

*Jasper County Planning Commission
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**Minutes of the June 20, 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. Tara Hayes

Others Present: See attached Sign-In Sheet

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

Approval of May 16, 2023, Regular Scheduled Meeting Minutes: Mr. Waite moved to approve the Minutes of May 16, 2023, seconded by Mr. Rothenberg. The Commission Members voted in favor of the motion; Dr. Butler abstained from voting since she was not present at the last meeting.

Old Business:

Zoning Map Amendment - Community Commercial - Tax Map Numbers: 6-acre portion of 029-00-02-028, 029-00-02-061, 029-00-02-079, and 029-00-02-86: Ms. Wagner read the Staff Report and one comment that was submitted prior to the meeting. The comment referenced significant cultural history and referred to a study by the Lamar Institute. Chairman Pinckney asked if any of the applicants were present, none were. Mr. Rothenberg said that given the close proximity of the parcels to each other and the Community Commercial District supporting commercial nodes, he is in favor of approving a motion to change the zoning. Dr. Butler said it does not make sense that the City of Hardeeville would not annex these parcels, which she thinks should be a part of the City of Hardeeville. She said the large parcel to the back is a potential residential development for those in need and would like to keep it a favorable environment. She asked in regard to the significant history of the area, what would be required if they decided to get a building permit. Ms. Wagner said SCDHEC checks with the SC Historic Preservation Office (SCHPO) prior to issuing any land disturbance permits and once the permit is issued, if any historical artifacts are found during construction there is a requirement to stop all work immediately and report any findings to the SCHPO. Dr. Butler asked about the Lamar Study. Ms. Wagner said the County's Comprehensive Plan references the Lamar Study, which recommends

guidelines to set up a committee to find artifacts and ensure they are being recorded at the State Office for Historic Preservation. Dr. Butler asked why the one parcel was not included in the zoning amendment. Ms. Wagner said they did not apply, and we cannot change the zoning without their permission. Dr. Butler asked if the current businesses in the requested area would be in compliance with Community Commercial Zoning. Ms. Wagner said they would.

Dr. Bostick asked if the City of Hardeeville was aware of this zoning change and are unwilling to annex the properties. Ms. Wagner said they are aware of the applications, and they are not interested in annexing at this time. Mr. Waite asked if it touches the City of Hardeeville anywhere and Ms. Wagner showed the map and pointed out which parcel is adjacent to the city limits. Mr. Waite asked how long the current businesses have been operating there. Ms. Wagner said sometime prior to 2010. Ms. Ferguson said Hardeeville started in that area and we need to pay attention to the studies and preserve this area. Mr. Jenkins said he is concerned about additional traffic from the two parcels that are undeveloped. Ms. Wagner said we have thresholds in our land development process and if they trigger those thresholds, they will have to provide a traffic impact analysis prior to the issuance of a development permit. Chairman Pinckney asked Ms. Wagner to go over the use chart for Community Commercial. Ms. Wagner gave an overview of the uses allowed in Community Commercial. Chairman Pinckney said there is nothing in there that would negatively affect the area. Dr. Butler asked if stacking would be allowed for this zoning. Ms. Wagner said it would not. Mr. Jenkins asked what the undeveloped parcels could be used for. Ms. Wagner said currently they could be used for residential or agricultural uses. **Mr. Waite moved to forward a favorable recommendation to County Council to change the zoning of a 6-acre portion of TMS #029-00-02-028, TMS #029-00-02-061, TMS #029-00-02-079, and TMS #029-00-02-86, seconded by Mr. Jenkins. Dr. Butler asked if there would be safeguards in place for historical or cultural artifacts on undeveloped sites. Ms. Wagner said they would have to apply for a land development permit. The Commission Members voted unanimously in favor of the motion.**

New Business:

Zoning Map Amendment - Industrial Development - Tax Map Number 080-00-03-159: Ms. Wagner read the Staff Report. She said she received one comment prior to the meeting, which stated that it would be inhumane and selfish to allow this where residential houses are. Ms. Wagner said there are two houses in the area and the rest are all commercial. Chairman Pinckney recognized the applicant, Tres Dausey with Holy City Brokerage and Brandon Brock with Knights Companies. Mr. Dausey addressed the Commission. He said that Knights is already operating in Hardeeville under a rental agreement and would like to have a more permanent presence. Mr. Brock said that Knights is his family business which started as Lowcountry Concrete, and they would like to relocate their facility from Hardeeville to this area.

Mr. Jenkins asked if the residential houses are occupied. Ms. Wagner said they are. Ms. Wagner said this property is currently being utilized by Ocean Woods as a storage and staging area where they keep trucks and equipment. She said she received another comment from a business owner in that area saying they support this amendment because SRM Concrete has a monopoly in this area. Mr. Jenkins asked what the hours of operation would be. Mr. Brock said the hours would vary but would be similar to the concrete plant next door and they generally do not work on Sundays. Chairman Pinckney said this area is General Commercial, Mixed Business, and Industrial so it should be a fit with the community. Ms. Ferguson said Industrial raises concerns about air quality and sewage runoff and asked how they plan to mitigate noise and air quality. Mr. Brock said the state requires air permits, so they take daily logs and keep the yard wet to keep dust down, they also have storm water permits to measure water quality. Knights Companies has an environmental health safety team with a person on staff locally to make sure they are always in compliance. Mr. Brock said they are currently surrounded by residential properties and have had no complaints. Mr. Waite asked for normal hours of operation. Mr. Brock said generally Monday -Friday from 6am - 4pm and they rarely work outside of those hours. Mr. Waite asked how many trucks will be coming and going per day. Mr. Brock said they have 5 mixers with 2-3 loads per day so a total of 10-15 trucks per day. Mr. Waite asked if the road is paved with a stoplight at the end and

Mr. Brock said yes, it is. Dr. Butler asked if the concrete plant next door is zoned Industrial. Ms. Wagner said no, it is General Commercial, but they are a legal non-conforming use because the business existed prior to this Zoning Ordinance. Dr. Butler asked what is behind the property. Ms. Wagner said it is stormwater retention pond for Argent Business Park. Dr. Butler asked if there are any residential gated communities in the nearby vicinity. Ms. Wagner said no. Dr. Butler said the road is an issue to accommodate such heavy traffic. Ms. Wagner said most of Pearlstine Drive is state maintained. Mr. Rothenberg asked about noise decibel limits. Mr. Brock said the loudest noise is the trucks going in and out. Mr. Waite asked if they would own all the trucks. Mr. Brock said they would. **Mr. Rothenberg moved to forward a favorable recommendation to County Council to approve the zoning map amendment for Industrial Development for TMS #080-00-03-159, seconded by Mr. Waite. The Commission Members voted unanimously in favor of the petition.**

Master Plan - Next Chapter Neighborhoods: Ms. Wagner read the Staff Report and one comment submitted prior to the meeting. The commentor is concerned about the significant changes to the area since the traffic study was completed and there are three archeological sites located along this route. Ms. Wagner said the Traffic Impact Analysis included 210 single family residents and 220 multi-family apartments, but the apartments will no longer be part of this project and DHEC gave approval to 46 acres of disturbed land. Chairman Pinckney recognized the applicants, Wayne Millar, principal of Next Chapter Neighborhoods; John Trask, landowner; Shane Malek, Next Chapter Neighborhoods; Stuart Day, traffic engineer; and Matt Randall, Cranston Civil Engineer. Mr. Millar addressed the Commission. He said they have just finished 278 houses in Rincon, GA, and there will be no more than 270 units in this development. Dr. Bostick asked about parking. Mr. Millar said the homes have an attached garage and room for an additional vehicle with parking pockets close to certain units. Dr. Bostick asked about turn lanes. Mr. Day said the turn lanes currently meet the DOT requirements. Dr. Bostick asked if they have taken new growth in the area into consideration since the traffic study. Mr. Day said they assumed a 4% annual background growth. Mr. Randall said the traffic study took into consideration all the approved homes for the area. Mr. Day said the traffic study included 220 single family units and 240 multi-family units and the current proposal is only for 270 total units. Mr. Randall said the parking requirements are only 1.5 spaces per residence and they have provided extra parking above that number. Dr. Bostick asked how many entrances and exits are planned for the development. Mr. Randall said there is currently one.

Dr. Butler asked about the lot size for each home. Mr. Malek said there is 10 feet between homes and Mr. Randall said there are 4 units per acre with a total of 270 single family homes on 60 acres. Mr. Rothenberg asked where the project will exit onto 170. Ms. Wagner displayed a map. Mr. Rothenberg asked if there would be a stop sign or traffic light. Mr. Day said there is a stop sign and DOT will do a signal analysis after the development is in place. Mr. Rothenberg asked how many vehicles per day are they projecting. Mr. Day said they had originally calculated about 4,000 vehicles per day so it should be a little over half of that now. Mr. Rothenberg asked if they were marketing to single families. Mr. Malek said they have a very wide range but anticipate higher numbers of retirees because of local demographics. Mr. Rothenberg asked if any part of the development would be earmarked for affordable housing. Mr. Malek said no. Mr. Waite said his biggest concern is that there is only one way in and out of the neighborhood. Mr. Jenkins asked if this property had come before the Commission before. Ms. Wagner said not this project. Mr. Jenkins said he is concerned with big projects and not desecrating anything in the area. Mr. Trask said he believes there was some sort of archeological study done in that area. Mr. Randall said that they have received approval from OCRM and they would have flagged this area if they thought it was potentially archeological. Chairman Pinckney asked if they are going to push for the traffic light. Mr. Trask said they absolutely are. Mr. Waite asked if the fire station being there would increase the need for the traffic light. Mr. Day said that would be up to DOT.

Dr. Butler asked about common areas. Mr. Malek pointed them out on the site plan. Dr. Butler asked if the entire development was rental property. Mr. Malek said yes. Dr. Butler said she is concerned about the density and lack of area for children to go out and play. Mr. Jenkins asked about recreation facilities. Mr. Malek said there is a clubhouse, 3 pickleball courts, and walking trails. Mr. Jenkins asked about the size of the homes. Mr. Malek said the majority of

the homes are 43 feet wide x 85 feet deep and the quad units are 43 x 80. Mr. Trask said Next Chapter Neighborhoods will maintain the yards and homes. Dr. Bostick asked if they cover the taxes and maintenance. Mr. Malek said they handle all of that. Dr. Bostick asked if they have a development in Rincon. Mr. Malek said they have one in Rincon, GA and North Augusta, SC. Dr. Bostick asked when they were built. Mr. Malek said they began construction in Rincon in 2019 and completed the first phase in 2020 and began construction in North Augusta in 2015 and finished in 2018. Ms. Ferguson asked about the average cost of the homes. Mr. Malek said about \$1.40/square foot so around \$1,800-\$1,900/month. Mr. Waite asked if there would be a construction entrance. Mr. Malek pointed out on the map where they would have a temporary entrance through a cul-de-sac. Mr. Waite asked if they were going to offer any boat or other storage. Mr. Malek said no. **Mr. Rothenberg moved to approve the Master Plan - Next Chapter Neighborhoods - Tax Map Numbers 081-00-03-030, 031, & 019, seconded by Mr. Jenkins. The motioned passed by majority with Mr. Rothenberg, Mr. Jenkins, Ms. Ferguson, and Chairman Pinckney voting in favor of the motion. Mr. Waite, Dr. Bostick, and Dr. Butler opposed the motion.**

Open Discussion: Dr. Butler asked about revised flood maps. Ms. Wagner said it was approved by FEMA and 5 panels of the flood maps were updated. She said the revised flood maps are available online at FEMA National Flood Viewer. She said the flood study stopped at the crossing of Becks Ferry and Purrysburg Road. With the detailed study we now know what the base flood level is where before it was unknown.

Dr. Butler asked for an update on the area the Moratorium covers, and Ms. Wagner displayed a map showing the area included in the moratorium. Chairman Pinckney asked why it was not county wide. Councilman Kemp said it would be too long and too expensive and there were too many people at the Council Meeting in opposition. Dr. Bostick asked if this includes the area that they just approved. Ms. Wagner said yes but they are excluded from the moratorium because they have a development agreement in place. Dr. Butler asked how long the Moratorium would last. Ms. Wagner said nine months. Mr. Rothenberg asked why now, Councilman Kemp said they need the time to work on the Comprehensive Plan. Dr. Butler asked how much the Comprehensive Plan update will cost. Councilman Kemp said \$90,000. Dr. Butler asked about professional development. Ms. Wagner said nothing has been scheduled yet, but it will be sometime this year.

Adjourn: Dr. Bostick moved to adjourn, seconded by Mr. Waite. The Commission Members voted unanimously in favor of the motion. The meeting adjourned at approximately 8:30 p.m.

Respectfully Submitted,

Lisa Wagner