildings should have more restrictive regulations and what areas are appropriate, especially for the uses that will have heavier truck traffic.

Ms. Ferguson asked about how tall a building would be allowed to be. Ms. Wagner said the zoning ordinance restricts the height to 35 feet generally; however, there was an amendment to allow a building height up to 50 feet with approval from the Fire Marshal if the site meets certain criteria. Dr. Bostick asked how many acres we are considering and what areas of the county will tolerate large sites. Ms. Wagner said most of the information she provided came from the American Planning Association and pointed out that for a 10-acre site with a maximum of 55% impervious area, there would be 4.5 acres that wouldn't have any parking or rooftops and would require a nice aesthetic buffer to be provided. Dr. Bostick asked Ms. Wagner if we have to provide a zoning district for this type of area. Ms. Wagner said currently General Commercial allows these types of uses without any conditions, which is where the problem lies. She said we need to identify the different types of uses and treat them differently depending on the potential impact they may have. Dr. Bostick asked where the General Commercial zones are now; she said along Highway 17 from the intersection of 315 south to the Talmadge Bridge, south of exit 5 along Highway 17, Point South along Highway 17, and Okatie Highway (Hwy. 170). Ms. Ferguson asked if we would consider a buffer between General Commercial and Residential. Ms. Wagner said yes, and she read the Buffer Yard Section on page 2 of the document. Dr. Bostick said that we need to consider size, traffic, and everything involved when approving zoning and asked if they would be able to stack storage containers behind buildings. Ms. Wagner said she included some considerations for truck terminals, which states there can be no stacking of containers, the county wants to make sure that these sites are aesthetically pleasing.

Mr. Rothenberg suggested there be only one commercial zoning district to allow any type of warehousing or fulfillment center with no further processing. He suggests another industrial zoning district to allow uses that are of major concern in order to keep them away from residential areas. He said we need to look at focal points when setting up the districts so that it makes sense geographically, for example, near a railroad spur. Mr. Waite asked if these standards would be applicable to the sites that already have development agreements in place. Ms. Wagner said they would not. Mr. Waite said he thinks it's important to look at the roads and traffic when planning these new zones.

Chairman Pinckney said he thinks there should be different categories because some of the uses will have few employees with low traffic impact, while others will have more employees with higher traffic impacts. Mr. Rothenberg said another thing that should be considered is if a business is leasing space and another business comes in under a lease with a different use, the investment value of the property could be limited based on the uses being limited. Mr. Jenkins asked Ms. Wagner if all warehouses would have access to all major streets and how that requirement can be met. She said yes and that we will need to review the Comprehensive Plan and look at a map to identify what roads are appropriate and where these uses should and should not be allowed. Dr. Bostick asked if we need to wait on the Comprehensive Plan or could they start working on this now. Ms. Wagner said we can start putting together the framework but we also need to work on the Comprehensive Plan and identify what areas these uses are appropriate or not appropriate.

Ms. Wagner said the County Council approved a temporary moratorium at their meeting last night for the Euhaw/Broad River Planning Area as depicted on the map she sent by email. She said the Council's motion also gave approval for the County to hire Symbioscity to help with the review of the Comprehensive Plan, focusing on the Land Use Element and analyze the Euhaw/Broad River Planning Area to see if the zoning regulations or zoning map needs to be amended to provide protection of the Euhaw Creek and Broad River and the cultural heritage of the area. She said the County Council appointed a Broad River Task Force last year to identify how areas could be conserved and to look at the impact of development within this area. She said the Planning Commission will be involved in the review of the Comprehensive Plan and then there will be a process for public comments and input. Mr. Waite asked what the moratorium was for. Ms. Wagner showed the map of the Euhaw/Broad River Planning Area and pointed out the boundaries. She said the moratorium will put a temporary pause on development for 9 months, which will allow enough time for us to work on an amendment to the Comprehensive Plan.

Chairman Pinckney said the Jasper County Chamber of Commerce promotes the county as pro-growth so the Comprehensive Plan should coincide with what the Chamber of Commerce is doing. He said we need good sound growth and a balance between people and businesses. Ms. Ferguson asked what DOT is planning to do to accommodate all of the new growth. Chairman Pinckney said they are aware of the growth and will have to put in more infrastructure to support it. Mr. Waite said development comes first and DOT comes in after the fact. Chairman Pinckney said the delegation needs to put a proposal on the table identifying some of the things they would like to see improved.

#### **Open Discussion:**

Mr. Jenkins asked Ms. Wagner if there is a trailer park being built in Mitchellville and if it is in the city or the county. Ms. Wagner said the County permitted one additional mobile home there. She said the property owner was clearing and moving dirt without permission and a stop work order has been placed on the property. She said the County is requiring the property owner to hire an engineer to address the grading and stormwater. She said the property where the trees were cleared is in the Town of Ridgeland.

Ms. Wagner said Jasper County was awarded a grant of 1.8 million dollars for the drainage project along Church Road. She said the County previously received a grant in the amount of 1.2 million dollars, but all the bids were over \$2.5 million dollars. She said the County will have enough money now to move forward with putting that project back out to bid. She said BJWSA was awarded a grant of \$23 million.

Ms. Wagner asked to re-schedule the June 13<sup>th</sup> Planning Commission Meeting to June 20, 2023. She expects it will be an in-person meeting because a Master Plan submittal was received, and she is expecting a re-zoning application. The Commission Members did not have a conflict with changing the meeting date to June 20, 2023. Chairman Pinckney asked Ms. Wagner to revise the Planning Commission Schedule and get it posted so that no applicants are impacted by the change.

Mr. Jenkins asked if there would be a workshop for the Ordinance Considerations, Chairman Pinckney said they would make a special space in each meeting to discuss it and possibly have a special meeting.

**Adjourn: Mr. Jenkins moved to adjourn, seconded by Mr. Waite. The Commission Members present voted unanimously in favor of the motion. The meeting adjourned at approximately 7:16 p.m.**

Respectfully Submitted,

Lisa Wagner