



Jasper County Planning Department

358 Third Avenue - Post Office Box 1659
Ridgeland, South Carolina 29936
Phone (843) 717-3650 Fax (843) 726-7707

Jasper County Planning Commission

AGENDA

**July 14, 2026
4:00 PM**

**Clementa C. Pinckney Building
Third Floor
358 Third Ave.
Ridgeland, SC 29936**

**Call to Order: Chairman Pinckney
Invocation & Pledge of Allegiance
Approval of Agenda
Approval of Minutes: June 11, 2026**

Old Business:

- A. Expansion of Legal Non-Conforming Use – 472 Schinger Ave., TMS #s 080-00-03-002 and 080-00-03-006

New Business:

- A. Zoning Map Amendment – Community Commercial, TMS #081-00-02-008
- B. Zoning Map Amendment – Resource Conservation, TMS #039-00-08-190
- C. Zoning Map Amendment – Residential, TMS #040-00-02-106
- D. Zoning Text Amendment – Jasper County Zoning Ordinance, Article 9:6, *Accessory Structures*
- E. Zoning Text Amendment – Jasper County Zoning Ordinance, Article 6.1, *Use Regulations* & Article 11:7, *Conditional Use Regulations*

Discussion:

- A. Discussion – Map & List of Development in Municipalities
- B. Open Discussion

Adjourn



Jasper County Planning and Building Services

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Ridgeland, South Carolina 29936
Phone (843) 717-3650 Fax (843) 726-7707

Hunter Smiley
Planner
hsmiley@jaspercountysc.gov

Jasper County Planning Commission Staff Report

Meeting Date:	July 14, 2026
Project:	Expansion of Legal Non-Conforming Use
Applicant:	Angela Lloyd
Tax Map Number:	080-00-03-002 & 080-00-03-006
Statutory Notices:	Public Notice Letters sent to Adjacent Properties on 06/25/2026 Public Hearing Notice Sign Posted on 06/26/2026 Agenda Posted on 07/10/2026
Submitted For:	Action

Overview

The applicant, Angela Lloyd has submitted a request to expand a legal non-conforming use to allow for the addition of a concrete mixing trailer, concrete trucks, and the storage of rock/sand on their existing site, located at 498 Schinger Avenue. The subject property consists of 3.95 acres and is zoned General Commercial. The property is legally permitted by Jasper County and is considered a legal non-conforming use. The current use of the property is NAICS code 5621, Waste Collection, which is permitted as a conditional use in the Industrial Development Zoning District. During the 2007 county wide re-zoning, this site was made non-conforming.

The non-conformities section of the Jasper County Zoning Ordinance allows for the expansion or alterations to the use, which do not otherwise conform to all provisions of this Ordinance, subject to Planning Commission review and approval. The purpose of this Ordinance is to address certain, but not all, non-conformities created through the 2007 Countywide Zoning Project. Numerous structures and uses that were lawfully established prior to the re-zoning project became non-conforming as a result. Some are major employers who have made significant investments in properties and in construction of buildings, totaled in the millions of dollars. Other business expansions may also be limited by legal non-conformity status, or the economic use of valuable structures may be prevented if not considered by the Planning Commission.

This agenda item was tabled at your previous meeting on June 11th so that the proposed tenant could come and answer question from the commission.

Business Proposal

The Applicant has submitted a request to expand the legal non-conforming use to allow a portable concrete mixing trailer, concrete trucks, and storage of rock/sand to be added to the use of the site. The current use of the property includes parking for rolloff trucks, storage of rolloff dumpsters, storage of heavy equipment, and dump trucks.

Findings & Analysis

According to Jasper County Zoning Ordinance, Article 9:3.7 (2), “any modifications to a non-conforming use, including a change in use, the reestablishment of a non-conforming use or any expansions or alterations to the use, which do not otherwise conform to all provisions of this Ordinance, shall require approval by the Planning Commission”. In determining whether a nonconforming use change, re-establishment, or expansion of the nonconforming use is appropriate, the Planning Commission may consider the following standards:

1. *The proposed non-conforming use will be harmonious with the surrounding area.*
 - The property is on Schinger Avenue, which is a heavy commercial/industrial area. The site has been used as an industrial site for the past 20 years. The proposed use does fit in with the character of the other neighboring properties.
2. *The proposed non-conforming use will be a desirable addition to the physical pattern of the neighborhood.*
 - The expansion of the non-conforming use is not a “new” addition to the physical pattern of the neighborhood.
3. *Any additional traffic resulting from the proposed non-conforming use will not be a burden on existing streets.*
 - The additional traffic that will be created by the expansion of the legal non-conforming use will be minimal. It is projected there will be approximately 5 additional trucks, which will not be a burden on existing streets. The existing streets in this area already have a high volume of commercial traffic.
 - Staff contacted SCDOT about traffic data for this road. There is no traffic count and SCDOT has determined there is not enough volume of traffic currently to warrant the need for a traffic count on Schinger Avenue. Approximately the last 1100' of Schinger Avenue is county maintained while the remainder of Schinger Avenue is state maintained, although all of Schinger Avenue is a paved road.
4. *No adverse environmental impacts including noise, smoke, dust, fumes, vapors, gases, heat, odor, glare, vibration, etc. will be created by the proposed non-conforming use.*

- Any additional environmental impacts will be minimal. The noise produced by the mixing trailer and the trucks do not create as much noise as the rolloff dumpster trucks. The expansion of the use is for storage of the concrete mixing trailer and trucks. The trucks will not be washed out on site and no manufacturing of concrete will take place on site.
5. *Outdoor storage or activities are limited and subject to review and may require increased setbacks and buffers.*
- This property is already used for outdoor storage of commercial vehicles, equipment, and rollback dumpsters. There is some screening in place along Schinger Avenue. Additionally, the subject properties are located at the end of Schinger Avenue.
6. *The proposed use is considered to be a benefit to the community and Jasper County as a whole by implementing goals of the Jasper County Comprehensive Plan.*
- Economy Chapter Goal: “Develop businesses and attract public and private investment to grow jobs, decrease unemployment and strengthen the local economy.” The Comprehensive Plan does not specifically speak to this situation from an economic perspective.

Staff Recommendation

Staff recommends approval to allow storage of the mixing trailer, concrete trucks, and rock/sand as an expansion of the legal non-conforming use on TMS #080-00-03-002 & #080-00-03-006.

Additional Zoning Ordinance Provisions / Application Requirements

Article 4 – defines Nonconformity’s in Jasper County

Article 9:3 – details Nonconformity’s in Jasper County and describes how to expand legal nonconformity’s (9:3.7)

Attachments:

1. Narrative
2. Photos of neighboring sites
3. Photos of Mixing Trailer and Trucks
4. Aerial Map of the Property

Jasper County Planning Commission

REQUEST TO ADD A USE TO EXISTING GENERAL COMMERCIAL LEGAL NON-CONFORMING

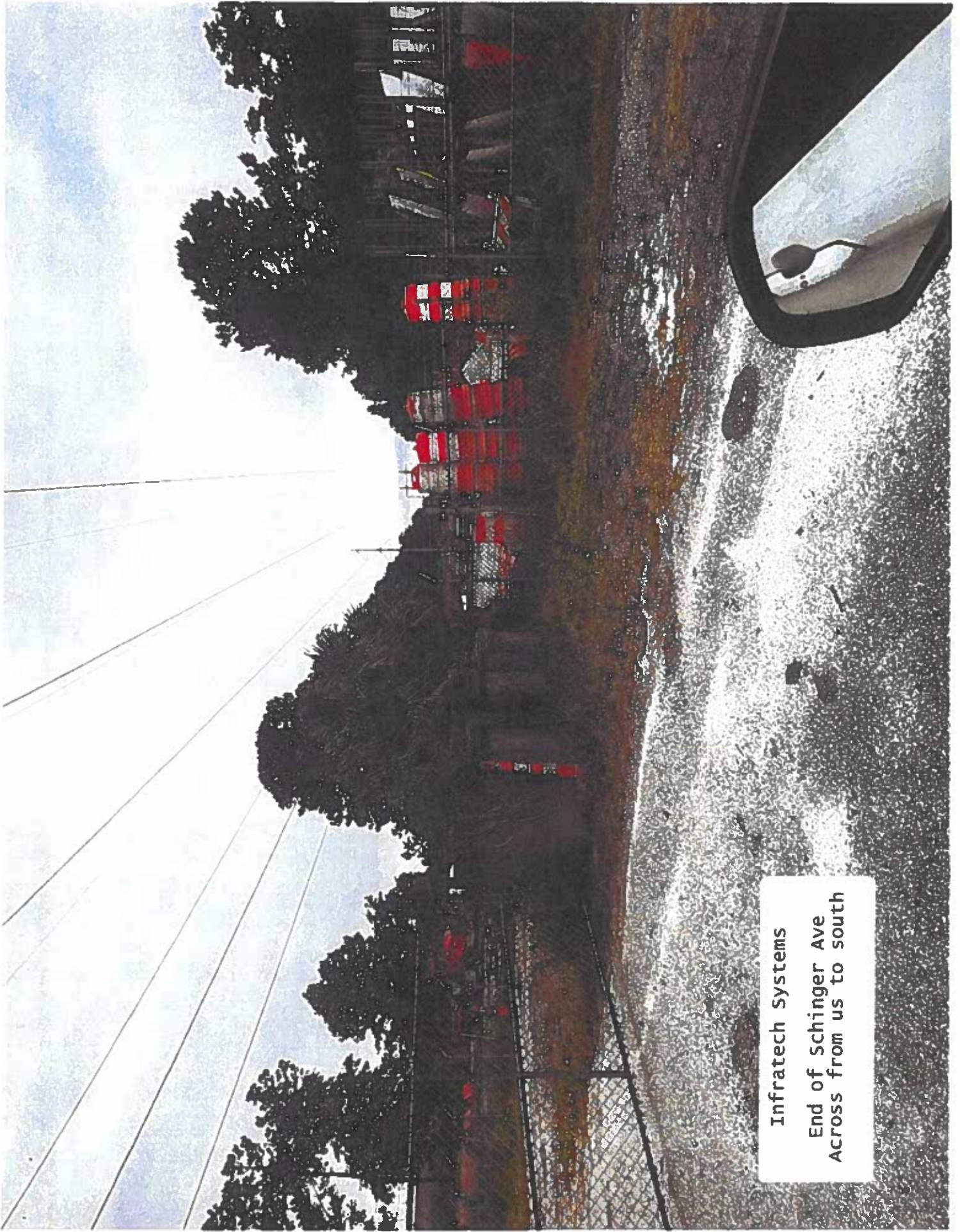
Our site is currently used for parking rolloff trucks, rolloff containers (dumpsters), heavy equipment, and dump trucks.

Some of the businesses surrounding our site are Okatie Concrete Recycling, Costa Concrete, SRM Concrete, Coastal Waste, Capital Waste, Camo Cans Waste, Capital Materials, Infratech Systems, Eastman Marine, and an oyster shell collection and cleaning facility.

We are requesting to add a concrete mixing trailer, concrete trucks, and rock and sand to our use at this site.

Businesses surrounding

our site

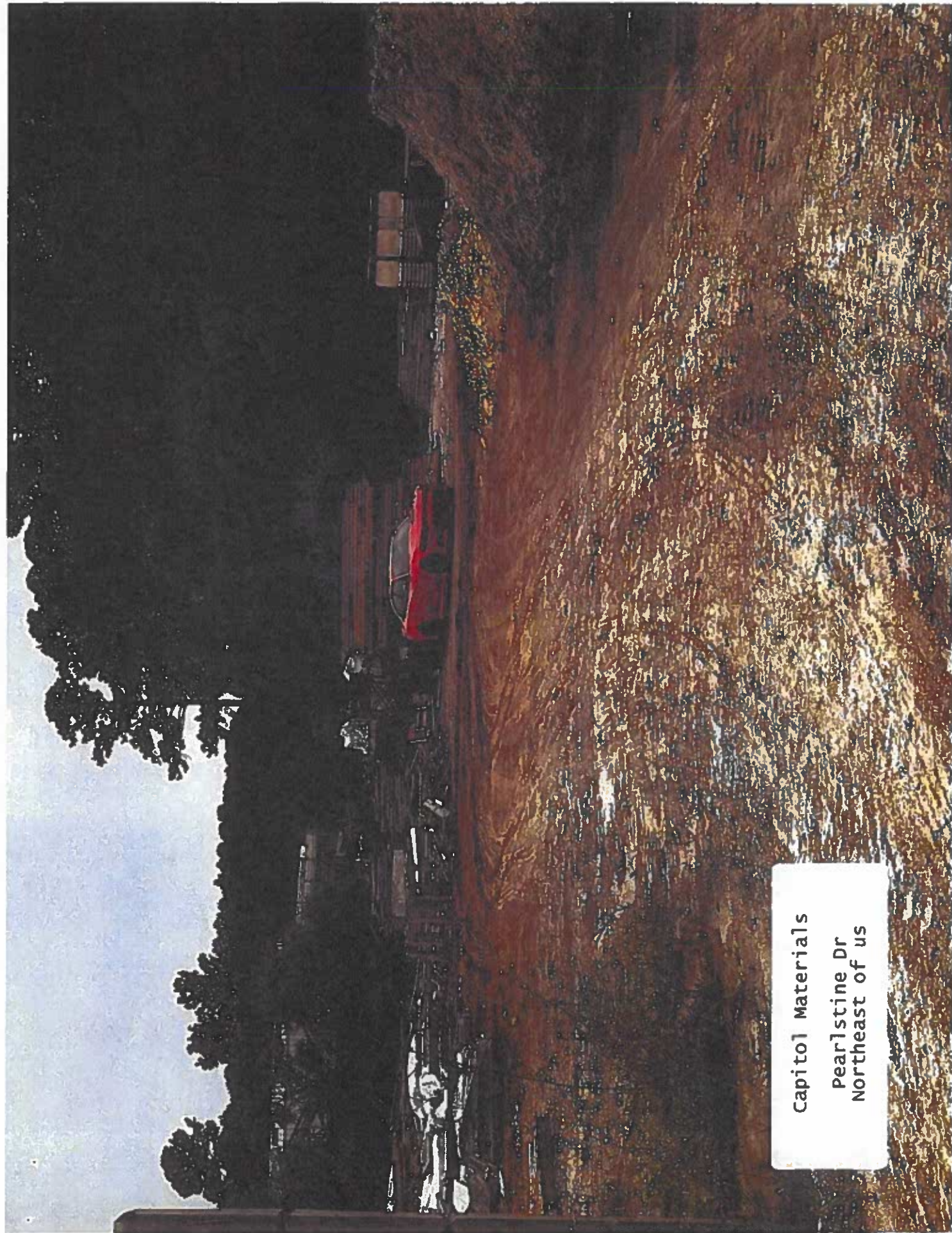


Infratech Systems
End of Schinger Ave
Across from us to south



SRM Concrete

End of Pearlstine Dr
Behind us to north



Capitol Materials
Pearlstone Dr
Northeast of us



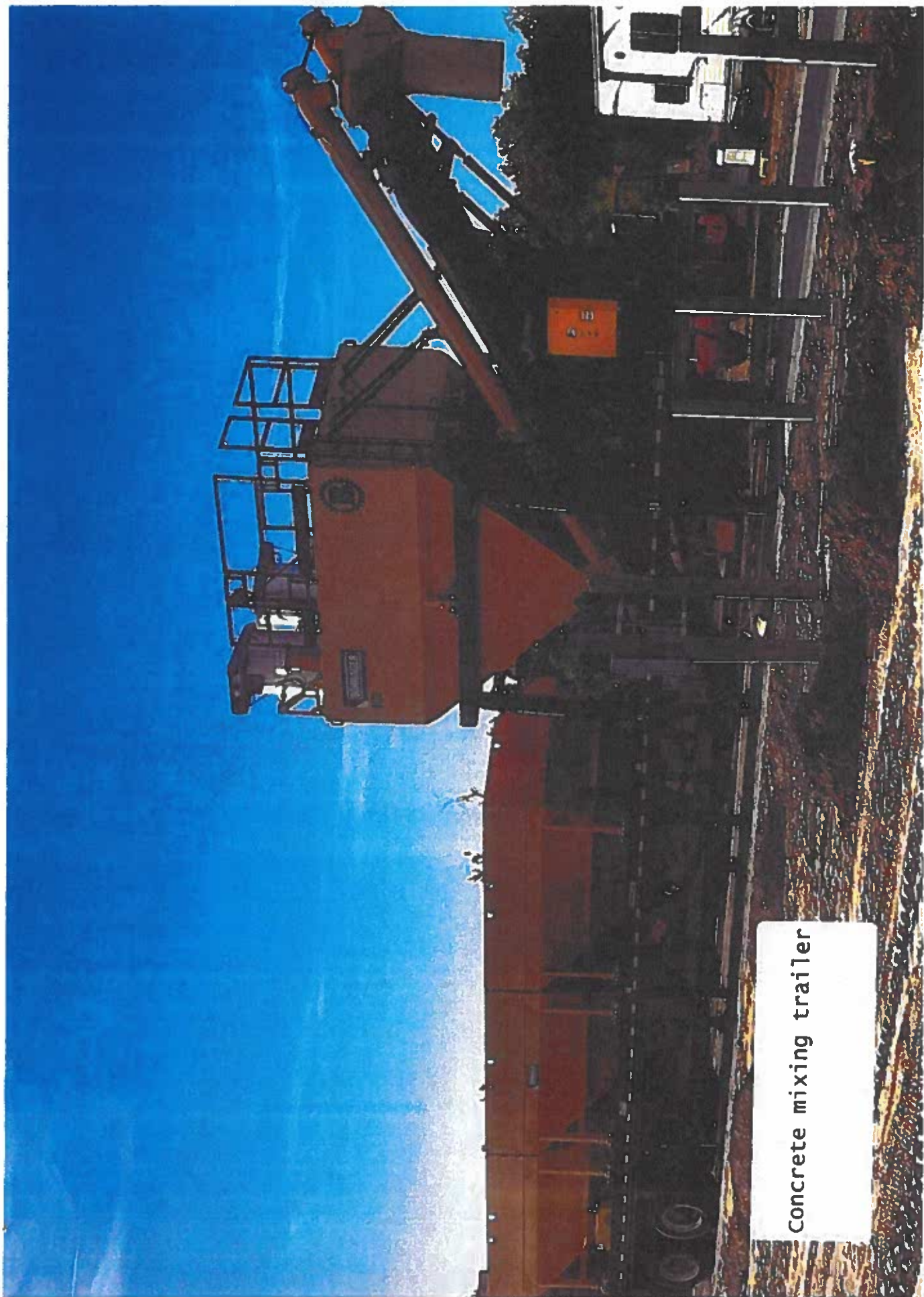
Okatie Concrete Recycle

Schinger Ave
East of us

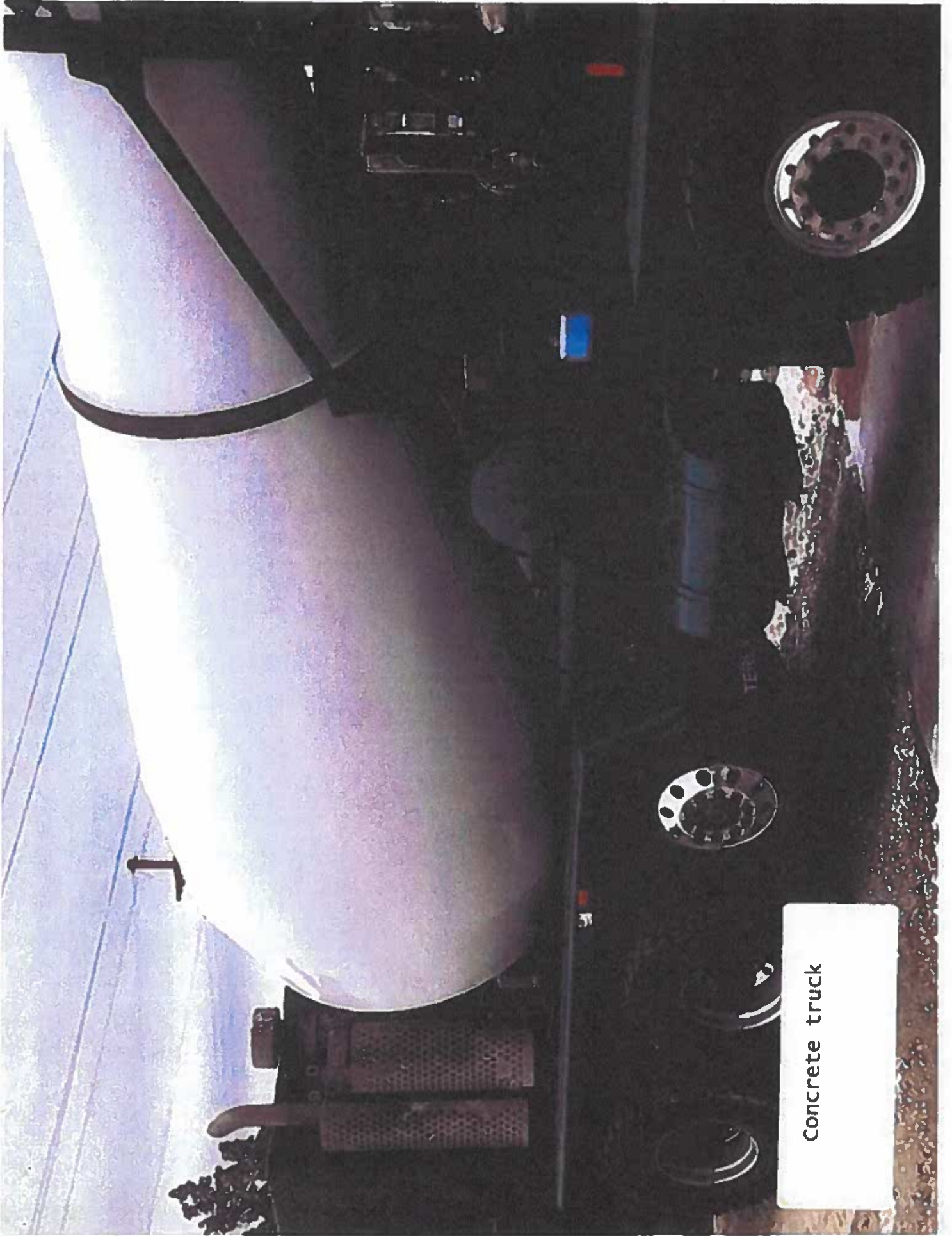


Dump Truck Parking
Oyster Cleaning
Truck Repair Shop
Schinger Ave
East of us

Concrete Mixing Trailer and Trucks



Concrete mixing trailer



Concrete truck



Concrete truck
loading



Alternate ID	080-00-03-006
Class	Rural commercial (improved)
Acreage	3.95

Owner Address LLOYD ANGELA F LLOYD
472 SCHINGER AVE
RIDGELAND, SC 29936

Least 2	5/11/	n/a
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(Note: Not to be used on legal documents)



Jasper County Planning and Building Services

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Hunter Smiley
Planner
hsmiley@jaspercountysc.gov

Jasper County Planning Commission Staff Report

Meeting Date:	July 14, 2026
Project:	Zoning Map Amendment
Current Zoning District	Rural Preservation
Proposed Zoning District	Community Commercial
Parcel Size:	53.2 acres
Applicant:	Taylor Logan, Planning Manager with BJWSA
Tax Map Number:	081-00-02-008
Statutory Notices:	Red Sign posted on 06/29/2026 Agenda posted on 07/10/2026
Submitted For:	Action

Overview

The applicant is requesting the rezoning of one parcel totaling 53.2 acres from **Rural Preservation (RP)** to **Community Commercial (CC)**. The purpose of this rezoning is to facilitate the future extension of the BJWSA administrative and operations campus. The Beaufort-Jasper Water and Sewer Authority (BJWSA) is a regional public utility provider, serving more than 200,000 residents between both Beaufort & Jasper counties. The Authority operates integrated water supplies, treatment, distribution, and wastewater collection. The proposed zoning map amendment, according to the applicant, "will support BJWSA's long-term planning strategy and will meet the needs of the Authority well into the future."

Site Information

The subject parcel is located on Snake Road, which is a two-lane state-maintained road. The parcel is currently a portion of the Chelsea Plantation Conservation area. Included in the contract and deed restrictions with BJWSA & The Nature Conservancy is that a 200 ft. vegetated buffer along Snake Road must be maintained. Included in *Exhibit A* is the Owner-Authorization Letter from The Nature Conservancy.

Findings & Analysis

In *Exhibit A*, as you can see, is the proposed zoning district of Community Commercial is adjacent to the parcel. The purpose of the Community Commercial zoning district is to provide strategic commercial locations around the county that provide convenience for the community needs. This strategy provides the county with the ability to combat commercial sprawl in areas that do not currently have proper infrastructure. This zoning map amendment would support an important utility provider that is a benefit to Jasper County.

	Jurisdiction	Zoning District	Use
North	Jasper County	RP	Agricultural
South	Jasper County	CC	BJWSA Canal
East	Beaufort County	Regional Center Mixed-Use	Single Family Residential
West	Jasper County	RP	Water Storage
West	Jasper County	RP	Agricultural

Comprehensive Plan

According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as “Rural Conservation”. These areas seek to protect and promote the character of Jasper County that largely exists today outside of the municipalities. Most development, particularly commercial development, should be guided to the hamlets. Any development should contain characteristics of preserving key landscapes and thoughtfully placing new development.

Traffic and Access

The subject property is accessed by Snake Road, which is a two-lane state-maintained road. The access point for the parcel is an existing dirt road, which the applicant will acquire as an easement and improve as part of the future development of the site.

Staff Recommendation

Staff recommends approval of the zoning map amendment from Rural Preservation Zoning District to the Community Commercial Zoning District

Additional Zoning Ordinance Provisions / Application Requirements

Article 1:4.1 – introduces amendments for the Jasper County Zoning Map.

Article 2:1.2 – establishes the Jasper County Planning Commission as a review body and recommending body for Zoning Map Amendments as pursuant to S.C. Code § 6-29-340

Article 3:2 – defines and establishes the procedures for Zoning Map amendments in Jasper County.

Attachments:

1. Application
2. Ordinance
3. Exhibit A

**JASPER COUNTY, SOUTH CAROLINA
ORDINANCE # O-2026-__**

AN ORDINANCE AUTHORIZING AMENDMENT TO THE OFFICIAL ZONING MAP OF JASPER COUNTY BY REZONING THAT CERTAIN PARCEL OF REAL PROPERTY LOCATED ALONG SNAKE ROAD, BEARING JASEPER COUNTY TAX MAP NUMBER 081-00-02-008 AND CONTAINING 53.2 ACRES, TO COMMUNITY COMMERCIAL FROM RURAL PRESERVATION.

WHEREAS, Jasper County, South Carolina (the “**County**”), acting through the Jasper County Council as its governing body (the “**County Council**”), 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; and

WHEREAS, the owner of a parcel of property (“**Owner**”) on Snake Road consisting of approximately 53.2 acres and bearing County Tax Map Number 081-00-02-008 (the “**Property**”) has requested a change to the Official Zoning Map of the County by rezoning the Property from the “Rural Preservation” to the “Community Commercial”; and

WHEREAS, the Owner of the Property submitted such request to the Planning Commission and County Council in accordance with the County’s ordinances, rules and procedures for rezoning; and

WHEREAS, the County Planning Commission has concurred with the recommendations of the County staff set forth in its report for the rezoning of the Property and recommends approval by County Council; and

WHEREAS, this matter is now before the County Council for determination.

NOW, THEREFORE, be it resolved by County Council, in meeting duly assembled, that:

1. County Council finds that in accordance with the staff report and the recommendation of the County Planning Commission that the proposed zoning is consistent with the continued pattern of growth in the vicinity of the Property and is in harmony with the County Comprehensive Plan. Good cause having been shown, approximately 53.2 acres being depicted on the County Official Zoning Map in the Rural Preservation district, shall be reclassified to Community Commercial.
2. If any Section, Subsection, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Subsection or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
3. If a Section, Subsection or provision of this Ordinance shall conflict with the provisions of a Section, Subsection or part of a preceding Ordinance of the County, unless

expressly so providing, then the preceding Section, Subsection or part shall be deemed repealed and no longer in effect.

4. This ordinance shall take effect and be in force upon third reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED AS OF, this _____ day of _____, 2026.

Jasper County, South Carolina

W. L. Rowell, III, Chairman
Jasper County Council

ATTEST:

Wanda Giles, Clerk to Council

Approved as to form:

Interim County Attorney
Burr & Forman LLP
Walter J. Nester, III

Date

ORDINANCE: # O-2026-__

First Reading: _____

Second Reading: _____

Third Reading: _____

**Considered by the Jasper County Planning Commission at its meeting on
July 16, 2026 and recommended for approval.**

EXHIBIT A



6 SNAKE ROAD, OKATIE, SC 29909-3937
Phone 843.987.8100 | Fax 843.548.0096
Customer Service 843.987.9200
Operations & Maintenance 843.987.8046
Engineering 843.987.8065
www.bjwsa.org

Our mission: Provide quality water and wastewater services to our current and future customers in the Lowcountry

VERNA ARNETTE, GENERAL MANAGER

June 16, 2026

Jasper County Planning Commission
Jasper County Planning and Building Services
358 Third Avenue
Ridgeland, South Carolina 29936

RE: Rezoning Application – Rural Preservation (RP) to Community Commercial (CC)
Property: Chelsea South | Tax Map Number: A portion of 081-00-02-008

Dear Members of the Planning Commission:

Beaufort-Jasper Water and Sewer Authority (BJWSA or Authority) respectfully submits this application for rezoning of ±50 acres from Rural Preservation (RP) to Community Commercial (CC). The purpose of this request is to facilitate acquisition of the property for planned future space for additional operations and administrative facilities to support BJWSA.

The proposed rezoning is consistent with the stated intent of the Community Commercial district, which emphasizes clustering of commercial uses in appropriate locations to meet community needs. Due to service area and regulatory pressures, there is a great need for additional space to accommodate staff and operational facilities. The subject property is well-positioned to serve this intent due to its location adjacent to existing BJWSA facilities, the canal, and administrative campus. This proximity is beneficial towards providing an opportunity to consolidate our facilities for staff and customers so that we may continue to effectively serve the community.

The enclosed materials include a detailed narrative and supporting exhibits to assist with the County's review of this request. We are committed to working collaboratively with staff, the Planning Commission, and County Council to ensure that the proposed development aligns with the Comprehensive Plan and promotes BJWSA's commitment to our customers and service area.

Please do not hesitate to contact us should additional information be required.

Respectfully submitted,

Verna Arnette
General Manager

GREGORY A. PADGETT
CHAIR

MICHAEL L. BELL
VICE CHAIR

ANDERSON M. KINGHORN, JR.
SECRETARY/TREASURER

JAMES E. BAKER, JR.
IMMEDIATE PAST CHAIR

JEFFERSON P. ACKERMAN, P. E.
R. THAYER RIVERS, JR.

LORRAINE W. BOND
WILLIAM SINGLETON,
Ed. D.

CARL KILPATRICK
DAVID R. STRANGE

J. ROBERT McFEE, P. E.

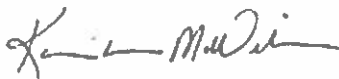
PROPERTY OWNER AUTHORIZATION LETTER

Parcel Number(s):	53.2-acre portion of 081-00-02-008
Parcel Address(s):	Snake Road, Okatie SC 29909
Property Owner or Representative:	Katy McWilliams, The Nature Conservancy
Applicant Name and Title:	Taylor Logan, Planning Manager
Applicant Organization:	Beaufort-Jasper Water and Sewer Authority

This letter shall serve to notify Jasper County and verify that I/we am/are the legal owner/s of the property described and do hereby authorize the named applicant to file application(s) pertaining to the development of the above-referenced parcel(s). Such application(s) may include but are not limited to those for Jasper County Zoning and Land Development Review such as a Zoning Map Amendment, Minor Subdivision, Zoning Verification, Plat Stamping, or Major Site Plan; and to allow for making related submittals for Jasper County's Development Services Representatives (DSR).

OWNER(S) OF RECORD¹ (Include extra sheets if necessary):

Katy McWilliams
Katy McWilliams


Signature

4/2/2026
Date

Printed Name

Signature

Date

¹If the property management company or leasing manager is signing on behalf of the Owner of Record, a letter must be provided giving the property owner permission to the signing agent.



INTRODUCTION

The Beaufort-Jasper Water and Sewer Authority (BJWSA or Authority) is a regional public utility providing water and wastewater services across the Lowcountry of South Carolina, serving more than 200,000 residents in Beaufort and Jasper Counties. The Authority operates an integrated system of water supply, treatment, distribution, and wastewater collection, functioning as a core infrastructure provider supporting residential, commercial, and industrial customers throughout the service area. BJWSA is recognized for reliable service delivery and a sustained commitment to its employees, customers, and the environment.

BJWSA is requesting approval to rezone ±53.2 acres from Rural Preservation (RP) to Community Commercial (CC) to facilitate the future extension of the BJWSA administrative and operations campus. This will support the Authority's long-term planning strategy and will meet the needs of the Authority well into the future.

SITE LOCATION AND CONTEXT

The Property is located on Snake Road, adjacent to the BJWSA canal and across the street from the BJWSA Chelsea Water Treatment Plant and administrative campus. A portion of the canal is zoned Community Commercial, which abuts an existing commercial node including a Parker's Gas Station and other retail or office spaces on Okatie Highway (170).

The property is currently a portion of the Chelsea Plantation conservation area recently purchased by The Nature Conservancy. The contract and deed restrictions for the purchase of the property by BJWSA include maintaining a 200-foot vegetated buffer along Snake Road with development restricted to the uses described herein.

The access point for the property is provided by an existing dirt road as shown on Exhibits D and E, which BJWSA will acquire as an easement and improve as part of the future site development. This should allow for expansion of the commercial node without creating excessive congestion at the Okatie Highway intersection.



Adjacent Land Zoning and Uses		
	Existing Uses	Zoning
Subject Parcel	Undeveloped	Rural Preservation
North	Conservation Area-Chelsea Plantation	Rural Preservation
South	BJWSA Canal	Unzoned or Community Commercial
West	Conservation Area-Chelsea South Parent Parcel	Rural Preservation
East	Offices; Water Treatment Plant; Rural residential	Beaufort County T2 Rural

COMPATABILITY WITH COMMUNITY COMMERCIAL INTENT

The intent of the Community Commercial zoning district is to provide commercial nodes in strategic locations that meet local needs while minimizing commercial sprawl. The proposed rezoning aligns with this intent by concentrating utility operational and administrative activities within a defined area adjacent to an existing Community Commercial node on the corner of Snake Road and Okatie Highway (170). The future intended use for the property will be to relocate administrative and operations offices, staff and fleet parking, and equipment storage, and to build a repair workshop for assets like pumps and vehicles.

The subject parcel is currently zoned Rural Preservation, which does not permit the proposed uses. This rezoning is necessary to provide for the intended institutional uses allowed by the Community Commercial zoning district while maintaining consistency with the surrounding area. The parcel is located adjacent to BJWSA's existing administrative campus. The neighboring parcels are also zoned Community Commercial, further supporting the compatibility of this request as an extension of the commercial node to align with current BJWSA facilities. Please refer to the attached exhibits, which illustrate the current and proposed zoning classifications and highlight the existing conditions with surrounding properties that are owned by BJWSA.



CONSISTENCY WITH THE COMPREHENSIVE PLAN

The 2018 Jasper County Comprehensive Plan Land Use Map identifies this area as undeveloped, institutional, commercial, and utility. Due to the rural nature of portions of the County adjacent to this location, such as Chelsea Plantation to the north, with proximity to the Broad River, the Future Land Use Map identifies this character area as Rural Conservation, adjacent to a Resource Conservation character area and close to a Commercial Center. Since the proposed rezoning is adjacent to a small, but active community commercial node, it is a compatible use regardless of the rural and conservation-based land use described for the area.

The recommendation for the Land Use Element in the Comprehensive Plan is to “Promote thoughtful, balanced growth and compatible land-use patterns that protect the character of Jasper County and provide a high quality of life for the community.” BJWSA seeks to continue to provide high quality services for the community, current users and future customers. This rezoning will allow for the necessary expansion of BJWSA facilities so that this service can continue and keep pace with regulatory requirements and customer service needs in the region. This is a thoughtful opportunity to consolidate facilities and maintain a compatible land-use pattern for this commercial area.

INFRASTRUCTURE AND DEVELOPMENT

The development timeline for the property is dependent upon Board approval of capital investment funding but proposed to begin in fiscal year 2027 with site planning and design. There will not be water treatment facilities on this site. The Chelsea Water Treatment Plant will be maintained and function at its current location.

BJWSA will operate the site in compliance with Jasper County zoning and permitting requirements, South Carolina Department of Environmental Services regulations, and all applicable local, state, and federal standards. Best management practices will be implemented to ensure the site is operated responsibly and with consideration for surrounding properties.

EXHIBITS INDEX

1. Exhibit A – Property Description
2. Exhibit B – Existing Zoning
3. Exhibit C – Proposed Zoning
4. Exhibit D – Survey
5. Exhibit E – Aerial Image



EXHIBIT A: PROPERTY DESCRIPTION

ALL that certain piece, parcel or tract of land situate, lying and being in Jasper County, South Carolina, being more particularly depicted and described as Parcel 'B', consisting of 53.20 acres, referenced specifically as "Proposed Parcel B, a Port. Of Chelsea South Area to Boundary, 2,317,296.85 Sq Ft, 53.20 Acres" on that certain plat titled "Subdivision Survey of Chelsea South into Parcels A & B, Prepared for BJWSA", said plat prepared by Gasque & Associates, Inc., dated 10/16/2025, last revised January 9, 2026 recorded in the Office of the Register of Deeds for Jasper County in Plat Book 38 at Page 1442, a copy of which is attached to this application as Exhibit D.

AND ALSO, an Easement for Ingress and Egress, said easement being fifty feet (50') in width, running along the eastern boundary of Parcel 'A', as is more clearly depicted, described and referenced as "Proposed 50' Ingress & Egress Easement" on the plat referenced above.

The property described above is a portion of the property acquired by The Nature Conservancy by deed of Chelsea Plantation, LLC, dated 5/9/2025, and recorded on 5/13/2025, in Deed Book 1183 at Page 1030 in the Jasper County, South Carolina, Register of Deeds Office.

Tax Ref: 081-00-02-008 (portion of)

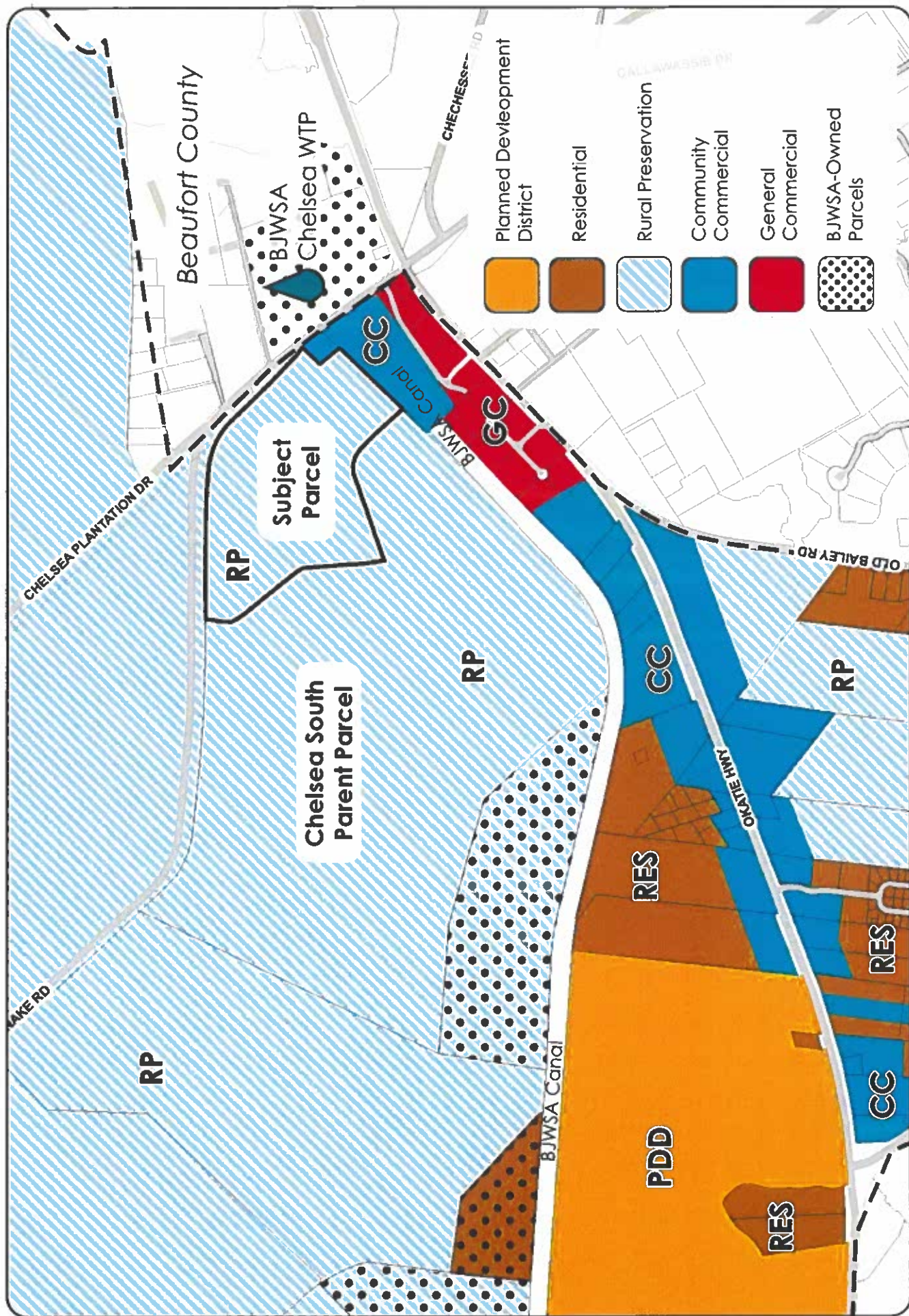


EXHIBIT B EXISTING ZONING

AREA MAP
SCALE: 1" = 1,000'



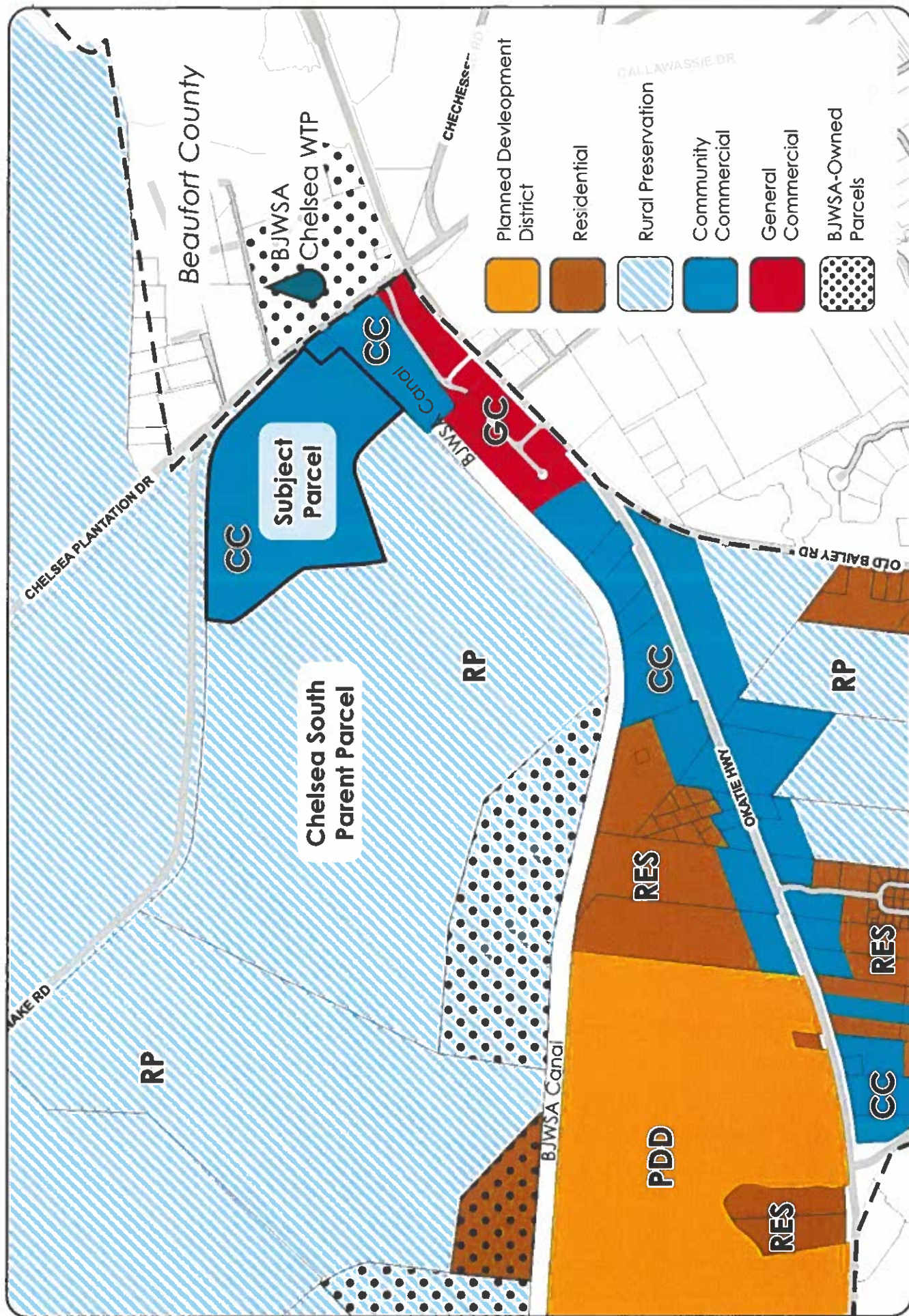
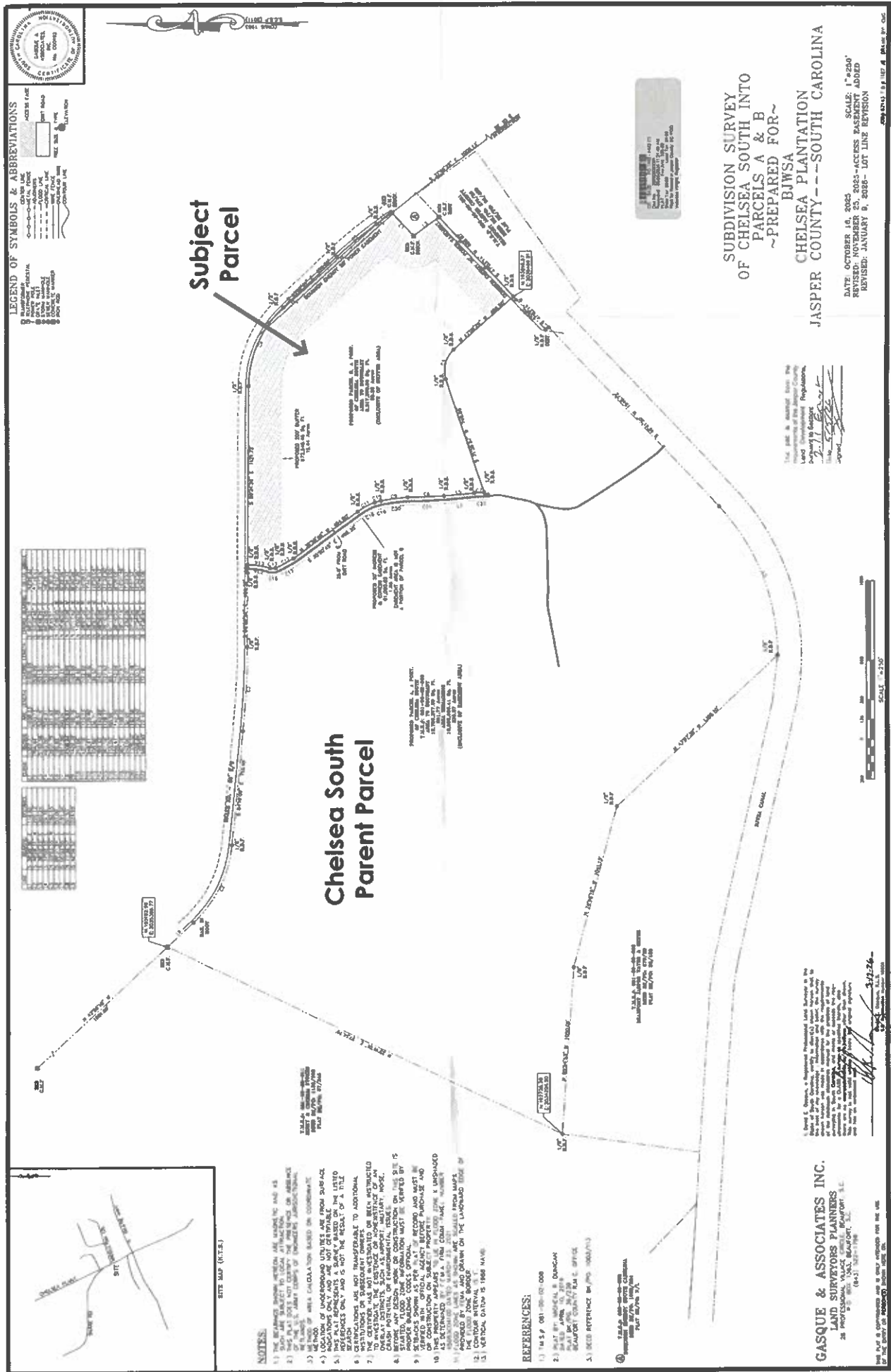


EXHIBIT C PROPOSED ZONING

AREA MAP
SCALE: 1" = 1,000'





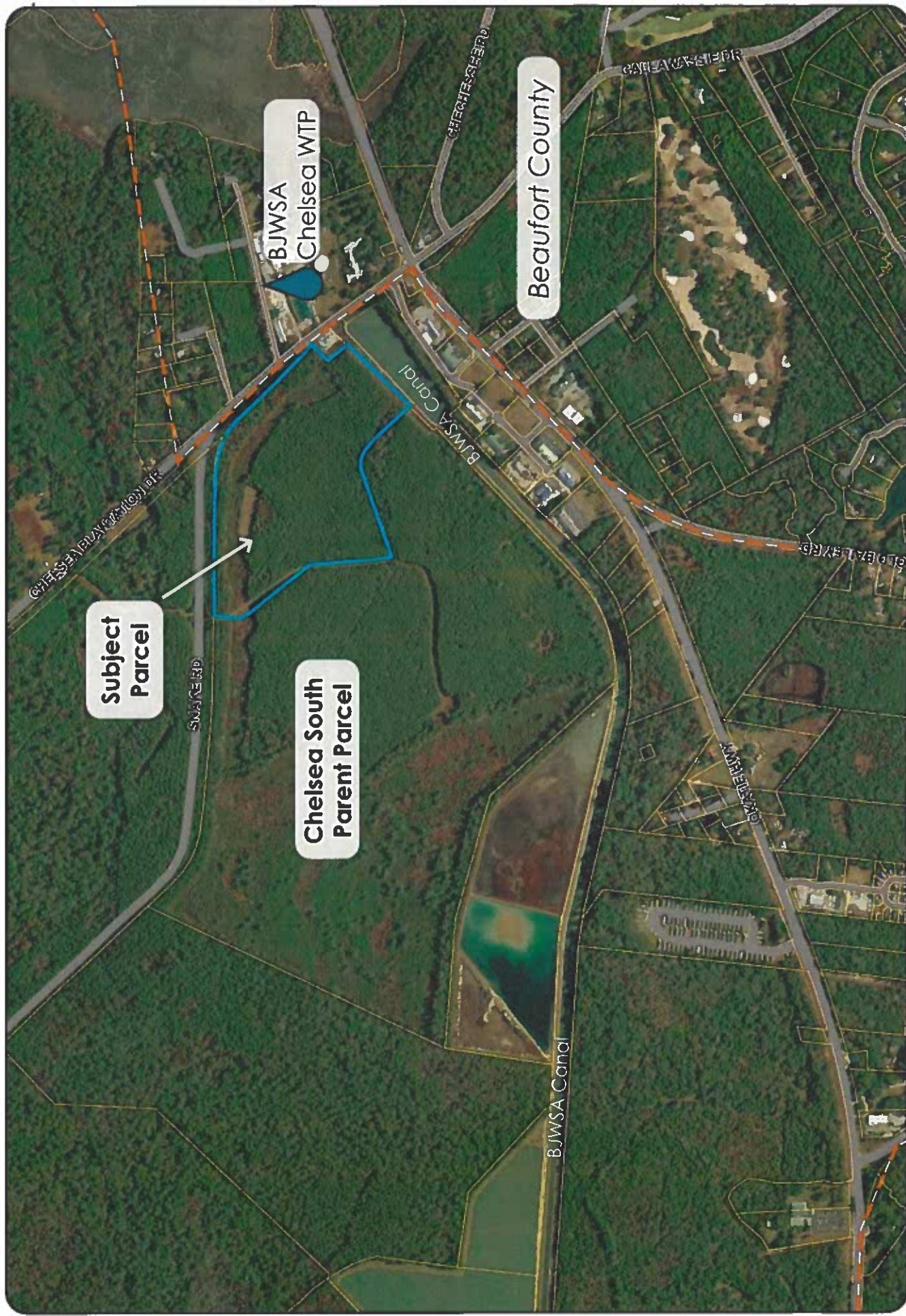


EXHIBIT E AERIAL IMAGERY

AREA MAP
SCALE: 1" = 1,000'





Jasper County Planning and Building Services

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Ridgeland, South Carolina 29936
Phone (843) 717-3650 Fax (843) 726-7707

Hunter Smiley
Planner
hsmiley@jaspercountysc.gov

Jasper County Planning Commission Staff Report

Meeting Date:	July 14, 2026
Project:	Zoning Map Amendment
Current Zoning District	Rural Preservation
Proposed Zoning District	Resource Conservation
Parcel Size:	37.8 acres
Applicant:	Taylor Logan, Planning Manager with BJWSA
Tax Map Number:	039-00-08-190
Statutory Notices:	Red Sign posted on 06/29/2026 Agenda posted on 07/10/2026
Submitted For:	Action

Overview

The applicant is requesting the rezoning of one parcel totaling 37.8 acres from **Rural Preservation (RP)** to **Resource Conservation (RC)**. The purpose of this rezoning is to facilitate the future planned wastewater treatment capacity. The Beaufort-Jasper Water and Sewer Authority (BJWSA) is a regional public utility provider, serving more than 200,000 residents between both Beaufort & Jasper counties. The Authority operates integrated water supplies, treatment, distribution, and wastewater collection. The proposed zoning map amendment, according to the applicant, "will support BJWSA's long-term planning strategy and will meet the needs of the community."

Site Information

The subject parcel is located on the west side of Hwy 315 (S. Okatie Hwy.), just south of Mungin Creek Rd. and a little over a mile due west of the New River. The parcel is located within the general Levy Area. The parcel is surrounded on three sides by a large tract of land that is under conservation and the adjacent parcel to the east is made up of environmentally sensitive land, however the subject parcel is not under conservation itself.

Findings & Analysis

In your packet is *Exhibit A*, as you can see, the proposed zoning district of Resource Conservation is not adjacent to the parcel. However, it is important to note the limited impact of Resource

Conservation, and it fits with the adjoining parcels. The purpose of the Resource Conservation district is to protect the natural landscape and environment of unincorporated Jasper County. The proposed rezoning does fit the nature of the adjacent parcel that is under conservation and the nearby environmentally sensitive areas. These protected areas would serve as a buffer from any perceived impacts for nearby residential properties. Additionally, Resource Conservation is considered to be a down-zoning to Rural Preservation.

	Jurisdiction	Zoning District	Use
North	Jasper County	RP	Agricultural
South	Jasper County	RP	Agricultural
East	Jasper County	RP	Agricultural
West	Jasper County	RP	Agricultural

Comprehensive Plan

According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as “Rural Transition”, which are areas located in southern Jasper County that will likely be under pressure to develop within the foreseeable future. Development proposals in existing communities, such as Levy-Limehouse, should complement the scale and character of the area.

Traffic and Access

The subject property is accessed by Hwy. 315, which is a two-lane state-maintained road. The access point for the parcel is off Hwy. 315.

Staff Recommendation

Staff recommends approval of the zoning map amendment from Rural Preservation Zoning District to the Resource Conservation Zoning District

Additional Zoning Ordinance Provisions / Application Requirements

Article 1:4.1 – introduces amendments for the Jasper County Zoning Map.

Article 2:1.2 – establishes the Jasper County Planning Commission as a review body and recommending body for Zoning Map Amendments as pursuant to S.C. Code § 6-29-340

Article 3:2 – defines and establishes the procedures for Zoning Map amendments in Jasper County.

Attachments:

1. Application
2. Ordinance
3. Exhibit A

**JASPER COUNTY, SOUTH CAROLINA
ORDINANCE # O-2026-__**

AN ORDINANCE AUTHORIZING AMENDMENT TO THE OFFICIAL ZONING MAP OF JASPER COUNTY BY REZONING THAT CERTAIN PARCEL OF REAL PROPERTY LOCATED ALONG South Okatie Highway, BEARING JASEPER COUNTY TAX MAP NUMBER 039-00-08-190 AND CONTAINING 37.8 ACRES, TO RESOURCE CONSERVATION FROM RURAL PRESERVATION.

WHEREAS, Jasper County, South Carolina (the “**County**”), acting through the Jasper County Council as its governing body (the “**County Council**”), 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; and

WHEREAS, the owner of a parcel of property (“**Owner**”) on South Okatie Highway consisting of approximately 37.8 acres and bearing County Tax Map Number 039-00-08-190 (the “**Property**”) has requested a change to the Official Zoning Map of the County by rezoning the Property from the “Rural Preservation” to the “Resource Conservation”; and

WHEREAS, the Owner of the Property submitted such request to the Planning Commission and County Council in accordance with the County’s ordinances, rules and procedures for rezoning; and

WHEREAS, the County Planning Commission has concurred with the recommendations of the County staff set forth in its report for the rezoning of the Property and recommends approval by County Council; and

WHEREAS, this matter is now before the County Council for determination.

NOW, THEREFORE, be it resolved by County Council, in meeting duly assembled, that:

1. County Council finds that in accordance with the staff report and the recommendation of the County Planning Commission that the proposed zoning is consistent with the continued pattern of growth in the vicinity of the Property and is in harmony with the County Comprehensive Plan. Good cause having been shown, approximately 37.8 acres being depicted on the County Official Zoning Map in the Rural Preservation district, shall be reclassified to Resource Conservation.
2. If any Section, Subsection, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Subsection or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
3. If a Section, Subsection or provision of this Ordinance shall conflict with the provisions of a Section, Subsection or part of a preceding Ordinance of the County, unless

expressly so providing, then the preceding Section, Subsection or part shall be deemed repealed and no longer in effect.

4. This ordinance shall take effect and be in force upon third reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED AS OF, this _____ day of _____, 2026.

Jasper County, South Carolina

W. L. Rowell, III, Chairman
Jasper County Council

ATTEST:

Wanda Giles, Clerk to Council

Approved as to form:

Interim County Attorney
Burr & Forman LLP
Walter J. Nester, III

Date

ORDINANCE: # O-2026-__

First Reading: _____

Second Reading: _____

Third Reading: _____

**Considered by the Jasper County Planning Commission at its meeting on
July 16, 2026 and recommended for approval.**

EXHIBIT A



6 SNAKE ROAD, OKATIE, SC 29909-3937
Phone 843.987.8100 | Fax 843.548.0096
Customer Service 843.987.9200
Operations & Maintenance 843.987.8046
Engineering 843.987.8065
www.bjwsa.org

Our mission: Provide quality water and wastewater services to our current and future customers in the Lowcountry

VERNA ARNETTE, GENERAL MANAGER

June 22, 2026

Jasper County Planning Commission
Jasper County Planning and Building Services
358 Third Avenue
Ridgeland, South Carolina 29936

RE: Rezoning Application – Rural Preservation (RP) to Resource Conservation (RC)
Property: New River Site | Tax Map Number: A portion of 039-00-08-190

Dear Members of the Planning Commission:

Beaufort-Jasper Water and Sewer Authority (BJWSA or Authority) respectfully submits this application for rezoning of approximately ±38 acres from Rural Preservation (RP) to Resource Conservation (RC). The purpose of this request is to facilitate acquisition of the property for a planned future wastewater treatment plant.

The proposed rezoning is consistent with the stated intent of the Resource Conservation district, which emphasizes quality development that does not misuse and is respectful of the County's environmentally sensitive areas. In alignment with current municipal and county land use plans, there is a great need to optimize our treatment facilities to relieve pressure on our Cherry Point Water Reclamation Facility and enhance routing of collection system infrastructure while considering environmental priorities. Additionally, this project could enhance environmental protection for area residents as an alternative to septic systems. The subject property is well-positioned to accommodate this intent due to its location adjacent to the New River. This project is beneficial towards providing a strategic opportunity to optimize our planning and treatment operations so that we may continue to effectively serve the community.

The enclosed materials include a detailed narrative and supporting exhibits to assist with the County's review of this request. We are committed to working collaboratively with staff, the Planning Commission, and County Council to ensure that the proposed development aligns with the Comprehensive Plan and promotes BJWSA's commitment to our customers and service area.

Please do not hesitate to contact us should additional information be required.

Respectfully submitted,

Verna Arnette
General Manager
Beaufort-Jasper Water and Sewer Authority

GREGORY A. PADGETT
CHAIR

MICHAEL L. BELL
VICE CHAIR

ANDERSON M. KINGHORN, JR.
SECRETARY/TREASURER

JAMES E. BAKER, JR.
IMMEDIATE PAST CHAIR

JEFFERSON P. ACKERMAN, P. E.
R. THAYER RIVERS, JR.

LORRAINE W. BOND
WILLIAM SINGLETON,
Ed D

CARL KILPATRICK
DAVID R. STRANGE

J. ROBERT McFEE, P. E.

PROPERTY OWNER AUTHORIZATION LETTER

Parcel Number(s):	039-00 -08-190
Parcel Address(s):	Okatie HWY South
Property Owner or Representative:	Levy Center II LLC, William Rhangos, Manager William@savannahhardscapes.com
Applicant Name and Title:	Taylor Logan, Planning Manager
Applicant Organization:	Beaufort-Jasper Water and Sewer Authority

This letter shall serve to notify Jasper County and verify that I/we am/are the legal owner/s of the property described and do hereby authorize the named applicant to file application(s) pertaining to the development of the above-referenced parcel(s). Such application(s) may include but are not limited to those for Jasper County Zoning and Land Development Review such as a Zoning Map Amendment, Minor Subdivision, Zoning Verification, Plat Stamping, or Major Site Plan; and to allow for making related submittals for Jasper County's Development Services Representatives (DSR).

OWNER(S) OF RECORD¹ (Include extra sheets if necessary):

William Rhangos

Printed Name

Signature

Date

5/6/2026

Printed Name

Signature

Date

¹If the property management company or leasing manager is signing on behalf of the Owner of Record, a letter must be provided giving the property owner permission to the signing agent.



INTRODUCTION

The Beaufort-Jasper Water and Sewer Authority (BJWSA or Authority) is a regional public utility providing water and wastewater services across the Lowcountry of South Carolina, serving more than 200,000 residents in Beaufort and Jasper Counties. The Authority operates a complex system of water supply, treatment, distribution, wastewater collection, treatment and water reclamation, functioning as a core infrastructure provider supporting residential, commercial, and industrial customers throughout the service area. BJWSA is recognized for reliable service delivery and a sustained commitment to its employees, customers, and the environment.

BJWSA is requesting approval to rezone ±37.8 acres from Rural Preservation (RP) to Resource Conservation (RC) to facilitate this future planned wastewater treatment capacity, which supports the Authority's mission and long-term strategy and will meet community needs.

SITE LOCATION AND CONTEXT

The Property is located on the west side of South Okatie Highway (315), about 500 feet south of Mungin Creek Road and a little over a mile due west of the New River. It is undeveloped and surrounded on three sides and across the highway by larger parcels of land under conservation/ environmental protection that are also undeveloped. The property is not currently under any environmental protection or restrictions.

The Mungin Creek neighborhood is about 500-feet to the north. Cook's Landing Road is about one mile to the south. The proposed access point for the property is South Okatie Highway.

Adjacent Land Zoning and Uses		
	Existing Uses	Zoning
Subject Parcel	Undeveloped	Rural Preservation
North	Conservation Area- Undeveloped	Rural Preservation
South	Conservation Area- Undeveloped	Rural Preservation
West	Conservation Area- Undeveloped	Rural Preservation
East	Conservation Area- Undeveloped	Rural Preservation



COMPATABILITY WITH RESOURCE CONSERVATION INTENT

The intent of the Resource Conservation zoning district is to protect the county's environmentally sensitive areas from misuse or inadvertent contamination and to preserve the ecosystem for future generations while not discouraging quality development. The proposed rezoning aligns with this intent by providing a community service that is inherently environmentally friendly as a water resource recovery facility. The future intended use for the property will be to provide wastewater treatment for up to 5.0 million gallons per day (MGD), developed over time in two 2.5 MGD phases. This is less than half the capacity of Cherry Point, our largest treatment facility for wastewater reclamation. BJWSA is proposing a lower impact use that can be developed with respect to any existing environmentally sensitive conditions on the site.

The subject parcel is currently zoned Rural Preservation, which does not permit the proposed use. This rezoning is necessary to provide for the intended wastewater treatment uses allowed by the Resource Conservation zoning district while maintaining consistency with the surrounding area. The neighboring parcels are under conservation protection, which helps isolate the use from adjacent neighbors and serves as a buffer from any perceived impact to the residential community or future residential development in the area. Please refer to the attached exhibits, which illustrate the current and proposed zoning classifications and highlight the existing conditions.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The 2018 Jasper County Comprehensive Plan Land Use Map identifies this area as undeveloped with some residential areas. Due to the rural nature of portions of the County adjacent to this location with the development potential offered by the Rural Preservation zoning and Levy-Limehouse Overlay District, the character area is Rural Transition, adjacent to the Levy Hamlet and within the Conservation Corridor. Since the proposed rezoning is a self-contained community facility operation, it is a compatible use and will remove almost 38 acres of property frontage on the highway from possible future intense use development pressure.

This project will take pressure off an existing plant and provide a low impact land-use pattern for this natural conservation area. Rezoning will allow for the optimization of BJWSA facilities so that high quality service can continue to effectively support the region and protect the environment. Additionally, these objectives enhance potential environmental protection opportunities for current area residents as an alternative to septic systems. The proposed capacity of the plant at 5.0 MGD is designed to meet permitting requirements and alleviate flow pressure from the Cherry Point plant while helping to optimize routing of collection system infrastructure.



INFRASTRUCTURE AND DEVELOPMENT

The development timeline for the property is dependent upon Board approval of capital investment funding but proposed to begin in fiscal year 2030 with site planning and design. Required permitting through relevant state agencies has already begun.

BJWSA will operate the site in compliance with Jasper County zoning and permitting requirements, South Carolina Department of Environmental Services regulations, and all applicable local, state, and federal standards. Best management practices will be implemented to ensure the site is operated responsibly and with consideration for surrounding properties.

COMMUNITY ENGAGEMENT

The Authority's staff has worked to engage and inform nearby residents of the future project. Engagement efforts have included attending a Levy Limehouse Community Association meeting to discuss the need for the project and potential locations, as well as answering questions.

In May 2026, BJWSA staff visited the properties along Mungin Creek Road. Staff members went door-to-door to inform neighbors about BJWSA's intent to locate the project to their south and get feedback. Additional communications planning is underway.

EXHIBITS INDEX

1. Exhibit A – Property Description
2. Exhibit B – Existing Zoning
3. Exhibit C – Proposed Zoning
4. Exhibit D – Survey
5. Exhibit E – Aerial Image



EXHIBIT A: PROPERTY DESCRIPTION

ALL that certain piece, parcel or tract of land situate, lying and being in Jasper County, South Carolina, being more particularly depicted, described and referenced as "Parcel 'B' (consisting of 37.8 Acres), a portion of PIN: 039-00-08-190, Levy Center II, LLC" on that certain Drawing prepared by Beaufort-Jasper Water & Sewer Authority, a copy of which is attached to this application as Exhibit D.

Jasper County Tax Ref: 039-00-08-190 (portion of)

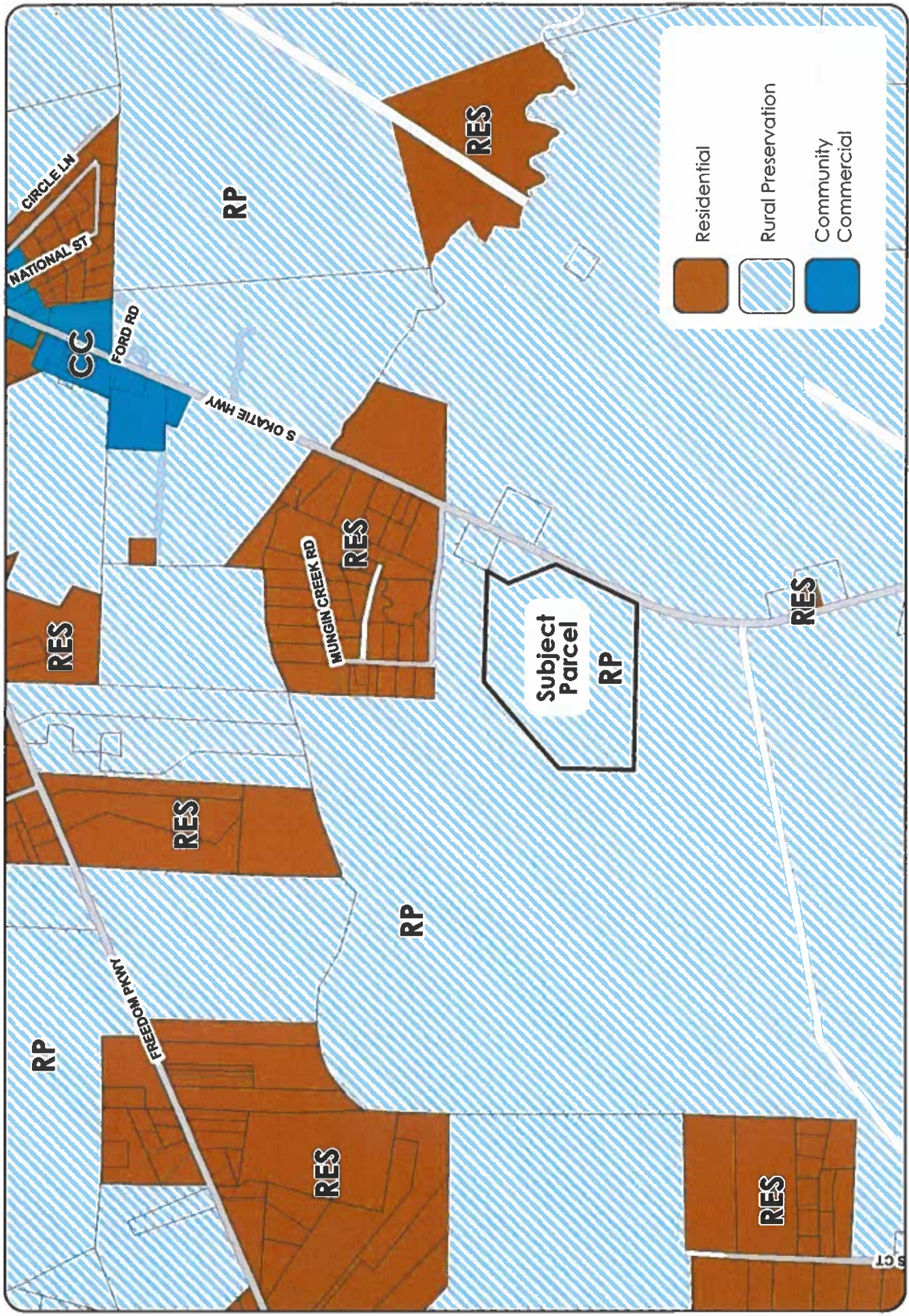


EXHIBIT B EXISTING ZONING

AREA MAP
SCALE: 1" = 1,000'



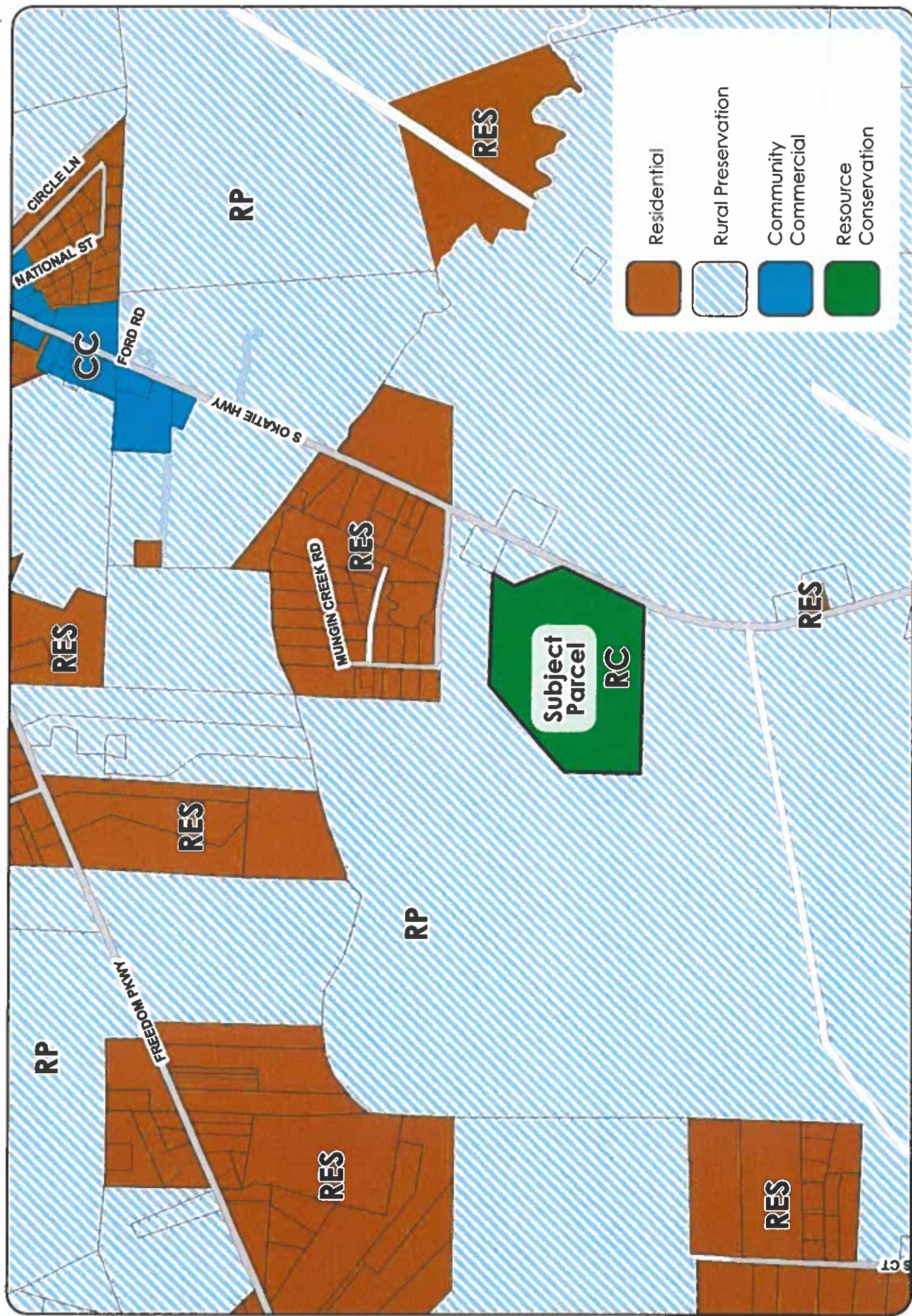


EXHIBIT C PROPOSED ZONING

AREA MAP
SCALE: 1" = 1,000'



LEGEND

- RBS ○ 5/8" IRON REBAR SET W/CAP
- RFB ● IRON REBAR FOUND
- PN PARCEL ID NUMBER
- N.P.L. NEW PROPERTY LINE
- ADJACENT PROPERTY LINE
- /// EDGE OF PAVEMENT

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, COMMUNITY 450112, MAP NUMBER 45053005000.
2. BUILDING SETBACKS ARE TO BE DETERMINED BY THE PROPER AUTHORITIES, AND MUST BE VERIFIED PRIOR TO DESIGN & CONSTRUCTION.
3. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
4. UNLESS ONE IS IDENTIFIED HEREON, NO TITLE PACKAGE PROVIDED PRIOR TO THE DATE SHOWN ON THIS SURVEY. ALL EASEMENTS AND APPURTENANCES AFFECTING THIS PROPERTY NOT NECESSARILY SHOWN.

LABEL	BEARING	DISTANCE
L1	S84°05'18"E	280.40'
L2	S25°52'42"W	279.61'
L3	N18°12'08"W	416.94'
L4	N25°54'42"E	180.44'
L5	N25°54'42"E	300.00'
L6	N25°54'42"E	300.00'
L7	S84°05'18"E	280.40'

ATLAS SURVEYING
160 BOARDWALK DRIVE, SUITE A
ROSELAND, SC 29088
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM



REFERENCES

1. DB: 965 PG: 792
2. PB: 35 PG: 243
3. DB: 965 PG: 731

NORTH
SC GRID (NAD 83)
(2011)

This plat is exempt from the requirements of the Jasper County Land Development Regulations, pursuant to Section 2-1-2, Mar 6/12/16
Signed: [Signature]
Date: 6/12/16

QR 8438 PG-1478 - 1479 (1)
Doc No: 20200304028
Recording: 06/22/2020 10:28:53 AM
PLAT Fee: \$0.00 Fee Amt: \$0.00
Plat Paid to: Jasper County, SC
Version: Wght, Register

N/F
NEW RIVER
PROPERTY, LLC.
PIN: 039-00-08-048
PB: 35 PG: 243
DB: 968 PG: 562

N/F
NEW RIVER
PROPERTY, LLC.
PIN: 039-00-08-048
PB: 35 PG: 243
DB: 968 PG: 562

N/F
LEVY CENTER II
(REMAINING PORTION
OF WEST PARCEL 4)
PIN: 039-00-08-190
1,742,484 S.F.
(OLD AREA)
40,002 AC.
(NEW AREA)
1,846,844 S.F.
37,802 AC.

N/F
NEW RIVER
PROPERTY, LLC.
PIN: 039-00-08-048
PB: 35 PG: 243
DB: 968 PG: 562

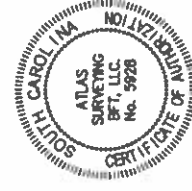
APPROX. 221'
TO THE R/W OF
MUNGIN CREEK
ROAD

MUNGIN CREEK
ROAD

PREPARED FOR:
LEVY CENTER II
A SUBDIVISION PLAT OF
WEST PARCEL 4

TAX PARCEL No.
039-00-08-190
NEAR LEVY
JASPER COUNTY, SOUTH CAROLINA

LEVY CENTER II
(WEST
PARCEL 4A)
95,840 S.F.
2.200 AC.

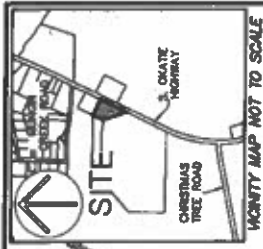


I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

ATLAS SURVEYING
B.T. LLC
No. 5928

LEVY CENTER II
No. 28139

JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS COMPLETED WITH SEAL



COUNTY MAP NOT TO SCALE



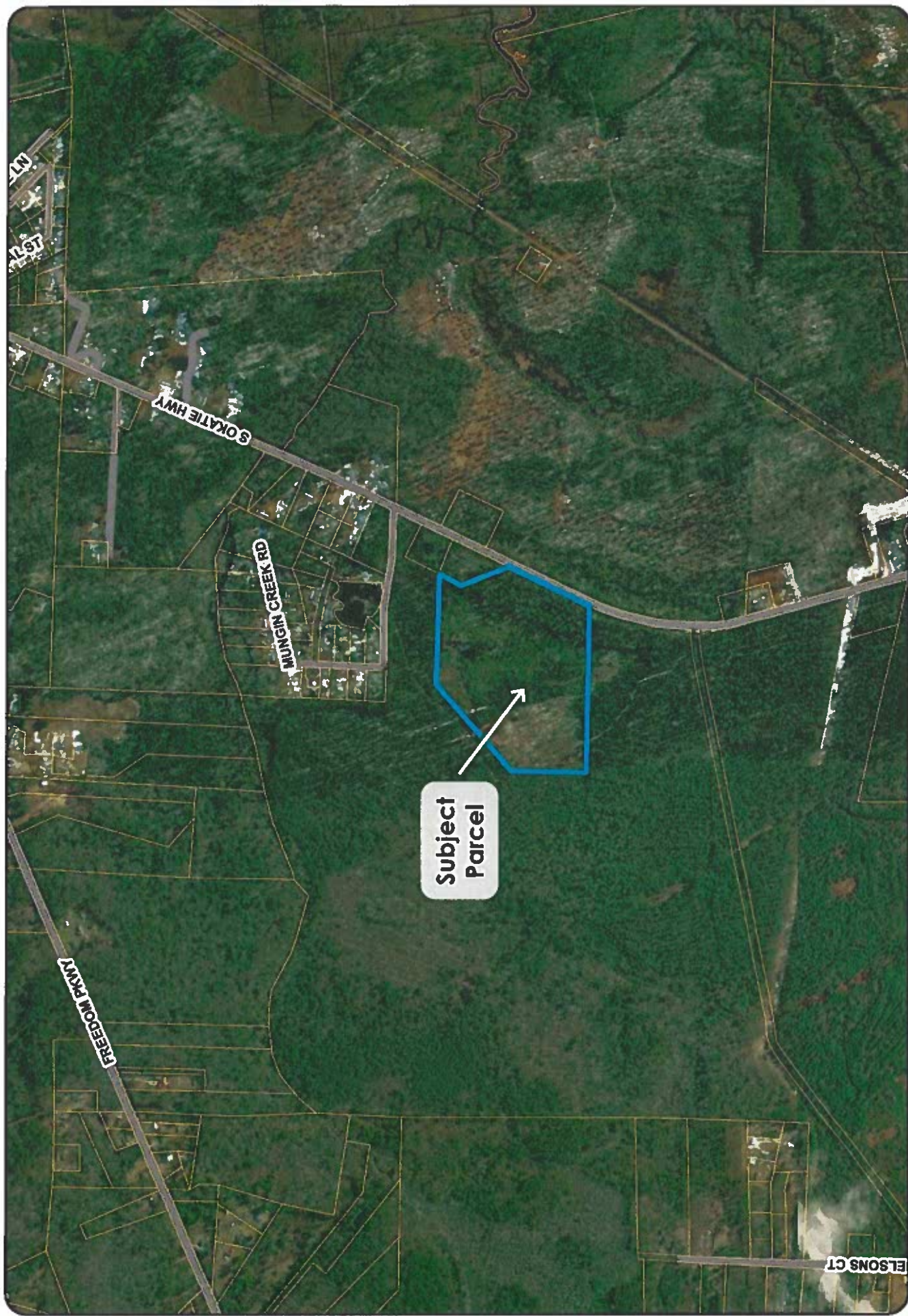


EXHIBIT E AERIAL IMAGERY

AREA MAP
SCALE: 1" = 1,000'







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

Hunter Smiley
Planner
hsmiley@jaspercountysc.gov

Jasper County Planning Commission Staff Report

Meeting Date:	July 14, 2026
Project:	Zoning Map Amendment
Current Zoning District	Rural Preservation
Proposed Zoning District	Residential
Parcel Size:	1.0 acres
Applicant:	Walter Antonio Urquilla
Tax Map Number:	040-00-02-106
Statutory Notices:	Red Sign posted on 06/29/2026 Agenda posted on 7/10/2026
Submitted For:	Action

Overview

The applicant is requesting the rezoning of one parcel totaling 1.00 acre from **Rural Preservation (RP)** to **Residential (R)**. The purpose of this rezoning is to allow for a second mobile home on the parcel. The Rural Preservation Zoning District requires a minimum lot size of 1 acre per dwelling unit, therefore requiring 2 acres for two units. However, the Residential Zoning District requires a minimum lot size of $\frac{1}{2}$ acres per dwelling unit, therefore requiring 1 acre for two dwelling units. A second mobile home on the same property is a conditional use. The conditions include the following:

- Second unit must be for a family member
- There is a minimum $\frac{1}{2}$ acre per dwelling unit in the Residential Zoning District and 1 acre per dwelling unit in the Rural Preservation Zoning District, so as not to increase the overall density.
- All applicable lot area and setback requirements are met for both units as if they were established separately on their own lots.
- Each unit must be served by individual septic tanks approved by SCDES.

If the rezoning request were approved, the applicant will be able to meet the conditions outlined above for the Residential Zoning District.

Site Information

The subject parcel is located on Mendez Farm Rd. It currently has a residential house on it. Adjacent areas are mostly used for residential purposes with Maurene Plantation directly east of the parcel. Most of the smaller parcels in the immediate vicinity are zoned Residential.

Findings & Analysis

In your packet is *Exhibit A*. As shown in the Exhibit there are multiple Residential zoned parcels that surround the subject parcel. The purpose of the Residential district is "foster, sustain, and protect areas in which principal use of land is for single-family dwellings and related supported uses." Also seen in the Exhibit is the Rural Preservation district. The purpose of this district is to "preserve, sustain, and protect from suburban encroachment rural areas and resources, particularly forest and agricultural, and maintain a balanced rural-urban environment." Additionally, the Rural Preservation Zoning District is to provide for a rural environment of larger acreage lots.

	Jurisdiction	Zoning District	Use
North	Jasper County	RP	Single Family Residential
South	Jasper County	R	Single Family Residential
East	Jasper County	RP	Single Family Residential
West	Jasper County	R	Single Family Residential

Comprehensive Plan

According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as "Rural Transition". These are areas that are located in southern Jasper County and will likely face development pressure in the near future. Some characteristics of development should include small scale commercial, diversity of housing types, and mixed use to keep the scale and character of the surrounding area.

Traffic and Access

The subject property is accessed by Mendez Farm Road, which is a two-lane privately maintained road classified as a minor road in county standards.

Staff Recommendation

Staff recommends approval of the zoning map amendment from Rural Preservation Zoning District to the Residential Zoning District

Additional Zoning Ordinance Provisions / Application Requirements

Article 1:4.1 – introduces amendments for the Jasper County Zoning Map.

Article 2:1.2 – establishes the Jasper County Planning Commission as a review body and recommending body for Zoning Map Amendments as pursuant to S.C. Code § 6-29-340

Article 3:2 – defines and establishes the procedures for Zoning Map amendments in Jasper County.

Attachments:

1. Application
2. Ordinance
3. Exhibit A
4. Aerial Map

**JASPER COUNTY, SOUTH CAROLINA
ORDINANCE # O-2026-__**

AN ORDINANCE AUTHORIZING AMENDMENT TO THE OFFICIAL ZONING MAP OF JASPER COUNTY BY REZONING THAT CERTAIN PARCEL OF REAL PROPERTY LOCATED ALONG MENDEZ FARM ROAD, BEARING JASEPER COUNTY TAX MAP NUMBER 040-00-02-106 AND CONTAINING 1.0 ACRES, TO RURAL PRESERVATION FROM RESIDENTIAL.

WHEREAS, Jasper County, South Carolina (the “**County**”), acting through the Jasper County Council as its governing body (the “**County Council**”), 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; and

WHEREAS, the owner of a parcel of property (“**Owner**”) on Mendez Farm Road consisting of approximately 1.0 acres and bearing County Tax Map Number 040-00-02-106 (the “**Property**”) has requested a change to the Official Zoning Map of the County by rezoning the Property from the “Residential” to the “Rural Preservation”; and

WHEREAS, the Owner of the Property submitted such request to the Planning Commission and County Council in accordance with the County’s ordinances, rules and procedures for rezoning; and

WHEREAS, the County Planning Commission has concurred with the recommendations of the County staff set forth in its report for the rezoning of the Property and recommends approval by County Council; and

WHEREAS, this matter is now before the County Council for determination.

NOW, THEREFORE, be it resolved by County Council, in meeting duly assembled, that:

1. County Council finds that in accordance with the staff report and the recommendation of the County Planning Commission that the proposed zoning is consistent with the continued pattern of growth in the vicinity of the Property and is in harmony with the County Comprehensive Plan. Good cause having been shown, approximately 1.0 acres being depicted on the County Official Zoning Map in the Residential district, shall be reclassified to Rural Preservation district.
2. If any Section, Subsection, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Subsection or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
3. If a Section, Subsection or provision of this Ordinance shall conflict with the provisions of a Section, Subsection or part of a preceding Ordinance of the County, unless

EXHIBIT A







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

Hunter Smiley
Planner
hsmiley@jaspercountysc.gov

Jasper County Planning Commission Staff Report

Meeting Date:	July 14, 2026
Project:	Zoning Text Amendment
Applicable Articles:	Article 9:6, Accessory Structures
Statutory Notices:	Posted Agenda on July 10, 2026
Submitted For:	Action

Overview

The Planning department received a request to consider a zoning text amendment that will allow more than 2 dwelling units on a large parcel of land that is under conservation without being made to subdivide the property. The proposed zoning text amendment would be similar to the County's regulations for *Hunt Camps and Rural Accessory Seasonal Dwelling Units*. The need for this zoning text amendment became apparent when the owner of 2,022 acres of Gregory Neck Plantation contacted the Planning Department about their development proposal, which is strictly for private residential use. The property is subject to a conservation easement, which limits how the property may be used and/or developed in the future, including further subdivision of the property.

The Jasper County Zoning Ordinance (JCZO) does not allow more than 2 single family homes to be built on the same parcel without subdividing the property. However, the JCZO does allow a provision for Hunt Camps and Rural Accessory Seasonal Dwelling Units, which allows 1 dwelling unit per 100 acres of land. Using the same methodology for large parcels of land that are under conservation, staff prepared an amendment to Article 9:6 of the Jasper County Zoning Ordinance, *Accessory Structures* that would allow 1 dwelling unit per 100 acres of land. Based on other properties in Jasper County that have been conserved over the last several years, staff believes this zoning text amendment will be beneficial to other properties that have been permanently protected.

Outline of Text Amendment

Modifications are being proposed to Article 9:6 to add subsection 9:6.6, *Conservation Easements and Dwelling Units*. These changes are shown below as well as attached via a separate document to the staff report, *Exhibit A*.

These modifications are intended to:

- Allow for more than 2 residential units on large parcels of land that are conserved and subject to certain restrictions as dictated by the conservation easement without the need to subdivide the parcel.
- Establish provisions that must be met to qualify for this provision

Based on research of neighboring jurisdictions and current zoning text, staff offers the proposed modifications for Article 9:6 of the Jasper County Zoning Ordinance, which are found here in **red lettering**.

9:6.6 Conservation Easements and Dwelling Units

For properties 100 acres and larger that are protected by conservation easements, multiple dwelling units are allowed without subdivision, provided:

1. A minimum of 25' between structures must be maintained.
2. Building setback is 150' from any public roadway or property line.
3. One dwelling unit is allowed for every 100 acres of land.
4. Zoning and Building permits must be attained prior to construction.

Findings & Analysis

The proposed text amendment would be compatible with current language in Article 9:6.5, Hunt Camps and Rural Accessory Seasonal Dwellings and would benefit large properties that have been permanently protected from commercial development and major subdivisions.

Additional Zoning Ordinance Provisions / Application Requirements

Article 2:2.1 – establishes the function of the Planning Commission as a review body and recommending body for Zoning text amendments as pursuant to S.C. Code § 6-29-340.

Article 3:2 – defines and establishes the procedures for Zoning text amendments in Jasper County.

Attachments:

1. Ordinance
2. Exhibit A

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

ORDINANCE #2026-_____

**AN ORDINANCE
OF JASPER COUNTY COUNCIL**

To Amend Article 9:6 Accessory Structures of the Jasper County Zoning Ordinance, to increase the amount of dwelling units allowed in property(s) over 100 acres that are protected under conservation easements.

WHEREAS, one of the principles of the Jasper County Comprehensive Plan and the Jasper County Zoning Ordinance is to keep Jasper rural; and

WHEREAS, the Jasper County Zoning Ordinance regulates the location and use of buildings, structures and land, the size of yards, the density and distribution of population, and establishes development standards; and

WHEREAS, the Planning Commission recognizes that large parcels under conservation easement differ from those areas that are not under such protection; and

WHEREAS, the Planning Commission has reviewed the Zoning Text Amendment and determined that these areas encompass portions of the rural areas of Jasper County; and

WHEREAS, the Planning Commission recommends that consideration should be given to create leniency to larger properties that are under conservation; and establish provisions that must be met to qualify for this provision; and

WHEREAS, the Jasper County Planning Commission has recommended approval by County Council to amend *Article 9:6 to add Article 9:6.6 Conservation Easement and Dwelling Units*.

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 Jasper County Zoning Ordinance, Article 9:6 to read as follows:

9:6.6 Conservation Easements and Dwelling Units

For properties 100 acres and larger that are protected by conservation easements, multiple dwelling units are allowed, provided:

1. A minimum of 25' between structures must be maintained.
2. Building setback is 150' from any public roadway or property line.
3. One dwelling unit is allowed for every 100 acres of land.
4. Zoning and Building permits must be attained prior to construction.

Jasper County, South Carolina

W. L. Rowell, III, Chairman
Jasper County Council

ATTEST:

Wanda Giles, Clerk to Council

Approved as to form:

Interim County Attorney
Burr & Forman LLP
Walter J. Nester, III

Date

ORDINANCE: # O-2026-__

First Reading: _____
Second Reading: _____
Third Reading: _____

**Considered by the Jasper County Planning Commission at its meeting on
July 16, 2026 and recommended for approval.**

EXHIBIT A

ARTICLE 9: GENERAL PROVISIONS

Section

- 9:1 Application
- 9:2 Adequate Facilities
- 9:3 Nonconforming Uses and Structures
- 9:4 Public Access to Property
- 9:5 Parking and Storage of Vehicles
- 9:6 Accessory Structures

§ 9:1 APPLICATION.

The regulations set forth in this Ordinance, affect all land, every building, and every use of land and/or buildings and shall apply as follows.

9:1.1 New Uses or Construction.

After the effective date of this Ordinance, all construction and uses of land shall conform to the use and dimensional requirements for the district in which it is to be located, except that construction or uses of land which are substantially complete or developed on the effective date of this Ordinance shall be allowed to be completed provided that in no case shall construction or development of a use extend beyond 90 calendar days from the effective date of this Ordinance.

9:1.2 Open Space Requirements.

After the effective date of this Ordinance no part of a yard, court, or other open space, or off-street parking or loading space required for the purpose of complying with the provisions of this Ordinance shall be included as part of a yard, open space, or parking and loading space required for any other building.

9:1.3 Reductions of Lot and Yard Area Prohibited.

No yard or lot existing at the time of passage of this Ordinance shall be reduced in size or area below the minimum requirements set forth herein. Yards or lots created after the

effective date of this Ordinance shall meet at least the minimum requirements established herein.

9:1.4 Conforming Uses.

After the effective date of this Ordinance, there shall be only one (1) Use allowed on each lot, with the exception of Planned Development District's and commercial tract developments. Structures or the uses of land or structures which then conform to the regulations for the district in which such structures or uses are located may be continued; provided that any structural alteration or change in use shall conform to the regulations herein specified.

9:1.5 Lot Requirements.

After the effective date of this ordinance, there shall be only one (1) principal structure allowed on each lot with the exception of Planned Development District's and commercial tract developments and buildings as defined in Article 9:6 Accessory Structures and buildings as defined in Article 9:6 Accessory Structures.

§ 9:2 ADEQUATE FACILITIES.

9:2.1 Water and Sewerage.

It shall be unlawful to construct or occupy any residential dwelling that is not connected to an approved water supply and sewerage disposal facility. Wherever public or community water and sewerage systems are available, dwellings shall be connected to such systems. In every other case, individual water supply and sewerage disposal facilities must meet the requirements set by the South Carolina Department of Health and Environmental Control (DHEC).

9:2.2 Facility Approval.

Area requirements for individual lots in all districts are minimum requirements with an approved water and sewerage disposal system accessible to the lot. If a lot of record with less than the minimum area is proposed for use and does not have an approved water and sewerage system available, a certificate from the South Carolina Department of Health and Environmental Control (DHEC) approving the proposed facilities must accompany a request for a building permit.

§ 9:3 NONCONFORMING USES AND STRUCTURES.

9:3.1 Intent.

1. Nonconformities are considered in general to be incompatible with the current or intended use of land, buildings, or structures in the district in which they are located.
2. Legal nonconformities are uses, structures, lots, or developed site improvements that do not conform to one or more provisions or requirements of this Zoning Ordinance, but were lawfully established prior to the effective date of this Zoning Ordinance or amendments thereto, or those approved by the Planning Commission through 9:3.7 (2). They shall be considered as legal nonconforming uses, structures, buildings, lots or sites.
3. Illegal nonconformities are:
 - a. Uses and/or structures that cannot be conclusively proven to have existed prior to the enactment or amendment of the Zoning Ordinance or amendments thereto.
 - b. Uses and/or structures illegally established after the enactment or amendment of the Zoning Ordinance or amendments thereto.
 - c. Uses and/or structures established prior to the ordinance but became illegal immediately after a Zoning Ordinance Amendment or amendments thereto.
4. This Article has special provisions to permit certain nonconforming situations considered to be less harmful or even beneficial to continue under certain conditions, but to discourage their expansion, enlargement, or extension, except in certain cases where specific conditions can be met.
5. The requirements of this Article are intended to accomplish the following:
 - a. Eliminate nonconforming uses that are considered to be incompatible with the community and adjacent land use and encourage redevelopment into a more conforming use.
 - b. Allow legal nonconforming buildings, structures or uses to remain until they are discontinued or removed, but to discourage their long term survival.
 - c. Place reasonable limits on the expansion of nonconformities that have the potential to adversely affect surrounding properties and the County as a whole.
 - d. Encourage a gradual upgrading of nonconforming site landscaping, parking, paving, signs or other site features that are not in compliance with the requirements of this Ordinance.

9:3.2 Applicability.

To avoid undue hardship, nothing in this Ordinance shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Ordinance, upon which actual building construction has been diligently continued and there is a valid development and/or building permit. Actual construction is defined as including the placing of construction materials in permanent position and fastened in a permanent manner.

9:3.3 Continuation of Nonconformity.

On or after the effective date of the Zoning Ordinance, a nonconforming use, building, structure, lot, or site improvement that was lawfully operated, established, or commenced in accordance with the provisions of all ordinances and regulations in effect at that time, can continue as a legal nonconformity. This right remains if ownership of property, business or structure is transferred.

9:3.4 Illegal Nonconforming Uses.

Illegal nonconforming uses shall be declared illegal uses and shall be discontinued.

9:3.5 Nonconforming Lots.

1. In any district, 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 Ordinance for the district in which it is located, such lot may be used for a permitted 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. Any permitted use serviced by a private septic tank system shall meet minimum DHEC regulations.
 - c. All other standards of the Ordinance are met.

9:3.6 Nonconforming Buildings and Structures.

Nonconforming buildings and structures exists and lawful at the time of adoption of this Ordinance or amendments thereto, may be continued even though the building or structure does not conform to the dimensional or other provisions of this Ordinance, subject to the following:

1. Nonconforming residential structures may be expanded, enlarged, or extended provided that the expanded area complies with the setback requirements of the district.
2. Nonresidential nonconforming buildings or structures may be expanded, enlarged, or extended provided that the expanded area complies with the setback requirements of the district provided that structural expansion must be approved by the Planning Commission in accordance with 9:3.7 (2).
3. Structural expansion may not violate setback or height requirements unless hardship is proven and a Variance is granted by the BZA.

9:3.7 Nonconforming Uses.

The lawful use of any building, land or building and land in combination, that existed prior to the effective date of this Ordinance or any amendments thereto, may be continued subject to 9:3.3. Legal nonconforming uses are subject to the following provisions:

1. Any nonconforming use may be changed to any conforming use permitted within the same Zoning District.
2. Any modifications to a nonconforming use, including a change in use, the re-establishment of a nonconforming use or any expansions or alterations to the use, which do not otherwise conform to all provisions of this Ordinance, shall require approval by the Planning Commission.
 - a. In determining whether a nonconforming use change, re-establishment, or expansion of the nonconforming use is appropriate, the Planning Commission may consider the following standards:
 1. That the proposed nonconforming use will be harmonious with the surrounding area.
 2. That the proposed nonconforming use will be a desirable addition to the physical pattern of the neighborhood.
 3. That any additional traffic resulting from the proposed nonconforming use will not be a burden on existing streets.
 4. That no adverse environmental impacts including noise, smoke, dust, fumes, vapors, gases, heat, odor, glare, vibration, etc. will be created by the proposed nonconforming use.

5. That outdoor storage or activities are limited and subject to review and may require increased setbacks and buffers.
 6. That the proposed use is considered to be benefit to the community and Jasper County as a whole by implementing goals of the Jasper County Comprehensive Plan.
- b. In permitting any nonconforming use, the Planning Commission may require appropriate conditions and safeguards in accordance with the provisions of this Ordinance to assure that the use will not be detrimental to the adjacent property and surrounding area; including screening and, buffering, etc.
 - c. The nonconforming use shall be subject to the applicable regulations of the Zoning District where the nonconforming use is permitted as deemed appropriate by the Planning Commission.
 - d. Adjacent property owners must be notified by mail at least one week prior to the meeting in which the application is to be considered by the Planning Commission and a public notice sign shall be placed on the subject property.
 - e. If approved by the Planning Commission, the use shall remain a legal nonconformity until it complies with all Zoning regulations.

9:3.8 Damage or Destruction of Nonconforming Uses.

Any nonconforming building or structure, use, or any building or structure containing a nonconforming use, which has been damaged by fire or other natural causes, may be reconstructed or replaced, and used as before, if reconstruction or replacement is substantially begun within twelve (12) months of such damage. An extension of the twelve (12) month timeframe may be approved by the Planning Commission in accordance with Section 9:3.7 (2), if requested during the original twelve (12) month timeframe. However, reconstructed or replaced buildings or structures shall not exceed the square footage contained in the structure at the time the damage occurred by more than 25%.

Furthermore, all reconstructed or replaced buildings, structures, or uses which alter, improve, or are built on a different location on the same parcel from the original construction shall meet all applicable requirements for the Zoning District in which the building, structure, or use is to be located unless such requirements are modified by the Board of Zoning Appeals pursuant to its powers enumerated in Article 2.

Damage or destruction of nonconforming buildings, structures, or uses shall not include the deterioration of such due to a failure to adequately maintain or allow structures to fall into disrepair.

9:3.9 Repair and Alteration of Nonconforming Uses.

Normal maintenance and repair of a building or structure occupied by a nonconforming use is permitted provided no other provisions of this Ordinance are violated.

9:3.10 Cessation of Nonconforming Uses of Land, Buildings and Structures.

When a nonconforming use of land ceases for a continuous period of 12 months, or the use is brought into conformity through actions of the owner, operator, occupier, or a governmental body, subsequent use of the land shall conform to the regulations for the zoning district in which the land is located unless otherwise provided in this ordinance. If a non-conforming condition existing on the land is reduced in scope, or partially removed, such non-conforming condition shall not thereafter be re-established or expanded, unless express permission is granted pursuant to subsection 9:3.7(2). An extension of the 12 month timeframe may be approved by the planning commission in accordance with subsection 9:3.7(2), if requested during the original 12 month timeframe.

When a nonconforming use of a structure is discontinued or abandoned for twelve (12) months, the use shall not be resumed and the subsequent use shall conform to the regulations for the district in which the structure is located, unless otherwise provided for in this Ordinance. An extension of the twelve (12) month timeframe may be approved by the Planning Commission in accordance with Section 9:3.7 (2), if requested during the original twelve (12) month timeframe.

When a mobile home is removed or an applicant wishes to replace a mobile home the dwelling may be re-established within a twelve (12) month timeframe. Past twelve months, adherence to all current Zoning Ordinance regulations is required. In regard to shared septic systems, any replaced mobile home must adhere to current DHEC regulations.

9:3.11 Temporary Nonconforming Uses of Land.

Temporary nonconforming uses of land for carnivals, waste lots during the development of lots, and similar uses may be permitted according to the provisions of Section 10:1, Provisions for Group Development.

9:3.12 Change of Tenancy or Ownership.

There may be a change of tenancy, ownership, or management of a nonconforming use, buildings, structures or lot, provided there is no change in character to the nonconformity and that all building and fire codes are met.

9:3.13 Right-of-Way Relocation.

Where a nonconforming front yard setback or buffer is created as a result of additional road right-of-way width being acquired by the South Carolina Department of Transportation or Jasper County Public Works, the building or parking lot may be improved or expanded without the need to obtain a variance from the Board of Zoning Appeals, provided the following conditions are met:

1. The building or parking lot complied with the front yard setback prior to the acquisition of the additional road right-of-way.
2. The building or parking lot expansion will not reduce the depth of the front yard setback.
3. All other Ordinance requirements are met and necessary approvals obtained.

9:3.14 Nonconforming Mobile Home Parks.

1. This chapter shall regulate Mobile Home Parks (See Article 21) which are legal nonconformities as well this chapter regulates illegal nonconforming parcels.
2. After March 18, 2007, Mobile Home Parks and may continue only through compliance with the parking and operational requirements driveway restrictions, screening requirements and performance standards of this Ordinance and the Land Development Regulations. Also, the mobile home park must meet the requirements of any applicable Federal, State or County regulations or guidelines, including but not limited to DHEC Regulations, the Addressing and Road Naming Ordinance, the Standard Building Code, and the Assessor's Mobile Home Registration process.
3. Whenever all mobile homes within a Mobile Home Park are removed or become unoccupied for a continuous period of twelve (12) months including up to twelve (12) months prior to the adoption of this Ordinance, the Mobile Home Park may be reestablished only through compliance with all of the restrictions applicable to a new park.
4. If a structure in a legally nonconforming Mobile Home Park is damaged or destroyed the structure may be repaired or replaced without increasing the degree of nonconformity as allowed through Section 9:3.8.
5. Nothing in this Chapter shall be deemed to prevent the ordinary maintenance and repair of a structure in a legally nonconforming Mobile Home Park. However, no alterations are allowed except in compliance with Article 21.
7. If a legal nonconforming Mobile Home Park is replaced by an allowed use, and the owner wishes to reestablish the Mobile Home Park before the six (6) month

abandonment period for the park elapsed, the reestablished park must comply with all restrictions applicable to a new park.

9:3.15 Nonconforming Camper and Recreation Vehicle Parks.

Notwithstanding the provisions of Section 9:3 hereof, nonconforming camper and recreation vehicle (RV) parks shall meet the requirements of Section 6:2.12 not later than one (1) year following the adoption of this ordinance or such use shall immediately cease.

§ 9:4 PUBLIC ACCESS TO PROPERTY.

Every building hereafter erected or moved shall be located on a lot adjacent to and have a minimum of fifty (50) feet of access frontage to a public street, highway, road, or other public right-of-way or private road with the exception of cul-de-sac radii in which case the frontage can be reduced to thirty (30) feet.

§ 9:5 PARKING AND STORAGE OF VEHICLES.

9:5.1 Storage and use of Recreational Vehicles.

No more than three (3) recreational vehicles may be stored outdoors in any Zoning District unless approved through "Camps and Recreational Vehicle Parks" conditional use review.

No recreational vehicles shall be stored in front yards aside from in an established driveway. Parking is prohibited within the building area setback, however, such item may be parked anywhere on a parcel of record for a period not to exceed forty-eight (48) hours during loading or unloading. Recreational vehicles may be used for temporary lodging up to seven (7) days unless approved through a Temporary Emergency Dwelling Permit (below), but permanent power sources shall not be approved. Recreational vehicles shall be parked no less than five (5) feet away from a habitable structure.

9:5.1.1 Temporary Emergency Dwelling

The owner of a parcel of land may apply for a temporary emergency dwelling permit under the following circumstance:

1. A temporary emergency hardship exists when a fire, flood, or other accident renders a permanent dwelling uninhabitable.
2. The owner of the parcel is in the process of repairing or rebuilding a permanent dwelling on that parcel because a temporary emergency hardship rendered the permanent dwelling uninhabitable and whereas, a building permit has been issued for such repairs and/or reconstruction.
3. The owner must have occupied the permanent dwelling prior to the temporary emergency hardship and must intend to occupy the repaired or rebuilt dwelling.

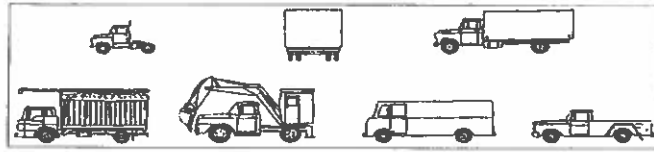
In order for the Jasper County Planning and Building Services Department to issue a Temporary Emergency Dwelling permit, the following conditions must be met:

1. The parcel size must be at least 1 acre and located in the Residential, Rural Preservation, or Community Commercial Zoning District.
2. There shall be no more than one temporary emergency dwelling per parcel.
3. A current vehicular license or registration shall be maintained for any Recreational Vehicle used as a temporary emergency dwelling.
4. The placement of the temporary recreational vehicle must meet SCDHEC requirements for water and wastewater connections and Jasper County requirements for temporary electrical service.
5. A temporary recreational vehicle shall remain road ready at all times.
6. The temporary recreational vehicle shall not be attached or affixed to anything including a permanent foundation, porch, patio, storage buildings, or etc.
7. The temporary recreational vehicle shall be located behind the permanent dwelling if one exists; if not possible, the recreational vehicle shall be located in a rear or side yard.
8. The temporary recreational vehicle shall be screened from the road or public access. Screening shall consist of a wooden fence, landscaping, berm or similar materials.

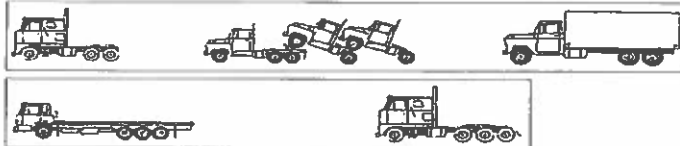
A Temporary Emergency Dwelling permit shall expire six (6) months from the date of issuance. One six (6) month extension may be granted. Any temporary use that is determined to be creating a nuisance or disruption may have its temporary permit revoked by the DSR. Occupancy of a temporary emergency dwelling shall cease immediately upon expiration or revocation of such permit. All utilities shall be disconnected and the temporary emergency dwelling shall be removed upon expiration or revocation of the temporary emergency dwelling permit. An unoccupied RV may be stored on the property with all utilities disconnected so long as it meets the setback requirements for a residential structure and no one lives in the RV.

9:5.2 Parking, Storage and Use of Non-Residential Vehicles and Equipment.

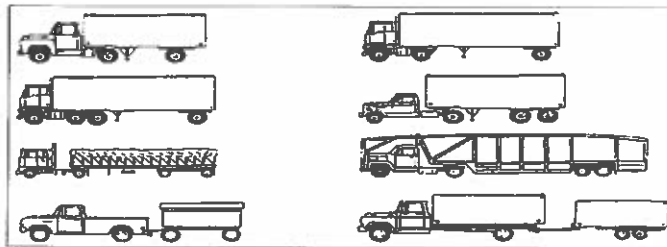
1. No automobile, truck, or trailer of any kind or type, without current registration and license plates, shall be parked and construction equipment shall not be stored on any lot in the R or RP Zoning Districts, other than in completely enclosed buildings, or physically removed from vision from the public street serving the property.
2. Parking of vehicles, implements and/or equipment used for commercial, industrial, or construction purposes in the R Zone District shall be limited to one FHWA Class 8 or less vehicles. See chart below.



FHWA Class 5, two-axle single unit trucks



FHWA Class 6/7, Single unit trucks with more than two axles



FHWA Class 8: 3-4 axle, 1-trailer vehicles

3. Vehicles used for commercial, industrial, or construction purposes are prohibited from parking in the front yards within Residential Zones unless on a driveway, nor within street/highway right-of-way in such districts, when not actively involved in commerce. Parking within the side and rear yards is allowed, but not within the setbacks.
4. No commercial vehicles used for transporting or hauling explosives, gasoline, or liquid petroleum products shall be permitted to park in any residential zone district.

§ 9:6 ACCESSORY STRUCTURES

An accessory structure is any structure over 120 square feet that supports an approved accessory use defined in Article 4.

9:6.1 General Standards

1. Except for accessory structures used in connection with agricultural uses or accessory dwelling units allowed by Section 11:6 or 11:7, accessory structures shall not exceed twenty (20) feet in height.
2. Accessory Dwelling Units and Commercial Accessory Structures are limited to height restrictions required in Article 7:5.
3. Accessory structures shall be at least ten (10) feet from the principal structure and at least ten (10) feet from another accessory structure. Placement may be subject to Fire Marshal approval.
4. No accessory structure shall occupy any part of a bufferyard.
5. No accessory structure shall occupy any part of a required setback.
6. Structures 120 SF or larger require a building and zoning permit. Structures under this size must still adhere to the provisions of this section.

9:6.2 Accessory Structures and Dwelling Units in the Residential Zoning District.

Accessory structures provide opportunities for small scale aesthetic and shade structures; functional, protected, enclosed ancillary storage and activity space; among other benefits. As subordinate facilities to a principal structure; however, appropriate regulation is required in order to ensure compatibility of land uses, protect privacy of neighbors, ensure minimum open space and area requirements, and protect the health, safety and welfare of the neighborhood and community.

1. One dwelling unit is allowed per lot, except as allowed by Section 11:6 or 11:7. However, second floor garage apartments are considered an approved accessory structure and use.
2. Buildings accessory to single family dwellings include non-commercial garages, barns, storerooms, open shelters, woodsheds, laundry rooms, play houses, green houses, hobby shops, guesthouses or pool houses built in conjunction to the primary dwelling (not meant for permanent occupancy) and animal or fowl shelters. This section does not include structures used to store wells, pumps, utilities or associated accessory equipment.
3. Accessory structures shall be allowed in side and rear yards and shall meet all setback requirements stated in Article 7. Detached garages in conjunction with the primary dwelling may be located in front yards but are subject to setback requirements. All other accessory structures shall be allowed in side and rear yards.

4. For larger-lot Residential designated property (over two (2) acres), accessory structures in front yards shall be allowed but are subject to 75 foot setbacks.
5. Where an accessory building is erected in the side yard adjacent to a street on a corner lot, it shall not be located closer to the street than the required front yard setback distance.
6. Shipping containers cannot be used as accessory structures in the Residential Zoning District.
7. There is a limit to three (3) accessory structures per Residential lot.

9:6.3 Accessory Structures in Commercial, Industrial and Community Commercial Zoning Districts.

1. There is no limit on accessory structures for approved accessory uses defined in Article 4.
2. Accessory structures shall meet all setbacks as noted in Article 7.

9:6.4 Accessory Structures in Resource Conservation and Rural Preservation Zoning Districts

Accessory structures provide opportunities for small scale aesthetic and shade structures; functional, protected, enclosed ancillary storage and activity space; among other benefits. As subordinate facilities to a principal structure; however, appropriate regulation is required in order to ensure compatibility of land uses, protect privacy of neighbors, ensure minimum open space and area requirements, and protect the health, safety and welfare of the neighborhood and community.

1. Buildings accessory to single family dwellings include non-commercial garages, barns, storerooms, open shelters, woodsheds, laundry rooms, play houses, greenhouses, hobby shops, guesthouses or pool houses built in conjunction to the primary dwelling (not meant for permanent occupancy) and animal or fowl shelters. This section does not include structures used to store wells, pumps, utilities or associated accessory equipment.
2. There is no limit on the number of accessory structures.
3. Accessory structures can be placed in side and rear yards but must adhere to the setback requirements. Front yard accessory units are only allowed if they meet a 75 foot setback.

9:6.5 Hunt Camp and Rural Accessory Seasonal Dwelling Units

Hunt Camp and Rural Accessory Seasonal dwelling units (mobile homes and cabins) are allowed on land owned by hunt club organizations or large land owners without subdivision for the purpose of seasonal hunting and recreational use, provided:

1. Clustering is acceptable, but 25 feet between structures must be maintained.
2. Building setback is 150' from any public roadway or property line.
3. One Hunt Camp and Rural Accessory Seasonal Dwelling Unit is allowed for every 100 acres of land.
4. Zoning and Building Permits must be attained prior to construction.

9:6.6 Conservation Easements and Dwelling Units

For properties 100 acres and larger that are protected by conservation easements, multiple dwelling units are allowed, provided:

1. A minimum of 25 feet between structures must be maintained.
2. Building setback is 150' from any public roadway or property line.
3. One dwelling unit is allowed for every 100 acres of land.
4. Zoning and Building permits must be attained prior to construction.



Jasper County Planning and Building Services

358 Third Avenue - Post Office Box 1659
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Phone (843) 717-3650 Fax (843) 726-7707

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Jasper County Planning Commission Staff Report

Meeting Date:	July 14, 2026
Project:	Zoning Text Amendment
Applicable Articles:	Article 6 – Table 1, <i>Use Regulations</i> & Article 11:7, <i>Conditional Use Regulations</i>
Statutory Notices:	Posted Agenda on July 10, 2026
Submitted For:	Action

Overview

The Planning department received a request from a property owner to establish a family cemetery on his property. The Jasper County Zoning Ordinance regulates “perpetual care cemeteries” and does not address family cemeteries. Given the difference in commercialized cemeteries and family cemeteries, staff prepared a zoning text amendment for family cemeteries in an effort to distinguish between the two. The proposed text differentiates family cemeteries and commercial cemeteries so that family cemeteries are not treated in the same aspect as their counterpart.

Outline of Text Amendment

Modifications are being proposed in Article 6.1 – *Table 1, Use Regulations* AND Article 11:7, *Conditional Use Regulations*. These changes are shown below as well as attached via a separate document to the staff report, *Exhibit A*.

These modifications are intended to:

- Establish a conditionally permitted accessory use for family cemeteries in unincorporated Jasper County
- Differentiate commercial and family cemeteries
- Establish conditions for family cemeteries

Based on research of neighboring jurisdictions and current zoning text, staff offers the proposed modifications for Article 6 & Article 11 of the Jasper County Zoning Ordinance, which are found here in **red lettering**.

Article 6, Use Regulations

Section 6.1 – TABLE 1

Accessory Uses to Residential Uses	NAICS	R	RRL	RP	RC	CC	GC	ID	RE	MB
Bathhouses & Cabanas	NA	P	P	P	P	P	P	N	N	N
Domestic Animal Shelters	NA	P	P	P	P	P	P	N	N	N
Non-Commercial Greenhouses	NA	P	P	P	P	P	P	N	N	N
Private Garage & Carport	NA	P	P	P	P	P	P	N	N	N
Storage Building	NA	P	P	P	P	P	P	N	N	N
Swimming Pool, Tennis Courts	NA	P	P	P	P	P	P	N	N	N
Auxiliary Shed, Workshop	NA	P	P	P	P	P	P	N	N	N
Home Occupation (Article 11:7.36)	NA	C	C	C	C	C	C	N	N	N
Horticulture, Gardening	NA	P	P	P	P	P	P	N	N	N
Family Day Care Home	NA	P	P	P	P	P	P	N	N	N
Family Cemeteries (Article 11:7.36A)	NA	C	N	C	N	C	C	N	N	N
Satellite Dishes, etc.	NA	P	P	P	P	P	P	N	N	N

Article 11:7 Conditional Use Regulations

11:7.36A Family Cemeteries

1. Shall not be used for commercial purposes.
2. Shall not be located in a Special Flood Hazard Area.
3. No building, structure, burial plot or storage of equipment or materials shall be located closer than 35 feet of any property line.
4. All access standards in accordance with SC Code § 27-43-310 (2022) shall be provided. (Should we provide these requirements)
5. Minimum lot size shall be 2 acres.
6. Maximum number of plots shall not exceed 20.
7. The area to be used as a cemetery must be delineated on a survey and be established on its own parcel, identifying the area as a family cemetery and showing access to the site. The plat must meet the underlying zoning district requirements, be approved by the Planning Department, and shall be recorded with the Register of Deeds Office.

Findings & Analysis

The proposed text amendment would be compatible with current language in both articles. The amendment provides clarity and establishes language for future family cemeteries in the county.

Additional Zoning Ordinance Provisions / Application Requirements

Article 2:2.1 – establishes the function of the Planning Commission as a review body and recommending body for Zoning text amendments as pursuant to S.C. Code § 6-29-340.

Article 3:2 – defines and establishes the procedures for Zoning text amendments in Jasper County.

Attachments:

1. Ordinance
2. Exhibit A

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

ORDINANCE #2026-____

**AN ORDINANCE
OF JASPER COUNTY COUNCIL**

To Amend Article 6.1 – Table 1 *Use Regulation Table* to add Family Cemeteries; and to Amend Article 11 *Conditional Use Review*, to add conditions for Family Cemeteries in multiple zoning districts

WHEREAS, the Jasper County Zoning Ordinance established the function of the Planning Commission as review body and recommending body for Zoning text amendments; and

WHEREAS, the Jasper County Zoning Ordinance defines and establishes the procedures for Zoning text amendments; and

WHEREAS, the Planning Commission recognizes that family cemeteries are different in nature from commercialized cemeteries; and

WHEREAS, the Planning Commission has reviewed the Zoning Text Amendment and determined that these amendments align with the county's objectives; and

WHEREAS, the Planning Commission recommends that consideration should be given to establish a difference between family cemeteries and commercial cemeteries; and

WHEREAS, the Jasper County Planning Commission has recommended approval by County Council to amend *Article 6.1 – Table 1 Use Regulations Table and Article 11:7*.

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 Jasper County Zoning Ordinance, Article 6.1 – Table 1 to read as follows:

Section 6.1 – TABLE 1

Accessory Uses to Residential Uses	NAICS	R	RRL	RP	RC	CC	GC	ID	RE	MB
Bathhouses & Cabanas	NA	P	P	P	P	P	P	N	N	N
Domestic Animal Shelters	NA	P	P	P	P	P	P	N	N	N
Non-Commercial Greenhouses	NA	P	P	P	P	P	P	N	N	N
Private Garage & Carport	NA	P	P	P	P	P	P	N	N	N
Storage Building	NA	P	P	P	P	P	P	N	N	N
Swimming Pool, Tennis Courts	NA	P	P	P	P	P	P	N	N	N
Auxiliary Shed, Workshop	NA	P	P	P	P	P	P	N	N	N
Home Occupation (Article 11:7.36)	NA	C	C	C	C	C	C	N	N	N
Horticulture, Gardening	NA	P	P	P	P	P	P	N	N	N
Family Day Care Home	NA	P	P	P	P	P	P	N	N	N
Family Cemeteries (Article 11:7.36A)	NA	C	N	C	N	C	C	N	N	N
Satellite Dishes, etc.	NA	P	P	P	P	P	P	N	N	N

11:7.41 Family Cemeteries

1. Shall not be used for commercial purposes.
2. Shall not be located in a Special Flood Hazard Area.
3. No building, structure, burial plot or storage of equipment or materials shall be located closer than 35 feet of any property line.
4. All access standards in accordance with SC Code § 27-43-310 (2022) shall be provided.
5. Minimum lot size shall be 2 acres.
6. Maximum number of plots shall not exceed 20.
7. The area to be used as a cemetery must be delineated on a survey and be established on its own parcel, identifying the area as a family cemetery and showing access to the site. The plat must meet the underlying zoning district requirements, be approved by the Planning Department, and shall be recorded with the Register of Deeds Office.

Jasper County, South Carolina

W. L. Rowell, III, Chairman

Jasper County Council

ATTEST:

Wanda Giles, Clerk to Council

Approved as to form:

Interim County Attorney

Burr & Forman LLP

Walter J. Nester, III

Date

ORDINANCE: # O-2026-__

First Reading: _____

Second Reading: _____

Third Reading: _____

**Considered by the Jasper County Planning Commission at its meeting on
July 16, 2026 and recommended for approval.**

EXHIBIT A

ARTICLE 6: USE REGULATIONS

Section

6:1 Permitted Uses and Conditional Uses

6:1.1 Uses permitted by right = P

6:1.2 Uses subject to conditions = C

6:1.3 Uses not allowed = N

6:1.4 New or unlisted uses

6:1.5 Special Exceptions

6:1.6 Accessory Uses

6:2 Affordable Housing Bonuses

§ 6:1 PERMITTED USES AND CONDITIONAL USES.

Principle uses shall be allowed within the base zoning districts of this ordinance in accordance with Section 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

Sector 11: Agriculture, Forestry, Fishing and Hunting	NAICS	R	RRL	RP	RC	CC	GC	ID	RE	MB
Agricultural Production, Crops	111	N	N	P	P	N	P	P	P	N
Agricultural Production, Livestock. Animals	112									
Livestock, Except Feedlots (Article 11:7.1)	112111	C	N	C	P	N	N	P	C	N
Feedlots	112112	N	N	N	P	N	N	N	N	N
Poultry & Eggs (Article 11:7.2)	1123	C	N	C	P	C	N	N	C	N
Animal Specialties (Article 11:7.3)	1129	C	N	C	P	N	N	N	C	N
Horses & Other Equine	11292	P	N	P	P	N	N	N	P	N
General Farms	11299	P	N	P	P	N	P	N	P	N
Fishing, Hunting, Trapping	1141-2	N	N	P	P	P	P	N	P	N
Agricultural Services	115	N	N	P	P	P	P	N	P	N
Forestry	11531	N	N	P	P	N	N	P	P	N
Sector 21: Mining and Mine Operation	NAICS	R	RRL	RP	RC	CC	GC	ID	RE	MB
Mining (Article 11:7.4)	212	N	N	N	N	N	N	N	C	N
Sector 22: Utilities	NAICS	R	RRL	RP	RC	CC	GC	ID	RE	MB
Electric, Gas, & Sanitary Services	221									
Electric	2211									
Generation	22111	N	N	N	P	N	P	P	N	N
Solar Electric Power Generation (Accessory)	22114	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	N	P
Natural Gas Distribution	2212	P	P	P	P	P	P	P	N	P
Water Supply Systems	22131									
Storage/Treatment	22131	N	N	P	P	P	P	P	N	P
Transmission	22131	P	P	P	P	P	P	P	N	P
Sewerage Systems	22132									
Collection	22132	P	P	P	P	P	P	P	N	P
Treatment (Article 11:7.5)	22132	N	N	N	P	C	P	P	N	P
Sector 23: Construction	NAICS	R	RRL	RP	RC	CC	GC	ID	RE	MB
Bldg. Construction-General Contract & Operative Builders	233	N	N	N	N	N	P	P	N	P
Heavy Construction other than Building Construction-Contractors	234	N	N	N	N	N	P	P	N	P
Special Trade Contractors (Article 11:7.6)	235	N	N	N	N	C	P	P	N	P

Sector 31-33: Manufacturing (Article 11:7.7)	NAICS	R	RRL	RP	RC	CC	GC	ID	RE	MB
Food	311	N	N	N	N	N	N	P	N	C
Beverage & Tobacco	312	N	N	N	N	N	N	P	N	C
Textile Mills	313	N	N	N	N	N	N	P	N	C
Textile Product Mills	314	N	N	N	N	N	N	P	N	C
Apparel	315	N	N	N	N	N	N	P	N	C
Leather & Allied Products	316	N	N	N	N	N	N	P	N	C
Wood Products	321	N	N	N	C	N	N	P	N	C
Paper	322	N	N	N	N	N	N	P	N	C
Printing & Related Activities	323	N	N	N	N	N	P	P	N	C
Petroleum Products	324	N	N	N	N	N	N	P	N	N
Chemical Products	325	N	N	N	N	N	N	P	N	N
Plastic & Rubber Products	326	N	N	N	N	N	N	P	N	N
Nonmetallic Mineral Products	327	N	N	N	N	N	N	P	N	C
Primary Metal	331	N	N	N	N	N	N	P	N	C
Fabricated Metal Products	332	N	N	N	N	N	N	P	N	C
Machinery	333	N	N	N	N	N	N	P	N	C
Computer & Electronic Products	334	N	N	N	N	N	N	P	N	C
Electrical Equipment, Appliances & Components	335	N	N	N	N	N	N	P	N	C
Transportation Equipment	336	N	N	N	N	N	N	P	N	C
Furniture & Related Products	337	N	N	N	N	N	N	P	N	C
Miscellaneous Manufacturing	339	N	N	N	N	N	N	P	N	C
Sector 42: Wholesale Trade (Article 11:7.8)	NAICS	R	RRL	RP	RC	CC	GC	ID	RE	MB
Wholesale Trade-Durable Goods	421	N	N	N	N	N	P	P	N	P
Used Motor Vehicle Parts (Article 11:7.8)	421140	N	N	N	N	N	N	C	N	N
Recyclable Material (Article 11:7.8)	42193	N	N	N	N	N	N	C	N	N
Junkyards (Article 18)	N/A	N	N	N	N	N	N	P	N	N
Wholesale Trade-Nondurable Goods	422	N	N	N	N	N	P	P	N	P
Sector 44-45: Retail Trade	NAICS	R	RRL	RP	RC	CC	GC	ID	RE	MB
Motor Vehicle & Parts	441	N	N	N	N	N	P	P	N	P
Automotive Dealers (Article 11:7.9)	4411	N	N	N	N	C	P	P	N	P
Automotive Parts and Accessories Store (Article 11:7.9A)	441310	N	N	N	N	C	P	P	N	P
Furniture & Home Furnishings	442	N	N	N	N	P	P	N	N	P
Electronics & Appliances	443	N	N	N	N	P	P	N	N	P
Building Materials, Garden Supplies	444									
Lumber & Building Materials (Article 11:7.10)	4441	N	N	N	N	C	P	P	N	P
Lawn & Garden Equipment & Supplies Stores	4442	N	N	N	N	P	P	P	N	P
Food & Beverage Stores	445									

Grocery Stores	4451	N	N	N	N	P	P	N	N	N
Convenience Stores	44512	N	N	N	N	P	P	N	N	N
Specialty Stores	4452	N	N	N	N	P	P	N	N	N
Fruit & Vegetable	44523	N	N	P	P	P	P	N	N	N
Beer, Wine, & Liquor	4453	N	N	N	N	P	P	N	N	N
Health & Personal Care	446	N	N	N	N	P	P	N	N	N
Gasoline Stations	447	N	N	N	N	P	P	P	N	N
Truck Stops	44719	N	N	N	N	N	N	P	N	N
Clothing & Accessory Stores	448	N	N	N	N	P	P	N	N	N
Sporting Goods, Hobbies, Books, & Music	451	N	N	N	N	P	P	N	N	N
General Merchandise Stores	452	N	N	N	N	P	P	N	N	N
Miscellaneous Retail	453	N	N	N	N	P	P	N	N	N
Flea Markets	4533	N	N	N	N	P	P	N	N	N
Manufactured Home Dealers	45393	N	N	N	N	N	P	N	N	P
Non-Store Retailers	454	N	N	N	N	P	P	N	N	P
Fuel Dealers (Article 11:7.11)	45431	N	N	N	N	P	P	P	N	C
Sector 48-49: Transportation and Warehousing	NAICS	R	RRL	RP	RC	CC	GC	ID	RE	MB
Air Transportation (Article 8:3)	481	N	N	N	C	N	C	C	C	N
Rail Transportation	482	N	N	N	N	P	P	P	N	C
Water Transportation	483	N	N	N	N	P	P	P	N	C
Truck Transportation	484	N	N	N	N	N	P	P	N	C
Used Household and Office Goods Moving (Article 11:7.11A)	484210	N	N	N	N	C	P	P	N	C
Transit and Ground Passenger Transportation	485	N	N	N	N	P	P	P	N	C
Pipeline for Transportation	486	N	N	N	N	N	P	P	N	C
Scenic & Sightseeing Transportation Storage	487	N	N	P	N	N	P	P	N	C
Support Activities for Transportation	488	N	N	N	N	N	P	P	N	C
Motor Vehicle Towing (Article 11:7.11B)	488410	N	N	N	N	N	C	C	N	C
U. S. Postal Service	491	N	N	P	N	P	P	P	N	P
Warehousing & Storage	493	N	N	N	N	N	P	P	N	C
Sector 51: Information	NAICS	R	RRL	RP	RC	CC	GC	ID	RE	MB
Publishing Industries	511	N	N	N	N	N	P	P	N	P
Motion Pictures & Sound Industries	512	N	N	N	N	N	P	P	N	P
Motion Picture Theaters	512131	N	N	N	N	N	P	N	N	N
Broadcasting & Telecommunications	513	N	N	N	N	P	P	P	N	P
Communication Towers & Ant. (Article 11:7.12)	5131	C	C	C	C	C	C	C	C	C
Information Services & Data Processing	514	N	N	N	N	P	P	P	N	P
Libraries (Article 11:7.13)	51412	C	N	N	P	P	P	P	N	N

Sector 52: Finance & Insurance	NAICS	R	RRL	RP	RC	CC	GC	ID	RE	MB
Banks	521	N	N	N	P	P	P	P	N	N
Credit Intermediation	522	N	N	N	N	P	P	P	N	N
Pawn Shops	522298	N	N	N	N	N	P	N	N	N
Security & Commodity Contracts, & Financial Investments	523	N	N	N	N	P	P	P	N	N
Insurance Carriers & Related Activities	524	N	N	N	N	P	P	P	N	N
Funds, Trust, & Other Financial Vehicles	525	N	N	N	N	P	P	P	N	N
Sector 53: Real Estate & Rental & Leasing	NAICS	R	RRL	RP	RC	CC	GC	ID	RE	MB
Real Estate	531	N	N	N	N	P	P	P	N	N
Mini-Warehouses (Article 11:7.14)	53113	N	N	N	N	N	C	P	N	C
Rental & Leasing Services	532	N	N	N	N	P	P	N	N	P
Video Tape Rental	53223	N	N	N	N	P	P	N	N	N
Sector 54: Professional, Scientific, & Technical Services	NAICS	R	RRL	RP	RC	CC	GC	ID	RE	MB
Professional, Scientific, Technical Services	541	N	N	N	N	P	P	P	N	P
Display Advertising - Signs	54185	See Article 15								
Veterinary Services	54194	N	N	N	P	P	P	N	N	P
Sector 55: Management of Companies and Enterprise	NAICS	R	RRL	RP	RC	CC	GC	ID	RE	MB
Management Of Companies & Enterprises	551	N	N	N	N	P	P	P	N	P
Sector 56: Administrative and Support And Waste Management and Remediation Services	NAICS	R	RRL	RP	RC	CC	GC	ID	RE	MB
Administrative & Support Services	561	N	N	N	N	P	P	P	N	P
Repossession Services (Article 11:7.11B)	561491	N	N	N	N	N	C	C	N	C
Landscape Services	56173	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	C	N	N
Hazardous Waste Treatment & Disposal	562211	N	N	N	N	N	N	N	N	N
Solid Waste Landfill (Article 11:7.16)	562212	N	N	N	N	N	N	C	N	N
Solid Waste Incinerators (Article 11:7.17)	562213	N	N	N	N	N	N	C	N	N
Material Recovery Facilities (Article 11:7.18)	562920	N	N	N	N	N	N	C	N	N
All Other Waste Management (Article 11:7.19)	56299	N	N	N	N	N	N	C	N	N

Sector 61: Educational Services	NAICS	R	RRL	RP	RC	CC	GC	ID	RE	MB
Educational Services	611									
Elementary Schools	6111	P	N	P	N	P	P	N	N	N
Secondary Schools	6111	P	N	P	N	P	P	N	N	N
Jr. Colleges, Colleges, Universities, Professional Schools	6112-3	N	N	N	N	P	P	N	N	N
Business Schools, Computer, & Management Training	6114-5	N	N	N	N	P	P	P	N	N
Other Schools and Instruction	6116	C	C	N	N	P	P	N	N	N
Educational Support Services	6117	N	N	N	N	N	P	P	N	N
Sector 62: Health Care and Social Assistance	NAICS	R	RRL	RP	RC	CC	GC	ID	RE	MB
Ambulatory Health Care Services	621	N	N	N	N	P	P	N	N	N
Hospitals	622	N	N	N	N	P	P	N	N	N
Nursing & Residential Care Facilities	623	N	N	N	N	P	P	N	N	N
Nursing Care Facilities (Article 11:7.20)	6231	C	C	C	N	P	P	N	N	N
Community Care for Elderly (Article 11:7.21)	6233	C	C	C	N	P	P	N	N	N
Other Residential Care Facilities (Article 11:7.21A)	623990	C	C	C	N	P	P	N	N	N
Social Assistance	624	N	N	N	N	P	P	N	N	N
Individual & Family Services	6241	N	N	N	N	P	P	N	N	N
Community, Food, & Housing & Emergency & Relief Services	6242	N	N	N	N	P	P	N	N	N
Vocational Rehabilitation Services	6243	N	N	N	N	P	P	P	N	N
Day Care Services (Sec. 11:7.22)	6244	C	C	C	N	C	C	C	N	N
Sector 71: Arts, Entertainment, and Recreation	NAICS	R	RRL	RP	RC	CC	GC	ID	RE	MB
Performing Arts, Spectator Sports & Related Industries	711	N	N	N	N	N	P	N	N	N
Museums, Historical Sites, & Similar Institutions (Article 11:7.23)	712	N	N	C	C	P	P	N	N	N
Amusement, Gambling, & Recreation	713	N	N	N	N	N	P	N	N	N
Golf Courses & Country Clubs	71391	P	P	P	P	P	P	N	N	N
Marinas (Article 11:7.24)	71393	C	C	P	P	P	P	P	N	N
Gun Club & Skeet Ranges (Article 11:7.25)	713990	N	N	C	C	N	C	N	N	N
Sector 72: Accommodation and Food Services	NAICS	R	RRL	RP	RC	CC	GC	ID	RE	MB
Accommodations	721									
Hotels & Motels	72111	N	N	N	N	P	P	N	N	N
Bed & Breakfast Inns (Article 11:7.26)	721191	C	C	C	C	P	P	N	N	N

Camps & Recreational Vehicle Parks (Article 11:7.27)	72121	N	N	C	C	C	C	N	N	N
Rooming & Boarding Houses, Dormitories, Group Housing	72131	N	N	N	N	P	P	N	N	N
Eating Places	7221-3	N	N	P	N	P	P	P	N	N
Fast Food Restaurants		N	N	P	N	P	P	P	N	N
Drinking Places	7224	N	N	N	N	N	P	N	N	N
Sector 81: Other Services (except Public Administration)	NAICS	R	RRL	RP	RC	CC	GC	ID	RE	MB
Auto Repair & Maintenance (Article 11:7.27A)	8111	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	C	P	P	P	N	N
Funeral Homes & Services	81221	N	N	N	N	P	P	P	N	N
Cemeteries (Article 11:7.29)	81222	N	N	C	C	C	C	C	N	N
Crematories	81222	N	N	N	N	P	P	P	N	P
Laundry & Dry Cleaning Services	8123	N	N	N	N	P	P	P	N	P
Coin Operated Laundries/Dry Cleaning	81231	N	N	N	N	P	P	N	N	N
Pet Care (Except for Animal Shelters)	81291	N	N	N	N	P	P	N	N	N
Animal Shelters (Article 11:7.29A)	812910	N	N	C	N	P	P	N	N	N
Automotive Parking Lots & Garages	81293	N	N	N	N	P	P	P	N	P
Sexually Oriented Business (Article 17)	81299	N	N	N	N	N	C	N	N	N
All Other Personal Services	81299	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	N	N
All Other Organizations	8132-9	N	N	N	N	P	P	P	N	N
Sector 92: Public Administration	NAICS	R	RRL	RP	RC	CC	GC	ID	RE	MB
Executive, Legislative, & General Govt.	921	N	N	N	N	P	P	P	N	P
Justice, Public Order & Safety	922	N	N	N	N	P	P	P	N	P
Courts	92211	N	N	N	N	P	P	P	N	P
Police Protection	92212	P	P	P	P	P	P	P	N	P
Correctional Institutions	92214	N	N	N	N	N	N	P	N	P
Fire Protection	92216	P	P	P	P	P	P	P	N	P
Administration of Human Resources	923	N	N	N	N	P	P	P	N	P
Administration Of Environmental Quality & Housing Program	924-5	N	N	N	N	P	P	P	N	P
Public Parks & Recreation	924120	P	P	P	P	P	P	P	N	P
Administration of Housing, Planning, CD Programs	925	N	N	N	N	P	P	P	N	P
Administration of Economic Programs	926	N	N	N	N	P	P	P	N	P

Residential Uses	NAICS	R	RRL	RP	RC	CC	GC	ID	RE	MB
Site Built Housing	NA									
Existing Single-Family Detached	NA	P	P	P	P	P	P	N	N	N
Single-Family Detached	NA	P	P	P	P	P	P	N	N	N
Second Single Family Residential Dwelling Unit (Sec. 11:7.30)	NA	C	N	C	N	C	N	N	N	N
Duplexes (Sec. 11:7.31)	NA	N	N	N	N	C	C	N	N	N
Multi-Family, Apartments (Sec. 11:7.31.A)	NA	N	N	N	N	C	C	N	N	N
Townhouses (Sec. 11:7.32)	NA	N	N	N	N	C	C	N	N	N
Patio Homes (Sec. 11:7.33)	NA	N	N	N	N	C	C	N	N	N
Manufactured Housing (Article 12:9)	NAICS	R	RRL	RP	RC	CC	GC	ID	RE	MB
Residential Designed	NA	P	N	P	P	C	N	N	N	N
Standard Designed	NA	P	N	P	P	C	N	N	N	N
Second Unit, Family Member Only (Sec. 11:7.34)	N/A	C	N	C	N	C	N	N	N	N
Family Estate	NAICS	R	RRL	RP	RC	CC	GC	ID	RE	MB
Existing Single-Family Detached (Sec. 11:7.35)	N/A	C	N	C	N	C	C	N	N	N
Single-Family Detached (Sec. 11:7.35)	N/A	C	N	C	N	C	C	N	N	N
Manufactured Housing, Residential Design (Sec. 11:7.35)	N/A	C	N	C	N	C	C	N	N	N
Manufactured Housing, Standard Design (Sec. 11:7.35)	N/A	C	N	C	N	C	C	N	N	N
Accessory Uses to Residential Uses	NAICS	R	RRL	RP	RC	CC	GC	ID	RE	MB
Bathhouses & Cabanas	NA	P	P	P	P	P	P	N	N	N
Domestic Animal Shelters	NA	P	P	P	P	P	P	N	N	N
Non-Commercial Greenhouses	NA	P	P	P	P	P	P	N	N	N
Private Garage & Carport	NA	P	P	P	P	P	P	N	N	N
Storage Building	NA	P	P	P	P	P	P	N	N	N
Swimming Pool, Tennis Courts	NA	P	P	P	P	P	P	N	N	N
Auxiliary Shed, Workshop	NA	P	P	P	P	P	P	N	N	N
Home Occupation (Article 11:7.36)	NA	C	C	C	C	C	C	N	N	N
Horticulture, Gardening	NA	P	P	P	P	P	P	N	N	N
Family Day Care Home	NA	P	P	P	P	P	P	N	N	N
Family Cemeteries (Article 11:7.41)	NA	C	N	C	C	C	C	N	N	N
Satellite Dishes, etc.	NA	P	P	P	P	P	P	N	N	N
Accessory Uses to Non-Residential Uses	NAICS	R	RRL	RP	RC	CC	GC	ID	RE	MB
Buildings, Structures, Lift Stations, etc. (Article 11:7.37)	NA	N	N	C	C	P	P	P	N	C

Open Storage (Sec. 11:7.38)	NA	N	N	N	C	C	C	C	C	C

Temporary Uses	NAICS	R	RRL	RP	RC	CC	GC	ID	RE	MB
All Temporary Uses (Article 11:7.39)	NA	C	C	C	C	C	C	C	C	C
Temporary Accessory Dwelling Unit (Article 11:7.40)	NA	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 (1) or more zoning districts, the DSR shall be authorized to make a similar use interpretation.

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.

§ 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 (50) percent of the additional units shall meet the criteria of Section 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 (50) percent of the additional units shall meet the criteria of Section 6:2.15A.
- 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.

ARTICLE 11: CONDITIONAL USE REVIEW AND REGULATIONS

Section

- 11.1 Purpose and Findings
- 11.2 Conditional Use Review and Applicability
- 11.3 Initiation
- 11.4 Review Authority
- 11.5 Case Specific Conditions
- 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.
- 11.7 Industry Specific Conditional Use Regulations.

§ 11:1 PURPOSE AND FINDINGS.

The Jasper 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 Jasper 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.

§ 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, 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.

§ 11:3 INITIATIONS.

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.

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.

§ 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.

§ 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;
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.

§ 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 & 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 Jasper 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).

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

11:7.2 Sector 1123; Poultry & Eggs:

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

11:7.3 Sector 1129; Animal Specialties:

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

11:7.3.A, Sector 11531; Forestry:

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

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.

11:7.5B. 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 designated 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 designated 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 approved 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.
 - 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 8' 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 14'6".
 - 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% 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 421140; Used Motor Vehicle Parts:

1. 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.
2. 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).
3. The outdoor operations area, including parking and storage areas, shall be located outside the 100 year floodplain.
4. No material incapable of being reused or recycled in some form shall be placed in open storage.
5. 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.
6. All paper, rags, cloth and other fibers, and activities involving the same other than loading and unloading shall be within fully closed buildings.
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 (8) 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 5 feet at time of installation, and not less than eight (8) 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 (1) 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 (1) evergreen shrub shall be installed for every five (5) linear feet of fence on the side of the fence facing a neighboring property or public right-of-way. The minimum shrub shall be 3 to 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.
8. In addition to the fencing requirements, Buffering and Landscaping requirements shall be met in accordance with Article 12:8.
 9. No items may be stacked higher than the required screen.
 10. 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.
 11. Disposal of garbage unrelated to motor vehicles shall be in an approved container and regularly maintained. Open dumping of garbage shall be prohibited.
 12. 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.

13. 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. Disposal of toxic/hazardous matter is prohibited anywhere without a state permit.
14. Storage of items shall be so arranged as to permit easy access for firefighting purposes.
15. A surety bond in the amount below shall be required for remediation of the site.
 - a. Less than 50 acres - \$5,000.00 per acre.
 - b. 51 – 250 acres \$4,500.00 per acre.
 - c. 251 acres or more - \$4,000.00 per acre.

11:7.8A, 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.
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 (8) 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 5 feet at time of installation, and not less than eight (8) 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 (1) 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 (1) evergreen shrub shall be installed for every five (5) linear feet of fence on the side of the fence facing a neighboring property or public right-of-way. The minimum shrub shall be 3 to 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.
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.
15. Disposal of toxic/hazardous matter is prohibited anywhere without a state permit.
16. At least seventy-five 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 1 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 am – 8:00 pm.
10. A structure consisting of a minimum of 400 s.f. 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 & Building Materials:

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

11:7.10.A, Sector 45393; Manufactured Home Dealers:

1. Sales Office Only.
2. No Inventory or Models Allowed.

11:7.11 Sector 45431; Fuel Dealers:

11:7.11A Sector 484210; Used Household and Office Goods Moving:

1. No outdoor display and storage.
2. Adequate access must be provided for anticipated truck traffic.
3. Structures must meet screening and buffering requirements per Article 12.
4. Article 16: Manufacturing Use Performance Standards apply to this specific use.
5. Hours are limited to 7:00 am to 7:00 pm, Monday to Saturday.
6. Vehicles used for this specific use shall not exceed FHWA Class 8.

11:7.11B 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' 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 (8) feet in height and a maximum of ten (10) in height. Tin is not allowed.
4. Landscaping is required for all outdoor storage areas. One (1) evergreen shrub shall be installed for every five (5) 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 3 to 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.

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 10 vehicles; storage of more than 10 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 & 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 (1) row of evergreen plant material capable of forming a continuous screen at least six (6) feet in height shall be provided, with individual plantings spaced not more than five (5) feet apart. In addition, at least one (1) row of evergreen trees with a minimum two (2) inches DBH (diameter at breast height) measured 3½ feet above grade, at the time of planting and spaced not more than twenty-five (25) feet apart shall be provided within fifty (50) feet of the perimeter security fence.
- 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 (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 Jasper 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 (1) year or by the next planting season, whichever first occurs. Replacement materials shall conform to the original intent of the Landscape Plan.

- g. Eight (8) 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 (2) 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 twenty (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.
- 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 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;
- e. parking;
- f. access;
- g. landscaped areas;
- h. fences;
- i. adjacent land uses, and
- j. 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 (6); 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 two hundred fifty (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 (1) acre; maximum lot size of five (5) acres.

11:7.15 Sector 5621; Waste Collection:

1. Shall be consistent with the most current Jasper County Solid Waste Management Plan.

11:7.16 Sector 562212; Solid Waste Landfill:

1. Shall be consistent with the most current Jasper County Solid Waste Management Plan.
2. 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 (6) 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.
 - 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 1000 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 (8) 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 & 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 Two 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 Jasper County Solid Waste Management Plan.

11:7.18 Sector 562920; 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 (8) 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 5 feet at time of installation, and not less than eight (8) 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 (1) 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 (1) evergreen shrub shall be installed for every five (5) linear feet of fence on the side of the fence facing a neighboring property or public right-of-way. The minimum shrub shall be 3 to 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.
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 seventy-five 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.

- 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 Jasper County Solid Waste Management Plan.

11:7.19A Sector 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 approval for services provided.

6. Hours are limited to 7:00 AM to 7:00 PM, Monday to Friday and 7:00 AM to 5:00 PM 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 (4) 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 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 designated to be compatible with surrounding residential development.
2. There shall be minimal visually identifiable differences from the outside of residential structure that would distinguish the residence from a typical residential dwelling as determined by the Development Services Representative.

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 (6) 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 & 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 & Skeet Ranges:

The unique nature of this use is such that the following criteria shall be observed in placing any such use in Jasper 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 & 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 1 1/2 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 (4) square feet in area. Self illuminated, can use landscape lighting.

11:7.27 Sector 72121; Camps & 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 (5) acres.
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'
All other property lines	50'
 - c. Maximum density shall not exceed 10 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 one hundred fifty (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' 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 adjoining 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 adjoining properties and ROWs using berm, fencing, landscaping, buildings or a combination thereof.
6. Landscaping is required for all outdoor storage areas. One (1) evergreen shrub shall be installed for every five (5) 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 3 to 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.

NOTE: Properties located within the Gateway Corridor Overlay District, shall meet the standards of Article 8:8.4A(8) for Outdoor Storage.

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 thirty (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 (1) 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 Chapter 43 Title 27 of the 1976 Code of Laws of South Carolina 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 5 acres.
2. No exotic animals as defined by Title 9 of the Code of Federal Regulations, Section 1.1 are allowed.
3. Structures that house animals must be at least 100' away from adjacent property lines.
4. Where an existing residential use is adjacent to the subject property Bufferyard 4 shall be required (See Article 12:8.2, *Bufferyards*).
5. 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.
6. A five-foot high fence shall be provided for all paddock and pasture areas.

11:7.30 Second Single Family Residential Dwelling Unit:

1. 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.
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.

11:7.30B. Manufactured Houses in Community 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 District 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 (1) acre and a maximum of ten (10) acres in the Residential, Community Commercial and General Commercial Zoning Districts.
3. Such projects shall have a minimum of two (2) acres and a maximum of ten (10) 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.
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 Multifamily Apartments are allowed as a conditional use, such uses shall meet the following requirements:

1. Such projects shall be a minimum of 5 acres.
2. Such project shall have a maximum density of 10 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 5 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 half (1-1/2) acre.
3. Not more than eight (8) or fewer than three (3) 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 (4) feet in width shall be provided along the front property line of each project, building.
7. Not less than 10 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:

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 (1) acre and a maximum of ten (10) 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 (10%) 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 can not 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. 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.
 - c. 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)	Zoning of the property is Residential, Community Commercial or General Commercial:	Zoning of the property is Rural Preservation:
1	2	1
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.

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 forty-five (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 (1) 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.
7. Temporary use permits may be renewed no more than twice within a twelve (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 (6) 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 (1) 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 (6) 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 thirty (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.
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 Section 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 Jasper 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.

11:7.41 Family Cemeteries

1. Can not be used for commercial purposes.
2. No building, structure, burial plot or storage of equipment or materials shall be located closer than 35 feet of any property line
3. All access standards in accordance with SC Code § 27-43-310 (2022)
4. Minimum lot size of 2 acres
5. Maximum amount of 20 plots

Major Developments in Jasper County

Unincorporated Jasper County

1. Chase Hardeeville

- Project Address:
 - 189 Nickel Plate Rd Hardeeville, SC 29927
- Type of Development:
 - Commercial
- Scope of Development:
 - New construction of a bank building
- Current Status as of 03/2026: Under site plan review

2. Mt Pleasant Baptist Church

- Project Address:
 - 52 Old Pocotaligo Rd. Yemassee, SC 29945
- Type of Development:
 - Church
- Scope of Development:
 - Re-build of a church that was burnt down previously
- Current Status as of 03/2026:
 - Under site plan review

3. Montauk Redevelopment Phase 2

- Project Address:
 - 1709 Memorial Ave. Ridgeland, SC 29936
- Type of Development:
 - Commercial
- Scope of Development:
 - Construction of a +22,000 sq. ft. building
- Current Status as of 03/2026:
 - Under site plan review

4. Senn Brothers Produce

- Project Address:
 - 274 Cypress Ridge Dr. Ridgeland, SC 29936
- Type of Development:
 - Commercial

- Scope of Development:
 - New construction of +9,800 sq. ft. distribution facility
- Current Status as of 03/2026:
 - Under site plan review

5. Walmart

- Project Address:
 - 232 Nickel Plate Rd. Hardeeville, SC 29927
- Type of Development:
 - Minor additions to existing
- Scope of Development:
 - Adding more ADA parking, additional general parking, and pick up lanes
- Current Status as of 03/2026:
 - Under site plan review

6. Costa Concrete

- Project Address:
 - 79 Mackinlay Way Ridgeland, SC 29936
- Type of Development:
 - Commercial
- Scope of Development:
 - New construction of warehouse and 2 story office space
- Current Status as of 03/2026:
 - Under site plan review

7. Blue Bayou Riverwalk

- Project Address:
 - 12 Riverwalk Blvd. Ridgeland, SC 29936
- Type of Development:
 - Commercial
- Scope of Development:
 - Development of commercial buildings
- Current Status as of 03/2026:
 - Development permit issued as of 3/11/2026

8. Center Point Storage Phase 2

- Project Address:
 - 5001 N. Okatie Hwy. Ridgeland, SC 29936

- Type of Development:
 - Commercial
- Scope of Development:
 - Development of +60,800 sq. ft. of both storage and other commercial uses
- Current Status as of 03/2026:
 - Development permit issued on 3/11/2026

9. CSP

- Project Address:
 - Parcel 3-A Independence Blvd.
- Type of Development:
 - Residential
- Scope of Development:
 - Development of 266 single family residential build to rent homes
- Current Status as of 03/2026:
 - Development permit issued on 1/23/2026

10. Lucknow RV

- Project Address:
 - Alligator Alley
- Type of Development:
 - RV Park
- Scope of Development:
 - Bring into conformance of RV Park
- Current Status as of 03/2026:
 - Under site plan review

11. Lot 30 New River

- Project Address:
 - 746 Argent Blvd. Hardeeville, SC 29927
- Type of Development:
 - Commercial
- Scope of Development:
 - Development of a Yates-Astro
- Current Status as of 03/2026:
 - Under site plan review

12. Buckeye Farms RV Park

- Project Address:
 - 624 Tillman Rd. Ridgeland, SC 29936
- Type of Development:
 - RV Park
- Scope of Development:
 - Bring existing site into conformance
- Current Status as of 03/2026:
 - Under site plan review

13. Mavis Tire

- Project Address:
 - 47 Copper Plate Rd. Hardeeville, SC 29927
- Type of Development:
 - Commercial
- Scope of Development:
 - New construction of a Mavis Tire
- Current Status as of 03/2026:
 - Under site plan review

14. May River Landscape Services

- Project Address:
 - 5984 Speedway Blvd. Hardeeville, SC 29927
- Type of Development: Commercial
- Scope of Development: Construction of 30x40 ft. pole barn and a laydown yard
- Current Status as of 03/2026:
 - Development Permit issued on 1/28/2026

15. Palmetto Electric New River

- Project Address:
 - 1 Cooperative Way Hardeeville, SC 29927
- Type of Development:
 - Commercial
- Scope of Development:
 - Construction of laydown yard
- Current Status as of 03/2026:
 - Development permit issued on 3/17/2026

16. Palmetto Electric Ridgeland

- Project Address:

- 4063 Grays Hwy. Ridgeland, SC 29936
- Type of Development:
 - Commercial
- Scope of Development:
 - Development of laydown yard
- Current Status as of 03/2026:
 - Development permit issued on 2/24/2026

17. JPII Innovation and Fields

- Project Address:
 - 4211 N. Okatie Hwy. Ridgeland, SC 29936
- Type of Development:
 - Commercial
- Scope of Development:
 - Construction of campus improvements and field improvements
- Current Status as of 03/2026:
 - Development permit issued on 2/17/2026

18. Lot 41 Mead Rd

- Project Address:
 - 162 Mead Rd. Hardeeville, SC 29927
- Type of Development:
 - Commercial
- Scope of Development:
 - New construction of a flex space building approx. +18,700 sq. ft.
- Current Status as of 03/2026:
 - Under site plan review

19. Bailey Park Townhome

- Project Address:
 - 1816 Old Bailey Rd. Ridgeland, SC 29936
- Type of Development:
 - Major subdivision
- Scope of Development:
 - Townhomes
- Current Status as of 03/2026:
 - Final plat approved as of 3/10/2026

20. Honey Hill Commercial

- Project Address:
 - 1016 Honey Hill Rd. Hardeeville, SC 29927
- Type of Development:
 - Commercial
- Scope of Development:
 - New construction of 2 – 15,000 sq. ft. commercial buildings
- Current Status as of 03/2026:
 - Under site plan review

City of Hardeeville Residential Development Pipeline by PDDs

1. Argent 2

- Maximum approved density
 - 2,084 units
- Master Plan
 - Sun City
 - Maximum Approved Density
 - 1. 604 units
 - Notes from Hardeeville
 - 1. Complete, 84 units built
- Total Master Plan Dwelling Units
 - 1,480 single family units

2. East Argent

- Maximum Approved Density
 - 9,500 units
 - Master Plans
 - 1. Riverton Pointe
 - i. 1,137 Master Plan Dwelling Units (single family)
 - 1. Notes
 - a. 568 building permits are in continuance
 - 2. Hearthstone Lakes
 - i. 346 Master Plan Dwelling Units (single family) & 144 Master Plan Dwelling Units (multi-family)
 - 1. Notes

- a. 27 single family homes constructed. Project is complete. 27 single family not built.
- 3. Pointe Grande Apartments
 - i. 312 Master Plan Dwelling Units (multi-family)
- 4. Retreat
 - i. 630 Master Plan Dwelling Units (single family)
 - 1. Notes
 - a. Final phase has SRC approval; includes EA PKWY to Jasper Station connection
- 5. Parcel 15C
 - i. 1,500 Master Plan Dwelling Units (single family)
 - 1. Notes
 - a. 197 and 160 units under review
- 6. River Rock
 - i. 142 Master Plan Dwelling Units (single family)
- 7. The Park
 - i. 240 Master Plan Dwelling Units (single family)
 - 1. Notes
 - a. Single family rental product. Still awaiting SRC submittal
- 8. Hunt Club
 - i. 500 Master Plan Dwelling Units (single family)
- 9. Farmhouse
 - i. 300 Master Plan Dwelling Units (multi-family)
- 10. Twin Ponds
 - i. 150 Master Plan Dwelling Units (single family)
 - 1. Building permit/construction activity continues
- 11. Punta Vista Grande
 - i. 138 Master Plan Dwelling Units (single family)
- 12. Sun City East Argent
 - i. 1,540 Master Plan Dwelling Units (single family)
 - 1. Notes
 - a. Building permit/construction activity continues
- Total Master Plan Dwelling Units

- 6,497 single family units
- 756 multi family units

3. Argent West

- Maximum approved density
 - 9,500 units
 - Master Plans
 1. Hilton Head Lakes
 - i. 800 Master Plan Dwelling Units (single family)
 1. Notes
 - a. Building permit/construction activity in continuance
 2. POD I
 - i. 450 Master Plan Dwelling Units (single family)
 1. Notes
 - a. Under SRC review
 3. The Preserve
 - i. 350 Master Plan Dwelling Units (single family)
 1. Notes
 - a. Building permit/construction activity in continuance
 4. 4 Seasons (Horizon)
 - i. 350 Master Plan Dwelling Units (single family)
 1. Notes
 - a. First permits have been issued
- Total Master Plan Dwelling Units
 - 1,950 single family units

4. Anderson Tract

- Maximum approved density
 - 3,888 units
 - Master Plans
 1. Latitude Margaritaville
 - i. 3,888 Master Plan Dwelling units (single family)
 1. Notes
 - a. 3,252 built out, construction continuing
 2. Latitude Lakes
 - i. 182 Master Plan Dwelling Units (single family)

- Total Master Plan Dwelling Units
 - 4,070 single family units

5. Milestone Landing

- Maximum approved density
 - 620 units
 1. Notes
 - i. Building permit activity continues

6. Okatie Crossing

- Maximum approved density
 - 1,000 units
 - Master Plans
 1. Noble Vines
 - i. 210 Master Plan Dwelling Units (multi-family)
 1. Notes
 - a. SDP issued and building plans under review
 2. Residence at Okatie Crossing
 - i. 520 Master Plan Dwelling Units (multi-family)
 1. Notes
 - a. Clearing/Grading approval issued

7. Southpoint

- Maximum approved density
 - 1,420 units
 - i. 580 Master Plan Dwelling Units (single family)
 - ii. 840 Master Plan Dwelling Units (multi-family)

8. Gateway Crossing

- Maximum approved density
 - 900 units
 - Master Plans
 1. Heron Point
 - i. 600 Master Plan Dwelling Units (single family)
 - ii. 300 Master Plan Dwelling Units (multi-family)
 1. Notes
 - a. Up to 300 MF units, SDP under review (Phase 1 & 2) 182 duplexes, site work underway

9. Gray Tract

- Maximum Approved Density
 - 275 units
 - Master Plans
 - 1. Royal Oaks
 - i. 250 Master Plan Dwelling Units (single family)
 - 1. Notes
 - a. Full site development permit issued, 225 total units

10. JCF Living

- Maximum Approved Density
 - 250 units
 - i. 250 Master Plan Dwelling Units (single family)
 - 1. Notes
 - a. Developer/owner in bankruptcy, no current movement

11. Morgan Tract

- Maximum Approved Density
 - 6,200 units
 - i. 974 Master Plan Dwelling Units (single family)
 - ii. 370 Master Plan Dwelling Units (multi-family)

12. Karth Tract

- Maximum Approved Density
 - 2,620 units
 - i. 2,620 Master Plan Dwelling Units (single family)

13. Pointe Grand Okatie

- Maximum Approved Density
 - 300 units
 - i. 300 Master Plan Dwelling Units (multi-family)
 - 1. Notes
 - a. Permits issued June 2025

14. Peninsula II

- Maximum Approved Density
 - 501 units

15. Gateway Oasis

- Maximum Approved Density
 - 250 units

1. Notes

- a. Phase 2 residential under review, fire flow concerns

16. Deerfield Estates

- Maximum Approved Density
 - 250 units

i. 250 Master Plan Dwelling Units (single family)

1. Notes

- a. Phase 1 approved, some site work; property now for sale

17. Riverport

- Maximum Approved Density
 - 9,700 units

18. Argent Cottages (NON-PDD)

i. 354 Master Plan Dwelling Units (single family)

1. Notes

- a. Project is complete, 24 units not built

19. Town Park (NON-PDD)

i. 200 Master Plan Dwelling Units (single family)

Town of Ridgeland Residential Projects Under Development

1. Nimmer Subdivision

- 1,300 units

2. Moultrie Subdivision

- 1,600 units

3. Highlands

- 238 units

4. Weathersbee

- 93 units

5. The Groves at Bees Creek

- 97 units

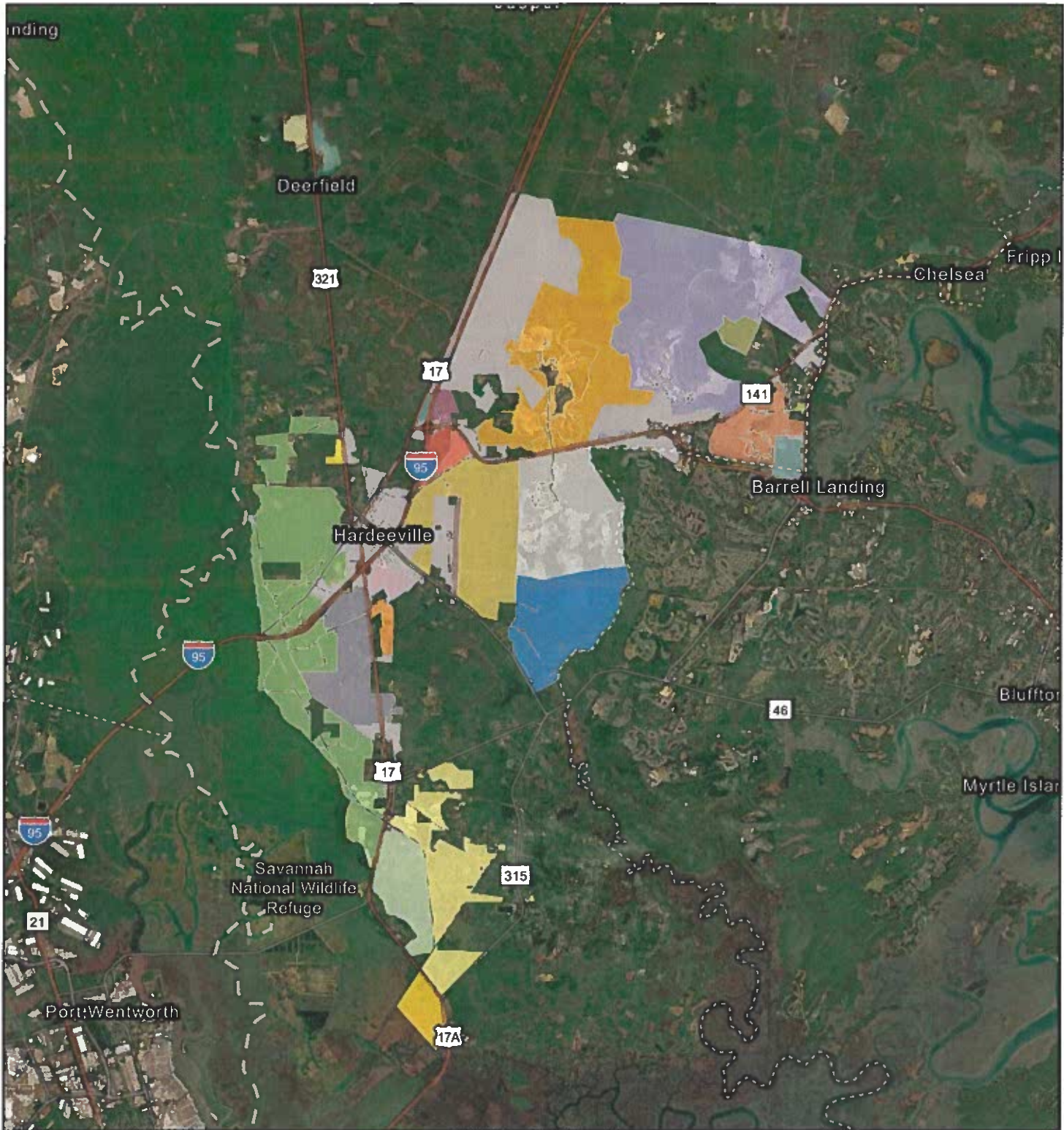
6. Bees Creek Phase 2

- 67 units

7. Grahamville Farms

- 75 units

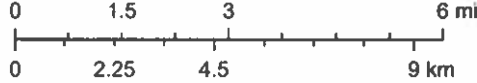
City of Hardeeville - PDD Official v1.02



4/15/2026

1:202,961

- | | | |
|--|---|---|
| <p>PDD (Latapult)</p> <ul style="list-style-type: none"> Southpoint Karrh Tract North Okatie Multi Family Coastal Land Tract Compass RV Park Deerfield Estates East Argent Gateway Crossings Hardee Station | <ul style="list-style-type: none"> Hardeeville Tract Hardeeville-Savannah Tract Latitude Margaritaville Millstone Tract Morgan Tract Okatie Crossings Peninsula Tract Port Logistics Riverport Sherwood Tract | <ul style="list-style-type: none"> Sun City West Argent West Argent (042-00-06-061) Other |
|--|---|---|



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Earthstar Geographics

▼ MAP 30 PROPOSED AND APPROVED DEVELOPMENT

