

*Jasper County Planning Commission
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**Minutes of the August 8, 2023
Regular Scheduled Meeting**

Members Present: Mr. Alex Pinckney, Chairman; Mr. Randy Waite Vice-Chairman; Dr. Earl Bostick, Sr.; Dr. Debora Butler; Ms. Sharon Ferguson; Mr. Thomas Jenkins

Staff Present: Ms. Lisa Wagner

Others Present: Councilman John Kemp

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 Mr. Jenkins.

Approval of Agenda: Dr. Butler moved to approve the Agenda as published, seconded by Ms. Ferguson. The Commission Members voted unanimously in favor of the motion.

Approval of July 11, 2023, Regular Scheduled Meeting Minutes: Mr. Jenkins moved to approve the Minutes of July 11, 2023, seconded by Dr. Butler. The Commission Members voted in favor of the motion.

New Business:

Zoning Text Amendment – Article 6:1 – Table 1, Use Regulations; Article 7:3 – Table 1, Schedule of Lot Area, Yard, Setback, and Density; Article 11:7, Industry Specific Conditional Use Regulations, Sections 11:7.31, Duplexes; 11:7.32 Townhouses; and 11:7.33, Patio Homes: Ms. Wagner read the staff report and shared her finding of Townhouse/Duplex requirements for other areas. In Berkeley County they do not allow Duplexes/Townhouses in the lower density Residential Districts. Colleton County only allows attached homes in Suburban & Urban Residential Districts. The City of Hardeeville allows Duplexes in Residential 1&2 Districts, Mixed Use, Downtown Mixed Use, and Downtown General Commercial; Townhouses are a special exception in Single-Family R1&R2 Districts and in Multi-Family as a conditional use. Ms. Wagner said the staff supports not allowing Duplexes, Townhouses, and Patio Homes in the Residential Zoning Districts and allow them as a conditional use in General Commercial and Community Commercial. She said in accordance with the Land Development Regulations, when a person develops one of these housing projects on a single parcel of land as a for rent community, the project qualifies as a commercial project, but it should go through the subdivision process, so the proposed changes will correct that.

There was discussion about density and spacing between the multi-family residences, where public water and sewer are located in the county, and affordable housing. Ms. Wagner said in the spirit of keeping Jasper she thinks more

zoning districts are needed, perhaps a Multi-Family Residential Zoning District on the outskirts of the town limits. She said we will be reviewing the Comprehensive Plan and are going to look at the land use element. Ms. Wagner shared comment recommendations she received and said she appreciates the comment, but the suggestions are more in line with the municipalities and Jasper County is not trying to have the same density they have. There was discussion about annexation, working with the municipalities, large land areas that are not developed, and the importance of putting the Duplexes where there is city water and sewer and restricting them from being in the residential areas. Ms. Wagner said BJWSA is in need of upgrading a lot of their lines to be able to provide sewer. She said the Comprehensive Plan identifies some really good goals that haven't been implemented so when we review the plan, we can make sure that the consultant knows about this so we can identify where these housing projects could go and we can prepare some ordinances that can be adopted, such as a Conservation Subdivision. There was discussion on reviewing the Comprehensive Plan and adding to the Industrial Park. **Mr. Jenkins moved to approve the Zoning Text Amendment – Article 6:1 – Table 1, Use Regulations; Article 7:3 – Table 1, Schedule of Lot Area, Yard, Setback, and Density; Article 11:7, Industry Specific Conditional Use Regulations, Sections 11:7.31, Duplexes; 11:7.32 Townhouses; and 11:7.33, Patio Homes as amended during the meeting, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion.**

Open Discussion:

Ms. Wagner shared an illustration of the updated site plan for the Tillman Subdivision provided by the engineer. She said in accordance with County's ordinance their proposal will not qualify as a commercial site plan and would have to go through the subdivision process. She said the applicants are changing their proposal from duplexes to single family residences. There was discussion about lot sizes, density, property maintenance, covenants, requirements, recourse for noncompliance, road maintenance, and public notice requirements. Chairman Pinckney commented on the comparison of income level versus average rent in Jasper County.

Chairman Pinckney asked for an update on widening of I-95 and Hwy 462, Ms. Wagner said the I-95 widening project is scheduled to begin in 2025, but it is ahead of schedule and may get underway by the end of 2024. She said a funding source has not been identified for Highway 462 so it is not on the TIP (Transportation Implementation Plan) plan yet and when she asked about it recently, she was told that it was not planned for widening at this time. There was discussion about road conditions, funding, repair/improvement projects, and density.

Ms. Wagner informed the Commission that the applicant for 205 Pearlstine Drive pulled their rezoning application.

There was discussion about ordinance for manufactured homes over 30 years old and dilapidated manufactured homes.

Councilman Kemp discussed a property in Hardeeville at 380 Macedonia Road that he thinks the Commissioners should take a look at. Ms. Wagner said she has gotten many complaints from the same area where the City of Hardeeville has an industrial development with no buffer yard between the residents and the development. Councilman Kemp asked permission of the Commission to have someone from the Affordable Housing Trust come to a future meeting to talk with them about affordable housing. Chairman Pinckney consented.

Adjourn: Mr. Jenkins moved to adjourn, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion. The meeting adjourned at approximately 7:47 p.m.

Respectfully Submitted,

Tara Hayes