



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

April 11, 2023
6:00 PM

Virtual Meeting

Watch Live via YouTube @

https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA

Call to Order: Chairman Pinckney
Invocation & Pledge of Allegiance
Approval of Agenda
Approval of Minutes: February 14, 2023

New Business:

- A. Road Name Petition – Slater Oaks Road
- B. Zoning Map Amendment – General Commercial, Tax Map Number – 6 acre portion of 029-00-02-028
- C. Zoning Map Amendment – Community Commercial, Tax Map Number – .74 acre portion of 015-01-00-012

Discussion:

- A. Rescheduling of the May 8, 2023 Planning Commission Meeting
- B. 2022 Annual Reports
- C. Open Discussion

Adjourn

*Jasper County Planning Commission
358 Third Avenue
Ridgeland, SC 29936
843-717-3650 phone
843-726-7707 fax*

**Minutes of the February 14, 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; and Mr. Art Rothenberg.

Staff Present: Ms. Lisa Wagner and Ms. Bonnie Lawson

Others Present: Ms. Jennifer Tosky

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/watch?v=ItsVyAbAyEY>

Call to Order: Due to Chairman Pinckney having technical difficulties, Vice-Chairman Waite Chaired the Meeting and brought the meeting to order at 6:00 p.m.

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

Approval of Agenda: Mr. Jenkins moved to approve the Agenda as published, seconded by Dr. Butler. Mr. Waite pointed out that the agenda reflects tax map number 081-00-04-008, but it should be 081-00-04-080. The Commission Members voted unanimously in favor of the motion.

Approval of December 13, 2022 Workshop Minutes: Ms. Ferguson moved to approve the Minutes of December 13, 2022 Workshop, seconded by Mr. Rothenberg. The Commission Members voted unanimously in favor of the motion.

Approval of December 13, 2022 Regular Scheduled Meeting Minutes: Mr. Rothenberg moved to approve the Minutes of December 13, 2022 Regular Scheduled Meeting, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion.

Approval of January 10, 2023 Regular Scheduled Meeting Minutes: Mr. Jenkins moved to approve the Minutes of January 10, 2023, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion.

Old Business:

Zoning Map Amendment and Concept Plan Approval – Planned Development District – Bailey Park, Tax Map Number 081-00-04-007 and 081-00-04-080: Ms. Wagner said the applicant K&R Development, LLC requested a Planned Development District Zoning designation for mixed-use development, which will be known as Bailey Park PDD. The project site consists of two parcels, tract A, which is 6.63 acres and is currently zoned Community Commercial and tract B, which is 20 acres and is zoned Residential. The properties are located along Highway 170, approximately

two miles east of the intersection of Highway 462 and has frontage along Old Bailey Road. Both properties are vacant and are undeveloped. The Planning Commission reviewed this application in May 2022, and forwarded a recommendation of approval to the County Council to have the property re-zoned Plan Development District. The applicant has revised the PDD document to remove all commercial uses and designate both parcels as residential. The proposed density has been decreased to 7-1/2 units per acre. The traffic study was revised, and is based on residential uses only, at 12 units per acre. Because this is a major change, it requires another review and recommendation by the Planning Commission in accordance with Article 3:25 of the Jasper County Zoning Ordinance. The future land use map identifies this area as rural conservation, which seeks to protect and promote the character of Jasper County that largely exists today outside of the municipalities. In these areas, new development should be thoughtfully placed within the existing landscape. The land use chapter of the Comprehensive Plan recommends guiding growth and new development in or around the municipalities where infrastructure and services are available to serve new growth. While this project site is not adjacent to a municipality, it is in an area where infrastructure and services are available to serve the site. The adjacent zoning is commercial, rural preservation, and residential with Planned Development District across the street. The adjacent land uses are commercial, residential, and vacant properties. The property is accessed by Highway 170, which is a four-lane state-maintained highway, classified as an arterial Road. The property also has direct access to Old Bailey Road, which is a two-lane state, maintained road, classified as a local road.

Ms. Wagner said the revisions to the Old Bailey Park PDD changes tract A from mixed-use commercial to residential uses, which eliminates 65,000 square feet of commercial uses, and adds no more than 7-1/2 units per acre, which may be in the form of apartments, townhomes or single family detached houses. Tract B has been changed from 12 units per acre to 7-1/2 units per acre based on the upland acres, which reduces the maximum residential density from 233 units to a maximum of no more than 187 units. The traffic study was revised based on 300 townhouses with no commercial. The revised traffic study compared to the original traffic study, reduces the total daily trips from 4,186 trips to 1,998 total daily trips. The AM peak hour trips were reduced from 168 trips to 116 trips, while the PM peak hour trips were reduced from 374 trips to 150 trips. With the reduction of the overall density from 300 townhouses to 187 residential units, the traffic count will be further reduced by 33% using the same methodology that the traffic engineers used. Public Notices were sent to all adjacent property owners, notifying them of the Applicant's revisions to the proposed Bailey Park PDD and providing them with an opportunity to comment. In addition, one zoning application sign was placed along Highway 170 and one sign along Old Bailey Road.

Ms. Tosky addressed the Commission. She said she took the recommendations of staff and Council and reduced the density. She said she wanted to try and find a happy medium between the neighbors and the needs of the developer.

Mr. Rothenberg said in the executive summary of the traffic report, it states these recommendations may not fully mitigate congestion during peak hours, and additional improvements should be considered if queues are excessive. He asked if that is something that will be done. He also asked if the traffic study addressed the traffic increase on Old Bailey Road. Ms. Tosky said it's been her experience that when the traffic studies offer up mitigation ideas, the Department of Transportation typically follows those and will more than likely require them to do additional improvements. She said their preliminary design does not allow a left turn onto 170 exiting the development, so you will have to turn right on Highway 170 exiting the development. Any left turns will need to exit from the rear of the development onto Old Bailey Road. She said they have suggested to the Department of Transportation, the idea of helping with the cost of a stop light if needed. She said they have considered the traffic increase on Old Bailey Road.

Mr. Rothenberg asked how the recommendations of the traffic study can be implemented to help prevent accidents when people are turning out of the development onto Highway 170. Ms. Tosky said they will be required to install accel and decel lanes at the main entrance. The Department of Transportation has reiterated whether this development comes online by the year 2027, there's going to be a problem simply from development in Beaufort County and surrounding areas that utilize the Highway 170 corridor. She believes with thoughtful planning, the traffic

will naturally slow down and perhaps some of the people who live in Beaufort and commute to Hilton Head for work every day will look at this development as a place to live, which will cut their commute in half and alleviate that many people from traveling the entire route of 170. Mr. Rothenberg asked when will the plans be available showing the acceleration and deceleration lanes, as well as the ingress and egress for the development. Ms. Tosky said the plans will be part of the major subdivision submittal and/or the master plan submittal.

Mr. Rothenberg asked about the 1.25 acres of active open space. He said that seems small for 187 units. Ms. Tosky said that is a minimum requirement in the PDD. She said they have no problem dedicating other areas without building pads for open space because it is a selling feature. Mr. Rothenberg asked if anyone has looked at the capability of the school system to see if they are able to take in an influx of students. Ms. Tosky said they do look at the demographics that are most likely to purchase the housing product that will be developed. She said while the buyers are not necessarily young families, it would not surprise her if in the next three to five years to see the Jasper County School systems skyrocket. Right now, about 70% of the purchasing market is the retiree age.

Doctor Butler said the traffic study shows a Level of Service (LOS) E for unsignalized intersection at Highway 170 and Old Bailey Road. She said when you look at how that is defined, it shows a significant delay at the intersection of both Old Bailey Road West and Old Bailey East, The future projection shows the delays worsening. She said it is her understanding that the traffic will be at a standstill. Ms. Tosky said a representative from the Department of Transportation and AECOM told her there is a mitigation plan for the entire 170 corridor. Dr. Butler asked Ms. Tosky based on the traffic study she presented if there would be significant delays in the traffic. Ms. Tosky said yes, in the evening hours.

Dr. Butler said she appreciates the information regarding the petition that was sent to the Commissioners prior to the meeting. She asked if the community members who oppose this project wanted to leave the zoning as is currently and if so, would that provide for a lesser amount of density. Ms. Wagner said yes for single family residential; however, townhouses are allowed as a conditional use in the Residential Zone. She said originally, the applicant wanted to develop a townhouse community. The density for townhouses is 2,000 s.f. per unit. She said a conceptual plan showed 233 townhouse units, but the County asked for a PDD based on the two properties being more than 25 acres. Dr. Butler asked Ms. Wagner to explain why the PDD was sent back to the Planning Commission. Ms. Wagner said Ms. Tosky removed all of the commercial uses, which is considered a major change, and requires a re-review and recommendation by the Planning Commission. Ms. Wagner said looking at some of the other PDD's, staff recommended reducing the overall density from 12-1/2 units to 7-1/2 units, which is more in line with other approved PDDs.

Ms. Tosky said the PDD consists of two parcels, one is zoned Community Commercial, which would allow up to 65,000 s.f. of commercial development. She said the other parcel is Residential and allows mobile home parks in addition to townhomes and single family residential. The residential property only has ingress and egress to Old Bailey Road, which would create a traffic burden on Old Bailey Road. She said their plan combines both parcels to allow shared access to Highway 170, alleviating some congestion on Old Bailey Road, which is also what triggered the PDD by the County's Ordinance. She said the density numbers they originally proposed were based on uses allowed by-right.

Dr. Butler said there was a comment in the Petition regarding concerns of runoff damaging the Okatie River and that this development will destroy their environment. Ms. Tosky said the way Carolina Engineering explained it to her, is the design standards will require them to either maintain the status quo in the community or improve the existing drainage. Dr. Butler asked if their runoff would go the Okatie River when it leaves their property. Ms. Tosky said it is her understanding that there is a drainage basin that diverts the water under 170 and pushes it back towards the storage tanks that Beaufort Jasper maintains, and somehow or another, it gets recycled or whatever happens. She

said their engineer explained to them that their design and layout will improve drainage along Old Bailey Road and make it better for the adjoining properties.

Dr. Butler asked Ms. Wagner if they could just open a mobile home park or if there are design standards. Ms. Wagner said a mobile home park would need to come to the Planning Commission for zoning approval and then go through an engineered site plan to create the mobile home park. She said mobile homes are allowed in the Residential Zoning District so potentially, mobile homes could be allowed.

Dr. Bostick said by reducing the number of units, which also reduces the daily traffic counts, it looks like Ms. Tosky has done some things to appease the County Council as well as the neighbors. He asked Ms. Wagner if she foresees any other problems with this proposal and if there are any other letters or comments the Commissioners need to look at. Ms. Wagner said there will be another public hearing and the Coastal Conservation League did submit a letter she would like to share before the meeting ends.

Ms. Ferguson said although the developer seems to acknowledge the concerns of the neighbors, is there a way the developer can convince the people who are opposing this development, that all their concerns have been addressed. She said there are a lot of concerns, and it seems like their concerns can't be ignored. She said we should figure out a way to at least give the people some sort of comfort level that these things will be addressed or have been addressed. Ms. Wagner said the petition was sent to the County Council during their public hearing in September of last year, and the very first line of the petition states that 233 units and 65,000 square feet of commercial are being proposed. She said she sent 44 letters (it was actually 54 letters for the record), describing what was originally proposed and what is being proposed now. She said she did not receive any comments from the letters she sent. The only comment received was asking me to share the petition from September 2022. She said the petition is dated and doesn't reflect the changes. The Coastal Conservation League did send a letter and they support the petition.

Mr. Jenkins asked doesn't the Development Standards Ordinance (DSO) only allow a certain number of units per acre to be built on the land. Ms. Wagner said that is true based on by-right zoning. She said the Planned Development District allows for negotiations, which is based on what can be put on the land after you provide open space, stormwater facilities, roads, setbacks, and buffers. Mr. Jenkins asked if this is approved, what type of guarantee is there to avoid too many units being stacked on an acre of land. Ms. Wagner said no more than 7-1/2 units can be allowed on an acre of land. Mr. Jenkins said that is a lot of units on an acre. Ms. Wagner said it is comparable to the CSP Plan Development District that we approved, and the County Council approved. She said that is how we came up with 7-1/2 units per acre, by looking at what has been approved recently, and we didn't feel that this development should exceed 7-1/2 units per acre.

Mr. Jenkins asked what the cost of the units are going to be. He said he is concerned that people who live in Jasper County won't be able to afford to get into one. He asked Ms. Tosky if she is going to put anything in place that will subsidize housing for low-income people. Ms. Tosky said typically when you look at low-income housing, you are looking at higher density because the cost for construction and infrastructure does not change for the developer. She believes with 7-1/2 units per acre there will be an opportunity to consider roughly 15 - 20% of their housing product as low income if it is multifamily and townhome products. She said single family homes will lower the density. If they go to all single-family homes, they will be lucky to get 130 units, which would push the price point up. She said they are hoping to end up with a mixed product of single family, possibly on the south side of the property, and some townhomes towards the north and within that townhome product, they would be able to look at some low-income subsidies and affordable housing. It's not a question that she can answer definitively until the site plan is more definitive.

Mr. Jenkins asked if there has been any discussion with the local Department of Transportation to let them know when these developments are coming since they are the ones that will be maintaining these roads Ms. Wagner said yes, SCDOT has a local engineer who reviews the plans for every commercial development, subdivisions, and Planned Development Districts. Everyone knows how bad the traffic is on Hwy. 170. The LATS Committee, which is the Low Country Area Transportation Study (the Metropolitan Organization) has completed a traffic study for Highway 170 from the intersection of Highway 278 to the intersection of Highway 462. She said the study made recommendations and listed priorities for implementation of the Plan. She said Jasper County, the City of Hardeeville and Beaufort County has all committed money to begin to implement some of the improvements along Highway 170. She said a traffic light has been identified near this project area, but so far, the counts are not high enough for SCDOT to permit a traffic light. She said SCDOT also reviews all the traffic studies that are performed in Jasper County. Additionally, a development cannot tie into Highway 170 or any other state road without first getting an encroachment permit from SCDOT. She said an encroachment permit will be required for Old Bailey Road and Highway 170, and SCDOT will review the plans. Any mitigation that is needed will be at the cost of the developer.

Mr. Waite asked if the re-zoning is approved, would it come back to the Commission for a major subdivision. Ms. Wagner said yes, it will come back to the Commission at the next step, either subdivision approval or master plan approval. Mr. Waite said this request was forwarded to County Council in May 2022 with a favorable recommendation and it included higher density. He thinks the developer has answered most of the Commissioner's questions and has tried to work with the neighbors and the County to reduce the density.

Ms. Wagner read a letter submitted by the Coastal Conservation League, which is attached to these Minutes.

Chairman Pinckney said this development would be better for the community as a PDD rather than being developed under by-right zoning because the Planning Commission, the County Council, or the existing residents will not have a say in what the project will look like. He said reducing the density is also a plus.

Dr. Butler asked if the traffic study does not consider other projects in this area that have been approved but not yet developed. Ms. Wagner said the traffic study includes development that have entitlements like the Center Point PDD and other developments that have been permitted. She said the traffic study does not include developments that have not been entitled or permitted. For example, the Master Plan for the Center Point Apartments that was recently reviewed, accounted for everything in the area that has been permitted including other densities that are allowed within the Center Point PDD, but not yet developed; however, it did not account for Bailey Park since they have not received any entitlements yet. Dr. Butler asked how the density for Bailey Park could be reduced even further and if changing the zoning would help accomplish that. Ms. Wagner said if the developer wants to create a single-family residential subdivision, it would reduce the density, but if the developer wants to develop the 20-acre parcel as a townhome development, then the density would allow 1 unit per 2,000 square feet, which would probably increase the density.

There was some discussion about the letter from the Coastal Conservation League in regards to who they are and if the County Attorney should the letter to discuss the legal claims with staff. Ms. Wagner said the Coastal Conservation League is a conservation group working to conserve and protect land. She said the County Administrator and two Council Members were copied on the letter. She said the proposed development includes mixed housing products, which is no different than the csp Development.

Chairman Pinckney said the Commission makes a favorable or unfavorable recommendation to County Council and if the re-zoning is approved, it will come back to the Commission for major subdivision approval, so there will be another opportunity for another review and input.

Dr. Bostick moved to forward a favorable recommendation to County Council to approve the Zoning Map Amendment and Concept Plan Approval of Planned Development District for Bailey Park, Tax Map Number 081-00-04-007 and 081-00-04-080, seconded by Mr. Pinckney. The motion passed with Dr. Bostick, Chairman Pinckney, Mr. Waite, Mr. Rothenberg, and Mr. Jenkins voting in favor of the motion. Dr. Butler and Ms. Ferguson opposed the motion. Dr. Butler said she would like the record to reflect the reason for her opposition to the motion, which is because of her concern regarding the traffic in the area, and the unanswered questions regarding the threat to the environment.

Open Discussion:

There was some discussion about the Code Enforcement report not providing any information except for numbers. Ms. Ferguson said she would like more detail, such as the kind of complaints, violations, inspections, outcome and cause for reinspection. Dr. Butler agreed. Ms. Wagner said she would pass along the request.

Chairman Pinckney said Jasper County is seeing a lot of growth and the Commission needs to identify sensitive areas during the 5-year review of the Comprehensive Plan. He said the Commission needs to be smart about planning while being sensitive to the sensitive areas, allowing development so Jasper County grows into a beautiful place. Dr. Butler said she agrees, but she doesn't agree with increasing density to lower the housing prices. She thinks people at the lower end of the economic spectrum should have decent places to park their cars and enough yard for their children to play. She said you see that in Beaufort County and she doesn't want that for Jasper County.

Mr. Waite said we are not going to stop the growth, but it should be controlled and by doing so, the Commission can make it a better place. He said the applicant earlier tonight could have made the front tract commercial, which creates more traffic, but he thinks they tried to listen to the community and do the right thing by decreasing the density.

Mr. Jenkins said the County needs industry in order to bring jobs, not just housing developments. Mr. Waite said the County does a good job of trying to develop the Cypress Ridge Industrial Park. He said the County builds spec buildings to sell in order to bring more industry into the County.

Dr. Bostick said we need to tweak the phrase, "Let's keep Jasper County Rural". He said when you get more people to demand certain things, you will get more resources coming into Jasper County. He said he would like to keep Jasper County rural but unless we put all of our timberlands in preservation or a trust, we are not going to have thousands of acres of timberlands like we did in the past. Timberlands don't add much to the tax base, which is why the school system never got much. Development provides more resources and more jobs. He agrees we need more development, including commercial and industry, and we need to plan smart to make sure everything works together and not forsake one for the other because then nobody wins.

Adjourn: Dr. Bostick moved to adjourn, seconded by Mr. Jenkins. The Commission voted unanimously in favor of the motion. The meeting adjourned at approximately 7:35 p.m.

Respectfully Submitted,

Lisa Wagner



Jasper County Planning Department

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Post Office Box 1659
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Lisa Wagner, CFM
Director of Planning and Building Services
lwagner@jaspercountysc.gov

Planning Commission Staff Report

Meeting Date:	April 11, 2023
Project:	Road Name Petition
Applicant:	Tommy Stanley for Glover Real Estate
Road Names Proposed:	Slater Oaks Road
Submitted For:	Action

Description: The applicant is requesting that an unnamed road be named Slater Oaks Road. The subject road is a private maintained road serving 13 lots, which are all currently undeveloped and recently approved as an exempt subdivision in accordance with the state law. The subject road is located off of Possum Corner Road. Emergency Services determined that the road should be named because it is greater than 500' in length. 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 three (3) households located on this road; however, the lots are being sold and there is at least one new property owner who is ready to apply for a building permit and needs an address. 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
4. Aerial Map

JASPER COUNTY ROAD NAME PETITION

SUBMITTED BY: Tammy Stanley for Glover Real Estate DATE: 2/23/23

ADDRESS: P.O. Box 2023
Ridgeland SC 29936

TELEPHONE: 843 226-0655

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

Slater Oaks Road

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: 13

(2) OUR REASONS FOR SELECTING THIS NAME: Historical name of property

(3) DIRECTIONS TO LOCATION OF ROAD AND/OR CURRENT ROAD NAME: From US 278 & Possum Corner Rd (S-27-87). Take Possum corner Rd. ± 0.54 mile.

(4) ROAD IS A STATE/COUNTY/PRIVATELY MANTAINED Privately Maintained

Dir+
Road
on Rt.

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 _____

Georgia DeLoach
GEORGIA DELOACH JASPER COUNTY 911 COORDINATOR DATE _____ CONFLICT NONCONFLICT

Russell Wells
RUSSELL WELLS DEPUTY DIRECTOR OF EMERGENCY SERVICES DATE 8 March 2023 CONFLICT NONCONFLICT

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

Glover Real Estate LLC 

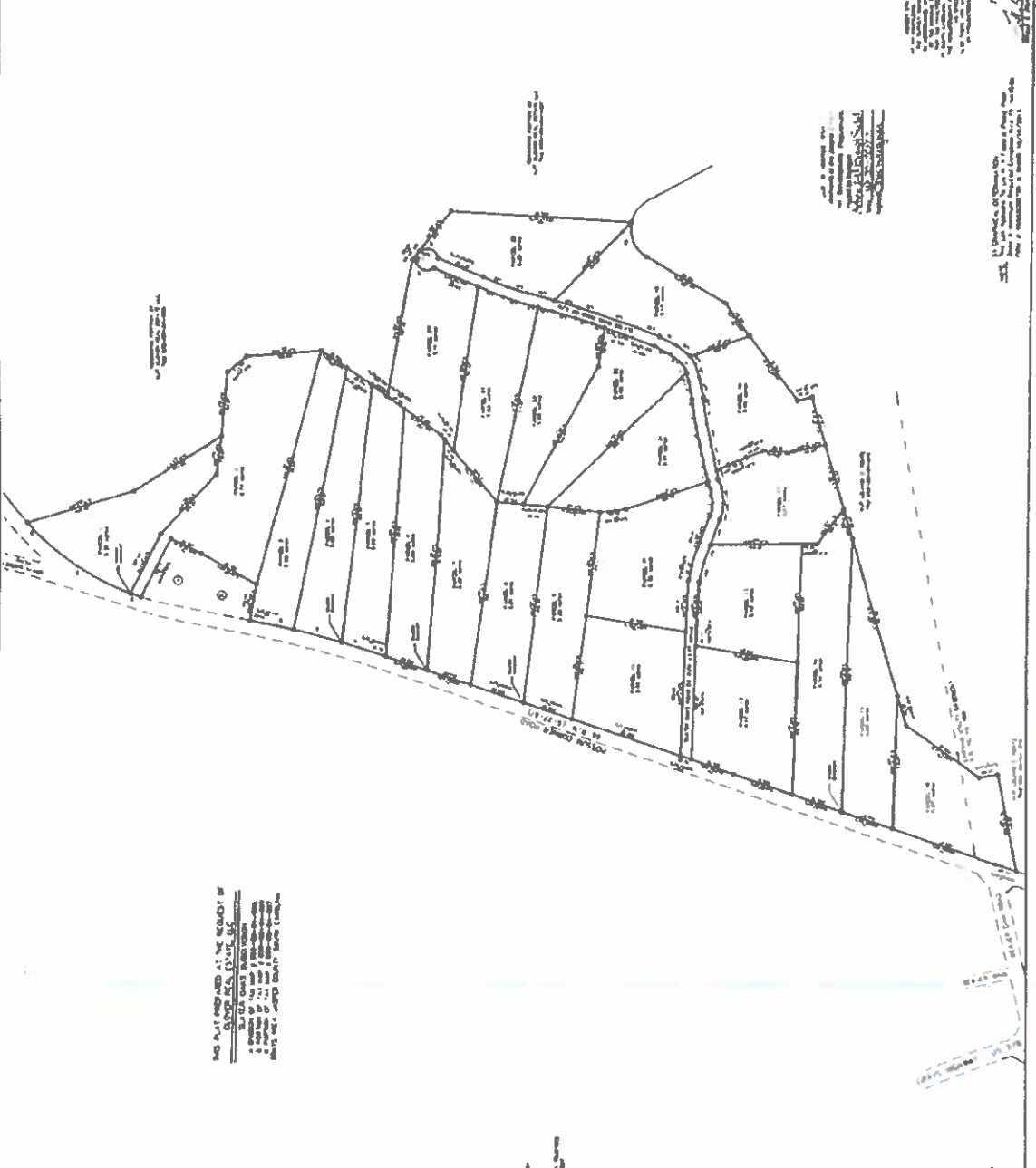
P.O. Box 3823

Bluffton SC 29910

843-384-0888

Blank lined area for additional property owner information.

THIS PLAN PREPARED AT THE REQUEST OF
LOWERY REAL ESTATE, LLC
 10000 N. 100th Street, Suite 100
 Omaha, Nebraska 68131
 DATE: 08/14/2013



REFERENCES

1. Survey of the 100th Street Easement, dated 08/14/2013.

2. Survey of the 100th Street Easement, dated 08/14/2013.

3. Survey of the 100th Street Easement, dated 08/14/2013.

4. Survey of the 100th Street Easement, dated 08/14/2013.

5. Survey of the 100th Street Easement, dated 08/14/2013.

6. Survey of the 100th Street Easement, dated 08/14/2013.

7. Survey of the 100th Street Easement, dated 08/14/2013.

8. Survey of the 100th Street Easement, dated 08/14/2013.

9. Survey of the 100th Street Easement, dated 08/14/2013.

10. Survey of the 100th Street Easement, dated 08/14/2013.

NOTES:

1. The survey was conducted in accordance with the standards and practices of the Surveying and Mapping Board of the State of Nebraska.

2. The survey was conducted on 08/14/2013.

3. The survey was conducted by [Name], a Licensed Professional Surveyor in the State of Nebraska.

4. The survey was conducted in accordance with the standards and practices of the Surveying and Mapping Board of the State of Nebraska.

5. The survey was conducted on 08/14/2013.

6. The survey was conducted by [Name], a Licensed Professional Surveyor in the State of Nebraska.

7. The survey was conducted in accordance with the standards and practices of the Surveying and Mapping Board of the State of Nebraska.

8. The survey was conducted on 08/14/2013.

9. The survey was conducted by [Name], a Licensed Professional Surveyor in the State of Nebraska.

10. The survey was conducted in accordance with the standards and practices of the Surveying and Mapping Board of the State of Nebraska.



058-00-06-004

058-00-01-012

058-00-01-012

GRAY'S MARKET RD

059-00-04-009

059-00-04-007

059-00-04-005

SOLAR 18 RD

059-00-04-008 SOLAR 17 RD

SOLAR 16 RD

059-00-04-005

058-00-06-002

SOLAR 19 RD

058-00-01-028

POSSUM CORNER RD

BEAVER DAM RD

058-00-01-029

058-00-01-010

058-00-01-007

058-00-01-008

058-00-01-009

058-00-01-010

058-00-02-018

058-00-02-012

BULLS END

059-00-01-002

059-00-01-002

058-00-01-001

058-00-01-004

SAND RIDGE LN

CRAY'S HWY

051-00-11-030

051-00-11-029

051-00-11-050

051-00-11-051

051-00-11-052

051-00-09-016

051-00-09-015

051-00-11-007

051-00-11-013

051-00-11-013

WALKING BULLS

051-00-11-020

051-00-11-020

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

Jasper County Planning Commission Staff Report

Meeting Date:	April 11, 2023
Project:	Zoning Map Amendment – General Commercial
Applicant:	Glover Real Estate, LLC
Tax Map Number:	6 acre portion of 029-00-02-028
Submitted For:	Action
Recommendation:	General Commercial Zoning 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 General Commercial. The subject property consists of 6 acre portion of TMS #029-00-02-028, located along Honey Hill Road in Hardeeville, SC. The subject property is currently zoned Rural Preservation and is undeveloped. The applicant would like to have the property re-zoned to General Commercial to build flex space for contractor warehouse/office space.

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 Residential and Rural Preservation with the city limits of Hardeeville nearby.
- **Adjacent Land Use:** Adjacent land uses are commercial, residential and vacant property.

- **Traffic and Access:** The subject property is accessed by Honey Hill Road, which is a two lane state maintained road classified as a local road.

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

Attachments:

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



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

Zoning Map Amendment Application

Owner or Owner-Authorized Applicant:	Glover Real Estate, LLC
Address:	P.O. Box 3823 Bluffton, SC 29910
Telephone/Fax:	843-384-0888
Email:	BobbyGlover97@gmail.com
Property Address or Physical Location:	TBD Honey Hill Road, Hardeeville, SC
Tax Map Number(s):	6 ac portion of: 029-00-02-028
Gross Acreage:	6 ac portion of 156.21 acre parcel
Current Zoning:	Jasper County Rural Preservation
Proposed Zoning:	General Commercial
Administrative Fee: (\$250 per lot) except for PDD applications	\$250
Date Mailed or Hand Delivered:	March 13, 2023
Reason for Request: (attach narrative if necessary)	Spoke to City of Hardeeville, since they were involved in the permitting of the adjacent business warehouses but we are not adjacent to the City for annexation.

Bobby Glover

03/10/23

Signature of Owner or Owner-Authorized Applicant
(Proof of owner-authorization required)

Date

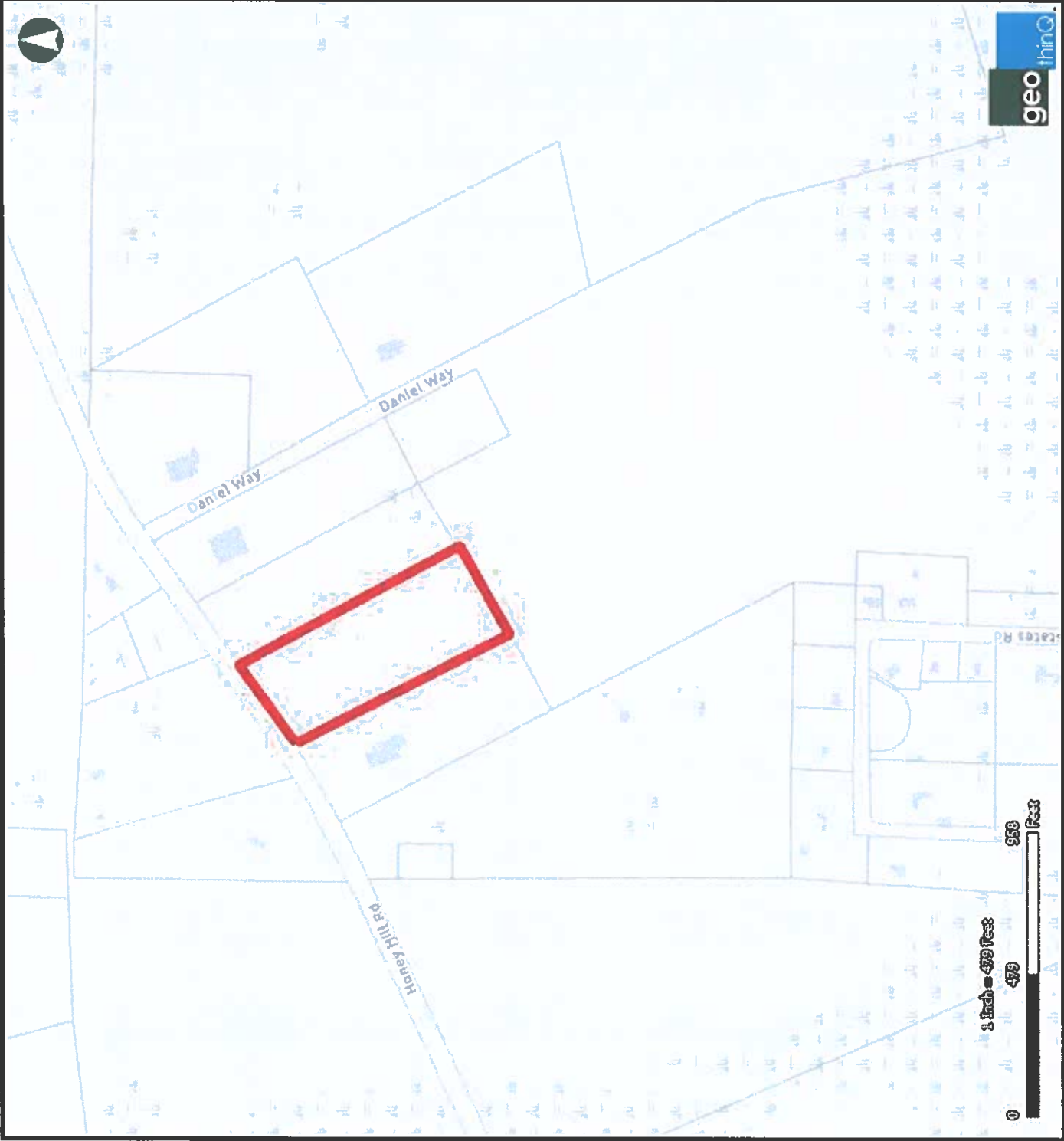
Internal Use Only

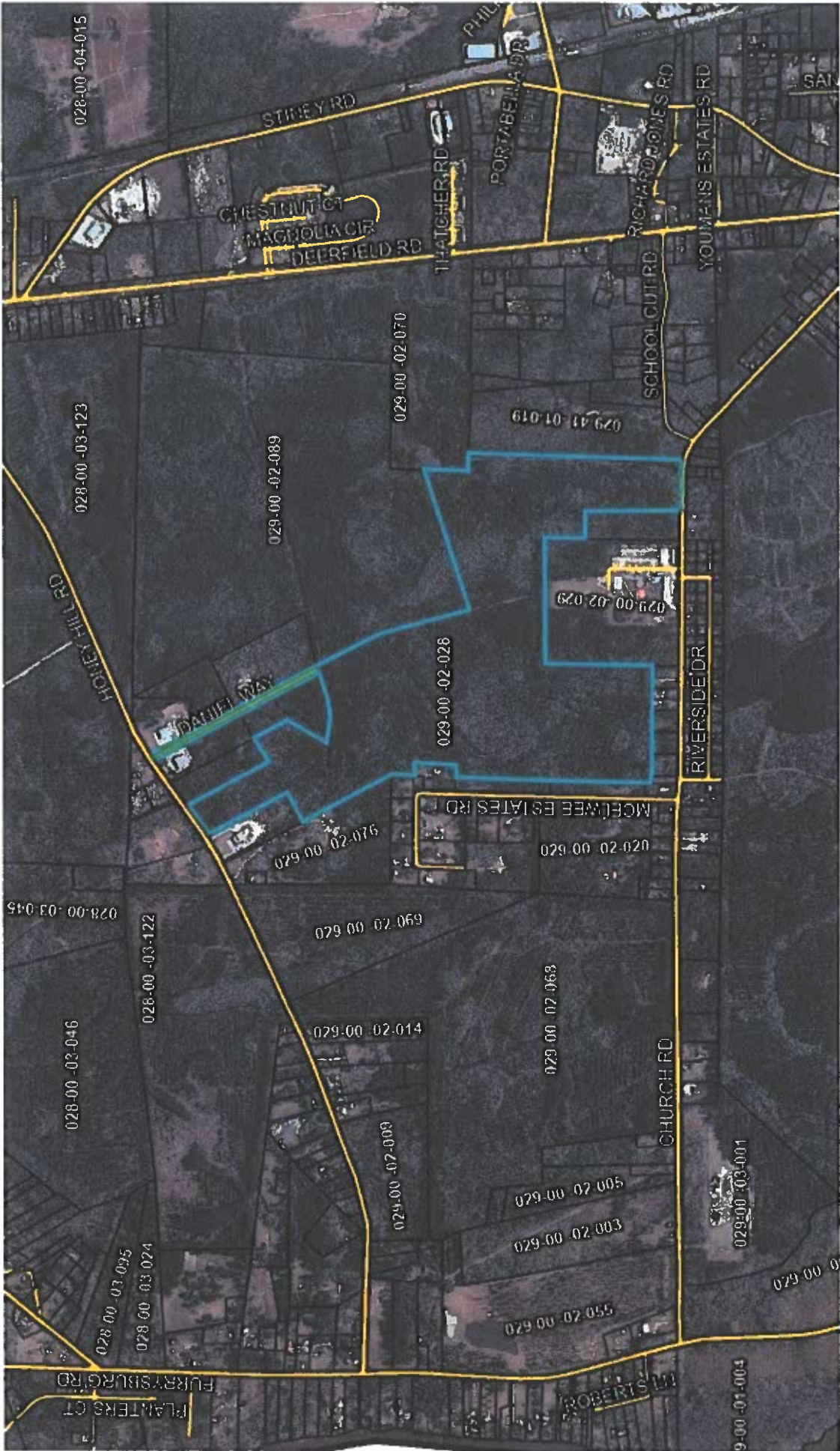
Date Received:	3-13-2023
Amount Received:	\$250. ⁰⁰
Staff Member:	USA Wagner



6 ac subdivided from parent parcel

01/26/2023









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:	April 11, 2023
Project:	Zoning Map Amendment – Community Commercial
Applicant:	Larry Graves
Tax Map Number:	015-01-00-012
Submitted For:	Action
Recommendation:	Approval of Community Commercial

Description: The Applicant requests a Zoning Map Amendment to have a property designated as Community Commercial. The subject property consists of .74 acres and is located at 323 School Road in the Robertville Community. The subject property is currently zoned Residential and has a commercial building located on the property. The applicant would like to have the property rezoned to Community Commercial so that the building can be used as a community event center.

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 a “Hamlet”. Hamlets serve as commercial centers for everyday needs in the rural areas. Small-scale commercial should be allowed within these hamlets with proper design.
- **Adjacent Zoning:** The adjacent parcels are zoned Residential and Community Commercial with Rural Preservation nearby.
- **Adjacent Land Use:** Adjacent land uses are commercial, residential, and vacant property.
- **Traffic and Access:** The subject property is accessed by School Road, which is a county-maintained dirt road.

Staff Recommendation: From a land use perspective, staff recommends approval of the request to have the property designated as Community Commercial.

Attachments:

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



Jasper County Planning and Building Services

358 Third Avenue Post Office Box 1659
Ridgeland, South Carolina 29936
Phone (843) 717-3050 Fax (843) 726-7707

Zoning Map Amendment Application

Owner or Owner-Authorized Applicant:	Graves, Larry, D
Address:	4965 Serene Ln., Hollywood, SC 29449
Telephone/Fax:	(803) 346-9095
Email:	larrygraves9095@gmail.com
Property Address or Physical Location:	323 School Rd., Pineland, SC 29934
Tax Map Number(s):	015-01-00-012
Gross Acreage:	1-1/2 Acres
Current Zoning:	R-Residential
Proposed Zoning:	Community Commercial (cc) Zone
Administrative Fee: ((\$250 per lot) except for PDD applications)	
Date Mailed or Hand Delivered:	3/15/2023
Reason for Request: (attach narrative if necessary)	Commercial building was built in the early 80's. Would like to turn 323 Event Center into Community Event Center

Larry Graves
Signature of Owner or Owner-Authorized Applicant
(Proof of owner-authorization required)

3/15/2023
Date

Internal Use Only

Date Received:	3.21.2023
Amount Received:	\$250.00
Staff Member:	<i>[Signature]</i>









**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

ORDINANCE: 2022 - _____

AN ORDINANCE

To amend the Official Zoning Map of Jasper County so as to transfer a property located at 323 School Road, bearing Jasper County Tax Map Numbers 015-01-00-012 from the Residential Zone to the Community Commercial Zone on the Jasper County Official Zoning Map.

WHEREAS, the owner of the parcel bearing Jasper County Tax Map Number 015-01-00-012 consisting of approximately .74 acres, located at 323 School Road, has requested rezoning of the parcel on the Official Zoning Map of Jasper County from the Residential Zone to the Community Commercial Zone and the property 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 .74 acres bearing Jasper County Tax Map

Numbers 015-01-00-012, located at 323 School Road on the Jasper County Official Zoning Map in the Residential Zone shall be transferred to the Community Commercial Zone.

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

L. Martin Sauls IV
Chairwoman

ATTEST:

Wanda Simmons
Clerk to Council

ORDINANCE: # 2023-__

First Reading: _____

Second Reading: _____

Public Hearing: _____

Adopted: _____

Considered by the Jasper County Planning Commission at it's meeting on
April 11, 2023 and recommended for approval.

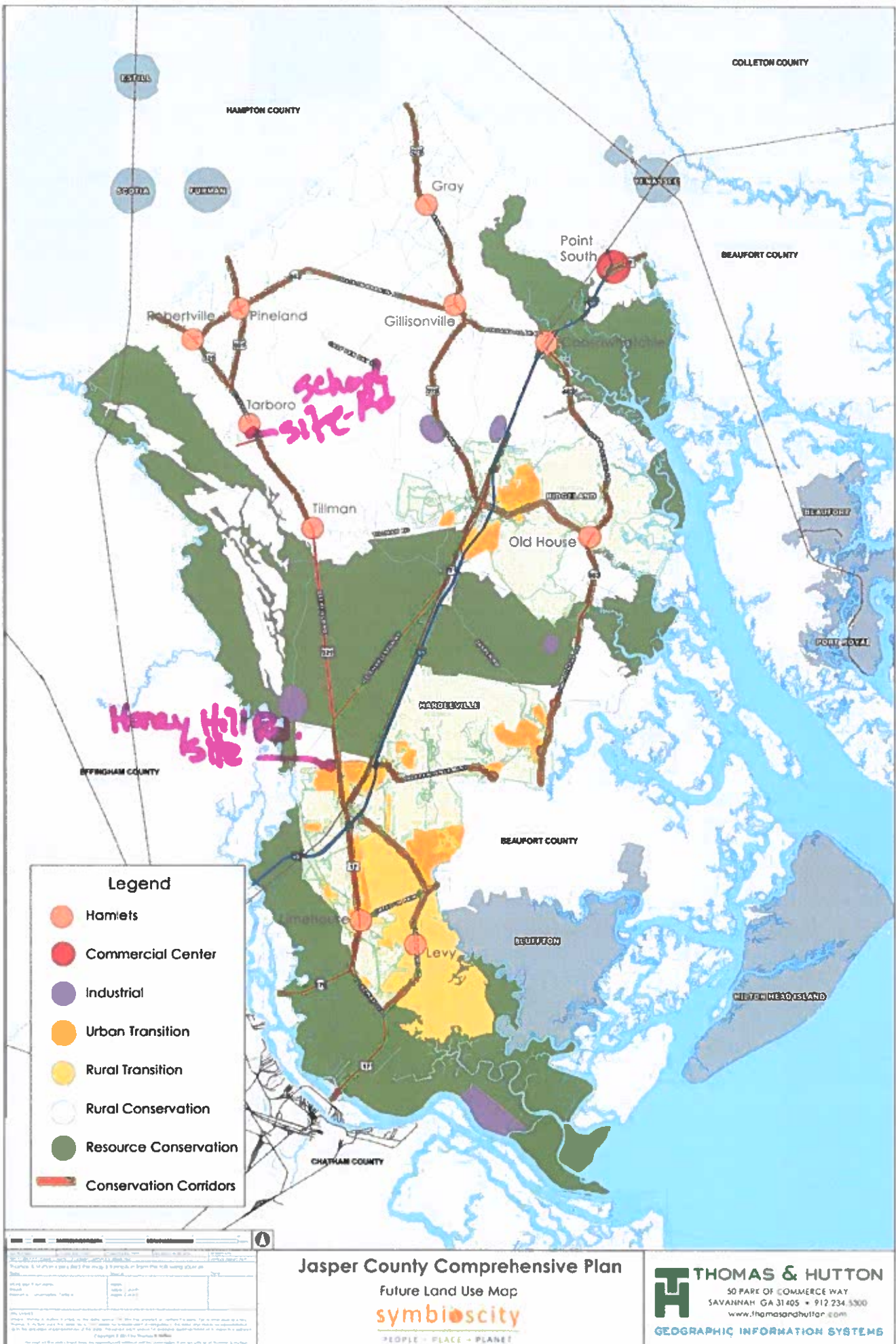
Reviewed for form and draftsmanship by the Jasper County Attorney.

David Tedder

Date







Legend

- Hamlets
- Commercial Center
- Industrial
- Urban Transition
- Rural Transition
- Rural Conservation
- Resource Conservation
- Conservation Corridors

Jasper County Comprehensive Plan
 Future Land Use Map
 symbiosicity
 PEOPLE - PLACE - PLANET

THOMAS & HUTTON
 50 PARK OF COMMERCE WAY
 SAVANNAH GA 31405 • 912.234.5300
 www.thomasandhutton.com
 GEOGRAPHIC INFORMATION SYSTEMS

<p>Map Scale: 1 inch = 1 mile</p> <p>North Arrow</p>	
<p>Map Date: 12/15/11</p> <p>Map Title: Jasper County Future Land Use Map</p> <p>Map Author: Thomas & Hutton</p>	<p>Map Scale: 1 inch = 1 mile</p> <p>North Arrow</p>
<p>Map Legend</p> <p>Hamlets: Orange Circle</p> <p>Commercial Center: Red Circle</p> <p>Industrial: Purple Circle</p> <p>Urban Transition: Orange Area</p> <p>Rural Transition: Yellow Area</p> <p>Rural Conservation: White Area</p> <p>Resource Conservation: Green Area</p> <p>Conservation Corridors: Thick Brown Line</p>	

2022 Annual Report for Jasper County Planning Commission & Board of Zoning Appeals

Planning Commission

January 11, 2022:

- Election of Officers: Mr. Pinckney was elected as Chairman, Mr. Randy Waite was elected as Vice-Chairman, Lisa Wagner was elected as Secretary, and Mr. Waite was elected as the Planning Commission's Representative to the Cypress Ridge Business/Industrial Review Committee.
- Zoning Map Amendment – Request to change zoning from Rural Preservation to Resource Extraction Request at 859 Bellinger Hill Road. The Planning Commission recommended approval.

February 08, 2022:

- Appeal of Staff's Determination for an Exempt Subdivision – Grays Point. The Planning Commission approved Grays Point subdivision as an Exempt Subdivision.

March 08, 2022:

- Preliminary Plat Approval of a Major Subdivision – Phase I North Point Subdivision. The Planning Commission approved the preliminary plat of the 33-lot subdivision.
- Zoning Map Amendment and Concept Plan Approval– Request to change zoning of a property from Rural Preservation to Planned Development District – Chelsea South PDD. The Planning Commission recommended approval.
- Zoning Map Amendment and Concept Plan Approval – Request to change zoning of a property from Rural Preservation to Planned Development District – CSP Development PDD. The Planning Commission recommended approval.
- Zoning Map Amendment and Concept Plan Approval – Request to change zoning of two properties from Rural Preservation and Residential to Planned Development District and Amend the Center Point PDD/DA and Concept Map to add both properties to the Center Point PDD. The Planning Commission recommended approval.

April 12, 2022:

- Zoning Map Amendment – Request to change zoning from Residential to Community Commercial for two properties at Church Road. The Planning Commission recommended approval.
- Zoning Map Amendment – Request to change zoning from Community Commercial and Rural Preservation to General Commercial at Speedway Boulevard. The Planning Commission recommended approval.
- Road Name Petition – Planning Commission approved an unnamed road be named Springfield Plantation Road.
- Conceptual Review of a Planned Development District for Bailey Park PDD. No action required.

- The Planning Commission was presented with a report about Code Enforcement.

May 10, 2022:

- Zoning Map Amendment – Request to change zoning from Community Commercial and Rural Preservation to General Commercial at 9606 Speedway Boulevard. The Planning Commission recommended approval.
- Road Name Petition – The Planning Commission approved a new road to be named Rob Ram Road.
- Zoning Map Amendment and Concept Plan Approval – Request to change zoning of two parcels from Residential and Community Commercial to Planned Development District – Bailey Park PDD. The Planning Commission recommended approval.

June 07, 2022:

- The Planning Commission Meeting was cancelled, as there were no submittals.

July 12, 2022:

- The Planning Commission Meeting was cancelled, as there were no submittals.

August 9, 2022:

- Zoning Map Amendment – Request to change zoning from Community Commercial to General Commercial at 5787 Lowcountry Drive. The Planning Commission recommended denial of the request.
- Road Name Petition – The Planning Commission approved a new road name to be named Barton’s Trail.
- Discussion of a future application for a Planned Development District (PDD) proposal by Mr. William Rhangos. No action required.

September 13, 2022:

- Zoning Text Amendment – Jasper County Zoning Ordinance, Article 7:5, Maximum Height. The Planning Commission recommended approval.
- Discussion of Sidewalk Regulations. No action required.

October 11, 2022:

- Master Plan – CSP Single Family Rental Development – The Planning Commission approved the Master Plan for CSP Development PDD.
- Master Plan – Center Point Storage – The Planning Commission approved the Master Plan for the Center Point PDD.
- Master Plan – Center Point Apartments – The Planning Commission tabled the application until all required documents are provided.

November 15, 2022:

- Master Plan – Center Point Apartments – The Planning Commission approved the Master Plan for Center Point PDD.
- Zoning Map Amendment – Request to change zoning of two properties from Residential to Community Commercial at Lowcountry Drive. The Planning Commission recommended approval.
- Conceptual Review of a Major Subdivision – Tidewatch. The Planning Commission approved the Concept Plan for Tideatch Major Subdivision.

- Master Plan – 95 Logistics Center – The Planning Commission tabled the Master Plan until a workshop could be scheduled.

December 13, 2022:

- Workshop was held to review the 95 Logistics Center Master Plan.
- Master Plan – 95 Logistics Center – The Planning Commission approved the Master Plan for the 95 Logistics Center.
- Major Subdivision – Conceptual Plan Review – Gillisonville Lakes. The Planning Commission approved the Concept Plan for Gillisonville Lakes Major Subdivision.
- Zoning Map Amendment – Request to change zoning from Rural Preservation to Resource Extraction at 11421 Gillison Branch Road. The Planning Commission recommended approval.
- Zoning Map Amendment – Request to change zoning from Rural Preservation to General Commercial at 3104 Alligator Aly. The Planning Commission did not take any action.
- Planning Commission approved their 2023 Schedule.

Current Planning Commission Members

Mr. Alex Pinckney, Chairman
 Dr. Bostick
 Dr. Debora Butler
 Mr. Arthur Rothenberg

Mr. Randy Waite, Vice-Chairman
 Mr. Thomas Jenkins
 Ms. Sharon Ferguson

Continuing Education:

The following Members received continuing education credits in 2022:

Alex Pinckney
 Dr. Bostick
 Dr. Debora Butler
 Ms. Sharon Ferguson

Randy Waite
 Thomas Jenkins
 Mr. Arthur Rothenberg

Board of Zoning Appeals

June 23, 2022:

- Election of Officers – Mr. Jeff Richardson was elected as Chairman, Ms. Carmen Malphrus was elected as Vice-Chairman, and Bonnie Lawson was elected as Secretary.
- Variance Request – Article 7:3, Setback Requirements – The Board of Zoning Appeals granted approval to reduce the setbacks along the front yard property line from 25’ to 20’ and the rear yard property line from 25’ to 10’ at 358 Church Road.

December 15, 2022:

- Variance Request – Article 12:1, Off-Street Parking Requirements – The Board of Zoning Appeals granted approval to reduce the parking spaces from 1 space per 1,000 square feet of gross floor area for warehousing use by 25% for the property located at the intersection of Highway 315 and Speedway Boulevard.

Current Members of the Board of Zoning Appeals

Mr. Jeff Richardson, Chairman
Ms. Carmen Malphrus, Vice-Chair
Ms. Barbara Bartoldus
Mr. Scott Cuff
One Vacant Seat

Continuing Education:

The following Members received continuing education credits for 2022

Mr. Jeff Richardson
Ms. Carmen Malphrus

**Jasper County Planning and Zoning
Year End Report
2022**

Description	Quantity	Fee Amount
Major & Minor Site Plan – Admin Fees; Gillisonville Baptist Church, Master Steel–Shop, AutoNation Hyundai, Lot 9 Hazard Creek, Builders First Source, Speedway Blvd. Used Car Lot, Cherry Point Office Bldg., Speedway Blvd. Warehouses, Plantation Park, Modwash, Gateway Supply, Stock Farm Plantation, J&G Concrete, Argent Storage, AutoNation Genesis, Blue Bayou Riverwalk	16	61,853.32
Major Subdivision – Earth Podz	1	6,200.00
Master Plan Submittal – Center Point Apartments, Center Point Storage, CSP Development, 95 Logistics Center	4	8,066.60
PDD Submittal – Chelsea South, CSP Development, Bailey Park	3	6,557.00
Exempt Plat Fees	124	5,800.00
Zoning Permit	236	26,550.00
Special Event Permit	1	150.00
Zoning Map Amendment	10	1,500.00
Variance	1	150.00
Zoning Certificate	69	1,725.00
Zoning Letter	7	525.00
Publication	11	1,100.00
Tree Clearing Permit	6	900.00
*Review fee – Master Steel-Shop, Gillisonville Baptist Church, AutoNation Hyundai, Chelsea South, CSP Development, Lot 9 Hazard Creek, Builders First Source, Montauk, Earth Podz, Speedway Blvd. Used Car Lot, Cherry Point Office Bldg., Bailey Park, Speedway Blvd. Warehouses, Plantation Park, Modwash, Gateway Supply, Stock Farm Plantation, Argent Storage, AutoNation Genesis, Blue Bayou Riverwalk	20	134,549.00
*3% Site Inspection – Concrete Placement Services, Telfair Commercial, Lot 4 Palmetto Industrial Park, AutoNation Hyundai, Taman Place, Builders First Source, Stock Farm Plantation, Lucknow RV Park, Verizon Wireless, Speedway Blvd. Used Car Lot	10	133,581.34
10% Site Restoration Guarantee – Telfair Commercial, Lot 4 Industrial Park, Verizon Wireless, Speedway Blvd. Used Car Lot	4	46,749.20

**A. Total Escrow Fees Collected for Consultant.....\$ 268,130.34
(*3% Site Inspection Fees + *Review Fees)**

B. 10% Site Restoration Guarantee\$ 46,749.20

C. All Other Fees (Admin. Fees).....\$ 121,076.92

REVENUE TOTAL (A+B+C).....\$ 435,956.46

**Jasper County Building Permitting
Year End Summary 2022**

	Permits Issued	Category	Permit Fee	Reported Value
New Single Family	58		\$ 98,427.10	\$ 11,651,660.00
Quadplexes	8	32 units	\$ 62,400.98	\$ 8,996,139.00
New Commercial	2		\$ 4,285.00	\$ 189,000.00
Existing Commercial Improvements	5	Upfit	\$ 44,373.00	\$ 3,888,000.00
	3	Shed	\$ 4,427.00	\$ 222,500.00
	1	Gazebo	\$ 245.00	\$ 18,000.00
	1	Modular Unit	\$ -	\$ 5,000.00
	6	Alteration	\$ 36,575.00	\$ 2,881,477.00
	1	Addition	\$ 1,650.00	\$ 80,000.00
	6	Repair	\$ 2,625.00	\$ 157,335.00
	25	Electrical	\$ 2,574.00	\$ 61,720.00
	2	Mechanical	\$ 1,330.00	\$ 76,012.50
	1	Generator	\$ 1,311.00	\$ 83,000.00
	4	Solar Panels	\$ 16,498.00	\$ 860,052.75
	1	Electric Vehicle Charging Station	\$ 1,494.00	\$ 59,685.00
	5	Cell Tower Upgrade/Colocate	\$ 6,334.00	\$ 203,250.00
	1	Cell Tower (NEW)	\$ 2,282.00	\$ 50,000.00
	62	Total	\$ 121,718.00	\$ 8,646,032.25
Existing Residential Improvements	5	Barn	\$ 1,234.00	\$ 83,000.00
	36	Shed	\$ 10,256.80	\$ 800,920.00
	5	Porch/Deck	\$ 843.20	\$ 5,532.00
	12	Garage/Carport	\$ 5,035.00	\$ 439,634.40
	8	Addition	\$ 4,206.00	\$ 464,201.00
	13	Alteration	\$ 3,902.00	\$ 290,909.68
	48	Repair	\$ 10,075.31	\$ 669,152.57
	119	Electrical	\$ 6,911.00	\$ 100,693.00
	10	Mechanical	\$ 1,848.85	\$ 109,184.00
	10	Generator	\$ 1,734.18	\$ 105,941.00
	10	Pool	\$ 8,724.08	\$ 803,271.78
	2	Pool House/Enclosure	\$ 1,339.00	\$ 115,050.00
	1	Pavillion	\$ 102.00	\$ 5,000.00
	1	Slab	\$ 110.00	\$ 6,000.00
	1	Fence	\$ 56.00	\$ 700.00
	13	Solar Panels	\$ 10,527.76	\$ 793,981.65
	294	Total	\$ 66,905.18	\$ 4,793,171.08
Mobile Homes	113		\$ 11,200.00	
Other	24	Demolition	\$ 1,877.00	
	1	Temporary Tents - PGA TOUR	\$ 10,974.00	
	9	Certificate of Compliance	\$ 450.00	\$ 650,000.00
	1	Reinspection Fee	\$ 50.00	
	2	Development Agreement Fee	\$ 7,754.00	Both for Rivers Reach
		Bank Fees	\$ (42.00)	
		Credit Card Fees	\$ (613.98)	
	37	Total	\$ 20,449.02	\$ 650,000.00
	574	Grand Total	\$ 385,385.28	\$ 34,926,002.33

**Jasper County Building Department
Year End Summary 2022**

Type of Permit	Permits Issued	Permit Fee	Reported Value
New Single Family	58	\$ 98,427.10	\$ 11,651,660.00
New Multi Family	8	\$ 62,400.98	\$ 8,996,139.00
New Commercial	2	\$ 4,285.00	\$ 189,000.00
Commercial Improvements	62	\$ 121,718.00	\$ 8,646,032.25
Residential Improvements	294	\$ 66,905.18	\$ 4,793,171.08
Mobile Homes	113	\$ 11,200.00	
Other	37	\$ 20,449.02	\$ 650,000.00
Total	574	\$ 385,385.28	\$ 34,926,002.33