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Citizens may sign to speak in person at the Council Meeting before the regular meeting starts on the Public Comments Sign in Sheet outside the Council Chambers Doors to address County Services and Operations. Presentations are limited to 3 minutes per person, and total input is limited to 30 minutes. Written comments must be submitted by 1PM on the meeting date by emailing comments@jaspercountysc.gov (Ordinance #08-17)

To participate in a **Public Hearing for a specific agenda item**, email written public comments to comments@jaspercountysc.gov by 1:00PM on Monday, November 3, 2025, or sign in on the colored Public Hearing Sign in Sheet outside the Council Chambers Doors before the meeting starts. Public Hearing comments are limited to 3 minutes per person.

Agenda support (e-packet) can be found at:

<https://www.jaspercountysc.gov/government/council/county-council-agendas-e-packets-and-minutes/>

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JASPER COUNTY COUNCIL COUNCIL WORKSHOP AND MEETING

Jasper County Clementa C. Pinckney Government Bldg
358 Third Ave., Ridgeland, SC. 29936

Monday, November 3, 2025

REVISED AGENDA

5:00PM Workshop:

- Review of the Euhaw Overlay District, the RP-10 Zoning District, and the Village Commercial Zoning District.

6:00PM Council Meeting

- Please silence your phones during the Meeting

1. Call the Council Meeting to Order by Chairman Kemp

Clerk's Report of Compliance with the Freedom of Information Act: *In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, notification of the meeting and the meeting agenda were posted at least 24 hours prior to the meeting on the County Council Building at a publicly accessible place, on the county website, and a copy of the agenda was provided to the local news media and all person's or organizations requesting notification.*

2. Pledge of Allegiance and Invocation:

3. Approval of the Consent Agenda:

3A. Approval of the Regular Agenda:

AGENDA ITEMS FOR THIRD READING:

-
- 4. **Lisa Wagner** – Consideration of the **3rd Reading** of Ordinance **#O-2025-29** to amend the Official Zoning Map of Jasper County so as to transfer a property located along Smith Manker Road, bearing Jasper County Tax Map Number 051-00-11-003, consisting of 5.09 acres from the Rural Preservation Zone and Residential Zone to the Residential Zone on the Jasper County Official Zoning Map. (*1st reading 09.15.2025; Public hearing and 2nd reading 10.20.2025*)

5. **Lisa Wagner** – Consideration of the **3rd Reading** of Ordinance **#O-2025-30** to amend the Official Zoning Map of Jasper County so as to transfer a property located at 398 Mendez Farm Road, bearing Jasper County Tax Map Number 040-00-02-105, consisting of 1 acre from the Rural Preservation Zone to the Residential Zone on the Jasper County Official Zoning Map. (*1st reading 09.15.2025; Public hearing and 2nd reading 10.20.2025*)

6. **Lisa Wagner** – Consideration of the **3rd Reading** Ordinance **#O-2025-31** to Amend the Jasper County Land Development Regulations, Article 2.1.4, Minor Site Plan to add site improvements to the definition of Minor Site Plan. (*1st reading 09.15.2025; Public hearing and 2nd reading 10.20.2025*)

CONSENT AGENDA

7. Approval of the Minutes 06.23.2025, 06.25.2025, 06.30.2025, and 07.02.2025

MOTION TO RECONSIDER AN ITEM:

8. **Kimberly Burgess** – Motion to Reconsider Approval of Ordinance O-2025-28

PRESENTATIONS:

9. **Misael Garzon, LCOG Representative** - LowCountry Council of Government

10. **Lyn Boyles** – Keep Jasper Beautiful Report and Strategic Plan.

PROCLAMATION:

11. **Chairman Kemp** – Proclamation Presentation proclaiming November 15, 2025, as Veteran’s Appreciation Day in Jasper County.

CITIZEN COMMENTS:

12. Open Floor to the Public per Ordinance Number #08-17 Any citizen of the County may sign to speak in person at the Council Meeting (before the Council Meeting’s 6:00PM start time on the Sign-In Sheet on the Podium), to address Council on matters pertaining to County Services and Operations. Presentations will be limited to three (3) minutes per person and total public input will be limited to 30 minutes.

RESOLUTIONS

13. **Sheriff Malphrus and Kimberly Burgess** – Consideration of Resolution **#R-2025-59** a Resolution of Jasper County Council to Approve the Procurement of a Boat, Motor and Trailer for Jasper County and the Jasper County Sheriff Department Under a State Contract Pursuant to the Jasper County Purchasing and Contracting Ordinance, and Matters Related Thereto.

14. **Andrew Fulghum** – Consideration of Resolution #[R-2025-60](#) a Resolution of Jasper County, South Carolina Authorizing the Purchase of Real Property; and Other Matters Related Thereto. (TMP Nos. 063-27-02-002 and 063-16-14-001)

15. **Chairman Kemp** – Consideration of Resolution #[R-2025-61](#) a Resolution of the Jasper County Council to declare and adopt a Policy regarding Shared Services.

PUBLIC HEARINGS, ORDINANCES AND ACTION ITEMS

16. **Lisa Wagner** - Consideration of **1st Reading** of an Ordinance to amend Article 12:1 of the Jasper County Zoning Ordinance, Off-Street Parking, to add parking requirements for shell buildings and residential uses, update the Off-Street Parking Design Standards diagram; And Other Matters Relating Thereto.

17. **Lisa Wagner** – Consideration of the **2nd Reading** of Ordinance [#O-2025-33](#) to amend Jasper County Zoning Ordinance, Article 5, *Zoning District Regulations*, to add two (2) new primary zoning districts; Rural Preservation – 10 (RP10) and Village Commercial (VC), one (1) new overlay district, Euhaw Overlay District (EOD); amend Article 6, *Use Regulations*, to add uses for the RP-10 and VC zoning districts; amend Article 7, *Primary Districts*, to add lot size, lot width, and setback requirements for RP-10 and VC zoning districts, amend minimum lot width requirements in other zoning districts, and amend riparian buffer requirements; amend Article 8, *Special Purpose Districts*, to add a new section, Article 8:9 Euhaw Overlay District, which includes design standards and requirements for the Euhaw Overlay District (EOD); amend Article 11, *Conditional Use Review and Regulations*; to add conditions for certain uses; amend Article 15, *Sign Regulations* to add standards for the RP-10 and VC zoning districts; amend Article 22, *Rural Small Lot Subdivision Standards*, to provide alternative standards for subdivisions of family owned lands; and amend the Jasper County Official Zoning Map to re-zone some properties within the Euhaw Broad River Planning Area to the Rural Preservation-10 Zoning District and the Village Commercial Zoning District; Invoking application of the Pending Ordinance Doctrine; and other matters related thereto. (1st reading 07.15.2024; Public hearing 09.19.2024; and Public hearing 05.05.2025)

18. **Jim Iwanick** – Consideration of Sales Tax Advisory Committee Recommendations.

19. Administrator's Report:

20. Councilmember Comments and Discussion:

21. Executive Session SECTION 30-4-70.

(a) A public body may hold a meeting closed to the public for one or more of the following reasons:

(1) Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee, a student, or a person regulated by a public body or the appointment of a person to a public body – **County Attorney; Personnel Reviews**

(2) Discussion of negotiations incident to proposed contract arrangements and proposed purchase or sale of property, the receipt of legal advice where the legal advice related to pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim – [Forensic Audit; Heddings v Jasper County](#)

ANY EXECUTIVE SESSION MATTER ON WHICH DISCUSSION HAS NOT BEEN COMPLETED MAY HAVE DISCUSSION SUSPENDED FOR PURPOSES OF BEGINNING THE OPEN SESSION AT ITS SCHEDULED TIME, AND COUNCIL MAY RETURN TO EXECUTIVE SESSION DISCUSSION AFTER THE CONCLUSION OF THE OPEN SESSION AGENDA ITEMS. **PLEASE BE ADVISED THERE MAY BE VOTES BASED ON ITEMS FROM THE EXECUTIVE SESSION.**

Return to Open Session

22. Action coming out of Executive Session

**Council may act on any item appearing on the agenda including items discussed in executive session.*

23. Adjournment:

Special Accommodations Available Upon Request to Individuals with Disabilities, please contact the Jasper County ADA & Civil Rights Coordinator, ***Tisha Williams*** in person at 358 Third Avenue, Ridgeland, South Carolina, by telephone at ***(843) 717-3690*** or via email at jadministrator@jaspercountrysc.gov no later than 48 hours prior to the scheduled meeting.

AGENDA

ITEM # 1

Workshop



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 Council Staff Report

Meeting Date:	November 3, 2025
Project:	Zoning Text Amendment – Jasper County Zoning Ordinance, Article 5, <i>Zoning District Regulations</i> ; Article 6, <i>Use Regulations</i> ; Article 7, <i>Primary Districts</i> ; Article 8, <i>Special Purpose Districts</i> ; Article 11, <i>Conditional Use Review and Regulations</i> ; Article 15, <i>Sign Standards</i> ; Article 22, <i>Rural Small Lot Subdivisions</i> and Zoning Map Amendments within the Euhaw Broad River Planning Area
Submitted For:	WORKSHOP and 2 nd Reading
Planning Commission Recommendation:	Planning Commission recommends approval

Background and Summary: The creation of the Euhaw Overlay District began in May 2023 after Jasper County received a request in 2022 for a large scale development consisting of two tracts of land totaling nearly 2,800 acres along Snake Road and Highway 462, north of Snake Road. In reviewing the development proposal, there were concerns about traffic, sewer, storm water and environmental impacts. Snake Road and Highway 462 are not capable of handling the amount of traffic expected, and sewer is limited. The developers recognized this and proposed delaying rezoning and a PDD until later.

Additionally, there were tentative plans for Tickton Hall with the Town of Ridgeland, and there was a significant amount of concern being generated from the public over that potential impact on traffic and other infrastructure.

Consultations with Beaufort Jasper Water and Sewer Authority brought into focus the significant backlogs of maintenance on existing infrastructure, and the financial issues that would be involved in a significant expansion of sewer in this area.

Due to the public concerns expressed in 2022, Jasper County created the Broad River Task Force, who studied the matter and issued a Report to Council in May of 2023, noting significant concerns about the ability of the study area to handle the impacts of substantial residential and commercial development as had been proposed. The County Council had concerns about the

impact new subdivisions, commercial and residential development will have on road infrastructure, evacuation routes, streetscapes, traffic congestion, storm water. open space, natural habitats and the quality of life in this area of Jasper County, and the opportunity to enact a new one-percent Green Space sales Tax, or dedicate a portion of a transportation sales tax to preserve land; therefore, Council implemented a moratorium on commercial development and residential subdivisions in what was designated the Euhaw Broad River Planning Areas, which was in place from May 2023 until July 2025.

During this time, the County hired a planning consultant to assist with the 5-year mandatory Comprehensive Plan Review and crafting provisions to address the issues that were of concern. In July of 2024, after much public participation, County Council passed on first reading the proposed ordinances creating the Euhaw Broad River Zoning Overlay. The main thrust of the proposed zoning overlay was to recognize the lack of public sewer in the area, the traffic infrastructure deficiencies, channel medium and small scale commercial developments into crossroad areas where traffic conflicts could be minimized, and the overall environmental effects large scale development could have on the sensitive lands of the Broad River and its creeks and headwaters. Furthermore, the zoning text amendments that have been prepared are consistent with the Comprehensive Plan and will help to further implement goals that are outlined the Comprehensive Plan.

Staff consulted with other jurisdictions in the State which have been working to address the impacts on rural lands and infrastructure needs. Consultations were had with planners in Charleston, Berkeley, Spartanburg, Greenville, and Beaufort Counties. These consultations and reviews of their ordinances were generally focused on the scale of density that was allowed in rural areas that were suitable for conservation efforts, ranging from one residential unit per 25 acres (Charleston) down to one unit per 3 acres (Beaufort). That led to the recommendation of one unit per 10 acres.

Problems with septic systems were also studied, and consultations were had with the Dept. of Environmental Services over the proposals staff recommended for septic systems. Council was provided with reports from other Lowcountry areas relating to the problems they have been experiencing with non-standard systems, stemming from lack of installation supervision and on-going maintenance requirements.

At Council level, multiple public hearings and workshops have been held over the past 15 months, and staff and council have received comments expressing concerns about certain provisions restricting development. Staff has continuously worked on modifying the ordinance for second reading to address the ability to have a septic system, reducing setbacks from ditches, wetlands and other areas where seepage or spillage into the headwaters can be avoided. All of this continuing public input and discussion has led to modifications being included in the ordinance from first reading, which include:

- Small subdivisions were added to allow for modest impacts on traffic while allowing family land to be developed.
- Family property exceptions were included, preserving the ability to provide housing opportunities on family properties without subdividing.
- Exceptions were made to accommodate commercial developments that were in the pipeline.
- Properties along I-95 in the northern area (Coosawhatchie) and along Highway 170 are not being proposed for rezoning, recognizing their location.
- The proposed overlay district has been reduced so as not to include any properties in the transitional area located near the Town of Ridgeland.

Additionally, a few important points to consider:

- Staff has recommended for some time now that should the ordinance be enacted, Council do a review to determine if the ordinance provisions need adjusting after a year or 18 months, giving it some time to be implemented and its effects evaluated.
- There is always the allowance in the County Ordinance for a land owner or developer to request a rezoning to a PDD with a development agreement, demonstrating the ability to address the identified issues that were set out to be addressed as set out in the original moratorium: the impact new subdivisions, commercial and residential development will have on road infrastructure, evacuation routes, streetscapes, traffic congestion, storm water, open space, natural habitats and the quality of life in this area of Jasper County. The PDD mechanism allows for a particular site-specific analysis of these matters, and an opportunity to include specific measures to mitigate impacts and prevent some of the situations we have seen develop when too much development occurs. Hoping the state will expand our roads and systems is not a strategy; the costs we are incurring to address the major traffic issues identified in the 1% Sales tax are proof that we are on our own.
- The County has recently begun implementing the Green Space program with the funding provided in the 1% sales tax. Significant conservation investment in the County has occurred with the Slater and Gregory Neck properties, with thousands of acres preserved. Beaufort County has provided financial support to protect the Broad River. Slowing and controlling large scale developments in the Euhaw Overlay District will provide an opportunity to leverage the conservation efforts in the area with the new funding the taxpayers of Jasper County authorized.
- The Euhaw Overlay District consists of much more than the RP-10 Zoning District. The Euhaw Overlay District is applied to an area that eventually drains to the headwaters of the Broad River. The overlay district includes standards that are aimed at protecting and addressing the traffic, the lack of infrastructure, stormwater, environmental impacts, and

to prevent urban sprawl in what is still a beautiful and rural area. This is an area that affords every Jasper County citizen the opportunity to enjoy fishing, crabbing, shrimping, and being on the water. As part of the Euhaw Overlay District, staff proposed creating two new zoning districts (RP-10 and Village Commercial).

A lot of time has been put into this effort by staff and the County's Planning Consultant. The Planning Commission reviewed the ordinances to include revisions on three separate occasions. An open house was held on August 5, 2024. In addition to the 1st Reading being adopted by County Council on July 15, 2024, two public hearings were held (September 19, 2025 and May 5, 2025), and three workshops were held (September 5, 2024, November 18, 2024, and April 21, 2025).

Staff has looked at other alternatives which include,

Alternative 1: (Preferred by staff)

- Scale back re-zoning properties to the RP-10 District, to apply only to properties that are already zoned Rural Preservation and are 30 acres and greater.
- Apply Village Commercial zoning district to properties along Highway 462 that are currently zoned Community Commercial.
- Make the Rural Small Lot Subdivision available to anyone, not just family-owned land, using the open space requirements
- Provide PDD standards for the Euhaw Overlay District

Alternative 2:

- Keep the Euhaw Overlay District along with the standards for the overlay district
- Remove RP-10
- Provide PDD standards for the Euhaw Overlay District

Staff respectfully requests the ability and the time needed to continue working on this effort.

Planning Commission Recommendation: Planning Commission recommends approval to include the revisions made thus far.

Attachments:

1. Ordinance
2. Jasper County Zoning Ordinance – Articles 5, 6, 7, 8, 11, 15, and 22 in their entirety with amendments shown in red
3. Map of the Euhaw Broad River Planning Area showing the proposed zoning layer for the Euhaw Broad River Planning Area

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

ORDINANCE #2024-__

**AN ORDINANCE
OF JASPER COUNTY COUNCIL**

To amend Jasper County Zoning Ordinance, Article 5, *Zoning District Regulations*, to add two (2) new primary zoning districts; Rural Preservation – 10 (RP10) and Village Commercial (VC), one (1) new overlay district, Euhaw Overlay District (EOD); amend Article 6, *Use Regulations*, to add uses for the RP-10 and VC zoning districts; amend Article 7, *Primary Districts*, to add lot size, lot width, and setback requirements for RP-10 and VC zoning districts, amend minimum lot width requirements in other zoning districts, and amend riparian buffer requirements; amend Article 8, *Special Purpose Districts*, to add a new section, Article 8:9 Euhaw Overlay District, which includes design standards and requirements for the Euhaw Overlay District (EOD); amend Article 11, *Conditional Use Review and Regulations*; to add conditions for certain uses; amend Article 15, *Sign Regulations* to add standards for the RP-10 and VC zoning districts; amend Article 22, *Rural Small Lot Subdivision Standards*, to provide alternative standards for subdivisions of family owned lands; and amend the Jasper County Official Zoning Map to re-zone some properties within the Euhaw Broad River Planning Area to the Rural Preservation-10 Zoning District and the Village Commercial Zoning District; Invoking application of the Pending Ordinance Doctrine; and other matters related thereto.

WHEREAS, Jasper County has been in the process of reviewing the Jasper County Comprehensive Plan, *Jasper's Journey* as required by Title 6, Chapter 29 of the SC Code of Laws; and

WHEREAS, Jasper County Council enacted a temporary moratorium for the Euhaw Broad River Planning Area on June 20, 2023 to allow for time to implement any changes to the Comprehensive Plan and/or zoning and land development regulations; and

WHEREAS, Jasper County Council is concerned over the impact that new residential and commercial developments will have on road infrastructure, evacuation routes, streetscapes, traffic congestion, storm water, open space, natural habitats, and the quality of life in the Euhaw Broad River Planning Area; and

WHEREAS, several stakeholder meetings and public engagement meetings have been held over the past year; and

WHEREAS, the Jasper County Planning Department has prepared several zoning text amendments that are consistent with the Jasper County Comprehensive Plan and has submitted those zoning text amendments to the Jasper County Planning Commission; and

WHEREAS, the Jasper County Planning Commission reviewed the proposed zoning text amendments at their June 25, 2024 and April 28, 2024 Special Called Meeting, and reviewed additional changes at their January 14, 2025 meeting, and recommends approval by Jasper County Council; and

WHEREAS, the Jasper County Council finds that it is in the public interest to invoke the pending ordinance doctrine upon first reading of this Ordinance, and announces a public hearing to be held prior to or at second reading of this Ordinance, tentatively scheduled for August 19, 2024 regularly scheduled County Council meeting; 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 assembled and by the authority of the same, adopting and incorporating by reference the foregoing premises:

- 1. Amend Jasper County Zoning Ordinance, Article 5:1, *Zoning District Regulations***, to add two new Primary Zoning Districts, Rural Preservation-10 (RP10) and Village Commercial (VC), and one new Special Purpose District to the Chart of Zoning Districts, amended so as to read as follows:

5:1. Establishment of zoning districts.

PRIMARY DISTRICTS	
R	Residential
RP	Rural Preservation
RP-10	Rural Preservation (10)
RE	Resource Extraction
RC	Resource Conservation
VC	Village Commercial
CC	Community Commercial
GC	General Commercial
ID	Industrial Development
MB	Mixed Business

SPECIAL PURPOSE DISTRICTS	
PDD	Planned Development Districts
FHOD	Flood Hazard Overlay Districts
ACOD	Airport Compatibility Overlay Districts
LLOD	Levy-Limehouse Overlay District
HCOD	Highway Corridor Overlay District
IPOD	Interstate Proximity Overlay District
SFFZ	Solar Farm Floating Zone
GCOD	Gateway Corridor Overlay District
EOD	Euhaw Overlay District

2. **Amend Jasper County Zoning Ordinance, Article 5.3, *Primary Districts***, to define the purpose and intent of both the RP-10 and VC Districts and clarify the intent of the Community Commercial and General Commercial Zoning Districts, as amended so as to read as follows:

RP-10 - RURAL PRESERVATION DISTRICT

The intent of this classification is to preserve, sustain, and protect from suburban encroachment rural areas and resources, particularly forest and agricultural, and maintain a balanced rural-urban environment.

The retention of open lands, woodlands, plantations, and farmlands, which make up a large part of this area, are essential to clean air, water, wildlife, natural cycles, and a balanced environment, among other things. This district is intended to promote a rural environment of larger acreage lots.

VC - VILLAGE COMMERCIAL

The intent of this classification is to allow for small-scale retail and other commercial uses, typically located at or near roadway intersections, intended to primarily meet the needs of residents in the nearby communities. The design of village commercial uses should reflect vernacular building designs associated with the South Carolina Lowcountry.

CC - COMMUNITY COMMERCIAL

The intent of this district is to provide commercial nodes **and more diverse housing options** in convenient and strategic locations of the county to meet "community needs, and to encourage clustering ~~commercial~~ development as opposed to strip commercial development and commercial sprawl. Community commercial areas are intended to provide adequate, logically placed and convenient locations for commercial establishments in relation to residential housing and to minimize trip generation for those living in ~~zoned rural preservation~~ **more rural areas of Jasper County**.

GC - GENERAL COMMERCIAL DISTRICT

This district is intended to support large commercial development(s) in major unincorporated areas of Jasper County, such as Point South, ~~during the time span of the county's comprehensive plan, to the year 2015.~~ This district is projected to have most public facilities and infrastructure in support of urban development such as schools, sewer, water, streets, etc., and as such is intended to provide the regulations and capital improvements which will support new development. It consists of areas where development logically should locate as a consequence of planned public facilities and associated capital expenditures. District regulations permit limited development of generally suburban character, providing for a full range of commercial, institutional, industrial and residential uses.

3. **Amend Jasper County Zoning Ordinance, Article 5:4, *Special Purpose Districts*,** to define the purpose and intent of the ECHOD Overlay District, amended so as to add to the end of section 5:4 as follows:

EOD EUHAW OVERLAY DISTRICT

The intent of the **Euhaw Overlay District** is to maintain the rural character of the area, protect important historic, cultural, and natural resources, and minimize the impacts of development on surrounding water resources, particularly the Broad River. Development in this area should respect the existing conditions and minimize the visual impact of buildings on the area through careful site planning, including maintaining and enhancing existing vegetation.

4. **Amend Jasper County Zoning Ordinance, Article 6:1, *Permitted Use and Conditional Uses*, Table 1,** to add uses for the RP-10 and VC zoning districts and amend other uses that are inappropriate within their respective zoning districts, amended so as to read as follows:

Section 6.1—Table 1

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Sector 11: Agriculture, Forestry, Fishing and Hunting (Sec. 6:2.16)												
Agricultural Production, Crops	111	N	N	P	P	P	N	N	P	P	P	N
Agricultural Production, Livestock, Animals	112											
Livestock, Except Feedlots (Article 11:7.1)	112111	C	N	C	C	P C	N	N	N	P	C	N
Feedlots	112112	N	N	N	N	P C	N	N	N	N	N	N
Poultry and Eggs (Article 11:7.2)	1123	C	N	C	C	P C	C	C	N	N	C	N
Animal Specialties (Article 11:7.3)	1129	C	N	C	C	P	N	N	N	N	C	N
Horses and Other Equine (Article 11:7.3.A)	11292	P C	N	P	P	P	N	N	N	N	P	N

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
General Farms	11299	P N	N	P	P	P	N	N	P	N	P	N
Fishing, Hunting, Trapping	1141-2	N	N	P	P	P	N	P	P	N	P	N
Agricultural Services	115	N	N	P	P	P	N	P	P	N	P	N
Forestry	11531	N	N	P	P	P	P	N	N	P	P	N
Sector 21: Mining and Mine Operation												
Mining (Article 11:7.4)	212	N	N	N	N	N	N	N	N	N	C	N
Sector 22: Utilities												
Electric, Gas, and Sanitary Services	221											
Electric	2211											
Generation	22111	N	N	N	N	P	N	N	P	P	N	N
Solar Electric Power Generation (Article 11:7.5A & 11:7.5B)	22114	C	C	C	C	C	C	C	C	C	C	C
Solar Farm (See Article 8:7)	22114											
Transmission	22112	P	P	P	P	P	P	P	P	P	N	P
Natural Gas Distribution	2212	P	P	P	P	P	P	P	P	P	N	P
Water Supply Systems	22131											
Storage/Treatment	22131	N	N	P	P	P	N	P	P	P	N	P
Transmission	22131	P	P	P	P	P	P	P	P	P	N	P
Sewerage Systems	22132											
Collection	22132	P	P	P	P	P	P	P	P	P	N	P
Treatment (Article 11:7.5)	22132	N	N	N	N	P	N	C	P	P	N	P
Sector 23: Construction												
Bldg. Construction-General Contract and Operative Builders	233	N	N	N	N	N	N	N	P	P	N	P
Heavy Construction other than Building Construction-Contractors	234	N	N	N	N	N	N	N	P	P	N	P
Special Trade Contractors (Article 11:7.6)	235	N	N	N	N	N	N	C	P	P	N	P
Sector 31-33: Manufacturing (Article 11:7.7)												

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Food	311	N	N	N	N	N	N	N	N	P	N	C
Beverage and Tobacco	312	N	N	N	N	N	N	N	N	P	N	C
Textile Mills	313	N	N	N	N	N	N	N	N	P	N	C
Textile Product Mills	314	N	N	N	N	N	N	N	N	P	N	C
Apparel	315	N	N	N	N	N	N	N	N	P	N	C
Leather and Allied Products	316	N	N	N	N	N	N	N	N	P	N	C
Wood Products	321	N	N	N	N	N	N	N	N	P	N	C
Paper	322	N	N	N	N	N	N	N	N	P	N	C
Printing and Related Activities	323	N	N	N	N	N	N	N	P	P	N	C
Petroleum Products	324	N	N	N	N	N	N	N	N	P	N	N
Chemical Products	325	N	N	N	N	N	N	N	N	P	N	N
Plastic and Rubber Products	326	N	N	N	N	N	N	N	N	P	N	N
Nonmetallic Mineral Products	327	N	N	N	N	N	N	N	N	P	N	C
Primary Metal	331	N	N	N	N	N	N	N	N	P	N	C
Fabricated Metal Products	332	N	N	N	N	N	N	N	N	P	N	C
Machinery	333	N	N	N	N	N	N	N	N	P	N	C
Computer and Electronic Products	334	N	N	N	N	N	N	N	N	P	N	C
Electrical Equipment, Appliances and Components	335	N	N	N	N	N	N	N	N	P	N	C
Transportation Equipment	336	N	N	N	N	N	N	N	N	P	N	C
Furniture and Related Products	337	N	N	N	N	N	N	N	N	P	N	C
Miscellaneous Manufacturing	339	N	N	N	N	N	N	N	N	P	N	C
Sector 42: Wholesale Trade (Article 11:7.8)												
Wholesale Trade-Durable Goods	421	N	N	N	N	N	N	N	P	P	N	P
Used Motor Vehicle Parts, (Article 11:7.8)	421140	N	N	N	N	N	N	N	N	C	N	N
Recyclable Material, (Article 11:7.8)	42193	N	N	N	N	N	N	N	N	C	N	N
Junkyards (Article 18)		N	N	N	N	N	N	N	N	C	N	N

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Wholesale Trade-Nondurable Goods	422	N	N	N	N	N	N	N	P	P	N	P
Sector 44-45: Retail Trade												
Motor Vehicle and Parts	441	N	N	N	N	N	N	N	P	P	N	P
Automobile Dealers (Article 11:7.9)	4411	N	N	N	N	N	N	C	P	P	N	P
Automotive Parts and Accessories Store (Article 11:7.9A)	441310	N	N	N	N	N	N	C	P	P	N	P
Furniture and Home Furnishings	442	N	N	N	N	N	P	P	P	N	N	P
Electronics and Appliances	443	N	N	N	N	N	P	P	P	N	N	P
Building Materials, Garden Supplies	444										N	
Lumber and Building Materials (Article 11:7.10)	4441	N	N	N	N	N	N	C	P	P	N	P
Lawn and Garden Equipment and Supplies Stores	4442	N	N	N	N	N	P	P	P	P	N	P
Food and Beverage Stores	445											
Grocery Stores	4451	N	N	N	N	N	P	P	P	N	N	N
Convenience Stores	44512	N	N	N	N	N	P	P	P	N	N	N
Specialty Stores	4452	N	N	N	N	N	P	P	P	N	N	N
Fruit and Vegetable	44523	N	N	P	P	P	P	P	P	N	N	N
Beer, Wine, and Liquor	4453	N	N	N	N	N	N	P	P	N	N	N
Health and Personal Care	446	N	N	N	N	N	P	P	P	N	N	N
Gasoline Stations (Article 11.7.10A)	447	N	N	N	N	N	C	P	P	P	N	N
Truck Stops	44719	N	N	N	N	N	N	N	N	P	N	N
Clothing and Accessory Stores	448	N	N	N	N	N	N	P	P	N	N	N
Sporting Goods, Hobbies, Books, and Music	451	N	N	N	N	N	P	P	P	N	N	N
General Merchandise Stores	452	N	N	N	N	N	P	P	P	N	N	N
Miscellaneous Retail	453	N	N	N	N	N	P	P	P	N	N	N
Flea Markets	4533	N	N	N	N	N	N	N	P	N	N	P

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Manufactured Home Dealers	45393	N	N	N	N	N	N	P N	P	N	N	P
Non-Store Retailers	454	N	N	N	N	N	N	P	P	P	N	C
Fuel Dealers (Article 11:7.11)	45431	N	N	N	N	N	N	P	P	N	N	N
Sector 48-49: Transportation and Warehousing												
Air Transportation (Article 8:3)	481	N	N	N	N	E N	N	N	C	C	C	N
Rail Transportation	482	N	N	N	N	N	P	P	P	P	N	C
Water Transportation	483	N	N	N	N	N	P	P	P	P	N	C
Truck Transportation	484	N	N	N	N	N	N	N	P	P	N	C
Used Household and Office Goods Moving (Article 11:7.11A)	484210	N	N	N	N	N	N	C	P	P	N	C
Transit and Ground Passenger Transportation	485	N	N	N	N	N	N	P	P	P	N	C
Pipeline for Transportation	486	N	N	N	N	N	N	N	P	P	N	C
Scenic and Sightseeing Transportation Storage	487	N	N	P	N	N	N	N	P	P	N	C
Support Activities for Transportation	488	N	N	N	N	N	N	N	P	P	N	C
U.S. Postal Service	491	N	N	P	P	N	P	P	P	P	N	P
Warehousing and Storage	493	N	N	N	N	N	N	N	P	P	N	C
Motor Vehicle Towing (Article 11:7.11B)	488410	N	N	N	N	N	N	N	C	C	N	C
Sector 51: Information												
Publishing Industries	511	N	N	N	N	N	N	N	P	P	N	P
Motion Pictures and Sound Industries	512	N	N	N	N	N	N	N	P	P	N	P
Motion Picture Theaters	512131	N	N	N	N	N	N	N	P	N	N	N
Broadcasting and Telecommunications	513	N	N	N	N	N	N	P	P	P	N	P
Communication Towers and Ant. (Article 11:7.12)	5131	C	C	C	C	C	C	C	C	C	C	C
Information Services and Data Processing	514	N	N	N	N	N	N	P	P	P	N	P

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Libraries (Article 11:7.13)	51412	C	C	N	N	P N	P	P	P	P	N	N
Sector 52: Finance and Insurance												
Banks	521	N	N	N	N	P N	N	P	P	P	N	N
Credit Intermediation	522	N	N	N	N	N	N	P	P	P	N	N
Pawn Shops	522298	N	N	N	N	N	N	N	P	N	N	N
Security and Commodity Contracts, and Financial Investments	523	N	N	N	N	N	N	P	P	P	N	N
Insurance Carriers and Related Activities	524	N	N	N	N	N	N	P	P	P	N	N
Funds, Trust, and Other Financial Vehicles	525	N	N	N	N	N	N	P	P	P	N	N
Sector 53: Real Estate, Rental and Leasing												
Real Estate	531	N	N	N	N	N	N	P	P	P	N	N
Mini-Warehouses (Article 11:7.14)	53113	N	N	N	N	N	N	N	C	P	N	C
Rental and Leasing Services	532	N	N	N	N	N	N	P	P	N	N	P
Video Tape Rental	53223	N	N	N	N	N	N	P	P	N	N	N
Sector 54: Professional, Scientific, and Technical Services												
Professional, Scientific, Technical Services	541	N	N	N	N	N	N	P	P	P	N	P
Display Advertising - Signs	54185	See Article 15										
Veterinary Services	54194	N	N	N	N	N	P N	P	P	N	N	P
Sector 55: Management of Companies and Enterprise												
Management of Companies and Enterprises	551	N	N	N	N	N	N	P	P	P	N	P
Sector 56: Administrative and Support, Waste Management and Remediation Services												
Administrative and Support Services	561	N	N	N	N	N	N	P	P	P	N	P
Repossession Services (Article 11:7.11B)	561491	N	N	N	N	N	N	N	C	C	N	C
Landscape Services	56173	N	N	N	N	N	N	P	P	P	N	P
Waste Management Services	562											

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Waste Collection (Article 11:7.15)	5621	N	N	N	N	N	N	N	N	C	N	N
Hazardous Waste Treatment and Disposal	562211	N	N	N	N	N	N	N	N	N	N	N
Solid Waste Landfill (Article 11:7.16)	562212	N	N	N	N	N	N	N	N	C	N	N
Solid Waste Incinerators (Article 11:7.17)	562213	N	N	N	N	N	N	N	N	C	N	N
Repossession Services (Article 11:7.11B)	561491	N	N	N	N	N	N	N	N	C	N	N
Material Recovery Facilities (Article 11:18)	56292	N	N	N	N	N	N	N	N	C	N	N
All Other Waste Management (Article 11:19)	56299	N	N	N	N	N	N	N	N	C	N	N
Sector 61: Educational Services												
Educational Services	611											
Elementary Schools	6111	P	N	P	P	N	P	P	P	N	N	N
Secondary Schools	6111	P	P	P	P	N	P	P	P	N	N	N
Jr. Colleges, Colleges, Universities, Professional Schools	6112-3	N	N	N	N	N	N	P	P	N	N	N
Business Schools, Computer, and Management Training	6114-5	N	N	N	N	N	N	P	P	P	N	N
Other Schools and Instruction (Article 11:7.19a)	6116	C	C	N	N	N	C	P	P	N	N	N
Educational Support Services	6117	N	N	N	N	N	N	N	P	P	N	N
Sector 62: Health Care and Social Assistance												
Ambulatory Health Care Services	621	N	N	N	N	N	P	P	P	N	N	N
Hospitals	622	N	N	N	N	N	N	P	P	N	N	N
Nursing and Residential Care Facilities	623	N	N	N	N	N	P	P	P	N	N	N
Nursing Care Facilities (Article 11:7.20)	6231	C	C	C	C	N	P	P	P	N	N	N
Community Care for Elderly (Article 11:7.21)	6233	C	C	C	C	N	P	P	P	N	N	N

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Other Residential Care Facilities (Article 11:7.21A)	623990	C	C	C	C	N	P	P	P	N	N	N
Social Assistance	624	N	N	N	N	N	P	P	P	N	N	N
Individual and Family Services	6241	N	N	N	N	N	P	P	P	N	N	N
Community, Food, and Housing and Emergency and Relief Services	6242	N	N	N	N	N	P	P	P	N	N	N
Vocational Rehabilitation Services	6243	N	N	N	N	N	N	P	P	P	N	N
Day Care Services (Article 11:7.22)	6244	C	C	C	C	N	C	C	C	C	N	N
Sector 71: Arts, Entertainment, and Recreation												
Performing Arts, Spectator Sports and Related Industries	711	N	N	N	N	N	N	N	P	N	N	N
Museums, Historical Sites, and Similar Institutions (Article 11:7.23)	712	N	N	C	C	C	C	P	P	N	N	N
Amusement, Gambling, and Recreation	713	N	N	N	N	N	N	N	P	N	N	N
Golf Courses and Country Clubs	71391	P	P	P	N	P	N	P	P	N	N	N
Marinas (Article 11:7.24)	71393	C	C	P	N	P	N	P	P	P	N	N
Gun Club and Skeet Ranges (Article 11:7.25)	713990	N	N	C	C	C	N	N	C	N	N	N
Sector 72: Accommodation and Food Services												
Accommodations	721											
Hotels and Motels	72111	N	N	N	N	N	N	P	P	N	N	N
Bed and Breakfast Inns (Article 11:7.26)	721191	C	C	C	C	C	P	P	P	N	N	N
Camps and Recreational Vehicle Parks (Article 11:7.27)	72121	N	N	C	C	C	C	C	C	N	N	N
Rooming and Boarding Houses, Dormitories, Group Housing	72131	N	N	N	N	N	N	P	P	N	N	N
Eating Places	7221-3	N	N	P	P	N	P	P	P	P	N	N
Fast Food Restaurants		N	N	P N	N	N	N	P	P	P	N	N
Drinking Places	7224	N	N	N	N	N	N	N	P	N	N	N

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
	Sector 81: Other Services (except Public Administration)											
Auto Repair and Maintenance (Article 11:7.27A)	8111	N	N	N	N	N	N	C	C	C	N	C
Personal and Laundry Services	812											
Personal Care Services (Article 11:7.28)	8121	N	N	N	N	N	N	P	P	P	N	N
Funeral Homes and Services	81221	N	N	N	N	N	P	P	P	P	N	N
Cemeteries (Article 11:7.29)	81222	N	N	C	C	C	C	C	C	C	N	N
Crematories	81222	N	N	N	N	N	N	P	P	P	N	P
Laundry and Dry Cleaning Services	8123	N	N	N	N	N	N	P	P	P	N	P
Coin Operated Laundries/Dry Cleaning	81231	N	N	N	N	N	N	P	P	N	N	N
Pet Care Services (Except for Animal Shelters)	81291	N	N	N	N	N	N	N	P	P	N	N
Animal Shelters Only (Article 11:7.29A)	812910	N	N	N	N	C	N	N	P	P	N	N
Automotive Parking Lots and Garages	81293	N	N	N	N	N	N	P	P	P	N	P
Sexually Oriented Business (Article 17)	81299	N	N	N	N	N	N	N	C	N	N	N
All Other Personal Services	81299	N	N	N	N	N	N	P	P	N	N	N
Religious, Fraternal, Professional, Political, Civic, Business Organizations	813											N
Religious Organizations	81311	P	P	P	P	P	P	P	P	P	N	N
All Other Organizations	8132-9	N	N	N	N	N	P	P	P	P	N	N
	Sector 92: Public Administration											
Executive, Legislative, and General Govt.	921	N	N	N	N	N	P	P	P	P	N	P
Justice, Public Order and Safety	922	N	N	N	N	N	N	P	P	P	N	P
Courts	92211	N	N	N	N	N	N	P	P	P	N	P
Police Protection	92212	P	P	P	P	P	P	P	P	P	N	P
Correctional Institutions	92214	N	N	N	N	N	N	N	N	P	N	P

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Fire Protection	92216	P	P	P	P	P	P	P	P	P	N	P
Administration of Human Resources	923	N	N	N	N	N	N	P	P	P	N	P
Administration Of Environmental Quality and Housing Program	924-5	N	N	N	N	N	N	P	P	P	N	P
Public Parks and Recreation	924120	P	P	P	P	P	P	P	P	P	N	P
Administration of Housing, Planning, CD Programs	925	N	N	N	N	N	N	P	P	P	N	P
Administration of Economic Programs	926	N	N	N	N	N	N	P	P	P	N	P
Residential Uses												
Site Built Housing												
Existing Single-Family Detached	NA	P	P	P	P	P	P	P	P	N	N	N
Single-Family Detached	NA	P	P	P	P	P	P	P	P	N	N	N
Second Single-Family Residential Dwelling Unit (Sec. 11:7.30)	NA	C	N	C	C	N	C	C	N	N	N	N
Duplexes (Sec 11:7.31)	N/A	N	N	N	N	N	C	C	C	N	N	N
Multi-Family Apartments (Sec 11:7.31A)	N/A	N	N	N	N	N	N	C	C	N	N	N
Townhouses (Sec 11:7.32)	N/A	N	N	N	N	N	N	C	C	N	N	N
Patio Houses (Sec 11:7.33)	N/A	N	N	N	N	N	N	C	C	N	N	N
Manufactured Housing (Article 12:9)												
Residential Designed (Sec. 11:7.30B)	NA	P	N	P	P	P	C	C	N	N	N	N
Standard Designed (Sec. 11:7.30B)	NA	P	N	P	P	P	C	C	N	N	N	N
Second Unit, Family Member Only (Sec. 11:7.34)	N/A	C	N	C	C	N	C	C	N	N	N	N
Family Estate												
Existing Single-Family Detached (Sec. 11:7.35)	NA	C	N	C	C	N	C	C	C	N	N	N
Single-Family Detached (Sec. 11:7.35)	NA	C	N	C	C	N	C	C	C	N	N	N

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Manufactured Housing, Residential Designed (Sec. 11:7.35)	NA	C	N	C	C	N	C	C	C	N	N	N
Manufactured Housing, Standard Designed (Sec. 11:7.35)	NA	C	N	C	C	N	C	C	C	N	N	N
Accessory Uses to Residential Uses												
Bathhouses and Cabanas	NA	P	P	P	P	P	P	P	P	N	N	N
Domestic Animal Shelters	NA	P	P	P	P	P	P	P	P	N	N	N
Non-Commercial Greenhouses	NA	P	P	P	P	P	P	P	N	N	N	
Private Garage and Carport	NA	P	P	P	P	P	P	P	P	N	N	N
Storage Building	NA	P	P	P	P	P	P	P	P	N	N	N
Swimming Pool, Tennis Courts	NA	P	P	P	P	P	P	P	P	N	N	N
Auxiliary Shed, Workshop	NA	P	P	P	P	P	P	P	P	N	N	N
Home Occupation (Article 11:7.34)	NA	C	C	C	P	C	C	C	C	N	N	N
Horticulture, Gardening	NA	P	P	P	P	P	P	P	P	N	N	N
Family Day Care Home	NA	P	P	P	P	P	P	P	P	N	N	N
Satellite Dishes, etc.	NA	P	P	P	P	P	P	P	P	N	N	N
Accessory Uses to Non-Residential Uses												
Buildings, Structures, Lift Stations, etc. (Article 11:7.35)	NA	N	N	C	C	C	C	P	P	P	N	C
Open Storage (Article 11:7.36)	NA	N	N	N	N	C	N	C	C	C	C	C
Temporary Uses												
All Temporary Uses; Non-Residential (Article 11:7.37)	NA	C	C	C	C	C	C	C	C	C	C	C
Temporary Accessory Dwelling Unit (Article 11:7.38)	NA	C	C	C	C	C	C	C	C	N	N	C

5. Amend Jasper County Zoning Ordinance, Article 7:3, Table 1, *Yard and Setback Requirements*, to add lot size, lot width, and setback requirements for RP-10 and VC zoning districts and increase minimum lot widths in the Residential, Community Commercial, General Commercial, Industrial Development, and Mixed Business zoning districts, amended so as to read as follows:

**Table 1:
Schedule of Lot Area, Yard, Setback, and Density By District**

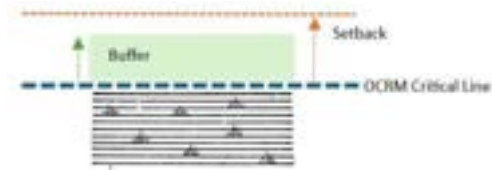
	R	RRL	RP	RP-10**	RC	VC	CC	GC	ID	RE	MB
Minimum Lot per Unit											
Non Residential Area (SF)	40,000	N/A	2 acres	N/A	2 acres	10,000	10,000	10,000	12,000	2 acres	12,000
Residential											
Single-Family	.5 acre	7,800	1 acre	10 acres	5 acres	.5 acre	(B)	(A)	N/A	N/A	N/A
Patio	N/A	N/A	N/A	N/A	N/A	N/A	(B)	3,500	N/A	N/A	N/A
Duplex	N/A	N/A	N/A	N/A	N/A	(B)	(B)	(A)	N/A	N/A	N/A
Townhome	N/A	N/A	N/A	N/A	N/A	N/A	3,500	2,000	N/A	N/A	N/A
(A) 4 per acre for single-family dwelling units; 6 per acre for attached units.											
(B) 2 per acre for single-family dwelling units; 4 per acre for attached units.											
**These standards may be modified for subdivisions approved in accordance with the development standards set forth in Article 22 Rural Small Lot Subdivisions.											

	Multi-Family, Single-Family and Nonresidential Uses											Patio	Duplex	Townhome
	R	RP	RP-10**	RC	VC	CC	GC	ID	RE	MB	All Districts			
Minimum Yard and Building Setback (feet)														
Minimum lot width	50 100	200	200	200	50 100	80 100	80 100	90 100	200	90 100	Minimum lot width	45	50	20
Front														
Major Street (Multi-Lane)	60	60	60	60	60	60	60	60	200	60	Major Street (Multi-lane)	60*	60*	60*
Major Street (Two-lane)	35	45	45	45	35	35	35	45	200	45	Major Street (Two-lane)	35	35	35
Minor Street	25	25	25	25	25	25	25	25	160	25	Minor Street	25	25	20
Side														
Residential	10	25	25	50	5	5	5	N/A	N/A	N/A	Interior	N/A	0	0
Non-residential	10	25	25	50	5	5	5	10	100	10	Street-side/Exterior	5	10	5
Rear														
Residential	25	25	25	100	10	10	10	N/A	100	N/A	Residential	20	20	5
Non-residential	40	50	50	150	10	10	10	15	100	15	Non-residential	N/A	N/A	N/A
* Access to units along a multi-lane major street shall generally have a common access onto a frontage road or similar, which shall be considered a minor street; the frontage road or similar may encroach into the 60' front setback from the multi-lane major street.														
**These standards may be modified for subdivisions approved in accordance with the development standards set forth in Article 22, Rural Small Lot Subdivisions.														

6. Amend Jasper County Zoning Ordinance, Article 7:4, *Riparian Buffers*, to add language to provide a setback from the riparian buffer requirements and amend the buffer widths in the riparian buffer and setback table, to read as follows:

A riparian buffer shall be provided along tidelands, wetlands, streams and rivers. Buffers **and setback lines** are measured from OCRM designated critical lines for tidelands; delineation lines for wetlands; and ~~from stream banks and river banks~~. **Setbacks are inclusive of the required buffer area. For example, an individual dwelling unit requires a 50' undeveloped buffer from the OCRM critical**

line and an additional 10' setback for the building (a total of 60' setback from the OCRM critical line).



The buffer area shall remain undeveloped, except for piers, docks and pervious access paths to the water or wetlands bank. Any disturbance of the buffer area shall adhere to OCRM's Best Management Practices (BMPs). Riparian buffers shall also be in accordance with any applicable state and federal regulation.

Buffer widths are based on land use. In the event that a setback standard in section 7:3 is less than the required buffer width, the required buffer regulation applies.

Riparian Buffer and Setback Table

	BUFFER	SETBACKS			
Water Resource		Individual Dwelling Unit	Single-Family Residential Development	Multi-Family Residential	Non-Residential
Critical Area (Coastal Waters, Tidelands, Marshes , Beach/Dune System)	50'*	15' 60'	25' 60'*	35' 100'*	50' 100'*
Jurisdictional Freshwater Wetlands Saltwater or Freshwater	20'*	15' 30'	25' 50'*	35' 50'*	50'*
Non-Jurisdictional Freshwater Wetlands Saltwater or Freshwater	20'*	15' 30'	25' 50'*	35' 50'*	50'*
Rivers, Streams (non-critical area)	50'	15' 60'	50'	50' 100'	50' 100'
The above setbacks are buffers are total average widths; with widths not to be less than 15-10 feet for a 25-20-foot buffer, 20 feet for a 35-foot buffer, and 30 feet for a 50-foot buffer.					
* Buffer requirement may be waived or reduced if applicant provides an OCRM land disturbance permit and/or approved wetland mitigation plan as part of a PDD, Subdivision or Development Plan submittal.					

See Section 8.9 for additional buffer requirements within the Euhaw Overlay District.

Maintenance within a riparian buffer will adhere to the following limitations:

1. Trees can be limbed up to 15 feet.
2. Under brush can be cleared down to no less than four inches above grade.
3. Unprotected trees under three-inch caliper can be cut.

Uses Allowed Between Building Setback and River Buffer. The area located between the building setback and river buffer is called the transitional buffer. The purpose of this buffer is to allow for a construction envelope between the building and river buffer for the river buffer to be protected from construction damage. The following uses are permitted within the transitional buffer once construction is completed:

1. Residential - playgrounds, fire pits, outdoor furniture, pervious hardscapes, uncovered decks, pools, etc.
2. Non-Residential - picnic shelters, pervious hardscapes such as sidewalks and patios, etc.

7. **Amend Jasper County Zoning Ordinance, Article 7, *Primary Districts***, to add a new section, **Article 7:6, *Maximum Building Size***, as amended, so as to read as follows:

7:6. Maximum Building Size.

Non-residential buildings in the Village Commercial (VC) district shall generally be limited to 2,500 square feet of heated floor area. This restriction shall not apply to existing lots of record as of May 15, 2023 where a Zoning Certification Letter was issued and a pre-application conference was held with the DSR prior to May 15, 2023. Notwithstanding setback, buffers, building location, landscaping and environmental standards shall apply in such case, the building size may be increased up to 150% of the largest building within ¼ mile of the subject parcel.

8. **Amend Jasper County Zoning Ordinance, Article 8, *Special Purpose Districts***, to add a new section, **Article 8:9, *Euhaw Overlay District (EOD)***, as amended, so as to read as follows:

8:9 Euhaw Overlay District (EOD)

8:9.1 Purpose and Intent

8:9.2 Application

8:9.3 Use Regulations

8:9.4 Design and Development Standards

1. Required buffers and private wastewater system setbacks
2. Requirements for lots served by private wastewater systems
3. Access management
4. Stormwater management
5. Fill restrictions
6. Non-residential design standards

8:9.5 Non-Conforming Lots

8:9 Euhaw Overlay District (EOD)

8:9.1 Purpose and Intent. The purpose of the **Euhaw Overlay District** is to maintain the rural character of the area, protect important historic and cultural resources, and minimize the impacts of development on surrounding water resources, particularly the Broad River. Development in this area should respect the existing conditions and minimize the visual impact of buildings on the area through careful site planning, maintaining and enhancing existing vegetation, and vernacular building design.

8:9.2 Application. The standards contained herein shall apply to all land within the **Euhaw Overlay District (EOD)** as indicated on the official zoning map of Jasper County.

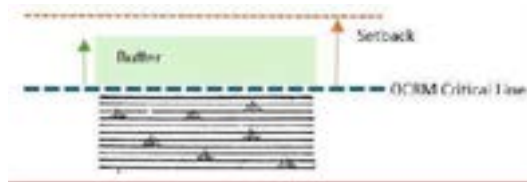
Unless a deviation from such restrictions are provided elsewhere in this section 8:9, property within the **EOD** shall be required to adhere to all provisions of the Jasper County Zoning Ordinance and Land Development Regulations otherwise applicable within the underlying zoning district.

8:9.3 Use Regulations: Uses shall be governed by the underlying zoning district. Within the **Euhaw Overlay District (EOD)**, zoning map amendments shall be evaluated within the following criteria:

1. Except for properties having direct access to US Highway 17 or US Highway 170, no property shall be rezoned to a nonresidential district unless it is located at the intersection of a state highway or major roadway with another existing street with access provided by the lower-order street. Those properties having direct access to US Highway 17 or US Highway 170 must comply with the shared access and driveway separation provisions of the Jasper County Land Development Regulations, Article 8.13 (See Also Article 3.9.A.3).
2. No property shall be zoned to Residential (R) unless designated in a Transition Zone according to the Future Land Use Map.

8:9.4 Design and Development Standards.

1. Required buffers and private wastewater system setbacks
 - a. Riparian buffers. A riparian buffer shall be provided along tidelands, wetlands, streams and rivers. Buffers and setback lines are measured from OCRM designated critical lines for tidelands; delineation lines for wetlands; and from stream banks and riverbanks. Setbacks are inclusive of the required buffer area, as shown in the graphic below.



The buffer area shall remain undeveloped, except for piers, docks and pervious access paths to the water or wetlands bank. Any disturbance of the buffer area shall adhere to OCRM's Best Management Practices (BMPs). Riparian buffers shall also be in accordance with any applicable state and federal regulation.

- b. Private wastewater system setback. Private wastewater systems shall be separated from tidelands, wetlands, streams, rivers, and stormwater facilities. Setback lines are measured from OCRM designated critical lines for tidelands; delineation lines for wetlands; and from stream banks and riverbanks.

Riparian Buffer and Setback Table

	<u>Private Wastewater System Setback Requirements</u>		<u>Riparian Buffer Requirements</u>		
Water Resource	<u>Individual Septic Tank and Drain Field</u>	<u>Advanced Wastewater Treatment System</u>	<u>Primary Structure Buffer ²</u>	<u>Primary Structure Setback</u>	<u>Accessory Building (under 750 square feet) Setback</u>

Critical Area (Coastal Waters, Tidelands, Marshes, Beach/Dune System)	125'	1000'	75'	100'	85'
Jurisdictional Wetlands	100' ¹	400'	50'	75'	80'
Non-Jurisdictional Wetlands	100' ¹	400'	50'	75'	80'
Rivers, Streams, including stormwater management facilities such as ditches and stormwater swales	100' ¹	400'	75'	100'	85'
¹ The drain field setback may be reduced to 75' if the applicant can demonstrate the seasonal high-water table is more than 15" below the trench bottom.					
² The above buffers are total average widths; with no part of the buffer measuring less than 50 percent of the required width.					

Maintenance within a riparian buffer will adhere to the following limitations:

- i. Trees can be limbed up to fifteen (15) feet.
- ii. Under brush can be cleared down to no less than four (4) inches above grade.
- iii. Unprotected trees under three-inch caliper can be cut.

2. Requirements for lots served by private wastewater systems

- a. Minimum lot size required. For properties not served by public sewer, no new lot shall be created after the [EFFECTIVE DATE] smaller than one acre in size. For lots with a second dwelling unit, the minimum lot size shall be two acres.
- b. Septic Reserve Area required. Properties within the ECHOD are required to demonstrate an area of the property which is to remain undeveloped for use as a septic reserve area (SRA). The SRA must be shown as a part of the septic system prior to the issuance of a building permit. Lots of record as of [EFFECTIVE DATE] may be exempt from this requirement at the discretion of the DSR.
- c. The distance between the septic tank trench bottom and the seasonal high-water shall be a minimum of eighteen (18) inches.
- d. Maintenance required.

3. Access management

It is in the best interest of Jasper County to manage access along roadways in the interest of maintaining roadway safety and capacity. Reduction of access points to the corridor is required to the maximum extent possible. The following shall apply:

- a. Consolidation of Access Points:
 - i. Driveway and/or other access separation along the corridor shall be in accordance with the SCDOT, Access and Roadside Management Standards. In no event, however, shall residential driveways and non-residential full-access curb cuts be permitted at spacing less than as follows:
 1. Principal Arterial road: 1,500 feet
 2. Minor Arterial road: 1000 feet
 3. Major Collector road: 800 feet
 4. Minor Collector road: 400 feet

5. Residential/Subcollector road: 200 feet

- ii. Shared driveways between two or more parcels shall be required where there is not a conflict in use and a shared driveway is not restricted by topography or other existing site features. Shared driveways shall require mutually executed shared access agreements; and
- iii. Unless restricted by topography or other natural site features, adjoining parking lots serving non-residential buildings of non-conflicting use shall be connected and shall require mutually executed shared access agreements.

b. Stub Outs:

- i. Where an undeveloped adjacent parcel exists, a stub out or cross-access easement for future stub out, shall be required to allow for connection to future parking and/or shared driveways; and
- ii. Where a developed adjacent parcel exists, existing stub outs shall be utilized.

4. Stormwater Management

The **Southern Lowcountry Stormwater Design Manual** (SoLoCo) shall be applicable to all new residential subdivisions and nonresidential developments within the **EOD**. This standard shall be reviewed to determine if this standard creates unreasonable hardships on landowners within this district within 18 months of the adoption date of this ordinance.

5. Fill Restrictions

- a. The requirements established in this Division shall apply to all proposed development in the special flood hazard areas subject to inundation by the 1% annual chance flood as defined and delineated in the FEMA Flood Insurance Rate Maps (FIRM) for Jasper County, except for the following exemptions:
 - i. Single-family residential development on lots existing prior to the adoption of this section (date)
 - ii. Fill utilized for agriculture and/or property maintenance. For purposes of this section, the term "property maintenance purposes" means landscaping, gardening or farming activities, erosion control, and filling in of washed-out sections of land. Property maintenance purposes shall only include the placement of such quantities of fill not to exceed the limitations specified herein and that do not inhibit the free flow of water.
 - iii. Exemptions from fill requirements for erosion control purposes must be accompanied by a stabilization plan and narrative approved by the DSR providing reasoning why fill is necessary to solve an erosion issue.
 - iv. Public roads, pump stations, stormwater management improvements, levees, and other public facilities that are necessary to provide for health, safety, and public welfare needs.

b. Fill Restriction.

- i. The amount of allowable fill must not increase the existing natural grade of the property by more than three vertical feet.
- ii. The only portion of the property that may be filled is the area underneath the elevated structure, together with driveway and walkway access to the structure; Fill shall taper at a maximum slope of 1:3 from a five-foot perimeter around the outer foundation to the existing site elevation. The minimum amount of fill necessary for grading is permitted for parking, stormwater, and roads.
- iii. If the lot area is 20 acres or more, in no case shall the maximum lot area of the property filled exceed 33.33 percent of the total area of the lot.
- iv. If a new or reconstructed structure is to be elevated utilizing fill material, any required building elevation standard exceeding the three-foot fill limitation must be achieved through the use of elevation foundations, piers or similar structural elevation techniques that are in compliance with then-applicable county building code requirements as certified by a structural engineer.
- v. Non-conforming structures may utilize fill to expand up to 15% of the gross floor area in accordance with other development regulations.
- vi. Any fill project must be designed to limit negative impacts upon adjacent and affected upstream and downstream property owners during flood events to the maximum extent practicable.
- vii. No fill project shall fill in or obstruct any local drainage channels without an alternative drainage plan design, and shall limit soil erosion and water runoff onto adjacent properties to the maximum practicable extent, and be in compliance with the NPDES standards and stormwater requirements.
- viii. All fill material that is brought in from offsite and will be placed at elevations below the seasonal high water table or within 1 foot above the seasonal high water table will be required to meet the following clean requirements. Offsite soils brought in for use as fill shall be tested for Total Petroleum Hydrocarbons (TPH), Benzene, Toluene, Ethyl Benzene, and Xylene (BTEX) and full Toxicity Characteristic Leaching Procedure (TCLP) including ignitability, corrosivity and reactivity. Fill shall contain a maximum of 100 parts per million (ppm) of total petroleum hydrocarbons (TPH) and a maximum of 10 ppm of the sum of Benzene, Toluene, Ethyl Benzene, and Xylene and shall pass the TCPL test. Determine TPH concentrations by using EPA 600/4-79/020 method 1:18.1. Determine BTEX concentrations by using EPA SW-846.3-3 Method 5030/8020. Perform TCLP in accordance with TCLP from a composite sample of material from the borrow site, with at least one test from each borrow site. Within 24 hours of conclusion of physical tests, submit 3 copies of test results, including calibration curves and results of calibration tests. Fill material shall not be brought on site until tests have been approved by the Stormwater Department.
- ix. Modulation from Fill Requirements: The DSR may grant flexibility from the fill requirements in the following cases:

1. Lots 3 acres or less and all single-family residential lots with sloping terrain may provide greater than 3 feet of fill to provide a level foundation as long as the average fill does not exceed 3 feet.
2. Where no other suitable site configuration is practicable, depressions, sinkholes, and borrow pits that are not part of the natural drainage of the site that are not delineated as tidal or non-tidal wetlands may be filled to provide for a level foundation.
3. Single-family residential structures utilizing raised slabs with a masonry or concrete curtain wall may contain more than 3 feet of fill if it is limited to the footprint of the building.

c. Administration

Fill activities in accordance with this section may be permitted upon approval by the DSR. All fill application permits shall be valid for a period of six months from the date of issuance, may be renewed only upon filing of an application for renewal with the Planning Department, and then may only be renewed upon a showing of demonstrated progress towards completion of the fill activity. All fill application permits must be accompanied by a detailed plan describing the area to be filled, the estimated amount of fill to be used and the purpose of the fill project. A professional engineer registered in the state must also submit elevation and topographic data illustrating changes in the topography and estimating impacts upon local flood flows. Except as provided in sections 8:9.5, adjacent property owners shall be identified and notified of the fill project by the applicant with proof of notification provided to the DSR.

6. Non-Residential Design Standards

Intent. The architectural design of retail, office, and other commercial buildings must consider the desire of Jasper County to create and enhance the community's image. Jasper County's identity and sense of place will be strengthened through thoughtful design and development, reflecting the Lowcountry vernacular.

Architectural design and materials. Generally, architectural design shall contribute to the sense of place of Jasper County and reflect designs, materials, and colors historically present in the region. Building elevations must consider the surrounding area and further enhance community character. Lowcountry architecture is rooted in practicality, climate responsiveness, and a sense of place.

a. Design Principles:

1. Proportion and Order: Proper proportions are essential for timeless architecture. Buildings should adhere to human scale, emphasizing vertical proportions. Elements should generally be taller than they are wide.
2. Exterior Walls: Lowcountry buildings feature raised foundations, deep porches, and simple elegance. Materials should create strong textures and shadow lines.
3. Porches and Balconies: Deep porches are iconic in Lowcountry design. They provide shade, encourage outdoor living, and foster community interaction.
4. Window and Shutter Design: Windows should be vertically proportioned, reflecting the human scale. Shutters, if used, should be functional and appropriately sized.

5. **Entry and Door Design:** Entryways play a significant role in Lowcountry design. They should be welcoming and well-proportioned. Doors can be solid wood or glass, reflecting the overall style.
 6. **Roofs:** Roofs should complement the building's proportions. Gabled, hipped, or shed roofs are common. Metal roofing is practical and adds character.
 7. **Fences, Walls, & Gates:** Fences and walls define property boundaries. They can be decorative or functional. Gates should be well-designed and in harmony with the overall aesthetic.
 8. **Accessory buildings:** Outbuildings, such as sheds or storage areas, should blend seamlessly with the main house. Their design should follow the same principles as the primary structure.
 9. **Trim:** Trim details, such as cornices, moldings, and brackets, enhance the overall appearance. Simplicity and craftsmanship are defining elements of Lowcountry buildings.
- b. **Siding:** Wood clapboard, wood board and batten, wood shingle siding, brick, natural stone, stucco, tabby, faced concrete block, and any artificial siding material which closely resembles the natural materials listed above. Siding may be left natural or painted, stained or, in the case of wood, weathered.
 - c. **Roofs:** Wood shingles, slate shingles, multi-layered asphalt shingles, metal raised seam or tiles.
 - d. **Features:** Pitched roofs, roof overhangs, covered porches, canopies, awnings, trellises, gazebos, and open wood fences.
 - e. **Colors:** Earth tones (greens, tans, light browns, terra cotta, etc.), grays, pale primary and secondary colors (less than 50 percent color value), white cream tones, and the like. Dramatic accent colors, such as reds or blues, shall be avoided.
 - f. **Fencing.** Fencing shall be of durable construction using quality material (i.e., brick, stone, other masonry, wood, metal, or any combination thereof) and complimentary to the building design and materials. The finished side of the fence shall face the corridor right-of-way or other adjacent property. Chain link welded or woven wire, and other similar fencing are not permitted. Such fencing may be permitted for temporary use during construction and site development provided it is removed or replaced with compliant material upon completion of construction. This requirement is for aesthetic purposes only and is not associated with building code requirements or standards.
 - g. **Outdoor Storage.** All outdoor storage areas shall be located to the side or rear yard and shall be screened with a wooden fence or masonry wall, complimentary to the building design and materials, which is at least eight feet (8') high. One (1) evergreen shrub, with a mature growth of at least 8' in height, shall be installed for every five (5) linear feet of fence or wall on the side of the fence or wall facing a neighboring property or public right-of-way. The minimum shrub shall be a minimum of 5 gallons in size and shall be nursery stock with well-developed root systems. All planted areas shall be properly maintained and shall be provided with an irrigation system or a readily available water supply to ensure continuous healthy growth and development.
 - h. **Additional requirements.**
 1. The primary building façade shall face the street. When located on a corner, the primary façade shall face the higher order street.

2. All sides of all buildings are to be treated with the same architectural style, materials, and details as the primary façade.
 3. A single building or development or multiple buildings within a development must maintain a consistent architectural theme. Architectural design, building materials, colors, forms, roof style and detailing should all work together to express a harmonious and consistent design. This includes, but is not limited to; signage, gasoline pump canopies or other accessory structures.
 4. Building elements must not function as signage. The appearance of “franchise architecture”, where the building functions as signage is prohibited. Incorporation of franchise or business design elements unique or symbolic of a particular business must be inobtrusive and secondary to the overall architectural design.
 5. Access ways and parking lots shall be paved or, at the discretion of the Planning Director, may be surfaced using low-impact, contextual materials. Parking shall generally be located to the side of the building.
- i. Exterior materials and features prohibited:
 1. Plywood, cinderblock, unfinished poured concrete, unfaced concrete block, plastic and/or metal.
 2. Partial (less than three sides) mansard roofs, flat roofs without a pediment, unarticulated roofs having a length exceeding 50 feet.
 3. Unarticulated facades having a length exceeding 50 feet.
 4. Incongruous architectural details or color contrasts as determined by the DSR or BZA.
 5. Chain link or woven metal fences.
 6. Reflective materials, including highly reflective glass. Window painting or view-blocking techniques are generally not permitted.
 7. Design elements that may function as signage, roof lights, exposed neon lighting, exposed neon signage, illuminated trim of buildings or building elements, translucent awnings or illumination of translucent awnings, or any other undesirable design element, as determined by the DSR.
 - j. Screening.
 1. Mechanical equipment should not be located on the roof of a structure unless the equipment can be screened. The mechanical equipment should be clustered as much as possible. All rooftop equipment must be painted to match the surrounding rooftop color, if anticipated to be visible from any existing or future surrounding building, property or street. All mechanical equipment such as compressors, air conditioners, communications equipment, and any other type of mechanical equipment must be screened on all sides to full height by building parapet walls or other building elements that appear as integral elements of the overall building design, unless approved otherwise by the DSR.
 2. Ground level mechanical equipment shall be screened with landscaping and architectural walls using materials compatible with the building.
 3. Loading, service, and trash areas must be screened with walls that match the building materials and colors. Screen walls must be of sufficient height to fully screen utility areas from public view.

8:9.5 Nonconforming Lots. If a lot of record at the time of adoption of this ordinance does not contain sufficient land area and/or lot width to meet the minimum lot size requirements of the EOD, such lot may be used for a residential use, as a building or placement site for a structure permitted in the district provided the following:

1. There is conformance to the minimum yard setback requirements set forth in this ordinance for the district in which the use is located.
2. All other standards of the zoning ordinance are met.

3. Administrative adjustment for nonconforming lots.

a. Purpose: Administrative adjustments are specified deviations from otherwise applicable development standards where development is proposed that would be:

- i. Compatible with surrounding land uses;
- ii. Harmonious with public interest; and
- iii. Consistent with the purposes of this Zoning Ordinance.

b. Applicability: The DSR shall have authority to authorize an adjustment of up to twenty (20) percent of any numerical standard set forth in Article 8. No administrative adjustment shall increase the overall density or intensity of development.

9. Amend Jasper County Zoning Ordinance, Article 11.7, *Industry Specific Conditional Use Regulations*, to add 11:7.3A, Conditions for Horses and Equine in the Residential zoning district; add 11:7.10.A, Conditions for Gasoline Stations in the Village Commercial zoning district; re-number section 11:7.10.B, Manufactured Home Dealers; amend 11.7.30, Second Single-Family Residential Dwelling Unit for clarity; add “Village Commercial” to 11:7.30.B; amend 11:7.34 for clarity; and add RP-10 and VC to the Family Estate Density Table in 11:7.35; as amended, so as to make changes to the sections outlined below:

11:7, Industry Specific Conditional Use Regulations

11:7.3.A. Sector 1129: Horse and Equine.

1. The parcel size shall be a minimum of two acres.
2. The number of animals permitted shall be limited to no more than one per every one-half acre.
3. Horse stables shall be a minimum of ~~400~~ 150 feet from any residential property line. No corral or riding area shall be permitted within 25 feet of any residential property line.

11:7.10.A. Sector 447: Gasoline Stations.

1. No more than two (2) single or double-sided fuel pumps are permitted.
2. Fuel islands shall not be located in the front yard unless permitted by the BZA due to physical site limitations or constraints.

11:7.10.B. Sector 45393: Manufactured Home Dealers.

11:7.30. Second Single-Family Residential Dwelling Unit.

1. The minimum lot size for a second single-family residential dwelling unit shall be 200 percent of the minimum lot size of the district. ~~There is a minimum of one-half acre per dwelling unit in the residential and community commercial district (one acre parcel minimum) and a minimum of one acre per dwelling unit in the rural preservation district (two acre parcel minimum), so as to not increase overall allowed density.~~

11:7.30.B. Manufactured Housing in community commercial **and village commercial**. Where other residential care facilities are allowed as a conditional use, such uses shall meet the following requirements:

1. The standards for manufactured housing in community commercial **and village commercial** districts shall be the same as the standards for manufactured housing and single-family housing in the residential district, including but not limited to lot area, setbacks, and densities, as if in the residential district.
2. For all units the minimum setbacks shall be as prescribed in Article 7:3, Table 1.
3. Any applicable overlay district requirement shall be applied.

11:7.34. Manufactured Housing - Second Unit, Family Member Only. The purpose of allowing, in certain circumstances, the placement of a second manufactured house on the same parcel is for the benefit of family members only; and excludes any property or structures that are used for rental properties. The property shall be subdivided whenever possible; however, in the event that the property cannot be subdivided at such time of application, a second manufactured house will be allowed by the County for family members, where conditionally permitted by Table 6:1, provided that the following requirements must be met:

1. The person whom will occupy the second manufactured house is related to the owner of the property by blood, marriage, or adoption.
2. A second manufactured house shall not be leased or rented for five years from the date of approval unless the lessee is related to the property owner by blood, marriage, or adoption.
3. **The minimum lot size for a second single-family residential dwelling unit shall be 200 percent of the minimum lot size of the district.** ~~There is a minimum of a half-acre per dwelling unit in the Residential and Community Commercial District (1 acre parcel minimum) and a minimum of one acre per dwelling unit in the Rural Preservation District (2-acre parcel minimum), so as to not increase overall allowed density.~~
4. The applicant must provide a sketch plan, or work with the DSR to develop a sketch plan, to show dwelling location on an existing plat or tax map to demonstrate conditional use compliance at time of application. The following must be demonstrated:
 - a. All applicable lot area and setback requirements are met for both units as if they were established separately on their own lots and so arranged to ensure public service access in the event the property is subsequently subdivided for sale or transfer;
 - b. If not connected to sewer, the lot is sufficient in size and shape so that the two units can be designed around two separate septic systems that can be entirely located on separate lots in the case of future subdivision for sale or transfer. Septic permits are necessary prior to conditional use approval.

5. Second Manufactured House cannot share a septic system and separate DHEC septic permits must be attained prior to issuance of a conditional use review Zoning Permit, if units are not connected to sewer lines.

11:7.35 Family Estate. The purpose of the Family Estate is to address situations where there are title issues, i.e heirs property; and to support a traditional family way of life; and to respect cultural and historical settlement patterns in Jasper County. For purposes of this subsection, a single family dwelling unit includes, stick built house, manufactured homes, and modular homes. Family Estate shall meet the following requirements, where conditionally permitted by Table 6:1:

1. If the property is "heirs property", the county shall permit additional family dwelling units and/or permit a subdivision by the person or persons in control of the property (i.e. the family member or members who pays taxes, occupies the property), upon application and determination that both of the following are satisfied:
 - a. Either a single member of the family, multiple members of the family, or an unbroken succession of family members have owned the property for no less than 30 years.
 - b. The person for whom the family dwelling unit is to be built and/or the property subdivided, is related to the owner of the property by blood, marriage, or adoption.
2. Single family dwelling unit design is as follows:
 - a. Family dwelling units may be built at the densities set forth in Family Estate below as limited by subsection (4) of this section.

FAMILY ESTATE DENSITY TABLE

Density (Units per Acre)			
Minimum Site Area (acres)	Zoning of the property is Residential, Village Commercial , Community Commercial or General Commercial:	Zoning of the property is Rural Preservation:	Zoning of the property is Rural Preservation – 10 (RP-10)
1	2	1	1 Unit/40 acre 1 Unit/1 acre up to 25 units
2	4	2	
3	6	3	
4	8	4	
5	10	5	
6	12	6	
7	12	7	

8	12	8	
9	12	9	
10	12	10	
11	12	11	
12 or More	12	12	

- b. The applicant must provide a sketch plan, or work with the DSR to develop a sketch plan, to show dwelling location on an existing plat or tax map to demonstrate conditional use compliance at time of application. The following must be demonstrated:
 - i. All applicable lot area and setback requirements are met for all units as if they were established separately on their own lots and so arranged to ensure public service access in the event the property is subsequently subdivided for sale or transfer;
 - ii. If not connected to sewer, the lot is sufficient in size and shape so that all of the units can be designed around separate septic systems that can be entirely located on separate lots in the case of future subdivision for sale or transfer. Septic permits are necessary prior to conditional use approval.
 - c. No family dwelling unit shall be built unless the appropriate agency has determined that septic and water supply systems and reserve areas in the family estate are sufficient to serve all units in the estate and are properly permitted. If three or more units are served by a single well, the well must be properly licensed and maintained in accordance with SC DHEC standards.
 - d. Paved roads may not be required, but must comply with standards pursuant to Section 7.1 of the Jasper County Land Development Regulations. Any placement of homes under this section shall be accompanied by covenants and cross easements, or similar restrictions and reservations, guaranteeing essential infrastructure and 50 feet of vehicular access for each family subdivided lot.
 3. No family dwelling unit shall be leased or rented for five years from the date of approval unless the lessee is related to the property owner by blood, marriage, or adoption.
 4. No portion of a tract of land under this section shall be conveyed for five years from the date of approval unless the grantee is related to the property owner by blood, marriage, or adoption. This limitation on conveyance shall:
 - a. Be recorded on the plat of the applicant's property, on the plats of any property subdivided and conveyed by the applicant under this section, and in a database accessible to county staff.
 - b. Not operate to prohibit actions in foreclosure brought by lenders that are participating in the secondary mortgage market.
 - c. Not operate to prohibit sale by the county of the entire tract or a portion of it for

nonpayment of property taxes.

5. Violations and penalties for violation of this section are as follows:
 - a. Any person found in violation of this section may be assessed a fine of the maximum allowed by state law for each dwelling unit in violation.
 - b. A violation of this section shall consist of the following:
 - i. Intentional misrepresentation during the application process;
 - ii. Lease of a family dwelling unit to a nonfamily member within five years of approval; or
 - iii. Conveyance of any portion of a tract of land under this section to a nonfamily member within five years of approval.
 - c. The fine may be waived if it can be shown that lease or conveyance to a nonfamily member was absolutely necessary to avoid foreclosure on either a family dwelling unit or any portion of a tract granted a density bonus under this section.
 - d. Until the fine has been paid, the DSR shall not permit additional family dwelling units or further subdivision under this section in the violator's family estate.
 - e. As a condition of approval, the applicant and the person for whom the family dwelling unit is to be built or the property subdivided shall read and sign disclosure forms describing violations of this section and applicable penalties.
 - f. A violation shall not have the effect of clouding the title of a parcel subdivided under this section.
6. Applicants must submit a sworn affidavit with the following information:
 - a. Certification that the parcel in question has been in the family for at least 30 years as required by this section.
 - b. An agreement that all new parcels subdivided from the parent parcel shall be owned or used by family members or as otherwise provided for in this section.
 - c. Acknowledgment that resale of any parcel approved as part of a family estate shall be restricted for five years as provided for in this section.
7. If the property leaves the family, the new owner must comply with all applicable sections of the Jasper County Zoning Ordinance and Jasper County Land Development Regulations as it relates to minimum lot sizes, densities, setback requirements, access roads, mobile home park standards, and major or minor subdivision regulations.

10. Amend Jasper County Zoning Ordinance, Article 15:6.3, Regulation for Signs, to add RP-10 and VC zoning districts to the Sign Regulations Table, so as to read as follows:

Sign Regulation

Type	Zoning District	Maximum Sign Area (square feet)	Maximum Height (feet)	Maximum Sign Width (feet)	# of Faces Allowed
Flags	VC, CC, GC, MB, ID, PDD	In accordance with the Flag Manufacturers Association of America (FMAA)	1 flag per development at 60'; or 3 flags per development at 35'	n/a	n/a
	R, RP, RP-10, RC	specifications based on height of flagpole	3 flags at 35'	n/a	n/a
Freestanding Signs-Including Monument, Ground, Pedestal	RC, RP, RP-10, RE, R	25 per face, 50 total	Monument 6, Freestanding 8	10	2 back to back
	VC, CC	40 per face, 80 total	Monument 7, Freestanding 8	12	2 back to back
	GC, ID, PDD	55 per face, 110 total	Monument 7, Freestanding 15	16	2 back to back
	Commercial Centers greater than 5 acres, consisting of multiple lots	80 per face, 160 total	Monument 8, Freestanding 20	16	2 back to back
Freestanding Signs-Hanging Sign	GC, ID, VC, CC, PDD	8 per face, 16 total	Top edge of sign face not to exceed 6 feet above ground level	4	2 back to back
	RC, RP, RP-10, RE, R	8 per face, 16 total	Top edge of sign face not to exceed 6 feet above ground level	4	2 back to back
Wall Signs	GC, ID, VC, CC, PDD	10% of wall. The total area of wall signs shall not occupy more than 10% of the area of the wall upon which they are placed.	80% of wall height.	80% of wall width.	One sign per tenant per side. Tenant signs must be located on the facade of the tenant space being identified.
	RC, RP, RP-10, RE, R	X	X	X	X

Projecting Signs	GC, ID, VC, CC, PDD	8 per face, 16 total	Bottom of sign must be at least 8 feet above ground level or sidewalk.	4	Two total faces. One sign allowed per business at business entrance.
	RC, RP, RP-10, RE, R	X	X	X	X
Directory Signs	GC, ID, VC, CC, PDD	25 per face	8		Four total faces. One sign is allowed per primary access.
	RC, RP, RP-10, RE, R	X	X	X	X
Window Signs	VC, GC, ID, CC, PDD	Not more than 25% of surface of window	n/a	n/a	n/a
	RC, RP, RP-10, RE, R	X	X	X	X
Awnings and Canopies	VC, GC, ID, CC, PDD	1/3 of canopy or awning	Bottom of awning or canopy must be at least 7 feet above ground level or sidewalk.	n/a	n/a
	RC, RP, RP-10, RE, R	X	X	X	X

Additional Requirements from Table:

- A. Freestanding Signs. Freestanding signs shall be separated by a distance of no less than five hundred (500) foot intervals along each street frontage of the premises.
 - a. Each lot of record shall be allowed one (1) sign except a corner lot where a total of two (2) signs may be permitted, one on each road frontage, provided that the total linear frontage is a minimum of three-hundred (300) feet per side.
 - b. Masonry bases must that match the associated building(s). Landscaping shall be planted to minimize the appearance of the poles or braces.
- B. In lieu of a freestanding sign, a development may use signs on entrance structures such as fences or walls. The number of sign faces is limited to two (2) per entrance, on either side of the entrance, and confined to the entrance area. The distance between sign faces shall not exceed one hundred (100) feet. Such signs are subject to the size limitations of this Section.

11. Amend Jasper County Zoning Ordinance, to add a new section, Article 22, Rural Conservation Subdivision Standards, to provide alternative standards for subdivisions, as amended, so as to read as follows:

ARTICLE 22. RURAL SMALL LOT SUBDIVISION STANDARDS

22.1. Purpose

The purpose of this Article is to maintain the character and heritage of the rural landscape by providing flexibility through alternative standards for the subdivision of rural lands in Jasper County in exchange for permanent protection of open space.

22.2. Applicability

The standards found in this Article are permitted within the Rural Preservation-10 zoning district for existing lots of record as of May 15, 2023 that have been owned by an individual or family (either multiple members of the family or an unbroken succession of family members) for no less than 30 years.

A maximum of twenty-five (25) new lots may be created from one parent parcel under the provisions of this ordinance.

22.3. Definitions

Base Site Area. The Base Site Area consists of the parent parcel minus areas not suitable for development due to legal, physical, natural, or other constraints. The Base Site Area shall be determined as follows:

Parent parcel gross site area as determined by actual survey:

Minus Land separated by a road or utility right-of-way

Minus Land within existing roads' ultimate rights-of-way

Minus Land separated by water and/or marsh

Minus Existing natural water bodies on the property, jurisdictional and non-jurisdictional wetlands, and land/tidal wetlands seaward of the OCRM critical line

Minus Land previously dedicated as open space

Equals = Base Site Area

Open Space Preservation Area. The land within the subdivision that is left undeveloped in exchange for reduction in lot size and/or other development requirements.

Parent Parcel. The parent parcel constitutes the parcel to be subdivided.

22.4. Development Standards.

Rural conservation subdivisions shall be subject to the following standards.

Table 1: Development Standards	
Maximum Density	1 principal dwelling unit per 5 acres ¹
Minimum Lot Area	1 acre
Minimum Lot Width	150 feet
Minimum Setbacks ²	
Front (major street, multi-lane)	60 feet
Front (major street, two-lane)	45 feet
Front (minor street)	25 feet
Side	25 feet
Rear	25 feet
¹ Base site area	
² Setbacks shall also apply to Open Space Protection Areas	

22.5. Open Space Preservation Area (OSPA) Standards.

Open space preservation areas shall be contiguous to the maximum extent practicable.

The OSPA must consist of a minimum of fifty percent (50%) of the base site area.

In instances where natural features (wetlands, waterbodies, forested areas, etc.) are part of a larger system which extends to adjacent property(ies), these areas shall be prioritized for protection. In instances where an existing parcel has already established open space preservation areas, the proposed rural lot subdivision shall include open space protection of natural features contiguous with the adjacent property(ies).

Land dedicated to open space shall not include land dedicated for uses such as community swimming pool(s), clubhouse(s), and similar uses. Recreational amenities, such as walking/biking trails, may be permitted within the OSPA in conformance with applicable state and federal laws. Recreational lakes or ponds used for storm water management and designed as naturalized features may be included in the land designated as open space. Fenced detention or retention areas used for storm water management shall not be included in the calculation of required open space.

The owner and developer, or subdivider, shall select land dedicated for open space purposes and type of ownership. The open space preservation area may remain with the parent parcel to be held in single ownership or subdivided into a separate parcel. In either case, a note shall appear on the plat and recorded in the deed that development of the open space preservation area is prohibited.

Type of ownership may include, but is not necessarily limited to, the following:

1. The County, subject to acceptance by the governing body;
2. Other public jurisdictions or agencies, subject to their acceptance;
3. Non-profit or quasi-public organizations committed to the protection and conservation of open space, subject to their acceptance;
4. Homeowner or cooperative associations or organizations; or
5. Shared, undivided interest by all property owners within the subdivision.

Maintenance of open space - The person(s) or entity identified above, as having the right to ownership or control over open space, shall be responsible for its continuing upkeep and proper maintenance.

22.6. Restrictions on Future Subdivisions.

A note shall appear on all plats for rural small lot subdivisions specifying the number of remaining by-right lots that can be subdivided from the parent tract. If all by-right lots are subdivided, the note shall state that remaining subdivisions of the parent parcel shall be prohibited, except in compliance with the open space preservation standards specified in Section 22.5.

22.7 Roadside Buffer

A minimum fifty foot (50') wide continuous landscaped buffer shall be established and maintained parallel and adjacent to the highway corridor. This buffer is separate and distinct from the buffering requirements of Section 12.8 except that, where that section may call for a greater setback from the highway because of a specific activity, the greater setback distance shall be observed. Likewise, should Section 12.8 require total screening because of a specific activity, the fifty foot (50') wide landscaped buffer may be used to accommodate such screening.

Only the following activities shall be permitted within the landscaped buffer:

1. Vehicular access drives which tie into approved access points as determined by SCDOT and/ or Jasper County, and which run perpendicular to the right-of-way, or as nearly perpendicular as is feasible owing to terrain, horizontal curves and the like.
2. Landscaped walls and fences less than six feet (6') high.
3. Lighting.
4. Landscaping fixtures.
5. Signage.
6. Underground utility lines.
7. Overhead utility lines which run perpendicular to the road right-of-way and are consolidated with vehicular access drives wherever possible.

- 12. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from the Rural Preservation Zoning District to the Rural Preservation-10 (RP-10) Zoning District: 000-00-00-000; 027-00-02-045; 044-00-03-001; 044-00-03-002; 045-00-03-001; 045-00-03-002; 045-00-03-003; 060-00-04-005; 060-00-05-036; 064-00-01-001; 065-00-01-001; 065-00-01-002; 065-00-01-003; 065-00-01-005; 066-00-00-002; 081-00-01-012; 081-00-02-001; 081-00-02-002; 081-00-02-003; 081-00-02-004; 081-00-02-005; 081-00-02-007; 081-00-02-008; 081-00-02-010; 081-00-02-011; 081-00-03-001; 082-00-01-011; 082-00-02-002; 082-00-02-003; 082-00-02-014; 082-00-05-002; 082-00-05-003; 082-00-05-004; 083-00-02-003; 083-00-03-003; 083-00-03-008; 083-00-03-073; 083-00-03-080; 083-00-03-081; 083-00-03-083; 083-00-03-087; 083-00-04-001; 083-00-04-003; 083-00-04-007; 083-00-04-017; 083-00-05-002; 083-00-05-023; 083-00-06-015; 083-00-06-016; 083-00-06-071; 083-00-06-076; 083-00-06-077; 083-00-06-079; 083-00-06-080; 083-00-07-001; 084-00-01-019; 084-00-01-070; 085-00-03-054; 085-00-06-028; 085-00-08-006; 085-00-08-026; 086-00-01-004; 086-00-01-032; 086-00-01-035; 086-00-01-045; 086-00-02-051; 086-00-02-062; 086-00-02-063; 086-00-02-068; 086-00-04-001; 086-00-04-002; 086-00-04-020; 086-00-04-021;

086-00-04-022; 086-00-04-023; 086-00-04-024; 086-00-05-001; 087-00-01-001; 087-00-01-002; 087-00-02-001; 087-00-02-002; 087-00-03-001; 087-00-03-014; 087-00-03-015; 087-00-03-016; 087-00-09-014; 087-00-09-016; 087-00-09-017; 087-00-09-022; 087-00-09-023; 087-00-09-031; 087-00-09-045; 087-00-09-048; 088-00-01-001; 088-00-02-011; 092-00-00-001; 094-00-00-049; 094-00-00-062; 094-00-00-076; 094-00-00-118; and 097-00-00-001

- 13. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from the Community Commercial Zoning District to the Rural Preservation-10 (RP-10) Zoning District: 087-00-03-001
- 14. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from split zoned Rural Preservation and Community Commercial Zoning Districts to the Rural Preservation-10 (RP-10) Zoning District: 083-00-06-070
- 15. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from split zone Industrial Development District and Rural Preservation Zoning District to the Rural Preservation-10 (RP-10) Zoning District: 027-00-02-034; 061-00-03-001; 082-00-02-004; 086-00-01-002; and 087-00-03-002
- 16. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from split zoned Rural Preservation and Residential Zoning Districts to the Rural Preservation-10 (RP-10) Zoning District: 064-28-01-004; 083-00-01-007; 083-00-03-012; 083-00-03-037; 083-00-03-086; 085-00-03-010; 085-00-03-035; 085-00-08-035; 086-00-02-046; 086-00-02-060; 086-00-02-065; 086-00-02-069; 086-00-04-010
- 17. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from the Community Commercial Zoning District to the Village Commercial Zoning District: 083-00-03-004; 083-00-03-005; 083-00-03-006; 083-00-03-013; 083-00-03-014; 083-00-03-015; 083-00-03-016; 083-00-03-017; 083-00-03-018; 083-00-03-019; 083-00-03-020; 083-00-03-021; 083-00-03-022; 083-00-03-023; 083-00-03-027; 083-00-03-028; 083-00-03-043; 083-00-03-044; 083-00-03-045; 083-00-03-050; 083-00-03-051; 083-00-03-052; 083-00-03-053; 083-00-03-054; 083-00-03-055; 083-00-03-056; 083-00-03-057; 083-00-03-061; 083-00-03-062; 083-00-03-063; 083-00-03-067; 083-00-03-068; 083-00-03-072; 083-00-05-001; 083-00-06-017; 083-00-06-024; 084-00-01-033; 084-00-02-065; 084-00-03-006; 084-00-03-008; 084-00-03-009; 085-00-05-026; 085-00-05-027; 085-00-06-002; 085-00-06-003; 085-00-06-008; 085-00-06-069; and 087-00-03-011
- 18. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from the General Commercial Zoning District to the Village Commercial Zoning District: 083-00-04-021; 083-00-04-022; 083-00-04-023; 083-00-04-024; 083-00-04-025; and 083-00-04-026

- 19. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from the Residential Zoning District to the Village Commercial Zoning District: 083-00-03-025 and 083-00-03-026
- 20. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from split zoned Community Commercial and Residential Zoning Districts to split zone Village Commercial and Residential Zoning District: 085-00-06-001; 085-00-06-004; 085-00-06-006; 085-00-06-007; and 085-00-06-055
- 21. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from the Community Commercial Zoning District to the Residential Zoning District: 084-00-01-034; 084-00-01-035; 084-00-01-036; 084-00-01-073; 084-00-02-047; 084-00-02-048; 084-00-02-049; 084-00-02-050; 084-00-03-002; 084-00-03-003; 084-00-03-007; 084-00-03-010; 084-00-03-013; 084-00-03-014; and 087-00-05-022
- 22. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from split zone Community Commercial Zoning District and Residential Zoning District to the Residential Zoning District: 084-00-01-043; and 084-00-02-044
- 23. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from split zone Community Commercial Zoning District and Rural Preservation Zoning District to the Residential Zoning District: 084-00-03-001
- 24. Amend the Official Zoning Map of Jasper County** so as to depict the Euhaw Overlay District as shown on the map in Exhibit A.
- 25. Pending Ordinance Effective Date.** Applications for permits, plats, or permissions of sufficient form and content and substantially complete as determined by the County staff, received by the County prior to June 20, 2023, may be reviewed and processed by the County. Otherwise, the provisions of this Ordinance shall be effective under the pending ordinance doctrine from the date of approval of the first reading and the announcement of the Council's intention to hold a public hearing, and any permit, application or plat accepted for filing by the Department of Planning and Building Services will be deemed in error, null and void, and of no effect whatsoever.
- 26. Severability.** If any section, clause, paragraph, sentence or phrase of this ordinance, or the application thereof to any person or circumstances shall, for any reason, be held to be invalid or unconstitutional, such invalid section, clause, paragraph, sentence, phrase or application is hereby declared to be severable; and any such invalid or unconstitutional section, clause, paragraph, sentence, phrase or application shall in no way affect the remainder of this ordinance; and it is hereby declared to be the intention of the County Council that the remainder of this ordinance would have been passed notwithstanding the invalidity or unconstitutionality of any section, clause, paragraph, sentence or phrase thereof.

27. This Ordinance shall take effect upon approval by Council.

John Kemp
Chairman

ATTEST:

Wanda Giles
Clerk to Council

ORDINANCE: 2024 _____

First Reading: July 15, 2024

Second Reading: _____

Public Hearing: September 19, 2024

Second Public Hearing: May 5, 2025

Adopted: _____

Council Workshop: September 5, 2024

Considered by the Jasper County Planning Commission at it's meeting
on June 25, 2024; August 28, 2024 and January 14, 2025
recommended for approval.

Reviewed for form and draftsmanship by the Jasper County Attorney.

David Tedder

Date

ARTICLE 5. ZONING DISTRICT REGULATIONS

5:1. Establishment of zoning districts.

For purposes of this ordinance, the following zoning districts are hereby established:

PRIMARY DISTRICTS	
R	Residential
RP	Rural Preservation
RP-10	Rural Preservation (10)
RE	Resource Extraction
RC	Resource Conservation
VC	Village Commercial
CC	Community Commercial
GC	General Commercial
ID	Industrial Development
MB	Mixed Business

SPECIAL PURPOSE DISTRICTS	
PDD	Planned Development Districts
FHOD	Flood Hazard Overlay Districts
ACOD	Airport Compatibility Overlay Districts
LLOD	Levy-Limehouse Overlay District
HCOD	Highway Corridor Overlay District
IPOD	Interstate Proximity Overlay District
SFFZ	Solar Farm Floating Zone
GCOD	Gateway Corridor Overlay District
EOD	Euhaw Overlay District

(Ord. No. 09-12, § 5, 5-4-09; Ord. No. 11-24, § 1, 9-6-11; Ord. No. 12-10, § 1, 6-18-12; Ord. No. 16-13, § 2, 7-18-16; Ord. No. 17-04, § 1, 4-17-17)

5:2. Purpose of districts.

Collectively, these districts are intended to advance the purposes of this ordinance, as stated in the preamble. Individually, each district is designed and intended to accomplish the following more specific objectives.

5:3. Primary districts.

R RESIDENTIAL DISTRICT

The purpose of this district is to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses.

RP RURAL PRESERVATION DISTRICT

The intent of this classification is to preserve, sustain, and protect from suburban encroachment rural areas and resources, particularly forest and agricultural, and maintain a balanced rural-urban environment.

The retention of open lands, woodlands, plantations, and farmlands, which make up a large part of this area, are essential to clean air, water, wildlife, many natural cycles, and a balanced environment, among other things. Even more essential from an economic perspective are the agricultural lands and farming operations in this area. Also provided by this district is a rural environment of larger acreage lots.

RP-10 RURAL PRESERVATION DISTRICT

The intent of this classification is to preserve, sustain, and protect from suburban encroachment rural areas and resources, particularly forest and agricultural, and maintain a balanced rural-urban environment.

The retention of open lands, woodlands, plantations, and farmlands, which make up a large part of this area, are essential to clean air, water, wildlife, natural cycles, and a balanced environment, among other things. This district is intended to promote a rural environment of larger acreage lots.

RE RESOURCE EXTRACTION

The intent of this classification is to protect, preserve, sustain, and protect activities which specifically extract or harvest natural resources for commercial or industrial purposes, such as mining, excavations, excavation operations and activities, while concurrently ensuring protection of the health, safety, welfare of nearby residents and the value of nearby property. The resource extraction district will protect economically important mineral resources of the county for current and future use and will protect existing land uses adjacent to potential mineral lands from undue harm that may result from mineral extraction activity.

Businesses extracting resources are essential activities that may present unique challenges when considering adjacent properties and protection of public health, safety and welfare. However, it is intended that this zoning classification only apply to those portions of the county where the potential for conflict between adjacent current and future land uses and the mineral extraction activities are minimal. Any zoning map amendment to designate a property as RE should be carefully considered by assessing the following factors, including but not limited to: impact on environmentally sensitive areas and critical natural resources; impact on health, safety and welfare of the county residents; impact on the character of existing communities; impact on adjacent land value; traffic generation and potential mitigation; and any other factor considered essential to address.

RC RESOURCE CONSERVATION DISTRICT

The purpose of this district is to protect from misuse and to ensure for future generations the county's environmentally sensitive, wetlands, marshes, rivers, creeks, and other natural resources critical to the ecosystems they support, however, the above is not intended to discourage quality development.

Due to the fragile nature of these resources, development standards for this district generally are more rigid than elsewhere in the county, requiring closer attention to the environment, and mitigation of land disturbing activity which would negatively impact such resources.

VC VILLAGE COMMERCIAL

The intent of this classification is to allow for small-scale retail and other commercial uses, typically located at or near roadway intersections, intended to primarily meet the needs of residents in the nearby communities. The design of village commercial uses should reflect vernacular building designs associated with the South Carolina Lowcountry.

CC COMMUNITY COMMERCIAL

The intent of this district is to provide commercial nodes and more diverse housing options in convenient and strategic locations of the county to meet "community needs, and to encourage clustering ~~commercial~~

development as opposed to strip commercial development and commercial sprawl. Community commercial areas are intended to provide adequate, logically placed and convenient locations for commercial establishments in relation to residential housing and to minimize trip generation for those living in ~~zoned rural preservation~~more rural areas of Jasper County.

GC GENERAL COMMERCIAL DISTRICT

This district is intended to support large commercial development(s) in major unincorporated areas of Jasper County, such as Point South, ~~during the time span of the county's comprehensive plan, to the year 2015.~~ This district is projected to have most public facilities and infrastructure in support of urban development such as schools, sewer, water, streets, etc., and as such is intended to provide the regulations and capital improvements which will support new development. It consists of areas where development logically should locate as a consequence of planned public facilities and associated capital expenditures. District regulations permit limited development of generally suburban character, providing for a full range of commercial, institutional, industrial and residential uses.

ID INDUSTRIAL DEVELOPMENT DISTRICT

The intent of this district is to accommodate certain industrial uses which, based on their operational characteristics, are incompatible with residential, social, medical, and commercial environs. As a result, the establishment of such districts shall be restricted to areas geographically removed or buffered from such environs, and the operations of such uses monitored by performance standards to ensure environmental compatibility.

MB MIXED BUSINESS DISTRICT

The purpose of this district is to provide suitable locations for a mixture of commercial and low-intensity industrial uses at key nodes and corridors throughout the county. Mixed business locations are generally located along major thoroughfares in centers where existing development is located and provide good access to transportation routes. Intense manufacturing operations are not allowed in this district and specific development standards are in place to protect neighboring land uses, including residential properties.

(Ord. No. 09-12, § 6, 5-4-09; Ord. No. 11-24, § 2, 9-6-11)

5:4. Special purpose districts.

PDD PLANNED DEVELOPMENT DISTRICT

The intent of the Planned Development District is to encourage flexibility in the development of land in order to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare.

Within the PDD, regulations adapted to unified planning and development are intended to accomplish the purpose of zoning and other applicable regulations to an equivalent or higher degree than where such regulations are designed to control unscheduled development on individual level or tracts, promote economical and efficient land use, provide an improved level of amenities including open spaces, foster a harmonious variety of uses, encourage creative design, and produce a better environment.

In view of the substantial public advantage of "planned development", it is the intent of these regulations to promote and encourage or require development in this form where appropriate in character, timing, and location, including large undeveloped tracts.

FHOD FLOOD HAZARD OVERLAY DISTRICTS

The intent of the flood hazard overlay district is to protect human life and health, minimize property damage, encourage appropriate construction practices, and minimize public and private losses due to flood conditions by

requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction.

Additionally, this overlay district is intended to help maintain a stable tax base by providing for the sound use and development of flood-prone areas and to ensure that potential home buyers are notified that property is in a flood area. The provisions of this overlay district are intended to minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, and sewer lines, street and bridges located in the floodplain, and prolonged business interruptions; and to minimize expenditures of public money for costly flood control projects and rescue and relief efforts associated with flooding.

ACOD AIRPORT COMPATIBILITY OVERLAY DISTRICT

The intent of the airport compatibility overlay district is to protect the dual interests of airports and neighboring land uses, and to promote the use and development of land in a manner that is compatible with the operation and use of an airport so as to protect the public investment in, and benefit provided by the facility to the region. The overlay district also protects the public health, safety, convenience, and general welfare of citizens who utilize the facility or live and work in the vicinity by preventing the creation or establishment of obstructions or incompatible land uses that are hazardous to the airport's operation or the public welfare. In general, the overlay district shall:

1. Protect and promote the general health, safety, economy, and welfare of airport environs.
2. Prevent the impairment and promote the utility and safety of airports.
3. Promote land use compatibility between airports and surrounding development.
4. Protect the character and stability of existing land uses.
5. Enhance environmental conditions in areas affected by airports and airport operations.
6. Prohibit noise sensitive uses within locations around the airport that are impacted by aircraft-related noise.
7. Protect the functional integrity of the airport by prohibiting land uses that are negatively affected by the higher levels of noise generated by aircraft operations.
8. Protect airport operations and reduce conflicts between aircraft and structures by requiring height limits within certain distances of the airport facilities.

LLOD LEVY-LIMEHOUSE OVERLAY DISTRICT

The intent of the Levy-Limehouse Overlay District is to provide the residents of this unique unincorporated community the ability to subdivide parcels, as though they were within a municipality, parcels which are smaller in size than that allowed by the underlying zoning district(s).

HCOD HIGHWAY CORRIDOR OVERLAY DISTRICT

The intent of the highway corridor overlay district is to provide additional buffering protection along frontage properties in special growth areas in accordance with the Jasper County Comprehensive Plan.

IPOD Interstate Proximity Overlay District

The purpose and intent of the IPOD is to promote a flexible mix of industrial and commercial highway interchange appropriate uses. The county recognizes that certain areas of the county are areas of economic importance based upon the availability of infrastructure, proximity to energy, utilities and transportation are critical. The IPOD adds an extra layer of land use regulation over the underlying zoning, which allows increased flexibility in land use, exempts certain provisions of this ordinance, and adds safeguards to ensure proper industrial and commercial growth.

SFFZ Solar Farm Floating Zone

The purpose and intent of the Solar Farm Floating Zone (SFFZ) is to promote the use of solar energy as a source of electricity and facilitate the construction, installation, and operation of Solar Energy Systems (SES) in Jasper County in a manner that promotes economic development and ensures the protection of health, safety, and welfare while also avoiding adverse impacts to important areas such as agricultural lands, endangered species habitats, conservation lands, and other sensitive lands.

GCOD Gateway Corridor Overlay District

The purpose of the Gateway Corridor Overlay District (GCOD) is to promote an appropriate mix of commercial land uses that can coexist with residential land uses. Jasper County recognizes that infrastructure and transportation needs are critical and should be considered relative to connectivity, aesthetic appearance, and safety. The intent of the Gateway Corridor Overlay District is to provide overall design standards that will enhance the entrance into the county and discourage incompatible land uses that may detract from the image of this important gateway. The GCOD specifies the types of uses and additional development standards needed in this area which will have significant influence on the overall character and appearance of Jasper County.

EOD EUHAW OVERLAY DISTRICT

The intent of the Euhaw Overlay District is to maintain the rural character of the area, protect important historic, cultural, and natural resources, and minimize the impacts of development on surrounding water resources, particularly the Broad River. Development in this area should respect the existing conditions and minimize the visual impact of buildings on the area through careful site planning, including maintaining and enhancing existing vegetation.

(Ord. No. 12-10, § 2, 6-18-12; Ord. No. 16-13, § 3, 7-18-16; Ord. No. 17-04, § 2, 4-17-17)

ARTICLE 6. USE REGULATIONS

6:1. Permitted use and conditional uses.

Principle uses shall be allowed within the base zoning districts of this ordinance in accordance with subsection 6.1 Table 1.

The North American Industry Classification System, 1997, is the basis for determining the use of property permitted by the various zoning districts. Where uncertainty exists relative to a given use not specifically listed by Table 1, the NAICS Manual should be consulted. In general, all uses listed by a given NAICS number and category should be construed as being permitted in the assigned zoning district, unless separately listed.

To aid in the use of Table 1, it is arranged by NAICS Sectors, followed by the uses and codes included in the respective sector:

Sector 11: Agriculture, Forestry, Fishing and Hunting

Sector 21: Mining

Sector 22: Utilities

Sector 23: Construction

Sector 31—33: Manufacturing

Sector 42: Wholesale Trade

Sector 44—45: Retail Trade

Sector 48—49: Transportation and Warehousing

Sector 51: Information

Sector 52: Finance and Insurance

Sector 53: Real Estate and Rental and Leasing

Sector 54: Professional, Scientific, and Technical Services

Sector 55: Management of Companies and Enterprises

Sector 56: Administrative and Support and Waste Management and Remediation Services

Sector 61: Educational Services

Sector 62: Health Care and Social Assistance

Sector 71: Arts, Entertainment, and Recreation

Sector 72: Accommodation and Food Services

Sector 81: Other Services (except Public Administration)

Sector 92: Public Administration

Uses and NAICS code references are displayed within the appropriate sector in numerical order, beginning with Sector 11 (Agricultural, Forestry, Fishing and Hunting) and running through Sector 92 (Public Administration).

Section 6.1—Table 1

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Sector 11: Agriculture, Forestry, Fishing and Hunting (Sec. 6:2.16)												
Agricultural Production, Crops	111	N	N	P	P	P	N	N	P	P	P	N
Agricultural Production, Livestock, Animals	112											
Livestock, Except Feedlots (Article 11:7.1)	112111	C	N	C	C	P C	N	N	N	P	C	N
Feedlots	112112	N	N	N	N	P C	N	N	N	N	N	N
Poultry and Eggs (Article 11:7.2)	1123	C	N	C	C	P C	C	C	N	N	C	N
Animal Specialties (Article 11:7.3)	1129	C	N	C	C	P	N	N	N	N	C	N
Horses and Other Equine (Article 11:7.3.A)	11292	P C	N	P	P	P	N	N	N	N	P	N
General Farms	11299	P N	N	P	P	P	N	N	P	N	P	N
Fishing, Hunting, Trapping	1141-2	N	N	P	P	P	N	P	P	N	P	N
Agricultural Services	115	N	N	P	P	P	N	P	P	N	P	N
Forestry	11531	N	N	P	P	P	P	N	N	P	P	N
Sector 21: Mining and Mine Operation												
Mining (Article 11:7.4)	212	N	N	N	N	N	N	N	N	N	C	N
Sector 22: Utilities												
Electric, Gas, and Sanitary Services	221											
Electric	2211											
Generation	22111	N	N	N	N	P	N	N	P	P	N	N
Solar Electric Power Generation Accessory (Article 11:7.5B)	22114	C	C	C	C	C	C	C	C	C	C	C
Solar Farm (See Article 8:7)	22114											
Transmission	22112	P	P	P	P	P	P	P	P	P	N	P
Natural Gas Distribution	2212	P	P	P	P	P	P	P	P	P	N	P
Water Supply Systems	22131											
Storage/Treatment	22131	N	N	P	P	P	N	P	P	P	N	P
Transmission	22131	P	P	P	P	P	P	P	P	P	N	P
Sewerage Systems	22132											
Collection	22132	P	P	P	P	P	P	P	P	P	N	P
Treatment (Article 11:7.5)	22132	N	N	N	N	P	N	C	P	P	N	P
Sector 23: Construction												
Bldg. Construction-General Contract and Operative Builders	233	N	N	N	N	N	N	N	P	P	N	P
Heavy Construction other than Building Construction-Contractors	234	N	N	N	N	N	N	N	P	P	N	P
Special Trade Contractors (Article 11:7.6)	235	N	N	N	N	N	N	C	P	P	N	P
Sector 31-33: Manufacturing (Article 11:7.7)												
Food	311	N	N	N	N	N	N	N	N	P	N	C
Beverage and Tobacco	312	N	N	N	N	N	N	N	N	P	N	C
Textile Mills	313	N	N	N	N	N	N	N	N	P	N	C
Textile Product Mills	314	N	N	N	N	N	N	N	N	P	N	C
Apparel	315	N	N	N	N	N	N	N	N	P	N	C
Leather and Allied Products	316	N	N	N	N	N	N	N	N	P	N	C
Wood Products	321	N	N	N	N	N	N	N	N	P	N	C
Paper	322	N	N	N	N	N	N	N	N	P	N	C

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	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Printing and Related Activities	323	N	N	N	N	N	N	N	P	P	N	C
Petroleum Products	324	N	N	N	N	N	N	N	N	P	N	N
Chemical Products	325	N	N	N	N	N	N	N	N	P	N	N
Plastic and Rubber Products	326	N	N	N	N	N	N	N	N	P	N	N
Nonmetallic Mineral Products	327	N	N	N	N	N	N	N	N	P	N	C
Primary Metal	331	N	N	N	N	N	N	N	N	P	N	C
Fabricated Metal Products	332	N	N	N	N	N	N	N	N	P	N	C
Machinery	333	N	N	N	N	N	N	N	N	P	N	C
Computer and Electronic Products	334	N	N	N	N	N	N	N	N	P	N	C
Electrical Equipment, Appliances and Components	335	N	N	N	N	N	N	N	N	P	N	C
Transportation Equipment	336	N	N	N	N	N	N	N	N	P	N	C
Furniture and Related Products	337	N	N	N	N	N	N	N	N	P	N	C
Miscellaneous Manufacturing	339	N	N	N	N	N	N	N	N	P	N	C
Sector 42: Wholesale Trade (Article 11:7.8)												
Wholesale Trade-Durable Goods	421	N	N	N	N	N	N	N	P	P	N	P
Used Motor Vehicle Parts, (Article 11:7.8)	421140	N	N	N	N	N	N	N	N	C	N	N
Recyclable Material, (Article 11:7.8)	42193	N	N	N	N	N	N	N	N	C	N	N
Junkyards (Article 18)		N	N	N	N	N	N	N	N	C	N	N
Wholesale Trade-Nondurable Goods	422	N	N	N	N	N	N	N	P	P	N	P
Sector 44-45: Retail Trade												
Motor Vehicle and Parts	441	N	N	N	N	N	N	N	P	P	N	P
Automobile Dealers (Article 11:7.9)	4411	N	N	N	N	N	N	C	P	P	N	P
Automotive Parts and Accessories Store (Article 11:7.9A)	441310	N	N	N	N	N	N	C	P	P	N	P
Furniture and Home Furnishings	442	N	N	N	N	N	P	P	P	N	N	P
Electronics and Appliances	443	N	N	N	N	N	P	P	P	N	N	P
Building Materials, Garden Supplies	444										N	
Lumber and Building Materials (Article 11:7.10)	4441	N	N	N	N	N	N	C	P	P	N	P
Lawn and Garden Equipment and Supplies Stores	4442	N	N	N	N	N	P	P	P	P	N	P
Food and Beverage Stores	445											
Grocery Stores	4451	N	N	N	N	N	P	P	P	N	N	N
Convenience Stores	44512	N	N	N	N	N	P	P	P	N	N	N
Specialty Stores	4452	N	N	N	N	N	P	P	P	N	N	N
Fruit and Vegetable	44523	N	N	P	P	P	P	P	P	N	N	N
Beer, Wine, and Liquor	4453	N	N	N	N	N	N	P	P	N	N	N
Health and Personal Care	446	N	N	N	N	N	P	P	P	N	N	N
Gasoline Stations (Article 11.7.10A)	447	N	N	N	N	N	C	P	P	P	N	N
Truck Stops	44719	N	N	N	N	N	N	N	N	P	N	N
Clothing and Accessory Stores	448	N	N	N	N	N	N	P	P	N	N	N
Sporting Goods, Hobbies, Books, and Music	451	N	N	N	N	N	P	P	P	N	N	N

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
General Merchandise Stores	452	N	N	N	N	N	P	P	P	N	N	N
Miscellaneous Retail	453	N	N	N	N	N	P	P	P	N	N	N
Flea Markets	4533	N	N	N	N	N	N	N	P	N	N	P
Manufactured Home Dealers	45393	N	N	N	N	N	N	N	P	N	N	P
Non-Store Retailers	454	N	N	N	N	N	N	P	P	P	N	C
Fuel Dealers (Article 11:7.11)	45431	N	N	N	N	N	N	P	P	N	N	N
Sector 48-49: Transportation and Warehousing												
Air Transportation (Article 8:3)	481	N	N	N	N	N	N	N	C	C	C	N
Rail Transportation	482	N	N	N	N	N	P	P	P	P	N	C
Water Transportation	483	N	N	N	N	N	P	P	P	P	N	C
Truck Transportation	484	N	N	N	N	N	N	N	P	P	N	C
Used Household and Office Goods Moving (Article 11:7.11A)	484210	N	N	N	N	N	N	C	P	P	N	C
Transit and Ground Passenger Transportation	485	N	N	N	N	N	N	P	P	P	N	C
Pipeline for Transportation	486	N	N	N	N	N	N	N	P	P	N	C
Scenic and Sightseeing Transportation Storage	487	N	N	P	N	N	N	N	P	P	N	C
Support Activities for Transportation	488	N	N	N	N	N	N	N	P	P	N	C
Motor Vehicle Towing	488410	N	N	N	N	N	N	N	C	C	N	C
US Postal Service	491	N	N	P	P	N	P	P	P	P	N	P
Warehousing and Storage	493	N	N	N	N	N	N	N	P	P	N	C
Sector 51: Information												
Publishing Industries	511	N	N	N	N	N	N	N	P	P	N	P
Motion Pictures and Sound Industries	512	N	N	N	N	N	N	N	P	P	N	P
Motion Picture Theaters	512131	N	N	N	N	N	N	N	P	N	N	N
Broadcasting and Telecommunications	513	N	N	N	N	N	N	P	P	P	N	P
Communication Towers and Ant. (Article 11:7.12)	5131	C	C	C	C	C	C	C	C	C	C	C
Information Services and Data Processing	514	N	N	N	N	N	N	P	P	P	N	P
Libraries (Article 11:7.13)	51412	C	C	N	N	N	P	P	P	P	N	N
Sector 52: Finance and Insurance												
Banks	521	N	N	N	N	N	N	P	P	P	N	N
Credit Intermediation	522	N	N	N	N	N	N	P	P	P	N	N
Pawn Shops	522298	N	N	N	N	N	N	N	P	N	N	N
Security and Commodity Contracts, and Financial Investments	523	N	N	N	N	N	N	P	P	P	N	N
Insurance Carriers and Related Activities	524	N	N	N	N	N	N	P	P	P	N	N
Funds, Trust, and Other Financial Vehicles	525	N	N	N	N	N	N	P	P	P	N	N
Sector 53: Real Estate, Rental and Leasing												
Real Estate	531	N	N	N	N	N	N	P	P	P	N	N
Mini-Warehouses (Article 11:7.14)	53113	N	N	N	N	N	N	N	C	P	N	C
Rental and Leasing Services	532	N	N	N	N	N	N	P	P	N	N	P

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Video Tape Rental	53223	N	N	N	N	N	N	P	P	N	N	N
Sector 54: Professional, Scientific, and Technical Services												
Professional, Scientific, Technical Services	541	N	N	N	N	N	N	P	P	P	N	P
Display Advertising - Signs	54185	See Article 15										
Veterinary Services	54194	N	N	N	N	N	P	P	P	N	N	P
Sector 55: Management of Companies and Enterprise												
Management of Companies and Enterprises	551	N	N	N	N	N	N	P	P	P	N	P
Sector 56: Administrative and Support, Waste Management and Remediation Services												
Administrative and Support Services	561	N	N	N	N	N	N	P	P	P	N	P
Repossession Services (Article 11:7.11B)	561491	N	N	N	N	N	N	C	C	C	N	C
Landscape Services	56173	N	N	N	N	N	N	P	P	P	N	P
Waste Management Services	562											
Waste Collection (Article 11:7.15)	5621	N	N	N	N	N	N	N	N	C	N	N
Hazardous Waste Treatment and Disposal	562211	N	N	N	N	N	N	N	N	N	N	N
Solid Waste Landfill (Article 11:7.16)	562212	N	N	N	N	N	N	N	N	C	N	N
Solid Waste Incinerators (Article 11:7.17)	562213	N	N	N	N	N	N	N	N	C	N	N
Material Recovery Facilities (Article 11:18)	56292	N	N	N	N	N	N	N	N	C	N	N
All Other Waste Management (Article 11:19)	56299	N	N	N	N	N	N	N	N	C	N	N
Sector 61: Educational Services												
Educational Services	611											
Elementary Schools	6111	P	N	P	P	N	P	P	P	N	N	N
Secondary Schools	6111	P	P	P	P	N	P	P	P	N	N	N
Jr. Colleges, Colleges, Universities, Professional Schools	6112-3	N	N	N	N	N	N	P	P	N	N	N
Business Schools, Computer, and Management Training	6114-5	N	N	N	N	N	N	P	P	P	N	N
Other Schools and Instruction (Article 11:7.19a)	6116	C	C	N	N	N	C	P	P	N	N	N
Educational Support Services	6117	N	N	N	N	N	N	N	P	P	N	N
Sector 62: Health Care and Social Assistance												
Ambulatory Health Care Services	621	N	N	N	N	N	P	P	P	N	N	N
Hospitals	622	N	N	N	N	N	N	P	P	N	N	N
Nursing and Residential Care Facilities	623	N	N	N	N	N	P	P	P	N	N	N
Nursing Care Facilities (Article 11:7.20)	6231	C	C	C	C	N	P	P	P	N	N	N
Community Care for Elderly (Article 11:7.21)	6233	C	C	C	C	N	P	P	P	N	N	N
Other Residential Care Facilities (Article 11:7.21A)	623990	C	C	C	C	N	P	P	P	N	N	N
Social Assistance	624	N	N	N	N	N	P	P	P	N	N	N
Individual and Family Services	6241	N	N	N	N	N	P	P	P	N	N	N

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Community, Food, and Housing and Emergency and Relief Services	6242	N	N	N	N	N	P	P	P	N	N	N
Vocational Rehabilitation Services	6243	N	N	N	N	N	N	P	P	P	N	N
Day Care Services (Article 11:7.22)	6244	C	C	C	C	N	C	C	C	C	N	N
Sector 71: Arts, Entertainment, and Recreation												
Performing Arts, Spectator Sports and Related Industries	711	N	N	N	N	N	N	N	P	N	N	N
Museums, Historical Sites, and Similar Institutions (Article 11:7.23)	712	N	N	C	C	C	C	P	P	N	N	N
Amusement, Gambling, and Recreation	713	N	N	N	N	N	N	N	P	N	N	N
Golf Courses and Country Clubs	71391	P	P	P	N	P	N	P	P	N	N	N
Marinas (Article 11:7.24)	71393	C	C	P	N	P	N	P	P	P	N	N
Gun Club and Skeet Ranges (Article 11:7.25)	713990	N	N	C	C	C	N	N	C	N	N	N
Sector 72: Accommodation and Food Services												
Accommodations	721											
Hotels and Motels	72111	N	N	N	N	N	N	P	P	N	N	N
Bed and Breakfast Inns (Article 11:7.26)	721191	C	C	C	C	C	P	P	P	N	N	N
Camps and Recreational Vehicle Parks (Article 11:7.27)	72121	N	N	C	C	C	C	C	C	N	N	N
Rooming and Boarding Houses, Dormitories, Group Housing	72131	N	N	N	N	N	N	P	P	N	N	N
Eating Places	7221-3	N	N	P	P	N	P	P	P	P	N	N
Fast Food Restaurants		N	N	N	N	N	N	P	P	P	N	N
Drinking Places	7224	N	N	N	N	N	N	N	P	N	N	N
Sector 81: Other Services (except Public Administration)												
Auto Repair and Maintenance (Article 11:7.27A)	8111	N	N	N	N	N	N	C	C	C	N	C
Personal and Laundry Services	812											
Personal Care Services (Article 11:7.28)	8121	N	N	N	N	N	N	P	P	P	N	N
Funeral Homes and Services	81221	N	N	N	N	N	P	P	P	P	N	N
Cemeteries (Article 11:7.29)	81222	N	N	C	C	C	C	C	C	C	N	N
Crematories	81222	N	N	N	N	N	N	P	P	P	N	P
Laundry and Dry Cleaning Services	8123	N	N	N	N	N	N	P	P	P	N	P
Coin Operated Laundries/Dry Cleaning	81231	N	N	N	N	N	N	P	P	N	N	N
Pet Care Services (Except for Animal Shelters)	81291	N	N	N	N	N	N	N	P	P	N	N
Animal Shelters Only (Article 11:7.29A)	812910	N	N	N	N	C	N	N	P	P	N	N
Automotive Parking Lots and Garages	81293	N	N	N	N	N	N	P	P	P	N	P
Sexually Oriented Business (Article 17)	81299	N	N	N	N	N	N	N	C	N	N	N
All Other Personal Services	81299	N	N	N	N	N	N	P	P	N	N	N

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Religious, Fraternal, Professional, Political, Civic, Business Organizations	813											N
Religious Organizations	81311	P	P	P	P	P	P	P	P	P	N	N
All Other Organizations	8132-9	N	N	N	N	N	P	P	P	P	N	N
Sector 92: Public Administration												
Executive, Legislative, and General Govt.	921	N	N	N	N	N	P	P	P	P	N	P
Justice, Public Order and Safety	922	N	N	N	N	N	N	P	P	P	N	P
Courts	92211	N	N	N	N	N	N	P	P	P	N	P
Police Protection	92212	P	P	P	P	P	P	P	P	P	N	P
Correctional Institutions	92214	N	N	N	N	N	N	N	N	P	N	P
Fire Protection	92216	P	P	P	P	P	P	P	P	P	N	P
Administration of Human Resources	923	N	N	N	N	N	N	P	P	P	N	P
Administration Of Environmental Quality and Housing Program	924-5	N	N	N	N	N	N	P	P	P	N	P
Public Parks and Recreation	924120	P	P	P	P	P	P	P	P	P	N	P
Administration of Housing, Planning, CD Programs	925	N	N	N	N	N	N	P	P	P	N	P
Administration of Economic Programs	926	N	N	N	N	N	N	P	P	P	N	P
Residential Uses												
Site Built Housing												
Existing Single-Family Detached	NA	P	P	P	P	P	P	P	P	N	N	N
Single-Family Detached	NA	P	P	P	P	P	P	P	P	N	N	N
Second Single-Family Residential Dwelling Unit (Sec. 11:7.30)	NA	C	N	C	C	N	C	C	N	N	N	N
Duplexes (Sec 11:7.31)	N/A	N	N	N	N	N	C	C	C	N	N	N
Multi-Family Apartments (Sec 11:7.31A)	N/A	N	N	N	N	N	N	C	C	N	N	N
Townhouses (Sec 11:7.32)	N/A	N	N	N	N	N	N	C	C	N	N	N
Patio Houses (Sec 11:7.33)	N/A	N	N	N	N	N	N	C	C	N	N	N
Manufactured Housing (Article 12:9)												
Residential Designed (Sec. 11:7.30B)	NA	P	N	P	P	P	C	C	N	N	N	N
Standard Designed (Sec. 11:7.30B)	NA	P	N	P	P	P	C	C	N	N	N	N
Second Unit, Family Member Only (Sec. 11:7.34)	N/A	C	N	C	C	N	C	C	N	N	N	N
Family Estate												
Existing Single-Family Detached (Sec. 11:7.35)	NA	C	N	C	C	N	C	C	C	N	N	N
Single-Family Detached (Sec. 11:7.35)	NA	C	N	C	C	N	C	C	C	N	N	N
Manufactured Housing, Residential Designed (Sec. 11:7.35)	NA	C	N	C	C	N	C	C	C	N	N	N
Manufactured Housing, Standard Designed (Sec. 11:7.35)	NA	C	N	C	C	N	C	C	C	N	N	N
Accessory Uses to Residential Uses												

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Bathhouses and Cabanas	NA	P	P	P	P	P	P	P	P	N	N	N
Domestic Animal Shelters	NA	P	P	P	P	P	P	P	P	N	N	N
Non-Commercial Greenhouses	NA	P	P	P	P	P	P	P	N	N	N	
Private Garage and Carport	NA	P	P	P	P	P	P	P	P	N	N	N
Storage Building	NA	P	P	P	P	P	P	P	P	N	N	N
Swimming Pool, Tennis Courts	NA	P	P	P	P	P	P	P	P	N	N	N
Auxiliary Shed, Workshop	NA	P	P	P	P	P	P	P	P	N	N	N
Home Occupation (Article 11:7.34)	NA	C	C	C	P	C	C	C	C	N	N	N
Horticulture, Gardening	NA	P	P	P	P	P	P	P	P	N	N	N
Family Day Care Home	NA	P	P	P	P	P	P	P	P	N	N	N
Satellite Dishes, etc.	NA	P	P	P	P	P	P	P	P	N	N	N
Accessory Uses to Non-Residential Uses												
Buildings, Structures, Lift Stations, etc. (Article 11:7.35)	NA	N	N	C	C	C	C	P	P	P	N	C
Open Storage (Article 11:7.36)	NA	N	N	N	N	C	N	C	C	C	C	C
Temporary Uses												
All Temporary Uses; Non-Residential (Article 11:7.37)	NA	C	C	C	C	C	C	C	C	C	C	C
Temporary Accessory Dwelling Unit (Article 11:7.38)	NA	C	C	C	C	C	C	C	C	N	N	C

6:1.1. *Uses Permitted By-Right = P.* The letter "P" indicates that a use type is permitted by-right in the respective zoning district, subject to compliance with all other applicable regulations of this ordinance.

6:1.2. *Uses Subject to Conditions = C.* The letter "C" indicates that a use type is permitted in the respective zoning district only if it complies with the industry specific and sometimes case specific conditions of article 11 and all other applicable regulations of this ordinance and if approved in accordance with the review procedures set forth in article 11. A section number reference following a use category means the use must meet the additional conditions and requirements of the referenced section.

6:1.3. *Uses Not Allowed = N.* The letter "N" indicates that a use type is not permitted in the respective zoning district, unless it is otherwise expressly allowed by other regulations of this ordinance.

6:1.4. *New or Unlisted Uses.* Any uses found in the latest edition of the NAICS Manual but not listed in Table 1 above shall adhere to the allowed uses as listed in the next available high order category. Should the allowed uses be unspecified in any of the higher order categories, the DSR(s) shall be authorized to make a similar use interpretation in accordance with South Carolina Code of Laws Section 6-29-710.

Uses not listed in the NAICS Manual are identified by the letters "NA" (Not Applicable) in the NAICS column. If an application is submitted for a use type that is not listed as an allowed use in one or more zoning districts, the DSR shall be authorized to make a similar use interpretation.

6:1.5. *Reserved.*

6:1.6. *Accessory Uses.* A use which is naturally and normally incident and subordinate to the principal use of a structure or lot shall be permitted in all zones unless otherwise stated.

(Ord. No. 08-11, § 1, 5-5-08; Ord. No. 09-06, § 1, 2-2-09; Ord. No. 09-12, §§ 7, 9, 5-4-09; Ord. No. 09-28, § 1, 10-5-09; Ord. No. 11-09, § 1, 4-18-11; Ord. No. 11-24, §§ 3—5, 9-6-11; Ord. No. 12-03, § 1, 3-5-12; Ord. No. 12-16, § 1, 9-17-12; Ord. No. 2013-04, § 1, 4-1-13; Ord. No. 2015-18, § 1, 8-17-15; Ord. No. 2015-29, § 1, 9-21-15; Ord. No.

6:2. Affordable housing bonus.

A. Affordable housing general standards.

1. *Design.* Design shall conform to the following:
 - a. The units shall be located in a random fashion throughout the development, and mixed in such a way that they blend with the character of the community. In multi-family developments, the designated units shall be mixed throughout the buildings.
 - b. Exterior materials, details, style, landscaping, and other elements of the units that are visible shall be identical to those of the other units in the development.
2. *Control of units.* The units shall be regulated to ensure that they remain available as affordable units. The following are acceptable methods of regulation:
 - a. Management may be by a private developer, nonprofit housing agency, or housing authority. The eligibility rules shall be reviewed and approved by the housing authority to ensure they meet state and federal requirements. Where there are no state or federal funds or programs involved, the housing authority shall review the pro forma to ensure the eligibility requirements match the cost reduction provided by the bonus.
 - b. *Sales units.* These units may be sold subject to agreements that limit appreciation and that require the units to be sold to people eligible for such units. Appreciation shall be geared to the percentage increase in assessed value in the development.
 - c. Nothing in subsection 2.a. or 2.b. of this section shall prohibit units to be sold to a housing authority or a recognized nonprofit, affordable housing corporation.
 - d. *Rental units.* These units shall be rented only to eligible tenants based on the approved eligibility program.

B. Types of affordable housing bonuses.

1. *Single-family cluster.* In a single-family cluster, the developer shall submit the site capacity calculations to establish the base density. The bonus shall be granted provided all requirements of this article are met, as well as the following conditions:
 - a. The bonus shall be permitted only when natural resources do not limit the density.
 - b. Fifty percent of the additional units shall meet the criteria of subsection 6:2.15.A.
 - c. A site plan shows the additional units being accommodated by.
 - (i) A revised set of lot standards which reduces lot area for all lots or uses several lot sizes; and/or
 - (ii) The amount of open space as required by this ordinance is maintained.
2. *Planned, community or multifamily developments.* Developers of these uses can propose up to a 20-percent increase in density maximums, which shall be granted, provided the requirements of this article are met. The actual bonus shall be determined by this section. The developer shall submit the site capacity analysis to establish the base density, as well as meet the following conditions:
 - a. The bonus shall be permitted only when natural resources do not limit the density.

-
- b. Fifty percent of the additional units shall meet the criteria of subsection 6:2.15.A.
 - c. A site plan showing the additional units being accommodated by any combination of the following:
 - (i) A revised mix of dwelling unit types. The developer may introduce a unit type that uses less land to partially achieve the increase in density.
 - (ii) The affordable units shall be mixed into all unit types used on the plan.
 - (iii) The amount of open space as required by this ordinance is maintained.

Example: Site capacity in a planned development permits 100 dwelling units. Use of the bonus would permit a total of 120 dwelling units, of which ten must be affordable units. The 100 base units would sell for \$180,000.00. The raw land cost, site development cost and profit on the lot would be 25 percent of the total or \$45,000.00 per lot. The building cost, including both hard costs and soft costs, would be \$80.00 per square foot or \$135,000.00 for a 1,688-square-foot house. The ten affordable units would be \$78.00 per square foot or \$109,000.00 for a 1,400-square-foot house. This represents a reduction of 39 percent which makes it very affordable when compared to the market housing. The developer's bonus is ten market units. Since there are 110 units to allocate over the cost of land and improvements of \$4,500,000.00, the ten-unit bonus in market units reduces the per-unit cost to \$40,909.00. If the site was a suburban planned development with a 1.83 gross density and 40 percent open space, it would have the following land allocation: 54.6 acres, of which 40 percent (21.9 acres) was open space, leaving 32.7 acres of buildable land. With about 15 percent streets, the average lot size would have been 12,100 square feet. The affordable project would have 120 units for a density of 2.19 dwelling units per gross acre. Open space would be reduced from 40 percent to 38.0 percent (20.7 acres), thus providing 33.9 acres for development and resulting in 120 lots of about 10,000 square feet each.

(Ord. No. 11-24, § 6, 9-6-11)

Editor's note(s)—Ord. No. 11-24, § 6, adopted September 6, 2011, amended section 6:2 in its entirety to read as herein set out. Formerly, section 6:2 pertained to conditional use regulations, and derived from Ord. No. 09-06, §§ 3—6, adopted February 3, 2009; Ord. No. 09-12, §§ 8, 10, adopted May 4, 2009; Ord. No. 09-28, § 2, adopted October 5, 2009, and Ord. No. 11-09, § 2, adopted April 18, 2011.

ARTICLE 7. PRIMARY DISTRICTS

7:1. Permitted uses.

See section 6.1, Table 1.

7:2. Minimum lot area.

The minimum lot areas per dwelling unit for each zoning district are listed in section 7.3, Table 1 unless otherwise required by the South Carolina Department of Health and Environmental Control (SCDHEC).

7:3. Yard and setback requirements.

All setback lines adjacent to a public right-of-way are measured from the edge of the public right-of-way. When the right-of-way is not known, the setback shall be measured from the edge of the pavement or back of the curb, if present, and each required setback shall be increased by a minimum of ten feet.

In such cases in the residential zone where the frontage along both sides of the street is at least 50 percent developed, then the required front yard setback for a new structure not the subject of a site plan or subdivision application may be modified to the average for the existing development.

Setbacks from existing roads will be consistent with the requirements outlined in the appropriate zoning district and listed in Table 1.

Table 1:
Schedule of Lot Area, Yard, Setback, and Density By District

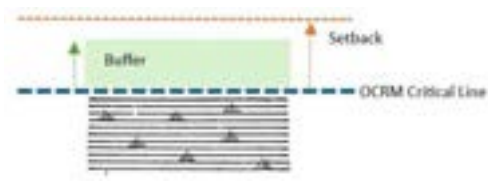
	R	RRL	RP	<u>RP-10**</u>	RC	<u>VC</u>	CC	GC	ID	RE	MB
Minimum Lot per Unit											
Non Residential Area (SF)	40,000	N/A	2 acres	<u>N/A</u>	2 acres	<u>10,000</u>	10,000	10,000	12,000	2 acres	12,000
Residential											
Single-Family	.5 acre	7,800	1 acre	<u>10 acres</u>	5 acres	<u>.5 acre</u>	(B)	(A)	N/A	N/A	N/A
Patio	N/A	N/A	N/A	<u>N/A-</u>	N/A	<u>N/A</u>	(B)	3,500	N/A	N/A	N/A
Duplex	N/A	N/A	N/A	<u>N/A-</u>	N/A	<u>(B)</u>	(B)	(A)	N/A	N/A	N/A
Townhome	N/A	N/A	N/A	<u>N/A-</u>	N/A	<u>N/A</u>	3,500	2,000	N/A	N/A	N/A
(A) 4 per acre for single-family dwelling units; 6 per acre for attached units.											
(B) 2 per acre for single-family dwelling units; 4 per acre for attached units.											
<u>**These standards may be modified for subdivisions approved in accordance with the development standards set forth in Article 22, Rural Small Lot Subdivisions.</u>											

	Multi-Family, Single-Family and Nonresidential Uses											Patio	Duplex	Townhome
	R	RP	RP-10**	RC	VC	CC	GC	ID	RE	MB	All Districts			
Minimum Yard and Building Setback (feet)														
Minimum lot width	50 50 100	200	200	200	100	80 80 100	80 80 100	90 90 100	200	90 90 100	Minimum lot width	45	50	20
Front														
Major Street (Multi-Lane)	60	60	60	60	60	60	60	60	200	60	Major Street (Multi-lane)	60*	60*	60*
Major Street (Two-lane)	35	45	45	45	35	35	35	45	200	45	Major Street (Two-lane)	35	35	35
Minor Street	25	25	25	25	25	25	25	25	160	25	Minor Street	25	25	20
Side														
Residential	10	25	25	50	5	5	5	N/A	N/A	N/A	Interior	N/A	0	0
Non-residential	10	25	25	50	5	5	5	10	100	10	Street-side/Exterior	5	10	5
Rear														
Residential	25	25	25	100	10	10	10	N/A	100	N/A	Residential	20	20	5
Non-residential	40	50	50	150	10	10	10	15	100	15	Non-residential	N/A	N/A	N/A
* Access to units along a multi-lane major street shall generally have a common access onto a frontage road or similar, which shall be considered a minor street; the frontage road or similar may encroach into the 60' front setback from the multi-lane major street.														
** These standards may be modified for subdivisions approved in accordance with the development standards set forth in Article 12.9, Rural Small Lot Subdivisions.														

(Ord. No. 09-06, § 7, 2-2-09; Ord. No. 09-12, § 11, 5-4-09; Ord. No. 09-38, § 1, 11-2-09; Ord. No. 11-24, § 7, 9-6-11; Ord. No. 13-04, § 3, 4-1-13)

7:4. Riparian buffers.

A riparian buffer shall be provided along tidelands, wetlands, streams and rivers. Buffers and setback lines are measured from OCRM designated critical lines for tidelands; delineation lines for wetlands; and from stream banks and river banks. Setbacks are inclusive of the required buffer area. For example, an individual dwelling unit requires a 50' undeveloped buffer from the OCRM critical line and an additional 10' setback for the building (a total of 60' setback from the OCRM critical line).



The buffer area shall remain undeveloped, except for piers, docks and pervious access paths to the water or wetlands bank. Any disturbance of the buffer area shall adhere to OCRM's Best Management Practices (BMPs). Riparian buffers shall also be in accordance with any applicable state and federal regulation.

Buffer widths are based on land use. In the event that a setback standard in section 7:3 is less than the required buffer width, the required buffer regulation applies.

Riparian Buffer and Setback Table

	<u>BUFFER</u>	<u>SETBACKS</u>			
Water Resource		Individual Dwelling Unit	Single-Family Residential Development	Multi-Family Residential	Non-Residential
Critical Area (Coastal Waters, Tidelands, <u>Marshes</u> , -Beach/Dune System)	<u>50'</u> *	15' <u>60'</u>	25' <u>60'</u> [±]	35' <u>100'</u> [±]	50' <u>100'</u> [±]
Jurisdictional <u>Freshwater</u> Wetlands,, Saltwater of Freshwater Saltwater or Freshwater	<u>20'</u> *	15' <u>30'</u>	25' <u>50'</u> *	35' <u>50'</u> [±]	50' [±]
Non-Jurisdictional <u>Freshwater</u> Wetlands,, Saltwater or Freshwater	<u>20'</u> *	15' <u>30'</u>	<u>50'</u> * 25'	35' <u>50'</u> [±]	50' [±]
Rivers, Streams (non critical area)	<u>50'</u>	25' <u>60'</u>	50'	50' <u>100'</u>	50' <u>100'</u>
The above setbacks <u>buffers</u> are total average widths; with widths not to be less than 15 <u>10</u> feet for a 25 <u>20</u> -foot buffer, , 20 feet for a 35-foot buffer , <u>20 feet for a 35-foot buffer</u> , and 30 feet for a 50-foot buffer.					
* Buffer requirement may be waived <u>or reduced</u> if applicant provides an OCRM land disturbance permit and/or approved wetland mitigation plan as part of a PDD, Subdivision or Development Plan submittal.					

See Section 8.9 for additional buffer requirements within the Euhaw Overlay District.

Maintenance within a riparian buffer will adhere to the following limitations:

1. Trees can be limbed up to 15 feet.
2. Under brush can be cleared down to no less than four inches above grade.
3. Unprotected trees under three-inch caliper can be cut.

Uses Allowed Between Building Setback and River Buffer. The area located between the building setback and river buffer is called the transitional buffer. The purpose of this buffer is to allow for a construction envelope between the building and river buffer for the river buffer to be protected from construction damage. The following uses are permitted within the transitional buffer once construction is completed:

1. Residential - playgrounds, fire pits, outdoor furniture, pervious hardscapes, uncovered decks, pools, etc.
2. Non-Residential - picnic shelters, pervious hardscapes such as sidewalks and patios, etc.

(Ord. No. 09-37, § 2, 11-2-09)

7:5. Maximum height.

Maximum building height in all districts is 35 feet. Height measurement shall be made from the average finished grade elevation at the building line to the mean roof height.

The maximum building height may be increased to 50 feet, measured from the average finished grade elevation at the building line to the mean roof height, in areas where there is a public water distribution system and the Fire Chief or their appointed designee, confirms that there is adequate firefighting equipment capable of fighting a structure fire available in such areas to safely accommodate the increased height.

Chimneys, elevators, poles, spires, tanks, towers, and other projections not used for human occupancy may exceed the district height limit.

Flagpoles shall not exceed 35 feet in height measured from the average finished grade except where flags are expressly permitted in Article 15, Sign Standards.

7:6 Maximum building size. (moved to Article 8)

Non-residential buildings in the Village Commercial (VC) district shall generally be limited to 2,500 square feet of heated floor area. This restriction shall not apply to existing lots of record as of [date of moratorium adoption] where a Zoning Certification Letter was issued and a pre-application conference was held with the DSR prior to [date of moratorium].

- CODE OF ORDINANCES
Appendix A - ZONING
ARTICLE 8. SPECIAL PURPOSE DISTRICTS

ARTICLE 8. SPECIAL PURPOSE DISTRICTS

8:9 Euhaw Overlay District (EOD)

8:9.1 Purpose and Intent

8:9.2 Application

8:9.3 Use regulations

8:9.4 Design and development standards

1. Required buffers and private wastewater system setbacks
2. Requirements for lots served by private wastewater systems
3. Access management
4. Stormwater management
5. Fill restrictions
6. Non-residential design standards

8:9.5 Non-conforming lots

8:9. Euhaw Overlay District (EOD).

8:9.1 Purpose and intent. The purpose of the **Euhaw Overlay District** is to maintain the rural character of the area, protect important historic and cultural resources, and minimize the impacts of development on surrounding water resources, particularly the Broad River. Development in this area should respect the existing conditions and minimize the visual impact of buildings on the area through careful site planning, maintaining and enhancing existing vegetation, and vernacular building design.

8:9.2 Application. The standards contained herein shall apply to all land within Euhaw Overlay District (EOD) as indicated on the official zoning map of Jasper County.

Unless a deviation from such restrictions are provided elsewhere in this section 8:9, property within the EOD shall be required to adhere to all provisions of the Jasper County Zoning Ordinance and Land Development Regulations otherwise applicable within the underlying zoning district.

8:9.3 Use regulations: Uses shall be governed by the underlying zoning district. Within Euhaw Overlay District (EOD), zoning map amendments shall be evaluated within the following criteria:

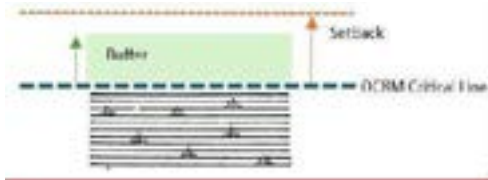
1. **Except for properties having direct access to US Highway 17 or US Highway 170, no property shall be rezoned to a nonresidential district unless it is located at the intersection of a state highway or major roadway with another existing street with access provided by the lower-order street. Those properties having direct access to US Highway 17 or US Highway 170 must comply with the shared access and driveway separation provisions of the Jasper County Land Development Regulations, Article 8.13 (See Also Article 3.9.A.3).**
2. No property shall be zoned to Residential (R) unless designated in a Transition Zone according to the Future Land Use Map.

8:9.4 Design and development standards.

1. Required buffers and private wastewater system setbacks

- A. Riparian buffers. A riparian buffer shall be provided along tidelands, wetlands, streams and rivers. Buffers

and setback lines are measured from OCRM designated critical lines for tidelands; delineation lines for wetlands; and from stream banks and riverbanks. Setbacks are inclusive of the required buffer area, as shown in the graphic below.



The buffer area shall remain undeveloped, except for piers, docks and pervious access paths to the water or wetlands bank. Any disturbance of the buffer area shall adhere to OCRM's Best Management Practices (BMPs). Riparian buffers shall also be in accordance with any applicable state and federal regulation.

- B. Private wastewater system setback. Private wastewater systems shall be separated from tidelands, wetlands, streams, rivers, and stormwater facilities. Setback lines are measured from OCRM designated critical lines for tidelands; delineation lines for wetlands; and from stream banks and riverbanks.

Riparian Buffer and Setback Table

<u>Water Resource</u>	<u>Private Wastewater System Setback Requirements</u>		<u>Riparian Buffer Requirements</u>		
	<u>Individual Septic Tank and Drain Field</u>	<u>Advanced Wastewater Treatment System</u>	<u>Primary Structure Buffer ²</u>	<u>Primary Structure Setback</u>	<u>Accessory Building (under 750 square feet) Setback</u>
<u>Critical Area (Coastal Waters, Tidelands, Marshes, Beach/Dune System)</u>	<u>125'</u>	<u>1000'</u>	<u>75'</u>	<u>100'</u>	<u>85'</u>
<u>Jurisdictional Wetlands</u>	<u>100'</u>	<u>400'</u>	<u>50'</u>	<u>75'</u>	<u>80'</u>
<u>Non-Jurisdictional Wetlands</u>	<u>100'¹</u>	<u>400'</u>	<u>50'</u>	<u>75'</u>	<u>80'</u>
<u>Rivers, Streams, including stormwater management facilities such as ditches and stormwater swales</u>	<u>100'¹</u>	<u>400'</u>	<u>75'</u>	<u>100'</u>	<u>85'</u>
¹ The drain field setback may be reduced to 75' if the applicant can demonstrate the seasonal high-water table is more than 15" below the trench bottom.					
² The above buffers are total average widths; with no part of the buffer measuring less than 50 percent of the required width.					

Maintenance within a riparian buffer will adhere to the following limitations:

- i. Trees can be limbed up to fifteen (15) feet.
- ii. Under brush can be cleared down to no less than four (4) inches above grade.
- iii. Unprotected trees under three-inch caliper can be cut.

2. Requirements for lots served by private wastewater systems

- A. Minimum lot size required. For properties not served by public sewer, no new lot shall be created after the [EFFECTIVE DATE] smaller than one acre in size. For lots with a second dwelling unit, the minimum lot size shall be two acres.
- B. Septic Reserve Area required. Properties within the ECHOD are required to demonstrate an area of the property which is to remain undeveloped for use as a septic reserve area (SRA). The SRA must be shown as a part of the septic system prior to the issuance of a building permit. Lots of record as of [EFFECTIVE DATE] may be exempt from this requirement at the discretion of the DSR.
- C. The distance between the septic tank trench bottom and the seasonal high-water shall be a minimum of eighteen (18) inches.

D. Maintenance required.3. Access management

It is in the best interest of Jasper County to manage access along roadways in the interest of maintaining roadway safety and capacity. Reduction of access points to the corridor is required to the maximum extent possible. The following shall apply:

A. Consolidation of Access Points:

i. Driveway and/or other access separation along the corridor shall be in accordance with the SCDOT, and Roadside Management Standards. In no event, however, shall residential driveways and no Access n-residential full-access curb cuts be permitted at spacing less than as follows:

- a. Principal Arterial road: 1,500 feet
- b. Minor Arterial road: 1000 feet
- c. Major Collector road: 800 feet
- d. Minor Collector road: 400 feet
- e. Residential/Subcollector road: 200 feet

ii. Shared driveways between two or more parcels shall be required where there is not a conflict in use and a shared driveway is not restricted by topography or other existing site features. Shared driveways shall require mutually executed shared access agreements; and

iii. Unless restricted by topography or other natural site features, adjoining parking lots serving non-residential buildings of non-conflicting use shall be connected and shall require mutually executed shared access agreements.

B. Stub Outs:

i. Where an undeveloped adjacent parcel exists, a stub out or cross-access easement for future stub out, shall be required to allow for connection to future parking and/or shared driveways; and

ii. Where a developed adjacent parcel exists, existing stub outs shall be utilized.

4. Stormwater Management

A. The Southern Lowcountry Stormwater Design Manual (SoLoCo) shall be applicable to all new residential subdivisions and nonresidential developments within the EOD. This standard shall be reviewed to determine if this standard creates unreasonable hardships on landowners within this district within 18 months of the adoption date of this ordinance.

5. Fill Restrictions

A. The requirements established in this Division shall apply to all proposed development in the special flood hazard areas subject to inundation by the 1% annual chance flood as defined and delineated in the FEMA Flood Insurance Rate Maps (FIRM) for Jasper County, except for the following exemptions:

i. Single-family residential development on lots existing prior to the adoption of this section (date)

ii. Fill utilized for agriculture and/or property maintenance. For purposes of this section, the term "property maintenance purposes" means landscaping, gardening or farming activities, erosion control, and filling in of washed-out sections of land. Property maintenance purposes shall only include the placement of such quantities of fill not to exceed the limitations specified herein and that do not inhibit the free flow of water.

iii. Exemptions from fill requirements for erosion control purposes must be accompanied by a

stabilization plan and narrative approved by the DSR providing reasoning why fill is necessary to solve an erosion issue.

- iv. Public roads, pump stations, stormwater management improvements, levees, and other public facilities that are necessary to provide for health, safety, and public welfare needs.

B. Fill restriction.

- i. The amount of allowable fill must not increase the existing natural grade of the property by more than three vertical feet.
- ii. The only portion of the property that may be filled is the area underneath the elevated structure, together with driveway and walkway access to the structure; Fill shall taper at a maximum slope of 1:3 from a five-foot perimeter around the outer foundation to the existing site elevation. The minimum amount of fill necessary for grading is permitted for parking, stormwater, and roads.
- iii. If the lot area is 20 acres or more, in no case shall the maximum lot area of the property filled exceed 33.33 percent of the total area of the lot.
- iv. If a new or reconstructed structure is to be elevated utilizing fill material, any required building elevation standard exceeding the three-foot fill limitation must be achieved through the use of elevation foundations, piers or similar structural elevation techniques that are in compliance with then-applicable county building code requirements as certified by a structural engineer.
- v. Non-conforming structures may utilize fill to expand up to 15% of the gross floor area in accordance with other development regulations.
- vi. Any fill project must be designed to limit negative impacts upon adjacent and affected upstream and downstream property owners during flood events to the maximum extent practicable.
- vii. No fill project shall fill in or obstruct any local drainage channels without an alternative drainage plan design, and shall limit soil erosion and water runoff onto adjacent properties to the maximum practicable extent, and be in compliance with the NPDES standards and stormwater requirements.
- viii. All fill material that is brought in from offsite and will be placed at elevations below the seasonal high water table or within 1 foot above the seasonal high water table will be required to meet the following clean requirements. Offsite soils brought in for use as fill shall be tested for Total Petroleum Hydrocarbons (TPH), Benzene, Toluene, Ethyl Benzene, and Xylene (BTEX) and full Toxicity Characteristic Leaching Procedure (TCLP) including ignitability, corrosivity and reactivity. Fill shall contain a maximum of 100 parts per million (ppm) of total petroleum hydrocarbons (TPH) and a maximum of 10 ppm of the sum of Benzene, Toluene, Ethyl Benzene, and Xylene and shall pass the TCPL test. Determine TPH concentrations by using EPA 600/4-79/020 method 1:18.1. Determine BTEX concentrations by using EPA SW-846.3-3 Method 5030/8020. Perform TCLP in accordance with TCLP from a composite sample of material from the borrow site, with at least one test from each borrow site. Within 24 hours of conclusion of physical tests, submit 3 copies of test results, including calibration curves and results of calibration tests. Fill material shall not be brought on site until tests have been approved by the Stormwater Department.
- ix. Modulation from Fill Requirements: The DSR may grant flexibility from the fill requirements in the following cases:
 - a. Lots 3 acres or less and all single-family residential lots with sloping terrain may provide greater than 3 feet of fill to provide a level foundation as long as the average fill does not exceed 3 feet.
 - b. Where no other suitable site configuration is practicable, depressions, sinkholes, and borrow pits that are not part of the natural drainage of the site that are not delineated as tidal or non-tidal

wetlands may be filled to provide for a level foundation.

- c. Single-family residential structures utilizing raised slabs with a masonry or concrete curtain wall may contain more than 3 feet of fill if it is limited to the footprint of the building.

C. Administration

Fill activities in accordance with this section may be permitted upon approval by the DSR. All fill application permits shall be valid for a period of six months from the date of issuance, may be renewed only upon filing of an application for renewal with the Planning Department, and then may only be renewed upon a showing of demonstrated progress towards completion of the fill activity. All fill application permits must be accompanied by a detailed plan describing the area to be filled, the estimated amount of fill to be used and the purpose of the fill project. A professional engineer registered in the state must also submit elevation and topographic data illustrating changes in the topography and estimating impacts upon local flood flows.

Except as provided in sections 8:9.5, adjacent property owners shall be identified and notified of the fill project by the applicant with proof of notification provided to the DSR.

6. Non-Residential Design Standards

Intent. The architectural design of retail, office, and other commercial buildings must consider the desire of Jasper County to create and enhance the community's image. Jasper County's identity and sense of place will be strengthened through thoughtful design and development, reflecting the Lowcountry vernacular.

Architectural design and materials. Generally, architectural design shall contribute to the sense of place of Jasper County and reflect designs, materials, and colors historically present in the region. Building elevations must consider the surrounding area and further enhance community character. Lowcountry architecture is rooted in practicality, climate responsiveness, and a sense of place.

A. Design Principles:

- i. *Proportion and Order: Proper proportions are essential for timeless architecture. Buildings should adhere to human scale, emphasizing vertical proportions. Elements should generally be taller than they are wide.*
- ii. *Exterior Walls: Lowcountry buildings feature raised foundations, deep porches, and simple elegance. Materials should create strong textures and shadow lines.*
- iii. *Porches and Balconies: Deep porches are iconic in Lowcountry design. They provide shade, encourage outdoor living, and foster community interaction.*
- iv. *Window and Shutter Design: Windows should be vertically proportioned, reflecting the human scale. Shutters, if used, should be functional and appropriately sized.*
- v. *Entry and Door Design: Entryways play a significant role in Lowcountry design. They should be welcoming and well-proportioned. Doors can be solid wood or glass, reflecting the overall style.*
- vi. *Roofs: Roofs should complement the building's proportions. Gabled, hipped, or shed roofs are common. Metal roofing is practical and adds character.*
- vii. *Fences, Walls, & Gates: Fences and walls define property boundaries. They can be decorative or functional. Gates should be well-designed and in harmony with the overall aesthetic.*
- viii. *Accessory buildings: Outbuildings, such as sheds or storage areas, should blend seamlessly with the main house. Their design should follow the same principles as the primary structure.*
- ix. *Trim: Trim details, such as cornices, moldings, and brackets, enhance the overall appearance. Simplicity and craftsmanship are defining elements of Lowcountry buildings.*

B. Siding: Wood clapboard, wood board and batten, wood shingle siding, brick, natural stone, stucco, tabby,

faced concrete block, and any artificial siding material which closely resembles the natural materials listed above. Siding may be left natural or painted, stained or, in the case of wood, weathered.

- C. Roofs: Wood shingles, slate shingles, multi-layered asphalt shingles, metal raised seam or tiles.
- D. Features: Pitched roofs, roof overhangs, covered porches, canopies, awnings, trellises, gazebos, and open wood fences.
- E. Colors: Earth tones (greens, tans, light browns, terra cotta, etc.), grays, pale primary and secondary colors (less than 50 percent color value), white cream tones, and the like. Dramatic accent colors, such as reds or blues, shall be avoided.
- F. Fencing. Fencing shall be of durable construction using quality material (i.e., brick, stone, other masonry, wood, metal, or any combination thereof) and complimentary to the building design and materials. The finished side of the fence shall face the corridor right-of-way or other adjacent property.

Chain link welded or woven wire, and other similar fencing are not permitted. Such fencing may be permitted for temporary use during construction and site development provided it is removed or replaced with compliant material upon completion of construction. This requirement is for aesthetic purposes only and is not associated with building code requirements or standards.

- G. Outdoor Storage. All outdoor storage areas shall be located to the side or rear yard and shall be screened with a wooden fence or masonry wall, complimentary to the building design and materials, which is at least eight feet (8') high. One (1) evergreen shrub, with a mature growth of at least 8' in height, shall be installed for every five (5) linear feet of fence or wall on the side of the fence or wall facing a neighboring property or public right-of-way. The minimum shrub shall be a minimum of 5 gallons in size and shall be nursery stock with well-developed root systems. All planted areas shall be properly maintained and shall be provided with an irrigation system or a readily available water supply to ensure continuous healthy growth and development.

H. Additional requirements.

- i. The primary building façade shall face the street. When located on a corner, the primary façade shall face the higher order street.
- ii. All sides of all buildings are to be treated with the same architectural style, materials, and details as the primary façade.
- iii. A single building or development or multiple buildings within a development must maintain a consistent architectural theme. Architectural design, building materials, colors, forms, roof style and detailing should all work together to express a harmonious and consistent design. This includes, but is not limited to, signage, gasoline pump canopies or other accessory structures.
- iv. Building elements must not function as signage. The appearance of "franchise architecture", where the building functions as signage is prohibited. Incorporation of franchise or business design elements unique or symbolic of a particular business must be inobtrusive and secondary to the overall architectural design.
- v. Access ways and parking lots shall be paved or, at the discretion of the Planning Director, may be surfaced using low-impact, contextual materials. Parking shall generally be located to the side of the building.

I. Exterior materials and features prohibited:

- i. Plywood, cinderblock, unfinished poured concrete, unfaced concrete block, plastic and/or metal.
- ii. Partial (less than three sides) mansard roofs, flat roofs without a pediment, unarticulated roofs having a length exceeding 50 feet.
- iii. Unarticulated facades having a length exceeding 50 feet.
- iv. Incongruous architectural details or color contrasts as determined by the DSR or BZA.
- v. Chain link or woven metal fences.

- vi. Reflective materials, including highly reflective glass. Window painting or view-blocking techniques are generally not permitted.
- vii. Design elements that may function as signage, roof lights, exposed neon lighting, exposed neon signage, illuminated trim of buildings or building elements, translucent awnings or illumination of translucent awnings, or any other undesirable design element, as determined by the DSR.

J. Screening.

- i. Mechanical equipment should not be located on the roof of a structure unless the equipment can be screened. The mechanical equipment should be clustered as much as possible. All rooftop equipment must be painted to match the surrounding rooftop color, if anticipated to be visible from any existing or future surrounding building, property or street. All mechanical equipment such as compressors, air conditioners, communications equipment, and any other type of mechanical equipment must be screened on all sides to full height by building parapet walls or other building elements that appear as integral elements of the overall building design, unless approved otherwise by the DSR.
- ii. Ground level mechanical equipment shall be screened with landscaping and architectural walls using materials compatible with the building.
- iii. Loading, service, and trash areas must be screened with walls that match the building materials and colors. Screen walls must be of sufficient height to fully screen utility areas from public view.

8:9.5 Nonconforming lots.

If a lot of record at the time of adoption of this ordinance does not contain sufficient land area and/or lot width to meet the minimum lot size requirements of the EOD, such lot may be used for a residential use, as a building or placement site for a structure permitted in the district provided the following:

- A. There is conformance to the minimum yard setback requirements set forth in this ordinance for the district in which the use is located.
- B. All other standards of the zoning ordinance are met.
- C. Administrative adjustment for nonconforming lots.
 - i. Purpose: Administrative adjustments are specified deviations from otherwise applicable development standards where development is proposed that would be:
 - a. Compatible with surrounding land uses;
 - b. Harmonious with public interest; and
 - c. Consistent with the purposes of this Zoning Ordinance.
 - ii. Applicability: The DSR shall have authority to authorize an adjustment of up to twenty (20) percent of any numerical standard set forth in Article 8. No administrative adjustment shall increase the overall density or intensity of development.

ARTICLE 11. CONDITIONAL USE REVIEW AND REGULATIONS¹

11:1. Purpose and findings.

The county zoning ordinance provides for certain uses that, because of unique characteristics or potential impacts to adjacent land uses, are not permitted in zoning districts as a matter of right but which may, under appropriate standards set forth in the zoning ordinance or by the planning commission, be approved. These uses shall be permitted after plans prove adherence to the conditions through a zoning permit, zoning certification or site plan review and approval by the DSR.

No inherent right exists to establish a conditional use. Such authorization must be approved after satisfaction of a specific set of circumstances and conditions, in some cases applied by the planning commission. Each application and situation is unique. Every conditional use approval shall at a minimum be required to comply with all applicable regulations and rules in the county zoning ordinance and land development regulations and applicable industry or case specific conditions to ensure that the use can be appropriately accommodated on the specific property; that it will conform to the comprehensive plan; that it can be constructed and operated in a manner that is compatible with the surrounding land uses and overall character of the community; and that the public interest, health, safety, and general welfare will be promoted in some cases. Mere compliance with the generally applicable requirements however may not be sufficient, and additional measures and conditions may be necessary to mitigate the impact of the proposed development.

(Ord. No. 11-24, § 8, 9-6-11)

11:2. Conditional use review applicability.

The provisions of this section apply to any application for approval of a conditional use. Conditional uses are those uses that are generally compatible with the land uses permitted by right in a zoning district but that require individual review of their location, design, and configuration, and the imposition of conditions or mitigations in order to ensure the appropriateness of the use at a particular location within a given zoning district. This manner of approval is not required for any use permitted by right in a given zoning district.

(Ord. No. 11-24, § 8, 9-6-11)

11:3. Initiation.

Any landowner or that owner's authorized representative may apply for a conditional use review for a specific use by filing an application with the DSR at least three weeks prior to the desired planning commission meeting if the request is subject to planning commission review or at the time of application for site plan, zoning permit, or zoning certification if subject to DSR review.

¹Editor's note(s)—Ord. No. 11-24, § 8, adopted September 6, 2011, amended article 11 in its entirety to read as herein set out. Formerly, article 11, sections 11:1—11:6, pertained to provisions for conditional uses, and derived from an ordinance adopted November 13, 2007, and Ord. No. 08-11, § 8, adopted May 5, 2008.

In cases where planning commission review of the conditional use is required, the applicant shall provide at minimum a full narrative discussing the proposal and a site plan with sufficient refinement to adequately represent the proposed use and site layout.

(Ord. No. 11-24, § 8, 9-6-11)

11:4. Review authority.

Uses subject to industry specific conditions are approved by the DSR by issuance of a zoning permit, zoning certification or site plan development permit by demonstrating adherence to the conditions during review and construction. In cases where certain conditional uses are proposed for parcels adjacent to residential areas, public parks, day cares, religious uses, historic and archaeological sites (listed on the National List of Historic Places or identified by the state department of archives and history) or environmentally sensitive areas (protected lands, critical habitat for endangered species and receiving waterways as defined by DHEC OCRM), the planning commission shall review and decide upon any additional case specific conditions appropriate to add to the land use proposal after considering the recommendation of the DSR. Industries requiring planning commission review of conditions if triggered by the aforementioned adjacent uses include the following:

Sector 31-33: Manufacturing

Sector 42: Wholesale Trade

Sector 48-49: Transportation and Warehousing

Sector 56: Waste Management and Remediation Services

In all cases, the DSR reviews the final plans submitted by the applicant for the desired permit and enforces all conditions. Failure to satisfy industry specific conditions noted in this chapter or case specific conditions required by the planning commission will prevent the issuance of a zoning permit, zoning certification or site plan approval for a conditional use. Administrative appeal of any determination of the DSR is heard by the board of zoning appeals consistent with procedures outlined in article 3. In cases where industry specific conditions or case specific conditions required by the planning commission cannot be met, the BZA has the authority to hear and decide upon variances in cases of hardship as outlined in article 3.

(Ord. No. 11-24, § 8, 9-6-11)

11:5. Case specific conditions.

When considering uses subject to their review the planning commission may impose case specific conditions, including reasonable standards, conditions, or requirements, in addition to or that supersede any standard specified in the zoning ordinance or land development regulations as it may deem necessary to protect the public interest and welfare. However, if conditions cause hardship, the landowner or applicant may be eligible to be granted a variance from the case specific conditions by the BZA. Such additional standards may include, but need not be limited to:

1. Dedication or reservation of land;
2. Creation of restrictive covenants or easements;
3. Enhanced setbacks;
4. Yard requirements;
5. Increased screening or landscaping requirements;
6. Area requirements;

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7. Development phasing;
 8. Standards pertaining to traffic, circulation, noise, lighting, hours of operation, protection of environmentally sensitive areas, and similar characteristics;
 9. Provision of sustainable features, solar or other renewable energy source, rain water capture, storage and treatment.
 10. Require that a performance guarantee acceptable in form, content, and amount to the DSR and county attorney be posted by the applicant to ensure continued compliance with all conditions and requirements as may be specified.

(Ord. No. 11-24, § 8, 9-6-11)

11:6. Consideration for determining case specific standards for Sector 31-33: Manufacturing, Sector 42: Wholesale Trade, Sector 48-49: Transportation and Warehousing, Sector 56: Waste Management and Remediation Services when subject to planning commission review.

During review the planning commission shall ensure the proposal shall have no more adverse effects on health, safety, or comfort of persons living or working in the neighborhood, or shall be no more injurious to property or improvements in the neighborhood than would any other use generally permitted in the same district. In making a determination of case specific conditional standards, consideration shall be given to the following factors which may assist with development of additional conditions (including but not limited to):

1. Appropriateness of design and operation so as to be compatible with the existing or intended character of the general vicinity and so as not to change the essential character or negatively impact aesthetics of the area and/or corridor in which it is proposed;
2. Appropriateness of location, type, and height of buildings or structures;
3. Appropriateness of the type and extent of landscaping and screening on the site is sufficient; and
4. Consistency with any policy of the comprehensive plan that encourages mixed uses and/or densities.
5. Availability of utilities and services such as highways, streets, police and fire protection, drainage structures, water and sewage facilities.
6. Minimization of traffic hazards and to minimize traffic congestion on the public roads.
7. Mitigation of vibration, noise, odor, dust, smoke, or gas.
8. Avoidance of impact to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted nor substantially diminish or impair the property values within the neighborhood.
9. Avoidance of designs that may impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.
10. Avoidance of detrimental impact or endangerment to the public health, safety, morals, comfort, or general welfare.
11. Compatibility with the goals, objectives, and policies of the county comprehensive plan and promote the intent of the zoning district in which the use is proposed.
12. Appropriateness of the hours of operation.

The planning commission has the authority to request additional information related to the use/site and, where necessary, require additional mitigating steps to ensure that the proposed use is compatible with the surrounding land uses as noted in the previous section (11:5).

(Ord. No. 11-24, § 8, 9-6-11)

11:7. Industry specific conditional use regulations.

The industry specific conditions contained in this section are intended to ameliorate the impact and improve the siting of uses, buildings, and projects whose design and/or operational characteristics could adversely affect surrounding property and environmental conditions. To this end, standards and criteria over and above those set forth elsewhere in this ordinance are imposed herein on all conditional uses listed on Table 6.1 and set out below.

11:7.1. Sector 112111: Livestock, except feedlots.

1. The parcel size shall be a minimum of two acres.
2. The number of animals permitted shall be limited to no more than one per every 6,000 square feet.
3. All buildings or structures (excluding fences) shall be located a minimum of 150 feet from the property line.

11:7.1.A. Sector 11531: Forestry.

- a. All Forestry Activities must meet the criteria as defined in Act No. 48 of 2009.

11:7.2. Sector 1123: Poultry and eggs.

1. The parcel size shall be a minimum of two acres.
2. The number of animals permitted shall be limited to no more than one per every 6,000 square feet.
3. All buildings or structures (excluding fences) shall be located a minimum of 150 feet from the property line.

11:7.3. Sector 1129: Animal specialties.

1. The parcel size shall be a minimum of two acres.
2. The number of animals permitted shall be limited to no more than one per every 6,000 square feet.
3. All buildings or structures (excluding fences) shall be located a minimum of 150 feet from the property line.

11:7.3.A. Sector 1129: Horse and Equine.

1. The parcel size shall be a minimum of two acres.
2. The number of animals permitted shall be limited to no more than one per every one-half acre.
3. Horse stables shall be a minimum of 150 feet from any residential property line. No corral or riding area shall be permitted within 25 feet of any residential property line.

11:7.4. Sector 21: Mining and mine operation.

1. Article 6:1, Table 1 "Mining" encompasses "Mining and mine operation".

2. Mining and mine operation must have all required state and federal permits and meet the requirements of all state and federal statutes and regulations.
3. For the purposes of section 16:2, mining and mine operation shall be deemed to be a manufacturing use.
4. Mining and mine operation must meet all applicable roadway improvement standards.
5. Mining and mine operation must meet the following setbacks:

Setback Requirements for Mining and Mine Operation

Required Setbacks Where Permitted	Adjacent Zoning						
	RE	RC	RP	R	CC	GC	ID
From Property Line	50'	1,000'	300'	1,000'	1,000'	300'	100'
From Existing Residential Structures*	N/A	N/A	1,000'	N/A	N/A	1,000'	N/A
* Residential structures existing when submittal deemed complete.							

11:7.5. Sector 22132: Treatment.

1. Maximum 30,000 gallons per day.

11:7.5.B. Sector 22114: Solar electric power generation—Accessory solar.

Where solar electric power generation is allowed as a conditional use and considered accessory solar, such uses shall meet the following requirements:

1. A solar collection device or combination of devices are to be designed and located to avoid directing glare or reflection onto adjacent properties and adjacent roadways and shall not interfere with traffic or create a safety hazard.
2. A plan must be submitted showing the proposed location of solar panels, the arrangement of the panels, distance from the roof, pitch of the finished roof, and distance from the proposed site improvements to all property lines.
3. Solar energy system components must have a UL listing and must be designed with anti-reflective glare coatings to minimize solar glare, and the entire system must meet all requirements of the prevailing edition of the National Electric Safety Code and the International Fire Code.
4. Written authorization from the local public utility company acknowledging that it has been informed of the applicant's intent to install an interconnected (i.e., back into the public utility grid) customer-owned generator and that it also approves such connections shall be provided by the applicant.
5. Roof-mounted solar collector systems shall meet the following additional standards:
 - a. The system shall comply with the maximum height standards for the zone in which it is located, provided that a roof-mounted system shall not extend more than the width of the panel above the roofline of the structure on which it is mounted, and be in accordance with the manufacturer's recommendation for exposure above the roof line
 - b. Panels and all component parts shall be installed per manufacturer's specifications.
 - c. The collector surface and mounting devices for roof-mounted systems shall not extend beyond the exterior perimeter of the building on which the system is mounted or built.

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- d. Roof mounted systems shall be located so as not to impede the ability of emergency personnel to access the roof for firefighting purposes.
6. Ground mounted solar collector systems shall meet the following additional standards:
- a. Ground mounted accessory collector systems in the commercial/industrial districts shall not exceed the height restriction of the district for accessory buildings.
 - b. In residential and rural preservation districts, the location of solar panels shall be limited to the side and rear of the structure and rear lot only, within applicable setback requirements, and shall not exceed eight feet in height.
 - c. Ground mounted accessory collector systems in parking lots or over travel lanes in commercial areas shall have a minimum bottom edge clearance above the travel surface of 14 feet and six inches.
 - d. Ground mounted systems shall be located so as not to impede the ability of emergency personnel to access the site for firefighting purposes.
 - e. Maximum area coverage. For residential properties, a ground-mounted solar energy system shall not exceed 50 percent of the footprint of the principal building served or 1,000 square feet per ½ acre, whichever is greater.
 - f. Solar panels shall be placed such that concentrated solar radiation or glare shall not be directed onto other properties or public access areas.
 - g. Mounting hardware and framing shall be non-reflective or matte black in color.
 - h. Panels, ground mounts, and all component parts shall be installed per manufacturer's specifications.
 - i. A ground-mounted system shall not be located over a septic system, leach field area or identified reserve area unless approved by the health department.
 - j. If located in a floodplain or an area of known localized flooding, all panels, electrical wiring, automatic transfer switches, inverters, etc. shall be located above the base flood elevation.

11:7.6. Sector 235: Special trade contractors.

- 1. Screen on-site storage and construction vehicles as required in section 12.8.

11:7.7. Sector 31-33: Manufacturing.

- 1. No such use shall be located closer than 1,000 feet to the property line of any existing residential use, church, school, historical place or public park.

11:7.8. Sector 42: Wholesale trade.

Sector 421140. Used Motor Vehicle Parts and Sector 42193. Recyclable Materials:

- 1. The use shall be consistent with the most current Jasper County Solid Waste Management Plan.
- 2. No such use shall be located closer than 1,000 feet to any residential use, church, school, historical place or public park, measured from the property line.
- 3. No such use shall be located within view of and/or 1,000 feet of Interstate I-95, US 17, US 17A, US 278, US 301, US 321, US 601, SC 46, SC 170, SC 315, and SC 462 from I-95 (Exit 28) to Highway 170 (North Okatie Highway).
- 4. The outdoor operations area, including parking and storage areas, shall be located outside the 100 year floodplain.

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5. No material incapable of being reused or recycled in some form shall be placed in open storage.
 6. No material shall be placed in open storage in such a manner that it is capable of being transferred out by wind, water, or other causes.
 7. All paper, rags, cloth and other fibers, and activities involving the same other than loading and unloading shall be within fully closed buildings.
 8. All materials and activities not within fully enclosed buildings shall be enclosed on all sides by a chain link fence with evergreen screening of an approved type, a wooden privacy fence, or fencing of other material which has been given approval by the DSR. All metal or wooden fence posts shall have at least one-third of their length below ground level and shall be set in hard packed clay or concrete. All metal fence posts shall be treated with an anti-corrosive coating. All wooden posts shall be pressure treated or creosote coated lumber with at least a four inch by four inch nominal cross section.
 - a. The term "fence" shall mean an eight foot tall chain link, wooden fence, or fencing of other material which has been given approval by the DSR, which forms a substantial physical barrier which completely surrounds the operations area, including all recyclable material and non-recyclable materials defined as "junk" in article 18 of the Jasper County Zoning Ordinance, and shields the operation area and recyclable material and non-recyclable materials from view, and is capable of withstanding the effects of the local climate.
 - b. The term "evergreen screening" shall mean evergreen trees or shrubs with a minimum height of five feet at time of installation, and not less than eight feet when mature; spacing shall be based upon the species used so that at maturity the body of the branches of the tree or shrub shall not be more than one foot from the body of the adjacent planting. Acceptable species include, but are not limited to, Ligustium, Euonymous, Leyland Cypress, White Pine, Cedar, Arborvitae, Hemlock, and upright varieties of Juniper, Holly and Yew.
 - c. Landscaping is required outside of the fencing when evergreen screening is not used. One evergreen shrub shall be installed for every five linear feet of fence on the side of the fence facing a neighboring property or public right-of-way. The minimum shrub shall be three to five gallons in size and shall be nursery stock with well-developed root systems. All planted areas shall be properly maintained and shall be provided with an irrigation system or a readily available water supply to ensure continuous healthy growth and development.
 9. In addition to the fencing requirements, buffering and landscaping requirements shall be met in accordance with article 12:8.
 10. No items/materials may be stacked higher than the required fencing.
 11. All activity conducted on the premises must be contained within the visual screen, and the fencing shall be securely locked unless being actively and contemporaneously supervised.
 12. Disposal of garbage unrelated to motor vehicles shall be in an approved container and regularly maintained. Open dumping of garbage shall be prohibited.
 13. No outdoor burning of any material other than material specifically designed or suitable for the purpose of employee comfort. Any exception must be approved by state or local fire officials given a minimum of 24 hours' notice of such burn.
 14. Upon receiving an appliance, vehicle, or any other material for recycling purposes, the business shall remove, as applicable, the battery, lubricants, fluids, coolants, refrigerants, and the like and shall recycle or dispose of same in accordance with all applicable state and federal laws regarding disposal of waste and hazardous materials.

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15. Disposal of toxic/hazardous matter is prohibited anywhere without a state permit.
 16. At least 75 percent of the total volume of each separated material type received during a calendar year and remaining on site from a previous year shall be used, reused, recycled, or transferred to a different site for use, reuse, or recycling
 17. Storage of items/materials shall be so arranged as to permit easy access for firefighting purposes.
 18. New construction, expansion or renovation of these facilities shall require submission to the planning commission of a storm water management plan using best management practices designed to protect adjacent properties, wetlands, ditches and watersheds.
 19. Certain activities permitted by DHEC or other state or federal agencies may require a bond, letter of credit or other form of financial security to provide for de-commission, clean-up and/or close-out of these facilities. No development permit or business license for activities requiring such financial securities shall be issued by Jasper County unless the county is provided a copy of such financial security, and the financial security must also be in favor of Jasper County, if available as part of the State's financial security, to cover any costs or expenses incurred by the county in the event the operation or condition of the facility result in the need to abate a nuisance situation, ameliorate a public health or safety condition, clean-up , decommission and/or close-out the facility. In the event Jasper County cannot for whatever reason be included as a covered party under the state financial security, or it is more efficient and economical to provide a separate financial security to the County, then a separate financial security may be provided to the county instead.
 - a. In the event a financial security is not required by DHEC as part of its permitting requirements, or no DHEC permit is required, nonetheless, a letter of credit or other financial security in favor of the county approved by the county administrator is required before either a development permit or business license can be issued, to be in an amount no less than the total capacity of the facility at a rate of \$60.00 per cubic yard.

11:7.9. Sector 441; Motor Vehicles, Retail Trade.

1. Minimum lot size one acre.
2. Automobile hoods shall not be propped up as a form of advertising or to draw attention.
3. No banners are allowed.
4. Maximum number of automobiles for sale shall not exceed 25 at any time.
5. Retail sales of motor vehicle parts shall not be allowed.
6. Maintenance, service, or dismantling of motor vehicles shall not be allowed.
7. Other than motor vehicles for sale, outside storage shall not be allowed.
8. Outdoor speaker systems shall not be allowed.
9. Hours of operation are limited to Monday - Saturday from 8:00 a.m. - 8:00 p.m.
10. A structure consisting of a minimum of 400 square feet must be provided for an office with a restroom facility.
11. Where an existing residential use is adjacent to the site, a visually opaque screen shall be provided. An opaque screen may be composed of a wall, fence, building, landscaping, landscaped berm, or combination thereof. Natural vegetation may also be used to meet screening requirements.
12. A site plan is required in accordance with the Jasper County Land Development Regulations.

11:7.9A. *Sector 441310: Automotive parts and accessories store.*

1. Buildings limited to 5,000 square feet.
2. No outdoor display and storage.

11:7.10. *Sector 4441: Lumber and building materials.*

1. Buildings limited to 5,000 square feet.
2. No outdoor display and storage.

11:7.10.A. *Sector 447: Gasoline Stations.*

- a. No more than two (2) single or double-sided fuel pumps are permitted.
- b. Fuel islands shall not be located in the front yard unless permitted by the BZA due to physical site limitations or constraints.

11:7.10.B. *Sector 45393: Manufactured Home Dealers.*

- a. Sales office only.
- b. No inventory or models allowed.

11:7.11. *Sector 45431: Fuel dealers.*

11:7.11A. *Sector 484210: Used household and office goods moving.* Where used household and office goods moving is allowed as a conditional use, such uses shall meet the following requirements:

- A. No outdoor display and storage.
- B. Adequate access must be provided for anticipated truck traffic.
- C. Structures must meet screening and buffering requirements per article 12.
- D. Article 16: Manufacturing use performance standards apply to this specific use.
- E. Hours are limited to 7:00 a.m. to 7:00 p.m., Monday to Saturday.
- F. Vehicles used for this specific use shall not exceed FHWA Class 8.

11:7.11.B. *Sector 488410: Motor Vehicle Towing and Sector 561491, Repossession Services.*

1. In the General Commercial District, Industrial Development District and the Mixed Business District, the use shall be at least 250 feet from any existing residential developed property, measured from the property line.
2. Vehicles and/or any outdoor storage shall be stored to the rear of the principal structure and completely screened (100 percent opacity) from adjacent properties using berms, fencing, landscaping, buildings or a combination thereof.
3. Screening shall be a minimum of eight feet in height and a maximum of ten in height. Tin is not allowed.
4. Landscaping is required for all outdoor storage areas. One evergreen shrub shall be installed for every five linear feet of screened area on the side of the screened area facing a neighboring property or public right-of-way. The minimum shrub shall be three to five gallons in size and shall be nursery stock with well-developed root systems. All planted areas shall be properly maintained and shall be provided with an irrigation system or a readily available water supply to ensure continuous healthy growth and development.

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5. In addition to the outdoor screening requirements, buffering and landscaping requirements shall be met in accordance with article 12:8.
 6. The number of vehicles stored on site shall be limited to ten vehicles; storage of more than ten vehicles shall constitute a junkyard.
 7. Individual vehicles shall not be stored more than 90 consecutive days unless the owner or operator of the establishment demonstrates steps have been taken to remove the vehicles from the premises using the appropriate legal means.

11:7.12. *Sector 5131: Communications and antenna.*

New towers:

1. All new towers shall be designed to accommodate additional antennas equal in number to the applicant's present and future requirements.
2. The proposed structure will not endanger the health and safety of residents, employees, or travelers, including, but not limited to, the likelihood of the failure of such structure; and all applicable safety code requirements shall be met.
3. The proposed structure will not impair the use of or prove detrimental to neighboring properties.
4. The proposed structure is necessary to provide a service that is beneficial to the surrounding community.
5. The proposed tower is located in an area where it does not substantially detract from aesthetics and neighborhood character.
6. The proposed use is consistent with potential land uses as outlined in the comprehensive plan.
7. Towers or antennas shall not be painted or illuminated unless otherwise required by state or federal regulations.
8. No tower or antenna shall be located within 1,000 feet of an existing tower or antenna, except where the applicant certifies that the existing tower does not meet the applicant's structural specifications and applicant's technical design requirements, or that a co-location agreement could not be obtained after mediation.
9. Towers or antennas shall have a maximum height of 185 feet.
10. Tower or antennas shall be located such that adequate setbacks are provided on all sides to prevent the tower's fall zone from encroaching onto adjoining properties. Should this fall zone encroach onto another property, a recorded easement may be prepared and signed by the adjacent property owner to ensure that no structure will be built within the fall zone. In addition to the tower's fall zone, the permitted uses shall meet the setback requirements of the underlying zoning district in which it is located.
11. Landscaping shall be required as follows:
 - a. Around the base of the communication tower, outside of the security fence, at least one row of evergreen plant material capable of forming a continuous screen at least six feet in height shall be provided, with individual plantings spaced not more than five feet apart. In addition, at least one row of evergreen trees with a minimum two inches DBH (diameter at breast height) measured three and one-half feet above grade, at the time of planting and spaced not more than 25 feet apart shall be provided within 50 feet of the perimeter security fence.

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- b. The landscaping requirements may be waived in whole or in part by the DSR if it is determined that existing natural vegetation provides adequate screening or if the DSR determines that the landscaping requirements are not feasible due to physical constraints or characteristics of the site on which the communication tower is to be located.
 - c. All required landscaping shall be installed according to established planting procedures using good quality plant materials.
 - d. A certificate of use and occupancy shall not be issued until the required landscaping is completed in accordance with the approved landscape plan and verified by an on-site inspection by the DSR unless such landscaping has been waived in accordance with subsection b. above. A temporary certificate of use and occupancy may, however, be issued prior to completion of the required landscaping if the owner or developer provides to the county a form of surety satisfactory to the county attorney and in an amount equal to the remaining plant materials, related materials, and installation costs as agreed upon by the DSR and the owner or developer.
 - e. All required landscaping must be installed and approved by the first planting season following issuance of the temporary certificate of use and occupancy or the surety bond will be forfeited to the county.
 - f. The owners and their agents shall be responsible for providing, protecting, and maintaining all landscaping in healthy and growing condition, replacing unhealthy or dead plant materials within one year or by the next planting season, whichever first occurs. Replacement materials shall conform to the original intent of the landscape plan.
 - g. Eight-foot high fencing shall be provided around the communication tower and any associated structure.
12. A single sign for the purposes of emergency identification shall be permitted. The permitted sign shall not exceed two square feet in area and shall be attached to the fence surrounding the tower. Under no circumstances shall any signs for purposes of commercial advertisement be permitted.
 13. Each parcel on which a communication tower is located must have access to a public road 20 feet in width.

Submittal information:

1. One copy of typical specifications for proposed structures and antenna, including description of design characteristics and material.
2. A current map or update of an existing map on file, showing locations of applicant's antenna, facilities, existing towers, and proposed towers which are reflected in public records, serving any property.
3. Identification of the owners of all antennae and equipment to be located on the site.
4. Written authorization from the site owner for the application.
5. Evidence that a valid FCC license for the proposed activity has been issued.
6. A line of sight analysis showing the potential visual and aesthetic impacts on adjacent residential districts.
7. A written agreement to remove the tower and/or antenna within 120 days after cessation of use. Must put a bond up front for the removal of the tower.

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8. A certificate from a registered engineer that the proposed facility will contain only equipment meeting FCC rules, together with written indemnification of the affected government and proof of liability insurance or financial ability to respond to claims up to \$1,000,000.00 in the aggregate which may arise from operation of the facility during its life, at no cost to the county.
 9. A statement shall be submitted from a registered engineer that the NIER (non-ionizing electromagnetic radiation) emitted there from does not result in a ground level exposure at any point outside such facility which exceeds the lowest applicable exposure standards by any regulatory agency of the United States Government or the American National Standards Institute. For roof mounted communication towers, the statement regarding the NIER shall address spaces, which are capable of being occupied within the structure on which the communication tower is mounted.
 10. Communication towers and their foundations shall meet the requirements of the current building code for wind and seismic loads. Drawings and calculations shall be prepared and sealed by a South Carolina registered professional engineer and shall be submitted with the building permit application.
 11. Satisfactory evidence shall be submitted, with the building permit application for a freestanding communication tower, that alternative towers, buildings, or other structures do not exist within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from AM towers.
 12. Prior to issuance of a building permit, applicants shall provide documentation that the proposed communication tower has been reviewed by the FAA, if so required, and that a finding of no hazard to air navigation has been determined. Copies of the plans shall also be provided for comment to the Ridgeland Airport and Savannah/Hilton Head International Airport, prior to the issuance of permits. If any airport has an objection to the proposed tower, an advisory conference composed of airport officials, county officials and representatives of the communication company(ies) shall be convened. The results and findings of such conference shall be presented to the DSR prior to any permit being issued. Because the proximity of communication towers near aeronautical facilities affects the safety of the public, careful consideration should be given to the results and findings and such may be grounds for the DSR denying the issuance of a permit or requiring that certain additional requirements be imposed as a condition for the issuance of a permit.
 13. Site plan, which shall include the following information:
 - a. The location of tower(s), guy wires and anchors (if any);
 - b. Tower height;
 - c. Transmission building and other accessory uses;
 - d. Existing structures and proposed structures;
 - e. Fall zone;
 - f. Parking;
 - g. Access;
 - h. Landscaped areas;
 - i. Fences;
 - j. Adjacent land uses; and

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- k. Photos of site and immediate area.

Existing towers:

1. The increase in height to the existing transmission tower shall not exceed 25 feet; and communication towers on buildings, the maximum height shall be 20 feet above the roofline of buildings 50 feet or less in height, and 40 feet above the roofline of buildings 50 feet in height or greater. In addition, with the exception of towers constructed for aeronautical purposes, communication towers may not penetrate any imaginary surface, as described in Title 14 of the Code of Federal Regulations, Federal Aviation Regulation (FAR) Part 77, associated with existing or proposed runways at any publicly owned airport;
2. The total number of antennae added to an existing transmission tower shall not exceed six; and
3. Any additions, changes, or modifications that are proposed to the site or its components, proper plans, specifications, and calculations shall be submitted for permit approval to the DSR. Drawings indicating various types of antenna(s) to be located on the communication tower shall be submitted at the time of the permit application.

11:7.13. *Sector 51412: Libraries.*

11:7.14. *Sector 53113: Mini-warehouses.*

1. No such use shall be located closer than 250 feet to the property line of any existing residential use, church, school, historical place or public park.
2. Screen units from public right-of-way as required in section 12.8.
3. Minimum lot size of one acre; maximum lot size of five acres.

11:7.15. *Sector 5621: Waste collection.*

1. Shall be consistent with the most current county solid waste management plan.

11:7.16. *Sector 562212: Solid waste landfill.* Shall be consistent with the most current county solid waste management plan. Solid waste landfills are divided by this section into two categories and regulated as follows:

A. *Sanitary Landfills (Class 3).*

1. The boundary of the fill area shall not be located within 1,000 feet of any residence, day-care center, church, school, hospital or publicly owned recreational park area. The state will determine whether the proposed landfill or landfill expansion meets this requirement prior to publication of the notice of intent to file a permit application pursuant to Part I, Section D.1 of the state regulation.
2. The boundary of the fill area shall not be located within 200 feet of any property line not under control of the permittee.
3. The boundary of the fill area shall not be located within 200 feet of any surface water that holds visible water for greater than six consecutive months, excluding ditches, sediment ponds, and other operational features on the site.
4. The boundary of the fill area shall not be located within the distances designated below from any well used as a source of water for human consumption that is in a hydrologic unit potentially affected by the landfill. Exemptions may be granted if the applicant can demonstrate to the satisfaction of the DSR and state that the hydrologic conditions below the landfill provide protection to the aquifer in use.

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- a. The boundary of the fill area shall not be located any closer than 500 feet from a well hydraulically up gradient of the landfill.
 - b. The boundary of the fill area shall not be located any closer than 750 feet from a well hydraulically side gradient of the landfill.
 - c. The boundary of the fill area shall not be located any closer than 1,000 feet from a well hydraulically down gradient of the landfill.
 5. Waste material shall not be placed on or within any property rights-of-ways or 50 feet of underground or above ground utility equipment or structures, i.e., water lines, sewer lines, storm drains, telephone lines, electric lines, natural gas lines, etc., without the written approval of the impacted utility.
 6. A geotechnical engineering firm approved by the DSR shall render a written opinion that, to the best professional judgment, the formations being used to contain the waste are impermeable and that surrounding ground water sources will not be contaminated.
 7. The facility shall be enclosed by an eight-foot high opaque fence or wall structure on all sides visible from the street serving the facility and an opaque cyclone fence on the remaining unexposed boundaries.
 8. A plan showing restoration of the site on completion of use as a landfill shall accompany the request.
- B. *Construction and demolition landfills (Class 2).*
1. The boundary of the fill area shall not be located within 1,000 feet of any residence, school, day-care center, church, hospital, or publicly owned recreational park areas. The state will determine whether the new landfill or expansion of an existing landfill meets this requirement prior to the publication of the notice of intent to file a permit application pursuant to Part I, Section D.1 of the state regulation.
 2. The boundary of the fill area shall not be located within 100 feet of any property line.
 3. A landfill located in a 100-year floodplain shall demonstrate that engineering measures have been incorporated into the landfill design to ensure the landfill will not restrict the flow of the 100-year flood, reduce the temporary water storage capacity of the floodplain, minimize potential for floodwaters coming into contact with waste, or result in the washout of solid waste so as to pose a hazard to human health or the environment.
 4. The landfill shall be in compliance with applicable requirements concerning wetlands imposed by U.S. Army Corps of Engineers, the U.S. Environmental Protection Agency, and the department of health and environmental control.
 5. Access to the landfill shall be controlled through the use of fences, gates, berms, natural barriers, or other means to prevent promiscuous dumping and unauthorized access.
 6. The boundary of the fill area shall not be located within 200 feet of any surface water that holds visible water for greater than six consecutive months, excluding drainage ditches, sedimentation ponds and other operational features on the site.
 7. The boundary of the fill area shall not be located within 100 feet of any drinking water well. A greater buffer may be required for compliance with the state's bureau of water requirements.
 8. Waste material shall not be placed on or within any property rights-of-way or 50 feet of underground or above ground utility equipment or structures, i.e., water lines, sewer lines,

storm drains, telephone lines, electric lines, natural gas lines, etc., without the written approval of the impacted utility.

9. Owners/operators of all Class 2 landfills located within 10,000 feet of any runway end used by turbojet aircraft or within 5,000 feet of any airport runway end used by only piston-type aircraft shall demonstrate that the units are designed and operated so that the Class 2 landfill does to pose a bird hazard to aircraft.
10. Owners/operators proposing to site new Class 2 landfills and lateral expansions located within a five-mile radius of any airport runway end used by turbojet or piston-type aircraft shall notify the affected airport and the Federal Aviation Administration (FAA).
11. No material shall be placed in open storage or areas in such a manner that is capable of being transferred out by wind, water, or other causes.
12. All materials and activities shall be screened in such fashion as not to be visible from off-site. The provisions of this subsection may be waived by the DSR where such facility will be utilized for a period not to exceed 90 days.

11:7.17. *Sector 562213: Solid waste incinerators.*

1. Shall be consistent with the most current county solid waste management plan.

11:7.18. *Sector 56292, Material Recovery Facilities (including single stream recycling).*

1. The use shall be consistent with the most current Jasper County Solid Waste Management Plan.
2. The material recovery facility may only accept non-food items, such as, glass, newspaper, cardboard, metal, construction and demolition debris, or other similar materials. Sewage or hazardous substances shall not be permitted.
3. All recovery and storage activities shall be conducted within an enclosed building with a concrete floor. Doors may remain open during active operations but must be closed otherwise and should not face the right-of-way; nor should they be visible from adjacent properties through the use of complete screening (100 percent opacity) using berms, fencing, landscaping, buildings or a combination thereof
4. Recovered wood, concrete, and dirt may be stored outside temporarily, but shall not be stacked or stored higher than the required fencing.
5. All areas adjacent to the transfer point, such as the tipping floor, the turning area, and the area supporting the trailer while it is being packed, shall be paved with concrete.
6. Adequate standing and parking facilities shall be provided on the site so that no packers or other collection vehicles at any time stand on a public right-of-way waiting entrance to the site.
7. All materials and activities not within fully enclosed buildings shall be enclosed on all sides by a chain link fence with evergreen screening of an approved type, a wooden privacy fence, or fencing of other material which has been given approval by the DSR. All metal or wooden fence posts shall have at least one-third of their length below ground level and shall be set in hard packed clay or concrete. All metal fence posts shall be treated with an anti-corrosive coating. All wooden posts shall be pressure treated or creosote coated lumber with at least a four inch by four inch nominal cross section.
 - a. The term "fence" shall mean an eight foot tall chain link, wooden fence, or fencing of other material which has been given approval by the DSR, which forms a substantial physical barrier which completely surrounds the operations area, including all recyclable material and non-recyclable materials defined as "junk" in article 18 of the Jasper County Zoning

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- Ordinance, and shields the operation area and recyclable material and non-recyclable materials from view, and is capable of withstanding the effects of the local climate.
- b. The term "evergreen screening" shall mean evergreen trees or shrubs with a minimum height of five feet at time of installation, and not less than eight feet when mature; spacing shall be based upon the species used so that at maturity the body of the branches of the tree or shrub shall not be more than one foot from the body of the adjacent planting. Acceptable species include, but are not limited to, Ligustium, Euonymous, Leyland Cypress, White Pine, Cedar, Arborvitae, Hemlock, and upright varieties of Juniper, Holly and Yew.
 - c. Landscaping is required outside of the fencing when evergreen screening is not used. One evergreen shrub shall be installed for every five linear feet of fence on the side of the fence facing a neighboring property or public right-of-way. The minimum shrub shall be three to five gallons in size and shall be nursery stock with well-developed root systems. All planted areas shall be properly maintained and shall be provided with an irrigation system or a readily available water supply to ensure continuous healthy growth and development.
- 8. Screening, buffering and landscaping requirements shall be met in accordance with article 12:8. Buildings viewable from a public right-of-way are required to have foundation buffers as part of its landscape plan. The DSR may require additional landscaping to make the site more aesthetically pleasing.
 - 9. All activity conducted on the premises must be contained within the visual screen, and the fencing shall be securely locked unless being actively and contemporaneously supervised.
 - 10. No burning of any material other than material specifically designed or suitable for the purpose of employee comfort. Any exception must be approved by state or local fire officials given a minimum of 24 hours' notice of such burn.
 - 11. At least 75 percent of the total volume of each separated material type received during a calendar year and remaining on site from a previous year shall be used, reused, recycled, or transferred to a different site for use, reuse, or recycling
 - 12. Storage of items/materials shall be so arranged as to permit easy access for firefighting purposes.
 - 13. Stormwater runoff shall be addressed through the use of BMPs listed in the Jasper County Stormwater Management Manual to prevent additional post development runoff discharge rate and volume as seen in article 10:6 of the Jasper County Land Development Regulations.
 - 14. The use shall comply with all state and federal regulations.
 - 15. New construction, expansion or renovation of these facilities shall require submission to the planning commission of a storm water management plan using best management practices designed to protect adjacent properties, wetlands, ditches and watersheds.
 - 16. Certain activities permitted by DHEC or other state or federal agencies may require a bond, letter of credit or other form of financial security to provides for de-commission, clean-up and/or close-out of these facilities. No development or other permit, or business license for activities requiring such financial securities shall be issued by Jasper County unless such financial security is also in favor of Jasper County, if available as part of the state's financial security, to cover any costs or expenses incurred by the county in the event the operation or condition of the facility result in the need to abate a nuisance situation, ameliorate a public health or safety condition, clean-up, decommission and/or close-out the facility. In the event Jasper County cannot for whatever reason be included as a covered party under the state financial security, or it is more efficient and economical to provide a separate financial security to the county, then a separate financial security may be provided to the county instead.

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- a. In the event a financial security is not required by DHEC as part of its permitting requirements, or no DHEC permit is required, nonetheless, a letter of credit or other financial security in favor of the county approved by the county administrator is required before either a development permit or business license can be issued, to be in an amount no less than the total capacity of the facility at a rate of \$60.00 per cubic yard.

17. County owned and operated facilities are exempt from these regulations.

11:7.19. *Sector 56299: All other waste management.*

1. Shall be consistent with the most current county solid waste management plan.

11:7.19a. *Section 6116: Other schools and instructions.*

1. Use is subject to all applicable zoning code requirements and land development regulations.
2. Facilities are limited to 3,000 square feet.
3. Architecture of new structures must complement the nearby community and be compatible with the character of the area.
4. Services are limited to 20 students at any one time.
5. Owner/operator must provide proof of all outside agency approvals for services provided.
6. Hours are limited to 7:00 a.m. to 7:00 p.m., Monday to Friday and 7:00 [a.m.] to 5:00 p.m. on Saturdays.
7. Structures must meet buffering and screening requirements per article 12.
8. Off-street parking must be accommodated on-site.
9. Off street parking is prohibited within the building setback.
10. One flat two-sided business sign not larger than four square feet per face is permitted to identify the business. Signs shall not be illuminated.
11. Use of existing structures is subject to fire marshal and building official review and approval.
12. Facilities must be served by sewer systems or by septic systems sized appropriately to meet DHEC minimum standards for the use and size.

11:7.20. *Sector 6231: Nursing care facilities.*

1. The facility shall be designed to be compatible with residential development.
2. Screen parking from adjacent properties and public right-of-way as required in section 12.8.

11:7.21. *Sector 6233: Community care for elderly.*

1. The facility shall be designed to be compatible with residential development.
2. Screen parking from adjacent properties and public right-of-way as required in section 12.8.

11:7.21.A. *Sector 623990: Other residential care facilities.* Where other residential care facilities are allowed as a conditional use, such uses shall meet the following requirements:

1. The residence and its grounds shall be designed to be compatible with surrounding residential development.
2. There shall be minimal visually identifiable differences from the outside of the residential structure that would distinguish the residence from a typical residential dwelling as determined by the development services representative.

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3. For all units the minimum setbacks shall be as prescribed in Article 7:3, Table 1.

11:7.22. *Sector 6244: Day care services.*

1. Approval must be obtained from the South Carolina State Department of Public Welfare Rules and Regulations relating to licensing care facilities and care centers, and the following requirements.
2. The minimum lot area for a care center shall be 20,000 square feet. At least 75 square feet of outdoor exercise area shall be available for each person based on the maximum enrollment.
3. The building shall contain a minimum of 35 square feet of floor area for each person based on the maximum enrollment.
4. A fence having a minimum height of six feet constructed to provide maximum safety to the occupants shall enclose the entire outdoor exercise area.
5. Off-street parking shall be provided in accordance with provisions set forth in section 12:1, Off-street parking.
6. Applicant must show an indication of impact for such items as traffic, noise, delivery vehicles, site access, etc. of the proposed care center.

11:7.23. *Sector 712: Museums and historical sites.*

1. Screening of parking as required in section 12.8.

11:7.24. *Sector 71393: Marinas.*

11:7.25. *Sector 713990: Gun club and skeet ranges.* The unique nature of this use is such that the following criteria shall be observed in placing any such use in the county.

1. It shall be located no closer than one mile to any residential use.
2. Gunfire shall be oriented away from habitable areas.
3. The site upon which the use is proposed shall be suitable in size and topography to ensure the safety of surrounding residents.
4. Adequate warning signs shall be placed to warn public of activity.

11:7.26. *Sector 721191: Bed and breakfast inns.* Bed and breakfast inns are intended to provide a unique transit lodging experience. As a result, care should be taken to protect the environs that contribute to the experience of such lodging while promoting their use. Toward this end, bed and breakfast inns, where permitted by this ordinance, shall:

1. Be occupied by the resident/owner.
2. Serve no regularly scheduled meal other than breakfast.
3. Provide off-street parking on the basis of one and one-half space per guest room, plus two spaces for the resident innkeeper; further provided that sufficient off-street parking space shall be available on site to accommodate private gatherings, where proposed by the applicant.
4. Be permitted one non-illuminated identification sign, not to exceed four square feet in area. Self illuminated, can use landscape lighting.

11:7.27. *Sector 72121: Camps and recreational vehicle.* Camps and recreational vehicle (RV) park, where permitted by Table 6.1, shall comply with the following site and design standards:

1. The site shall be at least five acres.

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2. The site shall be developed in a manner that preserves natural features and landscape.
 3. The following dimensional requirements shall serve as parameters beyond which development shall not exceed.
 - a. Maximum impervious surface ratio shall not exceed 15 percent of the project site.
 - b. Minimum setbacks for all structures and recreational vehicles shall be:
Street frontage: 100 feet.
All other property lines: 50 feet.
 - c. Maximum density shall not exceed ten vehicles per acre.
 - d. Bufferyards shall be as specified by article 12.
 4. Areas designated for parking and loading or for trafficways shall be physically separated from public streets by suitable barriers against unchanneled motor vehicle ingress and egress. All drivers shall be located at least 150 feet from any street intersection and shall be designated in a manner conducive to safe ingress and egress.
 5. All streets within RV parks shall be private and not public.
 6. Each park site shall be serviced by public water and sewer or other systems approved by DHEC.

11:7.27.A. Sector 8111: Auto repair and maintenance.

1. In the Community Commercial District, the use shall be 250 feet from any existing residential development, school or daycare. Measured from the property line.
2. Openings to repair bays shall not face road ROWs and shall be designed to minimize visual intrusion onto adjacent properties.
3. Repair and storage of all vehicles shall occur within an enclosed building. Temporary outdoor vehicle storage may be allowed in an outdoor storage area located to the rear or the side of the principal structure and completely screened (100 percent opacity) from adjacent properties and ROWs using berms, fencing, landscaping, buildings or a combination thereof.
4. Vehicles that are repaired and are awaiting removal shall not be stored or parked for more than 30 consecutive days unless the owner or operator of the establishment demonstrates steps have been taken to remove the vehicles from the premises using the appropriate legal means.
5. All automobile parts and similar materials shall be stored within an enclosed building or completely screened (100 percent opacity) from adjacent properties and ROWs using berms, fencing, landscaping, buildings or a combination thereof.
6. Landscaping is required for all outdoor storage areas. One evergreen shrub shall be installed for every five linear feet of screened area on the side of the screened area facing a neighboring property or public right-of-way. The minimum shrub shall be three to five gallons in size and shall be nursery stock with well-developed root systems. All planted areas shall be properly maintained and shall be provided with an irrigation system or a readily available water supply to ensure continuous healthy growth and development.
7. In addition to the requirements of the outdoor storage area, Buffering and Landscaping requirements shall be met in accordance with Article 12:8.
8. The open storage of wrecked vehicles, dismantled parts, or parts visible beyond the premises is prohibited.
9. The use shall not include outdoor storage lots or impoundment yards for towed vehicles.

11:7.28. *Sector 8121: Personal care services.*

1. Screening of parking required in section 12.8.

11:7.29. *Sector 81222: Cemeteries.*

1. The minimum area for a perpetual care cemetery shall be 30 acres. Cemeteries in existence prior to January 1, 2003 are exempt from this requirement. The minimum area for a church cemetery shall be one acre.
2. Where a cemetery adjoins non-residentially-zoned property, no setback is required. When a cemetery adjoins residentially zoned property, no building, structure, burial plot or storage of equipment or materials shall be located closer than 35 feet of any property line, and mausoleums, columbaria, and chapels shall not be located closer than 50 feet of any property line.
3. Screening shall be provided in accordance with the provisions set forth in section 12:8, Screening and buffering requirements.
4. Adequate off-street waiting space shall be provided for funeral processions so that no vehicle stands or waits in a road right-of-way.
5. All cemetery access shall be provided from an arterial or collector street.
6. Mausoleums may be located only within the boundaries of approved cemeteries.
7. Cemetery review standards in accordance with S.C. Code 1976, tit. 27, ch. 43, shall apply to all cemeteries, regardless of zoning classification.
8. A storm water plan must be submitted and approved by the DSR before cemetery approval may be granted.
9. A cemetery may not be located in a flood hazard overlay district.

Pre-existing cemeteries. Any cemetery or portion of a cemetery that was approved, or was in the process of gaining approval, on the date of adoption of this ordinance shall be considered a nonconforming use. All others shall be subject to the specific provisions of this ordinance.

11:7.29.A. *Sector 812910; Animal Shelters.*

1. Minimum lot size five acres.
 - a. No exotic animals as defined by Title 9 of the Code of Federal Regulations, Section 1.1 are allowed.
2. Structures that house animals must be at least 100 feet away from adjacent property lines.
3. Where an existing residential use is adjacent to the subject property Bufferyard 4 shall be required (See Article 12:8.2, *Bufferyards*).
4. Where the Shelter is for non-household animals, i.e., horses, cattle, goats, sheep, etc., the minimum site area must accommodate one-half acre per horse or cow, and one-quarter acre for smaller animals such as sheep and goats.
5. A five-foot high fence shall be provided for all paddock and pasture areas.

11:7.30. *Second single-family residential dwelling unit.*

1. The minimum lot size for a second single-family residential dwelling unit shall be 200 percent of the minimum lot size of the district. There is a minimum of one-half acre per dwelling unit in the residential and community commercial district (one-acre parcel minimum) and a minimum of one

~~acre per dwelling unit in the rural preservation district (two-acre parcel minimum)~~, so as to not increase overall allowed density.

2. The applicant must provide a sketch plan, or work with the DSR to develop a sketch plan, to show dwelling location on an existing plat or tax map copy to demonstrate conditional use compliance at time of application. The following must be demonstrated:
 - a. All applicable lot area and setback requirements are met for both units as if they were established separately on their own lots and so arranged to ensure public access in the event the property is subsequently subdivided for sale or transfer.
 - b. If not connected to sewer, the lot is sufficient in size and shape so that the two units can be designed around two separate septic systems that can be entirely located on separate lots in the case of future subdivision for sale or transfer. Septic permits are necessary prior to conditional use approval.
3. Second single-family residential dwelling unit cannot share a septic system and separate DHEC septic permits must be attained prior to issuance of a conditional use review zoning permit, if units are not connected to sewer lines.
4. Zoning and building permits must be attained prior to construction.

11:7.30.B. *Manufactured housing in community commercial and village commercial.* Where other residential care facilities are allowed as a conditional use, such uses shall meet the following requirements:

1. The standards for manufactured housing in community commercial and village commercial districts shall be the same as the standards for manufactured housing and single-family housing in the residential district, including but not limited to lot area, setbacks, and densities, as if in the residential district.
2. For all units the minimum setbacks shall be as prescribed in Article 7:3, Table 1.
3. Any applicable overlay district requirement shall be applied.

11:7.31. *Duplexes.* Due to the unique design features of duplex housing, the following supplemental design requirements shall apply:

1. Such projects shall be located in areas that are served by public water and sewer providers. Septic systems, including community septic systems are strictly prohibited.
2. Such projects shall have a minimum of one acre and a maximum of ten acres in the Residential, Community Commercial and General Commercial Zoning Districts.
3. Such projects shall have a minimum of two acres and a maximum of ten acres in the Rural Preservation District.
4. For all units, the lot area, yard, and setbacks shall be as prescribed in Article 7:3-Table 1.
5. Building orientation shall be representative of that exhibited by surrounding single-family development.
6. The size, bulk, height and scale of proposed structures shall reflect the characteristics of existing single-family structures in the area.
7. At least one duplex front door should be visible from the front of the structure.
8. Entrances should be visible and approaches to the front entrance of each dwelling unit should be clearly delineated by improved walkways and landscaping.

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9. The site plan shall be designed in a way to complement the existing character of the surrounding area. The planning commission may impose such other requirements as it deems necessary to protect the established character of the neighborhood, where appropriate.
 10. When a duplex development is proposed on a single parcel of land for rental purposes, it shall be considered a major subdivision, except within an approved Planned Development District (PDD) where a development agreement is in effect and a master plan has been approved.
- 11:7.31.A. *Multi-family apartments*. Where multi-family apartments are allowed as a conditional use, such uses shall meet the following requirements:
1. Such projects shall be a minimum of five acres.
 2. Such project shall have a maximum density of ten units per acre.
 3. For all units the minimum setbacks shall be as prescribed in Article 7:3, Table 1.
 4. Sidewalks not less than five feet in width shall be provided along the front property line of each project, building.
 5. Not less than 15 percent of the project site shall be diverted to contiguous common open space which is designated for use by the residents.
 6. The project must demonstrate availability of water and sewer that will meet the capacity requirements of the development.
 7. The site plan shall be designed in a way to complement the existing character of the surrounding area. The planning commission may impose such other requirements as it deems necessary to protect the established character of the neighborhood, where appropriate.
- 11:7.32. *Townhouses*. Due to the unique design features of townhouses, the following supplemented design requirements shall apply:
1. Such projects shall be located in areas that are served by water and sewer.
 2. Such projects shall have a minimum of one and one-half acre.
 3. Not more than eight or fewer than three townhouses may be joined together, with approximately the same front line (may be staggered).
 4. Minimum distance between rows of buildings shall be not less than 20 feet.
 5. For all units, the lot area, yard, and setbacks shall be as prescribed in Article 7:3-Table 1.
 6. Sidewalks not less than four feet in width shall be provided along the front property line of each project, building.
 7. Not less than ten percent of the project site shall be diverted to contiguous common open space which is designed for use by the residents.
 8. The site plan shall be designed in a way to complement the existing character of the surrounding area. The planning commission may impose such other requirements as it deems necessary to protect the established character of the neighborhood, where appropriate.
 9. When a townhouse development is proposed on a single parcel of land for rental purposes, it shall be considered a major subdivision, except within an approved Planned Development District (PDD) where a development agreement is in effect and a master plan has been approved.
- 11:7.33. *Patio homes*. Due to the unique design features of patio homes, the following supplemental design requirements shall apply:

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1. Such projects shall be located in areas that are served by public water and sewer providers. Septic systems, including community septic systems, are strictly prohibited.
 2. Such projects shall have a minimum of one acre and a maximum of ten acres.
 3. For all units, the lot area, yard, and setbacks shall be as prescribed in Article 7:3-Table 1.
 4. Not less than ten percent of the project site shall be diverted to contiguous common open space which is designed for use by the residents.
 5. The site plan shall be designed in a way to complement the existing character of the surrounding area. The planning commission may impose such other requirements as it deems necessary to protect the established character of the neighborhood, where appropriate.
 6. When a patio home development is proposed on a single parcel of land for rental purposes, it shall be considered a major subdivision, except within an approved Planned Development District (PDD) where a development agreement is in effect and a master plan has been approved, and must comply with major site plan requirements.

11:7.34. *Manufactured Housing - Second Unit, Family Member Only.* The purpose of allowing, in certain circumstances, the placement of a second manufactured house on the same parcel is for the benefit of family members only; and excludes any property or structures that are used for rental properties. The property shall be subdivided whenever possible; however, in the event that the property cannot be subdivided at such time of application, a second manufactured house will be allowed by the County for family members, where conditionally permitted by Table 6:1, provided that the following requirements must be met:

1. The person whom will occupy the second manufactured house is related to the owner of the property by blood, marriage, or adoption.
2. A second manufactured house shall not be leased or rented for five years from the date of approval unless the lessee is related to the property owner by blood, marriage, or adoption.
3. **The minimum lot size for a second single-family residential dwelling unit shall be 200 percent of the minimum lot size of the district.** ~~There is a minimum of a half-acre per dwelling unit in the Residential and Community Commercial District (1-acre parcel minimum) and a minimum of one acre per dwelling unit in the Rural Preservation District (2-acre parcel minimum),~~ so as to not increase overall allowed density.
4. The applicant must provide a sketch plan, or work with the DSR to develop a sketch plan, to show dwelling location on an existing plat or tax map to demonstrate conditional use compliance at time of application. The following must be demonstrated:
 - a. All applicable lot area and setback requirements are met for both units as if they were established separately on their own lots and so arranged to ensure public service access in the event the property is subsequently subdivided for sale or transfer;
 - b. If not connected to sewer, the lot is sufficient in size and shape so that the two units can be designed around two separate septic systems that can be entirely located on separate lots in the case of future subdivision for sale or transfer. Septic permits are necessary prior to conditional use approval.
5. Second Manufactured House cannot share a septic system and separate DHEC septic permits must be attained prior to issuance of a conditional use review Zoning Permit, if units are not connected to sewer lines.

11:7.35 *Family Estate.* The purpose of the Family Estate is to address situations where there are title issues, i.e heirs property; and to support a traditional family way of life; and to respect cultural and historical

settlement patterns in Jasper County. For purposes of this subsection, a single family dwelling unit includes, stick built house, manufactured homes, and modular homes. Family Estate shall meet the following requirements, where conditionally permitted by Table 6:1:

1. If the property is "heirs property", the county shall permit additional family dwelling units and/or permit a subdivision by the person or persons in control of the property (i.e. the family member or members who pays taxes, occupies the property), upon application and determination that both of the following are satisfied:
 - a. Either a single member of the family, multiple members of the family, or an unbroken succession of family members have owned the property for no less than 30 years.
 - b. The person for whom the family dwelling unit is to be built and/or the property subdivided, is related to the owner of the property by blood, marriage, or adoption.
2. Single family dwelling unit design is as follows:
 - a. Family dwelling units may be built at the densities set forth in Family Estate below as limited by subsection (4) of this section.

Family Estate Density Table

Minimum Site Area (acres)	Density (Units per Acre)		
	Zoning of the property is Residential, Village Commercial , Community Commercial, or General Commercial:	Zoning of the property is Rural Preservation:	Zoning of the property is Rural Preservation (10):
1	2	1	1 unit/1 acre up to 25 units
2	4	2	
3	6	3	
4	8	4	
5	10	5	
6	12	6	
7	12	7	
8	12	8	
9	12	9	
10	12	10	
11	12	11	
12 or More	12	12	

- b. The applicant must provide a sketch plan, or work with the DSR to develop a sketch plan, to show dwelling location on an existing plat or tax map to demonstrate conditional use compliance at time of application. The following must be demonstrated:
 - i. All applicable lot area and setback requirements are met for all units as if they were established separately on their own lots and so arranged to ensure public service access in the event the property is subsequently subdivided for sale or transfer;
 - ii. If not connected to sewer, the lot is sufficient in size and shape so that all of the units can be designed around separate septic systems that can be entirely

located on separate lots in the case of future subdivision for sale or transfer.
Septic permits are necessary prior to conditional use approval.

- c. No family dwelling unit shall be built unless the appropriate agency has determined that septic and water supply systems and reserve areas in the family estate are sufficient to serve all units in the estate and are properly permitted. If three or more units are served by a single well, the well must be properly licensed and maintained in accordance with SC DHEC standards.
 - d. Paved roads may not be required, but must comply with standards pursuant to Section 7.1 of the Jasper County Land Development Regulations. Any placement of homes under this section shall be accompanied by covenants and cross easements, or similar restrictions and reservations, guaranteeing essential infrastructure and 50 feet of vehicular access for each family subdivided lot.
- 3. No family dwelling unit shall be leased or rented for five years from the date of approval unless the lessee is related to the property owner by blood, marriage, or adoption.
- 4. No portion of a tract of land under this section shall be conveyed for five years from the date of approval unless the grantee is related to the property owner by blood, marriage, or adoption. This limitation on conveyance shall:
 - a. Be recorded on the plat of the applicant's property, on the plats of any property subdivided and conveyed by the applicant under this section, and in a database accessible to county staff.
 - b. Not operate to prohibit actions in foreclosure brought by lenders that are participating in the secondary mortgage market.
 - c. Not operate to prohibit sale by the county of the entire tract or a portion of it for nonpayment of property taxes.
- 5. Violations and penalties for violation of this section are as follows:
 - a. Any person found in violation of this section may be assessed a fine of the maximum allowed by state law for each dwelling unit in violation.
 - b. A violation of this section shall consist of the following:
 - i. Intentional misrepresentation during the application process;
 - ii. Lease of a family dwelling unit to a nonfamily member within five years of approval; or
 - iii. Conveyance of any portion of a tract of land granted a density bonus under this section to a nonfamily member within five years of approval.
 - c. The fine may be waived if it can be shown that lease or conveyance to a nonfamily member was absolutely necessary to avoid foreclosure on either a family dwelling unit or any portion of a tract granted a density bonus under this section.
 - d. Until the fine has been paid, the DSR shall not permit additional family dwelling units or further subdivision under this section in the violator's family estate.
 - e. As a condition of approval, the applicant and the person for whom the family dwelling unit is to be built or the property subdivided shall read and sign disclosure forms describing violations of this section and applicable penalties.

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- f. A violation shall not have the effect of clouding the title of a parcel subdivided under this section.
 - 6. Applicants must submit a sworn affidavit with the following information:
 - a. Certification that the parcel in question has been in the family for at least 30 years as required by this section.
 - b. An agreement that all new parcels subdivided from the parent parcel shall be owned or used by family members or as otherwise provided for in this section.
 - c. Acknowledgment that resale of any parcel approved as part of a family estate shall be restricted for five years as provided for in this section.
 - 7. If the property leaves the family, the new owner must comply with all applicable sections of the Jasper County Zoning Ordinance and Jasper County Land Development Regulations as it relates to minimum lot sizes, densities, setback requirements, access roads, mobile home park standards, and major or minor subdivision regulations.
- 11:7.36. *Home occupation.* Home occupations, as defined by this ordinance, shall meet the following requirements, where conditionally permitted by Table 6.1.
- 1. The home occupation shall be carried on wholly within the principal building.
 - 2. The floor area dedicated to such use shall not exceed 25 percent of the floor area of the principal building, up to 400 square feet.
 - 3. No activity shall be conducted outside, nor shall there be any outdoor storage, display, or refuse area in the yard.
 - 4. No signs shall be allowed.
 - 5. No merchandise or articles shall be displayed so as to be visible from outside the building.
 - 6. One person not residing in the residence shall be employed in the home occupation in addition to residents.
 - 7. No traffic shall be generated in an amount above that normally expected in a residential neighborhood.
 - 8. No parking is needed above that required by the principal residential use.
 - 9. There is no alteration whatsoever of the residential character of the building(s) and/or premises.
 - 10. The occupation, profession, or trade generates no noise, glare, heat, vibration, smoke, dust, or odor perceptible to adjacent uses.
 - 11. The occupation shall not involve the retail sale of merchandise manufactured off the premises.
- 11:7.37. *Buildings, structures, lift stations, etc.*
- 1. Such uses shall be enclosed within a building or by a suitable fence providing protection and screening against light, noise, fumes, or unsightliness.
 - 2. Open area on the premises shall be landscaped.
- 11:7.38. *Open storage.*
- 1. Such storage area does not occupy over 20 percent of the build-able area.
 - 2. Shall not be located in any required setback area.
 - 3. Must be screened from public view.

11:7.39. *Temporary uses.*

Type and location. The following temporary uses and no others may be permitted, subject to the conditions herein.

1. Tents or other temporary structures for the conduct of any use permitted in the GC and CC Districts for a period not to exceed 45 days.
2. Contractor's office and equipment shed, in any district, for a period covering construction phase of a project not to exceed one year unless re-permitted; provided that such office be placed on the property to which it is appurtenant.
3. Portable classrooms in any district for cultural or community facilities, educational facilities, or religious complexes, for an indefinite period provided all required setbacks for the district in which the structures are to be located shall be met and the portable structure shall be located on the same site as the principal structure.
4. Temporary office trailers in any commercial or industrial district where the principal building is being expanded, rebuilt, or remodeled for the conduct of business while the principal building is under construction.

Permit required.

1. No temporary use may be established without receiving such permit.
2. Temporary use permits may be renewed no more than twice within a 12-month period, provided that said use will not create traffic congestion or constitute a nuisance to surrounding uses.
3. Any temporary use that is determined to be creating a nuisance or disruption may have its temporary permit revoked by the DSR.
4. Temporary uses and structures from which temporary uses are operated shall be removed from the site after the temporary permit has expired.

11:7.40. *Temporary accessory dwelling unit.* A manufactured home as defined in article 4 of this ordinance may be permitted in any zoning district as a temporary accessory residential use which shall be clearly subordinate to a principal single-family detached dwelling or manufactured home, whether or not such principal use is conforming, subject to all of the requirements listed below. In authorizing the temporary accessory residential use, the DSR may impose such reasonable and additional stipulations, conditions, or safeguards that in the DSR's judgment will better fulfill the intent of this ordinance.

The DSR may authorize issuance of a permit for a temporary accessory residential use for a period not to exceed six months. At the end of that time, the DSR may, after a complete review of the request, grant an extension of the permit for a period not to exceed one year. The review procedure shall be the same as the original application procedure. It shall be the responsibility of the DSR to present to the council after each six-month period a status report of the conditions and to notify the applicant of the review.

The DSR may at any time terminate the authorization at the request of the initiating applicant or upon the finding that the extenuating conditions no longer exist. The temporary accessory residential use and any associated services shall be removed from the premises within 30 days after notice of termination.

The DSR shall determine that the following requirements have been satisfied:

1. The use shall be necessitated by the incapacity, infirmity, or extended illness of an individual who requires continuous nursing care. The attending physician shall certify the physical and/or mental condition of the person in question.

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2. The use is intended only to meet a temporary need or hardship.
 3. If the principal residential use is nonconforming, the provisions of section 9:3, Nonconforming uses and structures, shall be satisfied.
 4. The temporary accessory residential use shall meet all of the requirements contained in this ordinance for accessory uses.
 5. The temporary accessory residential use shall conform to all of the requirements for uses permitted by conditional use as set forth in subsection 6:2.6, Conditional uses.
 6. No minimum lot area or lot width requirements shall be required for the temporary accessory residential use.
 7. The temporary accessory residential use shall conform to the front, side, and rear yard requirements established for the district in which the use is located.
 8. Off-street parking shall be provided in accordance with the provisions set forth in section 12:1, Off-street parking, for the principal residential dwelling only.
 9. A manufactured home which is being utilized as a temporary accessory residential use may not be physically attached to or be a part of the principal structure located on the lot.
 10. No permit to allow a temporary accessory residential use shall be issued until all applicable regulations of the county building department and other public agencies have been satisfied in regard to the adequate provision of water, sewer, access, electrical service, and fire protection. In seeking approval of the temporary accessory residential use, the applicant must demonstrate to the DSR that these facilities and services are adequately situated with respect to the lot in question.
 11. The principal for whom the accessory use is requested must be a relative by blood or marriage or in a relationship created through adoption or through foster parental care.
 12. To provide for adequate notification of the permit application to surrounding property owners, the applicant shall provide to the DSR signatures of the following:
 - a. All property owners who own property abutting the subject property.
 - b. All property owners of property located directly across a street from the subject property.

(Ord. No. 11-24, § 8, 9-6-11; Ord. No. 12-03, § 2, 3-5-12; Ord. No. 12-09, §§ 1, 2, 6-18-12; Ord. No. 12-16, § 2, 9-17-12; Ord. No. 13-04, § 2, 4-1-13; Ord. No. 14-25, §§ 2—6, 12-1-14; Ord. No. 15-18, § 2, 8-17-15; Ord. No. 15-29, § 2, 9-21-15; Ord. No. 15-26, § 2, 12-7-15; Ord. No. 17-04, § 4, 4-17-17; Ord. No. 17-13, § 2, 5-15-17; Ord. No. 2020-04, § 1, 3-16-20; Ord. No. 2020-22, § 2, 10-5-20; Ord. No. 2020-24, §§ 3—5, 1-21-20; Ord. No. 2020-25, §§ 2, 3, 2-3-20; Ord. No. 2023-15, §§ 3—5, 9-18-23)

Editor's note(s)—Ord. No. 2020-24, adopted Jan. 21, 2020, added new provisions designated as Sections 11:7.34 and 11:7.35, and subsequently renumbered Sections 11:7.34—11:7.38 as Sections 11:7.36—11:7.40.

ARTICLE 15. SIGN STANDARDS

15:1. Purpose and effect.

15:1.1. *Purpose.* The purpose of this article is to allow signs to be erected, placed, established, painted, created, or maintained in the unincorporated areas of the county only in conformance with the standards, procedures, exemptions, and other requirements of this article so the county may:

1. Encourage the effective use of signs as a means of communication in the unincorporated areas of the county;
2. Maintain and enhance the aesthetic environment and the county's ability to attract sources of economic development and growth;
3. Ensure pedestrian and traffic safety;
4. Minimize the possible adverse effect of signs, such as distraction or nuisance, on nearby public and private property; and
5. Enable the fair and consistent enforcement of these sign restrictions.

15:1.2. *Effect.* The effect of this article as more specifically set forth herein, is to:

1. Establish a permit system to allow a variety of types of signs in commercial and industrial zones, and a limited variety of signs in other zones, subject to the standards and the permit procedures of this article;
2. Allow certain signs that are small, unobtrusive, and incidental to the principal use of the respective lots on which they are located, subject to the substantive requirements of this article, but without a requirement for permits;
3. Provide for temporary signs without commercial messages in limited circumstances;
4. Prohibit all signs not expressly permitted in this article; and
5. Provide for the enforcement of the provisions of this article.

15:1.3. *Jurisdiction.* This article regulates signs, as defined in article 4 and described more thoroughly in this article, which are located on private property or on public property owned or controlled by public entities over which the county has land use regulatory authority.

The regulations in this article are supplemented by the requirements administered by the state department of transportation which regulates billboard signs on interstate and federal aid road systems. A permit from the state may contain some restrictions which are in addition to the requirements of this article.

The regulations in this article are minimum requirements. Whenever the requirements of these regulations differ from the requirements of any other lawfully adopted rules, regulations, or ordinances, the more restrictive, or that imposing the higher standards shall govern.

15:1.4. *Administration authority.* The DSR is authorized and assigned the duty of enforcing all provisions of this article.

15:1.5. *Compliance and permits.*

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1. No person shall construct, erect, place, display or maintain any sign in violation of this article. To ensure compliance with this article, a sign permit shall be required for all signs, except as provided herein. A sign permit application must be filled out at the time of application for a new structure, subdivision, or PDD. All billboard sign permits must be renewed yearly. All sign permit fees, including billboard sign permit renewal fees will be included in the county's fee schedule ordinance.
 2. A sign permit shall expire after six months from the date of its issuance unless the sign, and all items required by the permit, have been completed in compliance with the permit.
 3. Any permitted sign, which complies with the provisions of this section, and any subsequent amendment hereto, is hereby deemed to be a legal sign. Any proposed alteration to or relocation of such sign shall require a new permit pursuant to this section, unless the proposed alteration is specifically exempt in section 15:3.
 4. Any legal sign which does not comply with the provisions of this Section solely due to the enactment of an amendment shall, upon the effective date of such amendment, become a non-conforming sign and subject to the provisions of section 15:9.
 5. Fees and tags for billboards are required annually:
 - a. All billboard fees are due by January 1 of each year. Any fees not paid by February 1 will be subject to a late fee of one and one-half percent per month. Any sign fees not paid within 90 days will result in all permits being revoked and the owner will be given 60 days to remove the sign or the county will remove the sign at the owners' expense.
 - b. All billboard will be considered business property and will be subject to property taxes of the sign company.
 - c. All signs must have an approved county sign number tag applied in such manner as to be readily viewable from the adjacent roadway.

15:1.6. *Submission requirements.* The following information shall be submitted with an application for a sign permit:

1. An application form as published by the DSR and appropriate fee.
2. Scaled drawings of the proposed sign showing front and side elevations, materials and colors to be used;
3. For freestanding, billboard, monument and director signs, site plan sketch with dimensions (non-professionally drafted plan is acceptable) showing the location of the sign with respect to the property and right-of-way lines, building and setback lines, and buildings, parking areas, existing freestanding signs, and buffer areas.
4. Landscaping and lighting plan, or a written statement stating there will be none, and any existing site improvements;
5. For wall signs, a scaled drawing showing the entire wall or tenant space facade, the proposed sign location, and any existing wall signs;
6. Written certification from a registered South Carolina engineer or architect that the sign is structurally sound and safe, does not constitute a hazard to persons or property on the premises, on adjoining property, or in the vicinity, and that the sign is in compliance with all building or other construction codes and the requirements of this ordinance, for all freestanding, monument and directory signs exceeding 36 square feet;
7. Twelve copies of the complete application form and all attachments when the sign permit goes before the planning commission (billboards allowed through cap and replace provisions);

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8. Identification of landowner and/or leaseholder of property on which the sign is to be erected, including street address (billboards allowed through cap and replace provisions).

15:1.7 *Action by DSR.* The DSR will approve, or approve with conditions, a permit if a sign application other than billboards (See Section 15:8.1) conforms to the standards of this Article. The DSR will deny a permit if a sign application does not conform to the standards of this Article.

(Ord. No. 09-33, § 6, 12-14-09; Ord. No. 2017-15, §§ 2, 3, 6-19-17)

15:2. General provisions—All signs.

15:2.1. *Construction standards.* All signs shall comply with the appropriate provisions of the county's building code, and shall maintain clearances from all overhead electrical conductors in accordance with the National Electric Code. In addition:

1. Signs shall be installed at least ten feet horizontally or vertically from any conductor;
2. All electric wiring associated with a freestanding or directory sign shall be installed underground;
3. Signs must be constructed of non-combustible materials;
4. Signs shall be designed and constructed in such a manner and of such materials do that they are able to withstand wind pressure of at least 20 pounds per square foot or 75 miles per hour;
5. Signs, including any cables, guy wires or supports shall be located at least four feet from any electric fixture, street light, or other utility pole or standard.

15:2.2. *Sign maintenance.* To insure that all signs are maintained in a safe and aesthetic manner, the following maintenance requirements shall apply:

1. No sign shall be allowed to have more than 20 percent of its sign face, reverse side, or structure covered with disfigured, chipped, cracked, ripped, or peeling paint or poster paper for a period of more than 30 successive days;
2. No sign shall be allowed to remain with a bent or broken sign face, broken supports, loose appendages or struts, or stand more than 15 degrees away from the perpendicular for a period or more than 30 successive days;
3. No sign shall be allowed to have weeds, trees, vines, or other wild vegetation growing upon it for a period of more than 30 successive days;
4. No indirect or internally illuminated sign shall be allowed to have only partial illumination for a period of more than 30 successive days; and
5. Reverse sides of signs shall be properly finished with no exposed electrical wires or protrusions and shall be of one color.
6. No sign may remain vacant for 180 days. Should such occur, all permits will be revoked and the sign owner will have 60 days to remove the sign, or the county will remove the sign at the owner's expense.
7. If the DSR determines that a sign does not meet the previous maintenance requirements or the sign was constructed or erected in violation of the regulations in the article, notice shall be given to the property owner and the business proprietor. If the violation is not corrected within 15 days after such written notice, such sign may be removed by the county at the expense of the owner.
8. The DSR may cause any sign which is an immediate peril to persons or property to be removed summarily and without any advance notice thereof to said application and at the expense said owner.

15:2.3. *Public right-of-way.* Only public entities with right-of-way may have signage on or over the right-of-way. Otherwise, no portion of any sign shall overhang or encroach upon any public right-of-way.

15:2.4. *Setbacks from right-of-way.* All freestanding signs shall be set back at least ten feet from the public right-of-way. Signs shall not be located within the vision clearance triangle at street intersections. The vision clearance triangle shall be determined by measuring back 15 feet from the intersecting rights-of-way and connecting the two points.

15:2.5. *Sexually oriented business signs.* Each sexually oriented business must display at least one sign, easily discernible prior to the entering of the establishment, which identifies it as such by using the word "Adult" (for example, adult bookstore, adult cabaret, adult entertainment, etc.). All signs must be in compliance with this article.

(Ord. No. 09-33, § 6, 12-14-09)

15:3. Signs not requiring a permit.

The following are allowed without permits under the following conditions:

1. Signs not exceeding one square foot in area and bearing only property numbers, post office box numbers, or names of occupants on premises not having commercial connotations;
2. Flags. Five feet by eight feet or smaller with a maximum height of 25 feet. A maximum of three flags per lot allowed.
3. Legal notices or identification, informational, and directional signs erected as required by governmental bodies;
4. Integral decorations or architectural features of buildings or grounds, except letters, trademarks, moving parts, or moving lights;
5. Signs not exceeding four square feet in area directing and guiding traffic on private property;
6. Wall identification signs and commemorative plaques not more than four square feet in area, memorial cornerstones or tablets providing information on building erection or commemorating a person or event;
7. Trademarks or product names which are displayed as part of vending machines, dispensing machines, automatic teller machines, and gasoline pumps;
8. Sandwich board signs. One sandwich board sign may be placed per lot for conforming or legal nonconforming business. The sign must be placed outdoors at the time of opening and removed prior to close of business. Sandwich board signs may not be placed in public right-of-way or obstruct sidewalks, pathways or walkways.
9. Non-commercial message sign. A political sign shall not exceed eight square feet per side and a total of 16 square feet in a residential district. A political sign shall not exceed 16 square feet per side and a total of 32 square feet in a non-residential district. The maximum height of a political sign is six feet. The sign shall not be placed within a side yard setback area, as required under the zoning ordinance in the district in which the property is situated.

There shall be only one non-commercial message sign not pertaining to a specific event or election allowed per lot or parcel. If related to a specific event or election, the sign cannot be placed earlier than 60 days prior the event and must be removed within seven days of the event. The owner of the property or the person in charge thereof shall be responsible for the removal of the signs. Signs must be confined wholly to placement on private property, with permission of the property owner and non-illuminated.

Notwithstanding anything to the contrary in the foregoing, non-commercial message signs not exceeding four square feet in total area are permitted as window signs (i.e. as signs placed on the inside of windows of a structure so as to be visible from outside the structure).

Anything in this article to the contrary notwithstanding, a sign permitted in this article as an on-premises advertising sign may contain a lawful non-commercial message, except for traffic signs, railroad crossing signs, danger or other emergency signs, and directional signs.

10. Real estate and project signs shall be allowed without a permit provided the following restrictions for the type of sign used are met:
 - a. For single-family residential lots or units, one real estate sign, not exceeding five square feet in sign area per face and ten square feet in total sign area, and if freestanding, not exceeding four feet in height, shall be permitted. Property with two or more street frontages shall be permitted one additional sign per frontage.
 - b. For single-family subdivisions, multi-family, commercial, and industrial developments, one real estate or project sign not exceeding 48 square feet in sign area per face and 96 square feet in total sign area, and if freestanding, not exceeding eight feet in height, shall be permitted. Property with two or more street frontages shall be permitted one additional sign per frontage;
 - c. Project signs shall not be erected prior to the issuance of a development permit and shall be removed prior to issuance of the final certificate of occupancy; and
 - d. Real estate signs shall be removed within 15 days of the rent, sale, or lease of a property.
 - e. Signs shall not be illuminated.

(Ord. No. 09-33, § 6, 12-14-09; Ord. No. 16-29, § 3, 10-3-16)

15:4. Prohibited signs.

The following signs are prohibited in unincorporated Jasper County:

1. Signs imitating traffic or emergency signals. No sign shall be permitted which imitates an official traffic sign or signal, or contains words or symbols displayed in a manner which might mislead or confuse drivers of vehicles, or which displays intermittent lights resembling the color, size, shape, or order of lights customarily used in traffic signal, on emergency vehicles, or on law enforcement vehicles, except as part of a permitted private or public traffic control sign;
2. Audible signs;
3. Flashing signs;
4. Searchlight display signs;
5. Moving signs;
6. Signs attached to or painted on selected features. No sign shall be permitted which is attached to a utility pole or street sign, or is attached to or painted on tree trunks, rocks, or other natural objects;
7. Discontinued use signs. Signs which advertise a discontinued product, place person, institution, or business shall be removed within 30 days form the date of termination;
8. Signs containing banners, pennants, spinners or other moveable parts, streamers, balloons or beacons; except if allowed as a temporary sign by the DSR in accordance with subsection 15:5.2;
9. Signs emitting odors, or visible matter such as smoke or vapor;

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10. Bench signs;
 11. Inflatable signs;
 12. Snipe signs. Signs erected, painted, posted, or affixed in any manner on benches, bus shelters, waste receptacles, unregistered/abandoned vehicles, utility poles, fences, or natural features such as trees;
 13. Any sign which exhibits statements, words, or pictures of an obscene or pornographic nature including but not limited to photographs, silhouettes, drawings, titles, graphic or pictorial representations in any manner of "nudity or state of nudity," "semi-nudity or state of semi-nudity," "specified sexual activities," or "specified anatomical areas";
 14. Signs which obstructs free ingress/egress from a required door, window, fire escape, or other required exit way;
 15. Signs and or sign structure which obstructs the view of, may be confused with, or purports to be a governmental or traffic direction/safety sign;
 16. Except as otherwise provided, temporary or permanent signs within any street right-of-way, except when erected or constructed by a public agency or with the approval of the county and upon issuance of an encroachment permit;
 17. Signs of any kind shall be erected or displayed in any salt marsh areas or on any land subject to periodic inundation by tidal salt water;
 18. Billboards, non-digital and digital, except those allowed by Section 15:8 and approved by the Planning Commission in accordance with Section 15:8.1;
 19. Any sign not expressly permitted;
 20. Any sign unlawfully installed, erected or maintained;
 21. Signs mount on vehicles and parked to attract attention to the business or use;
 22. String lights except when used for holiday decorations;
 23. Roof signs;
 24. Off-premise and off-site signs, except for billboards that are erected or constructed in accordance with subsection 15:7.2.

(Ord. No. 09-33, § 6, 12-14-09; Ord. No. 2017-15, § 4, 6-19-17)

15:5. Temporary signs.

The following signs shall require the issuance of a temporary sign permit by the DSR prior to their erection. The permit shall cite the length of time any such sign may be displayed.

15:5.1. *Location.* All temporary signs must maintain at least a ten-foot setback from all property or right-of-way lines and the existing road right-of-way, unless otherwise specifically stated in this ordinance. However, no sign shall be allowed to violate any of the requirements of sight triangle clearance and sight visibility at intersections as provided in this ordinance and the land development regulations.

15:5.2. *Types of temporary signs.*

1. *Special event signs.* One portable sign or windblown sign shall be permitted in conjunction with special events in accordance with the following provisions: For the opening or closing of a business, special event or sale, promotional event, change of ownership or management events, such signs are permitted for a period not to exceed the timeframe and size limitation approved

by the DSR. Unless otherwise approved by the DSR, such signs shall not be erected more than 14 days prior to the event and shall be removed within five days after the event.

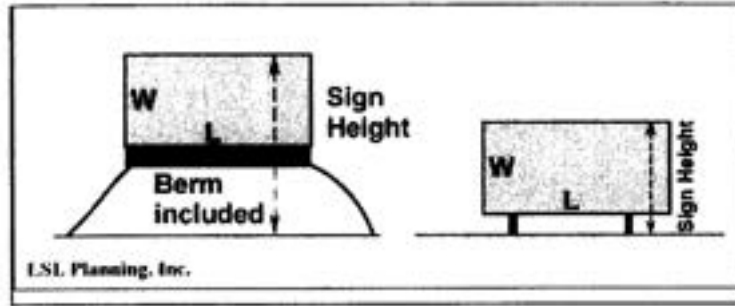
2. *Temporary signs announcing a civic, philanthropic, educational, or religious event.* Such signs are permitted for a period not to exceed the timeframe and size limitation approved by the DSR. Unless otherwise approved by the DSR, such signs shall not be erected more than 14 days prior to the event and shall be removed within five days after the event.
3. *Portable signs.* One portable sign may be placed per non-residential lot. Portable signs must be secured properly and such signs are permitted for a period not to exceed the timeframe and size limitation approved by the DSR.
4. *Banner signs.* Temporary banner signs of cloth or similar material that celebrates an event, season, community, neighborhood, or district and is sponsored by a recognized community agency or organization may be permitted for a period not to exceed the timeframe and size limitation approved by the DSR.

(Ord. No. 09-33, § 6, 12-14-09)

15:6. Standards.

15:6.1. *[Computation of sign and height area.]* The following principles shall control the computation of sign area and height area:

1. *Measuring of sign area.* The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall other wise meets the county zoning ordinance regulations and is clearly incidental to the display itself;
2. *Measuring area of multi-faced signs.* The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from any one point. When any two sign faces are placed back to back, so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than 42 inches apart, the sign area for Zoning purposes (but not for business licensing or other fee purposes) shall be computed by the measurement of one of the faces; and
3. *Measuring sign height.*
 - a. The permitted height of all signs supported by the ground shall be measured from the level of the ground, finished surface, adjacent to the sign.
 - b. The permitted height of signs shall not be measured from an area of the ground that has been built-up or constructed in a manner that would have the effect of allowing a higher sign height than permitted by these regulations (e.g. the height of signs erected on a berm shall be measured from the finished grade adjacent to the berm).



15:6.2. *Location.* Signs must be located at least ten feet from all property lines and the existing road right-of-way, unless otherwise specifically stated in this ordinance. Signs shall not be located within the vision clearance triangle at street intersections. The vision clearance triangle shall be determined by measuring back 15 feet from the intersecting rights-of-way and connecting the two points.

15:6.3. *Regulation for signs.*

Sign Regulation

Type	Zoning District	Maximum Sign Area (square feet)	Maximum Height (feet)	Maximum Sign Width (feet)	# of Faces Allowed
Flags	VC, CC, GC, MB, ID, PDD	In accordance with the Flag Manufacturers Association of America (FMAA) specifications based on height of flagpole	1 flag per development at 60'; or 3 flags per development at 35'	n/a	n/a
	R, RP, RP-10, RC		3 flags at 35'	n/a	n/a
Freestanding Signs- Including Monument, Ground, Pedestal	RC, RP, RP-10, RE, R	25 per face, 50 total	Monument 6, Freestanding 8	10	2 back to back
	VC, CC	40 per face, 80 total	Monument 7, Freestanding 8	12	2 back to back
	GC, ID, PDD	55 per face, 110 total	Monument 7, Freestanding 15	16	2 back to back
	Commercial Centers greater than 5 acres, consisting of multiple lots	80 per face, 160 total	Monument 8, Freestanding 20	16	2 back to back

Freestanding Signs- Hanging Sign	GC, ID, VC, CC, PDD	8 per face, 16 total	Top edge of sign face not to exceed 6 feet above ground level	4	2 back to back
	RC, RP, RP-10, RE, R	8 per face, 16 total	Top edge of sign face not to exceed 6 feet above ground level	4	2 back to back
Wall Signs	GC, ID, VC, CC, PDD	10% of wall. The total area of wall signs shall not occupy more than 10% of the area of the wall upon which they are placed.	80% of wall height.	80% of wall width.	One sign per tenant per side. Tenant signs must be located on the facade of the tenant space being identified.
	RC, RP, RP-10, RE, R	X	X	X	X
Projecting Signs	GC, ID, VC, CC, PDD	8 per face, 16 total	Bottom of sign must be at least 8 feet above ground level or sidewalk.	4	Two total faces. One sign allowed per business at business entrance.
	RC, RP, RP-10, RE, R	X	X	X	X
Directory Signs	GC, ID, VC, CC, PDD	25 per face	8		Four total faces. One sign is allowed per primary access.
	RC, RP, RP-10, RE, R	X	X	X	X

Window Signs	VC, GC, ID, CC, PDD	Not more than 25% of surface of window	n/a	n/a	n/a
	RC, RP, RP-10, RE, R	X	X	X	X
Awnings and Canopies	VC, GC, ID, CC, PDD	1/3 of canopy or awning	Bottom of awning or canopy must be at least 7 feet above ground level or sidewalk.	n/a	n/a
	RC, RP, RP-10, RE, R	X	X	X	X

Additional Requirements from Table:

- A. Freestanding signs. Freestanding signs shall be separated by a distance of no less than 500-foot intervals along each street frontage of the premises.
 - a. Each lot of record shall be allowed one sign except a corner lot where a total of two signs may be permitted, one on each road frontage, provided that the total linear frontage is a minimum of 300 feet per side.
 - b. Masonry bases must that match the associated building(s). Landscaping shall be planted to minimize the appearance of the poles or braces.
- B. In lieu of a freestanding sign, a development may use signs on entrance structures such as fences or walls. The number of sign faces is limited to two per entrance, on either side of the entrance, and confined to the entrance area. The distance between sign faces shall not exceed 100 feet. Such signs are subject to the size limitations of this section.

15:6.4. *Automotive service station/convenience market signs.* The following sign standards apply to automotive service station and convenience markets:

1. *Freestanding and wall signs.* One freestanding sign and one wall sign shall be permitted. Such signs shall meet total height and area requirements as set forth in subsection 15:6.3, Freestanding signs, and subsection 15:6.4, Wall signs;
2. *Gasoline pump signs.* Signs on gasoline pumps must be an integral part of the pump structure;
3. *Product or service advertising.*
 - a. No more than four product/service advertisements shall be allowed;
 - b. Signs must be grouped on one sign structure per street frontage;
 - c. Individual product/service advertisements shall not exceed four square feet in size;
 - d. None of the allowable signs on the same structure shall be duplicates.

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- e. Fuel price signs. One double-face sign per street frontage, not to exceed 12 square feet total area;
 - f. Rack or cabinet signs. Includes those signs, which are an integral part of a rack or cabinet, such as display of oil, wiper blades, etc;
 - g. Attention-getting advertising media. Banners, streamers, whirligigs, flashing, intermittent electrical or iridescent devices, and similar attention-getting advertising media are prohibited;
 - h. Signs located on buffer wall. No sign for an automotive service station shall be placed, painted, or otherwise erected on any buffer wall; and
 - i. Signs interfering with site distance. No sign or sign structure shall be positioned in such a manner that it interferes with any recognized vehicular sign, distance needs, or requirements.

(Ord. No. 09-33, § 6, 12-14-09; Ord. No. 16-07, § 2, 5-2-16; Ord. No. 16-29, § 4, 10-3-16; Ord. No. 2017-15, § 5, 6-19-17)

15:7. Illumination.

15:7.1. General lighting.

1. Sign lighting shall be of low intensity with effective provisions made to minimize spillover of light beyond the actual sign face. Examples of permissible illumination methods would include, but not limited to, the use of appropriate cut-off style light fixtures, the use of down-light fixtures adjusted so as to avoid spillover and interference with the vision of motorists, and the use of muted internal illumination.
2. Use of glaring undiffused lights or bulbs shall be prohibited.
3. Use of exposed neon lighting, including neon banding, or exposed light bulbs is prohibited.
4. Lights shall be shaded so as not to project onto adjoining properties or thoroughfares.
5. Underground wiring shall be required for all illuminated signs not attached to a building.
6. All lighting fixtures or light sources for lighted signs shall be positioned and/or shaded so that the light source is not visible from normal pedestrian perspectives.
7. Lighting intensities for illuminated signs shall not exceed ten foot-candles, measured at four feet perpendicular to any surface.
8. External light sources used to illuminate a sign are not included in the measurement of a sign's area and/or height.
9. Colored lamps are not permitted except for electronic changeable copy signs as allowed in accordance with Section 15:7.2
10. Internal illumination. Internal illuminated signs are permitted within the community commercial, general commercial and industrial development zoning districts. Where permitted, internally illuminated signs shall be subject to the following regulations:
 - a. *Display area.* Internally illuminated area of signs must be limited to 50 percent of the total allowed sign area.
 - b. *Muted lighting.* Lamps within internally illuminated signs shall be muted so that individual lamps cannot be distinguished behind the sign face.

15:7.2. *Digital billboards.* Digital billboards are only permitted within the general commercial zoning district north of US 278 on SC 170. Digital billboards are subject to the cap and replace regulation, subsection 15:8.2, and can only be established through that section. Where permitted, digital signs shall be subject to the following regulations:

1. *Distance.* The digital structure may be located no closer than 1,000 feet to the residential, resource conservation or rural preservation zoning districts. Measurement shall be from the residential zoning district to the outermost portion of each sign.
2. *Spacing.* No digital sign may be closer than two miles to an existing digital billboard/off-premise advertising sign. Measurement shall be to the outermost portion of each sign.
3. *Message display intervals.* Each message appearing on a digital billboard face shall remain fixed for a minimum of eight seconds, and message changes shall be instantaneous and shall not contain such visual effects as fading or dissolving.
 - a. *Dissolve.* A mode of message transition on an electronic message display accomplished by varying the light intensity or pattern, where the first message gradually appears to dissipate and lose legibility simultaneously with the gradual appearance and legibility of the second message.
 - b. *Fade.* A mode of message transition on an electronic message display accomplished by varying the light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility.

In no event shall revolving, flashing or intermittent illumination be allowed. Where allowed, a message shall be displayed a minimum of eight seconds. Transition from one message to the next shall be instantaneous and shall not contain such visual effects as fading dissolves, flashing, etc.

4. *Illumination.* Display brightness shall be adjusted as ambient light levels change and shall be subject to review and regulation as determined by the DSR.
5. *Malfunction display lock.* Digital billboards shall contain a default design that will freeze the sign in one position if a malfunction occurs or in the alternative shut down.
6. *Emergency information.* The operator of a digital billboard shall at the request of the county government make every effort to display emergency messages, such as Amber Alerts, road closures and evacuation information, as a public service and at no cost to requesting authority. Such messages shall be displayed in appropriate locations and with appropriate frequency until the emergency no longer exists or the authority requests termination.

15:7.3. *Electronic changeable copy sign.* Electronic changeable copy signs are permitted within the general commercial and industrial development zoning district. Where permitted, signs shall be subject to the following regulations:

1. *Display area.* Changeable copy signs area must be limited to 20 percent of the total allowed sign area.
2. *Display.* No "scrolling displays," or the vertical movement of a static message or display on an electronic changeable message sign. No "traveling displays" or the horizontal movement of a static message or display on an electronic changeable message sign.
3. *Content.* Signs shall only provide public information such as gas price signs, time and temperature signs, and "open or closed" status.
4. *Message display interval.* These signs are only allowed to change when the content information changes; meaning the sign must be set in a non-flashing and non-animated mode. The electronic message shall not change of more than once every eight hours and shall not use flashing or blinking characters. Information pertaining to gas prices, time and temperature, and "open or closed" status may change more frequently, but not more than once per eight seconds.

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5. *Color.* Text is limited to one color.

(Ord. No. 09-33, § 6, 12-14-09; Ord. No. 2017-15, § 6, 6-19-17)

15:8. Billboards.

15:8.1 *Approval by the planning commission.* The planning commission must approve, approve with conditions or deny all applications for new billboards, digital billboards or alterations to an existing non-digital billboard and digital billboards. A permit will be issued after the planning commission has approved the application. Section 15:8:3 includes the criteria planning commission will use for new billboards and Section 15:8.4 for digital billboards through the cap and replace provision, Section 15:8.2. The planning commission may require adjustments to the design and site location of proposed signs and reasonable conditions may be attached to an approval.

15:8.2 *Cap and replace.* In order to place a new non-digital billboard, the owner and advertising company must remove and abandon three active billboards. An active billboard is a billboard that has not been abandoned or which has changed the copy face or received income on the copy face within six months of the date of this ordinance. In order to place a new digital billboard or convert a non-digital billboard to a digital billboard, the owner and advertising company must remove and abandon four active billboards. Any new billboard or existing billboard which is converted to a digital billboard must adhere to all the requirements of article 15. All new billboards including the conversion of non-digital billboards to digital billboards allowed through this regulation must be approved by the planning commission.

15:8.3 *Billboards.* New non-digital billboards are only permitted through the cap and replace regulations, Section 15:8.2 and must be approved by the planning commission. Non-digital billboards shall be subject to the following regulations:

1. ***Location.*** New non-digital billboards are only permitted within the General Commercial and Industrial Development Zoning Districts along the interstate highways and frontage roads where their right-of-way is contiguous to an interstate highway provided these signs are located within 100 feet of the right-of-way of the interstate or frontage road.
2. ***Minimum spacing.*** Non-digital billboards located along an interstate may not be erected within 500 feet of an interchange or rest area. The interchange or rest area is considered to begin or end at the point where the pavement widens for an entrance or exit ramp. Non-digital billboards located along an interstate shall not be permitted to locate within 500 feet of another sign on the same side of the roadway. For frontage roads, no billboard shall be permitted to locate within a 1,000 foot radius of another off premise sign.
3. ***Maximum sign face.*** The maximum sign face for any non-digital billboard located along an interstate shall be 672 square feet plus a 10% allowance for copy extensions. A copy extension is the part of the copy which extends beyond the edge or border of the sign, sometimes called a "cut-out" or "drop-out." The sign face of a non-digital billboard on any other highway shall be 378 square feet plus 10% allowance for copy extensions.
4. ***Maximum height.*** Non-digital billboards located along interstate highways shall not exceed a height of 100 feet above the elevation of the highest travel lane at the location of the sign. The maximum height of non-digital billboards along other roadways shall not exceed 35 feet above the elevation of the roadway.
5. ***Minimum height.*** The minimum height of the display surface for non-digital billboards located along interstate highways shall be 15 feet above the elevation of the highest travel lane at the location of the sign. The minimum height of the display surface of non-digital billboards along other roadways shall be

15 feet above the elevation of the roadway, unless the Sign Face does not exceed 200 square feet and placement of the sign does not block visibility of an existing Identification Sign.

6. *Other standards.* If any other governmental body (federal or state) also regulates billboards, to the extent allowed by law, the more restrictive or that imposing higher standards, shall govern.

15:8.4 *Digital billboards.* Digital billboards constitute a separate and distinct land use due to their size and prominence upon the landscape, and are therefore subject to the following separate regulatory provisions. It is the purpose of this ordinance to allow for the establishment of digital billboards under specific, limited circumstances. Existing non-digital billboards may be converted to a digital billboard, or a new digital billboard may be erected, through the cap and replace regulations, Section 15:8.2, and must be approved by the planning commission. Digital billboards shall be subject to the following regulations:

1. *Location.* Digital billboards are only permitted within 2,000 feet of the county border along Highway 17 north (Point South area) and south (state line area) and I-95 north (Point South area) and south (state line area) in the General Commercial Zoning District. Highway 17 south shall be measured from the highland of the S.C. side of the boundary 2,000 feet, not the river or marsh. Notwithstanding the foregoing reference to 2,000 feet, the Highway 17 north area shall only extend from 100 feet north of the intersection at Hamilton Place back to I-95.
2. *Distance.* The digital structure may not be located within 1,000 feet of the residential zoning district. Measurement shall be from the residential zoning district to the outermost portion of each sign.
3. *Spacing.* Digital Billboards may not be located within two miles of another existing digital billboard on the same side of the right-of-way. Measurement shall be to the outermost portion of each sign.
4. *Maximum sign face.* The maximum sign face for any digital billboard is limited to 560 square feet per face.
5. *Maximum height.* Digital billboards located along interstate highways shall not exceed a height of 100 feet above the elevation of the highest travel lane at the location of the sign. The maximum height of digital billboards along other roadways shall not exceed 45 feet above the elevation of the roadway.
6. *Minimum height.* The minimum height of the display surface for digital billboards located along interstate highways shall be 15 feet above the elevation of the highest travel lane at the location of the sign. The minimum height of the display surface of digital billboards along other roadways shall be 15 feet above the elevation of the roadway, unless the Sign Face does not exceed 150 square feet and placement of the sign does not block visibility of an existing identification sign.
7. *Message display intervals.* Each message appearing on a digital billboard face shall remain fixed for a minimum of eight seconds, and message changes shall be instantaneous and shall not contain such visual effects as fading or dissolving.
 - a. *Dissolve.* A mode of message transition on an electronic message display accomplished by varying the light intensity or pattern, where the first message gradually appears to dissipate and lose legibility simultaneously with the gradual appearance and legibility of the second message.
 - b. *Fade.* A mode of message transition on an electronic message display accomplished by varying the light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility.

In no event shall revolving, flashing or intermittent illumination be allowed. Where allowed, a message shall be displayed a minimum of eight seconds. Transition from one message to the next shall be instantaneous and shall not contain such visual effects as fading dissolves, flashing, etc.

8. *Illumination.* Display brightness shall be adjusted as ambient light levels change and shall be subject to review and regulation as determined by the DSR.

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9. *Malfunction display lock.* Digital billboards shall contain a default design that will freeze the sign in one position if a malfunction occurs or in the alternative shut down.
 10. *Emergency and public service information.* The operator of a digital billboard shall, at the request of Jasper County Government, display emergency messages, such as Amber Alerts, road closures and evacuation information, as a public service and at no cost to Jasper County Government. Such messages shall be displayed in appropriate locations and with appropriate frequency on such digital billboard(s) until the emergency no longer exists or Jasper County Government requests termination. In addition, the operator of a digital billboard shall on a space available basis, and at the request of Jasper County Government, display one public service announcement (that promotes or benefits Jasper County) per advertising cycle on such digital billboard(s) faces(s).
 11. *Other standards.* If any other governmental body (federal or state) also regulates billboards, to the extent allowed by law, the more restrictive or that imposing higher standards, shall govern.

15:8.5 *South Carolina Code of Laws.* The sign regulations contained in this ordinance are supplemented by the requirements of the State of South Carolina Department of Transportation which regulates off-premise signs on interstate and federal aid road systems. See Section 15:1.3. Issuance of a Jasper County Zoning Permit does not imply approval of, or constitute a privilege to violate, any other applicable, federal, state or local statutes, ordinances, codes, regulations, or private restricted covenants. Applicants are specifically reminded of the Jasper County Code of Ordinances as it relates to initial and recurring annual fee for off-premise signs.

(Ord. No. 09-33, § 6, 12-14-09; Ord. No. 16-07, § 3, 5-2-16; Ord. No. 2017-15, §§ 7, 8, 6-19-17)

15:9. Non-conforming signs and billboards.

15.9.1 *Non-conforming signs and billboards.* Non-conforming signs may continue in operation and maintenance, provided that non-conforming signs shall not be:

1. Changed to or replaced with another non-conforming sign. However, this provision shall not prohibit a change in copy or graphics on the sign face of the sign;
2. Replaced with a digital, LED, or similar electronic sign, except as allowed by Article 15:8.1 and consistent with 15:8.2 and 15:8.4;
3. Structurally altered so as to extend their useful life;
4. Expanded;
5. Relocated, except in compliance with this section; and
6. Reestablished after damage or destruction of more than 50 percent of the replacement value of the same type sign at the time of such damage or destruction unless by vandalism or a criminal act conducted by a party not associated with the advertising company, sign owner or property owner.

This section shall not prevent repairing or restoring to a safe condition any part of a sign or sign structure, or normal maintenance operations performed on a sign or sign structure. The sign structure, or any of its members, may be replaced with only like or similar materials. Replacement may be made only on a pole for pole or member for member basis, and the original structure design may not be altered in any form. Lighting cannot be added to a non-illuminated sign.

When a sign is located on property which is condemned for right-of-way acquisition, one of the following standards shall apply:

1. A sign which is not located in, and does not overhang the new right-of-way, may remain in place.

2. When a sign located on a state or federal aid highway must be relocated off the new right-of-way, it shall, at a minimum, comply with state standards for such relocation; and
3. When a sign located on a county road must be relocated off the new right-of-way, it shall comply, as near as possible, with the setbacks established in this article.

15:9.2 Amortization.

- A. Non-conforming off premises signs shall be amortized and the non-conforming use discontinued as provided in Table 1.1, of this section, except, if the use of such off premises sign cannot be amortized due to its proximity to a federal aid primary road, interstate highway or national highway system road then the non-conforming off premises sign shall be discontinued if abandoned as defined Article 4, Definitions or if damaged more than fifty percent as defined in Section 15:9.1 (6) in which case such non-conforming use shall be permanently ended and discontinued and the remaining portions of the off premises sign removed.
- B. Amortization of non-conforming signs and billboards not subject to protection by reason of its proximity to federal aid primary road, interstate, highway or national highway system or otherwise protected under state or federal law or regulation, shall be subject to the following:
 1. Non-conforming signs and billboards shall be removed or otherwise made to conform to the provisions of this Article within the number of years set forth in the Amortization Schedule below, which shall begin to run on the date of enactment of this Ordinance.
 2. The amortization period set forth in the Amortization Schedule shall be conclusively presumed to have provided just compensation to the owner of the non-conforming sign or billboard and the owner of the real property on which the non-conforming sign or billboard is located for any property interest impacted by this Ordinance.
 - a. Provided, however, that if any amortization period is declared invalid and it is ordered or determined that the County is required to pay funds as compensation, that the County shall have the option to allow the non-conforming sign or billboard to continue in existence as a non-conforming use without payment of such funds until, in its sole discretion, the County determines that adequate funds exist to remove the non-conforming sign or billboard.
 - b. The failure of the County to remove any non-conforming sign shall not be construed as a waiver by the County to exercise any such rights in the future or demand strict compliance with the provisions of this Ordinance.
 - c. In the event a sign is protected as set forth in Section 15:9.2 above, the Amortization Schedule herein shall be deemed to incorporate such corresponding amortization period as may be provided in the protective statutes or regulations.

AMORTIZATION SCHEDULE	
Original Cost of Sign or Billboard	Amortization Period from the Date of Enactment of this Ordinance
Less than \$5,000.00	5 years
Greater than \$5,000.00	8 years

3. Nothing herein shall be construed to make a sign in existence on the effective date of this ordinance which is currently an unlawful non-conforming sign already deemed to be abandon and/or subject to removal, subject to the extended amortization period of Section 15:9.2.

(Ord. No. 09-33, § 6, 12-14-09; Ord. No. 2017-15, §§ 9, 10, 6-19-17)

15:10. Sign variances.

Any party who has been refused a sign permit for a proposed sign may file an appeal with in accordance with the zoning ordinance. In determining whether a variance is appropriate, the BZA shall study the sign proposal, giving consideration to any extraordinary circumstances, such as those listed below, that would cause practical difficulty in complying with the sign standards. The presence of any of the circumstances listed may be sufficient to justify granting a variance; however, the zoning BZA may decline to grant a variance even if certain of the circumstances are present.

In granting a variance, the BZA may attach such conditions regarding the location, character, and other features of the proposed sign as it may deem reasonable. In granting a variance, the BZA shall state the grounds and findings upon which it justifies granting the variance.

1. Permitted signage could not be easily seen by passing motorists due to the configuration of existing buildings, trees, or other obstructions.
2. Permitted signage could not be seen by passing motorists in sufficient time to permit safe deceleration and exit. In determining whether such circumstances exist, the zoning board of appeals shall consider the width of the road, the number of moving lanes, the volume of traffic, and speed limits.
3. Existing signs on nearby parcels would substantially reduce the visibility or advertising impact of a conforming sign on the subject parcel.
4. Construction of a conforming sign would require removal or severe alteration to natural features on the parcel, such as but not limited to: removal of trees, alteration of the natural topography, filling of wetlands, or obstruction of a natural drainage course.
5. Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger the health or safety of passers-by.
6. Variance from certain sign regulations would be offset by increased building setback, increased landscaping, or other such enhancements, so that the net effect is an improvement in appearance of the parcel, compared to the result that would be otherwise achieved with construction of a conforming sign.
7. A sign which exceeds the permitted height or area standards of this article would be more appropriate in scale because of the large size or frontage of the parcel or building.

Adjustment in size, location. The BZA may, upon application by the property owner, make reasonable adjustment in the size and location requirements for any sign, where such action meets the following standards:

1. A variance is deemed in the public interest;
2. The variance would not adversely affect properties in the immediate vicinity of the proposed sign;
3. The alleged practical difficulty supporting the variance request results from conditions that do not generally exist throughout the county, and denial of a variance would preclude all reasonable use of the property;
4. Granting a variance would result in substantial justice being done, considering the public interests protected by the standards of this article, the individual hardships that would be suffered by denial of the variance and the rights of others throughout the county whose property may be affected by granting the variance;
5. The type of sign has been designed to make it compatible with the surrounding area.

(Ord. No. 09-33, § 6, 12-14-09)

15:11. Severability.

If any section, clause, paragraph, sentence or phrase of this sign ordinance (Article 15 of Appendix A of the Jasper County Code of Ordinances) shall, for any reason, be held to be invalid or unconstitutional, such invalid section, clause, paragraph, sentence or phrase is hereby declared to be severable; and any such invalid or unconstitutional section, clause, paragraph, sentence or phrase shall in no way affect the remainder of this ordinance; and it is hereby declared to be the intention of the county council that the remainder of this ordinance would have been passed notwithstanding the invalidity or unconstitutionality of any section, clause, paragraph, sentence or phrase thereof.

(Ord. No. 16-29, § 4, 10-3-16)

ARTICLE 22. RURAL SMALL LOT SUBDIVISION STANDARDS

22.1. Purpose

The purpose of this Article is to maintain the character and heritage of the rural landscape by providing flexibility through alternative standards for the subdivision of rural lands in Jasper County in exchange for permanent protection of open space.

22.2. Applicability

The standards found in this Article are permitted within the Rural Preservation-10 zoning district for existing lots of record that have been owned by an individual or family since January 1, 1995, or before. Either a single member of the family, multiple members of the family, or an unbroken succession of family members have owned the property for no less than 30 years.

22.3. Definitions

Base Site Area. The Base Site Area consists of the parent parcel minus areas not suitable for development due to legal, physical, natural, or other constraints. The Base Site Area shall be determined as follows:

Parent parcel gross site area as determined by actual survey:

Minus Land separated by a road or utility right-of-way

Minus Land within existing roads' ultimate rights-of-way

Minus Land separated by water and/or marsh

Minus Existing natural water bodies on the property, jurisdictional and non-jurisdictional wetlands, and land/tidal wetlands seaward of the OCRM critical line

Minus Land previously dedicated as open space

Equals = Base Site Area

Open Space Preservation Area. The land within the subdivision that is left undeveloped in exchange for reduction in lot size and/or other development requirements.

Parent Parcel. The parent parcel constitutes the parcel to be subdivided.

22.4. Development Standards.

Rural small lot subdivisions shall be subject to the following standards.

<u>Table 1: Development Standards</u>	
<u>Maximum Density</u>	<u>1 principal dwelling unit per 10 acres ¹</u>
<u>Minimum Lot Area</u>	<u>1 acre</u>
<u>Minimum Lot Width</u>	<u>150 feet</u>
<u>Minimum Setbacks ²</u>	
<u>Front (major street, multi-lane)</u>	<u>60 feet</u>
<u>Front (major street, two-lane)</u>	<u>45 feet</u>
<u>Front (minor street)</u>	<u>25 feet</u>
<u>Side</u>	<u>25 feet</u>
<u>Rear</u>	<u>25 feet</u>
¹ Base site area	
² Setbacks shall also apply to Open Space Protection Areas	

22.5. Open Space Preservation Area (OSPA) Standards.

Open space preservation areas shall be contiguous to the maximum extent practicable.

The OSPA must consist of a minimum of fifty percent (50%) of the base site area.

In instances where natural features (wetlands, waterbodies, forested areas, etc.) are part of a larger system which extends to adjacent property(ies), these areas shall be prioritized for protection. In instances where an existing parcel has already established open space preservation areas, the proposed rural lot subdivision shall include open space protection of natural features contiguous with the adjacent property(ies).

Land dedicated to open space shall not include land dedicated for uses such as community swimming pool(s), clubhouse(s), and similar uses. Recreational amenities, such as walking/biking trails, may be permitted within the OSPA in conformance with applicable state and federal laws. Recreational lakes or ponds used for storm water management and designed as naturalized features may be included in the land designated as open space. Fenced detention or retention areas used for storm water management shall not be included in the calculation of required open space.

The owner shall select land dedicated for open space purposes and type of ownership. The open space preservation area may remain with the parent parcel to be held in single ownership or subdivided into a separate parcel. In either case, a note shall appear on the plat and recorded in the deed that development of the open space preservation area is prohibited.

Type of ownership may include, but is not necessarily limited to, the following:

1. The County, subject to acceptance by the governing body;
2. Other public jurisdictions or agencies, subject to their acceptance;
3. Non-profit or quasi-public organizations committed to the protection and conservation of open space, subject to their acceptance;
4. Homeowner or cooperative associations or organizations; or
5. Shared, undivided interest by all property owners within the subdivision.

B. Maintenance of open space - The person(s) or entity identified above, as having the right to ownership or control over open space, shall be responsible for its continuing upkeep and proper maintenance.

22.6. Restrictions on Future Subdivisions.

A note shall appear on all plats for rural small lot subdivisions specifying the number of remaining by-right lots that can be subdivided from the parent tract. If all by-right lots are subdivided, the note shall state that remaining subdivisions of the parent parcel shall be prohibited, except in compliance with the open space preservation standards specified in Section 22.5.

22.7 Roadside Buffer

A minimum fifty foot (50') wide continuous landscaped buffer shall be established and maintained parallel and adjacent to the highway corridor. This buffer is separate and distinct from the buffering requirements of Section 12.8 except that, where that section may call for a greater setback from the highway because of a specific activity, the greater setback distance shall be observed. Likewise, should Section 12.8 require total screening because of a specific activity, the fifty foot (50') wide landscaped buffer may be used to accommodate such screening.

Only the following activities shall be permitted within the landscaped buffer:

1. Vehicular access drives which tie into approved access points as determined by SCDOT and/ or Jasper County, and which run perpendicular to the right-of-way, or as nearly perpendicular as is feasible owing to terrain, horizontal curves and the like.
2. Landscaped walls and fences less than six feet (6') high.

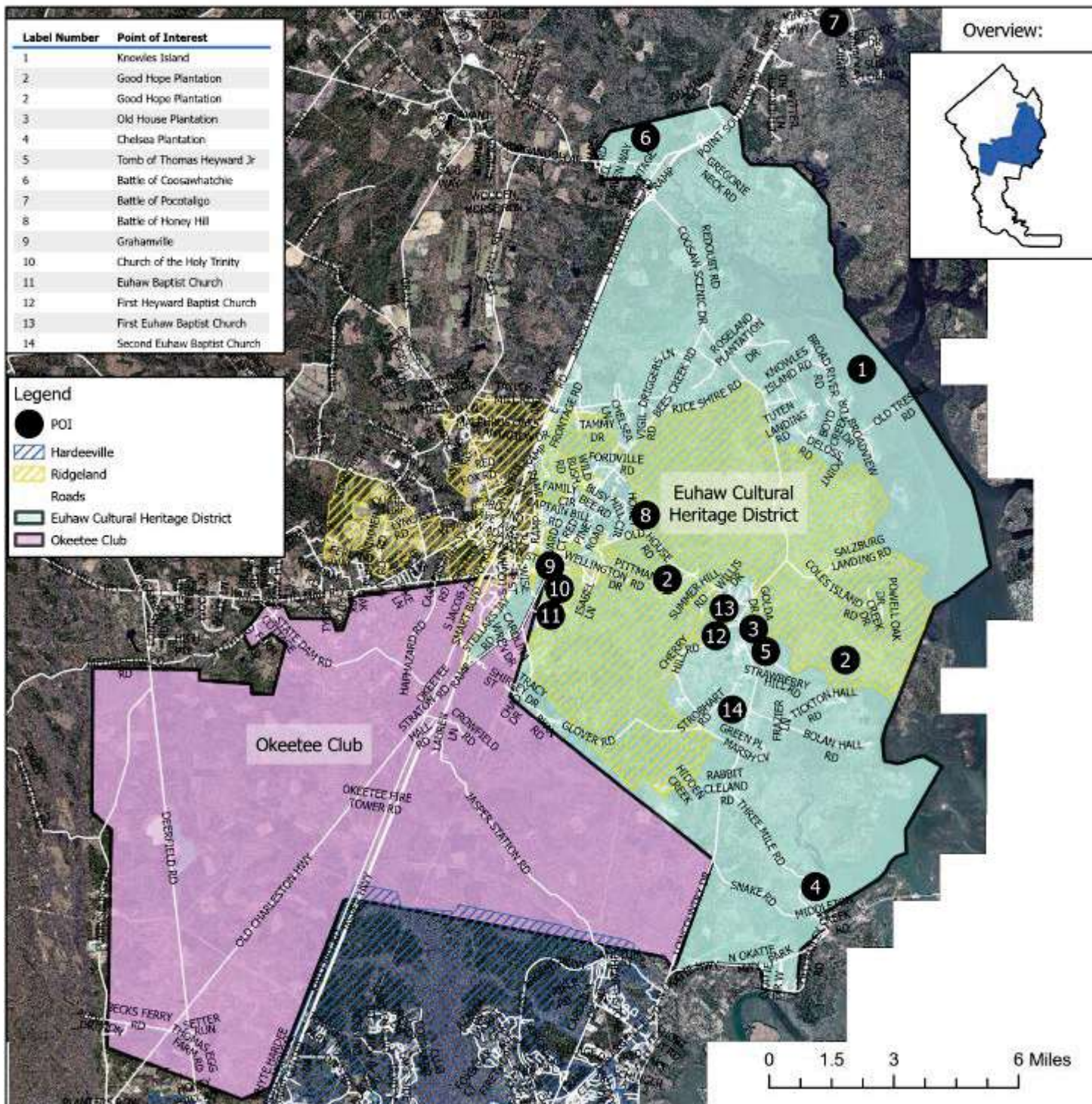
3. Lighting.

4. Landscaping fixtures.

5. Signage.

6. Underground utility lines.

7. Overhead utility lines which run perpendicular to the road right-of-way and are consolidated with vehicular access drives wherever possible.



AGENDA

ITEM # 4



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 Council Staff Report

Meeting Date:	November 3, 2025
Project:	Zoning Map Amendment – Residential
Applicant:	Charles Woods
Tax Map Number:	051-00-11-003
Submitted For:	3 rd Reading
Recommendation:	Planning Commission recommends approval of Residential

Description: This is a request for a Zoning Map Amendment to have a property designated as Residential. The subject property consists of 5.09 acres and is identified by TMS #051-00-11-003, located along Smith Manker Road in the Grays community. The property is currently split zoned Rural Preservation and Residential. The property owner would like to sell the parcel, but the buyer is apprehensive because the property is split zoned. Although the subject property was previously part of a larger tract, the split zoning of the property was created during the 2007 county wide rezoning project.

Analysis: The Zoning Map Amendment application and request are 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 “Rural Conservation”. The Rural Conservation areas seek to protect and promote the character of Jasper County that largely exists today outside of the municipalities.
- **Adjacent Zoning:** The adjacent parcels are zoned Rural Preservation and Residential.
- **Adjacent Land Use:** Adjacent land uses are residential and vacant property.
- **Traffic and Access:** The subject property is accessed by Smith Manker Road, which is a county maintained dirt road.

Planning Commission Recommendation: Planning Commission recommends approval of the request to have the property designated as Residential.

Attachments:

1. Ordinance
2. Aerial map of property and surrounding area
3. Aerial map with zoning layer



**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

ORDINANCE: O-2025-29

**AN ORDINANCE
OF JASPER COUNTY COUNCIL**

To amend the Official Zoning Map of Jasper County so as to transfer a property located along Smith Manker Road, bearing Jasper County Tax Map Number 051-00-11-003, consisting of 5.09 acres from the Rural Preservation Zone and Residential Zone to the Residential Zone on the Jasper County Official Zoning Map.

WHEREAS, A Zoning Map Amendment request was submitted to the Planning Commission to have a parcel bearing Jasper County Tax Map Number 051-00-11-003, consisting of approximately 5.09 acres, located along Smith Manker Road changed from the Rural Preservation Zone and Residential Zone to the Residential Zone on the Official Zoning Map of Jasper County; 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; and

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 5.09 acres bearing Jasper County Tax Map

Number 051-00-11-003, located along Smith Manker Road, depicted on the Jasper County Official Zoning Map in the Rural Preservation Zone and the Residential Zone shall be transferred to the Residential Zone.

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

John A. Kemp
Chairman

ATTEST:

Wanda Giles
Clerk to Council

ORDINANCE: # O-2025-29

First Reading: September 15, 2025

Second Reading: October 20, 2025

Public Hearing: October 20, 2025

Adopted: November 3, 2025

Considered by the Jasper County Planning Commission at it's meeting on
August 12, 2025 and recommended for approval.

Reviewed for form and draftsmanship by the Jasper County Attorney.

COUNTY ATTORNEY

DATE

AGENDA

ITEM # 5



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
lwaagner@jaspercountysc.gov

Jasper County Planning Commission Staff Report

Meeting Date:	November 3, 2025
Project:	Zoning Map Amendment – Residential
Applicant:	Fernando Ortuno
Tax Map Number:	040-00-02-105
Submitted For:	3 rd Reading
Recommendation:	Planning Commission recommends approval of Residential

Description: This is a request for a Zoning Map Amendment to have a property designated as Residential. The subject property consists of 1.00 acre and is identified by TMS #040-00-02-105, located along Mendez Farm Road in the Hardeeville area. The property is currently zoned Rural Preservation. The property owner would like to let his son place a mobile home on the property. Both the Residential Zoning District and the Rural Preservation Zoning Districts allows a second mobile home as a conditional use for a family member provided the minimum lot size for each structure can be met. The Residential Zoning District requires 1 acre for two homes (1/2 acre minimum for each home). The Rural Preservation Zoning District requires 2 acres for two homes (1 acre minimum for each home). In addition, each home must have its own septic tank, and the home has to be set up to allow for future subdivision. If the property were zoned Residential, the applicant will be able to meet the conditions required by the Zoning Ordinance.

Analysis: The Zoning Map Amendment application and request are reviewed by considering the following factors:

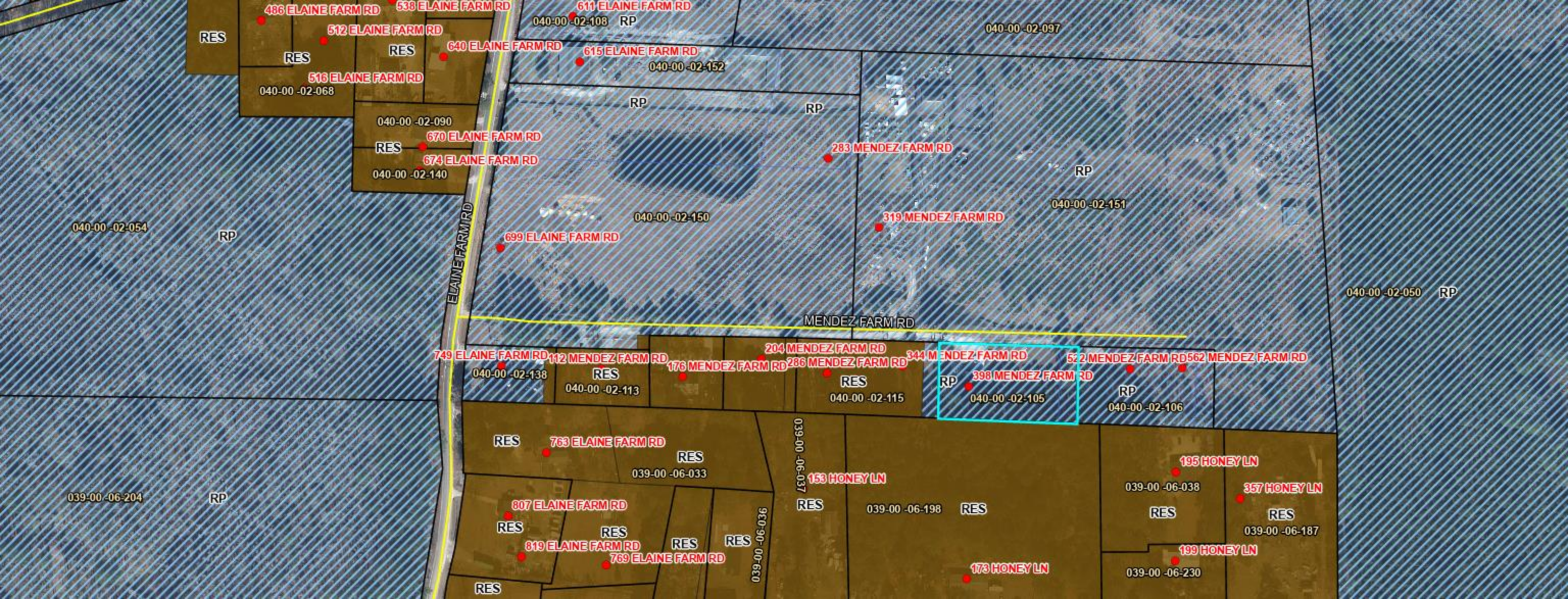
- **Comprehensive Plan:** According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as “Rural Transition”. The Rural Transition areas are located in southern Jasper County and will likely be under pressure to develop within the foreseeable future. Development proposals in existing communities, should be respectful and complement the scale and character of the area.
- **Adjacent Zoning:** The adjacent parcels are zoned Rural Preservation and Residential.

- ***Adjacent Land Use:*** Adjacent land uses are residential and vacant property.
- ***Traffic and Access:*** The subject property is accessed by Mendez Farm Road, which is a private maintained dirt road.

Planning Commission Recommendation: Planning Commission recommends approval of the request to have the property designated as Residential.

Attachments:

1. Application
2. Ordinance
3. Aerial map of property and surrounding area
4. Aerial map with zoning layer



**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

ORDINANCE: O-2025-30

**AN ORDINANCE
OF JASPER COUNTY COUNCIL**

To amend the Official Zoning Map of Jasper County so as to transfer a property located at 398 Mendez Farm Road, bearing Jasper County Tax Map Number 040-00-02-105, consisting of 1 acre from the Rural Preservation Zone to the Residential Zone on the Jasper County Official Zoning Map.

WHEREAS, A Zoning Map Amendment request was submitted to the Planning Commission to have a parcel bearing Jasper County Tax Map Number 040-00-02-105, consisting of approximately 1 acre, located at 398 Mendez Farm Road changed from the Rural Preservation Zone to the Residential Zone on the Official Zoning Map of Jasper County; 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; and

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 1 acre bearing Jasper County Tax Map Number

040-00-02-105, located at Mendez Farm Road, depicted on the Jasper County Official Zoning Map in the Rural Preservation Zone shall be transferred to the Residential Zone.

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

John A. Kemp
Chairman

ATTEST:

Wanda Giles
Clerk to Council

ORDINANCE: # O-2025-30

First Reading: September 15, 2025

Second Reading: October 20, 2025

Public Hearing: October 20, 2025

Adopted: November 3, 2025

Considered by the Jasper County Planning Commission at it's meeting on
August 12, 2025 and recommended for approval.

Reviewed for form and draftsmanship by the Jasper County Attorney.

COUNTY ATTORNEY

Date

AGENDA

ITEM # 6



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 Council Staff Report

Meeting Date:	November 3, 2025
Project:	Jasper County Land Development Regulations, Text Amendment – Article 2.1.4, <i>Minor Site Plan</i>
Submitted For:	3 rd Reading
Recommendation:	Planning Commission recommends approval

Description: This proposed ordinance would make a minor amendment to the Jasper County Land Development Regulations, Article 2.1.4, **Minor Site Plan** for the purpose of including “**site improvements**” to the definition of a minor site plan. The Land Development Regulations are not applicable to single-family development and only apply to commercial, multi-family, and subdivision developments.

Analysis: The proposed amendment if approved, would read as follows (new language in red):

2.1.4. Minor Site Plan - any land development, excluding single family or duplex residential construction, of one (1) parcel for the purpose of expanding an existing conforming use or constructing a new structure for an approved use including a small business, multiple occupancy building, commercial building and other approved development as defined by this Ordinance-, **to include site improvements**. All such developments shall meet the following requirements:

- Proposed development is not in conflict with the Jasper County Zoning Ordinance and Map, Land Development Regulations and Comprehensive Plan.
- Total new building and/or addition construction must be less than 2000 SF of total floor area.
- Total new impervious site coverage, not including building coverage, must be less than 2000 SF.
- No new streets or roads are created and there is no need for additional off-street parking, lighting or drainage improvements.

Recently, the planning department received two inquiries about making parking lot improvements at two separate commercial establishments in Jasper County. The current ordinance states that a minor site plan is for the purpose of expanding an existing conforming use or constructing a new structure. In both cases, the developer pointed out that site improvements were not included in the definition. However, site improvements are a part of development and in the case of minor improvements, such as parking lots that are re-stripped or replacing asphalt, these types of improvements should be inspected to ensure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian are provided as well as making sure the County's regulations are met.

Staff Recommendation: Staff recommends approval of the proposed amendment to the Land Development Regulations as outlined above.

Attachments:

1. Ordinance
2. Article 2.1 of the Land Development Regulations

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER
ORDINANCE # O-2025-31**

AN ORDINANCE OF JASPER COUNTY COUNCIL

To Amend the Jasper County Land Development Regulations, Article 2.1.4,
Minor Site Plan to add site improvements to the definition of Minor Site Plan;
And Other Matters Relating Thereto

WHEREAS, the intent of the Jasper County Land Development Regulations is to encourage the development of economically sound and stable counties; and

WHEREAS, Article 2 of the Jasper County Land Development Regulations lists the criteria by which land development applications are reviewed and includes all land use and development activity; 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 duly assembled and by the authority of same:

1. Article 2.1.4 of the Jasper County Land Development Regulations, Minor Site Plan, is amended to read as:

Minor Site Plan - any land development, excluding single family or duplex residential construction, of one (1) parcel for the purpose of expanding an existing conforming use or constructing a new structure for an approved use including a small business, multiple occupancy building, commercial building and other approved development as defined by this Ordinance, **to include site improvements**. All such developments shall meet the following requirements:

- a. Proposed development is not in conflict with the Jasper County Zoning Ordinance and Map, Land Development Regulations and Comprehensive Plan.

- b. Total new building and/or addition construction must be less than 2000 SF of total floor area.
- c. Total new impervious site coverage, not including building coverage, must be less than 2000 SF.
- d. No new streets or roads are created and there is no need for additional off-street parking, lighting or drainage improvements.

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

John A. Kemp, Chairman

ATTEST:

Wanda Giles, Clerk to Council

ORDINANCE: # O-2025-31
First Reading: September 15, 2025
Second Reading: October 20, 2025
Public hearing: October 20, 2025
Adopted: November 3, 2025

Considered by the Jasper County Planning Commission at it's meeting on
July 18, 2025 and recommended for approval.

Reviewed for form and draftsmanship by the Jasper County Attorney.

County Attorney

Date

AGENDA

ITEM # 7



JASPER COUNTY COUNCIL
SPECIAL CALLED WORKSHOP
Jasper County Clementa C. Pinckney Government Bldg
358 3rd Avenue Ridgeland, SC 29936
Monday, June 23, 2025
Minutes

Officials Present: Chairman John Kemp, Vice Chairman Joey Rowell, Councilman Chris VanGeison, and Councilman Joe Arzillo

Staff Present: County Administrator Andrew Fulghum, County Attorney David Tedder, Tisha Williams, Kimberly Burgess, James Iwanicki, Danny Lucas, Chief Russell Wells, and Videographer Jonathan Dunham.

1. Call to Order of the Jasper County Council Meeting by Chairman Kemp

Chairman Kemp called the meeting to order at 10:00AM. The Report of Compliance with the Freedom of Information Act was read for the records as follows: *In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, notification of the meeting and the meeting agenda were posted at least 24 hours prior to the meeting on the County Council Building at a publicly accessible place, on the county website, and a copy of the agenda was provided to the local news media and all person's or organizations requesting notification.*

The Pledge to the Flag was given and the Invocation was given by Councilman Rowell

Approval of the Agenda:

Motion to approve: Councilman Arzillo

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

FY 2025-2026 Budget:

Mr. Fulghum reminded Council of the upcoming meeting on 06.25.2025 with the Jasper County School Board at 4PM to review the school district budget. He also reminded them of the Council Meeting scheduled for the 3rd reading of the FY2025-2026 Budget on 06.30.2025. He then noted that Ms. Burgess was present to give a synopsis of where they currently were with the budget and to discuss it with Council. Ms. Burgess noted that she had sent out 3 items to Council for their review. The first report she discussed was the changes from the 1st reading to the 2nd reading which resulted in a \$588,085 reduction in both total revenue and in total expenditures.

The second item of discussion was the proposed changes to 2nd reading report highlights the various proposed changes which result in an increase to the budgeted expenditures of \$476,625. She noted that the yellow highlighted reductions are the reductions greater than \$10K in Mr. Kemp's spreadsheet, which are offset by

an increase in Discretionary Funds line items for each department. The light red highlighted reductions are proposed by Chief Wells. The blue highlighted line item is an increase request by the Sheriff's Office for two additional positions for security at the government complex. The light green highlighted line items are reductions which will likely be added back to the budget in the lapsing funds budget amendment in August.

She also noted that the funding options report provided three options for funding the \$476,625 increase in the budget resulting from the proposed changes. Additional information was discussed for the 1st reading to the 2nd reading comparison relating to revenues. This information regarded such information as the general revenues, revenue changes, total changes to revenue and the total revenue as of the 2nd reading. Additional information was discussed for the 1st reading to the 2nd reading comparison relating to expenditures. This information regarded such information as the expenditures of multiple departments, total adjustments for the 2nd reading and total expenditures for the 2nd reading. The total transfers and corrections were addressed, and the total additions, transfers and corrections were referenced. Cash Carry Forward, use of Local A/H- Tax Surplus and reduction of expenditures were also a topic of consideration on this FY25-26 Budget. Council had some discussion and thanked staff and department heads for all of the hard work put into this effort. Council also expressed their desire to start the budgeting process earlier for the next fiscal year. For additional information on this item please "Attachment A" or see the workshop video

For more information on this meeting please go to our YouTube Channel for the video go to https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA . There are also Closed Captions available for all of our County Council videos. Just click the "**CC**" button to follow along.

Motion to adjourn: Councilman

Second: Councilman

Vote: Unanimous

The motion passed.

The motion passed and the meeting adjourned.

Respectfully submitted:

Wanda H. Giles
Clerk to Council

John A. Kemp
Chairman

Jasper County
2nd Reading and 1st Reading Comparison
6/16/2025

	2nd Reading	1st Reading	Difference
TOTAL BUDGET	66,324,415	66,912,500	(588,085)
REVENUE			
<u>Cherry Point</u>			
54-1501 Cherry Point Fire District Tax Revenue	1,059,600	1,668,200	66,912,500 (608,600)
<u>Clerk of Court</u>			
63-1507 Clerk of Court Fines	200,000	125,000	75,000
63-1555 Title IV Funds	265,000	13,000	252,000
General Revenues			
170-1502 Property Taxes	37,241,500	37,170,800	70,700
170-1503 Auto Taxes	4,480,800	4,443,500	37,300
170-1513 Local Option Sales Tax	1,932,200	1,344,800	587,400
170-1515 Local Option Sales Tax Credit	3,923,000	4,416,800	(493,800)
170-1519 Fee In Lieu	2,375,000	2,300,000	75,000
170-1588 Misc. Revenue	1,096,875	1,000,000	96,875
170-1590 Cash Carry-Forward	2,089,540	2,805,741	(716,201)
170-1610 Bond Proceeds	1,350,000	1,194,259	155,741
170-1630 Watercraft	235,200	354,700	(119,500)
TOTAL CHANGES TO REVENUE			(588,085)
TOTAL REVENUE 2ND READING			66,324,415
EXPENDITURES			
<u>Lewy Fire</u>			
45-5055 Firefighter Physicals	5,000	15,000	(10,000) Reduced by Chief Wells
<u>FIRE & RESCUE</u>			
46-2000 Salaries and Wages	4,350,000	4,800,000	(450,000) Correction by Chief Wells
46-5055 Firefighter Physicals	35,000	45,000	(10,000) Reduced by Chief Wells
<u>Information Technology</u>			
49-2526 GIS Expenditures	144,300	125,000	19,300 From Planning 60-3772
49-4708 Vehicle/Equip. Lease Payments	14,140	8,500	5,640 Correction
51-4708 Vehicle/Equip. Lease Payments	-	7,000	(7,000) Transfer Adm. Vehicle to COC
51-2310 Vehicle Insurance	-	3,500	(3,500) Transfer Adm. Vehicle to COC
51-2320 Vehicle Maintenance	-	1,200	(1,200) Transfer Adm. Vehicle to COC
51-2300 Gas, Oil and Grease	-	2,500	(3,500) Transfer Adm. Vehicle to COC

Jasper County
2nd Reading and 1st Reading Comparison
6/16/2025

		2nd Reading	1st Reading	Difference
<u>Data Processing</u>				
52-2515	New World Software Maint.	135,000	95,000	40,000 Additional module purchase
<u>Sheriff Department</u>				
57-2005	New Personnel	-	1,000,000	(1,000,000) Removed per Council
<u>Planning Department</u>				
60-2000	Salary and Wages	213,300	205,600	7,700 From 62-2012
60-3772	Consulting Services	-	19,300	(19,300) to GIS Dept. 49-2526
<u>Interdepartmental</u>				
62-2040	Medical Insurance	507,000	508,925	(1,925)
62-3772	Consulting Services	330,000	250,000	80,000 From 66-3772
62-5701	Debt	2,410,300	1,194,100	1,216,200 Increase for Debt Payments from Gen. Fund
<u>Clerk of Court</u>				
63-2000	Salary and Wages	590,000	583,500	6,500 Per COC
63-2003	Contract Labor	2,500	-	2,500 Per COC
63-2300	Gas, Oil and grease	3,300	-	3,300 Transfer Adm. Vehicle to COC
63-2310	Vehicle Insurance	5,000	-	5,000 Transfer Adm. Vehicle to COC
63-2320	Vehicle Maintenance	1,200	-	1,200 Transfer Adm. Vehicle to COC
63-2460	Computer Equipment	48,100	25,000	23,100 Per COC
63-2855	Court Expenses	152,500	75,000	77,500 Per COC
63-4708	Vehicle/Equip Lease Payments	7,000	-	7,000 Transfer Adm. Vehicle to COC
<u>Auditor</u>				
66-3772	Consulting Services	-	40,000	(40,000) to 62-3772
<u>Treasurer</u>				
67-2008	Salaries and Wages	311,000	351,000	(40,000) FT to PT Employee
67-2001	Part-Time Wages	27,000	-	27,000 PT Employee
67-2445	Equipment, Security	-	5,000	(5,000) To 83-2430
<u>Election Commission</u>				
72-5095	Building Repairs	-	20,000	(20,000) To 83-5095
<u>Sgt. Jasper Park</u>				
77-2000	Salary and Wages	79,000	76,000	3,000 From 62-2012
<u>Building Maintenance</u>				

Jasper County
2nd Reading and 1st Reading Comparison
6/16/2025

		2nd Reading	1st Reading	Difference
83-2430	Equipment	65,000	60,000	5,000 From 67-2445
83-5095	Building Repairs	105,000	85,000	20,000 From 72-5095
	SUBTOTAL ADJUSTMENTS			(61,485)
All Depts.	Cost of Living Increase 5% to 3%	856,800	1,383,400	(526,600) Reduce from 5% to 3%
	TOTAL ADJUSTMENTS 2ND READING			(588,085)
	TOTAL EXPENDITURES 2ND READING			(588,085)

Jasper County
Proposed Changes to 2nd Reading
6/16/2025

<u>COUNCIL ADDITIONS TO BUDGET</u>		Proposed Changes	Current Budget	Increase/(Decrease)
62-3772	Forensic Audit	350,000	0.00	350,000
51-2005	Deputy County Administrator (3Q hire)	61,625	0.00	61,625
				411,625
<u>COUNCIL TRANSFERS & DEPT. CORRECTIONS</u>				
<u>Lewy Fire Department</u>				
45-2430	Equipment	94,000	144,000	(50,000) Move to Discretionary
45-4708	Vehicle/Equip. Lease Payments	37,000	48,000	(11,000) Move to Discretionary
45-5055	Firefighter Physicals	5,000	15,000	(10,000) Reduced by Chief Wells
45-2831	Discretionary Funds	61,000	0.00	61,000 Transfer per Council
<u>Fire and Rescue</u>				
46-2430	Equipment	150,000	300,000	(150,000) Move to Discretionary
46-2460	Computer Equipment	15,000	25,000	(10,000) Move to Discretionary
46-2610	Travel & Training	160,000	265,000	(105,000) Move to Discretionary
46-5055	Firefighter Physicals	35,000	45,000	(10,000) Reduced by Chief Wells
46-2831	Discretionary Funds	265,000	0.00	265,000 Transfer per Council
<u>Community Risk Management</u>				
47-2430	Equipment	25,000	35,000	(10,000) Move to Discretionary
47-5045	Emergency Equipment	40,000	50,000	(10,000) Move to Discretionary
47-2831	Discretionary Funds	20,000	0.00	20,000 Transfer per Council
<u>Emergency Telecommunications</u>				
48-2001	Part-Time Salaries	63,000	123,000	(60,000) Move to Discretionary
48-2020	Overtime	175,000	275,000	(100,000) Move to Discretionary
48-2410	Radio Maintenance	175,000	229,500	(54,500) Move to Discretionary
48-2412	Palmetto 800-Radio Contract	160,000	202,000	(42,000) Move to Discretionary
48-2430	Equipment	65,000	130,000	(65,000) Move to Discretionary
48-5095	Building Repairs	0.00	50,000	(50,000) Lapsing funds to FY26
48-2831	Discretionary Funds	321,500	0.00	321,500 Transfer per Council
<u>Cherry Point Fire District</u>				
54-2610	Travel & Training	25,000	45,000	(20,000) Move to Discretionary
54-2831	Discretionary Funds	20,000	0.00	20,000 Transfer per Council
<u>Emergency Services</u>				
56-2460	Computer Equipment	10,000	20,000	(10,000) Move to Discretionary
56-5095	Building Repairs	50,000	25,000	(25,000) Lapsing Funds to FY26
56-2831	Discretionary Funds	10,000	0.00	10,000 Transfer per Council
<u>Sheriff Office</u>				
57-2005	New Personnel	260,000	0.00	260,000 Sheriff Office Request for Security at Gov. Complex
<u>Detention Center</u>				
58-2430	Equipment	269,000	304,000	(35,000) Move to Discretionary

Jasper County
Proposed Changes to 2nd Reading
6/16/2025

<u>COUNCIL ADDITIONS TO BUDGET</u>		<u>Proposed Changes</u>	<u>Current Budget</u>	<u>Increase/(Decrease)</u>
58-2831	Discretionary Funds	35,000	0.00	35,000 Transfer per Council
<u>Planning Department</u>				
60-5000	Planning Expenses	0.00	100,000	(100,000) Lapsing funds to FY26
TOTAL TRANSFERS & CORRECTIONS				65,000
TOTAL ADDITIONS, TRANSFERS & CORRECTIONS				476,625

Jasper County
Funding Options for Proposed Changes
6/16/2025

FUNDING OPTIONS					Explanation
					Difference
Option #1 - Increase Cash Carry-Forward					
170-1590	Cash Carry-Forward	2,089,540	2,566,165	476,625	Increase Cash Carry-Forward (Fund Balance Used)
	Total Changes to Budget Expenditures			476,625	Net Increase in Budget Expenditures
					0
Option #1 - Increase Cash Carry-Forward					
Revenue as of 6.16.25					
170-1590	Cash Carry-Forward	2,089,540	2,566,165	476,625	Total Budgeted Revenue (2nd Reading)
				476,625	Increase in Cash Carry-Forward
				66,801,040	Total Budgeted Revenue
Expenditures as of 6.16.25					
	Total Additions, Transfers, & Corrections			476,625	Total Budgeted Expenditures (2nd Reading)
				66,801,040	Increase in Expenditures
				66,801,040	Total Budgeted Expenditures
-					
Option #2 - Use Local A/H-Tax Surplus					
Revenue as of 6.16.25					
170-1594	Local Accom./Hosp. Tax	0	476,625	476,625	Use Portion of Local A/H-Tax Surplus
170-1590	Cash Carry-Forward Balance	2,089,540	2,089,540	-	No Change to Cash Carry-Forward
	Total Changes to Budget Expenditures			476,625	Net Increase in Budget Expenditures
					0
Option #2 - Use Local A/H-Tax Surplus					
Revenue as of 6.16.25					
	Local Accom./Hosp. Tax			476,625	Total Budgeted Revenue (2nd Reading)
170-1590	Cash Carry-Forward Balance	2,089,540	2,089,540	-	New Revenue Source (Local A/H-Tax Surplus)
				66,801,040	No Change to Cash Carry-Forward
				66,801,040	Total Budgeted Revenue
Expenditures as of 6.16.25					
	Total Additions, Transfers, & Corrections			476,625	Total Budgeted Expenditures (2nd Reading)
				476,625	Increase in Expenditures
				66,801,040	Total Budgeted Revenue
					-
Option #3 - Reduce Expenditures (w/o Contingencies)					
Budget Reductions rather than Contingencies					
170-1590	Cash Carry-Forward	476,625	(255,875)	(732,500)	Net Decrease in Budget Expenditures
		2,089,540	1,357,040	(732,500)	Decrease in Cash Carry-Forward (Fund Balance Used)
					0

Jasper County
Funding Options for Proposed Changes
6/16/2025

<u>Option #3 - Reduce Expenditures (W/O Contingencies)</u>					
170-1590	Revenue as of 6.16.25			66,324,415	Total Budgeted Revenue (2nd Reading)
	Cash Carry-Forward	2,089,540	1,357,040	(732,500)	Cash Carry-Forward Reduction
				65,591,915	Total Budgeted Revenue
	Expenditures as of 6.16.25			66,324,415	Total Budgeted Expenditures (2nd Reading)
	Total Additions, Transfers, & Corrections	476,625	(255,875)	(732,500)	Decrease to Expenditures
				65,591,915	Total Budgeted Expenditures
				-	



JASPER COUNTY COUNCIL
SPECIAL CALLED WORKSHOP
Jasper County Clementa C. Pinckney Government Bldg
358 3rd Avenue Ridgeland, SC 29936
Wednesday, June 25, 2025
Minutes

Officials Present: Chairman John Kemp, Councilman Chris VanGeison, Councilman Joe Arzillo
Absent: Vice Chairman Joey Rowell

Staff Present: County Administrator Andrew Fulghum, Clerk to Council Wanda Giles, County Attorney David Tedder, Kimberly Burgess, Lisa Wagner, James Iwanicki, Chief Russell Wells, and Videographer Jonathan Dunham.

Others Present: Joyce Gerald – President of the School Board; Ms. Golden, Ms. Riley and Ms. Mitchell, Jasper County School Board Members; Dr. Whack and Ms. Norris, Consultant for the state of South Carolina School System.

1. Call to Order of the Jasper County Council Workshop by Chairman Kemp

Chairman Kemp called the meeting to order. The Report of Compliance with the Freedom of Information Act was read for the records as follows: *In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, notification of the meeting and the meeting agenda were posted at least 24 hours prior to the meeting on the County Council Building at a publicly accessible place, on the county website, and a copy of the agenda was provided to the local news media and all person's or organizations requesting notification.*

The Pledge to the Flag was given and the Invocation was given by Councilman VanGeison.

Approval of the Agenda:

Motion to approve the agenda: Councilman VanGeison

Second: Councilman Arzillo

Vote: Unanimous

The motion passed.

- **Jasper County School District Budget**

Ms. Norris noted for the Council that she was coming in as a Consultant as per the request of the State of South Carolina. She noted that they had prepared the budget for Council's approval. Ms. Norris was at the meeting tonight to give a presentation to the Jasper County Council for the Jasper County School District Budget FY2025-2025 Budget. She gave an overview and discussed the JCSD Fund Balance History; Operating Budget History; Historical Budget Increases; the FY2025-26 Funding Sources of State Revenue, State Reimbursements, Local Revenue including no millage increase and use of Fund Balance. A pie chart was shown for Revenue and Funding by Source noting that Local Revenue generated 69% of the funding; State Reimbursements generated 8% of the

funding; and State Revenue generated 23% of the funding. She covered the 2025-2026 Expenditures noting that Salaries and Benefits were 65%; Operations were 11%; School Allocations were 5% and Other Expenditures totaled 19%. She noted the State minimum Teacher Salary, JCSD Salaries and the non-negotiable minimum and steps. She discussed the School Millage Rate and what that entailed and Debt Service Millage to pay off debt. She discussed the previous year's budgets, what they were doing now, the reason she was at the JCSD at this time as a Consultant and what that may entail in the future. Council discussed concerns that they had with Ms. Norris. For additional information on this item please see Attachment "A".

- **FY 2025-2026 Budget Discussion**

Ms. Burgess discussed the changes that had been made from the 2nd reading to the 3rd reading with Council.

For more information on this meeting please go to our YouTube Channel for the video go to https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA . There are also Closed Captions available for all of our County Council videos. Just click the "**CC**" button to follow along.

Adjournment:

Motion to adjourn: Councilman VanGeison

Second: Councilman Arzillo

Vote: Unanimous

The motion passed.

The motion passed and the meeting adjourned.

Respectfully submitted:

Wanda H. Giles
Clerk to Council

John A. Kemp
Chairman

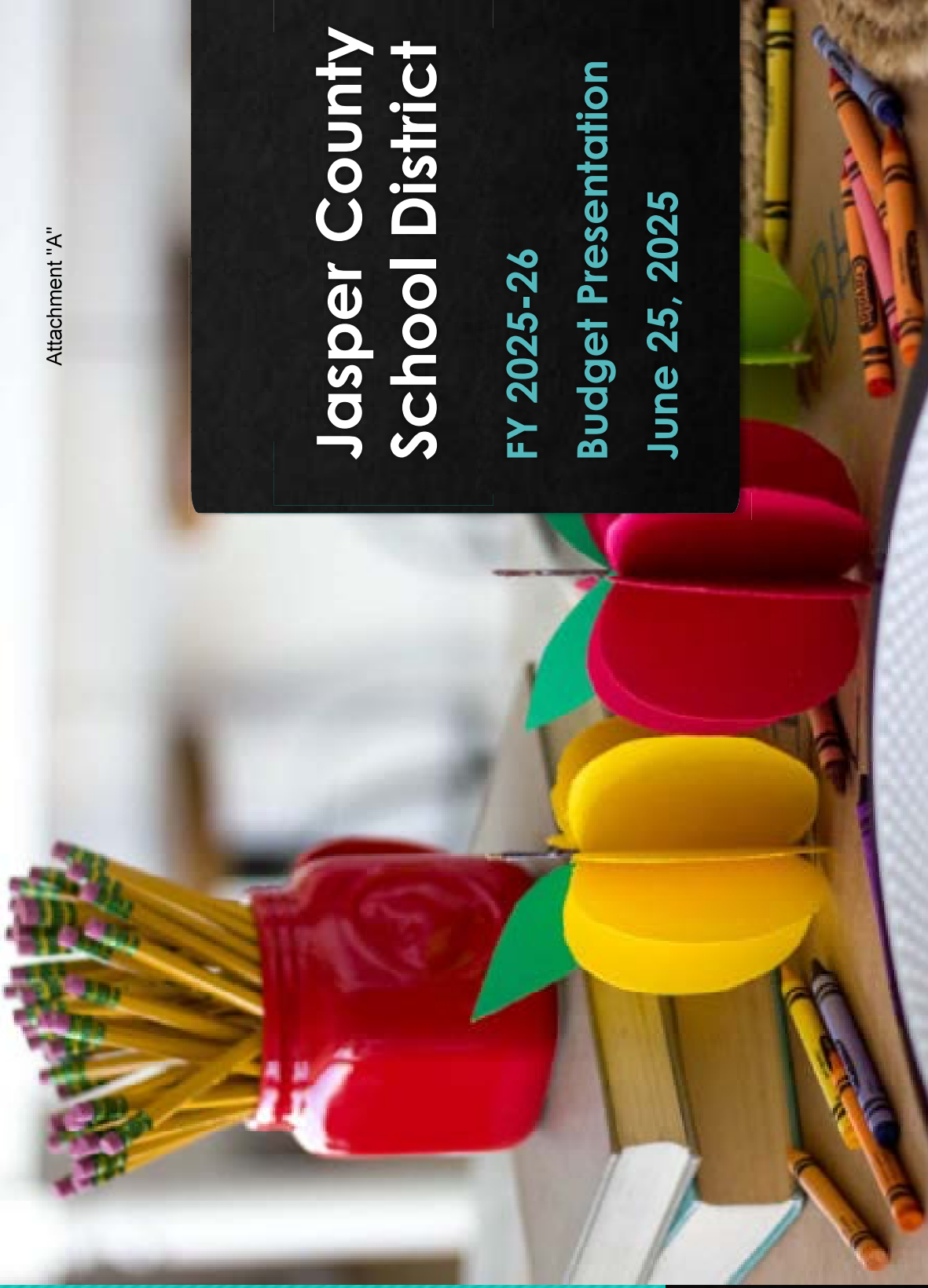
Attachment "A"

Jasper County School District

FY 2025-26

Budget Presentation

June 25, 2025



Jasper County School District

135 Day Average Daily Membership



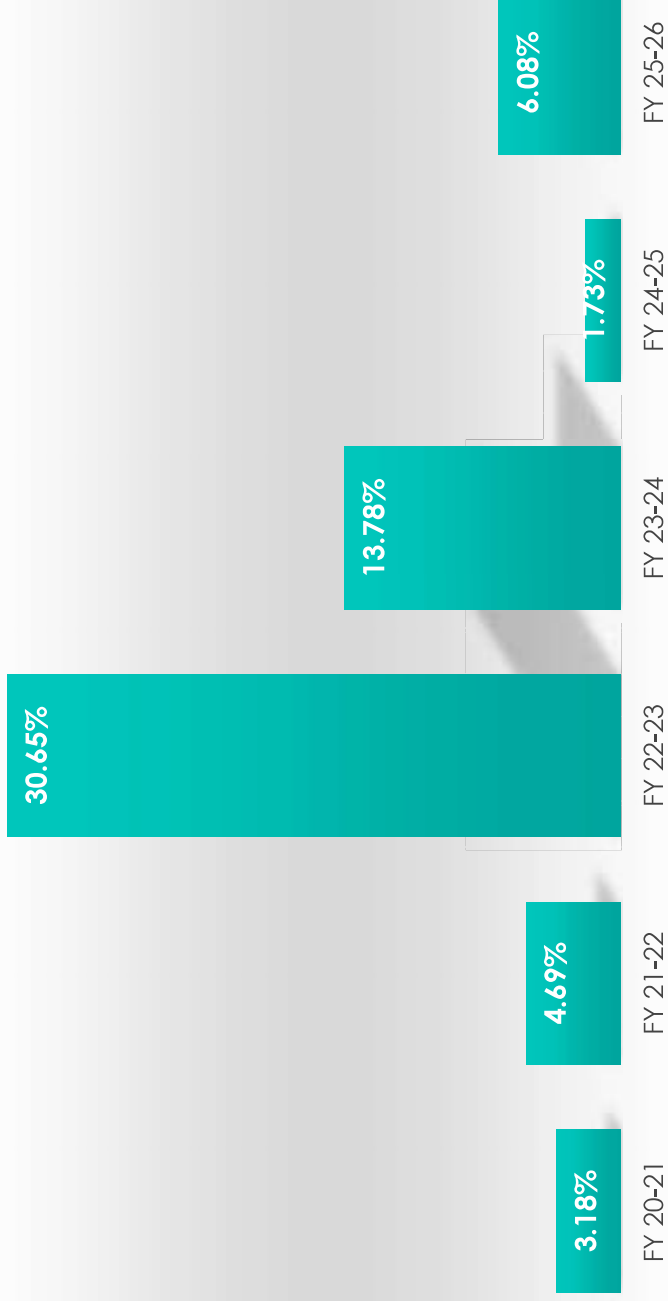
JCSD Fund Balance History

Year	Fund Balance	GF Expenditures	% of GF Expenditures
FY 21	\$ 17,393,974	\$ 28,091,404	61%
FY 22	\$ 21,304,554	\$ 30,757,166	69%
FY 23	\$ 26,488,836	\$ 36,116,232	73%

JCSD Operating Budget History



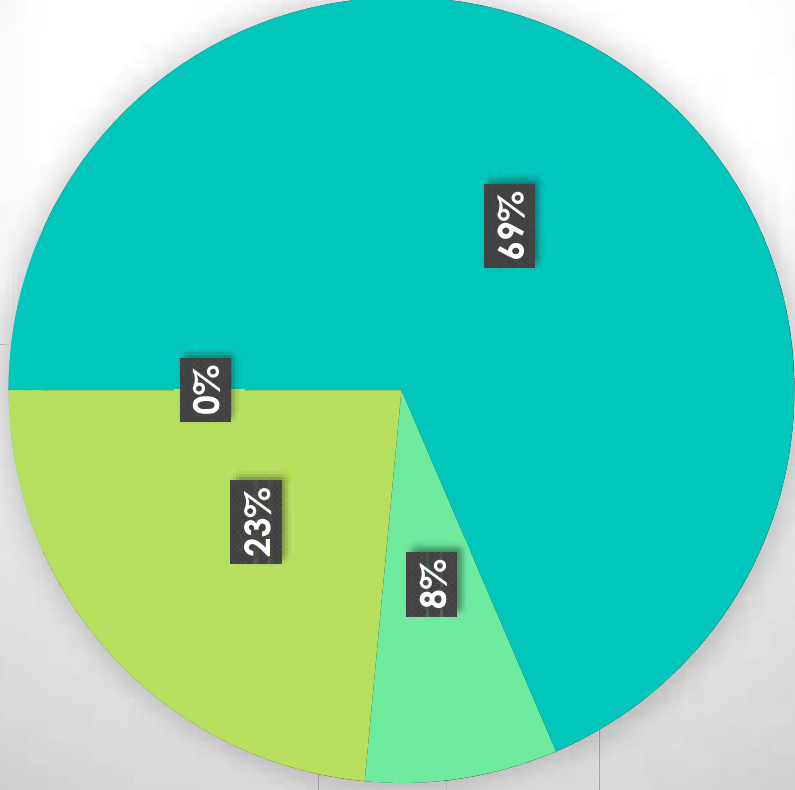
JCSD Historical Budget Increases



JCSD FY 2025-2026 Funding Sources

State Revenue	\$12,607,375
State Reimbursements	\$4,248,726.30
Local Revenue includes no millage increase	\$36,765,784
Use of Fund Balance	\$0
Total Funding Sources	\$53,621,885.30

FY 2025-26 JCSD Revenue and Funding by Source



Local Revenue

State Reimbursements

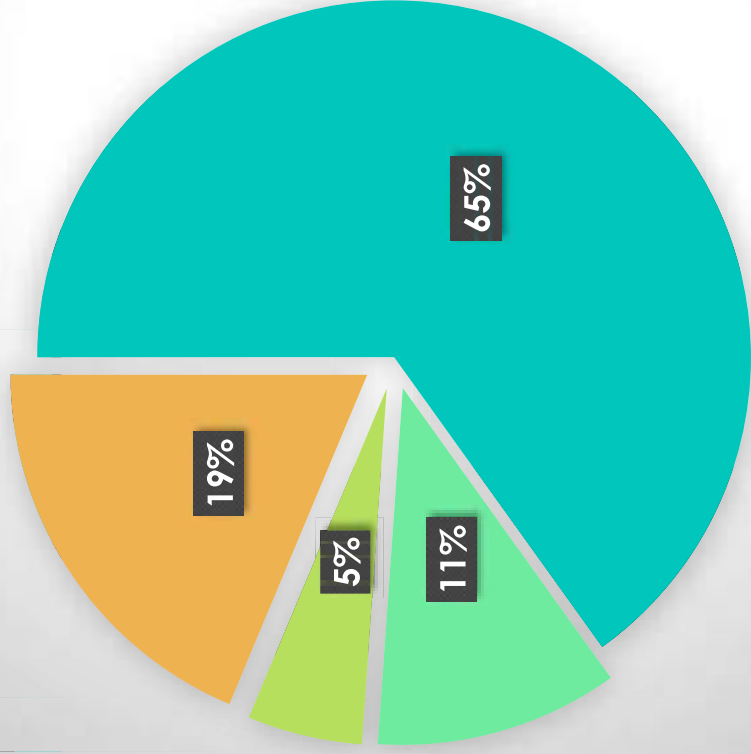
State Revenue

Use of Fund Balance

JCSD FY 2025-2026 Expenditures

Salaries and Employee Benefits	\$35,037,562.43
Operations	\$5,795,674.00
School Allocations	\$2,783,588.91
Other Expenditures	\$10,005,059.96
Total Expenditures	\$53,621,885.30

FY 2025 – 2026 Expenditures by Category

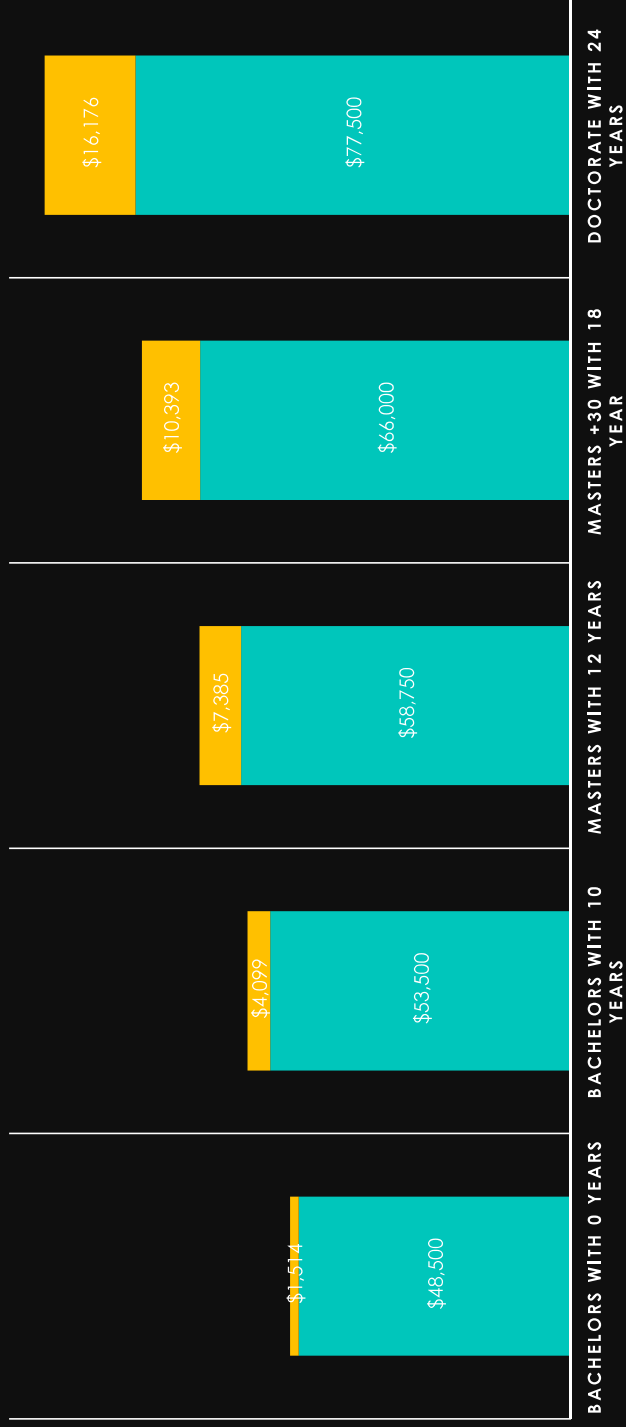


- Salaries and Employee Benefits
- Operations
- School Allocations
- Other Expenditures

State Minimum Teacher Salary vs. JCSD Salaries

PROPOSED FY23 TEACHER SALARY SCALE

■ State Minimum ■ JCSD Salary



JCSD Millage

- Our current operating millage for Fiscal Year 2025 is 166 mills.
- We are not requesting a Board approved millage increase
- Debt service millage is currently 25 mills.

Assumptions

- Health insurance (Employer share) increase of 4.46%
- Not Requesting to use Fund Balance.
- Teacher salary increase of \$2,600 per cell plus a step. Minimum state salary for Bachelor and 0 years increased from \$47,000 to \$48,500. JCSD increased from \$47,414 for FY 25 to \$50,014 for FY 26, which is 3.2% above state minimum.
- We are including \$100,000 funding to implement PLC training for educators, \$120,000 to implement Renaissance training and software for educators, \$35,000 for Board meeting audio translation, and increasing Liability Tort Insurance by \$375,000.
- We are requesting an overall budget increase of 6% over FY 25. The CPI factor, according to the SC Department of Revenue and Fiscal Affairs, is 2.95%.
- We are proposing a 4% cost of living increase for all staff other than the abovementioned teacher increase

What could happen to increase fund balance need?

- All vacancies could be filled at a higher rate than projected
- No additional funding on 45th day
- Expenses could increase due to economic factors
- Tax revenues could decrease from our projected amounts (not likely but possible)
- Unknown expenses could present

What could happen to decrease fund balance need?

- Funding based on the 45th day ADM could increase due to enrollment.
- Tax revenues could out pace current projections
- Vacancies may not be filled.
- Expenditures could not increase as much as projected.

Any
Questions



JASPER COUNTY COUNCIL
SPECIAL CALLED MEETING
Jasper County Clementa C. Pinckney Government Bldg
358 3rd Avenue Ridgeland, SC 29936
Monday, June 30, 2025
Minutes

Officials Present: Chairman John Kemp, Vice Chairman Joey Rowell, Councilman Chris VanGeison, Councilman Joe Arzillo

Staff Present: County Administrator Andrew Fulghum, Clerk to Council Wanda Giles, County Attorney David Tedder, Kimberly Burgess, James Iwanicki, and Videographer Jonathan Dunham.

1. Call to Order of the Jasper County Council Meeting by Chairman Kemp

Chairman Kemp called the meeting to order. The Report of Compliance with the Freedom of Information Act was read for the records as follows: *In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, notification of the meeting and the meeting agenda were posted at least 24 hours prior to the meeting on the County Council Building at a publicly accessible place, on the county website, and a copy of the agenda was provided to the local news media and all person's or organizations requesting notification.*

2. Pledge to the Flag:

The Pledge to the Flag was given and the Invocation was given by Councilman Rowell.

3. Approval of the agenda:

Chairman Kemp noted that they needed to add Executive Session Item #2 for the 2025 – 2026 budget as Item # 3A. Councilman Rowell noted a correction to the parenthetical wording on Item # 7 on the agenda to include the following: (Public hearing and 2nd reading on 06.16.2025).

Motion to approve: Chairman Kemp

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

Citizen Comments

Debbie Cooler noted that she was coming as a native of Jasper County and also as the current President of the JC Historical Society.

3A) Executive Session SECTION 30-4-70.

(a) A public body may hold a meeting closed to the public for one or more of the following reasons:

(2) Discussion of negotiations incident to proposed contract arrangements and proposed purchase or sale of property, the receipt of legal advice where the legal advice related to pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim – [2025-2026 Jasper County Budget](#)

ANY EXECUTIVE SESSION MATTER ON WHICH DISCUSSION HAS NOT BEEN COMPLETED MAY HAVE DISCUSSION SUSPENDED FOR PURPOSES OF BEGINNING THE OPEN SESSION AT ITS SCHEDULED TIME, AND COUNCIL MAY RETURN TO EXECUTIVE SESSION DISCUSSION AFTER THE CONCLUSION OF THE OPEN SESSION AGENDA ITEMS.
PLEASE BE ADVISED THERE MAY BE VOTES BASED ON ITEMS FROM THE EXECUTIVE SESSION.

Motion to go into Executive Session: Councilman Rowell

Second: Councilman Arzillo

Vote: Unanimous

The motion passed.

3: Return to Open Session:

Motion to return from Executive Session: Councilman Rowell

Second: Councilman Arzillo

Vote: Unanimous

The motion passed.

- **3.1 Action coming out of Executive Session** – No action came out of Executive Session.

4. Kimberly Burgess – Consideration of Resolution [#R-2025-39](#) a Resolution Authorizing the Award of Funds For Requests for Local Accommodations and Hospitality Taxes. (Tabled at the 06.16.2025 meeting)

Kimberly Burgess was present to address and review the consideration of Resolution #R-2025-39 authorizing the Award of Funds for requests for Local Accommodations and Hospitality Taxes.

Motion to approve: Councilman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

5. Kimberly Burgess – Consideration of Resolution [#R-2025-43](#) approving positions and pay grades within Jasper County as follows:

1. *Project Manager for Engineering Services (Engineering Services Dept. 83)*
2. *Code Enforcement Generalist (Community Risk Reduction Dept. 47)*
3. *Paralegal (County Attorney Dept. 102)*
4. *Cyber Security Engineer (Information Technology Dept. 49)*
5. *Deputy County Administrator (Administration Dept. 51)*
6. *Administrative Assistant (Veterans Affairs Dep. 68)*
7. *Two Deputies for Security at Government Complex (Sheriff Office Dept. 57)*
8. *Recreation Program Coordinator, PT or FT (Parks & Recreation Dept. 78)*

Kimberly Burgess was present to address and review the consideration of Resolution #R-2025-43 approving positions and pay grades within Jasper County for a *Project Manager for Engineering Services (Engineering Services Dept. 83); Code Enforcement Generalist (Community Risk Reduction Dept. 47); Paralegal (County Attorney Dept. 102); Cyber Security Engineer (Information Technology Dept. 49); Deputy County Administrator (Administration Dept. 51); Administrative Assistant (Veterans Affairs Dep. 68); Two Deputies for Security at Government Complex (Sheriff Office Dept. 57); and Recreation Program Coordinator, PT or FT (Parks & Recreation Dept. 78)*

Motion to approve: Councilman VanGeison

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

6. Wanda Giles – Consideration of Resolution [#R-2025-44](#) to Reappoint Two Representatives to Serve on the Lowcountry Workforce Development Board.

Wanda Giles was present to address and review the consideration of Resolution R-2025-44 to reappoint two Representatives to serve on the Lowcountry Workforce Development Board. She noted that they had two Jasper County Representatives currently up for re-appointment on the Lowcountry Workforce Board. Executive Director, Sabrena Graham of the Lowcountry Council of Governments wrote a letter formally requesting the Jasper County Council's approval to re-appoint current members Greggory Gilbert and Roy Dupont to continue to serve in their capacity as members on the Lowcountry Workforce Board. A copy of her letter was included in the e-packet agenda. Ms. Giles noted that the staff request asked that Council consider reappointing Greggory Gilbert and Roy Dupont, for an appointment to the Lowcountry Workforce Board as the newest member of the Lowcountry Workforce Board for 3-year terms for each member as set forth by the Lowcountry Workforce Board governing documents for a term of 07.01.2025 thru 06.30.2028. Chairman Kemp noted that as long as he is the Chairman that all Boards and Commission members will be appointed through a resolution so it can be recorded and be on record.

Motion to approve: Councilman Rowell

Second: Councilman Arzillo

Vote: Unanimous

The motion passed.

7. Kimberly Burgess – Consideration of the [3rd reading](#) of Ordinance [#O-2025-14](#) to provide for the levy of tax for public purposes in Jasper County for the fiscal year beginning July 1st, 2025 and ending June 30th 2026 and to make appropriations for said purposes; to adopt and approve the Jasper County capital and operations budget for fiscal year 2025-2026, to adopt and approve the Jasper County School District capital and operations budget for fiscal year 2025–2026; to provide for the levy of taxation for fiscal year 2025–2026; to limit the disbursements by the county treasurer to those appropriated by law; to provide that expenditures not exceed appropriations; to authorize tax anticipation notes; to make authorization of certain transfers; to provide for additional appropriations and borrowing; to codify Jasper County rates and fees; to provide for lapsing funds and continuing appropriations for subsequent years; to require certain agencies and departments to file accountings; to require the treasurer to sign general fund checks; to provide special rules for travel and training disbursements; to provide for travel reimbursements; to provide compliance with act no. 317 of 1990; to provide certain benefits to council members; to provide for county commission and committee stipends; to provide for jury mileage; to adopt property values; and to provide

for effective date of this ordinance, and matters related thereto. (1st reading 05.19.2025; Public Hearing 06.02.2025; 2nd reading 06.16.2025; 2nd Public Hearing 06.16.2025)

Ms. Burges was present to address and review this request with Council on the FY2025-2026 Budget. Chairman Kemp made the following statement:

In early 2024, the Jasper County School Board hired an auditing firm with the approval of the State Board of Education. On December 20, 2024, the State declared the Jasper County School System status of Financial Emergency. When the Jasper Council heard this, they inquired how this would affect the upcoming 2025-2026 Budget. The Council was informed this would not have any effect on the completion of the budget. To this point Jasper County has not been updated on the happenings of the School Board other than their own inquiries.

On March 10th Mr. Zimmerman stated that it was not a takeover, but the state was offering technical assistance. On May 15th Jasper County Treasurer Mike Skinner at a public-school board meeting stated that with the money on hand, the board should consider reducing the millage. No figure was given, and the board did not ask, ending with the statement that they were intending to ask for the same millage as last year. In June the Council requested the school board to present their budget on June 11th at a Council Workshop. On June 9th the Council was informed that the school board would not attend. The Council felt the school board should have come before them to give an explanation of their absence. Subsequently correspondence with the Chair of the School Board told the Council that Ms. Norris had been hired by the Board at the request of the State to write a tenable budget. The Chairperson gave Council a timeline for the second reading on June 23rd via ZOOM, a public meeting on the 25th and after the public meeting, a special meeting to approve the third reading. After the third reading the School Board would meet with Council at the scheduled workshop.

The June 25th Workshop started with a school board Chairperson introducing the attending Board Members and Ms. Norris. Ms. Norris made it very clear she was only on the job for two weeks and was not in any position to support the new budget without completing the two previous budget audits. Although Ms. Norris had only two weeks, the Council was expected to pass a budget with only a one-hour presentation. Ms. Norris did mention an \$8 million dollar contingency. The meeting was contentious at best. The Council was given a generalization of the school budget in seven pages of detail just before the presentation. The Council had previously informed the School Board Chair that they would have questions, and the Council would be prepared. When Council asked about the debt no information was provided and Ms. Norris told Council it was not part of the budget. The County Council was asked to keep the same mileage as last year, at the 166 mills.

On June 26th Chairman Kemp called Melissa Crosby who is a representative from the State. He expressed a feeling that Council was having a difficult time justifying the School Board budget, after being told of the financial problems of the school, the lack of information to justify the budget as it was presented, and the feeling that the Council was made to be complicit in the problems of the School Board. After the discussion, Ms. Crosby said she would call the Secretary of Education and express his concerns. She called Chairman Kemp back and said the state was going to talk to the previous audit firm and provide Council with a letter giving Council assurances of the budget. She also stated that she was going to suggest the state call him, to review the letter. He also called the State Board Member to inform him of the problem the Council was having.

On Friday the 27th at 2:30pm he received an email from Kendra Hunt, Deputy Administrator of the State School Board supporting the Auditor's recommendation to approve the budget and strongly suggested Council approve the budget. This email did not offer any assurances or state support other than supporting the

Auditor's report. The Council wanted the state to take ownership on the solution of the school problem. No call was received to discuss what Council had received or if the wording was what the Council required to pass the budget. It was mentioned the South Carolina Department of education had an active role in the affairs of the School Board. From Council's perspective they had not put anything in writing to the County on what the active involvement was. Crosby prepared the audit with the suggestion from the State. Previously, Council had been informed that the State was assisting and not controlling the school's physical operation. The state has been dealing with the situation for 5 months in one statement they made. In another statement the school Board states early 2024. With this ongoing the Council wants the state to take ownership. Not once did the state think of calling the County and advise them of the situation. The Council is now taking the position that enough is enough. This situation is not new and has been ongoing for at least 10 years. The state has put Jasper County in a tenuous position. They want the County to pass the budget, but the Council knows little about it.

Chairman Kemp read a statement where the audit firm stated:

"In my past experience over 26 of working with local governments and more specifically numerous school districts, when a school district gets behind in closing out their fiscal year and having their audit completed, it usually means that fiscal condition is not good. When we performed a cursory review, we found material errors in the trial balance with so much unknown for 2023 thru the 2025 fiscal years. I think it is very appropriate for the district to have significant contingency included in the 2025 2026 budget, which I have heard Ms. Norris reference in our presentation". That was a quote from the Auditor.

The Council understands the need but does feel it is well enough informed to proceed without an ironclad assurance from the state that this matter will be concluded, and the residents of Jasper will be informed, made right in approving the budget, and will be instrumental in providing a path to a better school system. On Friday, June 27th the Administrator, Andy Fulghum and Chairman Kemp expressed this to the state. The Council wants the state to be a partner in action in writing as well as action. The justification to pass the budget for the betterment of the kids is an idle justification. If this were true and believable, we would not be in this situation. The County, the State has given us what we feel are assurances that this budget as presented is needed. They have and will support us in our budget approval and will keep us informed and allow us to be a part in improving our schools. Chairman Kemp then read a letter from State Superintendent of Education, Ellen Weaver dated June 30, 2025, for the record. (See Attachment "A"). He said he brought this out because of the budget and that they were caught in a fight between the state and the Jasper Board of Education. He noted that Council were the ones to say yes or no; and they don't want to be complicit, but rather that they wanted to help. He noted that going forward they are going to pass the budget with an amendment.

Chairman Kemp made an amendment to the school board budget by decreasing the school millage from 166 to 164. He asked for a motion to approve, disapprove or amend.

Motion to amend the Jasper County School Board mills from 166 down to 164: Councilman Rowell

Second: Councilman VanGeison

Vote:

Councilman VanGeison – Yes

Councilman Arzillo – Yes

Councilman Rowell – Yes

Chairman Kemp – Yes

The motion passed.

Motion to approve the 3rd reading of the Budget with the amendment to the School Board mills as noted in the above motion: Councilman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

8. Andrew Fulghum – Consideration of the 1st reading of an ordinance to authorize a Comprehensive Agreement and Lease between Jasper County and Jasper Animal Rescue Mission (JARM) for the use of that real property located at 401 Carters Mill Road, Ridgeland, South Carolina, and provision of services to operate the County animal shelter.

Mr. Fulghum was present to address and review the 1st reading of an ordinance to authorize a Comprehensive Agreement and Lease between Jasper County and Jasper Animal Rescue Mission (JARM) for the use of that real property located at 401 Carters Mill Road, Ridgeland, South Carolina, and provision of services to operate the County animal shelter with Council.

Motion to approve: Councilman VanGeison

Second: Councilman Arzillo

Vote: Unanimous

The motion passed.

9. Kimberly Burgess – Consideration of a Special Services Contract with Crowley, Wechsler & Associates, LLC for the Compilation and Preparation of the Annual Comprehensive Financial Report for the Year Ended June 30, 2025.

Ms. Burgess was present to address and review the request for consideration of a Special Services Contract with Crowley, Wechsler & Associates, LLC for the Compilation and Preparation of the Annual Comprehensive Financial Report for the Year Ended June 30, 2025. Ms. Burgess discussed the need for this and noted the engagement letter and reviewed that information. She noted Section 2-415 (b) of the Jasper County Purchasing and Contracting Ordinance exempt certain items from the requirement of competitive bidding “even though they exceed the normal dollar amount”. Included in the exempt items are consulting and management fees and special services. She noted that the services provided by Crowley Wechsler & Associates LLC are both consulting and special services. Section 2-404 states that services provided by accounts are considered special service. The services of Crowley Wechsler & Associates LLC in the preparation of the Annual Comprehensive Financial Report are essential for the completion of the annual financial audit, as well as the receipt of the annual Certificate of Achievement for Excellence in Financial Reporting, which is a favorable factor considered by the bond rating service. She noted that staff recommended that the Council accept the engagement letter from Crowley Wechsler & Associates, LLC for the preparation of the Annual Comprehensive Financial Report for the year ended 06.30.2025 and allow the County Administrator to execute the document.

Motion to approve: Councilman Arzillo

Second: Councilman Rowell

Vote: 3 yes to 1 no vote by Chairman Kemp

The motion passed.

10. Chairman Kemp – Consideration of the 1st reading of an ordinance to amend and add a new subsection to the Jasper County SC Code of Ordinances, Chapter 26 Taxation, Article 1 in General.

Mr. Tedder was asked by Chairman Kemp to address this item for the consideration of the 1st reading of an ordinance to amend and add a new subsection to the Jasper County SC Code of Ordinances, Chapter 26 Taxation, Article 1 in General. Mr. Tedder gave a review of this information and discussed the overview of the ordinance.

Motion to approve: Councilman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

11. Adjourn

Motion to approve: Councilman VanGeison

Second: Councilman Rowell

Vote: Unanimous

The motion passed and the meeting adjourned.

For more information on this meeting please go to our YouTube Channel for the video go to https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA . There are also Closed Captions available for all of our County Council videos. Just click the "CC" button to follow along.

Respectfully Submitted:

Wanda H. Giles, Clerk to Council

John A. Kemp, Chairman

June 30, 2025

The Honorable John Kemp
Chairman, Jasper County Council
Transmitted via email

Dear Chairman Kemp:

Thank you again for the opportunity to follow up on the communication previously shared by Deputy Superintendent and SCDE Chief Financial Officer, Kendra Hunt, as well as our Chief of Staff, Rebecca Gunnlaugsson.

As you know, the South Carolina Department of Education has received the attached recommendation from Mr. Larry Finney, Partner at Greene Finney Cauley, LLP and the external auditor for Jasper County School District. His assessment reflects the District's current Fiscal Emergency status and the challenges that have developed over several years. We recognize that the County Council faces a difficult decision as it considers how to move forward with the millage rate under such uncertain conditions.

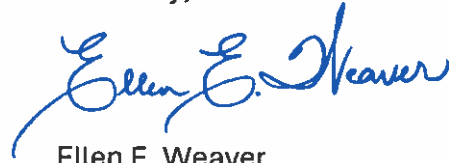
We fully understand the weight of this responsibility, particularly given the competing demands you must balance in serving the county's residents. While SCDE is not in a position to make a specific recommendation regarding the millage rate, we want to ensure you have a clear understanding of our role and ongoing efforts.

With the recent placement of a full-time interim CFO and the continued oversight by SCDE, we are focused on rebuilding the District's financial foundation. This includes strengthening internal processes, improving transparency, and ensuring more reliable reporting to all stakeholders. Additionally, the findings of the State Inspector General's investigation, once complete, will help inform a more comprehensive plan to move the District toward long-term stability.

We are committed to maintaining open lines of communication with County Council as we work through this transition. We believe that continued coordination and mutual understanding between the county and SCDE will be essential to support the students and families of Jasper County in the months and years ahead.

Thank you again for your partnership and your continued commitment to the success of the community. Please don't hesitate to reach out if there's anything we can clarify or provide.

Sincerely,



Ellen E. Weaver
State Superintendent of Education



JASPER COUNTY COUNCIL SPECIAL CALLED MEETING VIRTUAL

Wednesday, July 2, 2025
Minutes

Officials Present: Chairman John Kemp, Vice Chairman Joey Rowell, Councilman Chris VanGeison, Councilman Joe Arzillo and

Staff Present: County Administrator Andrew Fulghum, Clerk to Council Wanda Giles, County Attorney David Tedder, Kimberly Burgess, Lisa Wagner, James Iwanicki, Danny Lucas, Chief Russell Wells, and Videographer Jonathan Dunham.

Call to Order:

Chairman Kemp called the meeting to order. The Report of Compliance with the Freedom of Information Act was read for the records as follows: *In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, notification of the meeting and the meeting agenda were posted at least 24 hours prior to the meeting on the County Council Building at a publicly accessible place, on the county website, and a copy of the agenda was provided to the local news media and all person's or organizations requesting notification.*

The Pledge to the Flag was given and the Invocation was given by Councilman Rowell.

Approval of Agenda:

Motion to approve the agenda: Councilman VanGeison

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

Executive Session

SECTION 30-4-70. Meetings which may be closed; procedure; circumvention of chapter; disruption of meeting; executive sessions of General Assembly

(a) A public body may hold a meeting closed to the public for one or more of the following reasons:

(2) Discussion of negotiations incident to proposed contract agreements and proposed purchase or sale of property, the receipt of legal advise where the legal advised related to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim – Section 30-4-70(a)(2) – [Charlene"Charlie" Wood Uhrmann vs. Jasper County et al; Airport Leases](#)

Motion to go into Executive Session: Councilman VanGeison

Second: Councilman Arzillo

Vote: Unanimous

The motion passed.

Motion to return from Executive Session: Councilman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

Motion from Executive Session:

Chairman John Kemp stated the following:

I move that the Council authorize the County Administrator to engage Danny Crowe to represent the defendants in the Charlene Uhrmann lawsuit as discussed in Executive Session and to provide the South Carolina Insurance Reserve Fund with information requested related to his defense of the lawsuit.

Chairman Kemp also noted that Councilman Arzillo recused himself during the discussion on the representation by Danny Crowe.

Motion to approve – Councilman VanGeison

Second – Councilman Rowell

Vote:

Chairman Kemp – Yes

Councilman Rowell – Yes

Councilman VanGeison – Yes

Councilman Arzillo recused himself from the vote on this item.

The motion passed.

For more information on this meeting please go to our YouTube Channel for the video go to https://www.youtube.com/channel/UCBmlogX05cKAsHm_ggXCJIA . There are also Closed Captions available for all of our County Council videos. Just click the "CC" button to follow along.

Adjournment:

Motion to adjourn: Councilman VanGeison

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

John A. Kemp, Chairman

Wanda H. Giles, Clerk to Council

AGENDA

ITEM # 9

Presentation

AGENDA

ITEM # 10

Presentation

KEEP JASPER COUNTY BEAUTIFUL

JULY 1 – SEPTEMBER 30, 2025

QUARTERLY REPORT

- 10.2 TONS OF LITTER COLLECTED BY VOLUNTEERS
- 5.6 TONS OF LITTER COLLECTED BY LITTER CREW (11,200 LBS./6 MILES PER PICK UP, THAT INCLUDES BOTH SIDES OF ROAD WHICH IS CONSIDERED 12 MILES)
- 15.8 TONS OF LITTER COLLECTED TOTAL
- 411 VOLUNTEERS PARTICIPATED FOR QUARTER
- 1027.5 VOLUNTEER HOURS
- LITTER INDEX FOR JASPER COUNTY 2.2 (SCALE OF 1-4)
- EDUCATION WORKSHOPS 2/REACHED 580 STUDENTS
- COMMUNITY WORKSHOPS 1/REACHED 35 CITIZENS
- COMMUNITY EVENT 1/REACHED 350 CITIZENS
- ADOPT A HIGHWAY GROUPS 30
- COURT APPOINTED COMMUNITY SERVICE 8/75 hours per person=600 hours
- LITTER FINES ISSUED \$3474.50
- KJCB WAS AWARDED THE PRESIDENT'S CIRCLE AWARD OF KEEP AMERICA BEAUTIFUL AND PALMETTO PRIDE
- KJCB WAS IN THE TOP 5% IN THE STATE OF SOUTH CAROLINA FOR LITTER PICK UP (THIS IS COMPETING WITH COUNTIES THAT HAVE 5-10 FULL TIME EMPLOYEES IN THEIR LITTER CONTROL DEPARTMENTS)
- KJCB HAS INITIATED A NEW ADOPT A CAMPUS PROGRAM WITH JASPER COUNTY SCHOOLS. OUR PROGRAM IS THE MODEL FOR ALL SC AFFILIATES
- KJCB HAS INITIATED THE LITTER FREE GAME FOR OUR SCHOOL'S ATHLETIC PROGRAMS
- SC DEPARTMENT OF NATURAL RESOURCES GAME WARDENS REGION 4 RECEIVED THE GOLDEN TRASHCAN AWARD FOR THEIR LITTER

PREVENTION EFFORTS TO PROTECT OUR NATURAL RESOURCES.
JASPER COUNTY DNR IS PART OF THIS UNIT AND KJCB ASSISTED WITH
SECURING FINES, CITATIONS, AND HOURS OF LITTER PATROL.

PARTNERSHIP

- Palmetto Pride
- Keep South Carolina Beautiful
- Keep America Beautiful
- Jasper County
- Town of Ridgeland
- City of Hardeeville
- SCDOT
- SCDNR
- Jasper County Sheriff Office
- Hardeeville Police Department
- Ridgeland Police Department
- Public Works
- 14th District Solicitor's Office
- Hardeeville Municipal Court
- SC Department of Probation, Pardon & Parole
- Beaufort, Hampton, Colleton, Allendale, KSCB affiliates
- Jasper County Schools

ONGOING PROJECTS

- Facebook & social media continues with average of 2000 engagements monthly
- Advertising campaigns of digital billboards and digital marketing
- 12 illegal dumping signs throughout the county with 15 cameras
- Annual "Tarp It or Tick It" at Hardeeville and Ridgeland recycle centers

JASPER COUNTY'S ROI: For every dollar invested in litter removal and prevention efforts, Jasper County avoided \$5 in cost. These costs can include reduced maintenance costs for roads and public spaces, lower cleanup costs for litter and debris, decreased environmental damage from litter, and reduce impact on local businesses and tourism. By investing in litter prevention and removal, Keep Jasper County Beautiful not only beautifies our community but also saves taxpayers dollars.

Keep Jasper County Beautiful is a part time position funded by Jasper County and the Jasper Soil & Water Conservation District.



Jasper Soil & Water Conservation District
Blue Heron Nature Center
Keep Jasper County Beautiful
321 Bailey Lane
Ridgeland, SC, SC

843-726-7611

(F) 843-726-3263

email: ltindal@jaspercountysc.gov

18 month Strategic Plan
July 1, 2025

LITTER PREVENTION

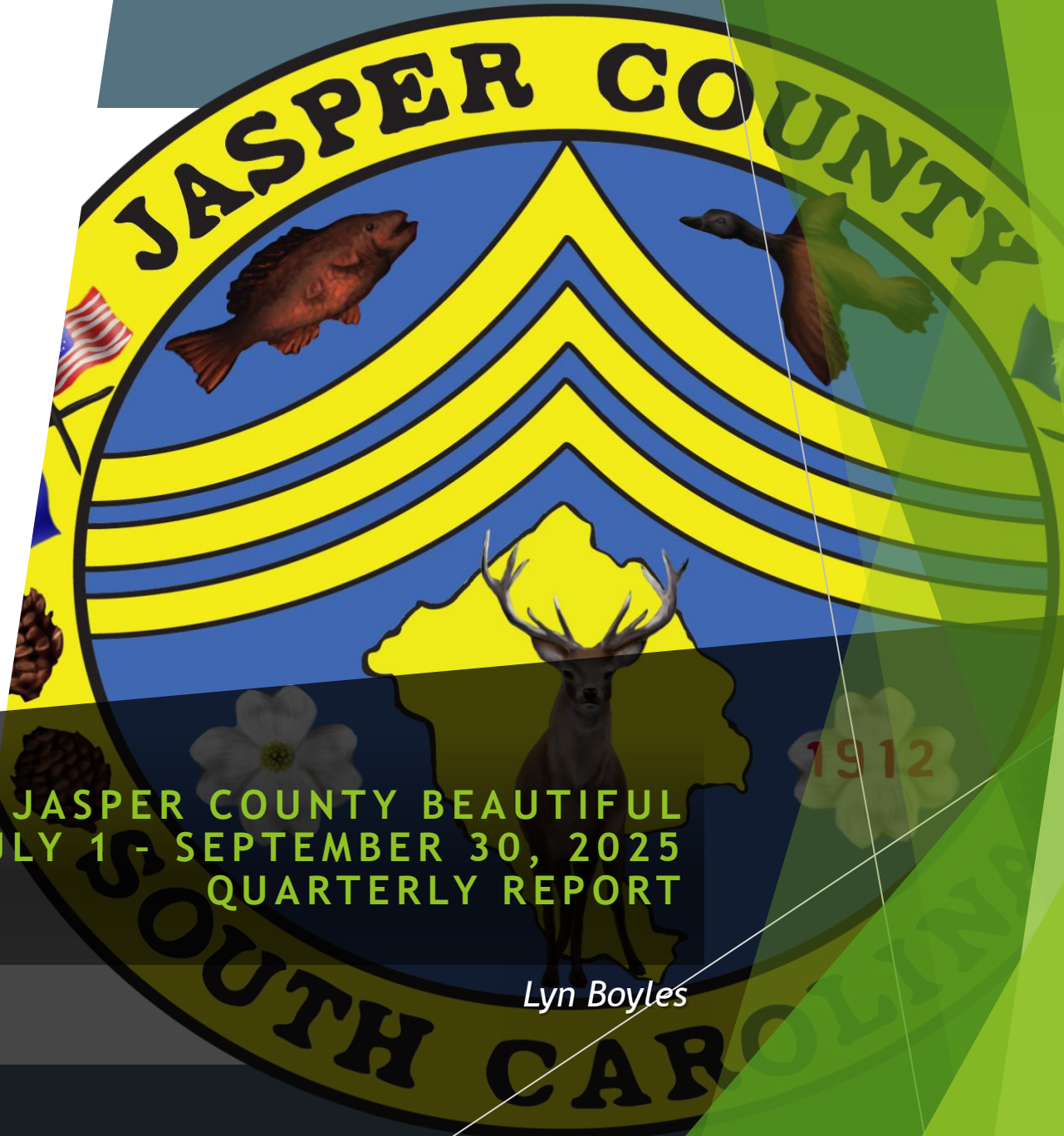
- Jasper County Schools
 - Meet with all schools to educate litter prevention and develop partnerships
 - Develop litter cleanups
 - Involve student volunteers
 - Adopt a Campus (a new program initiated throughout SC by KJCB)
- Business Improvement & Partnerships
 - Make list of potential businesses to help meet KJCB Mission
 - Meet with businesses and develop partnerships
 - Host a Business After Hours with JCCC
 - Partner with Businesses for Adopt A Highway
- Coordinate litter crew litter pick ups with Ridgeland, Hardeeville & Jasper County
 - Use our litter index to target the most littered areas
 - State & County hot spot & road litter drives
 - Set a target % increase of pick-ups for end year FY to achieve
 - Set a target % increase of volunteers for end of FY to achieve
- Earth Day
 - Partner with City of Hardeeville Earth Day event
 - Partner with Beaufort, Hampton, Colleton counties for regional Earth Day litter Drive
 - Partner with Town of Ridgeland Earth Day Litter Drive
- Jasper County Law Enforcement
 - Partner with JCSO, SCDNR, RPD, HPD issue litter fines
 - Partner with 14th Circuit Solicitor's Office for PTI hours

Annual “Tarp It or Tick It” Ridgeland & Hardeeville recycle centers

- Partner with Municipal Court for PTI hours
- Partner with SC Department Probation, Parole & Pardon Services

WASTE REDUCTION/RECYCLING

- What can be recycled?
Find out what can be recycled by working with KSCB State Leaders and SCDES
- Training from DES to KJCB Board on what can and cannot be recycled
- Research the RecycleRightSC Campaign
Determine what is most needed for Jasper County regarding recycling
What is recycling rate for Jasper County
Create list of what can be recycled in Jasper County and where



Keep
Jasper
County
Beauti

KEEP JASPER COUNTY BEAUTIFUL
JULY 1 - SEPTEMBER 30, 2025
QUARTERLY REPORT

Lyn Boyles

PARTNERSHIPS

- ▶ Palmetto Pride
- ▶ Keep South Carolina Beautiful
- ▶ Keep America Beautiful
- ▶ Jasper County
- ▶ Town of Ridgeland
- ▶ City of Hardeeville
- ▶ SCDOT
- ▶ SCDNR
- ▶ Jasper County Schools
- ▶ Jasper County Sherriff's Office
- ▶ Hardeeville Police Department
- ▶ Ridgeland Police Department
- ▶ Public Works
- ▶ 14th District Solicitor's Office
- ▶ Hardeeville Municipal Court
- ▶ SC Dept. of Probation, Pardon & Parole
- ▶ Beaufort, Hampton, Colleton, Allendale KSCB Affiliates

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350 CITIZENS

ADOPT A HIGHWAY GROUPS 30

COURT APPOINTED
COMMUNITY SERVICE 8/75
hours per person= 600 hours

LITTER FINES ISSUED
\$3,474.50



RECOGNITIONS

▶ THE PRESIDENT'S CIRCLE AWARD OF KEEP AMERICA BEAUTIFUL AND PALMETTO PRIDE

▶ TOP 5% IN THE STATE OF SC FOR LITTER PICK UP
(competing with counties that have 5-10 ft employees in their litter control departments)

▶ INITIATED A NEW ADOPT A CAMPUS PROGRAM WITH JASPER COUNTY SCHOOLS.
(our program is the model for all SC affiliates)

▶ INITIATED THE LITTER FREE GAME FOR OUR SCHOOL'S ATHLETIC PROGRAMS

▶ SC DEPARTMENT OF NATURAL RESOURCES GAME WARDENS REGION 4 RECEIVED THE GOLDEN TRASHCAN AWARD FOR THEIR LITTER PREVENTION EFFORTS TO PROTECT OUR NATURAL RESOURCES. JASPER COUNTY DNR IS PART OF THIS UNIT AND KJCB ASSISTED WITH SECURING FINES, CITATIONS, AND HOURS OF LITTER PATROL.

JASPER COUNTY'S ROI

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► Keep Jasper County Beautiful is a part time position funded by Jasper County and the Jasper Soil & Water Conservation District.





KJCB STRATEGIC PLAN 18-month Strategic Plan July 1, 2025

- ▶ Jasper County Schools
- ▶ Business Improvement & Partnerships
- ▶ Coordinate litter crew litter pick ups with Ridgeland, Hardeeville & Jasper County
- ▶ Earth Day
- ▶ Law Enforcement - Partnerships
- ▶ Waste Reduction/Recycling
 - ▶ What can be recycled?
 - ▶ Find out what can be recycled by working with KSCB State Leaders and SCDES
 - ▶ Training from DES to KJCB Board on what can and cannot be recycled
 - ▶ Research the Recycle Right SC Campaign
 - ▶ Determine what is most needed for Jasper County regarding recycling
 - ▶ What is recycling rate for Jasper County
 - ▶ Create list of what can be recycled in Jasper County and where



Facebook & Social Media continues with average of 2000 engagements monthly



12 illegal dumping signs throughout the county with 15 cameras



Advertising campaigns of digital billboards and digital marketing



Annual “Tarp It or Tick It” at Hardeeville and Ridgeland Recycle Centers



THANK YOU

AGENDA

ITEM # 11

Proclamation



Veterans Appreciation Day Proclamation

WHEREAS, the Jasper County Council is pleased and honored to pay tribute on this day to the dedicated veterans who have served this great nation with such distinction, both in peace time and in war; and

WHEREAS, veterans from every branch of service—Army, Navy, Air Force, Marines, Coast Guard, and Space Force have made immeasurable sacrifices to ensure the safety and prosperity of our country; and

WHEREAS, in recognition of the extraordinary service, and dedication, made by our veterans, we take this moment to honor the brave men and women who have selflessly served in the armed forces. Their courage, resilience, and unwavering commitment to protecting our freedoms and values are the foundation of our nation's strength; and

WHEREAS, the Jasper County Council acknowledges not only their service but also the sacrifices made by their families, who stand as pillars of support through times of challenge and triumph; and

WHEREAS, Jasper County is committed to honoring and supporting our veterans, recognizing their invaluable role in shaping our nation's history and future; and

WHEREAS, the County Council encourages all residents and business owners to join in recognizing and celebrating the service and sacrifices of our veterans; and

WHEREAS, the brave men and women of the United States Armed Forces have selflessly served our nation, defending freedom, democracy, and the values we hold dear; and

NOW, THEREFORE, BE IT RESOLVED AND PROCLAIMED, that the Jasper County Council does hereby proclaim *November 15th, 2025*, as *Veterans Appreciation Day* in Jasper County, South Carolina. Let it be known on this 3rd day of November 2025 that this proclamation has been adopted by the Jasper County Council duly assembled.

John A. Kemp, Chairman

(Seal)

AGENDA
ITEM # 12
CITIZEN
COMMENTS

AGENDA

ITEM # 13

**STATE OF SOUTH CAROLINA
JASPER COUNTY**

RESOLUTION NUMBER R-2025-59

**RESOLUTION OF JASPER COUNTY COUNCIL TO
APPROVE THE PROCUREMENT OF A BOAT, MOTOR AND
TRAILER FOR JASPER COUNTY AND THE JASPER
COUNTY SHERIFF DEPARTMENT UNDER A STATE
CONTRACT PURSUANT TO THE JASPER COUNTY
PURCHASING AND CONTRACTING ORDINANCE, AND
MATTERS RELATED THERETO**

WHEREAS, the Sheriff Department would like to purchase a boat, motor and trailer to be used to gain access to residences on the Savannah River as needed during time of flooding from storms and other natural disasters and to provide support to the joint dive team, and

WHEREAS, the boat, motor and trailer are described below:

2025 War Eagle Model 961 Blackhawk s/n MTW40917F525
2025 Wesco Model 961 s/n 1W7B2253T1000321
2024 Yamaha Model VF115LB s/n 6FNL-1045251

Whereas, Cove 2 Coast Marine, Sumter has a state contract (4400035147) for the purchase of boats, motors, and trailers; and

WHEREAS, Section 2.445, Article V Purchasing and Contracting Ordinance of Jasper County Code of Ordinances provides for the use of state contracts as follows, “(t)he chief purchasing officer, may independent of the requirements of bid process of this article, procure supplies, services, or construction items through the contract established by the purchasing division of the State of South Carolina as provided for in South Carolina Code section 11-35-10 et seq. (State Consolidated Procurement Code); and

WHEREAS, the chief purchasing officer has determined that Cove 2 Coast Marine, Sumter has a contract with the purchasing division of the State of South Carolina for the purchase of the boat, motor, and trailer that will meet the Sheriff Department’s requirements; and

WHEREAS, there are sufficient funds in the current fiscal year 2026 Sheriff Department budget in the Capital Outlay line item (010-057-3752) for the purchase from Cove 2 Coast Marine, Sumter not to exceed \$36,000 (including applicable sales tax); and

NOW THEREFORE, BE IT RESOLVED by Jasper County Council, in the council duly assembled and by the authority of the same that Jasper County Council hereby is of the belief and finds that the requirements of Article V, Sec. 2-445 are met and hereby approve the purchase of the boat, motor and trailer described in above and in Exhibit A for use by the Sheriff Department.

BE IT FURTHER RESOLVED THAT, the County Council authorizes the County Administrator, Mr. Andrew Fulghum, to execute the purchase agreement.

SIGNATURES FOLLOW

This Resolution No. R- 2025-59 made this 3rd day of November 2025.

John A. Kemp
Chairman

ATTEST:

Wanda H. Giles
Clerk to Council

Reviewed for form and draftsmanship by the Jasper County Attorney.

County Attorney

Date

Vendor # 7000 358827

Contract # 44000 35147

Cove 2 Coast Marine, Sumter
455 E. Liberty St.
Sumter SC 29153
803-773-2290

Jasper County Sheriff's Office
Michael Atwood

Buyer's Order

Date
Order No.
Salesman Zach Robertson

H W C 843-441-4870

I hereby agree to purchase the following unit(s) from you under the terms and conditions specified. Delivery is to be made as soon as possible. It is agreed, however, that neither you nor the manufacturer will be liable for failure to make delivery.

Unit Information

New/U	Year	Make	Model	Serial No.	Stock No.	Price (Incl factory options)
New	2025	WAR EAGLE	961 BLACKHAW	MTW40917F525	WE25-1023	\$18,095.00
New	2025	WESCO	961	1W7B22523T1000321	WC25-1038	\$3,200.00
New	2024	YAMAHA	VF115LB	6FNL-1045251	M25-1006	\$13,895.00

Options:

BILGE PUMP	\$0.00 M	Manufacturer Base Price	\$59,598.00
HINGED REAR LID	\$0.00 M	Manufacturer Options (M)	\$0.00
RUNNING LIGHT PACKAGE	\$0.00 M	Manufacturer Sugg Ret Price	\$59,598.00
GUN BOX, 60"	\$0.00 M	Dealer Retail Price	\$48,198.00
FOOT TROLLING MOTOR BRAKET	\$0.00 M	MSRP Customer Discount Savings	\$24,408.00
BAYSTAR HYDRAULIC STEERING	\$0.00 M	Customer Price	\$35,190.00
TREAD PLATE FLOOR	\$0.00 M	Freight	\$0.00
24V WIRING FOR TROLLING MOTOR	\$0.00 M	Dealer Added Options (D)	\$0.00
LEANING POST	\$0.00 M	Dealer Prep / Rigging Fee	\$0.00
WINDSHIELD	\$0.00 M		
MAX 4 CAMO	\$0.00 M	Unit Subtotal	\$35,190.00
DUCK BILL W/ LED UPGRADE	\$0.00 M		
CLEAT BRACKET	\$0.00 M		
LINEX SPRAY FRONT & REAR	\$0.00 M		

Smokercraft

Notes:

PO 2026-560

UCC-1 Fee	\$0.00
Title/License/Registration Fees	\$0.00
Document or Administration Fees	\$0.00
Sales Tax	\$500.00
Trailer Sales Tax	\$0.00
Cash Price	\$35,690.00
Trade Allowance	\$0.00
Payoff	\$0.00
Net Trade	\$0.00
Net Sale (Cash Price - Net Trade)	\$35,690.00

Trade Information

ALL DEPOSITS ARE NON-REFUNDABLE
PENDING FINANCING APPROVAL

Sub Total (Net Sale + Other Charges)	\$35,690.00
Cash Down Payment	\$0.00
Amount to Pay/Finance	\$35,690.00

Monthly Payment of \$0.00 For 0 Months at 0.00% Interest

NOTICE TO BUYER: (1) Do not sign this agreement before you read it or if it contains any blank spaces to be filled in. (2) You are entitled to a completely filled in copy of this agreement. (3) If you default in the performance of your obligations under this agreement, the vehicle may be repossessed and you may be subject to suit and liability for the unpaid indebtedness evidenced by this agreement. (4) All prices are subject to change based on current manufacturer pricing.

(5) Vehicle subject to prior sale without deposit/payment

TRADE-IN NOTICE: Customer represents that all trade in units described above are free of all liens and encumbrances except as noted.

*With Approved Credit. Interest rates and monthly payment are approximate and may vary from those determined by the lender. **Special orders are non-refundable

Customer Signature _____ Dealer Signature _____

Co-Buyer Signature: _____ Thank You for Your Business!

Description:**Fiberglass Hull Boats**

Four different size V-hull boats (17', 16', 19', and 22') and compatible trailers. These are fiberglass open water boats for patrol and Search and Rescue operations primarily on large lakes and open coastal waters.

Aluminum Hull Boats

Six different sizes aluminum hull boats (ranging from 15' to 19.5'), trolling motors and compatible trailers. These are geared toward patrol and Search and Rescue operations in swamps, rivers and more sheltered water.

On July 23, 2024, the State executed a novation agreement and awarded the aluminum hull boat contract to Cove 2 Coast Marine. The contact and contract information is updated below.

Fiberglass and Aluminum Hull Boats

Start Date: 07/01/2021 | **End Date:** 06/30/2026

Solicitation#: [5400021309](#)

Do not call the procurement manager for quotes; those must come from the vendor.

Vendor: Cove 2 Coast

Contract#: 4400035147

Vendor#: 7000358627

Address: 455 E Liberty St., Sumter, SC 29153

Phone#: 803-814-1514

Delivery is 90 days ARO

Vendor Files/Links:

- [Price List](#)

Contact: Zach Robertson

Phone#: O 803-814-1514 C 803-963-1686

Email: zach@cove2coastmarine.com

Contact: Lauren Semino

Phone#: 803-814-1514

Email: lauren@cove2coastmarine.com

Vendor: Pioneer Boats

Contract#: 4400026192

Vendor#: 7000016620

Email: lauren@pioneerboatsupply.com

[Back](#)

Boats- Patrol & Rescue Fiberglass & Aluminum Hull

Classification	Contract Type	Manager	Phone#
Goods & Services	StateTerm	Michael S. Speakmon	803.737.9816

Description:

Fiberglass Hull Boats

Four different size V-hull boats (17', 18', 19', and 22') and compatible trailers. These are fiberglass open water boats for patrol and Search and Rescue operations primarily on large lakes and open coastal waters.

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Vendor Files/Links:

- [Price List](#)

Contact: Zach Robertson

Phone#: O:803-814-1514 C:803-983-1886

Email: zach@cove2coastmarine.com

Contact: Lauren Semino

Phone#: 803-814-1514

Email: lauren@cove2coastmarine.com

AGENDA

ITEM # 14

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

RESOLUTION R-2025-60

**A RESOLUTION OF JASPER COUNTY, SOUTH CAROLINA
AUTHORIZING THE PURCHASE OF REAL PROPERTY; AND
OTHER MATTERS RELATED THERETO**

NOW THEREFOR, be it resolved by the County Council of Jasper County (the “**County Council**”), the governing body of the County of Jasper, South Carolina (the “**County**”), in a meeting duly assembled as follows:

Section 1 Findings. The County Council makes the following findings of fact in connection with the adoption of this resolution (this “**Resolution**”):

(a) The County is a political subdivision of the State of South Carolina (the “**State**”), and as such possesses all general powers granted by the Constitution and statutes of the State to such public entities.

(b) Catherine D. Badgett (“**Seller**”) owns certain parcels of real property and improvements thereon, consisting of 0.43 acres in total (0.30 acres for one parcel and 01.3 acres for the other) identified by TMP Nos. 063-27-02-002 and 063-16-14-001 (together, the “**Property**”).

(c) The County wants to purchase the Property to expand available office space within the Jasper County Government Complex and County Council has determined that acquiring the Property is in the best interests of the County, contributes to the welfare of its residents, and is in furtherance of a valid public purpose of the County.

(d) The County previously issued its \$6,200,000 General Obligation Bond, Series 2025 on September 18, 2025 (the “**Series 2025 Bond**”).

(e) The County, under the terms of this Resolution, plans to authorize the Purchase Agreement (as defined below), wherein the County intends to purchase the Property from the Seller for the sum of \$538,000 (the “**Purchase Price**”) using the funds from the Series 2025 Bond.

(f) The County Council hereby wishes to authorize the County Administrator of the County (the “**County Administrator**”) to negotiate, execute, and deliver that certain Agreement to Sell and Purchase Real Property (the “**Purchase Agreement**”) with respect to the Property, a copy of which is attached hereto as **Exhibit A**.

Section 2 Purchase of Property.

(A) Under the laws of the State, the County is authorized to acquire real property by purchase, and under such authority is determined to purchase the Property

for the Purchase Price with the proceeds of the Series 2025 Bond.

(B) The Purchase Agreement shall be executed and delivered on behalf of the County by the County Administrator in the form substantially conforming to the draft attached to this Resolution as Exhibit A, but with such non-material changes as the County Administrator, on the advice of legal counsel, determines to be in the best interest of the County . Following execution, the County Council shall be timely informed of the execution of the Purchase Agreement and informed as to the final terms thereof and such changes from the current draft as the County Administrator determined necessary to carry out the purposes of this Ordinance. The consummation of the transactions and undertakings described in the Purchase Agreement, and such revisions and undertakings as may be determined by the County Administrator, in consultation with legal counsel, to be necessary or advisable in connection therewith, are hereby approved.

Section 3 Authorization to Undertake Due Diligence Efforts. The County Council hereby authorizes the County Administrator to obtain inspection services for due diligence purposes as contemplated by the Purchase Agreement. The authorizations in this Section 3 expressly permit expenditure of funds and the engagement of engineers, consultants, and other professionals as necessary to perform and deliver any due diligence activities.

Section 4 Further Action. The County Administrator is hereby further authorized and directed to execute and deliver such deeds, agreements, certificates, authorizations, instruments, and other documents as may reasonably be necessary to effect the conveyance of the Property in accordance with this Resolution.

Section 5 Effective Date. This Resolution shall be effective as of the date of its adoption.

DONE, RATIFIED AND ADOPTED this 3rd day of November 2025.

(SEAL)

John A. Kemp, Chairman
County Council of Jasper County, South Carolina

Attest:

Wanda H. Giles,
Clerk to County Council

EXHIBIT A

FORM OF PURCHASE AGREEMENT

STATE OF SOUTH CAROLINA)

)

COUNTY OF BEAUFORT) AGREEMENT TO SELL AND

PURCHASE REAL PROPERTY

THIS AGREEMENT TO SELL AND PURCHASE REAL PROPERTY (“Agreement”) is made and entered into this _____ day of October, 2025, by and between **Catherine D. Badgett**, Individually, ("Seller") and **Jasper Couty**, a political subdivision of the State of South Carolina ("Purchaser"); hereinafter collectively referred to as the “Parties”.

WITNESSETH:

WHEREAS, the Parties hereto had preliminary discussions with regards to the sale and purchase of certain real property located near the Town of Ridgeland in Jasper County, South Carolina, and it is their desire to document their understandings with respect to said sale and purchase. Said purchase and the terms as stated herein shall be contingent upon authorization by Jasper County Council through ordinance or resolution.

NOW THEREFORE, in consideration of the premises and of the mutual promises and covenants herein contained the Parties agree as follows:

1. **Real Property.** The Seller agrees to sell and the Purchaser agrees to purchase certain real property(ies) containing approximately 0.30 acres with TMP# 063-16-14-001 and containing approximately 0.13 acres with TMP#, 063-27-02-002 and as further described in Exhibit A attached hereto and incorporated herein by reference; hereinafter collectively referred to as the "Properties".
2. **Purchase Price.** The purchase price of the Properties shall be Five Hundred and Thirty-Eight Thousand and XX/100 (\$538,000.00) Dollars ("Purchase Price").
3. **Conveyance of Title.** The Seller shall convey fee simple title of the Properties to the County. Seller agrees to convey the Property by marketable title, free and clear of all liens and encumbrances whatsoever and those agreed upon to be assumed by Purchaser (the "Permitted Exceptions"), if any. Purchaser shall have the responsibility to examine the title to the Property. Purchaser shall notify Seller in writing of any title defects during the Inspection Period. Seller shall have twenty (20) days from the date of such notification in which to cure such defects at its own expense or to decline to cure such defects noted by Purchaser. Seller shall notify Purchaser in writing of Seller's election to cure or decline to cure such defects noted by Purchaser within ten (10) days of receipt of Purchaser's notice. Purchaser shall then have five (5) days from the date of Seller's notice within which to notify Seller of Purchaser's termination of this Agreement for lack of sufficient cure to such defects. Absent Seller's receipt of notice from Purchaser within said five (5) day period, all of Purchaser's outstanding defects shall be deemed Permitted Exceptions, and the Closing shall be held on or before the date provided for Closing in this Agreement.

4. **Survey.** Purchaser shall have the right, prior to closing, to have a licensed land surveyor, licensed in South Carolina, to prepare an updated boundary survey of the Properties (the "Survey"), which shall be certified to Seller, Purchaser, and the title insurers.

5. **Inspection.** Purchaser hereby acknowledges and agrees that Purchaser has or will thoroughly inspect and examine the Property prior to closing. Purchaser is responsible for obtaining inspection reports from qualified professionals to assess the Property.

a) Inspection Period. Purchaser may cancel this Agreement at any time prior to the ____ day of _____, 2025 (the "Inspection Period"). Purchaser shall notify Seller in writing of its desire to cancel this Agreement. This Agreement shall be cancelled immediately upon Seller's receipt of written cancellation notice, and neither party shall have any further obligations hereunder.

b) Right of Access for Inspection. Purchaser and/or its agents shall have the privilege of going upon the Property at any time during the existence of this Agreement to inspect, examine, survey and to make test borings, soil boring tests and any other tests which the Purchaser may deem necessary, at Purchaser's expense. Purchaser assumes all responsibility for the acts of itself, its agents or representatives in exercising its rights under Agreement.

6. **Closing.** The Closing occurs when Purchaser transfers the Purchase Price to Seller and Seller conveys title of the Property to Purchaser.

a) Closing. The Closing shall occur on or before the ____ day of _____, 2025 ("Closing Date") at the office of Purchaser's attorney, or on such other date, place and/or time as the Parties may mutually agree.

b) Closing Costs and Prorations. All current real estate taxes, assessments, dues and other proratable items, if any, shall be apportioned pro rata on a per diem basis as of the Closing Date. All taxes for any years prior to 2025 shall be the responsibility of the Seller. Seller shall be responsible for paying the South Carolina recording fee (formerly referred to as documentary stamps), transfer tax to be affixed to the deed and related transfer documents, if any such fee or tax be applicable to this transaction. Purchaser shall be responsible for any other fees for recording the deed and for any of its financing costs. Each party shall be responsible for its own legal fees.

7. **Brokerage Fees.** Seller represents that the Property is not subject to a listing contract with any real estate broker. The Parties agree to indemnify and hold each other harmless from any claim of commission by others arising by, through or on account of the acts of the Parties.

8. **Seller's Delivery of Documentation.** Seller shall deliver to Purchaser at or before the Closing Date (at such times as Purchaser may reasonably request) a Limited Warranty Deed, the delivery and accuracy of which shall be a condition to Purchaser's obligation to consummate the purchase and sale herein contemplated.

9. **Conditions Precedent.** Notwithstanding anything to the contrary stated herein, the obligations of Purchaser to purchase the property are expressly made subject to the Seller's representation that as of the Closing Date the warranties and representations of Seller shall be true and correct. The foregoing conditions are for the sole benefit of and may be waived by Purchaser by written notice to Seller.

10. **Default.** If Purchaser or Seller fails to perform any provision of this Agreement, the other party may elect to seek any remedy provided in equity (but not at law for money damages) as a result of such failure to perform, including an action for specific performance of Seller's obligations under this Agreement, or terminate this Agreement with a written notice. If terminated, both Parties agree to cooperatively pursue their obligations set forth herein in good faith.

11. **Notices.** Any notice, communication, request, approval or consent which may be given or is required to be given under the terms of this Agreement shall be in writing and shall be transmitted (1) via mail, hand delivery or express overnight delivery service to the Seller or the Purchaser, (2) via facsimile with the original to follow via hand delivery or overnight delivery service, or (3) via e-mail, provided that the sending party can show proof of delivery, as the case may be, at the addresses/numbers set forth below:

TO PURCHASER:

Jasper County
Attn: Andrew P. Fulghum
Post Office Box 1149
Ridgeland, SC 29936
E-mail: afulghum@jaspercountysc.gov
(843) 726-7703

Copy to:

Jasper County
Attn: Thomas A. Bendle, Jr.
P.O. Box 40
Beaufort, SC 29901
Email: tbendle@hghpa.com
(843) 522-2400

Jasper County
Attn: Lawrence Flynn
Pope Flynn, LLC
Post Office Box 70
Charleston, SC 29402
lflynn@popeflynn.com
(843)834-3426

TO SELLER:

Catherine D. Badgett
Post Office Box 2020
Ridgeland, SC 29936
(843) 726-9553

12. **Assignment by Purchaser.** Purchaser shall have the right to assign this Agreement to a related entity by giving Seller notice of such assignment (which shall include the name and address of the Assignee) together with an executed counterpart of the assignment wherein such Assignee assumes the performance of all of the terms and conditions of this Agreement on the part of the Purchaser to be performed.

13. **Condemnation.** In the event that at the time of Closing all or any part of the Property is acquired, or is about to be acquired, by authority of any governmental agency in the exercise of its power of eminent domain or by private purchase in lieu thereof (or in the event that at such time there is any threat or imminence of any such acquisition by any such governmental agency), Purchaser shall have the right, at its option, to terminate this Agreement, or to purchase only so much of the Property not condemned or under threat of condemnation, in which event the purchase price and terms shall be adjusted accordingly.

14. **No Joint Venture.** It is understood and agreed between the Parties hereto that this is an agreement for the sale of real estate and is in no way to be considered a joint venture between the Parties. It is further understood and agreed that Purchaser is assuming no liabilities, whether fixed or contingent, of Seller, and that this is a purchase of real estate assets.

15. **Entire Agreement.** This Agreement incorporates any and all prior agreements, covenants, and understandings between the Parties hereto concerning the subject matter hereof, and all such covenants, agreements and understandings have been merged into this agreement. No prior agreement or understandings, verbal or otherwise, of the Parties or their agent shall be valid or enforceable unless embodied in this Agreement.

16. **Counterparts.** This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

17. **Severability.** If any portion of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

18. **Amendment.** This Agreement cannot be amended orally or by a single party. No amendment or change to this Agreement shall be valid unless in writing and signed by both Parties to this Agreement.

19. **Authority.** Each individual and entity executing this Agreement hereby represents and warrants that he, she or its has the capacity set forth on the signature pages hereof with full power and authority to bind the party on whose behalf he, she or it is executing this Agreement to terms hereof.

20. **Governing Law.** The laws of the State of South Carolina shall govern the interpretation, validity, performance and enforcement of this Agreement, and, of any personal guarantees given in connection with this Agreement.

21. **Time is of the Essence.** The time and dates specified in this Agreement shall be enforced; however, the time and dates may be modified for reasonable cause when both Parties agree in writing to a reasonable extension.

IN WITNESS WHEREOF, and in acknowledgement that the Parties hereto have read and understood each and every provision hereof, the Parties have caused this Agreement to be executed on the date first written above.

WITNESSES:

PURCHASER:

Andrew P. Fulghum
Jasper County Administrator , and duly authorized
signor per Jasper County Council

WITNESSES:

SELLER:

Catherine D. Badgett

Exhibit A
PROPERTY DESCRIPTION(S)

All that certain piece, parcel or lot of land, situate, lying and being in the Town of Ridgeland, County of Jasper, State of South Carolina, and being more particularly designated as the home place and adjoin lots of Elma B. Perry, and said being more particularly described on a Plat of the Charles E. Perry Subdivision in the Town of Ridgeland, the same being recorded in the Office of the Register of Deeds for Jasper County, South Carolina in Plat Book 1 at Page 27. Said pieces, parcels, or lots of land being collectively bounded and describes as follow: On the North by Fourth Avenue; on the East by Grays Road and Russell Street; on the South by Third Avenue; and on the West by Jasper Street.

This being the same property conveyed to Brett S. Badgett and Catherine D. Badgett by Deed of Elizabeth Perry Hiers dated February 8, 1995 and recorded in the Office of the Register of Deeds for Jasper County, South Carolina on February 9, 1995 in Deed Book 143 at Page 14. This also being the same property conveyed to Catherine D. Badgett by that certain Deed of Distribution dated December 12, 2023 and recorded on December 12, 2023 in the Office of the Register of Deeds for Jasper County, South Carolina in Deed Book 1139 at Page 1144.

TMS# 063-27-02-002

ALSO:

All that certain piece, parcel, or lot of land, with improvements thereon, situate, lying and being the the Town of Ridgeland, County of Jasper, and State of South Carolina, and being more particularly designated as the home place and adjoining lots of Elma B. Perry, the said being more particularly described on a plat of the Charles E. Perry Subdivision in the Town of Ridgeland, the same being recorded in the Office of the Register of Deeds for Jasper County, South Carolina, in Plat Book 1 at Page 27. Said pieces, parcels or lots of land being collectively bounded and described as follows: On the North by Fourth Avenue on the East by Grays Road and Russell Street; on the South by Third Avenue; and on the West by Jasper Street.

This being the same property conveyed to Brett S. Badgett and Catherine D. Badgett by Deed of Elisabeth Perry Hiers dated March 17, 1995 and recorded in the Office of the Register of Deeds for Jasper County, South Carolina on March 17, 1995 in Deed Book 144 at Page 65. This also being the same property conveyed to Catherine D. Badgett by that certain Deed of Distribution dated December 12, 2023 and recorded on December 12, 2023 in the Office of the Register of Deeds for Jasper County, South Carolina in Deed Book 1139 at Page 1144.

TMS# 063-16-14-001

AGENDA

ITEM # 15

STATE OF SOUTH CAROLINA
COUNTY OF JASPER
Resolution Number R-2025-61

A Resolution of the Jasper County Council to declare
and adopt a Policy regarding Shared Services

WHEREAS, the Jasper County, South Carolina (the “County”) is a body corporate and politic of the State of South Carolina and as such possesses all the general powers granted by the Constitution of the State of South Carolina 1895, as amended (the “Constitution”), and statutes of the State; and

WHEREAS, the County operates under the County-Administrator form of government wherein the County, acting through Jasper County Council (the “Council”), as the governing body of County, enacts policies, directives and legislative actions, and the County staff, under the direction of the County Administrator, applies and implements the policies, directives and legislative actions as promulgated by the Council; and

WHEREAS, the Constitution, particularly Article VIII, Section 13 thereof and Section 4-9-41 of the Code of Laws of South Carolina 1976, as amended, contemplate that the County, working in concert with other incorporated municipalities, special purpose districts or other political subdivisions, may make arrangements and provide for the joint administration of any governmental function or powers; and

WHEREAS, on July 10, 2025, representatives of the County, the City of Hardeeville, and the Town of Ridgeland convened a joint meeting to discuss opportunities for intergovernmental cooperation and collaboration; and

WHEREAS, during the meeting, all participating officials expressed their shared intent to explore the implementation of shared services as a means of enhancing the efficiency, quality, and cost-effectiveness of public service delivery across jurisdictions; and

WHEREAS, the Council supports the determinations from the joint meeting and publicly recognizes that the joint administration of governmental functions and the coordination of shared services may provide measurable benefits to residents through improved service delivery, reduced duplication of effort, and greater fiscal efficiency; and

WHEREAS, the Council further recognizes the importance of authorizing the County Administrator to assess, coordinate, and pursue such opportunities in collaboration with other local government entities and to report findings and recommendations to Council for consideration and future action.

THEREFORE, BE IT RESOLVED, by the Jasper County Council in a meeting duly assembled and by the authority of the same, as follows:

Section 1: The Council ratifies and confirms the findings described above.

Section 2. The Council hereby provides direction and grants authority to the County Administrator, and his assigns, including legal counsel, to evaluate and pursue options and alternatives for the joint administration of government functions and the implementation of shared services with other local jurisdictions, particularly Hardeeville and Ridgeland, with the goal of improving operational efficiency, reducing costs, and enhancing the delivery of services to the citizens of the County.

Section 3. The Council further directs the County Administrator to develop and present for future Council consideration a Shared Services Policy establishing the goals, procedures, and evaluation criteria for identifying and implementing shared service opportunities with surrounding local government partners.

Section 4. In pursuing the directives and actions described herein, the County Administrator shall periodically report to the Council, on a quarterly or more regular basis, as applicable, on the progress of these efforts and recommend any formal agreements, policy actions, or resource commitments necessary to advance the shared services initiative.

Section 5. If any section, clause, paragraph, sentence or phrase of this resolution, or application thereof any person or circumstances must, for any reason be held to be invalid or unconstitutional, the invalid section, clause paragraph, sentence, phrase or application shall no way affect the remainder of this resolution. Its is hereby declared to be the intention of the Council that the remainder of this resolution would have passed notwithstanding the invalidity or unconstitutionality of any section, clause paragraph, sentence or phrase thereof.

Section 6. This resolution shall take effect and be in full force immediately after its adoption by the Council.

[Remainder of Page Intentionally Left Blank]

DONE, RATIFIED AND ADOPTED this 3rd day of November 2025.

(SEAL)

John A. Kemp, Chairman
County Council of Jasper County, South Carolina

Attest:

Wanda H. Giles,
Clerk to County Council

Resolution R-2025-61

Adopted:

Reviewed for form and draftsmanship by the Jasper County Attorney.

Pope Flynn, LLC

Date _____

AGENDA

ITEM # 16



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
lwaagner@jaspercountysc.gov

Jasper County Council Staff Report

Meeting Date:	November 3, 2025
Project:	Zoning Text Amendment – Article 12:1, Off-Street Parking
Submitted For:	1 st Reading
Recommendation:	Planning Commission recommends approval

Description: The intent of this proposed zoning text amendment is to amend the Jasper County Zoning Ordinance, Article 12:1 Off-Street Parking requirements for the purpose of adding parking space requirements for single family detached residential uses and shell buildings with no identified tenants. The parking standard diagram found in Article 12:1.5 will also be revised to show 10' wide parking spaces where the parking space abuts a sidewalk or green space and curb and gutter will be illustrated in the diagram. Additionally, the parking space diagram will be moved from Article 12:1.5 to 12:1.7.

The Jasper County Parking Standards currently do not require any parking spaces for single family detached residential uses. For shell buildings, the site plans are being developed using parking space requirements based on warehousing and storage to determine the number of parking spaces that are required, which are 1 space per 1,000 s.f. of gross floor area. Once the buildings are leased, the use is typically retail, office or business space, and personal services, which all require additional parking spaces. Sometimes warehousing is the end use, but not usually for the entire building. The revision to the parking standards diagram is to provide better clarity of the parking area design.

Analysis: The proposed amendment would amend the following sections of Article 12:1, Off-Street Parking (new language in red):

12:1.1 General Requirements.

1. There shall be provided at the time of the erection of any building, or at the time any principal building is enlarged or increased in capacity by adding dwelling units, guest rooms, seats, or floor area; or before conversion from one (1) type of use of occupancy to another, permanent off-street parking space in the amount specified by this section. Such parking space may be provided in a parking garage or properly graded and improved open space. All portions of the required space which are paved, shall be marked in accordance with the standards contained herein. Lines shall be visibly marked with paint.
2. Where application of the requirements of Table 12.1 result in a fractional space requirement, the next larger requirement shall apply.

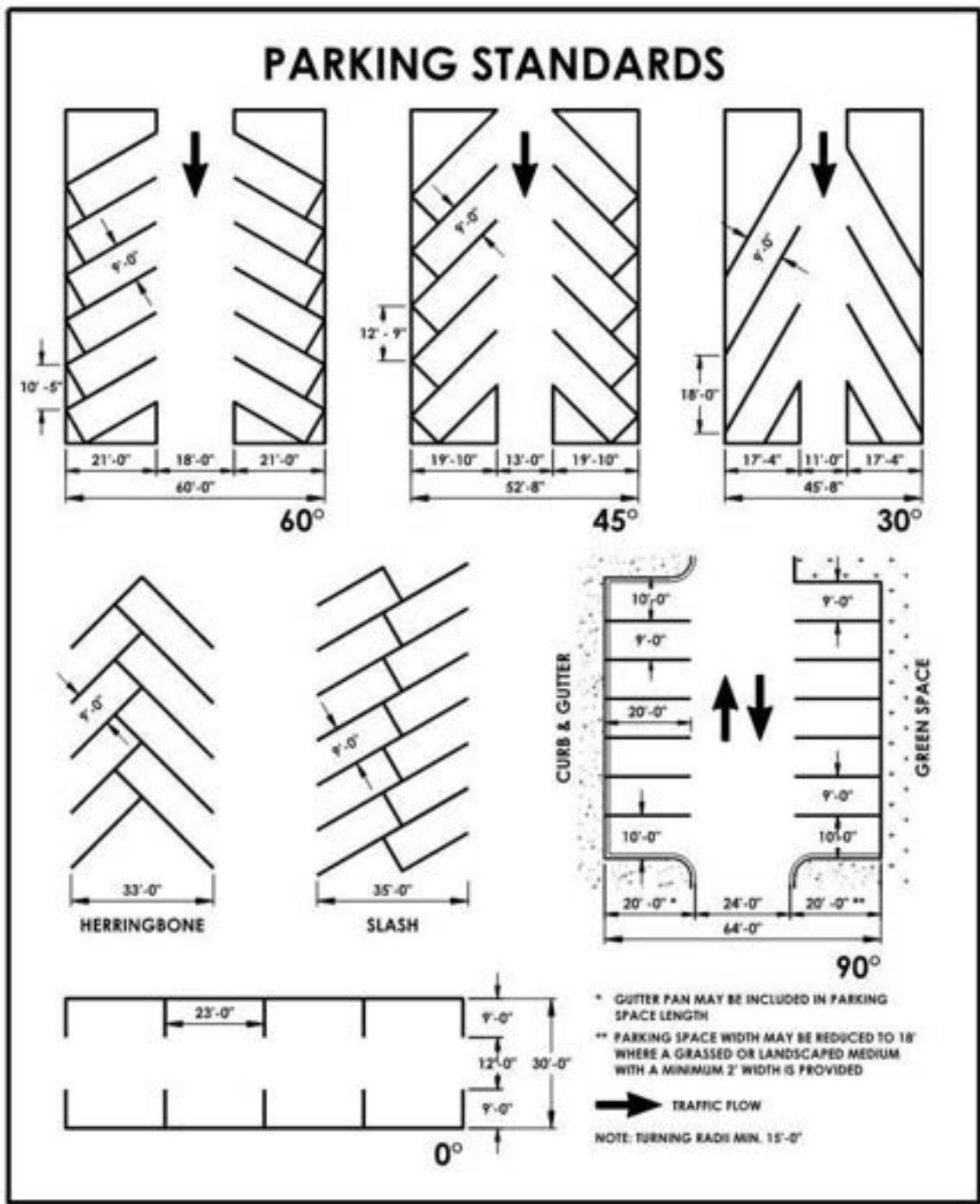
3. Wherever a building or use, constructed or established after the effective date of these regulations is changed or enlarged in floor area, number of dwelling units, seating capacity or other wise to create a need for an increase of ten percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change.
4. Off-Street parking areas provided to comply with the provisions of this Ordinance shall not be reduced below the requirements of this Ordinance.
5. Off-street parking areas shall be designed, developed and maintained in accordance with the requirements of this Article. Where parking decks or garages are proposed to meet off-street parking requirements, such structures shall meet the minimum zoning requirements for the district in which it is located.
6. Required off-street parking must be provided on the same lot or parcel as the principal use for which it is required, unless it meets the requirements for 12:1.3, 12:1.4.
7. Shell buildings with no identified tenants, parking requirements should be determined by the building's projected use, applying the highest parking ratio permitted for a given zoning district to ensure there is adequate parking for all possible future tenants and to comply with the provisions of this Ordinance.
8. In the event that the number of parking spaces required in Table 12.1, Minimum Parking Requirements, cannot be placed on the site in accordance with these regulations without the demolition of an existing structure or damage of significant trees on the site or in the public right-of-way to accommodate a parking area, or if written documentation that demonstrates that fewer spaces than required are needed because of the nature of the business, hours of operation, or availability of adjacent parking the BZA may authorize up to a 25% reduction in the total number of parking spaces required on the site.

Table 12:1 - Minimum Parking Requirements

Sector 48-49: Transportation and Warehousing	NAICS	Required Off-Street Parking Space (a)
Air Transportation	481	1.0 per 250 s.f. GFA
Transportation	482-488	1.0 per 500 s.f. GFA
U. S. Postal Service	491	1.0 per 350 s.f. GFA
Warehousing & Storage	493	1.0 per 1,000 s.f. GFA
Shell buildings with no identified tenants (see Article 12:1.1 (4) above)	N/A	1.0 per 500 s.f. GFA

Residential Uses	NAICS	Required Off-Street Parking Spaces (a)
Site Built Housing	NA	
*Single-Family Detached	NA	None 2.0 spaces per unit
*Duplex	NA	2.0 spaces per unit
*Multi-Family, Apartments	NA	1.5 spaces per unit
*Townhouses	NA	2.0 spaces per unit
*Patio Homes	NA	2.0 spaces per unit
*Parking Spaces shall be provided outside of garages and sidewalks		

12:1.7 Off-Street Parking Space Design Standard



Staff Recommendation: The Planning Commission reviewed this proposed Ordinance at their October 14, 2025 Planning Commission Meeting and recommends approval of this zoning text amendment.

Attachments:

1. Article 12:1 of the Jasper County Zoning Ordinance, Off-Street Parking (CURRENT STANDARDS)
2. Ordinance

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

ORDINANCE #2025-_____

AN ORDINANCE OF JASPER COUNTY COUNCIL

To amend Article 12:1 of the Jasper County Zoning Ordinance, *Off-Street Parking*, to add parking requirements for shell buildings and residential uses, update the Off-Street Parking Design Standards diagram; And Other Matters Relating Thereto

WHEREAS, the Jasper County Zoning Ordinance provides the general purposes of guiding development in accordance with existing and future needs and promoting public health, safety, morals, convenience, order, appearance, prosperity, and general welfare; and

WHEREAS, the Jasper County Planning Department has identified the need for parking space requirements for single-family detached residential uses and shell buildings with no identified tenants; and

WHEREAS: the Parking Standards diagram should be revised to provide better clarity for parking space designs; and

WHEREAS, Article 12:1 of the Jasper County Zoning Ordinance provides general requirements for off street parking standards; and

WHEREAS, Jasper County Planning Commission has recommended approval by County Council; and

WHEREAS, this matter is now before the Jasper County Council for determination;

NOW THEREFORE, BE IT ORDAINED, by the Jasper County Council duly assembled and by the authority of same:

1. **Amend Article 12:1.1, *General Requirements*** to add minimum parking space requirements for shell buildings with no identified tenant so as to read as follows:

12:1.1 General Requirements.

1. There shall be provided at the time of the erection of any building, or at the time any principal building is enlarged or increased in capacity by adding dwelling units, guest rooms, seats, or floor area; or before conversion from one (1) type of use of occupancy to another, permanent off-street parking space in the amount specified by this section. Such parking space may be provided in a parking garage or properly graded and improved open space. All portions of the required space, which are paved, shall be marked in accordance with the standards contained herein. Lines shall be visibly marked with paint.
2. Where application of the requirements of Table 12.1 result in a fractional space requirement, the next larger requirement shall apply.
3. Wherever a building or use, constructed or established after the effective date of these regulations is changed or enlarged in floor area, number of dwelling units, seating capacity or other wise to create a need for an increase of ten percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change.
4. Off-Street parking areas provided to comply with the provisions of this Ordinance shall not be reduced below the requirements of this Ordinance.
5. Off-street parking areas shall be designed, developed and maintained in accordance with the requirements of this Article. Where parking decks or garages are proposed to meet off-street parking requirements, such structures shall meet the minimum zoning requirements for the district in which it is located.
6. Required off-street parking must be provided on the same lot or parcel as the principal use for which it is required, unless it meets the requirements for 12:1.3, 12:1.4.
7. For shell buildings with no identified tenant, parking requirements should be determined by the building's projected use, applying the highest parking ratio permitted for a given zoning district to ensure there is adequate parking for all possible future tenants and to comply with the provisions of this Ordinance.
8. In the event that the number of parking spaces required in Table 12.1, Minimum Parking Requirements, cannot be placed on the site in accordance with these regulations without the demolition of an existing structure or damage of significant trees on the site or in the public right-of-way to accommodate a parking area, or if written documentation that demonstrates that fewer spaces

than required are needed because of the nature of the business, hours of operation, or availability of adjacent parking the BZA may authorize up to a 25% reduction in the total number of parking spaces required on the site.

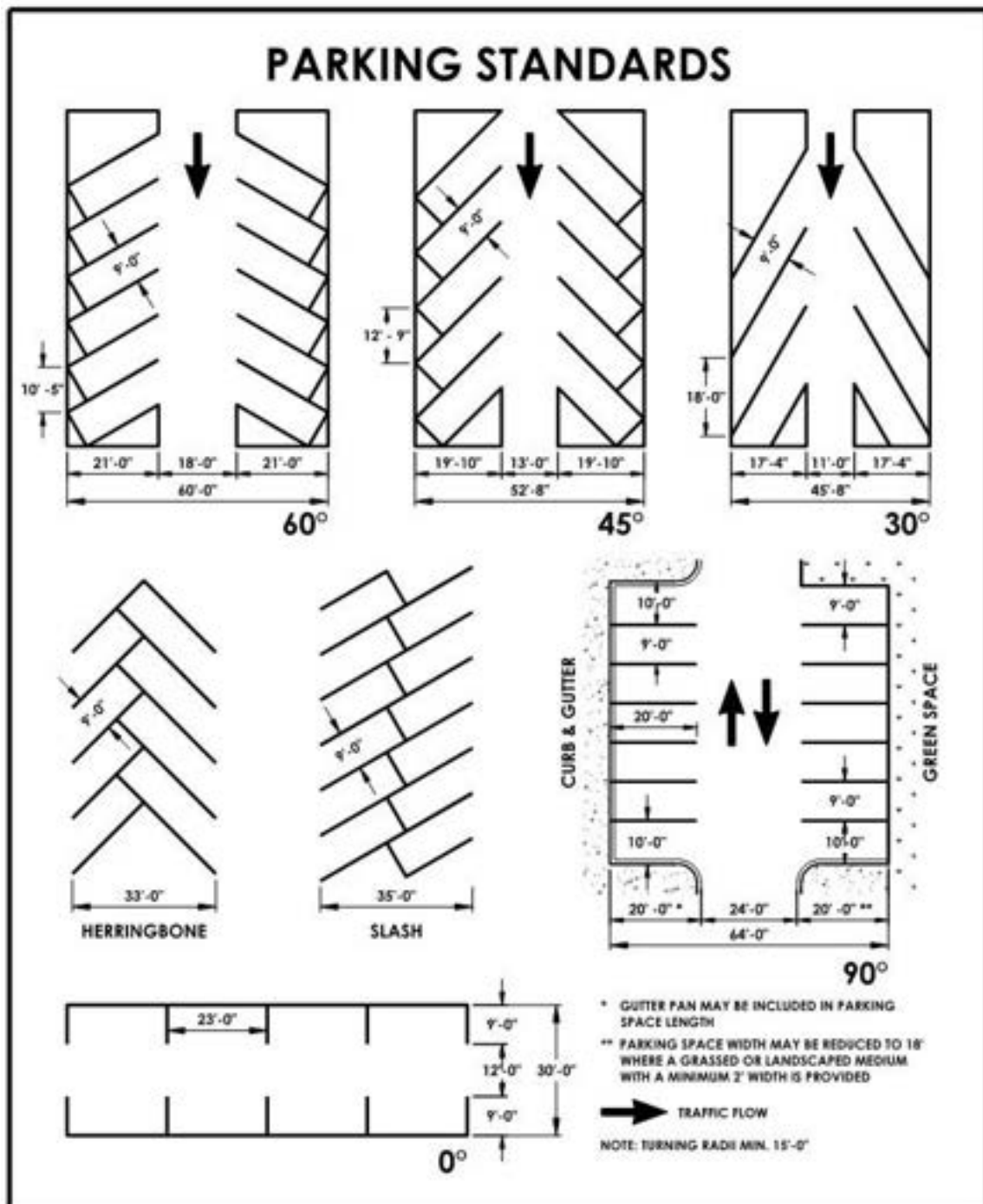
- 2. Amend 12:1.1, Table 1, *Minimum Parking Requirements*** to add minimum parking space requirements for shell buildings with no identified tenant and single family detached residential uses, so as to read as follows:

Table 12:1 - Minimum Parking Requirements

Sector 48-49: Transportation and Warehousing	NAICS	Required Off-Street Parking Space (a)
Air Transportation	481	1.0 per 250 s.f. GFA
Transportation	482-488	1.0 per 500 s.f. GFA
U. S. Postal Service	491	1.0 per 350 s.f. GFA
Warehousing & Storage	493	1.0 per 1,000 s.f. GFA
Shell buildings with no identified tenant (see Article 12:1.1 (7) above)	N/A	1.0 per 500 s.f. GFA

Residential Uses	NAICS	Required Off-Street Parking Spaces (a)
Site Built Housing	NA	
*Single-Family Detached	NA	None 2.0 spaces per unit
*Duplex	NA	2.0 spaces per unit
*Multi-Family, Apartments	NA	1.5 spaces per unit
*Townhouses	NA	2.0 spaces per unit
*Patio Homes	NA	2.0 spaces per unit
* Parking spaces shall be provided outside of garages and sidewalks		

3. Amend Article 12:1.5, *Design of Parking Area* to remove the Parking Standards diagram.
4. Amend Article 12:1.7, *Off-Street Parking Space Design Standard* to replace “See Parking Standards” with the following Parking Standards diagram.



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

John A Kemp, Chairman

ATTEST:

Wanda Giles, Clerk to Council

ORDINANCE 2025 - _____
First Reading: November 3, 2025
Second Reading: _____
Public hearing: _____
Adopted: _____

Considered by the Jasper County Planning Commission at its meeting on
October 14, 2025 and recommended for approval.

Reviewed for form and draftsmanship by the Jasper County Attorney.

Jasper County Attorney

Date

ARTICLE 12: DEVELOPMENT STANDARDS

Section

12:1 Off-Street Parking

12:2 Off-Street Loading

12:3 Parking Lot Landscaping

12:4 Relationship of Buildings to Lots

12:5 Projections Into Public Streets and Street Rights-Of-Way

12:6 Visibility at Intersections

12:7 Height

12:8 Screening and Buffering Requirements

12:9 Manufactured Housing

§ 12:1 OFF-STREET PARKING.

12:1.1 General Requirements.

1. There shall be provided at the time of the erection of any building, or at the time any principal building is enlarged or increased in capacity by adding dwelling units, guest rooms, seats, or floor area; or before conversion from one (1) type of use of occupancy to another, permanent off-street parking space in the amount specified by this section. Such parking space may be provided in a parking garage or properly graded and improved open space. All portions of the required space, which are paved, shall be marked in accordance with the standards contained herein. Lines shall be visibly marked with paint.
2. Where application of the requirements of Table 12.1 result in a fractional space requirement, the next larger requirement shall apply.

3. Wherever a building or use, constructed or established after the effective date of these regulations is changed or enlarged in floor area, number of dwelling units, seating capacity or other wise to create a need for an increase of ten percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change.
4. Off-Street parking areas provided to comply with the provisions of this Ordinance shall not be reduced below the requirements of this Ordinance.
5. Off-street parking areas shall be designed, developed and maintained in accordance with the requirements of this Article. Where parking decks or garages are proposed to meet off-street parking requirements, such structures shall meet the minimum zoning requirements for the district in which it is located.
6. Required off-street parking must be provided on the same lot or parcel as the principal use for which it is required, unless it meets the requirements for 12:1.3, 12:1.4.
7. In the event that the number of parking spaces required in Table 12.1, Minimum Parking Requirements, cannot be placed on the site in accordance with these regulations without the demolition of an existing structure or damage of significant trees on the site or in the public right-of-way to accommodate a parking area, or if written documentation that demonstrates that fewer spaces than required are needed because of the nature of the business, hours of operation, or availability of adjacent parking the BZA may authorize up to a 25% reduction in the total number of parking spaces required on the site.

Table 12:1 - Minimum Parking Requirements

Sector 11: Agriculture, Forestry, Fishing and Hunting	NAICS	Required Off-Street Parking Space (a)
Agriculture, Forestry, Fishing and Hunting	11	NONE
Sector 21: Mining and Mine Operations (Sec 6:2.14)	NAICS	Required Off-Street Parking Space (a)
Mining	212	NONE
Sector 22: Utilities	NAICS	Required Off-Street Parking Space (a)
Electric, Gas, & Sanitary Services	221	1.0 per 500 s.f. GFA
Sector 23: Construction	NAICS	Required Off-Street Parking Space (a)
Construction	23	1.0 per 1,000 s.f. GFA
Sector 31-33: Manufacturing	NAICS	Required Off-Street Parking Space (a)
Manufacturing	31-33	1.0 per 500 s.f. GFA
Sector 42: Wholesale Trade	NAICS	Required Off-Street Parking Space (a)
Wholesale Trade	42	1.0 per 5,000 s.f. GFA

Sector 44-45: Retail Trade	NAICS	Required Off-Street Parking Space (a)
Retail Trade	441-446	1.0 per 350 s.f. GFA
Gasoline Stations	447	1.0 per 600 s.f. GFA
Truck Stops	44719	1.0 per 600 s.f. GFA
Retail Trade	448-453	1.0 per 350 s.f. GFA
Flea Markets	4533	2 per stall
Manufactured Home Dealers	45393	1.0 per 600 s.f. GFA
Non-Store Retailers	454	1.0 per 350 s.f. GFA
Fuel Dealers	45431	1.0 per 500 s.f. GFA
Sector 48-49: Transportation and Warehousing	NAICS	Required Off-Street Parking Space (a)
Air Transportation	481	1.0 per 250 s.f. GFA
Transportation	482-488	1.0 per 500 s.f. GFA
U. S. Postal Service	491	1.0 per 350 s.f. GFA
Warehousing & Storage	493	1.0 per 1,000 s.f. GFA
Sector 51: Information	NAICS	Required Off-Street Parking Space (a)
Publishing Industries	511	1.0 per 500 s.f. GFA
Motion Pictures & Sound Industries	512	1.0 per 350 s.f. GFA
Motion Picture Theaters	512131	1.0 per 5 seats
Broadcasting & Telecommunications	513	1.0 per 350 s.f. GFA
Communication Towers & Ant.	5131	NONE
Information	514	1.0 per 350 s.f. GFA
Sector 52: Finance & Insurance	NAICS	Required Off-Street Parking Space (a)
Finance & Insurance	52	1.0 per 350 s.f. GFA
Sector 53: Real Estate & Rental & Leasing	NAICS	Required Off-Street Parking Space (a)
Real Estate	531	1.0 per 350 s.f. GFA
Mini-Warehouses	53113	10 spaces plus 1 per employee and 1 space per 100 self-storage units
Rental & Leasing Services	532	1.0 per 500 s.f. GFA
Video Tape Rental	53223	1.0 per 350 s.f. GFA
Sector 54: Professional, Scientific, & Technical Services	NAICS	Required Off-Street Parking Space (a)
Professional, Scientific, Technical Services.	541	1.0 per 350 s.f. GFA
Display Advertising - Signs	54185	None
Veterinary Services	54194	1.0 per 350 s.f. GFA
Sector 55: Management of Companies and Enterprise	NAICS	Required Off-Street Parking Space (a)
Management of Companies & Enterprises	551	1.0 per 350 s.f. GFA
Sector 56: Administrative and Support And Waste Management and Remediation Services	NAICS	Required Off-Street Parking Space (a)
Administrative & Support Services	561	1.0 per 350 s.f. GFA

Landscape Services	56173	1.0 per 1,000 s.f GFA
Waste Management Services	562	
Waste Collection	5621	1.0 per 1,000 s.f GFA
Hazardous Waste Treatment & Disposal	562211	NA
Solid Waste Landfill	562212	1.0 per 1,000 s.f GFA
Solid Waste Incinerators	562213	1.0 per 1,000 s.f GFA
Material Recovery Facilities	562920	1.0 per 1,000 s.f GFA
All Other Waste Management	56299	1.0 per 1,000 s.f GFA
Sector 61: Educational Services	NAICS	Required Off-Street Parking Space (a)
Educational Services	611	
Elementary Schools	6111	2.0 per classroom, plus 5 admin. Spaces
Secondary Schools	6111	5.0 per classroom, plus 10 admin. spaces
Jr. Colleges, Colleges, Universities, Professional Schools	6112-3	5.0 per classroom, plus 2 per admin. Office
Business Schools, Computer, & Management Training	6114-5	5.0 per classroom, plus 2 per admin. Office
Other Schools and Instruction	6116	5.0 per classroom, plus 2 per admin. Office
Educational Support Services	6117	1.0 per 200 s.f GFA
Sector 62: Health Care and Social Assistance	NAICS	Required Off-Street Parking Spaces (a)
Ambulatory Health Care Services	621	1.0 per 150 s.f. GFA
Hospitals	622	0.7 per bed
Nursing & Residential Care Facilities	623	0.4 per bed
Nursing Care Facilities	6231	1.0 per 500 s.f. GFA
Community Care for Elderly	6233	0.4 per bed
Social Assistance	624	1.0 per 350 s.f. GFA
Day Care Services	6244	1.0 per 200 s.f. GFA
Sector 71: Arts, Entertainment, and Recreation	NAICS	Required Off-Street Parking Spaces (a)
Performing Arts, Spectator Sports & Related Industries	711	1.0 per 300 s.f. GFA
Museums, Historical Sites, & Similar Institutions	712	1.0 per 1,000 s.f. GFA
Amusement, Gambling, & Recreation	713	By individual review
Golf Courses & Country Clubs	71391	5.0 per hole
Marinas	71393	1.0 per slip
Gun Club & Skeet Ranges	71399	1.0 per 150 s.f. GFA
Sector 72: Accommodation and Food Services	NAICS	Required Off-Street Parking Spaces (a)
Accommodations	721	
Hotels & Motels	72111	1.5 per rental unit
Bed & Breakfast Inns	721191	1.5 per bedroom
Camps & Recreational Vehicle Parks	72121	Not applicable

Rooming & Boarding Houses, Dormitories, Group Housing	72131	1.0 per bedroom
Eating Places	7221-3	1.0 per 150 s.f. GFA
Fast Food Restaurants		1.0 per 150 s.f. GFA
Drinking Places	7224	1.0 per 150 s.f. GFA
Sector 81: Other Services (except Public Administration)	NAICS	Required Off-Street Parking Spaces (a)
Auto Repair & Maintenance	8111	
General Auto Repair	811111	1.0 per 500 s.f. GFA
Other Repair	8112-4	1.0 per 350 s.f. GFA
Personal and Laundry Services	812	
Personal Care Services	8121	2.5 per chair or basin
Funeral Homes & Services	81221	5.0, plus 1.0 per 2 seats main assembly
Cemeteries	81222	None
Crematories	81222	1.0 per 500 s.f. GFA
Laundry & Dry Cleaning Services	8123	1.0 per 500 s.f. GFA
Coin Operated Laundries/Dry Cleaning	81231	1.0 per 250 s.f. GFA
Pet Care	81291	1.0 per 1,000 s.f. GFA
Automotive Parking Lots & Garages	81293	None
Sexually Oriented Business	81299	1.0 per 350 s.f. GFA
All Other Personal Services	81299	1.0 per 300 s.f. GFA
Religious, Fraternal, Professional, Political, Civic, Business Organizations	813	
Religious organizations	81311	1.0 per 350 s.f. GFA
All Other organizations	8132-9	1.0 per 500 s.f. GFA
Sector 92: Public Administration (Article 11:5)	NAICS	Required Off-Street Parking Spaces (a)
Executive, Legislative, & General Government	921	1.0 per 350 s.f. GFA
Justice, Public Order & Safety	922	1.0 per 350 s.f. GFA
Correctional Institutions	92214	1.0 per jail cell, plus 10 per 250 s.f. GFA
Fire Protection	92216	4.0 per bay
Administration of Human Resources	923	1.0 per 350 s.f. GFA
Administration Of Environmental Quality & Housing Program	924-5	1.0 per 350 s.f. GFA
Public Parks & Recreation	924120	By individual review
Administration of Housing, Planning, CD Programs	925	1.0 per 350 s.f. GFA
Administration of Economic Programs	926	1.0 per 350 s.f. GFA
Residential Uses	NAICS	Required Off-Street Parking Spaces (a)
Site Built Housing	NA	
Single-Family Detached	NA	None
Duplex	NA	2.0 spaces per unit
Multi-Family, Apartments	NA	1.5 spaces per unit
Townhouses	NA	2.0 spaces per unit

Patio Homes	NA	2.0 spaces per unit
Manufactured Housing (Article 12:9)	NA	
Residential Designed	NA	2.0 spaces per unit
Standard Designed	NA	2.0 spaces per unit
Accessory Uses to Residential Uses	NAICS	Required Off-Street Parking Spaces (a)
Accessory Uses to Residential Uses	NA	None
Accessory Uses to Non-Residential Uses	NAICS	Required Off-Street Parking Spaces (a)
Accessory Uses to Non-Residential Uses	NA	None
Temporary Uses	NAICS	Required Off-Street Parking Spaces (a)
All Temporary Uses	NA	None

12:1.2 Site Plan.

Each application for a Building Permit or Certificate of Use submitted to the DSR, shall include a plan showing the required space reserved for off-street parking and loading space and the means of ingress and egress to such space. This information shall be the responsibility of the owner/developer and shall be sufficient to enable the DSR to determine whether or not the requirements of this section are met.

12:1.3 Shared Parking.

Shared use of required nonresidential parking spaces may occur where two (2) or more uses on the same or separate sites are able to share the same parking spaces because their parking demands occur at different times. Shared use of required nonresidential parking spaces is allowed if the following documentation is submitted in writing with the building and zoning permit application:

1. The names and addresses of the uses and of the owners or tenants that are sharing the parking;
2. The location and number of parking spaces that are being shared;
3. A legal instrument such as an easement or deed restriction that guarantees access to the parking for both uses.

12:1.4 Remote Parking Space.

If the off-street parking space required by this Ordinance cannot be reasonably provided on the same lot on which the principal use is located, such space may be provided on any land within 400 feet of the principal use. Such space shall be deemed required space associated with the permitted use and shall not hereafter be reduced or encroached upon in any manner. It is further provided that the DSR may require a plat, deed, or other

documentation necessary to show that remote parking space is controlled by and available to the applicant prior to the granting of a Zoning Certificate.

12:1.5 Design of Parking Area.

1. All off-street parking except off-street parking for single-family detached dwelling units, single-family attached dwelling units on adjoining individual lots, or 2-family dwellings located on a residential service street, shall be designed so that all traffic related activities are confined to the site and vehicles can turn around within the area and enter the street, road, or highway in such a manner as to completely eliminate the necessity of backing into the street, road, or highway. Off-street parking for single-family detached dwelling units, single-family attached dwelling units on adjoining individual lots, or 2-family dwelling units, which requires backing into a residential service street, shall be permitted provided that such movement can be made with reasonable safety and without interfering with other traffic.
2. Repealed October 3, 2011.
3. Parking lots shall be designed so as not to drain into or across public sidewalks or on to adjacent property, except into a natural watercourse or a drainage easement. In developed areas where this condition may be impossible to meet, and there are no adverse impacts to surrounding areas, the DSR may exempt the developer from this requirement, provided that adequate provision is made for drainage.
4. When necessary off-street parking spaces shall be separated from walkways, sidewalks, streets, or alleys, and required yards and buffer areas by a wall, fence, curbing, or other protective device approved by the DSR.
5. Landscaping, curbing, or other approved barriers shall be provided along boundaries to control entrance and exit of vehicles or pedestrians. All off-street parking areas shall be designed so that all movement onto a public street is in a forward motion. Entrance and exit driveways to public streets in the vicinity of street intersections must be located at least seventy-five (75') feet, measured along the curb line, from the intersection of the nearest curb line.
6. Parking lots shall be marked by painted lines, curbs, or other means to indicate individual spaces. Signs or markers may be used as necessary to ensure efficient traffic operation of the lot. All pavement markings and traffic control signage shall be constructed and installed in accordance with the latest edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
7. Lighting and landscaping shall be provided in parking lots in accordance with the appropriate sections of this Ordinance.

8. All off-street parking areas shall be maintained in a clean, orderly, dust-free, and weed-free condition at the expense of the owner or lessee and not used for the sale, repair, or dismantling or servicing of any vehicles or equipment, except for service and auto repair stations / garages.

12:1.6 Mixed Uses.

Where more than one principal use, whether with the same or different parking requirements occupy the same building or premises or in the case of joint use of a building or premises by more than one use having the same parking requirements, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.

However, up to fifty percent (50%) of the parking spaces required for (1) theaters, public auditoriums, bowling alleys, dance halls, clubs, churches and religious institutions may be provided and used jointly by (2) financial institutions, offices, retail stores, repair shops, service establishments, and similar uses not normally open, used, or operated during the same hours as those listed in (1); provided however, that a signed, written agreement thereto is properly executed and filed with the County.

12:1.7 Off-Street Parking Space Design Standard.

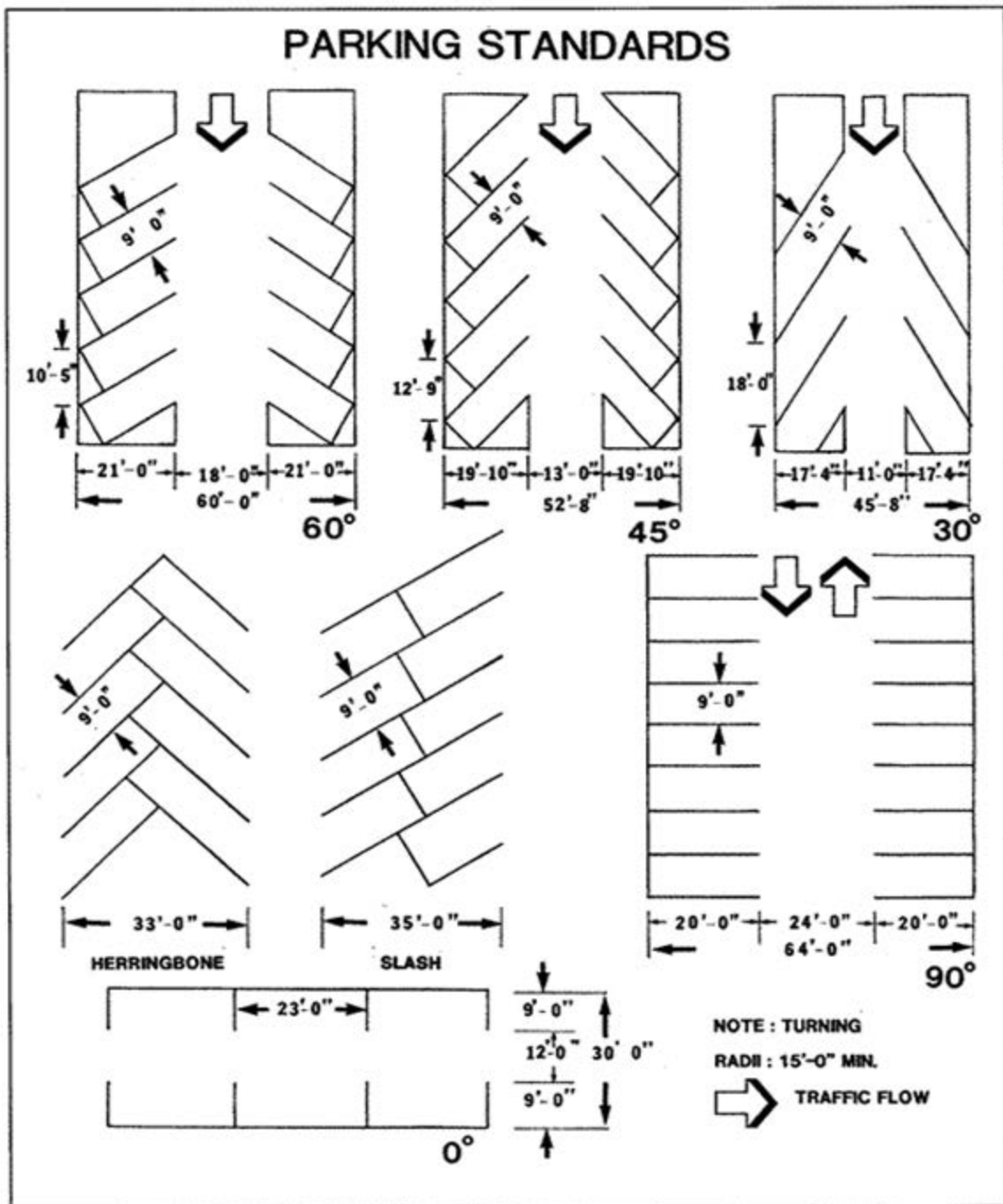


Table 12.2 Minimum Parking Requirements

Angle of Parking	Width of Stall	Depth of Stall**	Minimum Isle Width*	Length of Curb Per Car
0 (parallel)	9'	23'	12'	23'-0"
30	9'	17'-4"	11'	18'-0"
45	9'	19'-10"	13'	12'-9"
60	9'	21'-0"	18'	10'-5"
90	9'	20'-0"	24'	9'-0"

*Minimum isle widths shall be maintained to the point of intersection with the adjoining public or private right-of-way.

** In 90-degree parking stalls, the depth of the stall may be reduced to 18' where a grassed or landscaped median, with a minimum 2' width per row of parking stalls, has been provided for automobile overhang. Wheel-stops or curbing shall be provided to protect and delineate the median from the parking stalls.

At least one (1) fire access lane must be provided and approved by the County Emergency Services Department.

12:1.8 Requirements for the Physically Disabled and/or Handicapped.

When off-street parking is required for any building or use, except for single family, residential dwellings, parking for the physically disabled shall be provided in accordance with the latest ADA requirements.

12:1.9 Storage and Use of Campers or Recreational.

See Section 9:5.1 of this Ordinance.

12:1.10 Parking, Storage, and Use of Non-Residential Vehicles and Equipment.

See Section 9:5.2 of this Ordinance.

AGENDA

ITEM # 17



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
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Jasper County Council Staff Report

Meeting Date:	November 3, 2025
Project:	Zoning Text Amendment – Jasper County Zoning Ordinance, Article 5, <i>Zoning District Regulations</i> ; Article 6, <i>Use Regulations</i> ; Article 7, <i>Primary Districts</i> ; Article 8, <i>Special Purpose Districts</i> ; Article 11, <i>Conditional Use Review and Regulations</i> ; Article 15, <i>Sign Standards</i> ; Article 22, <i>Rural Small Lot Subdivisions</i> and Zoning Map Amendments within the Euhaw Broad River Planning Area
Submitted For:	WORKSHOP and 2 nd Reading
Planning Commission Recommendation:	Planning Commission recommends approval

Background and Summary: The creation of the Euhaw Overlay District began in May 2023 after Jasper County received a request in 2022 for a large scale development consisting of two tracts of land totaling nearly 2,800 acres along Snake Road and Highway 462, north of Snake Road. In reviewing the development proposal, there were concerns about traffic, sewer, storm water and environmental impacts. Snake Road and Highway 462 are not capable of handling the amount of traffic expected, and sewer is limited. The developers recognized this and proposed delaying rezoning and a PDD until later.

Additionally, there were tentative plans for Tickton Hall with the Town of Ridgeland, and there was a significant amount of concern being generated from the public over that potential impact on traffic and other infrastructure.

Consultations with Beaufort Jasper Water and Sewer Authority brought into focus the significant backlogs of maintenance on existing infrastructure, and the financial issues that would be involved in a significant expansion of sewer in this area.

Due to the public concerns expressed in 2022, Jasper County created the Broad River Task Force, who studied the matter and issued a Report to Council in May of 2023, noting significant concerns about the ability of the study area to handle the impacts of substantial residential and commercial development as had been proposed. The County Council had concerns about the

impact new subdivisions, commercial and residential development will have on road infrastructure, evacuation routes, streetscapes, traffic congestion, storm water. open space, natural habitats and the quality of life in this area of Jasper County, and the opportunity to enact a new one-percent Green Space sales Tax, or dedicate a portion of a transportation sales tax to preserve land; therefore, Council implemented a moratorium on commercial development and residential subdivisions in what was designated the Euhaw Broad River Planning Areas, which was in place from May 2023 until July 2025.

During this time, the County hired a planning consultant to assist with the 5-year mandatory Comprehensive Plan Review and crafting provisions to address the issues that were of concern. In July of 2024, after much public participation, County Council passed on first reading the proposed ordinances creating the Euhaw Broad River Zoning Overlay. The main thrust of the proposed zoning overlay was to recognize the lack of public sewer in the area, the traffic infrastructure deficiencies, channel medium and small scale commercial developments into crossroad areas where traffic conflicts could be minimized, and the overall environmental effects large scale development could have on the sensitive lands of the Broad River and its creeks and headwaters. Furthermore, the zoning text amendments that have been prepared are consistent with the Comprehensive Plan and will help to further implement goals that are outlined the Comprehensive Plan.

Staff consulted with other jurisdictions in the State which have been working to address the impacts on rural lands and infrastructure needs. Consultations were had with planners in Charleston, Berkeley, Spartanburg, Greenville, and Beaufort Counties. These consultations and reviews of their ordinances were generally focused on the scale of density that was allowed in rural areas that were suitable for conservation efforts, ranging from one residential unit per 25 acres (Charleston) down to one unit per 3 acres (Beaufort). That led to the recommendation of one unit per 10 acres.

Problems with septic systems were also studied, and consultations were had with the Dept. of Environmental Services over the proposals staff recommended for septic systems. Council was provided with reports from other Lowcountry areas relating to the problems they have been experiencing with non-standard systems, stemming from lack of installation supervision and on-going maintenance requirements.

At Council level, multiple public hearings and workshops have been held over the past 15 months, and staff and council have received comments expressing concerns about certain provisions restricting development. Staff has continuously worked on modifying the ordinance for second reading to address the ability to have a septic system, reducing setbacks from ditches, wetlands and other areas where seepage or spillage into the headwaters can be avoided. All of this continuing public input and discussion has led to modifications being included in the ordinance from first reading, which include:

- Small subdivisions were added to allow for modest impacts on traffic while allowing family land to be developed.
- Family property exceptions were included, preserving the ability to provide housing opportunities on family properties without subdividing.
- Exceptions were made to accommodate commercial developments that were in the pipeline.
- Properties along I-95 in the northern area (Coosawhatchie) and along Highway 170 are not being proposed for rezoning, recognizing their location.
- The proposed overlay district has been reduced so as not to include any properties in the transitional area located near the Town of Ridgeland.

Additionally, a few important points to consider:

- Staff has recommended for some time now that should the ordinance be enacted, Council do a review to determine if the ordinance provisions need adjusting after a year or 18 months, giving it some time to be implemented and its effects evaluated.
- There is always the allowance in the County Ordinance for a land owner or developer to request a rezoning to a PDD with a development agreement, demonstrating the ability to address the identified issues that were set out to be addressed as set out in the original moratorium: the impact new subdivisions, commercial and residential development will have on road infrastructure, evacuation routes, streetscapes, traffic congestion, storm water, open space, natural habitats and the quality of life in this area of Jasper County. The PDD mechanism allows for a particular site-specific analysis of these matters, and an opportunity to include specific measures to mitigate impacts and prevent some of the situations we have seen develop when too much development occurs. Hoping the state will expand our roads and systems is not a strategy; the costs we are incurring to address the major traffic issues identified in the 1% Sales tax are proof that we are on our own.
- The County has recently begun implementing the Green Space program with the funding provided in the 1% sales tax. Significant conservation investment in the County has occurred with the Slater and Gregory Neck properties, with thousands of acres preserved. Beaufort County has provided financial support to protect the Broad River. Slowing and controlling large scale developments in the Euhaw Overlay District will provide an opportunity to leverage the conservation efforts in the area with the new funding the taxpayers of Jasper County authorized.
- The Euhaw Overlay District consists of much more than the RP-10 Zoning District. The Euhaw Overlay District is applied to an area that eventually drains to the headwaters of the Broad River. The overlay district includes standards that are aimed at protecting and addressing the traffic, the lack of infrastructure, stormwater, environmental impacts, and

to prevent urban sprawl in what is still a beautiful and rural area. This is an area that affords every Jasper County citizen the opportunity to enjoy fishing, crabbing, shrimping, and being on the water. As part of the Euhaw Overlay District, staff proposed creating two new zoning districts (RP-10 and Village Commercial).

A lot of time has been put into this effort by staff and the County's Planning Consultant. The Planning Commission reviewed the ordinances to include revisions on three separate occasions. An open house was held on August 5, 2024. In addition to the 1st Reading being adopted by County Council on July 15, 2024, two public hearings were held (September 19, 2025 and May 5, 2025), and three workshops were held (September 5, 2024, November 18, 2024, and April 21, 2025).

Staff has looked at other alternatives which include,

Alternative 1: (Preferred by staff)

- Scale back re-zoning properties to the RP-10 District, to apply only to properties that are already zoned Rural Preservation and are 30 acres and greater.
- Apply Village Commercial zoning district to properties along Highway 462 that are currently zoned Community Commercial.
- Make the Rural Small Lot Subdivision available to anyone, not just family-owned land, using the open space requirements
- Provide PDD standards for the Euhaw Overlay District

Alternative 2:

- Keep the Euhaw Overlay District along with the standards for the overlay district
- Remove RP-10
- Provide PDD standards for the Euhaw Overlay District

Staff respectfully requests the ability and the time needed to continue working on this effort.

Planning Commission Recommendation: Planning Commission recommends approval to include the revisions made thus far.

Attachments:

1. Ordinance
2. Jasper County Zoning Ordinance – Articles 5, 6, 7, 8, 11, 15, and 22 in their entirety with amendments shown in red
3. Map of the Euhaw Broad River Planning Area showing the proposed zoning layer for the Euhaw Broad River Planning Area

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

ORDINANCE #2024-__

**AN ORDINANCE
OF JASPER COUNTY COUNCIL**

To amend Jasper County Zoning Ordinance, Article 5, *Zoning District Regulations*, to add two (2) new primary zoning districts; Rural Preservation – 10 (RP10) and Village Commercial (VC), one (1) new overlay district, Euhaw Overlay District (EOD); amend Article 6, *Use Regulations*, to add uses for the RP-10 and VC zoning districts; amend Article 7, *Primary Districts*, to add lot size, lot width, and setback requirements for RP-10 and VC zoning districts, amend minimum lot width requirements in other zoning districts, and amend riparian buffer requirements; amend Article 8, *Special Purpose Districts*, to add a new section, Article 8:9 Euhaw Overlay District, which includes design standards and requirements for the Euhaw Overlay District (EOD); amend Article 11, *Conditional Use Review and Regulations*; to add conditions for certain uses; amend Article 15, *Sign Regulations* to add standards for the RP-10 and VC zoning districts; amend Article 22, *Rural Small Lot Subdivision Standards*, to provide alternative standards for subdivisions of family owned lands; and amend the Jasper County Official Zoning Map to re-zone some properties within the Euhaw Broad River Planning Area to the Rural Preservation-10 Zoning District and the Village Commercial Zoning District; Invoking application of the Pending Ordinance Doctrine; and other matters related thereto.

WHEREAS, Jasper County has been in the process of reviewing the Jasper County Comprehensive Plan, *Jasper's Journey* as required by Title 6, Chapter 29 of the SC Code of Laws; and

WHEREAS, Jasper County Council enacted a temporary moratorium for the Euhaw Broad River Planning Area on June 20, 2023 to allow for time to implement any changes to the Comprehensive Plan and/or zoning and land development regulations; and

WHEREAS, Jasper County Council is concerned over the impact that new residential and commercial developments will have on road infrastructure, evacuation routes, streetscapes, traffic congestion, storm water, open space, natural habitats, and the quality of life in the Euhaw Broad River Planning Area; and

WHEREAS, several stakeholder meetings and public engagement meetings have been held over the past year; and

WHEREAS, the Jasper County Planning Department has prepared several zoning text amendments that are consistent with the Jasper County Comprehensive Plan and has submitted those zoning text amendments to the Jasper County Planning Commission; and

WHEREAS, the Jasper County Planning Commission reviewed the proposed zoning text amendments at their June 25, 2024 and April 28, 2024 Special Called Meeting, and reviewed additional changes at their January 14, 2025 meeting, and recommends approval by Jasper County Council; and

WHEREAS, the Jasper County Council finds that it is in the public interest to invoke the pending ordinance doctrine upon first reading of this Ordinance, and announces a public hearing to be held prior to or at second reading of this Ordinance, tentatively scheduled for August 19, 2024 regularly scheduled County Council meeting; 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 assembled and by the authority of the same, adopting and incorporating by reference the foregoing premises:

- 1. Amend Jasper County Zoning Ordinance, Article 5:1, *Zoning District Regulations***, to add two new Primary Zoning Districts, Rural Preservation-10 (RP10) and Village Commercial (VC), and one new Special Purpose District to the Chart of Zoning Districts, amended so as to read as follows:

5:1. Establishment of zoning districts.

PRIMARY DISTRICTS	
R	Residential
RP	Rural Preservation
RP-10	Rural Preservation (10)
RE	Resource Extraction
RC	Resource Conservation
VC	Village Commercial
CC	Community Commercial
GC	General Commercial
ID	Industrial Development
MB	Mixed Business

SPECIAL PURPOSE DISTRICTS	
PDD	Planned Development Districts
FHOD	Flood Hazard Overlay Districts
ACOD	Airport Compatibility Overlay Districts
LLOD	Levy-Limehouse Overlay District
HCOD	Highway Corridor Overlay District
IPOD	Interstate Proximity Overlay District
SFFZ	Solar Farm Floating Zone
GCOD	Gateway Corridor Overlay District
EOD	Euhaw Overlay District

2. **Amend Jasper County Zoning Ordinance, Article 5.3, *Primary Districts***, to define the purpose and intent of both the RP-10 and VC Districts and clarify the intent of the Community Commercial and General Commercial Zoning Districts, as amended so as to read as follows:

RP-10 - RURAL PRESERVATION DISTRICT

The intent of this classification is to preserve, sustain, and protect from suburban encroachment rural areas and resources, particularly forest and agricultural, and maintain a balanced rural-urban environment.

The retention of open lands, woodlands, plantations, and farmlands, which make up a large part of this area, are essential to clean air, water, wildlife, natural cycles, and a balanced environment, among other things. This district is intended to promote a rural environment of larger acreage lots.

VC - VILLAGE COMMERCIAL

The intent of this classification is to allow for small-scale retail and other commercial uses, typically located at or near roadway intersections, intended to primarily meet the needs of residents in the nearby communities. The design of village commercial uses should reflect vernacular building designs associated with the South Carolina Lowcountry.

CC - COMMUNITY COMMERCIAL

The intent of this district is to provide commercial nodes **and more diverse housing options** in convenient and strategic locations of the county to meet "community needs, and to encourage clustering ~~commercial~~ development as opposed to strip commercial development and commercial sprawl. Community commercial areas are intended to provide adequate, logically placed and convenient locations for commercial establishments in relation to residential housing and to minimize trip generation for those living in ~~zoned rural preservation~~ **more rural areas of Jasper County**.

GC - GENERAL COMMERCIAL DISTRICT

This district is intended to support large commercial development(s) in major unincorporated areas of Jasper County, such as Point South, ~~during the time span of the county's comprehensive plan, to the year 2015.~~ This district is projected to have most public facilities and infrastructure in support of urban development such as schools, sewer, water, streets, etc., and as such is intended to provide the regulations and capital improvements which will support new development. It consists of areas where development logically should locate as a consequence of planned public facilities and associated capital expenditures. District regulations permit limited development of generally suburban character, providing for a full range of commercial, institutional, industrial and residential uses.

3. **Amend Jasper County Zoning Ordinance, Article 5:4, *Special Purpose Districts*,** to define the purpose and intent of the ECHOD Overlay District, amended so as to add to the end of section 5:4 as follows:

EOD EUHAW OVERLAY DISTRICT

The intent of the **Euhaw Overlay District** is to maintain the rural character of the area, protect important historic, cultural, and natural resources, and minimize the impacts of development on surrounding water resources, particularly the Broad River. Development in this area should respect the existing conditions and minimize the visual impact of buildings on the area through careful site planning, including maintaining and enhancing existing vegetation.

4. **Amend Jasper County Zoning Ordinance, Article 6:1, *Permitted Use and Conditional Uses*, Table 1,** to add uses for the RP-10 and VC zoning districts and amend other uses that are inappropriate within their respective zoning districts, amended so as to read as follows:

Section 6.1—Table 1

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Sector 11: Agriculture, Forestry, Fishing and Hunting (Sec. 6:2.16)												
Agricultural Production, Crops	111	N	N	P	P	P	N	N	P	P	P	N
Agricultural Production, Livestock, Animals	112											
Livestock, Except Feedlots (Article 11:7.1)	112111	C	N	C	C	P C	N	N	N	P	C	N
Feedlots	112112	N	N	N	N	P C	N	N	N	N	N	N
Poultry and Eggs (Article 11:7.2)	1123	C	N	C	C	P C	C	C	N	N	C	N
Animal Specialties (Article 11:7.3)	1129	C	N	C	C	P	N	N	N	N	C	N
Horses and Other Equine (Article 11:7.3.A)	11292	P C	N	P	P	P	N	N	N	N	P	N

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
General Farms	11299	P N	N	P	P	P	N	N	P	N	P	N
Fishing, Hunting, Trapping	1141-2	N	N	P	P	P	N	P	P	N	P	N
Agricultural Services	115	N	N	P	P	P	N	P	P	N	P	N
Forestry	11531	N	N	P	P	P	P	N	N	P	P	N
Sector 21: Mining and Mine Operation												
Mining (Article 11:7.4)	212	N	N	N	N	N	N	N	N	N	C	N
Sector 22: Utilities												
Electric, Gas, and Sanitary Services	221											
Electric	2211											
Generation	22111	N	N	N	N	P	N	N	P	P	N	N
Solar Electric Power Generation (Article 11:7.5A & 11:7.5B)	22114	C	C	C	C	C	C	C	C	C	C	C
Solar Farm (See Article 8:7)	22114											
Transmission	22112	P	P	P	P	P	P	P	P	P	N	P
Natural Gas Distribution	2212	P	P	P	P	P	P	P	P	P	N	P
Water Supply Systems	22131											
Storage/Treatment	22131	N	N	P	P	P	N	P	P	P	N	P
Transmission	22131	P	P	P	P	P	P	P	P	P	N	P
Sewerage Systems	22132											
Collection	22132	P	P	P	P	P	P	P	P	P	N	P
Treatment (Article 11:7.5)	22132	N	N	N	N	P	N	C	P	P	N	P
Sector 23: Construction												
Bldg. Construction-General Contract and Operative Builders	233	N	N	N	N	N	N	N	P	P	N	P
Heavy Construction other than Building Construction-Contractors	234	N	N	N	N	N	N	N	P	P	N	P
Special Trade Contractors (Article 11:7.6)	235	N	N	N	N	N	N	C	P	P	N	P
Sector 31-33: Manufacturing (Article 11:7.7)												

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Food	311	N	N	N	N	N	N	N	N	P	N	C
Beverage and Tobacco	312	N	N	N	N	N	N	N	N	P	N	C
Textile Mills	313	N	N	N	N	N	N	N	N	P	N	C
Textile Product Mills	314	N	N	N	N	N	N	N	N	P	N	C
Apparel	315	N	N	N	N	N	N	N	N	P	N	C
Leather and Allied Products	316	N	N	N	N	N	N	N	N	P	N	C
Wood Products	321	N	N	N	N	N	N	N	N	P	N	C
Paper	322	N	N	N	N	N	N	N	N	P	N	C
Printing and Related Activities	323	N	N	N	N	N	N	N	P	P	N	C
Petroleum Products	324	N	N	N	N	N	N	N	N	P	N	N
Chemical Products	325	N	N	N	N	N	N	N	N	P	N	N
Plastic and Rubber Products	326	N	N	N	N	N	N	N	N	P	N	N
Nonmetallic Mineral Products	327	N	N	N	N	N	N	N	N	P	N	C
Primary Metal	331	N	N	N	N	N	N	N	N	P	N	C
Fabricated Metal Products	332	N	N	N	N	N	N	N	N	P	N	C
Machinery	333	N	N	N	N	N	N	N	N	P	N	C
Computer and Electronic Products	334	N	N	N	N	N	N	N	N	P	N	C
Electrical Equipment, Appliances and Components	335	N	N	N	N	N	N	N	N	P	N	C
Transportation Equipment	336	N	N	N	N	N	N	N	N	P	N	C
Furniture and Related Products	337	N	N	N	N	N	N	N	N	P	N	C
Miscellaneous Manufacturing	339	N	N	N	N	N	N	N	N	P	N	C
Sector 42: Wholesale Trade (Article 11:7.8)												
Wholesale Trade-Durable Goods	421	N	N	N	N	N	N	N	P	P	N	P
Used Motor Vehicle Parts, (Article 11:7.8)	421140	N	N	N	N	N	N	N	N	C	N	N
Recyclable Material, (Article 11:7.8)	42193	N	N	N	N	N	N	N	N	C	N	N
Junkyards (Article 18)		N	N	N	N	N	N	N	N	C	N	N

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Wholesale Trade-Nondurable Goods	422	N	N	N	N	N	N	N	P	P	N	P
Sector 44-45: Retail Trade												
Motor Vehicle and Parts	441	N	N	N	N	N	N	N	P	P	N	P
Automobile Dealers (Article 11:7.9)	4411	N	N	N	N	N	N	C	P	P	N	P
Automotive Parts and Accessories Store (Article 11:7.9A)	441310	N	N	N	N	N	N	C	P	P	N	P
Furniture and Home Furnishings	442	N	N	N	N	N	P	P	P	N	N	P
Electronics and Appliances	443	N	N	N	N	N	P	P	P	N	N	P
Building Materials, Garden Supplies	444										N	
Lumber and Building Materials (Article 11:7.10)	4441	N	N	N	N	N	N	C	P	P	N	P
Lawn and Garden Equipment and Supplies Stores	4442	N	N	N	N	N	P	P	P	P	N	P
Food and Beverage Stores	445											
Grocery Stores	4451	N	N	N	N	N	P	P	P	N	N	N
Convenience Stores	44512	N	N	N	N	N	P	P	P	N	N	N
Specialty Stores	4452	N	N	N	N	N	P	P	P	N	N	N
Fruit and Vegetable	44523	N	N	P	P	P	P	P	P	N	N	N
Beer, Wine, and Liquor	4453	N	N	N	N	N	N	P	P	N	N	N
Health and Personal Care	446	N	N	N	N	N	P	P	P	N	N	N
Gasoline Stations (Article 11.7.10A)	447	N	N	N	N	N	C	P	P	P	N	N
Truck Stops	44719	N	N	N	N	N	N	N	N	P	N	N
Clothing and Accessory Stores	448	N	N	N	N	N	N	P	P	N	N	N
Sporting Goods, Hobbies, Books, and Music	451	N	N	N	N	N	P	P	P	N	N	N
General Merchandise Stores	452	N	N	N	N	N	P	P	P	N	N	N
Miscellaneous Retail	453	N	N	N	N	N	P	P	P	N	N	N
Flea Markets	4533	N	N	N	N	N	N	N	P	N	N	P

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Manufactured Home Dealers	45393	N	N	N	N	N	N	P N	P	N	N	P
Non-Store Retailers	454	N	N	N	N	N	N	P	P	P	N	C
Fuel Dealers (Article 11:7.11)	45431	N	N	N	N	N	N	P	P	N	N	N
Sector 48-49: Transportation and Warehousing												
Air Transportation (Article 8:3)	481	N	N	N	N	E N	N	N	C	C	C	N
Rail Transportation	482	N	N	N	N	N	P	P	P	P	N	C
Water Transportation	483	N	N	N	N	N	P	P	P	P	N	C
Truck Transportation	484	N	N	N	N	N	N	N	P	P	N	C
Used Household and Office Goods Moving (Article 11:7.11A)	484210	N	N	N	N	N	N	C	P	P	N	C
Transit and Ground Passenger Transportation	485	N	N	N	N	N	N	P	P	P	N	C
Pipeline for Transportation	486	N	N	N	N	N	N	N	P	P	N	C
Scenic and Sightseeing Transportation Storage	487	N	N	P	N	N	N	N	P	P	N	C
Support Activities for Transportation	488	N	N	N	N	N	N	N	P	P	N	C
U.S. Postal Service	491	N	N	P	P	N	P	P	P	P	N	P
Warehousing and Storage	493	N	N	N	N	N	N	N	P	P	N	C
Motor Vehicle Towing (Article 11:7.11B)	488410	N	N	N	N	N	N	N	C	C	N	C
Sector 51: Information												
Publishing Industries	511	N	N	N	N	N	N	N	P	P	N	P
Motion Pictures and Sound Industries	512	N	N	N	N	N	N	N	P	P	N	P
Motion Picture Theaters	512131	N	N	N	N	N	N	N	P	N	N	N
Broadcasting and Telecommunications	513	N	N	N	N	N	N	P	P	P	N	P
Communication Towers and Ant. (Article 11:7.12)	5131	C	C	C	C	C	C	C	C	C	C	C
Information Services and Data Processing	514	N	N	N	N	N	N	P	P	P	N	P

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Libraries (Article 11:7.13)	51412	C	C	N	N	P N	P	P	P	P	N	N
Sector 52: Finance and Insurance												
Banks	521	N	N	N	N	P N	N	P	P	P	N	N
Credit Intermediation	522	N	N	N	N	N	N	P	P	P	N	N
Pawn Shops	522298	N	N	N	N	N	N	N	P	N	N	N
Security and Commodity Contracts, and Financial Investments	523	N	N	N	N	N	N	P	P	P	N	N
Insurance Carriers and Related Activities	524	N	N	N	N	N	N	P	P	P	N	N
Funds, Trust, and Other Financial Vehicles	525	N	N	N	N	N	N	P	P	P	N	N
Sector 53: Real Estate, Rental and Leasing												
Real Estate	531	N	N	N	N	N	N	P	P	P	N	N
Mini-Warehouses (Article 11:7.14)	53113	N	N	N	N	N	N	N	C	P	N	C
Rental and Leasing Services	532	N	N	N	N	N	N	P	P	N	N	P
Video Tape Rental	53223	N	N	N	N	N	N	P	P	N	N	N
Sector 54: Professional, Scientific, and Technical Services												
Professional, Scientific, Technical Services	541	N	N	N	N	N	N	P	P	P	N	P
Display Advertising - Signs	54185	See Article 15										
Veterinary Services	54194	N	N	N	N	N	P N	P	P	N	N	P
Sector 55: Management of Companies and Enterprise												
Management of Companies and Enterprises	551	N	N	N	N	N	N	P	P	P	N	P
Sector 56: Administrative and Support, Waste Management and Remediation Services												
Administrative and Support Services	561	N	N	N	N	N	N	P	P	P	N	P
Repossession Services (Article 11:7.11B)	561491	N	N	N	N	N	N	N	C	C	N	C
Landscape Services	56173	N	N	N	N	N	N	P	P	P	N	P
Waste Management Services	562											

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Waste Collection (Article 11:7.15)	5621	N	N	N	N	N	N	N	N	C	N	N
Hazardous Waste Treatment and Disposal	562211	N	N	N	N	N	N	N	N	N	N	N
Solid Waste Landfill (Article 11:7.16)	562212	N	N	N	N	N	N	N	N	C	N	N
Solid Waste Incinerators (Article 11:7.17)	562213	N	N	N	N	N	N	N	N	C	N	N
Repossession Services (Article 11:7.11B)	561491	N	N	N	N	N	N	N	N	C	N	N
Material Recovery Facilities (Article 11:18)	56292	N	N	N	N	N	N	N	N	C	N	N
All Other Waste Management (Article 11:19)	56299	N	N	N	N	N	N	N	N	C	N	N
Sector 61: Educational Services												
Educational Services	611											
Elementary Schools	6111	P	N	P	P	N	P	P	P	N	N	N
Secondary Schools	6111	P	P	P	P	N	P	P	P	N	N	N
Jr. Colleges, Colleges, Universities, Professional Schools	6112-3	N	N	N	N	N	N	P	P	N	N	N
Business Schools, Computer, and Management Training	6114-5	N	N	N	N	N	N	P	P	P	N	N
Other Schools and Instruction (Article 11:7.19a)	6116	C	C	N	N	N	C	P	P	N	N	N
Educational Support Services	6117	N	N	N	N	N	N	N	P	P	N	N
Sector 62: Health Care and Social Assistance												
Ambulatory Health Care Services	621	N	N	N	N	N	P	P	P	N	N	N
Hospitals	622	N	N	N	N	N	N	P	P	N	N	N
Nursing and Residential Care Facilities	623	N	N	N	N	N	P	P	P	N	N	N
Nursing Care Facilities (Article 11:7.20)	6231	C	C	C	C	N	P	P	P	N	N	N
Community Care for Elderly (Article 11:7.21)	6233	C	C	C	C	N	P	P	P	N	N	N

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Other Residential Care Facilities (Article 11:7.21A)	623990	C	C	C	C	N	P	P	P	N	N	N
Social Assistance	624	N	N	N	N	N	P	P	P	N	N	N
Individual and Family Services	6241	N	N	N	N	N	P	P	P	N	N	N
Community, Food, and Housing and Emergency and Relief Services	6242	N	N	N	N	N	P	P	P	N	N	N
Vocational Rehabilitation Services	6243	N	N	N	N	N	N	P	P	P	N	N
Day Care Services (Article 11:7.22)	6244	C	C	C	C	N	C	C	C	C	N	N
Sector 71: Arts, Entertainment, and Recreation												
Performing Arts, Spectator Sports and Related Industries	711	N	N	N	N	N	N	N	P	N	N	N
Museums, Historical Sites, and Similar Institutions (Article 11:7.23)	712	N	N	C	C	C	C	P	P	N	N	N
Amusement, Gambling, and Recreation	713	N	N	N	N	N	N	N	P	N	N	N
Golf Courses and Country Clubs	71391	P	P	P	N	P	N	P	P	N	N	N
Marinas (Article 11:7.24)	71393	C	C	P	N	P	N	P	P	P	N	N
Gun Club and Skeet Ranges (Article 11:7.25)	713990	N	N	C	C	C	N	N	C	N	N	N
Sector 72: Accommodation and Food Services												
Accommodations	721											
Hotels and Motels	72111	N	N	N	N	N	N	P	P	N	N	N
Bed and Breakfast Inns (Article 11:7.26)	721191	C	C	C	C	C	P	P	P	N	N	N
Camps and Recreational Vehicle Parks (Article 11:7.27)	72121	N	N	C	C	C	C	C	C	N	N	N
Rooming and Boarding Houses, Dormitories, Group Housing	72131	N	N	N	N	N	N	P	P	N	N	N
Eating Places	7221-3	N	N	P	P	N	P	P	P	P	N	N
Fast Food Restaurants		N	N	P N	N	N	N	P	P	P	N	N
Drinking Places	7224	N	N	N	N	N	N	N	P	N	N	N

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
	Sector 81: Other Services (except Public Administration)											
Auto Repair and Maintenance (Article 11:7.27A)	8111	N	N	N	N	N	N	C	C	C	N	C
Personal and Laundry Services	812											
Personal Care Services (Article 11:7.28)	8121	N	N	N	N	C N	N	P	P	P	N	N
Funeral Homes and Services	81221	N	N	N	N	N	P	P	P	P	N	N
Cemeteries (Article 11:7.29)	81222	N	N	C	C	C	C	C	C	C	N	N
Crematories	81222	N	N	N	N	N	N	P	P	P	N	P
Laundry and Dry Cleaning Services	8123	N	N	N	N	N	N	P	P	P	N	P
Coin Operated Laundries/Dry Cleaning	81231	N	N	N	N	N	N	P	P	N	N	N
Pet Care Services (Except for Animal Shelters)	81291	N	N	N	N	N	N	N	P	P	N	N
Animal Shelters Only (Article 11:7.29A)	812910	N	N	N	N	C	N	N	P	P	N	N
Automotive Parking Lots and Garages	81293	N	N	N	N	N	N	P	P	P	N	P
Sexually Oriented Business (Article 17)	81299	N	N	N	N	N	N	N	C	N	N	N
All Other Personal Services	81299	N	N	N	N	N	N	P	P	N	N	N
Religious, Fraternal, Professional, Political, Civic, Business Organizations	813											N
Religious Organizations	81311	P	P	P	P	P	P	P	P	P	N	N
All Other Organizations	8132-9	N	N	N	N	N	P	P	P	P	N	N
	Sector 92: Public Administration											
Executive, Legislative, and General Govt.	921	N	N	N	N	N	P	P	P	P	N	P
Justice, Public Order and Safety	922	N	N	N	N	N	N	P	P	P	N	P
Courts	92211	N	N	N	N	N	N	P	P	P	N	P
Police Protection	92212	P	P	P	P	P	P	P	P	P	N	P
Correctional Institutions	92214	N	N	N	N	N	N	N	N	P	N	P

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Fire Protection	92216	P	P	P	P	P	P	P	P	P	N	P
Administration of Human Resources	923	N	N	N	N	N	N	P	P	P	N	P
Administration Of Environmental Quality and Housing Program	924-5	N	N	N	N	N	N	P	P	P	N	P
Public Parks and Recreation	924120	P	P	P	P	P	P	P	P	P	N	P
Administration of Housing, Planning, CD Programs	925	N	N	N	N	N	N	P	P	P	N	P
Administration of Economic Programs	926	N	N	N	N	N	N	P	P	P	N	P
Residential Uses												
Site Built Housing												
Existing Single-Family Detached	NA	P	P	P	P	P	P	P	P	N	N	N
Single-Family Detached	NA	P	P	P	P	P	P	P	P	N	N	N
Second Single-Family Residential Dwelling Unit (Sec. 11:7.30)	NA	C	N	C	C	N	C	C	N	N	N	N
Duplexes (Sec 11:7.31)	N/A	N	N	N	N	N	C	C	C	N	N	N
Multi-Family Apartments (Sec 11:7.31A)	N/A	N	N	N	N	N	N	C	C	N	N	N
Townhouses (Sec 11:7.32)	N/A	N	N	N	N	N	N	C	C	N	N	N
Patio Houses (Sec 11:7.33)	N/A	N	N	N	N	N	N	C	C	N	N	N
Manufactured Housing (Article 12:9)												
Residential Designed (Sec. 11:7.30B)	NA	P	N	P	P	P	C	C	N	N	N	N
Standard Designed (Sec. 11:7.30B)	NA	P	N	P	P	P	C	C	N	N	N	N
Second Unit, Family Member Only (Sec. 11:7.34)	N/A	C	N	C	C	N	C	C	N	N	N	N
Family Estate												
Existing Single-Family Detached (Sec. 11:7.35)	NA	C	N	C	C	N	C	C	C	N	N	N
Single-Family Detached (Sec. 11:7.35)	NA	C	N	C	C	N	C	C	C	N	N	N

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Manufactured Housing, Residential Designed (Sec. 11:7.35)	NA	C	N	C	C	N	C	C	C	N	N	N
Manufactured Housing, Standard Designed (Sec. 11:7.35)	NA	C	N	C	C	N	C	C	C	N	N	N
Accessory Uses to Residential Uses												
Bathhouses and Cabanas	NA	P	P	P	P	P	P	P	P	N	N	N
Domestic Animal Shelters	NA	P	P	P	P	P	P	P	P	N	N	N
Non-Commercial Greenhouses	NA	P	P	P	P	P	P	P	N	N	N	
Private Garage and Carport	NA	P	P	P	P	P	P	P	P	N	N	N
Storage Building	NA	P	P	P	P	P	P	P	P	N	N	N
Swimming Pool, Tennis Courts	NA	P	P	P	P	P	P	P	P	N	N	N
Auxiliary Shed, Workshop	NA	P	P	P	P	P	P	P	P	N	N	N
Home Occupation (Article 11:7.34)	NA	C	C	C	P	C	C	C	C	N	N	N
Horticulture, Gardening	NA	P	P	P	P	P	P	P	P	N	N	N
Family Day Care Home	NA	P	P	P	P	P	P	P	P	N	N	N
Satellite Dishes, etc.	NA	P	P	P	P	P	P	P	P	N	N	N
Accessory Uses to Non-Residential Uses												
Buildings, Structures, Lift Stations, etc. (Article 11:7.35)	NA	N	N	C	C	C	C	P	P	P	N	C
Open Storage (Article 11:7.36)	NA	N	N	N	N	C	N	C	C	C	C	C
Temporary Uses												
All Temporary Uses; Non-Residential (Article 11:7.37)	NA	C	C	C	C	C	C	C	C	C	C	C
Temporary Accessory Dwelling Unit (Article 11:7.38)	NA	C	C	C	C	C	C	C	C	N	N	C

5. Amend Jasper County Zoning Ordinance, Article 7:3, Table 1, *Yard and Setback Requirements*, to add lot size, lot width, and setback requirements for RP-10 and VC zoning districts and increase minimum lot widths in the Residential, Community Commercial, General Commercial, Industrial Development, and Mixed Business zoning districts, amended so as to read as follows:

**Table 1:
Schedule of Lot Area, Yard, Setback, and Density By District**

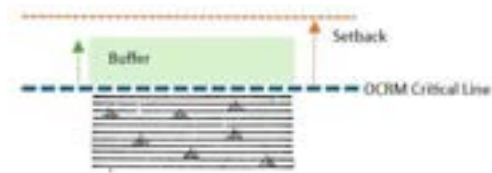
	R	RRL	RP	RP-10**	RC	VC	CC	GC	ID	RE	MB
Minimum Lot per Unit											
Non Residential Area (SF)	40,000	N/A	2 acres	N/A	2 acres	10,000	10,000	10,000	12,000	2 acres	12,000
Residential											
Single-Family	.5 acre	7,800	1 acre	10 acres	5 acres	.5 acre	(B)	(A)	N/A	N/A	N/A
Patio	N/A	N/A	N/A	N/A	N/A	N/A	(B)	3,500	N/A	N/A	N/A
Duplex	N/A	N/A	N/A	N/A	N/A	(B)	(B)	(A)	N/A	N/A	N/A
Townhome	N/A	N/A	N/A	N/A	N/A	N/A	3,500	2,000	N/A	N/A	N/A
(A) 4 per acre for single-family dwelling units; 6 per acre for attached units.											
(B) 2 per acre for single-family dwelling units; 4 per acre for attached units.											
**These standards may be modified for subdivisions approved in accordance with the development standards set forth in Article 22 Rural Small Lot Subdivisions.											

	Multi-Family, Single-Family and Nonresidential Uses											Patio	Duplex	Townhome
	R	RP	RP-10**	RC	VC	CC	GC	ID	RE	MB	All Districts			
Minimum Yard and Building Setback (feet)														
Minimum lot width	50 100	200	200	200	50 100	80 100	80 100	90 100	200	90 100	Minimum lot width	45	50	20
Front														
Major Street (Multi-Lane)	60	60	60	60	60	60	60	60	200	60	Major Street (Multi-lane)	60*	60*	60*
Major Street (Two-lane)	35	45	45	45	35	35	35	45	200	45	Major Street (Two-lane)	35	35	35
Minor Street	25	25	25	25	25	25	25	25	160	25	Minor Street	25	25	20
Side														
Residential	10	25	25	50	5	5	5	N/A	N/A	N/A	Interior	N/A	0	0
Non-residential	10	25	25	50	5	5	5	10	100	10	Street-side/Exterior	5	10	5
Rear														
Residential	25	25	25	100	10	10	10	N/A	100	N/A	Residential	20	20	5
Non-residential	40	50	50	150	10	10	10	15	100	15	Non-residential	N/A	N/A	N/A
* Access to units along a multi-lane major street shall generally have a common access onto a frontage road or similar, which shall be considered a minor street; the frontage road or similar may encroach into the 60' front setback from the multi-lane major street.														
**These standards may be modified for subdivisions approved in accordance with the development standards set forth in Article 22, Rural Small Lot Subdivisions.														

6. Amend Jasper County Zoning Ordinance, Article 7:4, *Riparian Buffers*, to add language to provide a setback from the riparian buffer requirements and amend the buffer widths in the riparian buffer and setback table, to read as follows:

A riparian buffer shall be provided along tidelands, wetlands, streams and rivers. Buffers **and setback lines** are measured from OCRM designated critical lines for tidelands; delineation lines for wetlands; and ~~from stream banks and river banks~~. **Setbacks are inclusive of the required buffer area. For example, an individual dwelling unit requires a 50' undeveloped buffer from the OCRM critical**

line and an additional 10' setback for the building (a total of 60' setback from the OCRM critical line).



The buffer area shall remain undeveloped, except for piers, docks and pervious access paths to the water or wetlands bank. Any disturbance of the buffer area shall adhere to OCRM's Best Management Practices (BMPs). Riparian buffers shall also be in accordance with any applicable state and federal regulation.

Buffer widths are based on land use. In the event that a setback standard in section 7:3 is less than the required buffer width, the required buffer regulation applies.

Riparian Buffer and Setback Table

	BUFFER	SETBACKS			
Water Resource		Individual Dwelling Unit	Single-Family Residential Development	Multi-Family Residential	Non-Residential
Critical Area (Coastal Waters, Tidelands, Marshes, Beach/Dune System)	50'*	15' 60'	25' 60'*	35' 100'*	50' 100'*
Jurisdictional Freshwater Wetlands Saltwater or Freshwater	20'*	15' 30'	25' 50'*	35' 50'*	50'*
Non-Jurisdictional Freshwater Wetlands Saltwater or Freshwater	20'*	15' 30'	25' 50'*	35' 50'*	50'*
Rivers, Streams (non-critical area)	50'	15' 60'	50'	50' 100'	50' 100'
The above setbacks buffers are total average widths; with widths not to be less than 15-10 feet for a 25-20-foot buffer, 20 feet for a 35-foot buffer, and 30 feet for a 50-foot buffer.					
* Buffer requirement may be waived or reduced if applicant provides an OCRM land disturbance permit and/or approved wetland mitigation plan as part of a PDD, Subdivision or Development Plan submittal.					

See Section 8.9 for additional buffer requirements within the Euhaw Overlay District.

Maintenance within a riparian buffer will adhere to the following limitations:

1. Trees can be limbed up to 15 feet.
2. Under brush can be cleared down to no less than four inches above grade.
3. Unprotected trees under three-inch caliper can be cut.

Uses Allowed Between Building Setback and River Buffer. The area located between the building setback and river buffer is called the transitional buffer. The purpose of this buffer is to allow for a construction envelope between the building and river buffer for the river buffer to be protected from construction damage. The following uses are permitted within the transitional buffer once construction is completed:

1. Residential - playgrounds, fire pits, outdoor furniture, pervious hardscapes, uncovered decks, pools, etc.
2. Non-Residential - picnic shelters, pervious hardscapes such as sidewalks and patios, etc.

7. **Amend Jasper County Zoning Ordinance, Article 7, *Primary Districts***, to add a new section, **Article 7:6, *Maximum Building Size***, as amended, so as to read as follows:

7:6. Maximum Building Size.

Non-residential buildings in the Village Commercial (VC) district shall generally be limited to 2,500 square feet of heated floor area. This restriction shall not apply to existing lots of record as of May 15, 2023 where a Zoning Certification Letter was issued and a pre-application conference was held with the DSR prior to May 15, 2023. Notwithstanding setback, buffers, building location, landscaping and environmental standards shall apply in such case, the building size may be increased up to 150% of the largest building within ¼ mile of the subject parcel.

8. **Amend Jasper County Zoning Ordinance, Article 8, *Special Purpose Districts***, to add a new section, **Article 8:9, *Euhaw Overlay District (EOD)***, as amended, so as to read as follows:

8:9 Euhaw Overlay District (EOD)

8:9.1 Purpose and Intent

8:9.2 Application

8:9.3 Use Regulations

8:9.4 Design and Development Standards

1. Required buffers and private wastewater system setbacks
2. Requirements for lots served by private wastewater systems
3. Access management
4. Stormwater management
5. Fill restrictions
6. Non-residential design standards

8:9.5 Non-Conforming Lots

8:9 Euhaw Overlay District (EOD)

8:9.1 Purpose and Intent. The purpose of the **Euhaw Overlay District** is to maintain the rural character of the area, protect important historic and cultural resources, and minimize the impacts of development on surrounding water resources, particularly the Broad River. Development in this area should respect the existing conditions and minimize the visual impact of buildings on the area through careful site planning, maintaining and enhancing existing vegetation, and vernacular building design.

8:9.2 Application. The standards contained herein shall apply to all land within the **Euhaw Overlay District (EOD)** as indicated on the official zoning map of Jasper County.

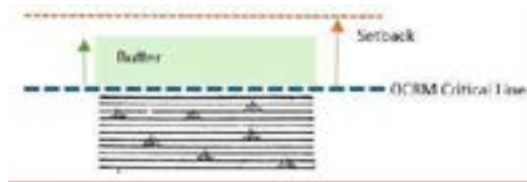
Unless a deviation from such restrictions are provided elsewhere in this section 8:9, property within the **EOD** shall be required to adhere to all provisions of the Jasper County Zoning Ordinance and Land Development Regulations otherwise applicable within the underlying zoning district.

8:9.3 Use Regulations: Uses shall be governed by the underlying zoning district. Within the **Euhaw Overlay District (EOD)**, zoning map amendments shall be evaluated within the following criteria:

1. Except for properties having direct access to US Highway 17 or US Highway 170, no property shall be rezoned to a nonresidential district unless it is located at the intersection of a state highway or major roadway with another existing street with access provided by the lower-order street. Those properties having direct access to US Highway 17 or US Highway 170 must comply with the shared access and driveway separation provisions of the Jasper County Land Development Regulations, Article 8.13 (See Also Article 3.9.A.3).
2. No property shall be zoned to Residential (R) unless designated in a Transition Zone according to the Future Land Use Map.

8:9.4 Design and Development Standards.

1. Required buffers and private wastewater system setbacks
 - a. Riparian buffers. A riparian buffer shall be provided along tidelands, wetlands, streams and rivers. Buffers and setback lines are measured from OCRM designated critical lines for tidelands; delineation lines for wetlands; and from stream banks and riverbanks. Setbacks are inclusive of the required buffer area, as shown in the graphic below.



The buffer area shall remain undeveloped, except for piers, docks and pervious access paths to the water or wetlands bank. Any disturbance of the buffer area shall adhere to OCRM's Best Management Practices (BMPs). Riparian buffers shall also be in accordance with any applicable state and federal regulation.

- b. Private wastewater system setback. Private wastewater systems shall be separated from tidelands, wetlands, streams, rivers, and stormwater facilities. Setback lines are measured from OCRM designated critical lines for tidelands; delineation lines for wetlands; and from stream banks and riverbanks.

Riparian Buffer and Setback Table

	<u>Private Wastewater System Setback Requirements</u>		<u>Riparian Buffer Requirements</u>		
Water Resource	<u>Individual Septic Tank and Drain Field</u>	<u>Advanced Wastewater Treatment System</u>	<u>Primary Structure Buffer ²</u>	<u>Primary Structure Setback</u>	<u>Accessory Building (under 750 square feet) Setback</u>

Critical Area (Coastal Waters, Tidelands, Marshes, Beach/Dune System)	125'	1000'	75'	100'	85'
Jurisdictional Wetlands	100' ¹	400'	50'	75'	80'
Non-Jurisdictional Wetlands	100' ¹	400'	50'	75'	80'
Rivers, Streams, including stormwater management facilities such as ditches and stormwater swales	100' ¹	400'	75'	100'	85'
¹ The drain field setback may be reduced to 75' if the applicant can demonstrate the seasonal high-water table is more than 15" below the trench bottom.					
² The above buffers are total average widths; with no part of the buffer measuring less than 50 percent of the required width.					

Maintenance within a riparian buffer will adhere to the following limitations:

- i. Trees can be limbed up to fifteen (15) feet.
- ii. Under brush can be cleared down to no less than four (4) inches above grade.
- iii. Unprotected trees under three-inch caliper can be cut.

2. Requirements for lots served by private wastewater systems

- a. Minimum lot size required. For properties not served by public sewer, no new lot shall be created after the [EFFECTIVE DATE] smaller than one acre in size. For lots with a second dwelling unit, the minimum lot size shall be two acres.
- b. Septic Reserve Area required. Properties within the ECHOD are required to demonstrate an area of the property which is to remain undeveloped for use as a septic reserve area (SRA). The SRA must be shown as a part of the septic system prior to the issuance of a building permit. Lots of record as of [EFFECTIVE DATE] may be exempt from this requirement at the discretion of the DSR.
- c. The distance between the septic tank trench bottom and the seasonal high-water shall be a minimum of eighteen (18) inches.
- d. Maintenance required.

3. Access management

It is in the best interest of Jasper County to manage access along roadways in the interest of maintaining roadway safety and capacity. Reduction of access points to the corridor is required to the maximum extent possible. The following shall apply:

- a. Consolidation of Access Points:
 - i. Driveway and/or other access separation along the corridor shall be in accordance with the SCDOT, Access and Roadside Management Standards. In no event, however, shall residential driveways and non-residential full-access curb cuts be permitted at spacing less than as follows:
 1. Principal Arterial road: 1,500 feet
 2. Minor Arterial road: 1000 feet
 3. Major Collector road: 800 feet
 4. Minor Collector road: 400 feet

5. Residential/Subcollector road: 200 feet

- ii. Shared driveways between two or more parcels shall be required where there is not a conflict in use and a shared driveway is not restricted by topography or other existing site features. Shared driveways shall require mutually executed shared access agreements; and
- iii. Unless restricted by topography or other natural site features, adjoining parking lots serving non-residential buildings of non-conflicting use shall be connected and shall require mutually executed shared access agreements.

b. Stub Outs:

- i. Where an undeveloped adjacent parcel exists, a stub out or cross-access easement for future stub out, shall be required to allow for connection to future parking and/or shared driveways; and
- ii. Where a developed adjacent parcel exists, existing stub outs shall be utilized.

4. Stormwater Management

The **Southern Lowcountry Stormwater Design Manual** (SoLoCo) shall be applicable to all new residential subdivisions and nonresidential developments within the **EOD**. This standard shall be reviewed to determine if this standard creates unreasonable hardships on landowners within this district within 18 months of the adoption date of this ordinance.

5. Fill Restrictions

- a. The requirements established in this Division shall apply to all proposed development in the special flood hazard areas subject to inundation by the 1% annual chance flood as defined and delineated in the FEMA Flood Insurance Rate Maps (FIRM) for Jasper County, except for the following exemptions:
 - i. Single-family residential development on lots existing prior to the adoption of this section (date)
 - ii. Fill utilized for agriculture and/or property maintenance. For purposes of this section, the term "property maintenance purposes" means landscaping, gardening or farming activities, erosion control, and filling in of washed-out sections of land. Property maintenance purposes shall only include the placement of such quantities of fill not to exceed the limitations specified herein and that do not inhibit the free flow of water.
 - iii. Exemptions from fill requirements for erosion control purposes must be accompanied by a stabilization plan and narrative approved by the DSR providing reasoning why fill is necessary to solve an erosion issue.
 - iv. Public roads, pump stations, stormwater management improvements, levees, and other public facilities that are necessary to provide for health, safety, and public welfare needs.

b. Fill Restriction.

- i. The amount of allowable fill must not increase the existing natural grade of the property by more than three vertical feet.
- ii. The only portion of the property that may be filled is the area underneath the elevated structure, together with driveway and walkway access to the structure; Fill shall taper at a maximum slope of 1:3 from a five-foot perimeter around the outer foundation to the existing site elevation. The minimum amount of fill necessary for grading is permitted for parking, stormwater, and roads.
- iii. If the lot area is 20 acres or more, in no case shall the maximum lot area of the property filled exceed 33.33 percent of the total area of the lot.
- iv. If a new or reconstructed structure is to be elevated utilizing fill material, any required building elevation standard exceeding the three-foot fill limitation must be achieved through the use of elevation foundations, piers or similar structural elevation techniques that are in compliance with then-applicable county building code requirements as certified by a structural engineer.
- v. Non-conforming structures may utilize fill to expand up to 15% of the gross floor area in accordance with other development regulations.
- vi. Any fill project must be designed to limit negative impacts upon adjacent and affected upstream and downstream property owners during flood events to the maximum extent practicable.
- vii. No fill project shall fill in or obstruct any local drainage channels without an alternative drainage plan design, and shall limit soil erosion and water runoff onto adjacent properties to the maximum practicable extent, and be in compliance with the NPDES standards and stormwater requirements.
- viii. All fill material that is brought in from offsite and will be placed at elevations below the seasonal high water table or within 1 foot above the seasonal high water table will be required to meet the following clean requirements. Offsite soils brought in for use as fill shall be tested for Total Petroleum Hydrocarbons (TPH), Benzene, Toluene, Ethyl Benzene, and Xylene (BTEX) and full Toxicity Characteristic Leaching Procedure (TCLP) including ignitability, corrosivity and reactivity. Fill shall contain a maximum of 100 parts per million (ppm) of total petroleum hydrocarbons (TPH) and a maximum of 10 ppm of the sum of Benzene, Toluene, Ethyl Benzene, and Xylene and shall pass the TCPL test. Determine TPH concentrations by using EPA 600/4-79/020 method 1:18.1. Determine BTEX concentrations by using EPA SW-846.3-3 Method 5030/8020. Perform TCLP in accordance with TCLP from a composite sample of material from the borrow site, with at least one test from each borrow site. Within 24 hours of conclusion of physical tests, submit 3 copies of test results, including calibration curves and results of calibration tests. Fill material shall not be brought on site until tests have been approved by the Stormwater Department.
- ix. Modulation from Fill Requirements: The DSR may grant flexibility from the fill requirements in the following cases:

1. Lots 3 acres or less and all single-family residential lots with sloping terrain may provide greater than 3 feet of fill to provide a level foundation as long as the average fill does not exceed 3 feet.
2. Where no other suitable site configuration is practicable, depressions, sinkholes, and borrow pits that are not part of the natural drainage of the site that are not delineated as tidal or non-tidal wetlands may be filled to provide for a level foundation.
3. Single-family residential structures utilizing raised slabs with a masonry or concrete curtain wall may contain more than 3 feet of fill if it is limited to the footprint of the building.

c. Administration

Fill activities in accordance with this section may be permitted upon approval by the DSR. All fill application permits shall be valid for a period of six months from the date of issuance, may be renewed only upon filing of an application for renewal with the Planning Department, and then may only be renewed upon a showing of demonstrated progress towards completion of the fill activity. All fill application permits must be accompanied by a detailed plan describing the area to be filled, the estimated amount of fill to be used and the purpose of the fill project. A professional engineer registered in the state must also submit elevation and topographic data illustrating changes in the topography and estimating impacts upon local flood flows. Except as provided in sections 8:9.5, adjacent property owners shall be identified and notified of the fill project by the applicant with proof of notification provided to the DSR.

6. Non-Residential Design Standards

Intent. The architectural design of retail, office, and other commercial buildings must consider the desire of Jasper County to create and enhance the community's image. Jasper County's identity and sense of place will be strengthened through thoughtful design and development, reflecting the Lowcountry vernacular.

Architectural design and materials. Generally, architectural design shall contribute to the sense of place of Jasper County and reflect designs, materials, and colors historically present in the region. Building elevations must consider the surrounding area and further enhance community character. Lowcountry architecture is rooted in practicality, climate responsiveness, and a sense of place.

a. Design Principles:

1. Proportion and Order: Proper proportions are essential for timeless architecture. Buildings should adhere to human scale, emphasizing vertical proportions. Elements should generally be taller than they are wide.
2. Exterior Walls: Lowcountry buildings feature raised foundations, deep porches, and simple elegance. Materials should create strong textures and shadow lines.
3. Porches and Balconies: Deep porches are iconic in Lowcountry design. They provide shade, encourage outdoor living, and foster community interaction.
4. Window and Shutter Design: Windows should be vertically proportioned, reflecting the human scale. Shutters, if used, should be functional and appropriately sized.

5. Entry and Door Design: Entryways play a significant role in Lowcountry design. They should be welcoming and well-proportioned. Doors can be solid wood or glass, reflecting the overall style.
 6. Roofs: Roofs should complement the building's proportions. Gabled, hipped, or shed roofs are common. Metal roofing is practical and adds character.
 7. Fences, Walls, & Gates: Fences and walls define property boundaries. They can be decorative or functional. Gates should be well-designed and in harmony with the overall aesthetic.
 8. Accessory buildings: Outbuildings, such as sheds or storage areas, should blend seamlessly with the main house. Their design should follow the same principles as the primary structure.
 9. Trim: Trim details, such as cornices, moldings, and brackets, enhance the overall appearance. Simplicity and craftsmanship are defining elements of Lowcountry buildings.
- b. Siding: Wood clapboard, wood board and batten, wood shingle siding, brick, natural stone, stucco, tabby, faced concrete block, and any artificial siding material which closely resembles the natural materials listed above. Siding may be left natural or painted, stained or, in the case of wood, weathered.
 - c. Roofs: Wood shingles, slate shingles, multi-layered asphalt shingles, metal raised seam or tiles.
 - d. Features: Pitched roofs, roof overhangs, covered porches, canopies, awnings, trellises, gazebos, and open wood fences.
 - e. Colors: Earth tones (greens, tans, light browns, terra cotta, etc.), grays, pale primary and secondary colors (less than 50 percent color value), white cream tones, and the like. Dramatic accent colors, such as reds or blues, shall be avoided.
 - f. Fencing. Fencing shall be of durable construction using quality material (i.e., brick, stone, other masonry, wood, metal, or any combination thereof) and complimentary to the building design and materials. The finished side of the fence shall face the corridor right-of-way or other adjacent property. Chain link welded or woven wire, and other similar fencing are not permitted. Such fencing may be permitted for temporary use during construction and site development provided it is removed or replaced with compliant material upon completion of construction. This requirement is for aesthetic purposes only and is not associated with building code requirements or standards.
 - g. Outdoor Storage. All outdoor storage areas shall be located to the side or rear yard and shall be screened with a wooden fence or masonry wall, complimentary to the building design and materials, which is at least eight feet (8') high. One (1) evergreen shrub, with a mature growth of at least 8' in height, shall be installed for every five (5) linear feet of fence or wall on the side of the fence or wall facing a neighboring property or public right-of-way. The minimum shrub shall be a minimum of 5 gallons in size and shall be nursery stock with well-developed root systems. All planted areas shall be properly maintained and shall be provided with an irrigation system or a readily available water supply to ensure continuous healthy growth and development.
 - h. Additional requirements.
 1. The primary building façade shall face the street. When located on a corner, the primary façade shall face the higher order street.

2. All sides of all buildings are to be treated with the same architectural style, materials, and details as the primary façade.
 3. A single building or development or multiple buildings within a development must maintain a consistent architectural theme. Architectural design, building materials, colors, forms, roof style and detailing should all work together to express a harmonious and consistent design. This includes, but is not limited to; signage, gasoline pump canopies or other accessory structures.
 4. Building elements must not function as signage. The appearance of “franchise architecture”, where the building functions as signage is prohibited. Incorporation of franchise or business design elements unique or symbolic of a particular business must be inobtrusive and secondary to the overall architectural design.
 5. Access ways and parking lots shall be paved or, at the discretion of the Planning Director, may be surfaced using low-impact, contextual materials. Parking shall generally be located to the side of the building.
- i. Exterior materials and features prohibited:
 1. Plywood, cinderblock, unfinished poured concrete, unfaced concrete block, plastic and/or metal.
 2. Partial (less than three sides) mansard roofs, flat roofs without a pediment, unarticulated roofs having a length exceeding 50 feet.
 3. Unarticulated facades having a length exceeding 50 feet.
 4. Incongruous architectural details or color contrasts as determined by the DSR or BZA.
 5. Chain link or woven metal fences.
 6. Reflective materials, including highly reflective glass. Window painting or view-blocking techniques are generally not permitted.
 7. Design elements that may function as signage, roof lights, exposed neon lighting, exposed neon signage, illuminated trim of buildings or building elements, translucent awnings or illumination of translucent awnings, or any other undesirable design element, as determined by the DSR.
 - j. Screening.
 1. Mechanical equipment should not be located on the roof of a structure unless the equipment can be screened. The mechanical equipment should be clustered as much as possible. All rooftop equipment must be painted to match the surrounding rooftop color, if anticipated to be visible from any existing or future surrounding building, property or street. All mechanical equipment such as compressors, air conditioners, communications equipment, and any other type of mechanical equipment must be screened on all sides to full height by building parapet walls or other building elements that appear as integral elements of the overall building design, unless approved otherwise by the DSR.
 2. Ground level mechanical equipment shall be screened with landscaping and architectural walls using materials compatible with the building.
 3. Loading, service, and trash areas must be screened with walls that match the building materials and colors. Screen walls must be of sufficient height to fully screen utility areas from public view.

8:9.5 Nonconforming Lots. If a lot of record at the time of adoption of this ordinance does not contain sufficient land area and/or lot width to meet the minimum lot size requirements of the EOD, such lot may be used for a residential use, as a building or placement site for a structure permitted in the district provided the following:

1. There is conformance to the minimum yard setback requirements set forth in this ordinance for the district in which the use is located.
2. All other standards of the zoning ordinance are met.

3. Administrative adjustment for nonconforming lots.

a. Purpose: Administrative adjustments are specified deviations from otherwise applicable development standards where development is proposed that would be:

- i. Compatible with surrounding land uses;
- ii. Harmonious with public interest; and
- iii. Consistent with the purposes of this Zoning Ordinance.

b. Applicability: The DSR shall have authority to authorize an adjustment of up to twenty (20) percent of any numerical standard set forth in Article 8. No administrative adjustment shall increase the overall density or intensity of development.

- 9. Amend Jasper County Zoning Ordinance, Article 11.7, *Industry Specific Conditional Use Regulations*, to add 11:7.3A, Conditions for Horses and Equine in the Residential zoning district; add 11:7.10.A, Conditions for Gasoline Stations in the Village Commercial zoning district; re-number section 11:7.10.B, Manufactured Home Dealers; amend 11.7.30, Second Single-Family Residential Dwelling Unit for clarity; add “Village Commercial” to 11:7.30.B; amend 11:7.34 for clarity; and add RP-10 and VC to the Family Estate Density Table in 11:7.35; as amended, so as to make changes to the sections outlined below:**

11:7, Industry Specific Conditional Use Regulations

11:7.3.A. Sector 1129: *Horse and Equine.*

1. The parcel size shall be a minimum of two acres.
2. The number of animals permitted shall be limited to no more than one per every one-half acre.
3. Horse stables shall be a minimum of ~~400~~ 150 feet from any residential property line. No corral or riding area shall be permitted within 25 feet of any residential property line.

11:7.10.A. Sector 447: *Gasoline Stations.*

1. No more than two (2) single or double-sided fuel pumps are permitted.
2. Fuel islands shall not be located in the front yard unless permitted by the BZA due to physical site limitations or constraints.

11:7.10.B. Sector 45393: *Manufactured Home Dealers.*

11:7.30. *Second Single-Family Residential Dwelling Unit.*

1. The minimum lot size for a second single-family residential dwelling unit shall be 200 percent of the minimum lot size of the district. ~~There is a minimum of one-half acre per dwelling unit in the residential and community commercial district (one acre parcel minimum) and a minimum of one acre per dwelling unit in the rural preservation district (two acre parcel minimum), so as to not increase overall allowed density.~~

11:7.30.B. Manufactured Housing in community commercial **and village commercial**. Where other residential care facilities are allowed as a conditional use, such uses shall meet the following requirements:

1. The standards for manufactured housing in community commercial **and village commercial** districts shall be the same as the standards for manufactured housing and single-family housing in the residential district, including but not limited to lot area, setbacks, and densities, as if in the residential district.
2. For all units the minimum setbacks shall be as prescribed in Article 7:3, Table 1.
3. Any applicable overlay district requirement shall be applied.

11:7.34. Manufactured Housing - Second Unit, Family Member Only. The purpose of allowing, in certain circumstances, the placement of a second manufactured house on the same parcel is for the benefit of family members only; and excludes any property or structures that are used for rental properties. The property shall be subdivided whenever possible; however, in the event that the property cannot be subdivided at such time of application, a second manufactured house will be allowed by the County for family members, where conditionally permitted by Table 6:1, provided that the following requirements must be met:

1. The person whom will occupy the second manufactured house is related to the owner of the property by blood, marriage, or adoption.
2. A second manufactured house shall not be leased or rented for five years from the date of approval unless the lessee is related to the property owner by blood, marriage, or adoption.
3. **The minimum lot size for a second single-family residential dwelling unit shall be 200 percent of the minimum lot size of the district.** ~~There is a minimum of a half-acre per dwelling unit in the Residential and Community Commercial District (1 acre parcel minimum) and a minimum of one acre per dwelling unit in the Rural Preservation District (2-acre parcel minimum), so as to not increase overall allowed density.~~
4. The applicant must provide a sketch plan, or work with the DSR to develop a sketch plan, to show dwelling location on an existing plat or tax map to demonstrate conditional use compliance at time of application. The following must be demonstrated:
 - a. All applicable lot area and setback requirements are met for both units as if they were established separately on their own lots and so arranged to ensure public service access in the event the property is subsequently subdivided for sale or transfer;
 - b. If not connected to sewer, the lot is sufficient in size and shape so that the two units can be designed around two separate septic systems that can be entirely located on separate lots in the case of future subdivision for sale or transfer. Septic permits are necessary prior to conditional use approval.

5. Second Manufactured House cannot share a septic system and separate DHEC septic permits must be attained prior to issuance of a conditional use review Zoning Permit, if units are not connected to sewer lines.

11:7.35 Family Estate. The purpose of the Family Estate is to address situations where there are title issues, i.e heirs property; and to support a traditional family way of life; and to respect cultural and historical settlement patterns in Jasper County. For purposes of this subsection, a single family dwelling unit includes, stick built house, manufactured homes, and modular homes. Family Estate shall meet the following requirements, where conditionally permitted by Table 6:1:

1. If the property is "heirs property", the county shall permit additional family dwelling units and/or permit a subdivision by the person or persons in control of the property (i.e. the family member or members who pays taxes, occupies the property), upon application and determination that both of the following are satisfied:
 - a. Either a single member of the family, multiple members of the family, or an unbroken succession of family members have owned the property for no less than 30 years.
 - b. The person for whom the family dwelling unit is to be built and/or the property subdivided, is related to the owner of the property by blood, marriage, or adoption.
2. Single family dwelling unit design is as follows:
 - a. Family dwelling units may be built at the densities set forth in Family Estate below as limited by subsection (4) of this section.

FAMILY ESTATE DENSITY TABLE

Density (Units per Acre)			
Minimum Site Area (acres)	Zoning of the property is Residential, Village Commercial , Community Commercial or General Commercial:	Zoning of the property is Rural Preservation:	Zoning of the property is Rural Preservation – 10 (RP-10)
1	2	1	1 Unit/40 acre 1 Unit/1 acre up to 25 units
2	4	2	
3	6	3	
4	8	4	
5	10	5	
6	12	6	
7	12	7	

8	12	8	
9	12	9	
10	12	10	
11	12	11	
12 or More	12	12	

- b. The applicant must provide a sketch plan, or work with the DSR to develop a sketch plan, to show dwelling location on an existing plat or tax map to demonstrate conditional use compliance at time of application. The following must be demonstrated:
 - i. All applicable lot area and setback requirements are met for all units as if they were established separately on their own lots and so arranged to ensure public service access in the event the property is subsequently subdivided for sale or transfer;
 - ii. If not connected to sewer, the lot is sufficient in size and shape so that all of the units can be designed around separate septic systems that can be entirely located on separate lots in the case of future subdivision for sale or transfer. Septic permits are necessary prior to conditional use approval.
 - c. No family dwelling unit shall be built unless the appropriate agency has determined that septic and water supply systems and reserve areas in the family estate are sufficient to serve all units in the estate and are properly permitted. If three or more units are served by a single well, the well must be properly licensed and maintained in accordance with SC DHEC standards.
 - d. Paved roads may not be required, but must comply with standards pursuant to Section 7.1 of the Jasper County Land Development Regulations. Any placement of homes under this section shall be accompanied by covenants and cross easements, or similar restrictions and reservations, guaranteeing essential infrastructure and 50 feet of vehicular access for each family subdivided lot.
 3. No family dwelling unit shall be leased or rented for five years from the date of approval unless the lessee is related to the property owner by blood, marriage, or adoption.
 4. No portion of a tract of land under this section shall be conveyed for five years from the date of approval unless the grantee is related to the property owner by blood, marriage, or adoption. This limitation on conveyance shall:
 - a. Be recorded on the plat of the applicant's property, on the plats of any property subdivided and conveyed by the applicant under this section, and in a database accessible to county staff.
 - b. Not operate to prohibit actions in foreclosure brought by lenders that are participating in the secondary mortgage market.
 - c. Not operate to prohibit sale by the county of the entire tract or a portion of it for

nonpayment of property taxes.

5. Violations and penalties for violation of this section are as follows:
 - a. Any person found in violation of this section may be assessed a fine of the maximum allowed by state law for each dwelling unit in violation.
 - b. A violation of this section shall consist of the following:
 - i. Intentional misrepresentation during the application process;
 - ii. Lease of a family dwelling unit to a nonfamily member within five years of approval; or
 - iii. Conveyance of any portion of a tract of land under this section to a nonfamily member within five years of approval.
 - c. The fine may be waived if it can be shown that lease or conveyance to a nonfamily member was absolutely necessary to avoid foreclosure on either a family dwelling unit or any portion of a tract granted a density bonus under this section.
 - d. Until the fine has been paid, the DSR shall not permit additional family dwelling units or further subdivision under this section in the violator's family estate.
 - e. As a condition of approval, the applicant and the person for whom the family dwelling unit is to be built or the property subdivided shall read and sign disclosure forms describing violations of this section and applicable penalties.
 - f. A violation shall not have the effect of clouding the title of a parcel subdivided under this section.
6. Applicants must submit a sworn affidavit with the following information:
 - a. Certification that the parcel in question has been in the family for at least 30 years as required by this section.
 - b. An agreement that all new parcels subdivided from the parent parcel shall be owned or used by family members or as otherwise provided for in this section.
 - c. Acknowledgment that resale of any parcel approved as part of a family estate shall be restricted for five years as provided for in this section.
7. If the property leaves the family, the new owner must comply with all applicable sections of the Jasper County Zoning Ordinance and Jasper County Land Development Regulations as it relates to minimum lot sizes, densities, setback requirements, access roads, mobile home park standards, and major or minor subdivision regulations.

10. Amend Jasper County Zoning Ordinance, Article 15:6.3, Regulation for Signs, to add RP-10 and VC zoning districts to the Sign Regulations Table, so as to read as follows:

Sign Regulation

Type	Zoning District	Maximum Sign Area (square feet)	Maximum Height (feet)	Maximum Sign Width (feet)	# of Faces Allowed
Flags	VC, CC, GC, MB, ID, PDD	In accordance with the Flag Manufacturers Association of America (FMAA)	1 flag per development at 60'; or 3 flags per development at 35'	n/a	n/a
	R, RP, RP-10, RC	specifications based on height of flagpole	3 flags at 35'	n/a	n/a
Freestanding Signs-Including Monument, Ground, Pedestal	RC, RP, RP-10, RE, R	25 per face, 50 total	Monument 6, Freestanding 8	10	2 back to back
	VC, CC	40 per face, 80 total	Monument 7, Freestanding 8	12	2 back to back
	GC, ID, PDD	55 per face, 110 total	Monument 7, Freestanding 15	16	2 back to back
	Commercial Centers greater than 5 acres, consisting of multiple lots	80 per face, 160 total	Monument 8, Freestanding 20	16	2 back to back
Freestanding Signs-Hanging Sign	GC, ID, VC, CC, PDD	8 per face, 16 total	Top edge of sign face not to exceed 6 feet above ground level	4	2 back to back
	RC, RP, RP-10, RE, R	8 per face, 16 total	Top edge of sign face not to exceed 6 feet above ground level	4	2 back to back
Wall Signs	GC, ID, VC, CC, PDD	10% of wall. The total area of wall signs shall not occupy more than 10% of the area of the wall upon which they are placed.	80% of wall height.	80% of wall width.	One sign per tenant per side. Tenant signs must be located on the facade of the tenant space being identified.
	RC, RP, RP-10, RE, R	X	X	X	X

Projecting Signs	GC, ID, VC, CC, PDD	8 per face, 16 total	Bottom of sign must be at least 8 feet above ground level or sidewalk.	4	Two total faces. One sign allowed per business at business entrance.
	RC, RP, RP-10, RE, R	X	X	X	X
Directory Signs	GC, ID, VC, CC, PDD	25 per face	8		Four total faces. One sign is allowed per primary access.
	RC, RP, RP-10, RE, R	X	X	X	X
Window Signs	VC, GC, ID, CC, PDD	Not more than 25% of surface of window	n/a	n/a	n/a
	RC, RP, RP-10, RE, R	X	X	X	X
Awnings and Canopies	VC, GC, ID, CC, PDD	1/3 of canopy or awning	Bottom of awning or canopy must be at least 7 feet above ground level or sidewalk.	n/a	n/a
	RC, RP, RP-10, RE, R	X	X	X	X

Additional Requirements from Table:

- A. Freestanding Signs. Freestanding signs shall be separated by a distance of no less than five hundred (500) foot intervals along each street frontage of the premises.
 - a. Each lot of record shall be allowed one (1) sign except a corner lot where a total of two (2) signs may be permitted, one on each road frontage, provided that the total linear frontage is a minimum of three-hundred (300) feet per side.
 - b. Masonry bases must match the associated building(s). Landscaping shall be planted to minimize the appearance of the poles or braces.
- B. In lieu of a freestanding sign, a development may use signs on entrance structures such as fences or walls. The number of sign faces is limited to two (2) per entrance, on either side of the entrance, and confined to the entrance area. The distance between sign faces shall not exceed one hundred (100) feet. Such signs are subject to the size limitations of this Section.

11. Amend Jasper County Zoning Ordinance, to add a new section, Article 22, Rural Conservation Subdivision Standards, to provide alternative standards for subdivisions, as amended, so as to read as follows:

ARTICLE 22. RURAL SMALL LOT SUBDIVISION STANDARDS

22.1. Purpose

The purpose of this Article is to maintain the character and heritage of the rural landscape by providing flexibility through alternative standards for the subdivision of rural lands in Jasper County in exchange for permanent protection of open space.

22.2. Applicability

The standards found in this Article are permitted within the Rural Preservation-10 zoning district for existing lots of record as of May 15, 2023 that have been owned by an individual or family (either multiple members of the family or an unbroken succession of family members) for no less than 30 years.

A maximum of twenty-five (25) new lots may be created from one parent parcel under the provisions of this ordinance.

22.3. Definitions

Base Site Area. The Base Site Area consists of the parent parcel minus areas not suitable for development due to legal, physical, natural, or other constraints. The Base Site Area shall be determined as follows:

Parent parcel gross site area as determined by actual survey:

Minus Land separated by a road or utility right-of-way

Minus Land within existing roads' ultimate rights-of-way

Minus Land separated by water and/or marsh

Minus Existing natural water bodies on the property, jurisdictional and non-jurisdictional wetlands, and land/tidal wetlands seaward of the OCRM critical line

Minus Land previously dedicated as open space

Equals = Base Site Area

Open Space Preservation Area. The land within the subdivision that is left undeveloped in exchange for reduction in lot size and/or other development requirements.

Parent Parcel. The parent parcel constitutes the parcel to be subdivided.

22.4. Development Standards.

Rural conservation subdivisions shall be subject to the following standards.

Table 1: Development Standards	
Maximum Density	1 principal dwelling unit per 5 acres ¹
Minimum Lot Area	1 acre
Minimum Lot Width	150 feet
Minimum Setbacks ²	
Front (major street, multi-lane)	60 feet
Front (major street, two-lane)	45 feet
Front (minor street)	25 feet
Side	25 feet
Rear	25 feet
¹ Base site area	
² Setbacks shall also apply to Open Space Protection Areas	

22.5. Open Space Preservation Area (OSPA) Standards.

Open space preservation areas shall be contiguous to the maximum extent practicable.

The OSPA must consist of a minimum of fifty percent (50%) of the base site area.

In instances where natural features (wetlands, waterbodies, forested areas, etc.) are part of a larger system which extends to adjacent property(ies), these areas shall be prioritized for protection. In instances where an existing parcel has already established open space preservation areas, the proposed rural lot subdivision shall include open space protection of natural features contiguous with the adjacent property(ies).

Land dedicated to open space shall not include land dedicated for uses such as community swimming pool(s), clubhouse(s), and similar uses. Recreational amenities, such as walking/biking trails, may be permitted within the OSPA in conformance with applicable state and federal laws. Recreational lakes or ponds used for storm water management and designed as naturalized features may be included in the land designated as open space. Fenced detention or retention areas used for storm water management shall not be included in the calculation of required open space.

The owner and developer, or subdivider, shall select land dedicated for open space purposes and type of ownership. The open space preservation area may remain with the parent parcel to be held in single ownership or subdivided into a separate parcel. In either case, a note shall appear on the plat and recorded in the deed that development of the open space preservation area is prohibited.

Type of ownership may include, but is not necessarily limited to, the following:

1. The County, subject to acceptance by the governing body;
2. Other public jurisdictions or agencies, subject to their acceptance;
3. Non-profit or quasi-public organizations committed to the protection and conservation of open space, subject to their acceptance;
4. Homeowner or cooperative associations or organizations; or
5. Shared, undivided interest by all property owners within the subdivision.

Maintenance of open space - The person(s) or entity identified above, as having the right to ownership or control over open space, shall be responsible for its continuing upkeep and proper maintenance.

22.6. Restrictions on Future Subdivisions.

A note shall appear on all plats for rural small lot subdivisions specifying the number of remaining by-right lots that can be subdivided from the parent tract. If all by-right lots are subdivided, the note shall state that remaining subdivisions of the parent parcel shall be prohibited, except in compliance with the open space preservation standards specified in Section 22.5.

22.7 Roadside Buffer

A minimum fifty foot (50') wide continuous landscaped buffer shall be established and maintained parallel and adjacent to the highway corridor. This buffer is separate and distinct from the buffering requirements of Section 12.8 except that, where that section may call for a greater setback from the highway because of a specific activity, the greater setback distance shall be observed. Likewise, should Section 12.8 require total screening because of a specific activity, the fifty foot (50') wide landscaped buffer may be used to accommodate such screening.

Only the following activities shall be permitted within the landscaped buffer:

1. Vehicular access drives which tie into approved access points as determined by SCDOT and/ or Jasper County, and which run perpendicular to the right-of-way, or as nearly perpendicular as is feasible owing to terrain, horizontal curves and the like.
2. Landscaped walls and fences less than six feet (6') high.
3. Lighting.
4. Landscaping fixtures.
5. Signage.
6. Underground utility lines.
7. Overhead utility lines which run perpendicular to the road right-of-way and are consolidated with vehicular access drives wherever possible.

- 12. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from the Rural Preservation Zoning District to the Rural Preservation-10 (RP-10) Zoning District: 000-00-00-000; 027-00-02-045; 044-00-03-001; 044-00-03-002; 045-00-03-001; 045-00-03-002; 045-00-03-003; 060-00-04-005; 060-00-05-036; 064-00-01-001; 065-00-01-001; 065-00-01-002; 065-00-01-003; 065-00-01-005; 066-00-00-002; 081-00-01-012; 081-00-02-001; 081-00-02-002; 081-00-02-003; 081-00-02-004; 081-00-02-005; 081-00-02-007; 081-00-02-008; 081-00-02-010; 081-00-02-011; 081-00-03-001; 082-00-01-011; 082-00-02-002; 082-00-02-003; 082-00-02-014; 082-00-05-002; 082-00-05-003; 082-00-05-004; 083-00-02-003; 083-00-03-003; 083-00-03-008; 083-00-03-073; 083-00-03-080; 083-00-03-081; 083-00-03-083; 083-00-03-087; 083-00-04-001; 083-00-04-003; 083-00-04-007; 083-00-04-017; 083-00-05-002; 083-00-05-023; 083-00-06-015; 083-00-06-016; 083-00-06-071; 083-00-06-076; 083-00-06-077; 083-00-06-079; 083-00-06-080; 083-00-07-001; 084-00-01-019; 084-00-01-070; 085-00-03-054; 085-00-06-028; 085-00-08-006; 085-00-08-026; 086-00-01-004; 086-00-01-032; 086-00-01-035; 086-00-01-045; 086-00-02-051; 086-00-02-062; 086-00-02-063; 086-00-02-068; 086-00-04-001; 086-00-04-002; 086-00-04-020; 086-00-04-021;

086-00-04-022; 086-00-04-023; 086-00-04-024; 086-00-05-001; 087-00-01-001; 087-00-01-002; 087-00-02-001; 087-00-02-002; 087-00-03-001; 087-00-03-014; 087-00-03-015; 087-00-03-016; 087-00-09-014; 087-00-09-016; 087-00-09-017; 087-00-09-022; 087-00-09-023; 087-00-09-031; 087-00-09-045; 087-00-09-048; 088-00-01-001; 088-00-02-011; 092-00-00-001; 094-00-00-049; 094-00-00-062; 094-00-00-076; 094-00-00-118; and 097-00-00-001

- 13. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from the Community Commercial Zoning District to the Rural Preservation-10 (RP-10) Zoning District: 087-00-03-001
- 14. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from split zoned Rural Preservation and Community Commercial Zoning Districts to the Rural Preservation-10 (RP-10) Zoning District: 083-00-06-070
- 15. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from split zone Industrial Development District and Rural Preservation Zoning District to the Rural Preservation-10 (RP-10) Zoning District: 027-00-02-034; 061-00-03-001; 082-00-02-004; 086-00-01-002; and 087-00-03-002
- 16. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from split zoned Rural Preservation and Residential Zoning Districts to the Rural Preservation-10 (RP-10) Zoning District: 064-28-01-004; 083-00-01-007; 083-00-03-012; 083-00-03-037; 083-00-03-086; 085-00-03-010; 085-00-03-035; 085-00-08-035; 086-00-02-046; 086-00-02-060; 086-00-02-065; 086-00-02-069; 086-00-04-010
- 17. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from the Community Commercial Zoning District to the Village Commercial Zoning District: 083-00-03-004; 083-00-03-005; 083-00-03-006; 083-00-03-013; 083-00-03-014; 083-00-03-015; 083-00-03-016; 083-00-03-017; 083-00-03-018; 083-00-03-019; 083-00-03-020; 083-00-03-021; 083-00-03-022; 083-00-03-023; 083-00-03-027; 083-00-03-028; 083-00-03-043; 083-00-03-044; 083-00-03-045; 083-00-03-050; 083-00-03-051; 083-00-03-052; 083-00-03-053; 083-00-03-054; 083-00-03-055; 083-00-03-056; 083-00-03-057; 083-00-03-061; 083-00-03-062; 083-00-03-063; 083-00-03-067; 083-00-03-068; 083-00-03-072; 083-00-05-001; 083-00-06-017; 083-00-06-024; 084-00-01-033; 084-00-02-065; 084-00-03-006; 084-00-03-008; 084-00-03-009; 085-00-05-026; 085-00-05-027; 085-00-06-002; 085-00-06-003; 085-00-06-008; 085-00-06-069; and 087-00-03-011
- 18. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from the General Commercial Zoning District to the Village Commercial Zoning District: 083-00-04-021; 083-00-04-022; 083-00-04-023; 083-00-04-024; 083-00-04-025; and 083-00-04-026

- 19. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from the Residential Zoning District to the Village Commercial Zoning District: 083-00-03-025 and 083-00-03-026
- 20. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from split zoned Community Commercial and Residential Zoning Districts to split zone Village Commercial and Residential Zoning District: 085-00-06-001; 085-00-06-004; 085-00-06-006; 085-00-06-007; and 085-00-06-055
- 21. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from the Community Commercial Zoning District to the Residential Zoning District: 084-00-01-034; 084-00-01-035; 084-00-01-036; 084-00-01-073; 084-00-02-047; 084-00-02-048; 084-00-02-049; 084-00-02-050; 084-00-03-002; 084-00-03-003; 084-00-03-007; 084-00-03-010; 084-00-03-013; 084-00-03-014; and 087-00-05-022
- 22. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from split zone Community Commercial Zoning District and Residential Zoning District to the Residential Zoning District: 084-00-01-043; and 084-00-02-044
- 23. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from split zone Community Commercial Zoning District and Rural Preservation Zoning District to the Residential Zoning District: 084-00-03-001
- 24. Amend the Official Zoning Map of Jasper County** so as to depict the Euhaw Overlay District as shown on the map in Exhibit A.
- 25. Pending Ordinance Effective Date.** Applications for permits, plats, or permissions of sufficient form and content and substantially complete as determined by the County staff, received by the County prior to June 20, 2023, may be reviewed and processed by the County. Otherwise, the provisions of this Ordinance shall be effective under the pending ordinance doctrine from the date of approval of the first reading and the announcement of the Council's intention to hold a public hearing, and any permit, application or plat accepted for filing by the Department of Planning and Building Services will be deemed in error, null and void, and of no effect whatsoever.
- 26. Severability.** If any section, clause, paragraph, sentence or phrase of this ordinance, or the application thereof to any person or circumstances shall, for any reason, be held to be invalid or unconstitutional, such invalid section, clause, paragraph, sentence, phrase or application is hereby declared to be severable; and any such invalid or unconstitutional section, clause, paragraph, sentence, phrase or application shall in no way affect the remainder of this ordinance; and it is hereby declared to be the intention of the County Council that the remainder of this ordinance would have been passed notwithstanding the invalidity or unconstitutionality of any section, clause, paragraph, sentence or phrase thereof.

27. This Ordinance shall take effect upon approval by Council.

John Kemp
Chairman

ATTEST:

Wanda Giles
Clerk to Council

ORDINANCE: 2024 _____

First Reading: July 15, 2024

Second Reading: _____

Public Hearing: September 19, 2024

Second Public Hearing: May 5, 2025

Adopted: _____

Council Workshop: September 5, 2024

Considered by the Jasper County Planning Commission at it's meeting
on June 25, 2024; August 28, 2024 and January 14, 2025
recommended for approval.

Reviewed for form and draftsmanship by the Jasper County Attorney.

David Tedder

Date

ARTICLE 5. ZONING DISTRICT REGULATIONS

5:1. Establishment of zoning districts.

For purposes of this ordinance, the following zoning districts are hereby established:

PRIMARY DISTRICTS	
R	Residential
RP	Rural Preservation
RP-10	Rural Preservation (10)
RE	Resource Extraction
RC	Resource Conservation
VC	Village Commercial
CC	Community Commercial
GC	General Commercial
ID	Industrial Development
MB	Mixed Business

SPECIAL PURPOSE DISTRICTS	
PDD	Planned Development Districts
FHOD	Flood Hazard Overlay Districts
ACOD	Airport Compatibility Overlay Districts
LLOD	Levy-Limehouse Overlay District
HCOD	Highway Corridor Overlay District
IPOD	Interstate Proximity Overlay District
SFFZ	Solar Farm Floating Zone
GCOD	Gateway Corridor Overlay District
EOD	Euhaw Overlay District

(Ord. No. 09-12, § 5, 5-4-09; Ord. No. 11-24, § 1, 9-6-11; Ord. No. 12-10, § 1, 6-18-12; Ord. No. 16-13, § 2, 7-18-16; Ord. No. 17-04, § 1, 4-17-17)

5:2. Purpose of districts.

Collectively, these districts are intended to advance the purposes of this ordinance, as stated in the preamble. Individually, each district is designed and intended to accomplish the following more specific objectives.

5:3. Primary districts.

R RESIDENTIAL DISTRICT

The purpose of this district is to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses.

RP RURAL PRESERVATION DISTRICT

The intent of this classification is to preserve, sustain, and protect from suburban encroachment rural areas and resources, particularly forest and agricultural, and maintain a balanced rural-urban environment.

The retention of open lands, woodlands, plantations, and farmlands, which make up a large part of this area, are essential to clean air, water, wildlife, many natural cycles, and a balanced environment, among other things. Even more essential from an economic perspective are the agricultural lands and farming operations in this area. Also provided by this district is a rural environment of larger acreage lots.

RP-10 RURAL PRESERVATION DISTRICT

The intent of this classification is to preserve, sustain, and protect from suburban encroachment rural areas and resources, particularly forest and agricultural, and maintain a balanced rural-urban environment.

The retention of open lands, woodlands, plantations, and farmlands, which make up a large part of this area, are essential to clean air, water, wildlife, natural cycles, and a balanced environment, among other things. This district is intended to promote a rural environment of larger acreage lots.

RE RESOURCE EXTRACTION

The intent of this classification is to protect, preserve, sustain, and protect activities which specifically extract or harvest natural resources for commercial or industrial purposes, such as mining, excavations, excavation operations and activities, while concurrently ensuring protection of the health, safety, welfare of nearby residents and the value of nearby property. The resource extraction district will protect economically important mineral resources of the county for current and future use and will protect existing land uses adjacent to potential mineral lands from undue harm that may result from mineral extraction activity.

Businesses extracting resources are essential activities that may present unique challenges when considering adjacent properties and protection of public health, safety and welfare. However, it is intended that this zoning classification only apply to those portions of the county where the potential for conflict between adjacent current and future land uses and the mineral extraction activities are minimal. Any zoning map amendment to designate a property as RE should be carefully considered by assessing the following factors, including but not limited to: impact on environmentally sensitive areas and critical natural resources; impact on health, safety and welfare of the county residents; impact on the character of existing communities; impact on adjacent land value; traffic generation and potential mitigation; and any other factor considered essential to address.

RC RESOURCE CONSERVATION DISTRICT

The purpose of this district is to protect from misuse and to ensure for future generations the county's environmentally sensitive, wetlands, marshes, rivers, creeks, and other natural resources critical to the ecosystems they support, however, the above is not intended to discourage quality development.

Due to the fragile nature of these resources, development standards for this district generally are more rigid than elsewhere in the county, requiring closer attention to the environment, and mitigation of land disturbing activity which would negatively impact such resources.

VC VILLAGE COMMERCIAL

The intent of this classification is to allow for small-scale retail and other commercial uses, typically located at or near roadway intersections, intended to primarily meet the needs of residents in the nearby communities. The design of village commercial uses should reflect vernacular building designs associated with the South Carolina Lowcountry.

CC COMMUNITY COMMERCIAL

The intent of this district is to provide commercial nodes and more diverse housing options in convenient and strategic locations of the county to meet "community needs, and to encourage clustering ~~commercial~~

development as opposed to strip commercial development and commercial sprawl. Community commercial areas are intended to provide adequate, logically placed and convenient locations for commercial establishments in relation to residential housing and to minimize trip generation for those living in ~~zoned rural preservation~~more rural areas of Jasper County.

GC GENERAL COMMERCIAL DISTRICT

This district is intended to support large commercial development(s) in major unincorporated areas of Jasper County, such as Point South, ~~during the time span of the county's comprehensive plan, to the year 2015~~. This district is projected to have most public facilities and infrastructure in support of urban development such as schools, sewer, water, streets, etc., and as such is intended to provide the regulations and capital improvements which will support new development. It consists of areas where development logically should locate as a consequence of planned public facilities and associated capital expenditures. District regulations permit limited development of generally suburban character, providing for a full range of commercial, institutional, industrial and residential uses.

ID INDUSTRIAL DEVELOPMENT DISTRICT

The intent of this district is to accommodate certain industrial uses which, based on their operational characteristics, are incompatible with residential, social, medical, and commercial environs. As a result, the establishment of such districts shall be restricted to areas geographically removed or buffered from such environs, and the operations of such uses monitored by performance standards to ensure environmental compatibility.

MB MIXED BUSINESS DISTRICT

The purpose of this district is to provide suitable locations for a mixture of commercial and low-intensity industrial uses at key nodes and corridors throughout the county. Mixed business locations are generally located along major thoroughfares in centers where existing development is located and provide good access to transportation routes. Intense manufacturing operations are not allowed in this district and specific development standards are in place to protect neighboring land uses, including residential properties.

(Ord. No. 09-12, § 6, 5-4-09; Ord. No. 11-24, § 2, 9-6-11)

5:4. Special purpose districts.

PDD PLANNED DEVELOPMENT DISTRICT

The intent of the Planned Development District is to encourage flexibility in the development of land in order to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare.

Within the PDD, regulations adapted to unified planning and development are intended to accomplish the purpose of zoning and other applicable regulations to an equivalent or higher degree than where such regulations are designed to control unscheduled development on individual level or tracts, promote economical and efficient land use, provide an improved level of amenities including open spaces, foster a harmonious variety of uses, encourage creative design, and produce a better environment.

In view of the substantial public advantage of "planned development", it is the intent of these regulations to promote and encourage or require development in this form where appropriate in character, timing, and location, including large undeveloped tracts.

FHOD FLOOD HAZARD OVERLAY DISTRICTS

The intent of the flood hazard overlay district is to protect human life and health, minimize property damage, encourage appropriate construction practices, and minimize public and private losses due to flood conditions by

requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction.

Additionally, this overlay district is intended to help maintain a stable tax base by providing for the sound use and development of flood-prone areas and to ensure that potential home buyers are notified that property is in a flood area. The provisions of this overlay district are intended to minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, and sewer lines, street and bridges located in the floodplain, and prolonged business interruptions; and to minimize expenditures of public money for costly flood control projects and rescue and relief efforts associated with flooding.

ACOD AIRPORT COMPATIBILITY OVERLAY DISTRICT

The intent of the airport compatibility overlay district is to protect the dual interests of airports and neighboring land uses, and to promote the use and development of land in a manner that is compatible with the operation and use of an airport so as to protect the public investment in, and benefit provided by the facility to the region. The overlay district also protects the public health, safety, convenience, and general welfare of citizens who utilize the facility or live and work in the vicinity by preventing the creation or establishment of obstructions or incompatible land uses that are hazardous to the airport's operation or the public welfare. In general, the overlay district shall:

1. Protect and promote the general health, safety, economy, and welfare of airport environs.
2. Prevent the impairment and promote the utility and safety of airports.
3. Promote land use compatibility between airports and surrounding development.
4. Protect the character and stability of existing land uses.
5. Enhance environmental conditions in areas affected by airports and airport operations.
6. Prohibit noise sensitive uses within locations around the airport that are impacted by aircraft-related noise.
7. Protect the functional integrity of the airport by prohibiting land uses that are negatively affected by the higher levels of noise generated by aircraft operations.
8. Protect airport operations and reduce conflicts between aircraft and structures by requiring height limits within certain distances of the airport facilities.

LLOD LEVY-LIMEHOUSE OVERLAY DISTRICT

The intent of the Levy-Limehouse Overlay District is to provide the residents of this unique unincorporated community the ability to subdivide parcels, as though they were within a municipality, parcels which are smaller in size than that allowed by the underlying zoning district(s).

HCOD HIGHWAY CORRIDOR OVERLAY DISTRICT

The intent of the highway corridor overlay district is to provide additional buffering protection along frontage properties in special growth areas in accordance with the Jasper County Comprehensive Plan.

IPOD Interstate Proximity Overlay District

The purpose and intent of the IPOD is to promote a flexible mix of industrial and commercial highway interchange appropriate uses. The county recognizes that certain areas of the county are areas of economic importance based upon the availability of infrastructure, proximity to energy, utilities and transportation are critical. The IPOD adds an extra layer of land use regulation over the underlying zoning, which allows increased flexibility in land use, exempts certain provisions of this ordinance, and adds safeguards to ensure proper industrial and commercial growth.

SFFZ Solar Farm Floating Zone

The purpose and intent of the Solar Farm Floating Zone (SFFZ) is to promote the use of solar energy as a source of electricity and facilitate the construction, installation, and operation of Solar Energy Systems (SES) in Jasper County in a manner that promotes economic development and ensures the protection of health, safety, and welfare while also avoiding adverse impacts to important areas such as agricultural lands, endangered species habitats, conservation lands, and other sensitive lands.

GCOD Gateway Corridor Overlay District

The purpose of the Gateway Corridor Overlay District (GCOD) is to promote an appropriate mix of commercial land uses that can coexist with residential land uses. Jasper County recognizes that infrastructure and transportation needs are critical and should be considered relative to connectivity, aesthetic appearance, and safety. The intent of the Gateway Corridor Overlay District is to provide overall design standards that will enhance the entrance into the county and discourage incompatible land uses that may detract from the image of this important gateway. The GCOD specifies the types of uses and additional development standards needed in this area which will have significant influence on the overall character and appearance of Jasper County.

EOD EUHAW OVERLAY DISTRICT

The intent of the Euhaw Overlay District is to maintain the rural character of the area, protect important historic, cultural, and natural resources, and minimize the impacts of development on surrounding water resources, particularly the Broad River. Development in this area should respect the existing conditions and minimize the visual impact of buildings on the area through careful site planning, including maintaining and enhancing existing vegetation.

(Ord. No. 12-10, § 2, 6-18-12; Ord. No. 16-13, § 3, 7-18-16; Ord. No. 17-04, § 2, 4-17-17)

ARTICLE 6. USE REGULATIONS

6:1. Permitted use and conditional uses.

Principle uses shall be allowed within the base zoning districts of this ordinance in accordance with subsection 6.1 Table 1.

The North American Industry Classification System, 1997, is the basis for determining the use of property permitted by the various zoning districts. Where uncertainty exists relative to a given use not specifically listed by Table 1, the NAICS Manual should be consulted. In general, all uses listed by a given NAICS number and category should be construed as being permitted in the assigned zoning district, unless separately listed.

To aid in the use of Table 1, it is arranged by NAICS Sectors, followed by the uses and codes included in the respective sector:

Sector 11: Agriculture, Forestry, Fishing and Hunting

Sector 21: Mining

Sector 22: Utilities

Sector 23: Construction

Sector 31—33: Manufacturing

Sector 42: Wholesale Trade

Sector 44—45: Retail Trade

Sector 48—49: Transportation and Warehousing

Sector 51: Information

Sector 52: Finance and Insurance

Sector 53: Real Estate and Rental and Leasing

Sector 54: Professional, Scientific, and Technical Services

Sector 55: Management of Companies and Enterprises

Sector 56: Administrative and Support and Waste Management and Remediation Services

Sector 61: Educational Services

Sector 62: Health Care and Social Assistance

Sector 71: Arts, Entertainment, and Recreation

Sector 72: Accommodation and Food Services

Sector 81: Other Services (except Public Administration)

Sector 92: Public Administration

Uses and NAICS code references are displayed within the appropriate sector in numerical order, beginning with Sector 11 (Agricultural, Forestry, Fishing and Hunting) and running through Sector 92 (Public Administration).

Section 6.1—Table 1

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Sector 11: Agriculture, Forestry, Fishing and Hunting (Sec. 6:2.16)												
Agricultural Production, Crops	111	N	N	P	P	P	N	N	P	P	P	N
Agricultural Production, Livestock, Animals	112											
Livestock, Except Feedlots (Article 11:7.1)	112111	C	N	C	C	P C	N	N	N	P	C	N
Feedlots	112112	N	N	N	N	P C	N	N	N	N	N	N
Poultry and Eggs (Article 11:7.2)	1123	C	N	C	C	P C	C	C	N	N	C	N
Animal Specialties (Article 11:7.3)	1129	C	N	C	C	P	N	N	N	N	C	N
Horses and Other Equine (Article 11:7.3.A)	11292	P C	N	P	P	P	N	N	N	N	P	N
General Farms	11299	P N	N	P	P	P	N	N	P	N	P	N
Fishing, Hunting, Trapping	1141-2	N	N	P	P	P	N	P	P	N	P	N
Agricultural Services	115	N	N	P	P	P	N	P	P	N	P	N
Forestry	11531	N	N	P	P	P	P	N	N	P	P	N
Sector 21: Mining and Mine Operation												
Mining (Article 11:7.4)	212	N	N	N	N	N	N	N	N	N	C	N
Sector 22: Utilities												
Electric, Gas, and Sanitary Services	221											
Electric	2211											
Generation	22111	N	N	N	N	P	N	N	P	P	N	N
Solar Electric Power Generation Accessory (Article 11:7.5B)	22114	C	C	C	C	C	C	C	C	C	C	C
Solar Farm (See Article 8:7)	22114											
Transmission	22112	P	P	P	P	P	P	P	P	P	N	P
Natural Gas Distribution	2212	P	P	P	P	P	P	P	P	P	N	P
Water Supply Systems	22131											
Storage/Treatment	22131	N	N	P	P	P	N	P	P	P	N	P
Transmission	22131	P	P	P	P	P	P	P	P	P	N	P
Sewerage Systems	22132											
Collection	22132	P	P	P	P	P	P	P	P	P	N	P
Treatment (Article 11:7.5)	22132	N	N	N	N	P	N	C	P	P	N	P
Sector 23: Construction												
Bldg. Construction-General Contract and Operative Builders	233	N	N	N	N	N	N	N	P	P	N	P
Heavy Construction other than Building Construction-Contractors	234	N	N	N	N	N	N	N	P	P	N	P
Special Trade Contractors (Article 11:7.6)	235	N	N	N	N	N	N	C	P	P	N	P
Sector 31-33: Manufacturing (Article 11:7.7)												
Food	311	N	N	N	N	N	N	N	N	P	N	C
Beverage and Tobacco	312	N	N	N	N	N	N	N	N	P	N	C
Textile Mills	313	N	N	N	N	N	N	N	N	P	N	C
Textile Product Mills	314	N	N	N	N	N	N	N	N	P	N	C
Apparel	315	N	N	N	N	N	N	N	N	P	N	C
Leather and Allied Products	316	N	N	N	N	N	N	N	N	P	N	C
Wood Products	321	N	N	N	N	N	N	N	N	P	N	C
Paper	322	N	N	N	N	N	N	N	N	P	N	C

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	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Printing and Related Activities	323	N	N	N	N	N	N	N	P	P	N	C
Petroleum Products	324	N	N	N	N	N	N	N	N	P	N	N
Chemical Products	325	N	N	N	N	N	N	N	N	P	N	N
Plastic and Rubber Products	326	N	N	N	N	N	N	N	N	P	N	N
Nonmetallic Mineral Products	327	N	N	N	N	N	N	N	N	P	N	C
Primary Metal	331	N	N	N	N	N	N	N	N	P	N	C
Fabricated Metal Products	332	N	N	N	N	N	N	N	N	P	N	C
Machinery	333	N	N	N	N	N	N	N	N	P	N	C
Computer and Electronic Products	334	N	N	N	N	N	N	N	N	P	N	C
Electrical Equipment, Appliances and Components	335	N	N	N	N	N	N	N	N	P	N	C
Transportation Equipment	336	N	N	N	N	N	N	N	N	P	N	C
Furniture and Related Products	337	N	N	N	N	N	N	N	N	P	N	C
Miscellaneous Manufacturing	339	N	N	N	N	N	N	N	N	P	N	C
Sector 42: Wholesale Trade (Article 11:7.8)												
Wholesale Trade-Durable Goods	421	N	N	N	N	N	N	N	P	P	N	P
Used Motor Vehicle Parts, (Article 11:7.8)	421140	N	N	N	N	N	N	N	N	C	N	N
Recyclable Material, (Article 11:7.8)	42193	N	N	N	N	N	N	N	N	C	N	N
Junkyards (Article 18)		N	N	N	N	N	N	N	N	C	N	N
Wholesale Trade-Nondurable Goods	422	N	N	N	N	N	N	N	P	P	N	P
Sector 44-45: Retail Trade												
Motor Vehicle and Parts	441	N	N	N	N	N	N	N	P	P	N	P
Automobile Dealers (Article 11:7.9)	4411	N	N	N	N	N	N	C	P	P	N	P
Automotive Parts and Accessories Store (Article 11:7.9A)	441310	N	N	N	N	N	N	C	P	P	N	P
Furniture and Home Furnishings	442	N	N	N	N	N	P	P	P	N	N	P
Electronics and Appliances	443	N	N	N	N	N	P	P	P	N	N	P
Building Materials, Garden Supplies	444										N	
Lumber and Building Materials (Article 11:7.10)	4441	N	N	N	N	N	N	C	P	P	N	P
Lawn and Garden Equipment and Supplies Stores	4442	N	N	N	N	N	P	P	P	P	N	P
Food and Beverage Stores	445											
Grocery Stores	4451	N	N	N	N	N	P	P	P	N	N	N
Convenience Stores	44512	N	N	N	N	N	P	P	P	N	N	N
Specialty Stores	4452	N	N	N	N	N	P	P	P	N	N	N
Fruit and Vegetable	44523	N	N	P	P	P	P	P	P	N	N	N
Beer, Wine, and Liquor	4453	N	N	N	N	N	N	P	P	N	N	N
Health and Personal Care	446	N	N	N	N	N	P	P	P	N	N	N
Gasoline Stations (Article 11.7.10A)	447	N	N	N	N	N	C	P	P	P	N	N
Truck Stops	44719	N	N	N	N	N	N	N	N	P	N	N
Clothing and Accessory Stores	448	N	N	N	N	N	N	P	P	N	N	N
Sporting Goods, Hobbies, Books, and Music	451	N	N	N	N	N	P	P	P	N	N	N

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
General Merchandise Stores	452	N	N	N	N	N	P	P	P	N	N	N
Miscellaneous Retail	453	N	N	N	N	N	P	P	P	N	N	N
Flea Markets	4533	N	N	N	N	N	N	N	P	N	N	P
Manufactured Home Dealers	45393	N	N	N	N	N	N	N	P	N	N	P
Non-Store Retailers	454	N	N	N	N	N	N	P	P	P	N	C
Fuel Dealers (Article 11:7.11)	45431	N	N	N	N	N	N	P	P	N	N	N
Sector 48-49: Transportation and Warehousing												
Air Transportation (Article 8:3)	481	N	N	N	N	N	N	N	C	C	C	N
Rail Transportation	482	N	N	N	N	N	P	P	P	P	N	C
Water Transportation	483	N	N	N	N	N	P	P	P	P	N	C
Truck Transportation	484	N	N	N	N	N	N	N	P	P	N	C
Used Household and Office Goods Moving (Article 11:7.11A)	484210	N	N	N	N	N	N	C	P	P	N	C
Transit and Ground Passenger Transportation	485	N	N	N	N	N	N	P	P	P	N	C
Pipeline for Transportation	486	N	N	N	N	N	N	N	P	P	N	C
Scenic and Sightseeing Transportation Storage	487	N	N	P	N	N	N	N	P	P	N	C
Support Activities for Transportation	488	N	N	N	N	N	N	N	P	P	N	C
Motor Vehicle Towing	488410	N	N	N	N	N	N	N	C	C	N	C
US Postal Service	491	N	N	P	P	N	P	P	P	P	N	P
Warehousing and Storage	493	N	N	N	N	N	N	N	P	P	N	C
Sector 51: Information												
Publishing Industries	511	N	N	N	N	N	N	N	P	P	N	P
Motion Pictures and Sound Industries	512	N	N	N	N	N	N	N	P	P	N	P
Motion Picture Theaters	512131	N	N	N	N	N	N	N	P	N	N	N
Broadcasting and Telecommunications	513	N	N	N	N	N	N	P	P	P	N	P
Communication Towers and Ant. (Article 11:7.12)	5131	C	C	C	C	C	C	C	C	C	C	C
Information Services and Data Processing	514	N	N	N	N	N	N	P	P	P	N	P
Libraries (Article 11:7.13)	51412	C	C	N	N	N	P	P	P	P	N	N
Sector 52: Finance and Insurance												
Banks	521	N	N	N	N	N	N	P	P	P	N	N
Credit Intermediation	522	N	N	N	N	N	N	P	P	P	N	N
Pawn Shops	522298	N	N	N	N	N	N	N	P	N	N	N
Security and Commodity Contracts, and Financial Investments	523	N	N	N	N	N	N	P	P	P	N	N
Insurance Carriers and Related Activities	524	N	N	N	N	N	N	P	P	P	N	N
Funds, Trust, and Other Financial Vehicles	525	N	N	N	N	N	N	P	P	P	N	N
Sector 53: Real Estate, Rental and Leasing												
Real Estate	531	N	N	N	N	N	N	P	P	P	N	N
Mini-Warehouses (Article 11:7.14)	53113	N	N	N	N	N	N	N	C	P	N	C
Rental and Leasing Services	532	N	N	N	N	N	N	P	P	N	N	P

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Video Tape Rental	53223	N	N	N	N	N	N	P	P	N	N	N
Sector 54: Professional, Scientific, and Technical Services												
Professional, Scientific, Technical Services	541	N	N	N	N	N	N	P	P	P	N	P
Display Advertising - Signs	54185	See Article 15										
Veterinary Services	54194	N	N	N	N	N	P	P	P	N	N	P
Sector 55: Management of Companies and Enterprise												
Management of Companies and Enterprises	551	N	N	N	N	N	N	P	P	P	N	P
Sector 56: Administrative and Support, Waste Management and Remediation Services												
Administrative and Support Services	561	N	N	N	N	N	N	P	P	P	N	P
Repossession Services (Article 11:7.11B)	561491	N	N	N	N	N	N	C	C	C	N	C
Landscape Services	56173	N	N	N	N	N	N	P	P	P	N	P
Waste Management Services	562											
Waste Collection (Article 11:7.15)	5621	N	N	N	N	N	N	N	N	C	N	N
Hazardous Waste Treatment and Disposal	562211	N	N	N	N	N	N	N	N	N	N	N
Solid Waste Landfill (Article 11:7.16)	562212	N	N	N	N	N	N	N	N	C	N	N
Solid Waste Incinerators (Article 11:7.17)	562213	N	N	N	N	N	N	N	N	C	N	N
Material Recovery Facilities (Article 11:18)	56292	N	N	N	N	N	N	N	N	C	N	N
All Other Waste Management (Article 11:19)	56299	N	N	N	N	N	N	N	N	C	N	N
Sector 61: Educational Services												
Educational Services	611											
Elementary Schools	6111	P	N	P	P	N	P	P	P	N	N	N
Secondary Schools	6111	P	P	P	P	N	P	P	P	N	N	N
Jr. Colleges, Colleges, Universities, Professional Schools	6112-3	N	N	N	N	N	N	P	P	N	N	N
Business Schools, Computer, and Management Training	6114-5	N	N	N	N	N	N	P	P	P	N	N
Other Schools and Instruction (Article 11:7.19a)	6116	C	C	N	N	N	C	P	P	N	N	N
Educational Support Services	6117	N	N	N	N	N	N	N	P	P	N	N
Sector 62: Health Care and Social Assistance												
Ambulatory Health Care Services	621	N	N	N	N	N	P	P	P	N	N	N
Hospitals	622	N	N	N	N	N	N	P	P	N	N	N
Nursing and Residential Care Facilities	623	N	N	N	N	N	P	P	P	N	N	N
Nursing Care Facilities (Article 11:7.20)	6231	C	C	C	C	N	P	P	P	N	N	N
Community Care for Elderly (Article 11:7.21)	6233	C	C	C	C	N	P	P	P	N	N	N
Other Residential Care Facilities (Article 11:7.21A)	623990	C	C	C	C	N	P	P	P	N	N	N
Social Assistance	624	N	N	N	N	N	P	P	P	N	N	N
Individual and Family Services	6241	N	N	N	N	N	P	P	P	N	N	N

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Community, Food, and Housing and Emergency and Relief Services	6242	N	N	N	N	N	P	P	P	N	N	N
Vocational Rehabilitation Services	6243	N	N	N	N	N	N	P	P	P	N	N
Day Care Services (Article 11:7.22)	6244	C	C	C	C	N	C	C	C	C	N	N
Sector 71: Arts, Entertainment, and Recreation												
Performing Arts, Spectator Sports and Related Industries	711	N	N	N	N	N	N	N	P	N	N	N
Museums, Historical Sites, and Similar Institutions (Article 11:7.23)	712	N	N	C	C	C	C	P	P	N	N	N
Amusement, Gambling, and Recreation	713	N	N	N	N	N	N	N	P	N	N	N
Golf Courses and Country Clubs	71391	P	P	P	N	P	N	P	P	N	N	N
Marinas (Article 11:7.24)	71393	C	C	P	N	P	N	P	P	P	N	N
Gun Club and Skeet Ranges (Article 11:7.25)	713990	N	N	C	C	C	N	N	C	N	N	N
Sector 72: Accommodation and Food Services												
Accommodations	721											
Hotels and Motels	72111	N	N	N	N	N	N	P	P	N	N	N
Bed and Breakfast Inns (Article 11:7.26)	721191	C	C	C	C	C	P	P	P	N	N	N
Camps and Recreational Vehicle Parks (Article 11:7.27)	72121	N	N	C	C	C	C	C	C	N	N	N
Rooming and Boarding Houses, Dormitories, Group Housing	72131	N	N	N	N	N	N	P	P	N	N	N
Eating Places	7221-3	N	N	P	P	N	P	P	P	P	N	N
Fast Food Restaurants		N	N	N	N	N	N	P	P	P	N	N
Drinking Places	7224	N	N	N	N	N	N	N	P	N	N	N
Sector 81: Other Services (except Public Administration)												
Auto Repair and Maintenance (Article 11:7.27A)	8111	N	N	N	N	N	N	C	C	C	N	C
Personal and Laundry Services	812											
Personal Care Services (Article 11:7.28)	8121	N	N	N	N	N	N	P	P	P	N	N
Funeral Homes and Services	81221	N	N	N	N	N	P	P	P	P	N	N
Cemeteries (Article 11:7.29)	81222	N	N	C	C	C	C	C	C	C	N	N
Crematories	81222	N	N	N	N	N	N	P	P	P	N	P
Laundry and Dry Cleaning Services	8123	N	N	N	N	N	N	P	P	P	N	P
Coin Operated Laundries/Dry Cleaning	81231	N	N	N	N	N	N	P	P	N	N	N
Pet Care Services (Except for Animal Shelters)	81291	N	N	N	N	N	N	N	P	P	N	N
Animal Shelters Only (Article 11:7.29A)	812910	N	N	N	N	C	N	N	P	P	N	N
Automotive Parking Lots and Garages	81293	N	N	N	N	N	N	P	P	P	N	P
Sexually Oriented Business (Article 17)	81299	N	N	N	N	N	N	N	C	N	N	N
All Other Personal Services	81299	N	N	N	N	N	N	P	P	N	N	N

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Religious, Fraternal, Professional, Political, Civic, Business Organizations	813											N
Religious Organizations	81311	P	P	P	P	P	P	P	P	P	N	N
All Other Organizations	8132-9	N	N	N	N	N	P	P	P	P	N	N
Sector 92: Public Administration												
Executive, Legislative, and General Govt.	921	N	N	N	N	N	P	P	P	P	N	P
Justice, Public Order and Safety	922	N	N	N	N	N	N	P	P	P	N	P
Courts	92211	N	N	N	N	N	N	P	P	P	N	P
Police Protection	92212	P	P	P	P	P	P	P	P	P	N	P
Correctional Institutions	92214	N	N	N	N	N	N	N	N	P	N	P
Fire Protection	92216	P	P	P	P	P	P	P	P	P	N	P
Administration of Human Resources	923	N	N	N	N	N	N	P	P	P	N	P
Administration Of Environmental Quality and Housing Program	924-5	N	N	N	N	N	N	P	P	P	N	P
Public Parks and Recreation	924120	P	P	P	P	P	P	P	P	P	N	P
Administration of Housing, Planning, CD Programs	925	N	N	N	N	N	N	P	P	P	N	P
Administration of Economic Programs	926	N	N	N	N	N	N	P	P	P	N	P
Residential Uses												
Site Built Housing												
Existing Single-Family Detached	NA	P	P	P	P	P	P	P	P	N	N	N
Single-Family Detached	NA	P	P	P	P	P	P	P	P	N	N	N
Second Single-Family Residential Dwelling Unit (Sec. 11:7.30)	NA	C	N	C	C	N	C	C	N	N	N	N
Duplexes (Sec 11:7.31)	N/A	N	N	N	N	N	C	C	C	N	N	N
Multi-Family Apartments (Sec 11:7.31A)	N/A	N	N	N	N	N	N	C	C	N	N	N
Townhouses (Sec 11:7.32)	N/A	N	N	N	N	N	N	C	C	N	N	N
Patio Houses (Sec 11:7.33)	N/A	N	N	N	N	N	N	C	C	N	N	N
Manufactured Housing (Article 12:9)												
Residential Designed (Sec. 11:7.30B)	NA	P	N	P	P	P	C	C	N	N	N	N
Standard Designed (Sec. 11:7.30B)	NA	P	N	P	P	P	C	C	N	N	N	N
Second Unit, Family Member Only (Sec. 11:7.34)	N/A	C	N	C	C	N	C	C	N	N	N	N
Family Estate												
Existing Single-Family Detached (Sec. 11:7.35)	NA	C	N	C	C	N	C	C	C	N	N	N
Single-Family Detached (Sec. 11:7.35)	NA	C	N	C	C	N	C	C	C	N	N	N
Manufactured Housing, Residential Designed (Sec. 11:7.35)	NA	C	N	C	C	N	C	C	C	N	N	N
Manufactured Housing, Standard Designed (Sec. 11:7.35)	NA	C	N	C	C	N	C	C	C	N	N	N
Accessory Uses to Residential Uses												

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Bathhouses and Cabanas	NA	P	P	P	P	P	P	P	P	N	N	N
Domestic Animal Shelters	NA	P	P	P	P	P	P	P	P	N	N	N
Non-Commercial Greenhouses	NA	P	P	P	P	P	P	P	N	N	N	
Private Garage and Carport	NA	P	P	P	P	P	P	P	P	N	N	N
Storage Building	NA	P	P	P	P	P	P	P	P	N	N	N
Swimming Pool, Tennis Courts	NA	P	P	P	P	P	P	P	P	N	N	N
Auxiliary Shed, Workshop	NA	P	P	P	P	P	P	P	P	N	N	N
Home Occupation (Article 11:7.34)	NA	C	C	C	P	C	C	C	C	N	N	N
Horticulture, Gardening	NA	P	P	P	P	P	P	P	P	N	N	N
Family Day Care Home	NA	P	P	P	P	P	P	P	P	N	N	N
Satellite Dishes, etc.	NA	P	P	P	P	P	P	P	P	N	N	N
Accessory Uses to Non-Residential Uses												
Buildings, Structures, Lift Stations, etc. (Article 11:7.35)	NA	N	N	C	C	C	C	P	P	P	N	C
Open Storage (Article 11:7.36)	NA	N	N	N	N	C	N	C	C	C	C	C
Temporary Uses												
All Temporary Uses; Non-Residential (Article 11:7.37)	NA	C	C	C	C	C	C	C	C	C	C	C
Temporary Accessory Dwelling Unit (Article 11:7.38)	NA	C	C	C	C	C	C	C	C	N	N	C

6:1.1. *Uses Permitted By-Right = P.* The letter "P" indicates that a use type is permitted by-right in the respective zoning district, subject to compliance with all other applicable regulations of this ordinance.

6:1.2. *Uses Subject to Conditions = C.* The letter "C" indicates that a use type is permitted in the respective zoning district only if it complies with the industry specific and sometimes case specific conditions of article 11 and all other applicable regulations of this ordinance and if approved in accordance with the review procedures set forth in article 11. A section number reference following a use category means the use must meet the additional conditions and requirements of the referenced section.

6:1.3. *Uses Not Allowed = N.* The letter "N" indicates that a use type is not permitted in the respective zoning district, unless it is otherwise expressly allowed by other regulations of this ordinance.

6:1.4. *New or Unlisted Uses.* Any uses found in the latest edition of the NAICS Manual but not listed in Table 1 above shall adhere to the allowed uses as listed in the next available high order category. Should the allowed uses be unspecified in any of the higher order categories, the DSR(s) shall be authorized to make a similar use interpretation in accordance with South Carolina Code of Laws Section 6-29-710.

Uses not listed in the NAICS Manual are identified by the letters "NA" (Not Applicable) in the NAICS column. If an application is submitted for a use type that is not listed as an allowed use in one or more zoning districts, the DSR shall be authorized to make a similar use interpretation.

6:1.5. *Reserved.*

6:1.6. *Accessory Uses.* A use which is naturally and normally incident and subordinate to the principal use of a structure or lot shall be permitted in all zones unless otherwise stated.

(Ord. No. 08-11, § 1, 5-5-08; Ord. No. 09-06, § 1, 2-2-09; Ord. No. 09-12, §§ 7, 9, 5-4-09; Ord. No. 09-28, § 1, 10-5-09; Ord. No. 11-09, § 1, 4-18-11; Ord. No. 11-24, §§ 3—5, 9-6-11; Ord. No. 12-03, § 1, 3-5-12; Ord. No. 12-16, § 1, 9-17-12; Ord. No. 2013-04, § 1, 4-1-13; Ord. No. 2015-18, § 1, 8-17-15; Ord. No. 2015-29, § 1, 9-21-15; Ord. No.

6:2. Affordable housing bonus.

A. Affordable housing general standards.

1. *Design.* Design shall conform to the following:
 - a. The units shall be located in a random fashion throughout the development, and mixed in such a way that they blend with the character of the community. In multi-family developments, the designated units shall be mixed throughout the buildings.
 - b. Exterior materials, details, style, landscaping, and other elements of the units that are visible shall be identical to those of the other units in the development.
2. *Control of units.* The units shall be regulated to ensure that they remain available as affordable units. The following are acceptable methods of regulation:
 - a. Management may be by a private developer, nonprofit housing agency, or housing authority. The eligibility rules shall be reviewed and approved by the housing authority to ensure they meet state and federal requirements. Where there are no state or federal funds or programs involved, the housing authority shall review the pro forma to ensure the eligibility requirements match the cost reduction provided by the bonus.
 - b. *Sales units.* These units may be sold subject to agreements that limit appreciation and that require the units to be sold to people eligible for such units. Appreciation shall be geared to the percentage increase in assessed value in the development.
 - c. Nothing in subsection 2.a. or 2.b. of this section shall prohibit units to be sold to a housing authority or a recognized nonprofit, affordable housing corporation.
 - d. *Rental units.* These units shall be rented only to eligible tenants based on the approved eligibility program.

B. Types of affordable housing bonuses.

1. *Single-family cluster.* In a single-family cluster, the developer shall submit the site capacity calculations to establish the base density. The bonus shall be granted provided all requirements of this article are met, as well as the following conditions:
 - a. The bonus shall be permitted only when natural resources do not limit the density.
 - b. Fifty percent of the additional units shall meet the criteria of subsection 6:2.15.A.
 - c. A site plan shows the additional units being accommodated by.
 - (i) A revised set of lot standards which reduces lot area for all lots or uses several lot sizes; and/or
 - (ii) The amount of open space as required by this ordinance is maintained.
2. *Planned, community or multifamily developments.* Developers of these uses can propose up to a 20-percent increase in density maximums, which shall be granted, provided the requirements of this article are met. The actual bonus shall be determined by this section. The developer shall submit the site capacity analysis to establish the base density, as well as meet the following conditions:
 - a. The bonus shall be permitted only when natural resources do not limit the density.

-
- b. Fifty percent of the additional units shall meet the criteria of subsection 6:2.15.A.
 - c. A site plan showing the additional units being accommodated by any combination of the following:
 - (i) A revised mix of dwelling unit types. The developer may introduce a unit type that uses less land to partially achieve the increase in density.
 - (ii) The affordable units shall be mixed into all unit types used on the plan.
 - (iii) The amount of open space as required by this ordinance is maintained.

Example: Site capacity in a planned development permits 100 dwelling units. Use of the bonus would permit a total of 120 dwelling units, of which ten must be affordable units. The 100 base units would sell for \$180,000.00. The raw land cost, site development cost and profit on the lot would be 25 percent of the total or \$45,000.00 per lot. The building cost, including both hard costs and soft costs, would be \$80.00 per square foot or \$135,000.00 for a 1,688-square-foot house. The ten affordable units would be \$78.00 per square foot or \$109,000.00 for a 1,400-square-foot house. This represents a reduction of 39 percent which makes it very affordable when compared to the market housing. The developer's bonus is ten market units. Since there are 110 units to allocate over the cost of land and improvements of \$4,500,000.00, the ten-unit bonus in market units reduces the per-unit cost to \$40,909.00. If the site was a suburban planned development with a 1.83 gross density and 40 percent open space, it would have the following land allocation: 54.6 acres, of which 40 percent (21.9 acres) was open space, leaving 32.7 acres of buildable land. With about 15 percent streets, the average lot size would have been 12,100 square feet. The affordable project would have 120 units for a density of 2.19 dwelling units per gross acre. Open space would be reduced from 40 percent to 38.0 percent (20.7 acres), thus providing 33.9 acres for development and resulting in 120 lots of about 10,000 square feet each.

(Ord. No. 11-24, § 6, 9-6-11)

Editor's note(s)—Ord. No. 11-24, § 6, adopted September 6, 2011, amended section 6:2 in its entirety to read as herein set out. Formerly, section 6:2 pertained to conditional use regulations, and derived from Ord. No. 09-06, §§ 3—6, adopted February 3, 2009; Ord. No. 09-12, §§ 8, 10, adopted May 4, 2009; Ord. No. 09-28, § 2, adopted October 5, 2009, and Ord. No. 11-09, § 2, adopted April 18, 2011.

ARTICLE 7. PRIMARY DISTRICTS

7:1. Permitted uses.

See section 6.1, Table 1.

7:2. Minimum lot area.

The minimum lot areas per dwelling unit for each zoning district are listed in section 7.3, Table 1 unless otherwise required by the South Carolina Department of Health and Environmental Control (SCDHEC).

7:3. Yard and setback requirements.

All setback lines adjacent to a public right-of-way are measured from the edge of the public right-of-way. When the right-of-way is not known, the setback shall be measured from the edge of the pavement or back of the curb, if present, and each required setback shall be increased by a minimum of ten feet.

In such cases in the residential zone where the frontage along both sides of the street is at least 50 percent developed, then the required front yard setback for a new structure not the subject of a site plan or subdivision application may be modified to the average for the existing development.

Setbacks from existing roads will be consistent with the requirements outlined in the appropriate zoning district and listed in Table 1.

Table 1:
Schedule of Lot Area, Yard, Setback, and Density By District

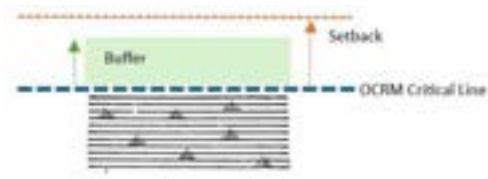
	R	RRL	RP	<u>RP-10**</u>	RC	<u>VC</u>	CC	GC	ID	RE	MB
Minimum Lot per Unit											
Non Residential Area (SF)	40,000	N/A	2 acres	<u>N/A</u>	2 acres	<u>10,000</u>	10,000	10,000	12,000	2 acres	12,000
Residential											
Single-Family	.5 acre	7,800	1 acre	<u>10 acres</u>	5 acres	<u>.5 acre</u>	(B)	(A)	N/A	N/A	N/A
Patio	N/A	N/A	N/A	<u>N/A-</u>	N/A	<u>N/A</u>	(B)	3,500	N/A	N/A	N/A
Duplex	N/A	N/A	N/A	<u>N/A-</u>	N/A	<u>(B)</u>	(B)	(A)	N/A	N/A	N/A
Townhome	N/A	N/A	N/A	<u>N/A-</u>	N/A	<u>N/A</u>	3,500	2,000	N/A	N/A	N/A
(A) 4 per acre for single-family dwelling units; 6 per acre for attached units.											
(B) 2 per acre for single-family dwelling units; 4 per acre for attached units.											
<u>**These standards may be modified for subdivisions approved in accordance with the development standards set forth in Article 22, Rural Small Lot Subdivisions.</u>											

	Multi-Family, Single-Family and Nonresidential Uses											Patio	Duplex	Townhome
	R	RP	RP- 10**	RC	VC	CC	GC	ID	RE	MB	All Districts			
Minimum Yard and Building Setback (feet)														
Minimum lot width	50 50 100	200	200	200	100	80 80 100	80 80 100	90 90 100	200	90 90 100	Minimum lot width	45	50	20
Front														
Major Street (Multi-Lane)	60	60	60	60	60	60	60	60	200	60	Major Street (Multi-lane)	60*	60*	60*
Major Street (Two-lane)	35	45	45	45	35	35	35	45	200	45	Major Street (Two-lane)	35	35	35
Minor Street	25	25	25	25	25	25	25	25	160	25	Minor Street	25	25	20
Side														
Residential	10	25	25	50	5	5	5	N/A	N/A	N/A	Interior	N/A	0	0
Non-residential	10	25	25	50	5	5	5	10	100	10	Street-side/Exterior	5	10	5
Rear														
Residential	25	25	25	100	10	10	10	N/A	100	N/A	Residential	20	20	5
Non-residential	40	50	50	150	10	10	10	15	100	15	Non-residential	N/A	N/A	N/A
* Access to units along a multi-lane major street shall generally have a common access onto a frontage road or similar, which shall be considered a minor street; the frontage road or similar may encroach into the 60' front setback from the multi-lane major street.														
** These standards may be modified for subdivisions approved in accordance with the development standards set forth in Article 12.9, Rural Small Lot Subdivisions.														

(Ord. No. 09-06, § 7, 2-2-09; Ord. No. 09-12, § 11, 5-4-09; Ord. No. 09-38, § 1, 11-2-09; Ord. No. 11-24, § 7, 9-6-11; Ord. No. 13-04, § 3, 4-1-13)

7:4. Riparian buffers.

A riparian buffer shall be provided along tidelands, wetlands, streams and rivers. Buffers and setback lines are measured from OCRM designated critical lines for tidelands; delineation lines for wetlands; and from stream banks and river banks. Setbacks are inclusive of the required buffer area. For example, an individual dwelling unit requires a 50' undeveloped buffer from the OCRM critical line and an additional 10' setback for the building (a total of 60' setback from the OCRM critical line).



The buffer area shall remain undeveloped, except for piers, docks and pervious access paths to the water or wetlands bank. Any disturbance of the buffer area shall adhere to OCRM's Best Management Practices (BMPs). Riparian buffers shall also be in accordance with any applicable state and federal regulation.

Buffer widths are based on land use. In the event that a setback standard in section 7:3 is less than the required buffer width, the required buffer regulation applies.

Riparian Buffer and Setback Table

	<u>BUFFER</u>	<u>SETBACKS</u>			
Water Resource		Individual Dwelling Unit	Single-Family Residential Development	Multi-Family Residential	Non-Residential
Critical Area (Coastal Waters, Tidelands, <u>Marshes</u> , -Beach/Dune System)	<u>50'</u> *	15' <u>60'</u>	25' <u>60'</u> [±]	35' <u>100'</u> [±]	50' <u>100'</u> [±]
Jurisdictional <u>Freshwater</u> Wetlands,, Saltwater of Freshwater Saltwater or Freshwater	<u>20'</u> *	15' <u>30'</u>	25' <u>50'</u> *	35' <u>50'</u> [±]	50' [±]
Non-Jurisdictional <u>Freshwater</u> Wetlands,, Saltwater or Freshwater	<u>20'</u> *	15' <u>30'</u>	<u>50'</u> * 25'	35' <u>50'</u> [±]	50' [±]
Rivers, Streams (non critical area)	<u>50'</u>	25' <u>60'</u>	50'	50' <u>100'</u>	50' <u>100'</u>
The above setbacks <u>buffers</u> are total average widths; with widths not to be less than 15 <u>10</u> feet for a 25 <u>20</u> -foot buffer, , 20 feet for a 35-foot buffer , <u>20 feet for a 35-foot buffer</u> , and 30 feet for a 50-foot buffer.					
* Buffer requirement may be waived <u>or reduced</u> if applicant provides an OCRM land disturbance permit and/or approved wetland mitigation plan as part of a PDD, Subdivision or Development Plan submittal.					

See Section 8.9 for additional buffer requirements within the Euhaw Overlay District.

Maintenance within a riparian buffer will adhere to the following limitations:

1. Trees can be limbed up to 15 feet.
2. Under brush can be cleared down to no less than four inches above grade.
3. Unprotected trees under three-inch caliper can be cut.

Uses Allowed Between Building Setback and River Buffer. The area located between the building setback and river buffer is called the transitional buffer. The purpose of this buffer is to allow for a construction envelope between the building and river buffer for the river buffer to be protected from construction damage. The following uses are permitted within the transitional buffer once construction is completed:

1. Residential - playgrounds, fire pits, outdoor furniture, pervious hardscapes, uncovered decks, pools, etc.
2. Non-Residential - picnic shelters, pervious hardscapes such as sidewalks and patios, etc.

(Ord. No. 09-37, § 2, 11-2-09)

7:5. Maximum height.

Maximum building height in all districts is 35 feet. Height measurement shall be made from the average finished grade elevation at the building line to the mean roof height.

The maximum building height may be increased to 50 feet, measured from the average finished grade elevation at the building line to the mean roof height, in areas where there is a public water distribution system and the Fire Chief or their appointed designee, confirms that there is adequate firefighting equipment capable of fighting a structure fire available in such areas to safely accommodate the increased height.

Chimneys, elevators, poles, spires, tanks, towers, and other projections not used for human occupancy may exceed the district height limit.

Flagpoles shall not exceed 35 feet in height measured from the average finished grade except where flags are expressly permitted in Article 15, Sign Standards.

7:6 Maximum building size. (moved to Article 8)

Non-residential buildings in the Village Commercial (VC) district shall generally be limited to 2,500 square feet of heated floor area. This restriction shall not apply to existing lots of record as of [date of moratorium adoption] where a Zoning Certification Letter was issued and a pre-application conference was held with the DSR prior to [date of moratorium].

- CODE OF ORDINANCES
Appendix A - ZONING
ARTICLE 8. SPECIAL PURPOSE DISTRICTS

ARTICLE 8. SPECIAL PURPOSE DISTRICTS

8:9 Euhaw Overlay District (EOD)

8:9.1 Purpose and Intent

8:9.2 Application

8:9.3 Use regulations

8:9.4 Design and development standards

1. Required buffers and private wastewater system setbacks
2. Requirements for lots served by private wastewater systems
3. Access management
4. Stormwater management
5. Fill restrictions
6. Non-residential design standards

8:9.5 Non-conforming lots

8:9. Euhaw Overlay District (EOD).

8:9.1 Purpose and intent. The purpose of the **Euhaw Overlay District** is to maintain the rural character of the area, protect important historic and cultural resources, and minimize the impacts of development on surrounding water resources, particularly the Broad River. Development in this area should respect the existing conditions and minimize the visual impact of buildings on the area through careful site planning, maintaining and enhancing existing vegetation, and vernacular building design.

8:9.2 Application. The standards contained herein shall apply to all land within Euhaw Overlay District (EOD) as indicated on the official zoning map of Jasper County.

Unless a deviation from such restrictions are provided elsewhere in this section 8:9, property within the EOD shall be required to adhere to all provisions of the Jasper County Zoning Ordinance and Land Development Regulations otherwise applicable within the underlying zoning district.

8:9.3 Use regulations: Uses shall be governed by the underlying zoning district. Within Euhaw Overlay District (EOD), zoning map amendments shall be evaluated within the following criteria:

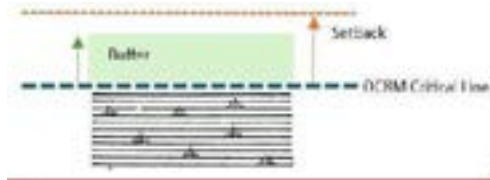
1. **Except for properties having direct access to US Highway 17 or US Highway 170, no property shall be rezoned to a nonresidential district unless it is located at the intersection of a state highway or major roadway with another existing street with access provided by the lower-order street. Those properties having direct access to US Highway 17 or US Highway 170 must comply with the shared access and driveway separation provisions of the Jasper County Land Development Regulations, Article 8.13 (See Also Article 3.9.A.3).**
2. No property shall be zoned to Residential (R) unless designated in a Transition Zone according to the Future Land Use Map.

8:9.4 Design and development standards.

1. Required buffers and private wastewater system setbacks

- A. Riparian buffers. A riparian buffer shall be provided along tidelands, wetlands, streams and rivers. Buffers

and setback lines are measured from OCRM designated critical lines for tidelands; delineation lines for wetlands; and from stream banks and riverbanks. Setbacks are inclusive of the required buffer area, as shown in the graphic below.



The buffer area shall remain undeveloped, except for piers, docks and pervious access paths to the water or wetlands bank. Any disturbance of the buffer area shall adhere to OCRM's Best Management Practices (BMPs). Riparian buffers shall also be in accordance with any applicable state and federal regulation.

- B. Private wastewater system setback. Private wastewater systems shall be separated from tidelands, wetlands, streams, rivers, and stormwater facilities. Setback lines are measured from OCRM designated critical lines for tidelands; delineation lines for wetlands; and from stream banks and riverbanks.

Riparian Buffer and Setback Table

	<u>Private Wastewater System Setback Requirements</u>		<u>Riparian Buffer Requirements</u>		
<u>Water Resource</u>	<u>Individual Septic Tank and Drain Field</u>	<u>Advanced Wastewater Treatment System</u>	<u>Primary Structure Buffer ²</u>	<u>Primary Structure Setback</u>	<u>Accessory Building (under 750 square feet) Setback</u>
<u>Critical Area (Coastal Waters, Tidelands, Marshes, Beach/Dune System)</u>	125'	1000'	75'	100'	85'
<u>Jurisdictional Wetlands</u>	100'	400'	50'	75'	80'
<u>Non-Jurisdictional Wetlands</u>	100'¹	400'	50'	75'	80'
<u>Rivers, Streams, including stormwater management facilities such as ditches and stormwater swales</u>	100'¹	400'	75'	100'	85'
¹ The drain field setback may be reduced to 75' if the applicant can demonstrate the seasonal high-water table is more than 15" below the trench bottom.					
² The above buffers are total average widths; with no part of the buffer measuring less than 50 percent of the required width.					

Maintenance within a riparian buffer will adhere to the following limitations:

- i. Trees can be limbed up to fifteen (15) feet.
- ii. Under brush can be cleared down to no less than four (4) inches above grade.
- iii. Unprotected trees under three-inch caliper can be cut.

2. Requirements for lots served by private wastewater systems

- A. Minimum lot size required. For properties not served by public sewer, no new lot shall be created after the [EFFECTIVE DATE] smaller than one acre in size. For lots with a second dwelling unit, the minimum lot size shall be two acres.
- B. Septic Reserve Area required. Properties within the ECHOD are required to demonstrate an area of the property which is to remain undeveloped for use as a septic reserve area (SRA). The SRA must be shown as a part of the septic system prior to the issuance of a building permit. Lots of record as of [EFFECTIVE DATE] may be exempt from this requirement at the discretion of the DSR.
- C. The distance between the septic tank trench bottom and the seasonal high-water shall be a minimum of eighteen (18) inches.

D. Maintenance required.

3. Access management

It is in the best interest of Jasper County to manage access along roadways in the interest of maintaining roadway safety and capacity. Reduction of access points to the corridor is required to the maximum extent possible. The following shall apply:

A. Consolidation of Access Points:

i. Driveway and/or other access separation along the corridor shall be in accordance with the SCDOT, and Roadside Management Standards. In no event, however, shall residential driveways and no Access n-residential full-access curb cuts be permitted at spacing less than as follows:

- a. Principal Arterial road: 1,500 feet
- b. Minor Arterial road: 1000 feet
- c. Major Collector road: 800 feet
- d. Minor Collector road: 400 feet
- e. Residential/Subcollector road: 200 feet

ii. Shared driveways between two or more parcels shall be required where there is not a conflict in use and a shared driveway is not restricted by topography or other existing site features. Shared driveways shall require mutually executed shared access agreements; and

iii. Unless restricted by topography or other natural site features, adjoining parking lots serving non-residential buildings of non-conflicting use shall be connected and shall require mutually executed shared access agreements.

B. Stub Outs:

i. Where an undeveloped adjacent parcel exists, a stub out or cross-access easement for future stub out, shall be required to allow for connection to future parking and/or shared driveways; and

ii. Where a developed adjacent parcel exists, existing stub outs shall be utilized.

4. Stormwater Management

A. The Southern Lowcountry Stormwater Design Manual (SoLoCo) shall be applicable to all new residential subdivisions and nonresidential developments within the EOD. This standard shall be reviewed to determine if this standard creates unreasonable hardships on landowners within this district within 18 months of the adoption date of this ordinance.

5. Fill Restrictions

A. The requirements established in this Division shall apply to all proposed development in the special flood hazard areas subject to inundation by the 1% annual chance flood as defined and delineated in the FEMA Flood Insurance Rate Maps (FIRM) for Jasper County, except for the following exemptions:

i. Single-family residential development on lots existing prior to the adoption of this section (date)

ii. Fill utilized for agriculture and/or property maintenance. For purposes of this section, the term "property maintenance purposes" means landscaping, gardening or farming activities, erosion control, and filling in of washed-out sections of land. Property maintenance purposes shall only include the placement of such quantities of fill not to exceed the limitations specified herein and that do not inhibit the free flow of water.

iii. Exemptions from fill requirements for erosion control purposes must be accompanied by a

stabilization plan and narrative approved by the DSR providing reasoning why fill is necessary to solve an erosion issue.

- iv. Public roads, pump stations, stormwater management improvements, levees, and other public facilities that are necessary to provide for health, safety, and public welfare needs.

B. Fill restriction.

- i. The amount of allowable fill must not increase the existing natural grade of the property by more than three vertical feet.
- ii. The only portion of the property that may be filled is the area underneath the elevated structure, together with driveway and walkway access to the structure; Fill shall taper at a maximum slope of 1:3 from a five-foot perimeter around the outer foundation to the existing site elevation. The minimum amount of fill necessary for grading is permitted for parking, stormwater, and roads.
- iii. If the lot area is 20 acres or more, in no case shall the maximum lot area of the property filled exceed 33.33 percent of the total area of the lot.
- iv. If a new or reconstructed structure is to be elevated utilizing fill material, any required building elevation standard exceeding the three-foot fill limitation must be achieved through the use of elevation foundations, piers or similar structural elevation techniques that are in compliance with then-applicable county building code requirements as certified by a structural engineer.
- v. Non-conforming structures may utilize fill to expand up to 15% of the gross floor area in accordance with other development regulations.
- vi. Any fill project must be designed to limit negative impacts upon adjacent and affected upstream and downstream property owners during flood events to the maximum extent practicable.
- vii. No fill project shall fill in or obstruct any local drainage channels without an alternative drainage plan design, and shall limit soil erosion and water runoff onto adjacent properties to the maximum practicable extent, and be in compliance with the NPDES standards and stormwater requirements.
- viii. All fill material that is brought in from offsite and will be placed at elevations below the seasonal high water table or within 1 foot above the seasonal high water table will be required to meet the following clean requirements. Offsite soils brought in for use as fill shall be tested for Total Petroleum Hydrocarbons (TPH), Benzene, Toluene, Ethyl Benzene, and Xylene (BTEX) and full Toxicity Characteristic Leaching Procedure (TCLP) including ignitability, corrosivity and reactivity. Fill shall contain a maximum of 100 parts per million (ppm) of total petroleum hydrocarbons (TPH) and a maximum of 10 ppm of the sum of Benzene, Toluene, Ethyl Benzene, and Xylene and shall pass the TCPL test. Determine TPH concentrations by using EPA 600/4-79/020 method 1:18.1. Determine BTEX concentrations by using EPA SW-846.3-3 Method 5030/8020. Perform TCLP in accordance with TCLP from a composite sample of material from the borrow site, with at least one test from each borrow site. Within 24 hours of conclusion of physical tests, submit 3 copies of test results, including calibration curves and results of calibration tests. Fill material shall not be brought on site until tests have been approved by the Stormwater Department.
- ix. Modulation from Fill Requirements: The DSR may grant flexibility from the fill requirements in the following cases:
 - a. Lots 3 acres or less and all single-family residential lots with sloping terrain may provide greater than 3 feet of fill to provide a level foundation as long as the average fill does not exceed 3 feet.
 - b. Where no other suitable site configuration is practicable, depressions, sinkholes, and borrow pits that are not part of the natural drainage of the site that are not delineated as tidal or non-tidal

wetlands may be filled to provide for a level foundation.

- c. Single-family residential structures utilizing raised slabs with a masonry or concrete curtain wall may contain more than 3 feet of fill if it is limited to the footprint of the building.

C. Administration

Fill activities in accordance with this section may be permitted upon approval by the DSR. All fill application permits shall be valid for a period of six months from the date of issuance, may be renewed only upon filing of an application for renewal with the Planning Department, and then may only be renewed upon a showing of demonstrated progress towards completion of the fill activity. All fill application permits must be accompanied by a detailed plan describing the area to be filled, the estimated amount of fill to be used and the purpose of the fill project. A professional engineer registered in the state must also submit elevation and topographic data illustrating changes in the topography and estimating impacts upon local flood flows.

Except as provided in sections 8:9.5, adjacent property owners shall be identified and notified of the fill project by the applicant with proof of notification provided to the DSR.

6. Non-Residential Design Standards

Intent. The architectural design of retail, office, and other commercial buildings must consider the desire of Jasper County to create and enhance the community's image. Jasper County's identity and sense of place will be strengthened through thoughtful design and development, reflecting the Lowcountry vernacular.

Architectural design and materials. Generally, architectural design shall contribute to the sense of place of Jasper County and reflect designs, materials, and colors historically present in the region. Building elevations must consider the surrounding area and further enhance community character. Lowcountry architecture is rooted in practicality, climate responsiveness, and a sense of place.

A. Design Principles:

- i. *Proportion and Order: Proper proportions are essential for timeless architecture. Buildings should adhere to human scale, emphasizing vertical proportions. Elements should generally be taller than they are wide.*
- ii. *Exterior Walls: Lowcountry buildings feature raised foundations, deep porches, and simple elegance. Materials should create strong textures and shadow lines.*
- iii. *Porches and Balconies: Deep porches are iconic in Lowcountry design. They provide shade, encourage outdoor living, and foster community interaction.*
- iv. *Window and Shutter Design: Windows should be vertically proportioned, reflecting the human scale. Shutters, if used, should be functional and appropriately sized.*
- v. *Entry and Door Design: Entryways play a significant role in Lowcountry design. They should be welcoming and well-proportioned. Doors can be solid wood or glass, reflecting the overall style.*
- vi. *Roofs: Roofs should complement the building's proportions. Gabled, hipped, or shed roofs are common. Metal roofing is practical and adds character.*
- vii. *Fences, Walls, & Gates: Fences and walls define property boundaries. They can be decorative or functional. Gates should be well-designed and in harmony with the overall aesthetic.*
- viii. *Accessory buildings: Outbuildings, such as sheds or storage areas, should blend seamlessly with the main house. Their design should follow the same principles as the primary structure.*
- ix. *Trim: Trim details, such as cornices, moldings, and brackets, enhance the overall appearance. Simplicity and craftsmanship are defining elements of Lowcountry buildings.*

B. Siding: Wood clapboard, wood board and batten, wood shingle siding, brick, natural stone, stucco, tabby,

faced concrete block, and any artificial siding material which closely resembles the natural materials listed above. Siding may be left natural or painted, stained or, in the case of wood, weathered.

- C. Roofs: Wood shingles, slate shingles, multi-layered asphalt shingles, metal raised seam or tiles.
- D. Features: Pitched roofs, roof overhangs, covered porches, canopies, awnings, trellises, gazebos, and open wood fences.
- E. Colors: Earth tones (greens, tans, light browns, terra cotta, etc.), grays, pale primary and secondary colors (less than 50 percent color value), white cream tones, and the like. Dramatic accent colors, such as reds or blues, shall be avoided.
- F. Fencing. Fencing shall be of durable construction using quality material (i.e., brick, stone, other masonry, wood, metal, or any combination thereof) and complimentary to the building design and materials. The finished side of the fence shall face the corridor right-of-way or other adjacent property.

Chain link welded or woven wire, and other similar fencing are not permitted. Such fencing may be permitted for temporary use during construction and site development provided it is removed or replaced with compliant material upon completion of construction. This requirement is for aesthetic purposes only and is not associated with building code requirements or standards.

- G. Outdoor Storage. All outdoor storage areas shall be located to the side or rear yard and shall be screened with a wooden fence or masonry wall, complimentary to the building design and materials, which is at least eight feet (8') high. One (1) evergreen shrub, with a mature growth of at least 8' in height, shall be installed for every five (5) linear feet of fence or wall on the side of the fence or wall facing a neighboring property or public right-of-way. The minimum shrub shall be a minimum of 5 gallons in size and shall be nursery stock with well-developed root systems. All planted areas shall be properly maintained and shall be provided with an irrigation system or a readily available water supply to ensure continuous healthy growth and development.

H. Additional requirements.

- i. The primary building façade shall face the street. When located on a corner, the primary façade shall face the higher order street.
- ii. All sides of all buildings are to be treated with the same architectural style, materials, and details as the primary façade.
- iii. A single building or development or multiple buildings within a development must maintain a consistent architectural theme. Architectural design, building materials, colors, forms, roof style and detailing should all work together to express a harmonious and consistent design. This includes, but is not limited to, signage, gasoline pump canopies or other accessory structures.
- iv. Building elements must not function as signage. The appearance of "franchise architecture", where the building functions as signage is prohibited. Incorporation of franchise or business design elements unique or symbolic of a particular business must be inobtrusive and secondary to the overall architectural design.
- v. Access ways and parking lots shall be paved or, at the discretion of the Planning Director, may be surfaced using low-impact, contextual materials. Parking shall generally be located to the side of the building.

I. Exterior materials and features prohibited:

- i. Plywood, cinderblock, unfinished poured concrete, unfaced concrete block, plastic and/or metal.
- ii. Partial (less than three sides) mansard roofs, flat roofs without a pediment, unarticulated roofs having a length exceeding 50 feet.
- iii. Unarticulated facades having a length exceeding 50 feet.
- iv. Incongruous architectural details or color contrasts as determined by the DSR or BZA.
- v. Chain link or woven metal fences.

- vi. Reflective materials, including highly reflective glass. Window painting or view-blocking techniques are generally not permitted.
- vii. Design elements that may function as signage, roof lights, exposed neon lighting, exposed neon signage, illuminated trim of buildings or building elements, translucent awnings or illumination of translucent awnings, or any other undesirable design element, as determined by the DSR.

J. Screening.

- i. Mechanical equipment should not be located on the roof of a structure unless the equipment can be screened. The mechanical equipment should be clustered as much as possible. All rooftop equipment must be painted to match the surrounding rooftop color, if anticipated to be visible from any existing or future surrounding building, property or street. All mechanical equipment such as compressors, air conditioners, communications equipment, and any other type of mechanical equipment must be screened on all sides to full height by building parapet walls or other building elements that appear as integral elements of the overall building design, unless approved otherwise by the DSR.
- ii. Ground level mechanical equipment shall be screened with landscaping and architectural walls using materials compatible with the building.
- iii. Loading, service, and trash areas must be screened with walls that match the building materials and colors. Screen walls must be of sufficient height to fully screen utility areas from public view.

8:9.5 Nonconforming lots.

If a lot of record at the time of adoption of this ordinance does not contain sufficient land area and/or lot width to meet the minimum lot size requirements of the EOD, such lot may be used for a residential use, as a building or placement site for a structure permitted in the district provided the following:

- A. There is conformance to the minimum yard setback requirements set forth in this ordinance for the district in which the use is located.
- B. All other standards of the zoning ordinance are met.
- C. Administrative adjustment for nonconforming lots.
 - i. Purpose: Administrative adjustments are specified deviations from otherwise applicable development standards where development is proposed that would be:
 - a. Compatible with surrounding land uses;
 - b. Harmonious with public interest; and
 - c. Consistent with the purposes of this Zoning Ordinance.
 - ii. Applicability: The DSR shall have authority to authorize an adjustment of up to twenty (20) percent of any numerical standard set forth in Article 8. No administrative adjustment shall increase the overall density or intensity of development.

ARTICLE 11. CONDITIONAL USE REVIEW AND REGULATIONS¹

11:1. Purpose and findings.

The county zoning ordinance provides for certain uses that, because of unique characteristics or potential impacts to adjacent land uses, are not permitted in zoning districts as a matter of right but which may, under appropriate standards set forth in the zoning ordinance or by the planning commission, be approved. These uses shall be permitted after plans prove adherence to the conditions through a zoning permit, zoning certification or site plan review and approval by the DSR.

No inherent right exists to establish a conditional use. Such authorization must be approved after satisfaction of a specific set of circumstances and conditions, in some cases applied by the planning commission. Each application and situation is unique. Every conditional use approval shall at a minimum be required to comply with all applicable regulations and rules in the county zoning ordinance and land development regulations and applicable industry or case specific conditions to ensure that the use can be appropriately accommodated on the specific property; that it will conform to the comprehensive plan; that it can be constructed and operated in a manner that is compatible with the surrounding land uses and overall character of the community; and that the public interest, health, safety, and general welfare will be promoted in some cases. Mere compliance with the generally applicable requirements however may not be sufficient, and additional measures and conditions may be necessary to mitigate the impact of the proposed development.

(Ord. No. 11-24, § 8, 9-6-11)

11:2. Conditional use review applicability.

The provisions of this section apply to any application for approval of a conditional use. Conditional uses are those uses that are generally compatible with the land uses permitted by right in a zoning district but that require individual review of their location, design, and configuration, and the imposition of conditions or mitigations in order to ensure the appropriateness of the use at a particular location within a given zoning district. This manner of approval is not required for any use permitted by right in a given zoning district.

(Ord. No. 11-24, § 8, 9-6-11)

11:3. Initiation.

Any landowner or that owner's authorized representative may apply for a conditional use review for a specific use by filing an application with the DSR at least three weeks prior to the desired planning commission meeting if the request is subject to planning commission review or at the time of application for site plan, zoning permit, or zoning certification if subject to DSR review.

¹Editor's note(s)—Ord. No. 11-24, § 8, adopted September 6, 2011, amended article 11 in its entirety to read as herein set out. Formerly, article 11, sections 11:1—11:6, pertained to provisions for conditional uses, and derived from an ordinance adopted November 13, 2007, and Ord. No. 08-11, § 8, adopted May 5, 2008.

In cases where planning commission review of the conditional use is required, the applicant shall provide at minimum a full narrative discussing the proposal and a site plan with sufficient refinement to adequately represent the proposed use and site layout.

(Ord. No. 11-24, § 8, 9-6-11)

11:4. Review authority.

Uses subject to industry specific conditions are approved by the DSR by issuance of a zoning permit, zoning certification or site plan development permit by demonstrating adherence to the conditions during review and construction. In cases where certain conditional uses are proposed for parcels adjacent to residential areas, public parks, day cares, religious uses, historic and archaeological sites (listed on the National List of Historic Places or identified by the state department of archives and history) or environmentally sensitive areas (protected lands, critical habitat for endangered species and receiving waterways as defined by DHEC OCRM), the planning commission shall review and decide upon any additional case specific conditions appropriate to add to the land use proposal after considering the recommendation of the DSR. Industries requiring planning commission review of conditions if triggered by the aforementioned adjacent uses include the following:

Sector 31-33: Manufacturing

Sector 42: Wholesale Trade

Sector 48-49: Transportation and Warehousing

Sector 56: Waste Management and Remediation Services

In all cases, the DSR reviews the final plans submitted by the applicant for the desired permit and enforces all conditions. Failure to satisfy industry specific conditions noted in this chapter or case specific conditions required by the planning commission will prevent the issuance of a zoning permit, zoning certification or site plan approval for a conditional use. Administrative appeal of any determination of the DSR is heard by the board of zoning appeals consistent with procedures outlined in article 3. In cases where industry specific conditions or case specific conditions required by the planning commission cannot be met, the BZA has the authority to hear and decide upon variances in cases of hardship as outlined in article 3.

(Ord. No. 11-24, § 8, 9-6-11)

11:5. Case specific conditions.

When considering uses subject to their review the planning commission may impose case specific conditions, including reasonable standards, conditions, or requirements, in addition to or that supersede any standard specified in the zoning ordinance or land development regulations as it may deem necessary to protect the public interest and welfare. However, if conditions cause hardship, the landowner or applicant may be eligible to be granted a variance from the case specific conditions by the BZA. Such additional standards may include, but need not be limited to:

1. Dedication or reservation of land;
2. Creation of restrictive covenants or easements;
3. Enhanced setbacks;
4. Yard requirements;
5. Increased screening or landscaping requirements;
6. Area requirements;

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7. Development phasing;
 8. Standards pertaining to traffic, circulation, noise, lighting, hours of operation, protection of environmentally sensitive areas, and similar characteristics;
 9. Provision of sustainable features, solar or other renewable energy source, rain water capture, storage and treatment.
 10. Require that a performance guarantee acceptable in form, content, and amount to the DSR and county attorney be posted by the applicant to ensure continued compliance with all conditions and requirements as may be specified.

(Ord. No. 11-24, § 8, 9-6-11)

11:6. Consideration for determining case specific standards for Sector 31-33: Manufacturing, Sector 42: Wholesale Trade, Sector 48-49: Transportation and Warehousing, Sector 56: Waste Management and Remediation Services when subject to planning commission review.

During review the planning commission shall ensure the proposal shall have no more adverse effects on health, safety, or comfort of persons living or working in the neighborhood, or shall be no more injurious to property or improvements in the neighborhood than would any other use generally permitted in the same district. In making a determination of case specific conditional standards, consideration shall be given to the following factors which may assist with development of additional conditions (including but not limited to):

1. Appropriateness of design and operation so as to be compatible with the existing or intended character of the general vicinity and so as not to change the essential character or negatively impact aesthetics of the area and/or corridor in which it is proposed;
2. Appropriateness of location, type, and height of buildings or structures;
3. Appropriateness of the type and extent of landscaping and screening on the site is sufficient; and
4. Consistency with any policy of the comprehensive plan that encourages mixed uses and/or densities.
5. Availability of utilities and services such as highways, streets, police and fire protection, drainage structures, water and sewage facilities.
6. Minimization of traffic hazards and to minimize traffic congestion on the public roads.
7. Mitigation of vibration, noise, odor, dust, smoke, or gas.
8. Avoidance of impact to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted nor substantially diminish or impair the property values within the neighborhood.
9. Avoidance of designs that may impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.
10. Avoidance of detrimental impact or endangerment to the public health, safety, morals, comfort, or general welfare.
11. Compatibility with the goals, objectives, and policies of the county comprehensive plan and promote the intent of the zoning district in which the use is proposed.
12. Appropriateness of the hours of operation.

The planning commission has the authority to request additional information related to the use/site and, where necessary, require additional mitigating steps to ensure that the proposed use is compatible with the surrounding land uses as noted in the previous section (11:5).

(Ord. No. 11-24, § 8, 9-6-11)

11:7. Industry specific conditional use regulations.

The industry specific conditions contained in this section are intended to ameliorate the impact and improve the siting of uses, buildings, and projects whose design and/or operational characteristics could adversely affect surrounding property and environmental conditions. To this end, standards and criteria over and above those set forth elsewhere in this ordinance are imposed herein on all conditional uses listed on Table 6.1 and set out below.

11:7.1. Sector 112111: Livestock, except feedlots.

1. The parcel size shall be a minimum of two acres.
2. The number of animals permitted shall be limited to no more than one per every 6,000 square feet.
3. All buildings or structures (excluding fences) shall be located a minimum of 150 feet from the property line.

11:7.1.A. Sector 11531: Forestry.

- a. All Forestry Activities must meet the criteria as defined in Act No. 48 of 2009.

11:7.2. Sector 1123: Poultry and eggs.

1. The parcel size shall be a minimum of two acres.
2. The number of animals permitted shall be limited to no more than one per every 6,000 square feet.
3. All buildings or structures (excluding fences) shall be located a minimum of 150 feet from the property line.

11:7.3. Sector 1129: Animal specialties.

1. The parcel size shall be a minimum of two acres.
2. The number of animals permitted shall be limited to no more than one per every 6,000 square feet.
3. All buildings or structures (excluding fences) shall be located a minimum of 150 feet from the property line.

11:7.3.A. Sector 1129: Horse and Equine.

1. The parcel size shall be a minimum of two acres.
2. The number of animals permitted shall be limited to no more than one per every one-half acre.
3. Horse stables shall be a minimum of 150 feet from any residential property line. No corral or riding area shall be permitted within 25 feet of any residential property line.

11:7.4. Sector 21: Mining and mine operation.

1. Article 6:1, Table 1 "Mining" encompasses "Mining and mine operation".

2. Mining and mine operation must have all required state and federal permits and meet the requirements of all state and federal statutes and regulations.
3. For the purposes of section 16:2, mining and mine operation shall be deemed to be a manufacturing use.
4. Mining and mine operation must meet all applicable roadway improvement standards.
5. Mining and mine operation must meet the following setbacks:

Setback Requirements for Mining and Mine Operation

Required Setbacks Where Permitted	Adjacent Zoning						
	RE	RC	RP	R	CC	GC	ID
From Property Line	50'	1,000'	300'	1,000'	1,000'	300'	100'
From Existing Residential Structures*	N/A	N/A	1,000'	N/A	N/A	1,000'	N/A
* Residential structures existing when submittal deemed complete.							

11:7.5. Sector 22132: Treatment.

1. Maximum 30,000 gallons per day.

11:7.5.B. Sector 22114: Solar electric power generation—Accessory solar.

Where solar electric power generation is allowed as a conditional use and considered accessory solar, such uses shall meet the following requirements:

1. A solar collection device or combination of devices are to be designed and located to avoid directing glare or reflection onto adjacent properties and adjacent roadways and shall not interfere with traffic or create a safety hazard.
2. A plan must be submitted showing the proposed location of solar panels, the arrangement of the panels, distance from the roof, pitch of the finished roof, and distance from the proposed site improvements to all property lines.
3. Solar energy system components must have a UL listing and must be designed with anti-reflective glare coatings to minimize solar glare, and the entire system must meet all requirements of the prevailing edition of the National Electric Safety Code and the International Fire Code.
4. Written authorization from the local public utility company acknowledging that it has been informed of the applicant's intent to install an interconnected (i.e., back into the public utility grid) customer-owned generator and that it also approves such connections shall be provided by the applicant.
5. Roof-mounted solar collector systems shall meet the following additional standards:
 - a. The system shall comply with the maximum height standards for the zone in which it is located, provided that a roof-mounted system shall not extend more than the width of the panel above the roofline of the structure on which it is mounted, and be in accordance with the manufacturer's recommendation for exposure above the roof line
 - b. Panels and all component parts shall be installed per manufacturer's specifications.
 - c. The collector surface and mounting devices for roof-mounted systems shall not extend beyond the exterior perimeter of the building on which the system is mounted or built.

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- d. Roof mounted systems shall be located so as not to impede the ability of emergency personnel to access the roof for firefighting purposes.
 6. Ground mounted solar collector systems shall meet the following additional standards:
 - a. Ground mounted accessory collector systems in the commercial/industrial districts shall not exceed the height restriction of the district for accessory buildings.
 - b. In residential and rural preservation districts, the location of solar panels shall be limited to the side and rear of the structure and rear lot only, within applicable setback requirements, and shall not exceed eight feet in height.
 - c. Ground mounted accessory collector systems in parking lots or over travel lanes in commercial areas shall have a minimum bottom edge clearance above the travel surface of 14 feet and six inches.
 - d. Ground mounted systems shall be located so as not to impede the ability of emergency personnel to access the site for firefighting purposes.
 - e. Maximum area coverage. For residential properties, a ground-mounted solar energy system shall not exceed 50 percent of the footprint of the principal building served or 1,000 square feet per ½ acre, whichever is greater.
 - f. Solar panels shall be placed such that concentrated solar radiation or glare shall not be directed onto other properties or public access areas.
 - g. Mounting hardware and framing shall be non-reflective or matte black in color.
 - h. Panels, ground mounts, and all component parts shall be installed per manufacturer's specifications.
 - i. A ground-mounted system shall not be located over a septic system, leach field area or identified reserve area unless approved by the health department.
 - j. If located in a floodplain or an area of known localized flooding, all panels, electrical wiring, automatic transfer switches, inverters, etc. shall be located above the base flood elevation.

11:7.6. Sector 235: Special trade contractors.

1. Screen on-site storage and construction vehicles as required in section 12.8.

11:7.7. Sector 31-33: Manufacturing.

1. No such use shall be located closer than 1,000 feet to the property line of any existing residential use, church, school, historical place or public park.

11:7.8. Sector 42: Wholesale trade.

Sector 421140. Used Motor Vehicle Parts and Sector 42193. Recyclable Materials:

1. The use shall be consistent with the most current Jasper County Solid Waste Management Plan.
2. No such use shall be located closer than 1,000 feet to any residential use, church, school, historical place or public park, measured from the property line.
3. No such use shall be located within view of and/or 1,000 feet of Interstate I-95, US 17, US 17A, US 278, US 301, US 321, US 601, SC 46, SC 170, SC 315, and SC 462 from I-95 (Exit 28) to Highway 170 (North Okatie Highway).
4. The outdoor operations area, including parking and storage areas, shall be located outside the 100 year floodplain.

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5. No material incapable of being reused or recycled in some form shall be placed in open storage.
 6. No material shall be placed in open storage in such a manner that it is capable of being transferred out by wind, water, or other causes.
 7. All paper, rags, cloth and other fibers, and activities involving the same other than loading and unloading shall be within fully closed buildings.
 8. All materials and activities not within fully enclosed buildings shall be enclosed on all sides by a chain link fence with evergreen screening of an approved type, a wooden privacy fence, or fencing of other material which has been given approval by the DSR. All metal or wooden fence posts shall have at least one-third of their length below ground level and shall be set in hard packed clay or concrete. All metal fence posts shall be treated with an anti-corrosive coating. All wooden posts shall be pressure treated or creosote coated lumber with at least a four inch by four inch nominal cross section.
 - a. The term "fence" shall mean an eight foot tall chain link, wooden fence, or fencing of other material which has been given approval by the DSR, which forms a substantial physical barrier which completely surrounds the operations area, including all recyclable material and non-recyclable materials defined as "junk" in article 18 of the Jasper County Zoning Ordinance, and shields the operation area and recyclable material and non-recyclable materials from view, and is capable of withstanding the effects of the local climate.
 - b. The term "evergreen screening" shall mean evergreen trees or shrubs with a minimum height of five feet at time of installation, and not less than eight feet when mature; spacing shall be based upon the species used so that at maturity the body of the branches of the tree or shrub shall not be more than one foot from the body of the adjacent planting. Acceptable species include, but are not limited to, Ligustium, Euonymous, Leyland Cypress, White Pine, Cedar, Arborvitae, Hemlock, and upright varieties of Juniper, Holly and Yew.
 - c. Landscaping is required outside of the fencing when evergreen screening is not used. One evergreen shrub shall be installed for every five linear feet of fence on the side of the fence facing a neighboring property or public right-of-way. The minimum shrub shall be three to five gallons in size and shall be nursery stock with well-developed root systems. All planted areas shall be properly maintained and shall be provided with an irrigation system or a readily available water supply to ensure continuous healthy growth and development.
 9. In addition to the fencing requirements, buffering and landscaping requirements shall be met in accordance with article 12:8.
 10. No items/materials may be stacked higher than the required fencing.
 11. All activity conducted on the premises must be contained within the visual screen, and the fencing shall be securely locked unless being actively and contemporaneously supervised.
 12. Disposal of garbage unrelated to motor vehicles shall be in an approved container and regularly maintained. Open dumping of garbage shall be prohibited.
 13. No outdoor burning of any material other than material specifically designed or suitable for the purpose of employee comfort. Any exception must be approved by state or local fire officials given a minimum of 24 hours' notice of such burn.
 14. Upon receiving an appliance, vehicle, or any other material for recycling purposes, the business shall remove, as applicable, the battery, lubricants, fluids, coolants, refrigerants, and the like and shall recycle or dispose of same in accordance with all applicable state and federal laws regarding disposal of waste and hazardous materials.

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15. Disposal of toxic/hazardous matter is prohibited anywhere without a state permit.
 16. At least 75 percent of the total volume of each separated material type received during a calendar year and remaining on site from a previous year shall be used, reused, recycled, or transferred to a different site for use, reuse, or recycling
 17. Storage of items/materials shall be so arranged as to permit easy access for firefighting purposes.
 18. New construction, expansion or renovation of these facilities shall require submission to the planning commission of a storm water management plan using best management practices designed to protect adjacent properties, wetlands, ditches and watersheds.
 19. Certain activities permitted by DHEC or other state or federal agencies may require a bond, letter of credit or other form of financial security to provide for de-commission, clean-up and/or close-out of these facilities. No development permit or business license for activities requiring such financial securities shall be issued by Jasper County unless the county is provided a copy of such financial security, and the financial security must also be in favor of Jasper County, if available as part of the State's financial security, to cover any costs or expenses incurred by the county in the event the operation or condition of the facility result in the need to abate a nuisance situation, ameliorate a public health or safety condition, clean-up , decommission and/or close-out the facility. In the event Jasper County cannot for whatever reason be included as a covered party under the state financial security, or it is more efficient and economical to provide a separate financial security to the County, then a separate financial security may be provided to the county instead.
 - a. In the event a financial security is not required by DHEC as part of its permitting requirements, or no DHEC permit is required, nonetheless, a letter of credit or other financial security in favor of the county approved by the county administrator is required before either a development permit or business license can be issued, to be in an amount no less than the total capacity of the facility at a rate of \$60.00 per cubic yard.

11:7.9. Sector 441; Motor Vehicles, Retail Trade.

1. Minimum lot size one acre.
2. Automobile hoods shall not be propped up as a form of advertising or to draw attention.
3. No banners are allowed.
4. Maximum number of automobiles for sale shall not exceed 25 at any time.
5. Retail sales of motor vehicle parts shall not be allowed.
6. Maintenance, service, or dismantling of motor vehicles shall not be allowed.
7. Other than motor vehicles for sale, outside storage shall not be allowed.
8. Outdoor speaker systems shall not be allowed.
9. Hours of operation are limited to Monday - Saturday from 8:00 a.m. - 8:00 p.m.
10. A structure consisting of a minimum of 400 square feet must be provided for an office with a restroom facility.
11. Where an existing residential use is adjacent to the site, a visually opaque screen shall be provided. An opaque screen may be composed of a wall, fence, building, landscaping, landscaped berm, or combination thereof. Natural vegetation may also be used to meet screening requirements.
12. A site plan is required in accordance with the Jasper County Land Development Regulations.

11:7.9A. *Sector 441310: Automotive parts and accessories store.*

1. Buildings limited to 5,000 square feet.
2. No outdoor display and storage.

11:7.10. *Sector 4441: Lumber and building materials.*

1. Buildings limited to 5,000 square feet.
2. No outdoor display and storage.

11:7.10.A. *Sector 447: Gasoline Stations.*

- a. No more than two (2) single or double-sided fuel pumps are permitted.
- b. Fuel islands shall not be located in the front yard unless permitted by the BZA due to physical site limitations or constraints.

11:7.10.B. *Sector 45393: Manufactured Home Dealers.*

- a. Sales office only.
- b. No inventory or models allowed.

11:7.11. *Sector 45431: Fuel dealers.*

11:7.11A. *Sector 484210: Used household and office goods moving.* Where used household and office goods moving is allowed as a conditional use, such uses shall meet the following requirements:

- A. No outdoor display and storage.
- B. Adequate access must be provided for anticipated truck traffic.
- C. Structures must meet screening and buffering requirements per article 12.
- D. Article 16: Manufacturing use performance standards apply to this specific use.
- E. Hours are limited to 7:00 a.m. to 7:00 p.m., Monday to Saturday.
- F. Vehicles used for this specific use shall not exceed FHWA Class 8.

11:7.11.B. *Sector 488410: Motor Vehicle Towing and Sector 561491, Repossession Services.*

1. In the General Commercial District, Industrial Development District and the Mixed Business District, the use shall be at least 250 feet from any existing residential developed property, measured from the property line.
2. Vehicles and/or any outdoor storage shall be stored to the rear of the principal structure and completely screened (100 percent opacity) from adjacent properties using berms, fencing, landscaping, buildings or a combination thereof.
3. Screening shall be a minimum of eight feet in height and a maximum of ten in height. Tin is not allowed.
4. Landscaping is required for all outdoor storage areas. One evergreen shrub shall be installed for every five linear feet of screened area on the side of the screened area facing a neighboring property or public right-of-way. The minimum shrub shall be three to five gallons in size and shall be nursery stock with well-developed root systems. All planted areas shall be properly maintained and shall be provided with an irrigation system or a readily available water supply to ensure continuous healthy growth and development.

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5. In addition to the outdoor screening requirements, buffering and landscaping requirements shall be met in accordance with article 12:8.
 6. The number of vehicles stored on site shall be limited to ten vehicles; storage of more than ten vehicles shall constitute a junkyard.
 7. Individual vehicles shall not be stored more than 90 consecutive days unless the owner or operator of the establishment demonstrates steps have been taken to remove the vehicles from the premises using the appropriate legal means.

11:7.12. *Sector 5131: Communications and antenna.*

New towers:

1. All new towers shall be designed to accommodate additional antennas equal in number to the applicant's present and future requirements.
2. The proposed structure will not endanger the health and safety of residents, employees, or travelers, including, but not limited to, the likelihood of the failure of such structure; and all applicable safety code requirements shall be met.
3. The proposed structure will not impair the use of or prove detrimental to neighboring properties.
4. The proposed structure is necessary to provide a service that is beneficial to the surrounding community.
5. The proposed tower is located in an area where it does not substantially detract from aesthetics and neighborhood character.
6. The proposed use is consistent with potential land uses as outlined in the comprehensive plan.
7. Towers or antennas shall not be painted or illuminated unless otherwise required by state or federal regulations.
8. No tower or antenna shall be located within 1,000 feet of an existing tower or antenna, except where the applicant certifies that the existing tower does not meet the applicant's structural specifications and applicant's technical design requirements, or that a co-location agreement could not be obtained after mediation.
9. Towers or antennas shall have a maximum height of 185 feet.
10. Tower or antennas shall be located such that adequate setbacks are provided on all sides to prevent the tower's fall zone from encroaching onto adjoining properties. Should this fall zone encroach onto another property, a recorded easement may be prepared and signed by the adjacent property owner to ensure that no structure will be built within the fall zone. In addition to the tower's fall zone, the permitted uses shall meet the setback requirements of the underlying zoning district in which it is located.
11. Landscaping shall be required as follows:
 - a. Around the base of the communication tower, outside of the security fence, at least one row of evergreen plant material capable of forming a continuous screen at least six feet in height shall be provided, with individual plantings spaced not more than five feet apart. In addition, at least one row of evergreen trees with a minimum two inches DBH (diameter at breast height) measured three and one-half feet above grade, at the time of planting and spaced not more than 25 feet apart shall be provided within 50 feet of the perimeter security fence.

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- b. The landscaping requirements may be waived in whole or in part by the DSR if it is determined that existing natural vegetation provides adequate screening or if the DSR determines that the landscaping requirements are not feasible due to physical constraints or characteristics of the site on which the communication tower is to be located.
 - c. All required landscaping shall be installed according to established planting procedures using good quality plant materials.
 - d. A certificate of use and occupancy shall not be issued until the required landscaping is completed in accordance with the approved landscape plan and verified by an on-site inspection by the DSR unless such landscaping has been waived in accordance with subsection b. above. A temporary certificate of use and occupancy may, however, be issued prior to completion of the required landscaping if the owner or developer provides to the county a form of surety satisfactory to the county attorney and in an amount equal to the remaining plant materials, related materials, and installation costs as agreed upon by the DSR and the owner or developer.
 - e. All required landscaping must be installed and approved by the first planting season following issuance of the temporary certificate of use and occupancy or the surety bond will be forfeited to the county.
 - f. The owners and their agents shall be responsible for providing, protecting, and maintaining all landscaping in healthy and growing condition, replacing unhealthy or dead plant materials within one year or by the next planting season, whichever first occurs. Replacement materials shall conform to the original intent of the landscape plan.
 - g. Eight-foot high fencing shall be provided around the communication tower and any associated structure.
- 12. A single sign for the purposes of emergency identification shall be permitted. The permitted sign shall not exceed two square feet in area and shall be attached to the fence surrounding the tower. Under no circumstances shall any signs for purposes of commercial advertisement be permitted.
 - 13. Each parcel on which a communication tower is located must have access to a public road 20 feet in width.

Submittal information:

- 1. One copy of typical specifications for proposed structures and antenna, including description of design characteristics and material.
- 2. A current map or update of an existing map on file, showing locations of applicant's antenna, facilities, existing towers, and proposed towers which are reflected in public records, serving any property.
- 3. Identification of the owners of all antennae and equipment to be located on the site.
- 4. Written authorization from the site owner for the application.
- 5. Evidence that a valid FCC license for the proposed activity has been issued.
- 6. A line of sight analysis showing the potential visual and aesthetic impacts on adjacent residential districts.
- 7. A written agreement to remove the tower and/or antenna within 120 days after cessation of use. Must put a bond up front for the removal of the tower.

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8. A certificate from a registered engineer that the proposed facility will contain only equipment meeting FCC rules, together with written indemnification of the affected government and proof of liability insurance or financial ability to respond to claims up to \$1,000,000.00 in the aggregate which may arise from operation of the facility during its life, at no cost to the county.
 9. A statement shall be submitted from a registered engineer that the NIER (non-ionizing electromagnetic radiation) emitted there from does not result in a ground level exposure at any point outside such facility which exceeds the lowest applicable exposure standards by any regulatory agency of the United States Government or the American National Standards Institute. For roof mounted communication towers, the statement regarding the NIER shall address spaces, which are capable of being occupied within the structure on which the communication tower is mounted.
 10. Communication towers and their foundations shall meet the requirements of the current building code for wind and seismic loads. Drawings and calculations shall be prepared and sealed by a South Carolina registered professional engineer and shall be submitted with the building permit application.
 11. Satisfactory evidence shall be submitted, with the building permit application for a freestanding communication tower, that alternative towers, buildings, or other structures do not exist within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from AM towers.
 12. Prior to issuance of a building permit, applicants shall provide documentation that the proposed communication tower has been reviewed by the FAA, if so required, and that a finding of no hazard to air navigation has been determined. Copies of the plans shall also be provided for comment to the Ridgeland Airport and Savannah/Hilton Head International Airport, prior to the issuance of permits. If any airport has an objection to the proposed tower, an advisory conference composed of airport officials, county officials and representatives of the communication company(ies) shall be convened. The results and findings of such conference shall be presented to the DSR prior to any permit being issued. Because the proximity of communication towers near aeronautical facilities affects the safety of the public, careful consideration should be given to the results and findings and such may be grounds for the DSR denying the issuance of a permit or requiring that certain additional requirements be imposed as a condition for the issuance of a permit.
 13. Site plan, which shall include the following information:
 - a. The location of tower(s), guy wires and anchors (if any);
 - b. Tower height;
 - c. Transmission building and other accessory uses;
 - d. Existing structures and proposed structures;
 - e. Fall zone;
 - f. Parking;
 - g. Access;
 - h. Landscaped areas;
 - i. Fences;
 - j. Adjacent land uses; and

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- k. Photos of site and immediate area.

Existing towers:

1. The increase in height to the existing transmission tower shall not exceed 25 feet; and communication towers on buildings, the maximum height shall be 20 feet above the roofline of buildings 50 feet or less in height, and 40 feet above the roofline of buildings 50 feet in height or greater. In addition, with the exception of towers constructed for aeronautical purposes, communication towers may not penetrate any imaginary surface, as described in Title 14 of the Code of Federal Regulations, Federal Aviation Regulation (FAR) Part 77, associated with existing or proposed runways at any publicly owned airport;
2. The total number of antennae added to an existing transmission tower shall not exceed six; and
3. Any additions, changes, or modifications that are proposed to the site or its components, proper plans, specifications, and calculations shall be submitted for permit approval to the DSR. Drawings indicating various types of antenna(s) to be located on the communication tower shall be submitted at the time of the permit application.

11:7.13. *Sector 51412: Libraries.*

11:7.14. *Sector 53113: Mini-warehouses.*

1. No such use shall be located closer than 250 feet to the property line of any existing residential use, church, school, historical place or public park.
2. Screen units from public right-of-way as required in section 12.8.
3. Minimum lot size of one acre; maximum lot size of five acres.

11:7.15. *Sector 5621: Waste collection.*

1. Shall be consistent with the most current county solid waste management plan.

11:7.16. *Sector 562212: Solid waste landfill.* Shall be consistent with the most current county solid waste management plan. Solid waste landfills are divided by this section into two categories and regulated as follows:

A. *Sanitary Landfills (Class 3).*

1. The boundary of the fill area shall not be located within 1,000 feet of any residence, day-care center, church, school, hospital or publicly owned recreational park area. The state will determine whether the proposed landfill or landfill expansion meets this requirement prior to publication of the notice of intent to file a permit application pursuant to Part I, Section D.1 of the state regulation.
2. The boundary of the fill area shall not be located within 200 feet of any property line not under control of the permittee.
3. The boundary of the fill area shall not be located within 200 feet of any surface water that holds visible water for greater than six consecutive months, excluding ditches, sediment ponds, and other operational features on the site.
4. The boundary of the fill area shall not be located within the distances designated below from any well used as a source of water for human consumption that is in a hydrologic unit potentially affected by the landfill. Exemptions may be granted if the applicant can demonstrate to the satisfaction of the DSR and state that the hydrologic conditions below the landfill provide protection to the aquifer in use.

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- a. The boundary of the fill area shall not be located any closer than 500 feet from a well hydraulically up gradient of the landfill.
 - b. The boundary of the fill area shall not be located any closer than 750 feet from a well hydraulically side gradient of the landfill.
 - c. The boundary of the fill area shall not be located any closer than 1,000 feet from a well hydraulically down gradient of the landfill.
 5. Waste material shall not be placed on or within any property rights-of-ways or 50 feet of underground or above ground utility equipment or structures, i.e., water lines, sewer lines, storm drains, telephone lines, electric lines, natural gas lines, etc., without the written approval of the impacted utility.
 6. A geotechnical engineering firm approved by the DSR shall render a written opinion that, to the best professional judgment, the formations being used to contain the waste are impermeable and that surrounding ground water sources will not be contaminated.
 7. The facility shall be enclosed by an eight-foot high opaque fence or wall structure on all sides visible from the street serving the facility and an opaque cyclone fence on the remaining unexposed boundaries.
 8. A plan showing restoration of the site on completion of use as a landfill shall accompany the request.
- B. *Construction and demolition landfills (Class 2).*
1. The boundary of the fill area shall not be located within 1,000 feet of any residence, school, day-care center, church, hospital, or publicly owned recreational park areas. The state will determine whether the new landfill or expansion of an existing landfill meets this requirement prior to the publication of the notice of intent to file a permit application pursuant to Part I, Section D.1 of the state regulation.
 2. The boundary of the fill area shall not be located within 100 feet of any property line.
 3. A landfill located in a 100-year floodplain shall demonstrate that engineering measures have been incorporated into the landfill design to ensure the landfill will not restrict the flow of the 100-year flood, reduce the temporary water storage capacity of the floodplain, minimize potential for floodwaters coming into contact with waste, or result in the washout of solid waste so as to pose a hazard to human health or the environment.
 4. The landfill shall be in compliance with applicable requirements concerning wetlands imposed by U.S. Army Corps of Engineers, the U.S. Environmental Protection Agency, and the department of health and environmental control.
 5. Access to the landfill shall be controlled through the use of fences, gates, berms, natural barriers, or other means to prevent promiscuous dumping and unauthorized access.
 6. The boundary of the fill area shall not be located within 200 feet of any surface water that holds visible water for greater than six consecutive months, excluding drainage ditches, sedimentation ponds and other operational features on the site.
 7. The boundary of the fill area shall not be located within 100 feet of any drinking water well. A greater buffer may be required for compliance with the state's bureau of water requirements.
 8. Waste material shall not be placed on or within any property rights-of-way or 50 feet of underground or above ground utility equipment or structures, i.e., water lines, sewer lines,

storm drains, telephone lines, electric lines, natural gas lines, etc., without the written approval of the impacted utility.

9. Owners/operators of all Class 2 landfills located within 10,000 feet of any runway end used by turbojet aircraft or within 5,000 feet of any airport runway end used by only piston-type aircraft shall demonstrate that the units are designed and operated so that the Class 2 landfill does to pose a bird hazard to aircraft.
10. Owners/operators proposing to site new Class 2 landfills and lateral expansions located within a five-mile radius of any airport runway end used by turbojet or piston-type aircraft shall notify the affected airport and the Federal Aviation Administration (FAA).
11. No material shall be placed in open storage or areas in such a manner that is capable of being transferred out by wind, water, or other causes.
12. All materials and activities shall be screened in such fashion as not to be visible from off-site. The provisions of this subsection may be waived by the DSR where such facility will be utilized for a period not to exceed 90 days.

11:7.17. *Sector 562213: Solid waste incinerators.*

1. Shall be consistent with the most current county solid waste management plan.

11:7.18. *Sector 56292, Material Recovery Facilities (including single stream recycling).*

1. The use shall be consistent with the most current Jasper County Solid Waste Management Plan.
2. The material recovery facility may only accept non-food items, such as, glass, newspaper, cardboard, metal, construction and demolition debris, or other similar materials. Sewage or hazardous substances shall not be permitted.
3. All recovery and storage activities shall be conducted within an enclosed building with a concrete floor. Doors may remain open during active operations but must be closed otherwise and should not face the right-of-way; nor should they be visible from adjacent properties through the use of complete screening (100 percent opacity) using berms, fencing, landscaping, buildings or a combination thereof
4. Recovered wood, concrete, and dirt may be stored outside temporarily, but shall not be stacked or stored higher than the required fencing.
5. All areas adjacent to the transfer point, such as the tipping floor, the turning area, and the area supporting the trailer while it is being packed, shall be paved with concrete.
6. Adequate standing and parking facilities shall be provided on the site so that no packers or other collection vehicles at any time stand on a public right-of-way waiting entrance to the site.
7. All materials and activities not within fully enclosed buildings shall be enclosed on all sides by a chain link fence with evergreen screening of an approved type, a wooden privacy fence, or fencing of other material which has been given approval by the DSR. All metal or wooden fence posts shall have at least one-third of their length below ground level and shall be set in hard packed clay or concrete. All metal fence posts shall be treated with an anti-corrosive coating. All wooden posts shall be pressure treated or creosote coated lumber with at least a four inch by four inch nominal cross section.
 - a. The term "fence" shall mean an eight foot tall chain link, wooden fence, or fencing of other material which has been given approval by the DSR, which forms a substantial physical barrier which completely surrounds the operations area, including all recyclable material and non-recyclable materials defined as "junk" in article 18 of the Jasper County Zoning

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- Ordinance, and shields the operation area and recyclable material and non-recyclable materials from view, and is capable of withstanding the effects of the local climate.
- b. The term "evergreen screening" shall mean evergreen trees or shrubs with a minimum height of five feet at time of installation, and not less than eight feet when mature; spacing shall be based upon the species used so that at maturity the body of the branches of the tree or shrub shall not be more than one foot from the body of the adjacent planting. Acceptable species include, but are not limited to, Ligustium, Euonymous, Leyland Cypress, White Pine, Cedar, Arborvitae, Hemlock, and upright varieties of Juniper, Holly and Yew.
 - c. Landscaping is required outside of the fencing when evergreen screening is not used. One evergreen shrub shall be installed for every five linear feet of fence on the side of the fence facing a neighboring property or public right-of-way. The minimum shrub shall be three to five gallons in size and shall be nursery stock with well-developed root systems. All planted areas shall be properly maintained and shall be provided with an irrigation system or a readily available water supply to ensure continuous healthy growth and development.
- 8. Screening, buffering and landscaping requirements shall be met in accordance with article 12:8. Buildings viewable from a public right-of-way are required to have foundation buffers as part of its landscape plan. The DSR may require additional landscaping to make the site more aesthetically pleasing.
 - 9. All activity conducted on the premises must be contained within the visual screen, and the fencing shall be securely locked unless being actively and contemporaneously supervised.
 - 10. No burning of any material other than material specifically designed or suitable for the purpose of employee comfort. Any exception must be approved by state or local fire officials given a minimum of 24 hours' notice of such burn.
 - 11. At least 75 percent of the total volume of each separated material type received during a calendar year and remaining on site from a previous year shall be used, reused, recycled, or transferred to a different site for use, reuse, or recycling
 - 12. Storage of items/materials shall be so arranged as to permit easy access for firefighting purposes.
 - 13. Stormwater runoff shall be addressed through the use of BMPs listed in the Jasper County Stormwater Management Manual to prevent additional post development runoff discharge rate and volume as seen in article 10:6 of the Jasper County Land Development Regulations.
 - 14. The use shall comply with all state and federal regulations.
 - 15. New construction, expansion or renovation of these facilities shall require submission to the planning commission of a storm water management plan using best management practices designed to protect adjacent properties, wetlands, ditches and watersheds.
 - 16. Certain activities permitted by DHEC or other state or federal agencies may require a bond, letter of credit or other form of financial security to provides for de-commission, clean-up and/or close-out of these facilities. No development or other permit, or business license for activities requiring such financial securities shall be issued by Jasper County unless such financial security is also in favor of Jasper County, if available as part of the state's financial security, to cover any costs or expenses incurred by the county in the event the operation or condition of the facility result in the need to abate a nuisance situation, ameliorate a public health or safety condition, clean-up, decommission and/or close-out the facility. In the event Jasper County cannot for whatever reason be included as a covered party under the state financial security, or it is more efficient and economical to provide a separate financial security to the county, then a separate financial security may be provided to the county instead.

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- a. In the event a financial security is not required by DHEC as part of its permitting requirements, or no DHEC permit is required, nonetheless, a letter of credit or other financial security in favor of the county approved by the county administrator is required before either a development permit or business license can be issued, to be in an amount no less than the total capacity of the facility at a rate of \$60.00 per cubic yard.

17. County owned and operated facilities are exempt from these regulations.

11:7.19. *Sector 56299: All other waste management.*

1. Shall be consistent with the most current county solid waste management plan.

11:7.19a. *Section 6116: Other schools and instructions.*

1. Use is subject to all applicable zoning code requirements and land development regulations.
2. Facilities are limited to 3,000 square feet.
3. Architecture of new structures must complement the nearby community and be compatible with the character of the area.
4. Services are limited to 20 students at any one time.
5. Owner/operator must provide proof of all outside agency approvals for services provided.
6. Hours are limited to 7:00 a.m. to 7:00 p.m., Monday to Friday and 7:00 [a.m.] to 5:00 p.m. on Saturdays.
7. Structures must meet buffering and screening requirements per article 12.
8. Off-street parking must be accommodated on-site.
9. Off street parking is prohibited within the building setback.
10. One flat two-sided business sign not larger than four square feet per face is permitted to identify the business. Signs shall not be illuminated.
11. Use of existing structures is subject to fire marshal and building official review and approval.
12. Facilities must be served by sewer systems or by septic systems sized appropriately to meet DHEC minimum standards for the use and size.

11:7.20. *Sector 6231: Nursing care facilities.*

1. The facility shall be designed to be compatible with residential development.
2. Screen parking from adjacent properties and public right-of-way as required in section 12.8.

11:7.21. *Sector 6233: Community care for elderly.*

1. The facility shall be designed to be compatible with residential development.
2. Screen parking from adjacent properties and public right-of-way as required in section 12.8.

11:7.21.A. *Sector 623990: Other residential care facilities.* Where other residential care facilities are allowed as a conditional use, such uses shall meet the following requirements:

1. The residence and its grounds shall be designed to be compatible with surrounding residential development.
2. There shall be minimal visually identifiable differences from the outside of the residential structure that would distinguish the residence from a typical residential dwelling as determined by the development services representative.

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3. For all units the minimum setbacks shall be as prescribed in Article 7:3, Table 1.

11:7.22. *Sector 6244: Day care services.*

1. Approval must be obtained from the South Carolina State Department of Public Welfare Rules and Regulations relating to licensing care facilities and care centers, and the following requirements.
2. The minimum lot area for a care center shall be 20,000 square feet. At least 75 square feet of outdoor exercise area shall be available for each person based on the maximum enrollment.
3. The building shall contain a minimum of 35 square feet of floor area for each person based on the maximum enrollment.
4. A fence having a minimum height of six feet constructed to provide maximum safety to the occupants shall enclose the entire outdoor exercise area.
5. Off-street parking shall be provided in accordance with provisions set forth in section 12:1, Off-street parking.
6. Applicant must show an indication of impact for such items as traffic, noise, delivery vehicles, site access, etc. of the proposed care center.

11:7.23. *Sector 712: Museums and historical sites.*

1. Screening of parking as required in section 12.8.

11:7.24. *Sector 71393: Marinas.*

11:7.25. *Sector 713990: Gun club and skeet ranges.* The unique nature of this use is such that the following criteria shall be observed in placing any such use in the county.

1. It shall be located no closer than one mile to any residential use.
2. Gunfire shall be oriented away from habitable areas.
3. The site upon which the use is proposed shall be suitable in size and topography to ensure the safety of surrounding residents.
4. Adequate warning signs shall be placed to warn public of activity.

11:7.26. *Sector 721191: Bed and breakfast inns.* Bed and breakfast inns are intended to provide a unique transit lodging experience. As a result, care should be taken to protect the environs that contribute to the experience of such lodging while promoting their use. Toward this end, bed and breakfast inns, where permitted by this ordinance, shall:

1. Be occupied by the resident/owner.
2. Serve no regularly scheduled meal other than breakfast.
3. Provide off-street parking on the basis of one and one-half space per guest room, plus two spaces for the resident innkeeper; further provided that sufficient off-street parking space shall be available on site to accommodate private gatherings, where proposed by the applicant.
4. Be permitted one non-illuminated identification sign, not to exceed four square feet in area. Self illuminated, can use landscape lighting.

11:7.27. *Sector 72121: Camps and recreational vehicle.* Camps and recreational vehicle (RV) park, where permitted by Table 6.1, shall comply with the following site and design standards:

1. The site shall be at least five acres.

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2. The site shall be developed in a manner that preserves natural features and landscape.
 3. The following dimensional requirements shall serve as parameters beyond which development shall not exceed.
 - a. Maximum impervious surface ratio shall not exceed 15 percent of the project site.
 - b. Minimum setbacks for all structures and recreational vehicles shall be:
Street frontage: 100 feet.
All other property lines: 50 feet.
 - c. Maximum density shall not exceed ten vehicles per acre.
 - d. Bufferyards shall be as specified by article 12.
 4. Areas designated for parking and loading or for trafficways shall be physically separated from public streets by suitable barriers against unchanneled motor vehicle ingress and egress. All drivers shall be located at least 150 feet from any street intersection and shall be designated in a manner conducive to safe ingress and egress.
 5. All streets within RV parks shall be private and not public.
 6. Each park site shall be serviced by public water and sewer or other systems approved by DHEC.

11:7.27.A. Sector 8111: Auto repair and maintenance.

1. In the Community Commercial District, the use shall be 250 feet from any existing residential development, school or daycare. Measured from the property line.
2. Openings to repair bays shall not face road ROWs and shall be designed to minimize visual intrusion onto adjacent properties.
3. Repair and storage of all vehicles shall occur within an enclosed building. Temporary outdoor vehicle storage may be allowed in an outdoor storage area located to the rear or the side of the principal structure and completely screened (100 percent opacity) from adjacent properties and ROWs using berms, fencing, landscaping, buildings or a combination thereof.
4. Vehicles that are repaired and are awaiting removal shall not be stored or parked for more than 30 consecutive days unless the owner or operator of the establishment demonstrates steps have been taken to remove the vehicles from the premises using the appropriate legal means.
5. All automobile parts and similar materials shall be stored within an enclosed building or completely screened (100 percent opacity) from adjacent properties and ROWs using berms, fencing, landscaping, buildings or a combination thereof.
6. Landscaping is required for all outdoor storage areas. One evergreen shrub shall be installed for every five linear feet of screened area on the side of the screened area facing a neighboring property or public right-of-way. The minimum shrub shall be three to five gallons in size and shall be nursery stock with well-developed root systems. All planted areas shall be properly maintained and shall be provided with an irrigation system or a readily available water supply to ensure continuous healthy growth and development.
7. In addition to the requirements of the outdoor storage area, Buffering and Landscaping requirements shall be met in accordance with Article 12:8.
8. The open storage of wrecked vehicles, dismantled parts, or parts visible beyond the premises is prohibited.
9. The use shall not include outdoor storage lots or impoundment yards for towed vehicles.

11:7.28. *Sector 8121: Personal care services.*

1. Screening of parking required in section 12.8.

11:7.29. *Sector 81222: Cemeteries.*

1. The minimum area for a perpetual care cemetery shall be 30 acres. Cemeteries in existence prior to January 1, 2003 are exempt from this requirement. The minimum area for a church cemetery shall be one acre.
2. Where a cemetery adjoins non-residentially-zoned property, no setback is required. When a cemetery adjoins residentially zoned property, no building, structure, burial plot or storage of equipment or materials shall be located closer than 35 feet of any property line, and mausoleums, columbaria, and chapels shall not be located closer than 50 feet of any property line.
3. Screening shall be provided in accordance with the provisions set forth in section 12:8, Screening and buffering requirements.
4. Adequate off-street waiting space shall be provided for funeral processions so that no vehicle stands or waits in a road right-of-way.
5. All cemetery access shall be provided from an arterial or collector street.
6. Mausoleums may be located only within the boundaries of approved cemeteries.
7. Cemetery review standards in accordance with S.C. Code 1976, tit. 27, ch. 43, shall apply to all cemeteries, regardless of zoning classification.
8. A storm water plan must be submitted and approved by the DSR before cemetery approval may be granted.
9. A cemetery may not be located in a flood hazard overlay district.

Pre-existing cemeteries. Any cemetery or portion of a cemetery that was approved, or was in the process of gaining approval, on the date of adoption of this ordinance shall be considered a nonconforming use. All others shall be subject to the specific provisions of this ordinance.

11:7.29.A. *Sector 812910; Animal Shelters.*

1. Minimum lot size five acres.
 - a. No exotic animals as defined by Title 9 of the Code of Federal Regulations, Section 1.1 are allowed.
2. Structures that house animals must be at least 100 feet away from adjacent property lines.
3. Where an existing residential use is adjacent to the subject property Bufferyard 4 shall be required (See Article 12:8.2, *Bufferyards*).
4. Where the Shelter is for non-household animals, i.e., horses, cattle, goats, sheep, etc., the minimum site area must accommodate one-half acre per horse or cow, and one-quarter acre for smaller animals such as sheep and goats.
5. A five-foot high fence shall be provided for all paddock and pasture areas.

11:7.30. *Second single-family residential dwelling unit.*

1. The minimum lot size for a second single-family residential dwelling unit shall be 200 percent of the minimum lot size of the district. There is a minimum of one-half acre per dwelling unit in the residential and community commercial district (one-acre parcel minimum) and a minimum of one

~~acre per dwelling unit in the rural preservation district (two-acre parcel minimum)~~, so as to not increase overall allowed density.

2. The applicant must provide a sketch plan, or work with the DSR to develop a sketch plan, to show dwelling location on an existing plat or tax map copy to demonstrate conditional use compliance at time of application. The following must be demonstrated:
 - a. All applicable lot area and setback requirements are met for both units as if they were established separately on their own lots and so arranged to ensure public access in the event the property is subsequently subdivided for sale or transfer.
 - b. If not connected to sewer, the lot is sufficient in size and shape so that the two units can be designed around two separate septic systems that can be entirely located on separate lots in the case of future subdivision for sale or transfer. Septic permits are necessary prior to conditional use approval.
3. Second single-family residential dwelling unit cannot share a septic system and separate DHEC septic permits must be attained prior to issuance of a conditional use review zoning permit, if units are not connected to sewer lines.
4. Zoning and building permits must be attained prior to construction.

11:7.30.B. *Manufactured housing in community commercial and village commercial.* Where other residential care facilities are allowed as a conditional use, such uses shall meet the following requirements:

1. The standards for manufactured housing in community commercial and village commercial districts shall be the same as the standards for manufactured housing and single-family housing in the residential district, including but not limited to lot area, setbacks, and densities, as if in the residential district.
2. For all units the minimum setbacks shall be as prescribed in Article 7:3, Table 1.
3. Any applicable overlay district requirement shall be applied.

11:7.31. *Duplexes.* Due to the unique design features of duplex housing, the following supplemental design requirements shall apply:

1. Such projects shall be located in areas that are served by public water and sewer providers. Septic systems, including community septic systems are strictly prohibited.
2. Such projects shall have a minimum of one acre and a maximum of ten acres in the Residential, Community Commercial and General Commercial Zoning Districts.
3. Such projects shall have a minimum of two acres and a maximum of ten acres in the Rural Preservation District.
4. For all units, the lot area, yard, and setbacks shall be as prescribed in Article 7:3-Table 1.
5. Building orientation shall be representative of that exhibited by surrounding single-family development.
6. The size, bulk, height and scale of proposed structures shall reflect the characteristics of existing single-family structures in the area.
7. At least one duplex front door should be visible from the front of the structure.
8. Entrances should be visible and approaches to the front entrance of each dwelling unit should be clearly delineated by improved walkways and landscaping.

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9. The site plan shall be designed in a way to complement the existing character of the surrounding area. The planning commission may impose such other requirements as it deems necessary to protect the established character of the neighborhood, where appropriate.
 10. When a duplex development is proposed on a single parcel of land for rental purposes, it shall be considered a major subdivision, except within an approved Planned Development District (PDD) where a development agreement is in effect and a master plan has been approved.
- 11:7.31.A. *Multi-family apartments*. Where multi-family apartments are allowed as a conditional use, such uses shall meet the following requirements:
1. Such projects shall be a minimum of five acres.
 2. Such project shall have a maximum density of ten units per acre.
 3. For all units the minimum setbacks shall be as prescribed in Article 7:3, Table 1.
 4. Sidewalks not less than five feet in width shall be provided along the front property line of each project, building.
 5. Not less than 15 percent of the project site shall be diverted to contiguous common open space which is designated for use by the residents.
 6. The project must demonstrate availability of water and sewer that will meet the capacity requirements of the development.
 7. The site plan shall be designed in a way to complement the existing character of the surrounding area. The planning commission may impose such other requirements as it deems necessary to protect the established character of the neighborhood, where appropriate.
- 11:7.32. *Townhouses*. Due to the unique design features of townhouses, the following supplemented design requirements shall apply:
1. Such projects shall be located in areas that are served by water and sewer.
 2. Such projects shall have a minimum of one and one-half acre.
 3. Not more than eight or fewer than three townhouses may be joined together, with approximately the same front line (may be staggered).
 4. Minimum distance between rows of buildings shall be not less than 20 feet.
 5. For all units, the lot area, yard, and setbacks shall be as prescribed in Article 7:3-Table 1.
 6. Sidewalks not less than four feet in width shall be provided along the front property line of each project, building.
 7. Not less than ten percent of the project site shall be diverted to contiguous common open space which is designed for use by the residents.
 8. The site plan shall be designed in a way to complement the existing character of the surrounding area. The planning commission may impose such other requirements as it deems necessary to protect the established character of the neighborhood, where appropriate.
 9. When a townhouse development is proposed on a single parcel of land for rental purposes, it shall be considered a major subdivision, except within an approved Planned Development District (PDD) where a development agreement is in effect and a master plan has been approved.
- 11:7.33. *Patio homes*. Due to the unique design features of patio homes, the following supplemental design requirements shall apply:

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1. Such projects shall be located in areas that are served by public water and sewer providers. Septic systems, including community septic systems, are strictly prohibited.
 2. Such projects shall have a minimum of one acre and a maximum of ten acres.
 3. For all units, the lot area, yard, and setbacks shall be as prescribed in Article 7:3-Table 1.
 4. Not less than ten percent of the project site shall be diverted to contiguous common open space which is designed for use by the residents.
 5. The site plan shall be designed in a way to complement the existing character of the surrounding area. The planning commission may impose such other requirements as it deems necessary to protect the established character of the neighborhood, where appropriate.
 6. When a patio home development is proposed on a single parcel of land for rental purposes, it shall be considered a major subdivision, except within an approved Planned Development District (PDD) where a development agreement is in effect and a master plan has been approved, and must comply with major site plan requirements.

11:7.34. *Manufactured Housing - Second Unit, Family Member Only.* The purpose of allowing, in certain circumstances, the placement of a second manufactured house on the same parcel is for the benefit of family members only; and excludes any property or structures that are used for rental properties. The property shall be subdivided whenever possible; however, in the event that the property cannot be subdivided at such time of application, a second manufactured house will be allowed by the County for family members, where conditionally permitted by Table 6:1, provided that the following requirements must be met:

1. The person whom will occupy the second manufactured house is related to the owner of the property by blood, marriage, or adoption.
2. A second manufactured house shall not be leased or rented for five years from the date of approval unless the lessee is related to the property owner by blood, marriage, or adoption.
3. **The minimum lot size for a second single-family residential dwelling unit shall be 200 percent of the minimum lot size of the district.** ~~There is a minimum of a half-acre per dwelling unit in the Residential and Community Commercial District (1-acre parcel minimum) and a minimum of one acre per dwelling unit in the Rural Preservation District (2-acre parcel minimum),~~ so as to not increase overall allowed density.
4. The applicant must provide a sketch plan, or work with the DSR to develop a sketch plan, to show dwelling location on an existing plat or tax map to demonstrate conditional use compliance at time of application. The following must be demonstrated:
 - a. All applicable lot area and setback requirements are met for both units as if they were established separately on their own lots and so arranged to ensure public service access in the event the property is subsequently subdivided for sale or transfer;
 - b. If not connected to sewer, the lot is sufficient in size and shape so that the two units can be designed around two separate septic systems that can be entirely located on separate lots in the case of future subdivision for sale or transfer. Septic permits are necessary prior to conditional use approval.
5. Second Manufactured House cannot share a septic system and separate DHEC septic permits must be attained prior to issuance of a conditional use review Zoning Permit, if units are not connected to sewer lines.

11:7.35 *Family Estate.* The purpose of the Family Estate is to address situations where there are title issues, i.e heirs property; and to support a traditional family way of life; and to respect cultural and historical

settlement patterns in Jasper County. For purposes of this subsection, a single family dwelling unit includes, stick built house, manufactured homes, and modular homes. Family Estate shall meet the following requirements, where conditionally permitted by Table 6:1:

1. If the property is "heirs property", the county shall permit additional family dwelling units and/or permit a subdivision by the person or persons in control of the property (i.e. the family member or members who pays taxes, occupies the property), upon application and determination that both of the following are satisfied:
 - a. Either a single member of the family, multiple members of the family, or an unbroken succession of family members have owned the property for no less than 30 years.
 - b. The person for whom the family dwelling unit is to be built and/or the property subdivided, is related to the owner of the property by blood, marriage, or adoption.
2. Single family dwelling unit design is as follows:
 - a. Family dwelling units may be built at the densities set forth in Family Estate below as limited by subsection (4) of this section.

Family Estate Density Table

Minimum Site Area (acres)	Density (Units per Acre)		
	Zoning of the property is Residential, Village Commercial, Community Commercial, or General Commercial:	Zoning of the property is Rural Preservation:	Zoning of the property is Rural Preservation (10):
1	2	1	1 unit/1 acre up to 25 units
2	4	2	
3	6	3	
4	8	4	
5	10	5	
6	12	6	
7	12	7	
8	12	8	
9	12	9	
10	12	10	
11	12	11	
12 or More	12	12	

- b. The applicant must provide a sketch plan, or work with the DSR to develop a sketch plan, to show dwelling location on an existing plat or tax map to demonstrate conditional use compliance at time of application. The following must be demonstrated:
 - i. All applicable lot area and setback requirements are met for all units as if they were established separately on their own lots and so arranged to ensure public service access in the event the property is subsequently subdivided for sale or transfer;
 - ii. If not connected to sewer, the lot is sufficient in size and shape so that all of the units can be designed around separate septic systems that can be entirely

located on separate lots in the case of future subdivision for sale or transfer.
Septic permits are necessary prior to conditional use approval.

- c. No family dwelling unit shall be built unless the appropriate agency has determined that septic and water supply systems and reserve areas in the family estate are sufficient to serve all units in the estate and are properly permitted. If three or more units are served by a single well, the well must be properly licensed and maintained in accordance with SC DHEC standards.
 - d. Paved roads may not be required, but must comply with standards pursuant to Section 7.1 of the Jasper County Land Development Regulations. Any placement of homes under this section shall be accompanied by covenants and cross easements, or similar restrictions and reservations, guaranteeing essential infrastructure and 50 feet of vehicular access for each family subdivided lot.
- 3. No family dwelling unit shall be leased or rented for five years from the date of approval unless the lessee is related to the property owner by blood, marriage, or adoption.
- 4. No portion of a tract of land under this section shall be conveyed for five years from the date of approval unless the grantee is related to the property owner by blood, marriage, or adoption. This limitation on conveyance shall:
 - a. Be recorded on the plat of the applicant's property, on the plats of any property subdivided and conveyed by the applicant under this section, and in a database accessible to county staff.
 - b. Not operate to prohibit actions in foreclosure brought by lenders that are participating in the secondary mortgage market.
 - c. Not operate to prohibit sale by the county of the entire tract or a portion of it for nonpayment of property taxes.
- 5. Violations and penalties for violation of this section are as follows:
 - a. Any person found in violation of this section may be assessed a fine of the maximum allowed by state law for each dwelling unit in violation.
 - b. A violation of this section shall consist of the following:
 - i. Intentional misrepresentation during the application process;
 - ii. Lease of a family dwelling unit to a nonfamily member within five years of approval; or
 - iii. Conveyance of any portion of a tract of land granted a density bonus under this section to a nonfamily member within five years of approval.
 - c. The fine may be waived if it can be shown that lease or conveyance to a nonfamily member was absolutely necessary to avoid foreclosure on either a family dwelling unit or any portion of a tract granted a density bonus under this section.
 - d. Until the fine has been paid, the DSR shall not permit additional family dwelling units or further subdivision under this section in the violator's family estate.
 - e. As a condition of approval, the applicant and the person for whom the family dwelling unit is to be built or the property subdivided shall read and sign disclosure forms describing violations of this section and applicable penalties.

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- f. A violation shall not have the effect of clouding the title of a parcel subdivided under this section.
 - 6. Applicants must submit a sworn affidavit with the following information:
 - a. Certification that the parcel in question has been in the family for at least 30 years as required by this section.
 - b. An agreement that all new parcels subdivided from the parent parcel shall be owned or used by family members or as otherwise provided for in this section.
 - c. Acknowledgment that resale of any parcel approved as part of a family estate shall be restricted for five years as provided for in this section.
 - 7. If the property leaves the family, the new owner must comply with all applicable sections of the Jasper County Zoning Ordinance and Jasper County Land Development Regulations as it relates to minimum lot sizes, densities, setback requirements, access roads, mobile home park standards, and major or minor subdivision regulations.
- 11:7.36. *Home occupation.* Home occupations, as defined by this ordinance, shall meet the following requirements, where conditionally permitted by Table 6.1.
- 1. The home occupation shall be carried on wholly within the principal building.
 - 2. The floor area dedicated to such use shall not exceed 25 percent of the floor area of the principal building, up to 400 square feet.
 - 3. No activity shall be conducted outside, nor shall there be any outdoor storage, display, or refuse area in the yard.
 - 4. No signs shall be allowed.
 - 5. No merchandise or articles shall be displayed so as to be visible from outside the building.
 - 6. One person not residing in the residence shall be employed in the home occupation in addition to residents.
 - 7. No traffic shall be generated in an amount above that normally expected in a residential neighborhood.
 - 8. No parking is needed above that required by the principal residential use.
 - 9. There is no alteration whatsoever of the residential character of the building(s) and/or premises.
 - 10. The occupation, profession, or trade generates no noise, glare, heat, vibration, smoke, dust, or odor perceptible to adjacent uses.
 - 11. The occupation shall not involve the retail sale of merchandise manufactured off the premises.
- 11:7.37. *Buildings, structures, lift stations, etc.*
- 1. Such uses shall be enclosed within a building or by a suitable fence providing protection and screening against light, noise, fumes, or unsightliness.
 - 2. Open area on the premises shall be landscaped.
- 11:7.38. *Open storage.*
- 1. Such storage area does not occupy over 20 percent of the build-able area.
 - 2. Shall not be located in any required setback area.
 - 3. Must be screened from public view.

11:7.39. *Temporary uses.*

Type and location. The following temporary uses and no others may be permitted, subject to the conditions herein.

1. Tents or other temporary structures for the conduct of any use permitted in the GC and CC Districts for a period not to exceed 45 days.
2. Contractor's office and equipment shed, in any district, for a period covering construction phase of a project not to exceed one year unless re-permitted; provided that such office be placed on the property to which it is appurtenant.
3. Portable classrooms in any district for cultural or community facilities, educational facilities, or religious complexes, for an indefinite period provided all required setbacks for the district in which the structures are to be located shall be met and the portable structure shall be located on the same site as the principal structure.
4. Temporary office trailers in any commercial or industrial district where the principal building is being expanded, rebuilt, or remodeled for the conduct of business while the principal building is under construction.

Permit required.

1. No temporary use may be established without receiving such permit.
2. Temporary use permits may be renewed no more than twice within a 12-month period, provided that said use will not create traffic congestion or constitute a nuisance to surrounding uses.
3. Any temporary use that is determined to be creating a nuisance or disruption may have its temporary permit revoked by the DSR.
4. Temporary uses and structures from which temporary uses are operated shall be removed from the site after the temporary permit has expired.

11:7.40. *Temporary accessory dwelling unit.* A manufactured home as defined in article 4 of this ordinance may be permitted in any zoning district as a temporary accessory residential use which shall be clearly subordinate to a principal single-family detached dwelling or manufactured home, whether or not such principal use is conforming, subject to all of the requirements listed below. In authorizing the temporary accessory residential use, the DSR may impose such reasonable and additional stipulations, conditions, or safeguards that in the DSR's judgment will better fulfill the intent of this ordinance.

The DSR may authorize issuance of a permit for a temporary accessory residential use for a period not to exceed six months. At the end of that time, the DSR may, after a complete review of the request, grant an extension of the permit for a period not to exceed one year. The review procedure shall be the same as the original application procedure. It shall be the responsibility of the DSR to present to the council after each six-month period a status report of the conditions and to notify the applicant of the review.

The DSR may at any time terminate the authorization at the request of the initiating applicant or upon the finding that the extenuating conditions no longer exist. The temporary accessory residential use and any associated services shall be removed from the premises within 30 days after notice of termination.

The DSR shall determine that the following requirements have been satisfied:

1. The use shall be necessitated by the incapacity, infirmity, or extended illness of an individual who requires continuous nursing care. The attending physician shall certify the physical and/or mental condition of the person in question.

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2. The use is intended only to meet a temporary need or hardship.
 3. If the principal residential use is nonconforming, the provisions of section 9:3, Nonconforming uses and structures, shall be satisfied.
 4. The temporary accessory residential use shall meet all of the requirements contained in this ordinance for accessory uses.
 5. The temporary accessory residential use shall conform to all of the requirements for uses permitted by conditional use as set forth in subsection 6:2.6, Conditional uses.
 6. No minimum lot area or lot width requirements shall be required for the temporary accessory residential use.
 7. The temporary accessory residential use shall conform to the front, side, and rear yard requirements established for the district in which the use is located.
 8. Off-street parking shall be provided in accordance with the provisions set forth in section 12:1, Off-street parking, for the principal residential dwelling only.
 9. A manufactured home which is being utilized as a temporary accessory residential use may not be physically attached to or be a part of the principal structure located on the lot.
 10. No permit to allow a temporary accessory residential use shall be issued until all applicable regulations of the county building department and other public agencies have been satisfied in regard to the adequate provision of water, sewer, access, electrical service, and fire protection. In seeking approval of the temporary accessory residential use, the applicant must demonstrate to the DSR that these facilities and services are adequately situated with respect to the lot in question.
 11. The principal for whom the accessory use is requested must be a relative by blood or marriage or in a relationship created through adoption or through foster parental care.
 12. To provide for adequate notification of the permit application to surrounding property owners, the applicant shall provide to the DSR signatures of the following:
 - a. All property owners who own property abutting the subject property.
 - b. All property owners of property located directly across a street from the subject property.

(Ord. No. 11-24, § 8, 9-6-11; Ord. No. 12-03, § 2, 3-5-12; Ord. No. 12-09, §§ 1, 2, 6-18-12; Ord. No. 12-16, § 2, 9-17-12; Ord. No. 13-04, § 2, 4-1-13; Ord. No. 14-25, §§ 2—6, 12-1-14; Ord. No. 15-18, § 2, 8-17-15; Ord. No. 15-29, § 2, 9-21-15; Ord. No. 15-26, § 2, 12-7-15; Ord. No. 17-04, § 4, 4-17-17; Ord. No. 17-13, § 2, 5-15-17; Ord. No. 2020-04, § 1, 3-16-20; Ord. No. 2020-22, § 2, 10-5-20; Ord. No. 2020-24, §§ 3—5, 1-21-20; Ord. No. 2020-25, §§ 2, 3, 2-3-20; Ord. No. 2023-15, §§ 3—5, 9-18-23)

Editor's note(s)—Ord. No. 2020-24, adopted Jan. 21, 2020, added new provisions designated as Sections 11:7.34 and 11:7.35, and subsequently renumbered Sections 11:7.34—11:7.38 as Sections 11:7.36—11:7.40.

ARTICLE 15. SIGN STANDARDS

15:1. Purpose and effect.

15:1.1. *Purpose.* The purpose of this article is to allow signs to be erected, placed, established, painted, created, or maintained in the unincorporated areas of the county only in conformance with the standards, procedures, exemptions, and other requirements of this article so the county may:

1. Encourage the effective use of signs as a means of communication in the unincorporated areas of the county;
2. Maintain and enhance the aesthetic environment and the county's ability to attract sources of economic development and growth;
3. Ensure pedestrian and traffic safety;
4. Minimize the possible adverse effect of signs, such as distraction or nuisance, on nearby public and private property; and
5. Enable the fair and consistent enforcement of these sign restrictions.

15:1.2. *Effect.* The effect of this article as more specifically set forth herein, is to:

1. Establish a permit system to allow a variety of types of signs in commercial and industrial zones, and a limited variety of signs in other zones, subject to the standards and the permit procedures of this article;
2. Allow certain signs that are small, unobtrusive, and incidental to the principal use of the respective lots on which they are located, subject to the substantive requirements of this article, but without a requirement for permits;
3. Provide for temporary signs without commercial messages in limited circumstances;
4. Prohibit all signs not expressly permitted in this article; and
5. Provide for the enforcement of the provisions of this article.

15:1.3. *Jurisdiction.* This article regulates signs, as defined in article 4 and described more thoroughly in this article, which are located on private property or on public property owned or controlled by public entities over which the county has land use regulatory authority.

The regulations in this article are supplemented by the requirements administered by the state department of transportation which regulates billboard signs on interstate and federal aid road systems. A permit from the state may contain some restrictions which are in addition to the requirements of this article.

The regulations in this article are minimum requirements. Whenever the requirements of these regulations differ from the requirements of any other lawfully adopted rules, regulations, or ordinances, the more restrictive, or that imposing the higher standards shall govern.

15:1.4. *Administration authority.* The DSR is authorized and assigned the duty of enforcing all provisions of this article.

15:1.5. *Compliance and permits.*

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1. No person shall construct, erect, place, display or maintain any sign in violation of this article. To ensure compliance with this article, a sign permit shall be required for all signs, except as provided herein. A sign permit application must be filled out at the time of application for a new structure, subdivision, or PDD. All billboard sign permits must be renewed yearly. All sign permit fees, including billboard sign permit renewal fees will be included in the county's fee schedule ordinance.
 2. A sign permit shall expire after six months from the date of its issuance unless the sign, and all items required by the permit, have been completed in compliance with the permit.
 3. Any permitted sign, which complies with the provisions of this section, and any subsequent amendment hereto, is hereby deemed to be a legal sign. Any proposed alteration to or relocation of such sign shall require a new permit pursuant to this section, unless the proposed alteration is specifically exempt in section 15:3.
 4. Any legal sign which does not comply with the provisions of this Section solely due to the enactment of an amendment shall, upon the effective date of such amendment, become a non-conforming sign and subject to the provisions of section 15:9.
 5. Fees and tags for billboards are required annually:
 - a. All billboard fees are due by January 1 of each year. Any fees not paid by February 1 will be subject to a late fee of one and one-half percent per month. Any sign fees not paid within 90 days will result in all permits being revoked and the owner will be given 60 days to remove the sign or the county will remove the sign at the owners' expense.
 - b. All billboard will be considered business property and will be subject to property taxes of the sign company.
 - c. All signs must have an approved county sign number tag applied in such manner as to be readily viewable from the adjacent roadway.

15:1.6. *Submission requirements.* The following information shall be submitted with an application for a sign permit:

1. An application form as published by the DSR and appropriate fee.
2. Scaled drawings of the proposed sign showing front and side elevations, materials and colors to be used;
3. For freestanding, billboard, monument and director signs, site plan sketch with dimensions (non-professionally drafted plan is acceptable) showing the location of the sign with respect to the property and right-of-way lines, building and setback lines, and buildings, parking areas, existing freestanding signs, and buffer areas.
4. Landscaping and lighting plan, or a written statement stating there will be none, and any existing site improvements;
5. For wall signs, a scaled drawing showing the entire wall or tenant space facade, the proposed sign location, and any existing wall signs;
6. Written certification from a registered South Carolina engineer or architect that the sign is structurally sound and safe, does not constitute a hazard to persons or property on the premises, on adjoining property, or in the vicinity, and that the sign is in compliance with all building or other construction codes and the requirements of this ordinance, for all freestanding, monument and directory signs exceeding 36 square feet;
7. Twelve copies of the complete application form and all attachments when the sign permit goes before the planning commission (billboards allowed through cap and replace provisions);

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8. Identification of landowner and/or leaseholder of property on which the sign is to be erected, including street address (billboards allowed through cap and replace provisions).

15:1.7 *Action by DSR.* The DSR will approve, or approve with conditions, a permit if a sign application other than billboards (See Section 15:8.1) conforms to the standards of this Article. The DSR will deny a permit if a sign application does not conform to the standards of this Article.

(Ord. No. 09-33, § 6, 12-14-09; Ord. No. 2017-15, §§ 2, 3, 6-19-17)

15:2. General provisions—All signs.

15:2.1. *Construction standards.* All signs shall comply with the appropriate provisions of the county's building code, and shall maintain clearances from all overhead electrical conductors in accordance with the National Electric Code. In addition:

1. Signs shall be installed at least ten feet horizontally or vertically from any conductor;
2. All electric wiring associated with a freestanding or directory sign shall be installed underground;
3. Signs must be constructed of non-combustible materials;
4. Signs shall be designed and constructed in such a manner and of such materials do that they are able to withstand wind pressure of at least 20 pounds per square foot or 75 miles per hour;
5. Signs, including any cables, guy wires or supports shall be located at least four feet from any electric fixture, street light, or other utility pole or standard.

15:2.2. *Sign maintenance.* To insure that all signs are maintained in a safe and aesthetic manner, the following maintenance requirements shall apply:

1. No sign shall be allowed to have more than 20 percent of its sign face, reverse side, or structure covered with disfigured, chipped, cracked, ripped, or peeling paint or poster paper for a period of more than 30 successive days;
2. No sign shall be allowed to remain with a bent or broken sign face, broken supports, loose appendages or struts, or stand more than 15 degrees away from the perpendicular for a period or more than 30 successive days;
3. No sign shall be allowed to have weeds, trees, vines, or other wild vegetation growing upon it for a period of more than 30 successive days;
4. No indirect or internally illuminated sign shall be allowed to have only partial illumination for a period of more than 30 successive days; and
5. Reverse sides of signs shall be properly finished with no exposed electrical wires or protrusions and shall be of one color.
6. No sign may remain vacant for 180 days. Should such occur, all permits will be revoked and the sign owner will have 60 days to remove the sign, or the county will remove the sign at the owner's expense.
7. If the DSR determines that a sign does not meet the previous maintenance requirements or the sign was constructed or erected in violation of the regulations in the article, notice shall be given to the property owner and the business proprietor. If the violation is not corrected within 15 days after such written notice, such sign may be removed by the county at the expense of the owner.
8. The DSR may cause any sign which is an immediate peril to persons or property to be removed summarily and without any advance notice thereof to said application and at the expense said owner.

15:2.3. *Public right-of-way.* Only public entities with right-of-way may have signage on or over the right-of-way. Otherwise, no portion of any sign shall overhang or encroach upon any public right-of-way.

15:2.4. *Setbacks from right-of-way.* All freestanding signs shall be set back at least ten feet from the public right-of-way. Signs shall not be located within the vision clearance triangle at street intersections. The vision clearance triangle shall be determined by measuring back 15 feet from the intersecting rights-of-way and connecting the two points.

15:2.5. *Sexually oriented business signs.* Each sexually oriented business must display at least one sign, easily discernible prior to the entering of the establishment, which identifies it as such by using the word "Adult" (for example, adult bookstore, adult cabaret, adult entertainment, etc.). All signs must be in compliance with this article.

(Ord. No. 09-33, § 6, 12-14-09)

15:3. Signs not requiring a permit.

The following are allowed without permits under the following conditions:

1. Signs not exceeding one square foot in area and bearing only property numbers, post office box numbers, or names of occupants on premises not having commercial connotations;
2. Flags. Five feet by eight feet or smaller with a maximum height of 25 feet. A maximum of three flags per lot allowed.
3. Legal notices or identification, informational, and directional signs erected as required by governmental bodies;
4. Integral decorations or architectural features of buildings or grounds, except letters, trademarks, moving parts, or moving lights;
5. Signs not exceeding four square feet in area directing and guiding traffic on private property;
6. Wall identification signs and commemorative plaques not more than four square feet in area, memorial cornerstones or tablets providing information on building erection or commemorating a person or event;
7. Trademarks or product names which are displayed as part of vending machines, dispensing machines, automatic teller machines, and gasoline pumps;
8. Sandwich board signs. One sandwich board sign may be placed per lot for conforming or legal nonconforming business. The sign must be placed outdoors at the time of opening and removed prior to close of business. Sandwich board signs may not be placed in public right-of-way or obstruct sidewalks, pathways or walkways.
9. Non-commercial message sign. A political sign shall not exceed eight square feet per side and a total of 16 square feet in a residential district. A political sign shall not exceed 16 square feet per side and a total of 32 square feet in a non-residential district. The maximum height of a political sign is six feet. The sign shall not be placed within a side yard setback area, as required under the zoning ordinance in the district in which the property is situated.

There shall be only one non-commercial message sign not pertaining to a specific event or election allowed per lot or parcel. If related to a specific event or election, the sign cannot be placed earlier than 60 days prior the event and must be removed within seven days of the event. The owner of the property or the person in charge thereof shall be responsible for the removal of the signs. Signs must be confined wholly to placement on private property, with permission of the property owner and non-illuminated.

Notwithstanding anything to the contrary in the foregoing, non-commercial message signs not exceeding four square feet in total area are permitted as window signs (i.e. as signs placed on the inside of windows of a structure so as to be visible from outside the structure).

Anything in this article to the contrary notwithstanding, a sign permitted in this article as an on-premises advertising sign may contain a lawful non-commercial message, except for traffic signs, railroad crossing signs, danger or other emergency signs, and directional signs.

10. Real estate and project signs shall be allowed without a permit provided the following restrictions for the type of sign used are met:
 - a. For single-family residential lots or units, one real estate sign, not exceeding five square feet in sign area per face and ten square feet in total sign area, and if freestanding, not exceeding four feet in height, shall be permitted. Property with two or more street frontages shall be permitted one additional sign per frontage.
 - b. For single-family subdivisions, multi-family, commercial, and industrial developments, one real estate or project sign not exceeding 48 square feet in sign area per face and 96 square feet in total sign area, and if freestanding, not exceeding eight feet in height, shall be permitted. Property with two or more street frontages shall be permitted one additional sign per frontage;
 - c. Project signs shall not be erected prior to the issuance of a development permit and shall be removed prior to issuance of the final certificate of occupancy; and
 - d. Real estate signs shall be removed within 15 days of the rent, sale, or lease of a property.
 - e. Signs shall not be illuminated.

(Ord. No. 09-33, § 6, 12-14-09; Ord. No. 16-29, § 3, 10-3-16)

15:4. Prohibited signs.

The following signs are prohibited in unincorporated Jasper County:

1. Signs imitating traffic or emergency signals. No sign shall be permitted which imitates an official traffic sign or signal, or contains words or symbols displayed in a manner which might mislead or confuse drivers of vehicles, or which displays intermittent lights resembling the color, size, shape, or order of lights customarily used in traffic signal, on emergency vehicles, or on law enforcement vehicles, except as part of a permitted private or public traffic control sign;
2. Audible signs;
3. Flashing signs;
4. Searchlight display signs;
5. Moving signs;
6. Signs attached to or painted on selected features. No sign shall be permitted which is attached to a utility pole or street sign, or is attached to or painted on tree trunks, rocks, or other natural objects;
7. Discontinued use signs. Signs which advertise a discontinued product, place person, institution, or business shall be removed within 30 days form the date of termination;
8. Signs containing banners, pennants, spinners or other moveable parts, streamers, balloons or beacons; except if allowed as a temporary sign by the DSR in accordance with subsection 15:5.2;
9. Signs emitting odors, or visible matter such as smoke or vapor;

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10. Bench signs;
 11. Inflatable signs;
 12. Snipe signs. Signs erected, painted, posted, or affixed in any manner on benches, bus shelters, waste receptacles, unregistered/abandoned vehicles, utility poles, fences, or natural features such as trees;
 13. Any sign which exhibits statements, words, or pictures of an obscene or pornographic nature including but not limited to photographs, silhouettes, drawings, titles, graphic or pictorial representations in any manner of "nudity or state of nudity," "semi-nudity or state of semi-nudity," "specified sexual activities," or "specified anatomical areas";
 14. Signs which obstructs free ingress/egress from a required door, window, fire escape, or other required exit way;
 15. Signs and or sign structure which obstructs the view of, may be confused with, or purports to be a governmental or traffic direction/safety sign;
 16. Except as otherwise provided, temporary or permanent signs within any street right-of-way, except when erected or constructed by a public agency or with the approval of the county and upon issuance of an encroachment permit;
 17. Signs of any kind shall be erected or displayed in any salt marsh areas or on any land subject to periodic inundation by tidal salt water;
 18. Billboards, non-digital and digital, except those allowed by Section 15:8 and approved by the Planning Commission in accordance with Section 15:8.1;
 19. Any sign not expressly permitted;
 20. Any sign unlawfully installed, erected or maintained;
 21. Signs mount on vehicles and parked to attract attention to the business or use;
 22. String lights except when used for holiday decorations;
 23. Roof signs;
 24. Off-premise and off-site signs, except for billboards that are erected or constructed in accordance with subsection 15:7.2.

(Ord. No. 09-33, § 6, 12-14-09; Ord. No. 2017-15, § 4, 6-19-17)

15:5. Temporary signs.

The following signs shall require the issuance of a temporary sign permit by the DSR prior to their erection. The permit shall cite the length of time any such sign may be displayed.

15:5.1. *Location.* All temporary signs must maintain at least a ten-foot setback from all property or right-of-way lines and the existing road right-of-way, unless otherwise specifically stated in this ordinance. However, no sign shall be allowed to violate any of the requirements of sight triangle clearance and sight visibility at intersections as provided in this ordinance and the land development regulations.

15:5.2. *Types of temporary signs.*

1. *Special event signs.* One portable sign or windblown sign shall be permitted in conjunction with special events in accordance with the following provisions: For the opening or closing of a business, special event or sale, promotional event, change of ownership or management events, such signs are permitted for a period not to exceed the timeframe and size limitation approved

by the DSR. Unless otherwise approved by the DSR, such signs shall not be erected more than 14 days prior to the event and shall be removed within five days after the event.

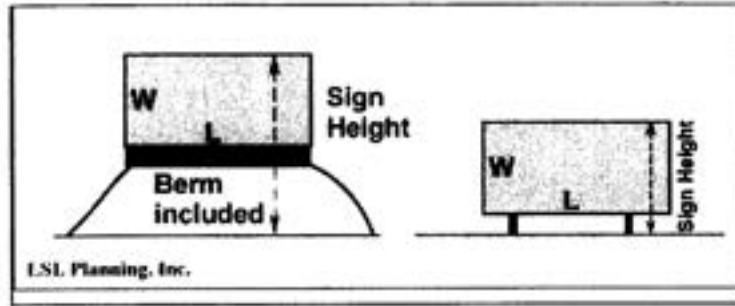
2. *Temporary signs announcing a civic, philanthropic, educational, or religious event.* Such signs are permitted for a period not to exceed the timeframe and size limitation approved by the DSR. Unless otherwise approved by the DSR, such signs shall not be erected more than 14 days prior to the event and shall be removed within five days after the event.
3. *Portable signs.* One portable sign may be placed per non-residential lot. Portable signs must be secured properly and such signs are permitted for a period not to exceed the timeframe and size limitation approved by the DSR.
4. *Banner signs.* Temporary banner signs of cloth or similar material that celebrates an event, season, community, neighborhood, or district and is sponsored by a recognized community agency or organization may be permitted for a period not to exceed the timeframe and size limitation approved by the DSR.

(Ord. No. 09-33, § 6, 12-14-09)

15:6. Standards.

15:6.1. *[Computation of sign and height area.]* The following principles shall control the computation of sign area and height area:

1. *Measuring of sign area.* The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall other wise meets the county zoning ordinance regulations and is clearly incidental to the display itself;
2. *Measuring area of multi-faced signs.* The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from any one point. When any two sign faces are placed back to back, so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than 42 inches apart, the sign area for Zoning purposes (but not for business licensing or other fee purposes) shall be computed by the measurement of one of the faces; and
3. *Measuring sign height.*
 - a. The permitted height of all signs supported by the ground shall be measured from the level of the ground, finished surface, adjacent to the sign.
 - b. The permitted height of signs shall not be measured from an area of the ground that has been built-up or constructed in a manner that would have the effect of allowing a higher sign height than permitted by these regulations (e.g. the height of signs erected on a berm shall be measured from the finished grade adjacent to the berm).



15:6.2. *Location.* Signs must be located at least ten feet from all property lines and the existing road right-of-way, unless otherwise specifically stated in this ordinance. Signs shall not be located within the vision clearance triangle at street intersections. The vision clearance triangle shall be determined by measuring back 15 feet from the intersecting rights-of-way and connecting the two points.

15:6.3. *Regulation for signs.*

Sign Regulation

Type	Zoning District	Maximum Sign Area (square feet)	Maximum Height (feet)	Maximum Sign Width (feet)	# of Faces Allowed
Flags	VC, CC, GC, MB, ID, PDD	In accordance with the Flag Manufacturers Association of America (FMAA) specifications based on height of flagpole	1 flag per development at 60'; or 3 flags per development at 35'	n/a	n/a
	R, RP, RP-10, RC		3 flags at 35'	n/a	n/a
Freestanding Signs- Including Monument, Ground, Pedestal	RC, RP, RP-10, RE, R	25 per face, 50 total	Monument 6, Freestanding 8	10	2 back to back
	VC, CC	40 per face, 80 total	Monument 7, Freestanding 8	12	2 back to back
	GC, ID, PDD	55 per face, 110 total	Monument 7, Freestanding 15	16	2 back to back
	Commercial Centers greater than 5 acres, consisting of multiple lots	80 per face, 160 total	Monument 8, Freestanding 20	16	2 back to back

Freestanding Signs- Hanging Sign	GC, ID, VC, CC, PDD	8 per face, 16 total	Top edge of sign face not to exceed 6 feet above ground level	4	2 back to back
	RC, RP, RP-10, RE, R	8 per face, 16 total	Top edge of sign face not to exceed 6 feet above ground level	4	2 back to back
Wall Signs	GC, ID, VC, CC, PDD	10% of wall. The total area of wall signs shall not occupy more than 10% of the area of the wall upon which they are placed.	80% of wall height.	80% of wall width.	One sign per tenant per side. Tenant signs must be located on the facade of the tenant space being identified.
	RC, RP, RP-10, RE, R	X	X	X	X
Projecting Signs	GC, ID, VC, CC, PDD	8 per face, 16 total	Bottom of sign must be at least 8 feet above ground level or sidewalk.	4	Two total faces. One sign allowed per business at business entrance.
	RC, RP, RP-10, RE, R	X	X	X	X
Directory Signs	GC, ID, VC, CC, PDD	25 per face	8		Four total faces. One sign is allowed per primary access.
	RC, RP, RP-10, RE, R	X	X	X	X

Window Signs	VC, GC, ID, CC, PDD	Not more than 25% of surface of window	n/a	n/a	n/a
	RC, RP, RP-10, RE, R	X	X	X	X
Awnings and Canopies	VC, GC, ID, CC, PDD	1/3 of canopy or awning	Bottom of awning or canopy must be at least 7 feet above ground level or sidewalk.	n/a	n/a
	RC, RP, RP-10, RE, R	X	X	X	X

Additional Requirements from Table:

- A. Freestanding signs. Freestanding signs shall be separated by a distance of no less than 500-foot intervals along each street frontage of the premises.
 - a. Each lot of record shall be allowed one sign except a corner lot where a total of two signs may be permitted, one on each road frontage, provided that the total linear frontage is a minimum of 300 feet per side.
 - b. Masonry bases must that match the associated building(s). Landscaping shall be planted to minimize the appearance of the poles or braces.
- B. In lieu of a freestanding sign, a development may use signs on entrance structures such as fences or walls. The number of sign faces is limited to two per entrance, on either side of the entrance, and confined to the entrance area. The distance between sign faces shall not exceed 100 feet. Such signs are subject to the size limitations of this section.

15:6.4. *Automotive service station/convenience market signs.* The following sign standards apply to automotive service station and convenience markets:

1. *Freestanding and wall signs.* One freestanding sign and one wall sign shall be permitted. Such signs shall meet total height and area requirements as set forth in subsection 15:6.3, Freestanding signs, and subsection 15:6.4, Wall signs;
2. *Gasoline pump signs.* Signs on gasoline pumps must be an integral part of the pump structure;
3. *Product or service advertising.*
 - a. No more than four product/service advertisements shall be allowed;
 - b. Signs must be grouped on one sign structure per street frontage;
 - c. Individual product/service advertisements shall not exceed four square feet in size;
 - d. None of the allowable signs on the same structure shall be duplicates.

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- e. Fuel price signs. One double-face sign per street frontage, not to exceed 12 square feet total area;
 - f. Rack or cabinet signs. Includes those signs, which are an integral part of a rack or cabinet, such as display of oil, wiper blades, etc;
 - g. Attention-getting advertising media. Banners, streamers, whirligigs, flashing, intermittent electrical or iridescent devices, and similar attention-getting advertising media are prohibited;
 - h. Signs located on buffer wall. No sign for an automotive service station shall be placed, painted, or otherwise erected on any buffer wall; and
 - i. Signs interfering with site distance. No sign or sign structure shall be positioned in such a manner that it interferes with any recognized vehicular sign, distance needs, or requirements.

(Ord. No. 09-33, § 6, 12-14-09; Ord. No. 16-07, § 2, 5-2-16; Ord. No. 16-29, § 4, 10-3-16; Ord. No. 2017-15, § 5, 6-19-17)

15:7. Illumination.

15:7.1. General lighting.

1. Sign lighting shall be of low intensity with effective provisions made to minimize spillover of light beyond the actual sign face. Examples of permissible illumination methods would include, but not limited to, the use of appropriate cut-off style light fixtures, the use of down-light fixtures adjusted so as to avoid spillover and interference with the vision of motorists, and the use of muted internal illumination.
2. Use of glaring undiffused lights or bulbs shall be prohibited.
3. Use of exposed neon lighting, including neon banding, or exposed light bulbs is prohibited.
4. Lights shall be shaded so as not to project onto adjoining properties or thoroughfares.
5. Underground wiring shall be required for all illuminated signs not attached to a building.
6. All lighting fixtures or light sources for lighted signs shall be positioned and/or shaded so that the light source is not visible from normal pedestrian perspectives.
7. Lighting intensities for illuminated signs shall not exceed ten foot-candles, measured at four feet perpendicular to any surface.
8. External light sources used to illuminate a sign are not included in the measurement of a sign's area and/or height.
9. Colored lamps are not permitted except for electronic changeable copy signs as allowed in accordance with Section 15:7.2
10. Internal illumination. Internal illuminated signs are permitted within the community commercial, general commercial and industrial development zoning districts. Where permitted, internally illuminated signs shall be subject to the following regulations:
 - a. *Display area.* Internally illuminated area of signs must be limited to 50 percent of the total allowed sign area.
 - b. *Muted lighting.* Lamps within internally illuminated signs shall be muted so that individual lamps cannot be distinguished behind the sign face.

15:7.2. *Digital billboards.* Digital billboards are only permitted within the general commercial zoning district north of US 278 on SC 170. Digital billboards are subject to the cap and replace regulation, subsection 15:8.2, and can only be established through that section. Where permitted, digital signs shall be subject to the following regulations:

1. *Distance.* The digital structure may be located no closer than 1,000 feet to the residential, resource conservation or rural preservation zoning districts. Measurement shall be from the residential zoning district to the outermost portion of each sign.
2. *Spacing.* No digital sign may be closer than two miles to an existing digital billboard/off-premise advertising sign. Measurement shall be to the outermost portion of each sign.
3. *Message display intervals.* Each message appearing on a digital billboard face shall remain fixed for a minimum of eight seconds, and message changes shall be instantaneous and shall not contain such visual effects as fading or dissolving.
 - a. *Dissolve.* A mode of message transition on an electronic message display accomplished by varying the light intensity or pattern, where the first message gradually appears to dissipate and lose legibility simultaneously with the gradual appearance and legibility of the second message.
 - b. *Fade.* A mode of message transition on an electronic message display accomplished by varying the light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility.

In no event shall revolving, flashing or intermittent illumination be allowed. Where allowed, a message shall be displayed a minimum of eight seconds. Transition from one message to the next shall be instantaneous and shall not contain such visual effects as fading dissolves, flashing, etc.

4. *Illumination.* Display brightness shall be adjusted as ambient light levels change and shall be subject to review and regulation as determined by the DSR.
5. *Malfunction display lock.* Digital billboards shall contain a default design that will freeze the sign in one position if a malfunction occurs or in the alternative shut down.
6. *Emergency information.* The operator of a digital billboard shall at the request of the county government make every effort to display emergency messages, such as Amber Alerts, road closures and evacuation information, as a public service and at no cost to requesting authority. Such messages shall be displayed in appropriate locations and with appropriate frequency until the emergency no longer exists or the authority requests termination.

15:7.3. *Electronic changeable copy sign.* Electronic changeable copy signs are permitted within the general commercial and industrial development zoning district. Where permitted, signs shall be subject to the following regulations:

1. *Display area.* Changeable copy signs area must be limited to 20 percent of the total allowed sign area.
2. *Display.* No "scrolling displays," or the vertical movement of a static message or display on an electronic changeable message sign. No "traveling displays" or the horizontal movement of a static message or display on an electronic changeable message sign.
3. *Content.* Signs shall only provide public information such as gas price signs, time and temperature signs, and "open or closed" status.
4. *Message display interval.* These signs are only allowed to change when the content information changes; meaning the sign must be set in a non-flashing and non-animated mode. The electronic message shall not change of more than once every eight hours and shall not use flashing or blinking characters. Information pertaining to gas prices, time and temperature, and "open or closed" status may change more frequently, but not more than once per eight seconds.

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5. *Color.* Text is limited to one color.

(Ord. No. 09-33, § 6, 12-14-09; Ord. No. 2017-15, § 6, 6-19-17)

15:8. Billboards.

15:8.1 *Approval by the planning commission.* The planning commission must approve, approve with conditions or deny all applications for new billboards, digital billboards or alterations to an existing non-digital billboard and digital billboards. A permit will be issued after the planning commission has approved the application. Section 15:8:3 includes the criteria planning commission will use for new billboards and Section 15:8.4 for digital billboards through the cap and replace provision, Section 15:8.2. The planning commission may require adjustments to the design and site location of proposed signs and reasonable conditions may be attached to an approval.

15:8.2 *Cap and replace.* In order to place a new non-digital billboard, the owner and advertising company must remove and abandon three active billboards. An active billboard is a billboard that has not been abandoned or which has changed the copy face or received income on the copy face within six months of the date of this ordinance. In order to place a new digital billboard or convert a non-digital billboard to a digital billboard, the owner and advertising company must remove and abandon four active billboards. Any new billboard or existing billboard which is converted to a digital billboard must adhere to all the requirements of article 15. All new billboards including the conversion of non-digital billboards to digital billboards allowed through this regulation must be approved by the planning commission.

15:8.3 *Billboards.* New non-digital billboards are only permitted through the cap and replace regulations, Section 15:8.2 and must be approved by the planning commission. Non-digital billboards shall be subject to the following regulations:

1. ***Location.*** New non-digital billboards are only permitted within the General Commercial and Industrial Development Zoning Districts along the interstate highways and frontage roads where their right-of-way is contiguous to an interstate highway provided these signs are located within 100 feet of the right-of-way of the interstate or frontage road.
2. ***Minimum spacing.*** Non-digital billboards located along an interstate may not be erected within 500 feet of an interchange or rest area. The interchange or rest area is considered to begin or end at the point where the pavement widens for an entrance or exit ramp. Non-digital billboards located along an interstate shall not be permitted to locate within 500 feet of another sign on the same side of the roadway. For frontage roads, no billboard shall be permitted to locate within a 1,000 foot radius of another off premise sign.
3. ***Maximum sign face.*** The maximum sign face for any non-digital billboard located along an interstate shall be 672 square feet plus a 10% allowance for copy extensions. A copy extension is the part of the copy which extends beyond the edge or border of the sign, sometimes called a "cut-out" or "drop-out."
The sign face of a non-digital billboard on any other highway shall be 378 square feet plus 10% allowance for copy extensions.
4. ***Maximum height.*** Non-digital billboards located along interstate highways shall not exceed a height of 100 feet above the elevation of the highest travel lane at the location of the sign. The maximum height of non-digital billboards along other roadways shall not exceed 35 feet above the elevation of the roadway.
5. ***Minimum height.*** The minimum height of the display surface for non-digital billboards located along interstate highways shall be 15 feet above the elevation of the highest travel lane at the location of the sign. The minimum height of the display surface of non-digital billboards along other roadways shall be

15 feet above the elevation of the roadway, unless the Sign Face does not exceed 200 square feet and placement of the sign does not block visibility of an existing Identification Sign.

6. *Other standards.* If any other governmental body (federal or state) also regulates billboards, to the extent allowed by law, the more restrictive or that imposing higher standards, shall govern.

15:8.4 *Digital billboards.* Digital billboards constitute a separate and distinct land use due to their size and prominence upon the landscape, and are therefore subject to the following separate regulatory provisions. It is the purpose of this ordinance to allow for the establishment of digital billboards under specific, limited circumstances. Existing non-digital billboards may be converted to a digital billboard, or a new digital billboard may be erected, through the cap and replace regulations, Section 15:8.2, and must be approved by the planning commission. Digital billboards shall be subject to the following regulations:

1. *Location.* Digital billboards are only permitted within 2,000 feet of the county border along Highway 17 north (Point South area) and south (state line area) and I-95 north (Point South area) and south (state line area) in the General Commercial Zoning District. Highway 17 south shall be measured from the highland of the S.C. side of the boundary 2,000 feet, not the river or marsh. Notwithstanding the foregoing reference to 2,000 feet, the Highway 17 north area shall only extend from 100 feet north of the intersection at Hamilton Place back to I-95.
2. *Distance.* The digital structure may not be located within 1,000 feet of the residential zoning district. Measurement shall be from the residential zoning district to the outermost portion of each sign.
3. *Spacing.* Digital Billboards may not be located within two miles of another existing digital billboard on the same side of the right-of-way. Measurement shall be to the outermost portion of each sign.
4. *Maximum sign face.* The maximum sign face for any digital billboard is limited to 560 square feet per face.
5. *Maximum height.* Digital billboards located along interstate highways shall not exceed a height of 100 feet above the elevation of the highest travel lane at the location of the sign. The maximum height of digital billboards along other roadways shall not exceed 45 feet above the elevation of the roadway.
6. *Minimum height.* The minimum height of the display surface for digital billboards located along interstate highways shall be 15 feet above the elevation of the highest travel lane at the location of the sign. The minimum height of the display surface of digital billboards along other roadways shall be 15 feet above the elevation of the roadway, unless the Sign Face does not exceed 150 square feet and placement of the sign does not block visibility of an existing identification sign.
7. *Message display intervals.* Each message appearing on a digital billboard face shall remain fixed for a minimum of eight seconds, and message changes shall be instantaneous and shall not contain such visual effects as fading or dissolving.
 - a. *Dissolve.* A mode of message transition on an electronic message display accomplished by varying the light intensity or pattern, where the first message gradually appears to dissipate and lose legibility simultaneously with the gradual appearance and legibility of the second message.
 - b. *Fade.* A mode of message transition on an electronic message display accomplished by varying the light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility.

In no event shall revolving, flashing or intermittent illumination be allowed. Where allowed, a message shall be displayed a minimum of eight seconds. Transition from one message to the next shall be instantaneous and shall not contain such visual effects as fading dissolves, flashing, etc.

8. *Illumination.* Display brightness shall be adjusted as ambient light levels change and shall be subject to review and regulation as determined by the DSR.

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9. *Malfunction display lock.* Digital billboards shall contain a default design that will freeze the sign in one position if a malfunction occurs or in the alternative shut down.
 10. *Emergency and public service information.* The operator of a digital billboard shall, at the request of Jasper County Government, display emergency messages, such as Amber Alerts, road closures and evacuation information, as a public service and at no cost to Jasper County Government. Such messages shall be displayed in appropriate locations and with appropriate frequency on such digital billboard(s) until the emergency no longer exists or Jasper County Government requests termination. In addition, the operator of a digital billboard shall on a space available basis, and at the request of Jasper County Government, display one public service announcement (that promotes or benefits Jasper County) per advertising cycle on such digital billboard(s) faces(s).
 11. *Other standards.* If any other governmental body (federal or state) also regulates billboards, to the extent allowed by law, the more restrictive or that imposing higher standards, shall govern.

15:8.5 *South Carolina Code of Laws.* The sign regulations contained in this ordinance are supplemented by the requirements of the State of South Carolina Department of Transportation which regulates off-premise signs on interstate and federal aid road systems. See Section 15:1.3. Issuance of a Jasper County Zoning Permit does not imply approval of, or constitute a privilege to violate, any other applicable, federal, state or local statutes, ordinances, codes, regulations, or private restricted covenants. Applicants are specifically reminded of the Jasper County Code of Ordinances as it relates to initial and recurring annual fee for off-premise signs.

(Ord. No. 09-33, § 6, 12-14-09; Ord. No. 16-07, § 3, 5-2-16; Ord. No. 2017-15, §§ 7, 8, 6-19-17)

15:9. Non-conforming signs and billboards.

15.9.1 *Non-conforming signs and billboards.* Non-conforming signs may continue in operation and maintenance, provided that non-conforming signs shall not be:

1. Changed to or replaced with another non-conforming sign. However, this provision shall not prohibit a change in copy or graphics on the sign face of the sign;
2. Replaced with a digital, LED, or similar electronic sign, except as allowed by Article 15:8.1 and consistent with 15:8.2 and 15:8.4;
3. Structurally altered so as to extend their useful life;
4. Expanded;
5. Relocated, except in compliance with this section; and
6. Reestablished after damage or destruction of more than 50 percent of the replacement value of the same type sign at the time of such damage or destruction unless by vandalism or a criminal act conducted by a party not associated with the advertising company, sign owner or property owner.

This section shall not prevent repairing or restoring to a safe condition any part of a sign or sign structure, or normal maintenance operations performed on a sign or sign structure. The sign structure, or any of its members, may be replaced with only like or similar materials. Replacement may be made only on a pole for pole or member for member basis, and the original structure design may not be altered in any form. Lighting cannot be added to a non-illuminated sign.

When a sign is located on property which is condemned for right-of-way acquisition, one of the following standards shall apply:

1. A sign which is not located in, and does not overhang the new right-of-way, may remain in place.

2. When a sign located on a state or federal aid highway must be relocated off the new right-of-way, it shall, at a minimum, comply with state standards for such relocation; and
3. When a sign located on a county road must be relocated off the new right-of-way, it shall comply, as near as possible, with the setbacks established in this article.

15:9.2 Amortization.

- A. Non-conforming off premises signs shall be amortized and the non-conforming use discontinued as provided in Table 1.1, of this section, except, if the use of such off premises sign cannot be amortized due to its proximity to a federal aid primary road, interstate highway or national highway system road then the non-conforming off premises sign shall be discontinued if abandoned as defined Article 4, Definitions or if damaged more than fifty percent as defined in Section 15:9.1 (6) in which case such non-conforming use shall be permanently ended and discontinued and the remaining portions of the off premises sign removed.
- B. Amortization of non-conforming signs and billboards not subject to protection by reason of its proximity to federal aid primary road, interstate, highway or national highway system or otherwise protected under state or federal law or regulation, shall be subject to the following:
 1. Non-conforming signs and billboards shall be removed or otherwise made to conform to the provisions of this Article within the number of years set forth in the Amortization Schedule below, which shall begin to run on the date of enactment of this Ordinance.
 2. The amortization period set forth in the Amortization Schedule shall be conclusively presumed to have provided just compensation to the owner of the non-conforming sign or billboard and the owner of the real property on which the non-conforming sign or billboard is located for any property interest impacted by this Ordinance.
 - a. Provided, however, that if any amortization period is declared invalid and it is ordered or determined that the County is required to pay funds as compensation, that the County shall have the option to allow the non-conforming sign or billboard to continue in existence as a non-conforming use without payment of such funds until, in its sole discretion, the County determines that adequate funds exist to remove the non-conforming sign or billboard.
 - b. The failure of the County to remove any non-conforming sign shall not be construed as a waiver by the County to exercise any such rights in the future or demand strict compliance with the provisions of this Ordinance.
 - c. In the event a sign is protected as set forth in Section 15:9.2 above, the Amortization Schedule herein shall be deemed to incorporate such corresponding amortization period as may be provided in the protective statutes or regulations.

AMORTIZATION SCHEDULE	
Original Cost of Sign or Billboard	Amortization Period from the Date of Enactment of this Ordinance
Less than \$5,000.00	5 years
Greater than \$5,000.00	8 years

3. Nothing herein shall be construed to make a sign in existence on the effective date of this ordinance which is currently an unlawful non-conforming sign already deemed to be abandon and/or subject to removal, subject to the extended amortization period of Section 15:9.2.

(Ord. No. 09-33, § 6, 12-14-09; Ord. No. 2017-15, §§ 9, 10, 6-19-17)

15:10. Sign variances.

Any party who has been refused a sign permit for a proposed sign may file an appeal with in accordance with the zoning ordinance. In determining whether a variance is appropriate, the BZA shall study the sign proposal, giving consideration to any extraordinary circumstances, such as those listed below, that would cause practical difficulty in complying with the sign standards. The presence of any of the circumstances listed may be sufficient to justify granting a variance; however, the zoning BZA may decline to grant a variance even if certain of the circumstances are present.

In granting a variance, the BZA may attach such conditions regarding the location, character, and other features of the proposed sign as it may deem reasonable. In granting a variance, the BZA shall state the grounds and findings upon which it justifies granting the variance.

1. Permitted signage could not be easily seen by passing motorists due to the configuration of existing buildings, trees, or other obstructions.
2. Permitted signage could not be seen by passing motorists in sufficient time to permit safe deceleration and exit. In determining whether such circumstances exist, the zoning board of appeals shall consider the width of the road, the number of moving lanes, the volume of traffic, and speed limits.
3. Existing signs on nearby parcels would substantially reduce the visibility or advertising impact of a conforming sign on the subject parcel.
4. Construction of a conforming sign would require removal or severe alteration to natural features on the parcel, such as but not limited to: removal of trees, alteration of the natural topography, filling of wetlands, or obstruction of a natural drainage course.
5. Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger the health or safety of passers-by.
6. Variance from certain sign regulations would be offset by increased building setback, increased landscaping, or other such enhancements, so that the net effect is an improvement in appearance of the parcel, compared to the result that would be otherwise achieved with construction of a conforming sign.
7. A sign which exceeds the permitted height or area standards of this article would be more appropriate in scale because of the large size or frontage of the parcel or building.

Adjustment in size, location. The BZA may, upon application by the property owner, make reasonable adjustment in the size and location requirements for any sign, where such action meets the following standards:

1. A variance is deemed in the public interest;
2. The variance would not adversely affect properties in the immediate vicinity of the proposed sign;
3. The alleged practical difficulty supporting the variance request results from conditions that do not generally exist throughout the county, and denial of a variance would preclude all reasonable use of the property;
4. Granting a variance would result in substantial justice being done, considering the public interests protected by the standards of this article, the individual hardships that would be suffered by denial of the variance and the rights of others throughout the county whose property may be affected by granting the variance;
5. The type of sign has been designed to make it compatible with the surrounding area.

(Ord. No. 09-33, § 6, 12-14-09)

15:11. Severability.

If any section, clause, paragraph, sentence or phrase of this sign ordinance (Article 15 of Appendix A of the Jasper County Code of Ordinances) shall, for any reason, be held to be invalid or unconstitutional, such invalid section, clause, paragraph, sentence or phrase is hereby declared to be severable; and any such invalid or unconstitutional section, clause, paragraph, sentence or phrase shall in no way affect the remainder of this ordinance; and it is hereby declared to be the intention of the county council that the remainder of this ordinance would have been passed notwithstanding the invalidity or unconstitutionality of any section, clause, paragraph, sentence or phrase thereof.

(Ord. No. 16-29, § 4, 10-3-16)

ARTICLE 22. RURAL SMALL LOT SUBDIVISION STANDARDS

22.1. Purpose

The purpose of this Article is to maintain the character and heritage of the rural landscape by providing flexibility through alternative standards for the subdivision of rural lands in Jasper County in exchange for permanent protection of open space.

22.2. Applicability

The standards found in this Article are permitted within the Rural Preservation-10 zoning district for existing lots of record that have been owned by an individual or family since January 1, 1995, or before. Either a single member of the family, multiple members of the family, or an unbroken succession of family members have owned the property for no less than 30 years.

22.3. Definitions

Base Site Area. The Base Site Area consists of the parent parcel minus areas not suitable for development due to legal, physical, natural, or other constraints. The Base Site Area shall be determined as follows:

Parent parcel gross site area as determined by actual survey:

Minus Land separated by a road or utility right-of-way

Minus Land within existing roads' ultimate rights-of-way

Minus Land separated by water and/or marsh

Minus Existing natural water bodies on the property, jurisdictional and non-jurisdictional wetlands, and land/tidal wetlands seaward of the OCRM critical line

Minus Land previously dedicated as open space

Equals = Base Site Area

Open Space Preservation Area. The land within the subdivision that is left undeveloped in exchange for reduction in lot size and/or other development requirements.

Parent Parcel. The parent parcel constitutes the parcel to be subdivided.

22.4. Development Standards.

Rural small lot subdivisions shall be subject to the following standards.

<u>Table 1: Development Standards</u>	
<u>Maximum Density</u>	<u>1 principal dwelling unit per 10 acres ¹</u>
<u>Minimum Lot Area</u>	<u>1 acre</u>
<u>Minimum Lot Width</u>	<u>150 feet</u>
<u>Minimum Setbacks ²</u>	
<u>Front (major street, multi-lane)</u>	<u>60 feet</u>
<u>Front (major street, two-lane)</u>	<u>45 feet</u>
<u>Front (minor street)</u>	<u>25 feet</u>
<u>Side</u>	<u>25 feet</u>
<u>Rear</u>	<u>25 feet</u>
¹ Base site area	
² Setbacks shall also apply to Open Space Protection Areas	

22.5. Open Space Preservation Area (OSPA) Standards.

Open space preservation areas shall be contiguous to the maximum extent practicable.

The OSPA must consist of a minimum of fifty percent (50%) of the base site area.

In instances where natural features (wetlands, waterbodies, forested areas, etc.) are part of a larger system which extends to adjacent property(ies), these areas shall be prioritized for protection. In instances where an existing parcel has already established open space preservation areas, the proposed rural lot subdivision shall include open space protection of natural features contiguous with the adjacent property(ies).

Land dedicated to open space shall not include land dedicated for uses such as community swimming pool(s), clubhouse(s), and similar uses. Recreational amenities, such as walking/biking trails, may be permitted within the OSPA in conformance with applicable state and federal laws. Recreational lakes or ponds used for storm water management and designed as naturalized features may be included in the land designated as open space. Fenced detention or retention areas used for storm water management shall not be included in the calculation of required open space.

The owner shall select land dedicated for open space purposes and type of ownership. The open space preservation area may remain with the parent parcel to be held in single ownership or subdivided into a separate parcel. In either case, a note shall appear on the plat and recorded in the deed that development of the open space preservation area is prohibited.

Type of ownership may include, but is not necessarily limited to, the following:

1. The County, subject to acceptance by the governing body;
2. Other public jurisdictions or agencies, subject to their acceptance;
3. Non-profit or quasi-public organizations committed to the protection and conservation of open space, subject to their acceptance;
4. Homeowner or cooperative associations or organizations; or
5. Shared, undivided interest by all property owners within the subdivision.

B. Maintenance of open space - The person(s) or entity identified above, as having the right to ownership or control over open space, shall be responsible for its continuing upkeep and proper maintenance.

22.6. Restrictions on Future Subdivisions.

A note shall appear on all plats for rural small lot subdivisions specifying the number of remaining by-right lots that can be subdivided from the parent tract. If all by-right lots are subdivided, the note shall state that remaining subdivisions of the parent parcel shall be prohibited, except in compliance with the open space preservation standards specified in Section 22.5.

22.7 Roadside Buffer

A minimum fifty foot (50') wide continuous landscaped buffer shall be established and maintained parallel and adjacent to the highway corridor. This buffer is separate and distinct from the buffering requirements of Section 12.8 except that, where that section may call for a greater setback from the highway because of a specific activity, the greater setback distance shall be observed. Likewise, should Section 12.8 require total screening because of a specific activity, the fifty foot (50') wide landscaped buffer may be used to accommodate such screening.

Only the following activities shall be permitted within the landscaped buffer:

1. Vehicular access drives which tie into approved access points as determined by SCDOT and/ or Jasper County, and which run perpendicular to the right-of-way, or as nearly perpendicular as is feasible owing to terrain, horizontal curves and the like.
2. Landscaped walls and fences less than six feet (6') high.

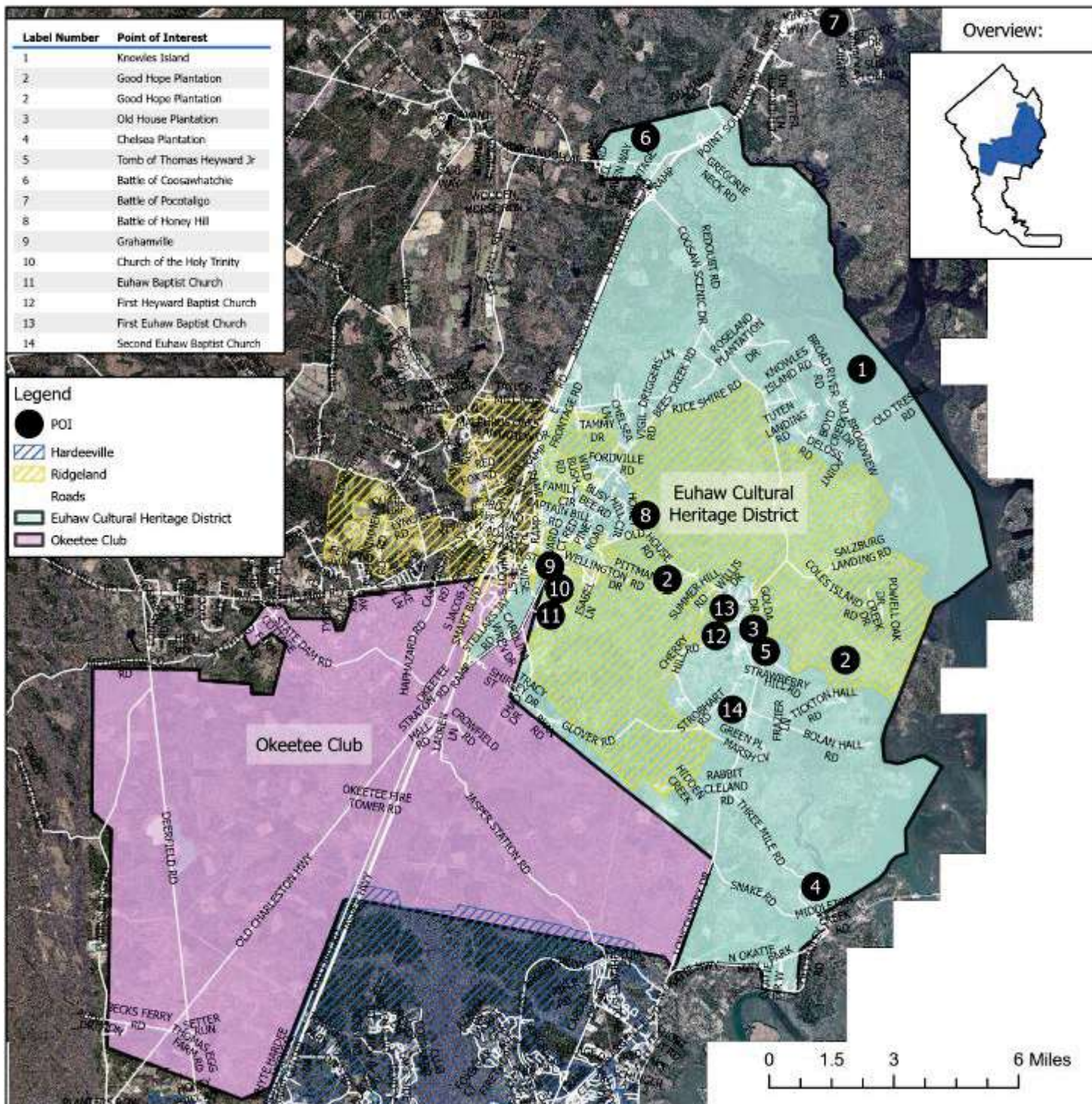
3. Lighting.

4. Landscaping fixtures.

5. Signage.

6. Underground utility lines.

7. Overhead utility lines which run perpendicular to the road right-of-way and are consolidated with vehicular access drives wherever possible.



AGENDA

ITEM # 18



Jasper County Engineering Services

James M Iwanicki, P.E.
Director of Engineering Services
JIwanicki@jaspercountysc.gov

P.O. BOX 1244 • Ridgeland, South Carolina 29936
Phone (843) 726-7740 • FAX (843) 726-7743

Jasper County Council

Request to name a Public Building and Appointment of a Committee to Evaluate the Request and Make Report and Recommendation to County Council

Meeting Date:	November 3, 2025
Item Number	13
From	Jim Iwanicki, P.E. Director of Engineering Services
Subject:	Consideration of Sales Tax Advisory Committee Recommendations
Recommendation:	Approve Recommendations from Sales Tax Advisory Committee October 18, 2025, Meeting

Description:

The 1% Transportation Sales Tax Advisory Committee met on October 17, 2025. They recommended the following to County Council:

- Direct staff to develop the work plan for Argent Boulevard, US 278 between Exit 8 and John Smith Road, and report back to the Committee with recommendations for additional portions of US 278 as funding becomes available.
- Recommend that US 278 between Exit 8 and John Smith is a moment of opportunity priority and that the County should develop an IGA with Hardeeville to accomplish this work if financially possible.
- Recommend that Council authorize a Bond Ordinance for issuance of General Obligation Bonds that were approved by the voters of Jasper County in the November 2024 general election for Road and Green Space Sales Tax Projects.

For additional information please see memo dated October 15, 2025, to the Sales Tax Advisory Committee. Please note **Staff Recommendations** were modified based on discussion at the meeting. Tag Lines and Logo are being worked on and a recommendation on these items will be presented to Council in the future.

Attachments:

October 15, 2025, Memo to Sales Tax Advisory Committee from Jim Iwanicki
Summary of Jasper County Bond Ordinance



Jasper County Engineering Services

James M Iwanicki, P.E.
Director of Engineering Services
JIwanicki@jaspercountysc.gov

P.O. BOX 1244 • Ridgeland, South Carolina 29936
Phone (843) 726-7740 • FAX (843) 726-7743

October 15, 2025

MEMO:

TO: Andrew Fulghum, County Administrator
1% Sales Tax Advisory Committee

FROM: Jim Iwanicki *JMI*

RE: Jasper County Update 1% Sales Tax Update (Roadway)

October 15, 2025, Update:

Information:

Infrastructure Consulting and Engineering (ICE) has provided their first monthly report. (See Attached)

ICE recommends the County divide the Sales Tax Program into three 5-year periods. We are currently working on developing the work plan for the first 5-year period (2025 to 2029). Based on the committee's priority list and funding, ICE will include the upgrades to Argent Boulevard and may include improvements to parts of US 278 based on available finances as part of the first 5-year plan. Details of this plan will be developed over the next 90 days. In 2029 ICE will develop the second 5-year work plan (2030 to 2034) based on the financial information that is available at that time.

ICE has developed tag lines for consideration. (See Attached)

ICE has developed logos for consideration. (See Attached)

ICE has set up a hotline for our use. (See Attached)

- *Media Consultant will establish and answer informational hotline.*
- *The number is 839-273-0126 or 839-273-ROAD*

Hardeeville's engineer, Karla Vincent, P.E., has informed me that they are working on improving the intersection of John Smith and US 278. Karla asked if we could move forward with our Sales Tax Program funds to fill in the gap by improving approximately 0.7 miles of US 278 between the SCDOT's I 95 exit 8 work and Hardeeville's John Smith Project.



We both agree that it makes sense to fill in this gap now and to have one engineering firm and one contractor do the work. With Hardeeville already starting the John Smith intersection design work, we thought it best to develop an Intergovernmental Agreement (IGA) between Hardeeville to address this opportunity.

Recommendation: Staff recommends that the Transportation Sales Tax Advisory Committee support and recommend the following to County Council:

- Divide the Sales Tax Program into three 5-year periods
- Direct staff to develop the work plan for the first 5-year period (2025 to 2029) with the following priorities:
 - Argent Boulevard
 - US 278 between Exit 8 and John Smith
 - Additional portions of US 278
- Based on the committee's priority list and funding, ICE will include the upgrades to Argent Boulevard and may include improvements to parts of US 278 based on available finances as part of the first 5-year plan.
- Recommend a Tag Line to County Council.
- Recommend a Logo to County Council.
- Recommend that US 278 between Exit 8 and John Smith is a moment of opportunity priority and that the County should develop an IGA with Hardeeville to accomplish this work if financially possible.

Attachments:

ICE Monthly Report
List of Tag Lines
List of Logos

Attachment
Infrastructure Consulting and Engineering
Monthly Report

Monthly Status Report

Date: 10/15/2025

To: Jim Iwanicki, PE – Engineering Services Director, Jasper County

From: Jeff Buckalew, PE –Program Manager, Infrastructure Consulting & Engineering

Regarding: Jasper County Sales Tax Program Monthly Update – October 2025

CC: Bryan McIlwee, PE – Project Manager, Infrastructure Consulting & Engineering

EXECUTIVE SUMMARY

On September 2, 2025, the Jasper County Council voted to approve the Sales Tax Program Management contract as proposed, with Infrastructure Consulting and Engineering (ICE). This contract was executed by the County and ICE on September 3, 2025. ICE is required to provide a monthly Program Status Report on the 15th of each month. This report is to detail activities performed during the current period, identifies issues and items of concern, and looks ahead to program activities over the next 30-day period.

ICE finalized a sub-consultant agreement with the Merchant Strategy (TMS) and held a kickoff meeting for the Public Involvement Plan and Website development on 9/15/25. ICE worked with on web site format and content and the web site domain names and program tag lines to be selected by the advisory committee. The Public Involvement Plan and website are due on November 2, 2025.

The County provided financial information to ICE on 9/23/25. ICE expects the next collections report from the County in October and will provide recommendations for the timing of projects based on financial information.

ICE recommends the County divide the Sales Tax Program into three 5-year periods. We are currently working on developing the work plan for the first 5-year period (2025 to 2029). Based on the committee's priority list and funding, ICE will include the upgrades to Argent Boulevard and may include improvements to parts of US 278 based on available finances as part of the first 5-year plan. Details of this plan will be developed over the next 90 days. In 2029 ICE will develop the second 5-year work plan (2030 to 2034) based on the financial information that is available at that time.

ICE has begun development of project setup activities and development of guidance plan deliverables such as the Project Management Plan, Public Information Plan, Utility Coordination Plan, and Financial Management plan.

MONTHLY STATUS REPORT

Project: Jasper County Sales Tax Program
Date: October 15, 2025

General Comments & Discussions:

1. Contract approved by County Council on September 2, 2025
2. Fully executed contract signed on September 3, 2025

1.0 TASK ACTIVITIES AND ISSUES

Task 1 – Project Management Services

Period Activities

- 9/5/25 - Project Kickoff meeting with Jasper County
- Project set-up activities
- Reviewed draft County-SCDOT Inter-governmental Agreement (IGA) and provided comments and suggestions

Current Issues/Items of Concern

- Nothing to report this period.

Planned Activities (30-day projection)

- Assist the County in obtaining Local Public Agency (LPA) status with SCDOT
- Assist the County with negotiating IGA with SCDOT
- Attend bi-weekly meeting coordination meetings with County staff
- Attend Sales Tax Committee meeting on 10/17/25
- Complete and submit Invoice #1

Task 2 – Program and Financial Management

Period Activities

- Finalized contract negotiations and sub-contract agreements with Public Involvement sub-consultant – The Merchant Strategy
- 9/15/25 - Public Involvement Plan and Website startup meeting with The Merchant Strategy
- Developed Potential program tag lines and web site available domains:
 - <https://JasperCountyTransportationProgram.com>
 - <https://JasperCountySalesTaxProgram.com>
 - <https://RoadsJasperCounty.com>

Monthly Status Update – Jasper County Sales Tax Program

October 1, 2025

- These shall be presented to the Advisory Committee for selection
- 9/23/25 – Received Historic Sales Tax collections data from County and began financial projections for current program
- Prepared monthly status report

Current Issues/ Items of Concern

- Confirming estimated costs and developing Engineering Estimates for each project.

Planned Activities (30-day projection)

- Develop Program Management Plan
 - Developing the work plan for the first 5-year period (2025 to 2029).
- Receive FY26 Q1 Financial Report
- Develop Public Involvement Plan
- Develop Program Website
- Develop Data Management Plan / System
- Develop Design Criteria and Standards
- Develop Risk Analysis Method
- Develop Engineering Estimates for each project

Task 3 – Project Planning, Scoping and Conceptual Design

Period Activities

- 9/11/25 - Internal meeting with Traffic Engineering to discuss conceptual design of priority projects.

Current Issues/ Items of Concern

- Nothing to report this period.

Planned Activities (30-day projection)

- Begin conceptual designs for top 3 priority projects

Task 4 – Utility Coordination Services

Period Activities

- 9/12/25 - Participated in Dominion Energy, City of Hardeeville, and Jasper County 8” gas line coordination meeting
- 9/19/25 – Drafted the Utility Coordination Plan and met internally to review.

Monthly Status Update – Jasper County Sales Tax Program
October 1, 2025

- 9/30/25 – Internal meeting to discuss revised draft Utility Coordination Plan

Current Issues/ Items of Concern

- Nothing to report this period.

Planned Activities (30-day projection)

- Develop Utility Coordination Plan
- Begin communication with utility providers

Task 5 – Program Construction Administration

Period Activities

- No significant activities to report this period.

Current Issues/ Items of Concern

- Nothing to report this period.

Planned Activities (30-day projection)

- Nothing to report this period.

Task 6 - Right-of-Way Acquisition Services

Period Activities

- Contract negotiations with Right-of-Way Acquisition sub-consultant

Current Issues/ Items of Concern

- Nothing to report this period.

Planned Activities (30-day projection)

- Nothing to report this period.

2.0 BUDGET

Invoice

- No current invoices.

Percent Complete Analysis

- Not applicable for this report

Budget Variance

Monthly Status Update – Jasper County Sales Tax Program
October 1, 2025

- Not applicable for this report

3.0 SCHEDULE

Baseline Schedule Variances

- An updated baseline schedule will be submitted under separate cover and revised thereafter in conjunction with status report submittals. All project activities are on schedule at this point.

EARLY KNOWN DELIVERABLES

No.	Task	Deliverable Description	Due Date
			(Calendar Days after NTP)
1	2.c.	Program Management Plan	120
2	2.d.	Master Program Schedule	90
3	2.e.	Program Financial Plan	90
4	2.g.	Public Involvement Plan	60
5	2.h.	Program Web Site Development and Startup	60
6	2.i.	Data Management Plan / System	60
7	2.l.	Design Criteria and Standards	60
8	2.q.	Risk Analysis Method	60
9	4.a.	Utility Coordination Plan	60
10	5.a.	R/W Acquisition Plan	90

END OF REPORT

Attachment Taglines

Jasper County Sales Tax Program Taglines

Below are potential taglines that will be useful in promoting the sales tax program (transportation and greenbelt) to the public. We request the Advisory Committee select the preferred tagline and we will use that to develop a program logo and incorporate into the web site and public messaging. The top 5 are favored by ICE and The Merchant Strategy, but any or even a new line may be selected.

1. Your Penny - Connecting Communities, Conserving Nature
2. Building Roads, Preserving Nature – One Cent at a Time
3. Connect and Protect – A One Cent Solution for Jasper County
4. A Penny for Our Progress – Better Roads, Preserved Greenbelts
5. Shared Cents for Common Goals – Better Roads, Preserved Green Space.
6. Your Penny at Work — Building Better Roads and Preserving Lands for a Greener Tomorrow
7. Your Penny at Work — Building Roads, Preserving Green Space
8. Your Penny, Our Progress: Roads and Green Spaces
9. Your Penny. Our Roads. Our Green Future.
10. Your Penny. Your Roads. Your Roots
11. Investing Pennies for a Better Jasper County
12. Investing in Better Roads and Preserving Green Spaces, One Cent at a Time
13. Investing in Roads and Nature for Jasper County
14. Building Better Roads while Protecting Nature
15. Better Roads. Greener Spaces. One Penny at a Time.
16. Keep Jasper Moving. Keep Jasper Beautiful.
17. Penny Sales Tax - Small Change for Major Improvements
18. Pennies for Progress – Improving Roads, Preserving Lands
19. A Small Investment for a Sustainable Tomorrow
20. Preserve. Protect. Prosper — All for One Cent.
21. Building Better Roads and Greener Spaces — One Cent at a Time
22. Your Local Sales Tax at Work for Transportation and Greenbelt Improvements
23. Investing in Safe Roads and a Greener Tomorrow
24. Every Cent Counts Toward a Safer, Greener, More Connected Future
25. Supporting Growth and Preservation — One Cent Makes the Difference

Attachment Logo



JASPER COUNTY
SOUTH CAROLINA



JASPER COUNTY
SOUTH CAROLINA



JASPER COUNTY
SOUTH CAROLINA



JASPER COUNTY
SOUTH CAROLINA



JASPER COUNTY
SOUTH CAROLINA



JASPER COUNTY
SOUTH CAROLINA





**BUILDING ROADS
PRESERVING NATURE**
ONE CENT AT A TIME





**JASPER
COUNTY**
South Carolina

**JASPER
COUNTY**
South Carolina



**JASPER
COUNTY**
South Carolina



**JASPER
COUNTY**
South Carolina



**JASPER
COUNTY**
South Carolina

SUMMARY OF JASPER COUNTY BOND ORDINANCE

- **General Purpose** of the Bond Ordinance is to provide Jasper County Council's approval for issuance of General Obligation Bonds that were approved by the voters of Jasper County in the November 2024 general election. The issuance of the bonds is completely discretionary with County Council. They can choose to issue all the bonds authorized in the referendum, only some of the bonds authorized, or issue no bonds. The referendum does not compel County Council to issue any bonds. It gives the County Council (1) the ability to pledge sales tax proceeds to pay debt service on the bonds, and (2) the ability to issue bonds that are not limited in amount by the 8% debt limit.
- **Article I** of the Bond Ordinance provides definitions for the defined terms.
- **Article II** authorizes and directs the issuance of General Obligation Bonds in several Series so that all \$150,000,000 of Bonds do not need to be issued at one time. The \$150,000,000 may be broken into several Series of Bonds and issued at times that best suit the timing of construction schedules for the various highway and green space projects approved in the referendum. But the total of all Series of Bonds may not exceed \$150,000,000. Article II also provides that the timing, amount, and other terms of each Series of Bonds will be designated by the County Administrator, the Chair, or resolutions to be adopted by County Council. That designation will also include: (i) the amount of Bonds to be included in the Series; (ii) the maturity schedule for the Series; (iii) prepayment or redemption terms for the Series; and (iv) designation of the paying agent and other professional services needed for the Series.
- **Article III** describes the security and source of payment for the Bonds. The Bonds will be secured by a pledge of the full faith, credit and taxing power of the County, which is the property tax levied on all taxable property in Jasper County. Consequently, the Bonds are expected to be rated "AA-" by Standard & Poor's Rating Service. But Article III also provides that before resorting to the property tax revenues, the County will first apply collected and available transportation sales tax revenues to make the debt service payments on the Bonds.
- **Article IV** provides that any Series of Bonds may be sold to investment banks and commercial banks by means of a competitive sale process (sealed bids). If a particular Series of Bonds is in the amount of \$1.5 million or less, and the final maturity is no more than 10 years, it may be sold directly to a bank without going through the competitive sale process. This Article also provides for the designation of the particular referendum projects to be funded from a particular Series of Bonds.
- **Articles VI, VII, VIII, IX, and Exhibit A** primarily address miscellaneous administrative matters with respect to the Bonds, including "defeasance" of Bonds (which is a way to pay them off prior to their stated maturity date); the process to amend the Bond Ordinance; the role of Fiscal Agents when necessary; and the form of the Bonds.

AGENDA

ITEM # 19

Administrator's Report



OFFICE OF THE JASPER COUNTY ADMINISTRATOR

*Jasper County Clementa C. Pinckney Government Building
358 Third Avenue – Courthouse Square – Post Office Box 1149
Ridgeland, South Carolina 29936 – 843-717-3690 – Fax: 843-726-7800*

Andrew P. Fulghum
County Administrator

afulghum@jaspercountysc.gov

Tisha L. Williams
Executive Assistant

twilliams@jaspercountysc.gov

Administrator's Report November 3, 2025

1. County Council Special Meetings and Workshops:

Following this report is the most recent spreadsheet of meetings completed, scheduled, and needed. I am asking you to consider a one-day retreat in November to discuss projects, goals, and strategic planning.

2. Jasper County Employee Holiday Drop-in Luncheon:

Set for Wednesday, Dec. 10 in the County Council Chambers. Details to follow.

3. Jasper County Host and Disposal Service Agreement:

County staffers are making great progress working with Waste Management. We hope to have a proposed extension proposal for County Council's consideration soon. Additionally, I will provide details on a host fee established in the 2014 agreement.

###

The County Administrator's Progress Report and any miscellaneous correspondence, agendas, and minutes follow this report.

County Council 2025

[illegible]



OFFICE OF THE JASPER COUNTY ADMINISTRATOR

*Jasper County Clementa C. Pinckney Government Building
358 Third Avenue – Courthouse Square – Post Office Box 1149
Ridgeland, South Carolina 29936 - 843-717-3690 – Fax: 843-726-7800*

Andrew P. Fulghum
County Administrator

afulghum@jaspercountysc.gov

Tisha L. Williams
Executive Assistant

tlwilliams@jaspercountysc.gov

Progress Report October 21, 2025 – November 3, 2025

1. 2024 Transportation/Greenbelt Sales Tax Program:
Prepped for presentation to SOLOCO on October 28.
2. Shared Services Exploration:
Met with workgroup on Oct. 22 and reviewed information for presentation at a proposed Dec.3 joint meeting of the City of Hardeeville, Town of Ridgeland, and Jasper County. Reviewed resolution re: joint services for County Council consideration on Nov. 3.
3. Exit 3:
Participated in virtual meeting with SCDOT staff, development team, Mayor Williams, Chairman Kemp, and City staff on Oct. 21. Awaiting project rebid.
4. Towne Park Development in Hardeeville:
Assembled historical property information and previous environmental and planning work and distributed to the workgroup. This proposed development may include County-owned property governed by deed restrictions.
5. Pine Level Mine Development Agreement (DA):
Scheduled to review with Interim County Attorney and County staff on Oct. 27. Will advance for County Council consideration when staffed out.
6. Ridgeland-Claude Dean Airport:
Meeting with Interim Airport Manager and outside Council on Nov. 5.
7. Capital Improvement Planning & Budgeting:
Met with County staff on Oct. 24 to review materials for presentation and discussion at the County Council workshop to be held on Oct. 30.

8. Economic Development Projects:

Scheduled to meet with SCA staff and outside counsel on October 29 to review active economic development projects.

9. Other Meetings/Events Attended or Scheduled to Attend:

Leadership lunch on Oct. 21, SOLOCO meeting on Oct. 28, and County Council workshop on Oct. 30.



Ashley Bolden

Ashley's Favorites:

Holiday: Thanksgiving

Season: Summer

Color: All of them!

Hobbies: Shopping and spending time with family.

Place Traveled:
New Haven and
Hartford, Connecticut

Dream Travel Destination: Bali

If you won \$1,000,000 what
would you do with it?
I would build my dream home
and give to the Church and my
parents.



Ashley has been with
Jasper County since
November 2020.

She currently assists our
Assessor's Office as a Mapper.
She has one daughter, Ashlyn.
Her and Ashlyn have one dog,
Bandit who Ashley says is very
spoiled.

*I can do all things through Christ who
strengthens me. Philippians 4:13*



AGENDA

ITEM # 20

Councilmember
Comments and
Discussion