



A WORKSHOP WILL BE CONDUCTED BY THE JASPER COUNTY COUNCIL.

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Meeting Date: Monday, March 23, 2026, at 1:00 PM

Place: Council Chambers, Jasper County Clementa C. Pinckney
Government Bldg.
358 3rd Avenue Ridgeland, SC 29936

Watch In Person or Live via YouTube at:

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JASPER COUNTY COUNCIL
SPECIAL CALLED WORKSHOP
Jasper County Clementa C. Pinckney Government Bldg
358 3rd Avenue Ridgeland, SC 29936
Monday, March 23, 2026
Agenda

1:00 PM

❖ *Please silence your phones*

○ **Call to Order by Chairman Rowell**

Clerk's Report of Compliance with the Freedom of Information Act.

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

○ **Pledge to the Flag and Invocation**

○ **Approval of Agenda**

○ **Workshop Topics:**

➤ **Euhaw Overlay District**

○ **Adjourn**

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



Jasper County Planning and Building Services

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

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

Jasper County Council Staff Report

Meeting Date:	March 23, 2026
Project:	Zoning Text Amendment – Jasper County Zoning Ordinance, Article 5, <i>Zoning District Regulations</i> ; Article 6, <i>Use Regulations</i> ; Article 7, <i>Primary Districts</i> ; Article 8, <i>Special Purpose Districts</i> ; Article 11, <i>Conditional Use Review and Regulations</i> ; Article 15, <i>Sign Standards</i> ; and Zoning Map Amendments within the Euhaw Broad River Planning Area
Submitted For:	WORKSHOP
Planning Commission Recommendation:	Planning Commission reviewed the proposed changes to the EOD Ordinance at their February 10, 2026 Meeting and recommends approval of the changes

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

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

Due to the public concerns expressed in 2022, Jasper County Council created the Broad River Task Force, who studied the matter and issued a Report to Council in May of 2023, noting significant concerns about the ability of the study area to handle the impacts of substantial residential and commercial development as had been previously proposed. The County Council shared these concerns about the impact new subdivisions, commercial and residential development will have on road infrastructure, evacuation routes, streetscapes, traffic congestion, storm water, open space, natural habitats, and the quality of life in this area of Jasper County, and the opportunity to enact a new one-percent Green Space sales Tax, or dedicate a portion of a

transportation sales tax to preserve land; therefore, Council implemented a moratorium on commercial development and residential subdivisions in what was designated the Euhaw Broad River Planning Area, which was in place from May 2023 until July 2024.

In July of 2024, after much public participation, County Council passed on first reading the proposed ordinances creating the Euhaw Overlay District intended to address the Council's concerns that were previously mentioned. Furthermore, the zoning text amendments that have been prepared are consistent with the Comprehensive Plan and will help to further implement goals that are outlined in the Comprehensive Plan.

At Council level, multiple public hearings and workshops have been held over the past 18 months. Staff and County Council have received comments expressing concerns about certain provisions restricting development; therefore, staff has continued to work on modifying the ordinance for second reading to address the ability to have a septic system, reducing setbacks from ditches, wetlands and other areas where seepage or spillage into the headwaters can be avoided. All of this continuing public input and discussion has led to modifications being included in the ordinance from first reading. The most recent iteration of the Ordinance includes the following revisions:

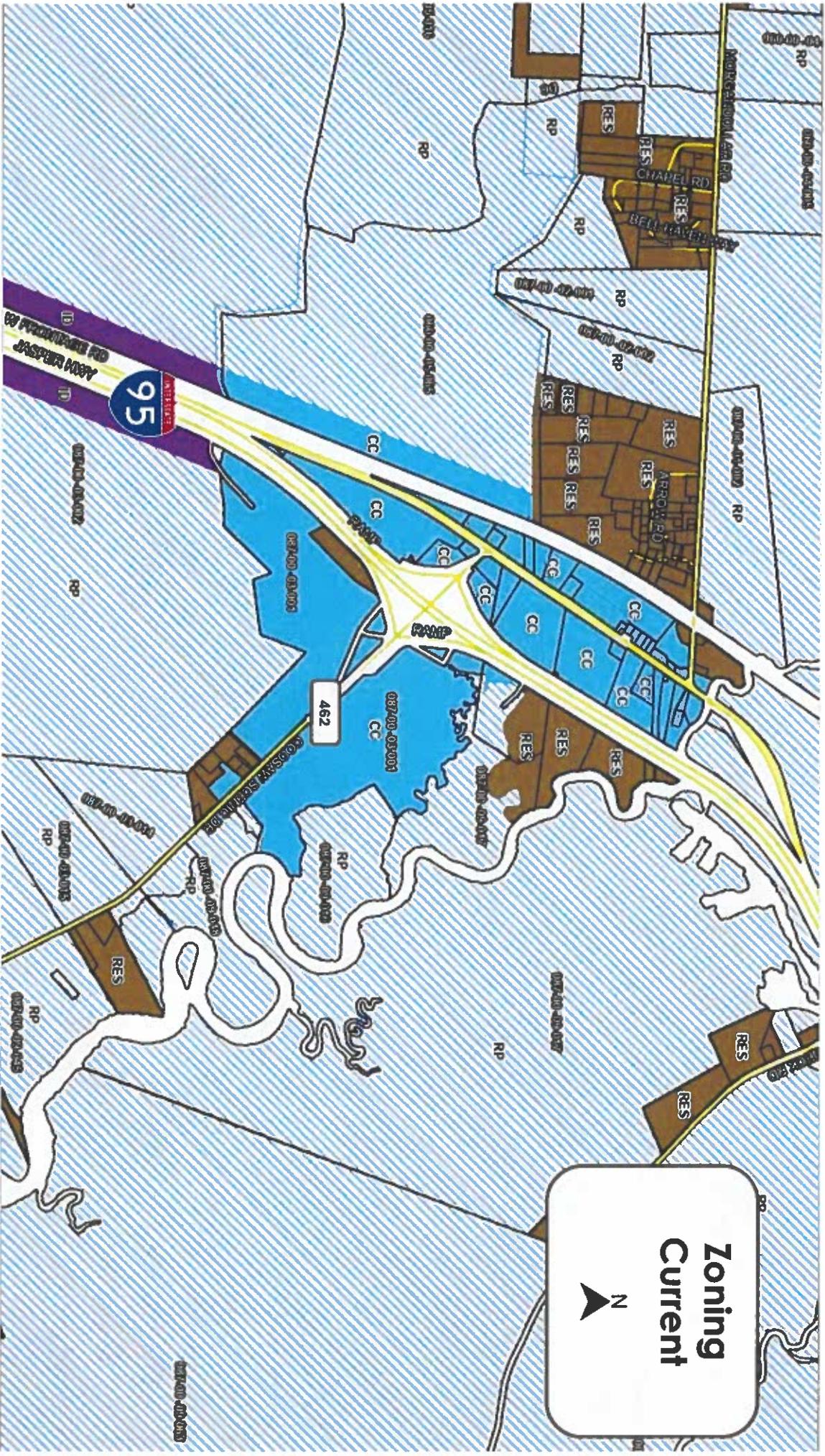
- Article 5 – Remove the RP-10 District. The only new primary zoning district that is being proposed is Village Commercial (VC) and one (1) special purpose district, the Euhaw Overlay District (EOD).
- Article 6 – Removed the RP-10 column in the Use Chart;
Other Changes to the Use Chart include:
 - Changed the following uses to “not allowed” in Village Commercial, Sector 11531, Forestry; Sector 6111, Elementary and Secondary Schools based on the building size limitation for commercial uses in Village Commercial;
 - Changed Sector 61145-5, Business Schools, Computer, and Management Training to a “conditional” use.
 - Changed the following uses to “permitted” in Village Commercial: Sector 521, Finance and Insurance; Sector 523, Security and Commodity Contracts and Financial Investments; Sector 524, Insurance Carriers and Related Activities; Sector 525, Funds, Trusts, and Other Financial Vehicles; Sector 541, Professional, Scientific, Technical Services; Sector 551, Management of Companies and Enterprises; and Sector 8121, Personal Care Services, as these uses are primarily business offices.
- Article 7 – Removed the RP-10 column in Table 1, Schedule of Lot Area, Yard, Setback and Density
- Article 8 – Change heading under “Private Wastewater System Setback Requirements” in Article 8:9.4.B Riparian Buffer and Setback Table from to “Advanced Wastewater Treatment System” to “Multi-Unit Wastewater Treatment System”; and added language to 8:9.4.2.B.

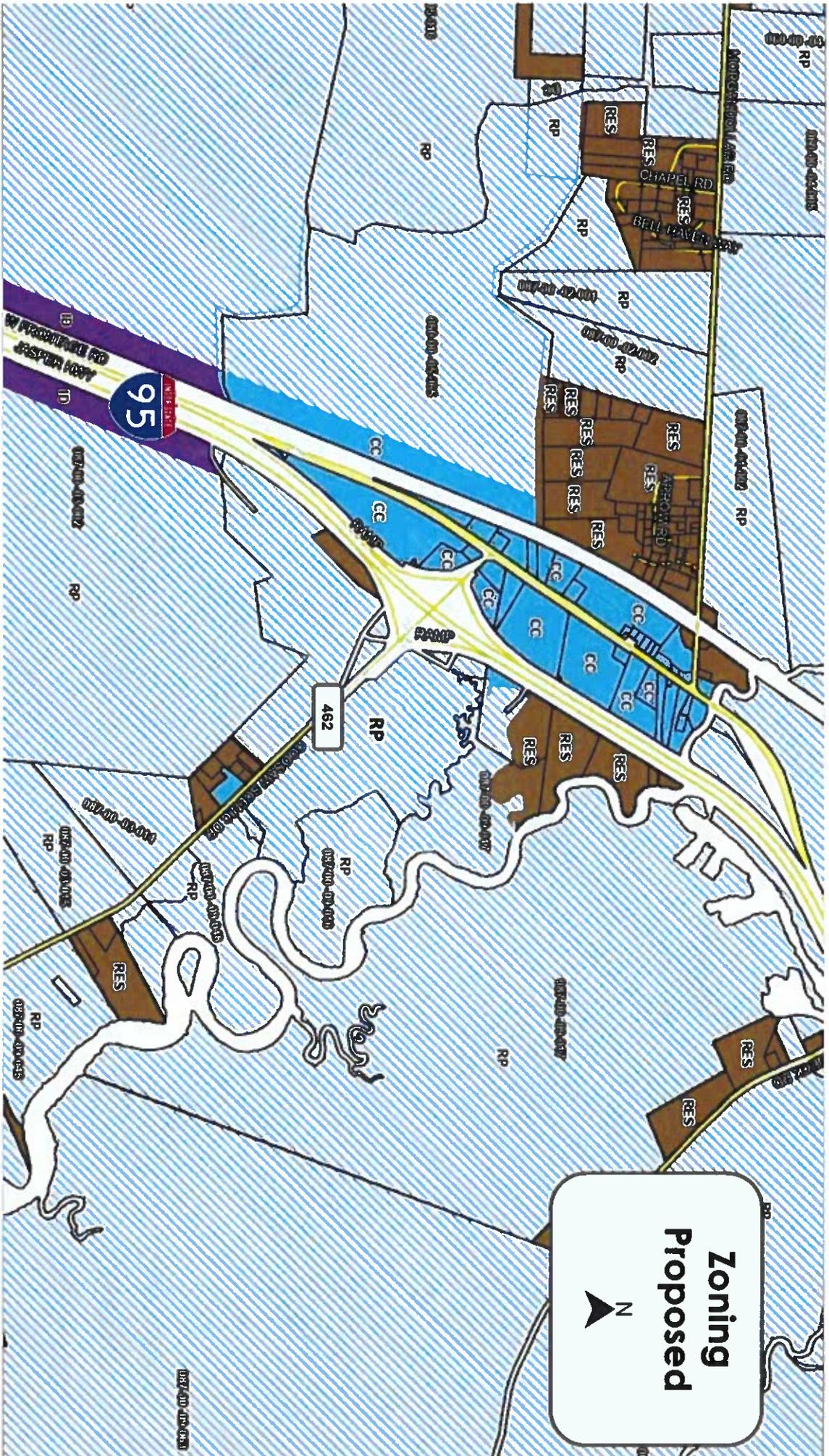
- Replace the “Stormwater Department” with “Planning & Building Department or designee” in Article 8:9.4.5.B.viii
- Article 8:9.6.A.viii. Non-Residential Design Standards, Add – “Accessory buildings shall be limited to 1,500 square feet.
- Add new section 8:9.6 PDD Standards (page 8) for the Euhaw Overlay District.
- Article 11 – Changed the conditions for horses in Article 11:7.3 to require 1 acre per horse and add conditions for storage of manure;
 - Add conditions to Article 11:7.19a, for Sector 61145-5, Business Schools, Computer, and Management Training; and renumber “Other Schools and Instructions to 11:7.19b
 - Add some language to the conditions in Section 11:7.27, Sector 72121, for Camps and Recreational Vehicles in the Village Commercial Zoning District.
- Article 15 – Remove RP-10 from Section 15:6.3, Sign Regulations Table
- Deleted Article 22 - Rural Small Lot Subdivisions Standards, these standards were intended solely for properties that were proposed to be zoned RP-10.
- The Euhaw Overlay District was originally proposed to encompass all properties generally located east of I-95 from the municipal boundaries of Hardeeville to the Euhaw/Broad River, to include Highway 170, Highway 462, Coosawhatchie, and Okeetee Club. Now the Euhaw Overlay District is being proposed generally east of Highway 13 (Bees Creek Road) outside of the transitional area to include Highway 462, Highway 170 north east of the Highway 462 intersection, Snake Road, Okeetee Club, and Coosawhatchie.
- The only properties that are being proposed to be re-zoned are the properties along Highway 462 that are currently zoned Community Commercial and General Commercial. These properties are proposed to be designated as Village Commercial except for twelve (12) properties, which are proposed to be designated as Residential or Rural Preservation. In total, seventy-nine (79) properties are proposed for re-zoning (see maps attached to this staff report. The blue properties are currently zoned Community Commercial (see attached maps “current zoning and proposed zoning”
- There was a suggestion to include stronger provisions for tree protection within the Euhaw Overlay District. We do not have this portion ready yet but intend to bring back at a later date.

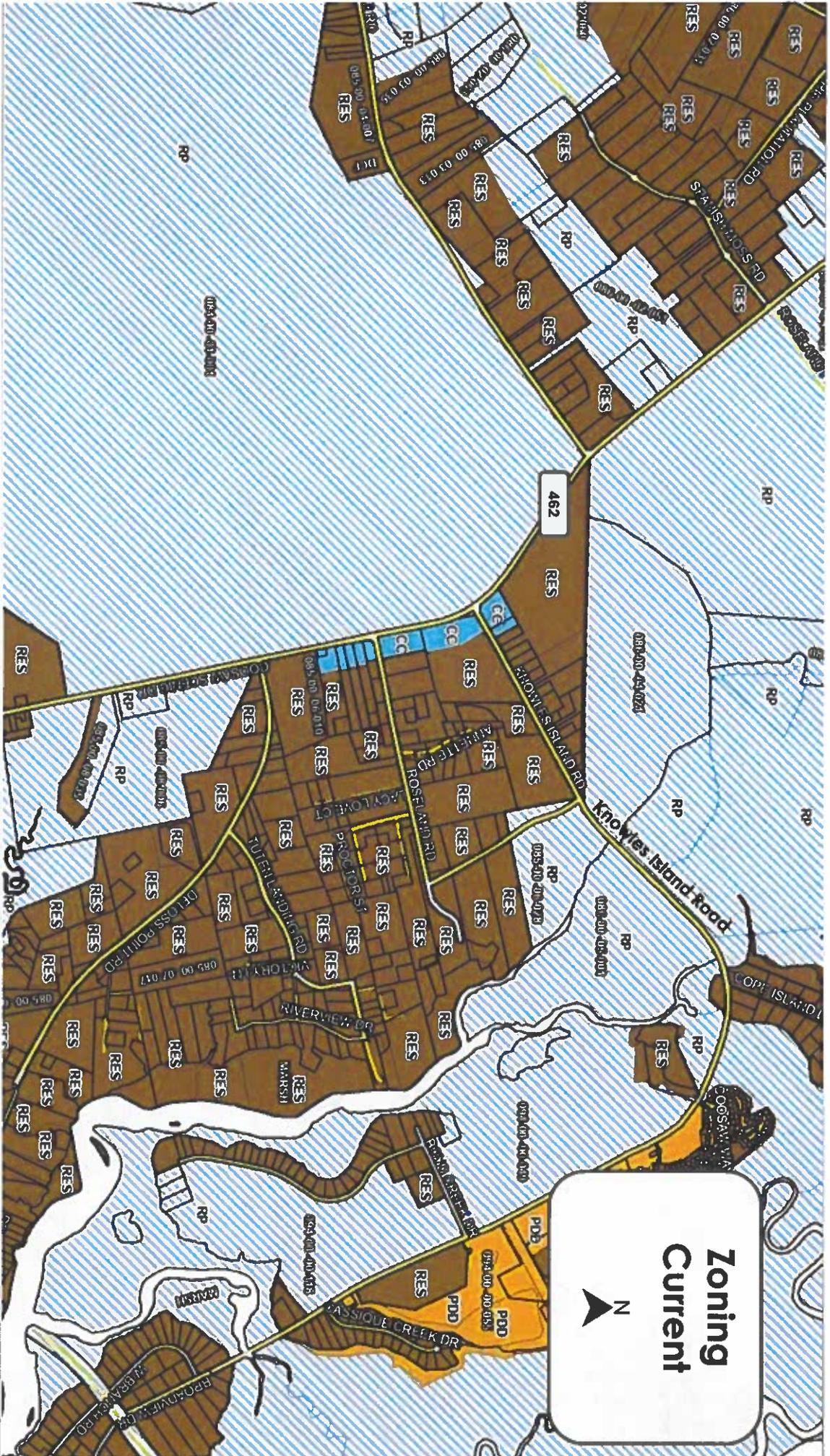
Planning Commission Recommendation: Planning Commission has reviewed the proposed changes and recommends approval of this iteration of the Ordinance.

Attachments:

1. Maps of the proposed zoning map amendment for the Euhaw Broad River Planning Area showing the current zoning layer and the proposed zoning layer
2. Ordinance



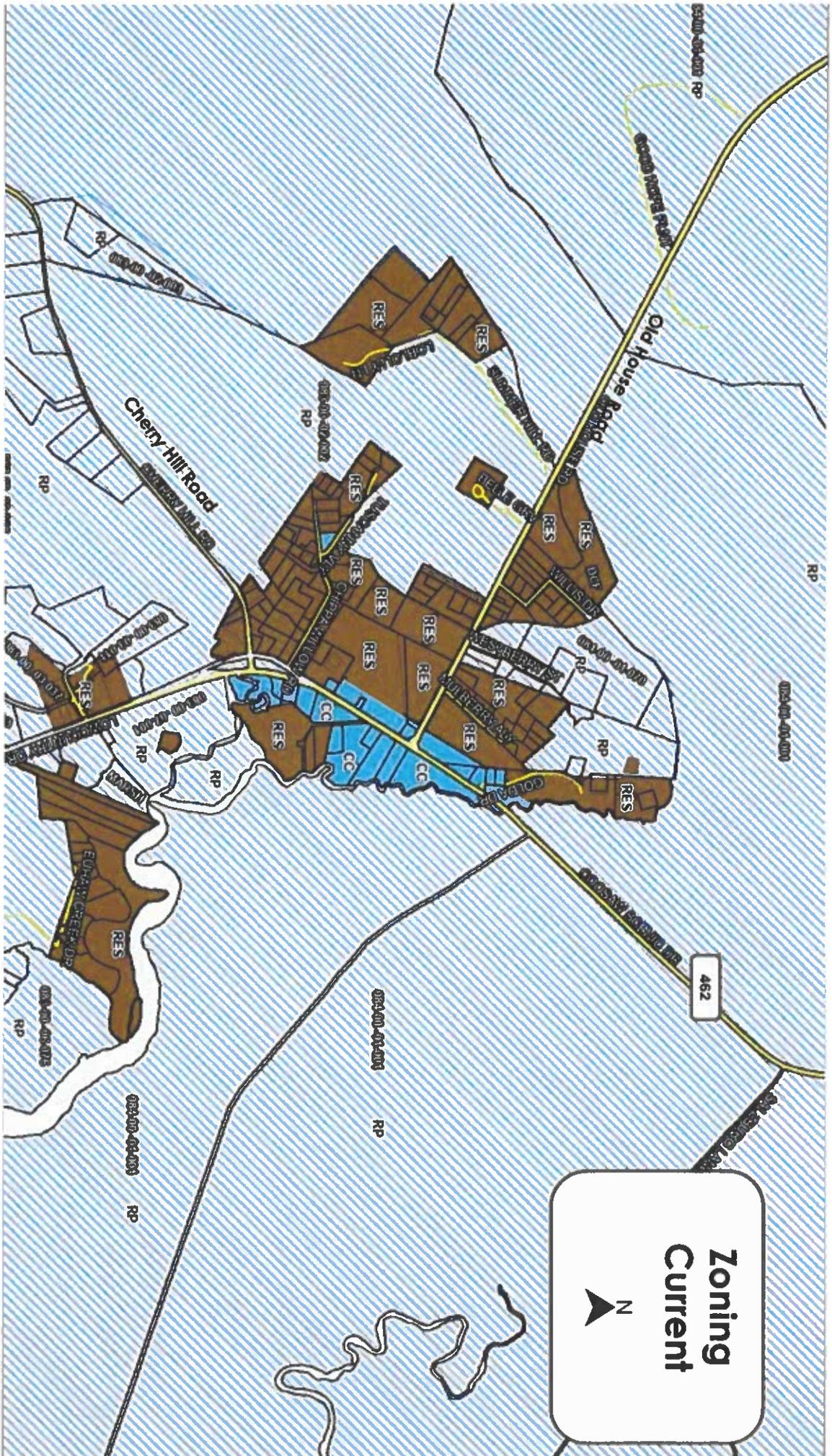


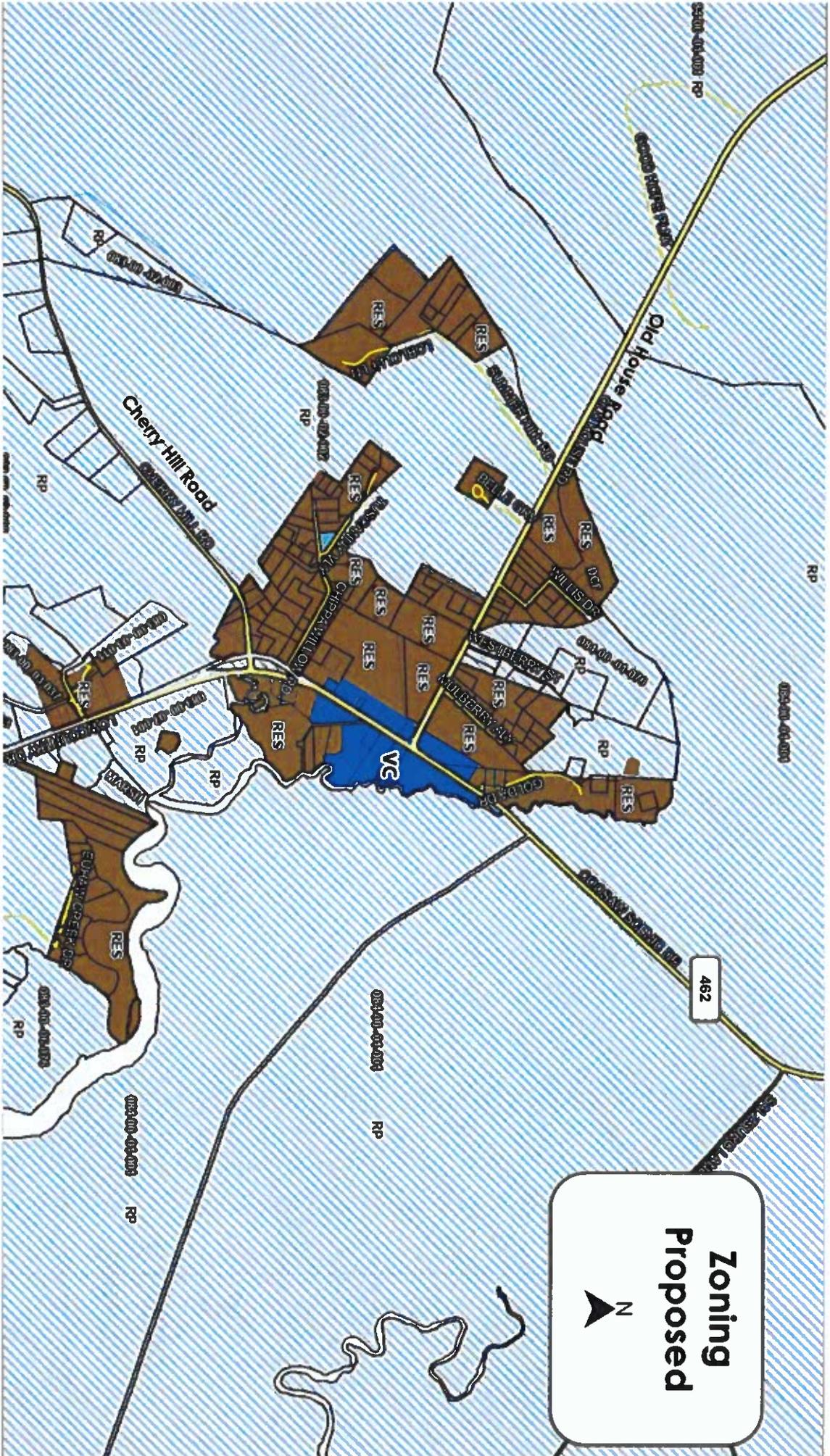


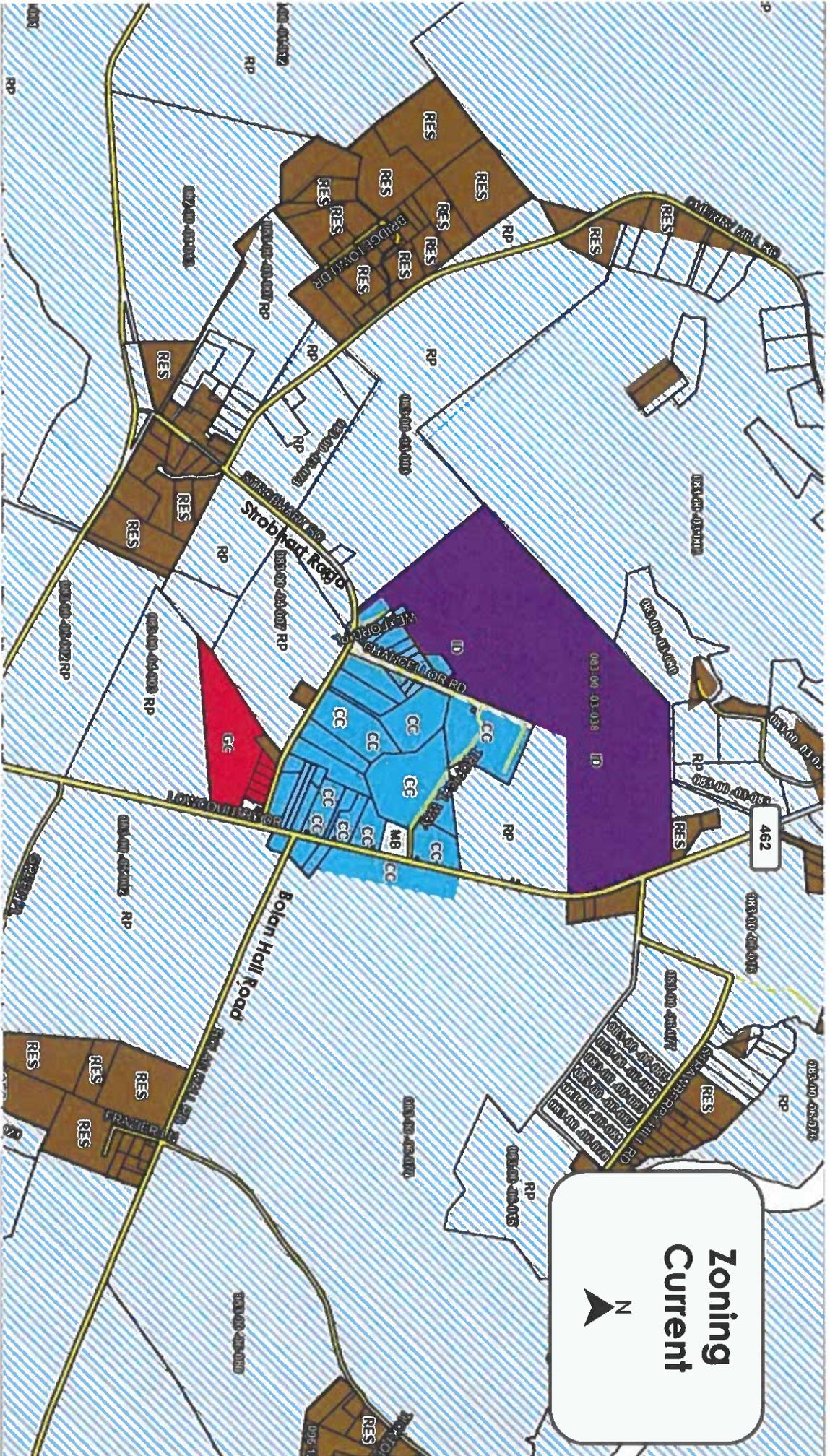
**Zoning
Current**





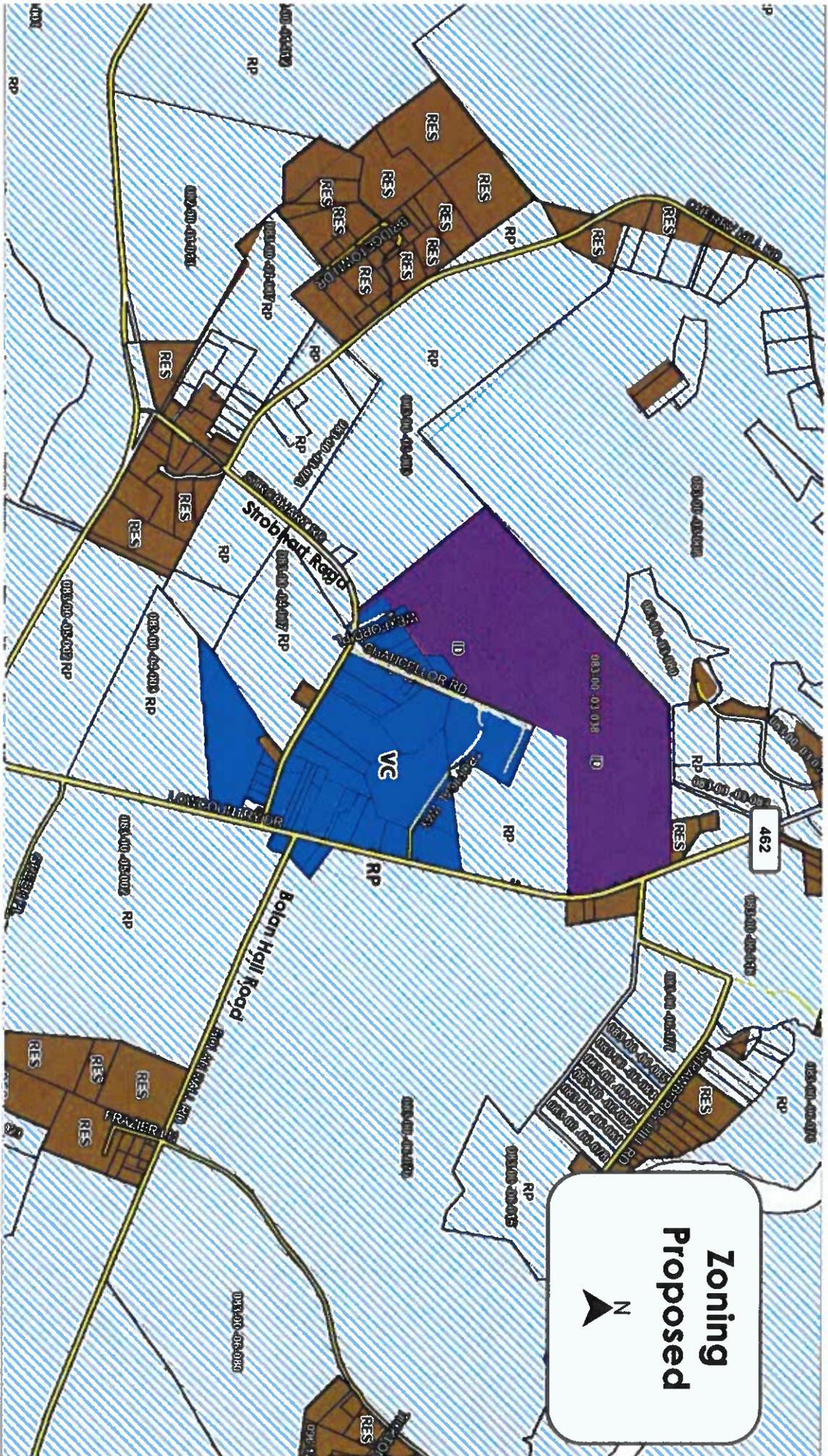






**Zoning
Current**

N

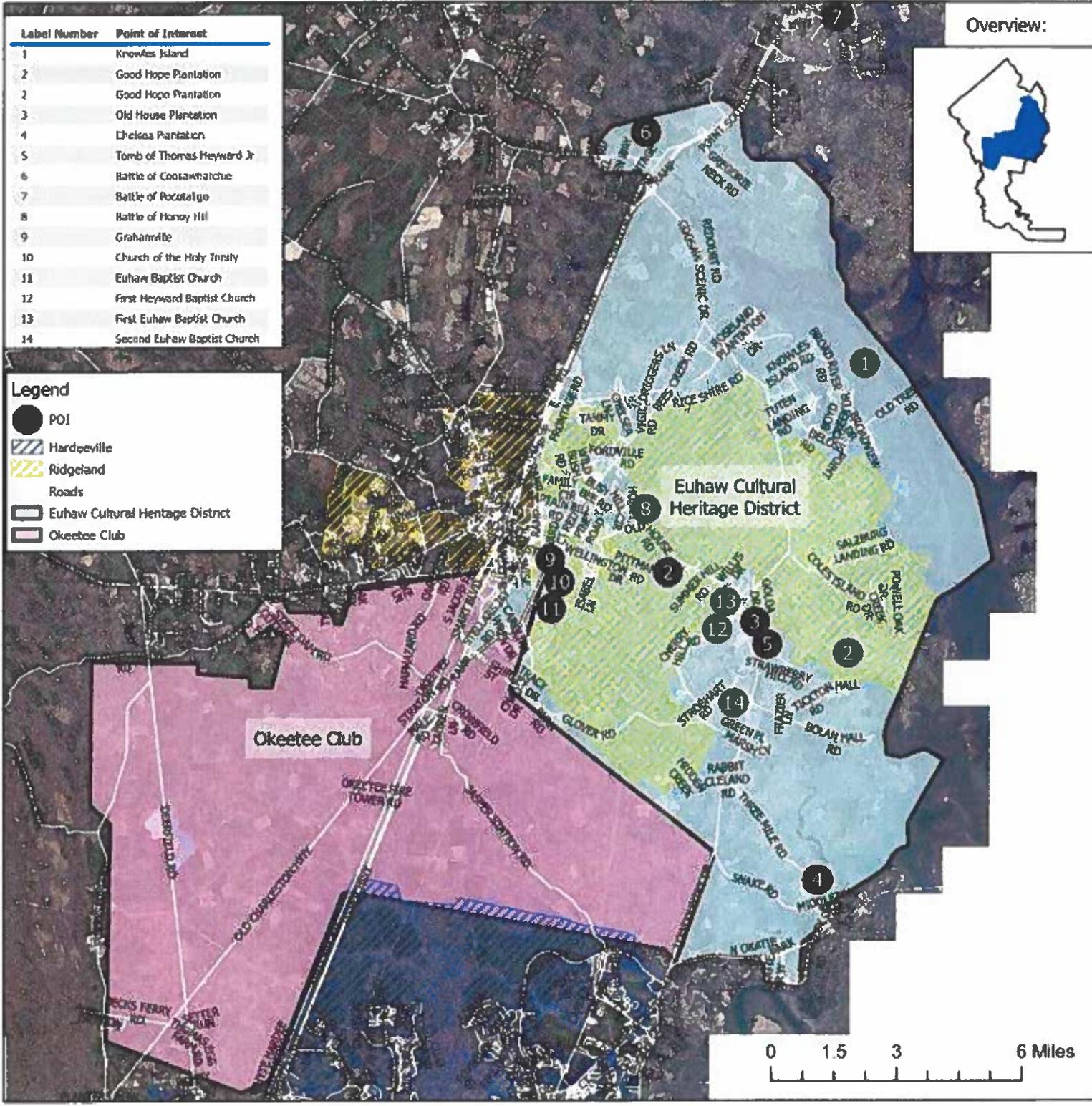


Label Number	Point of Interest
1	Knowles Island
2	Good Hope Plantation
2	Good Hope Plantation
3	Old House Plantation
4	Chelsea Plantation
5	Tomb of Thomas Heyward Jr
6	Battle of Coosawhatchee
7	Battle of Pocatolgo
8	Battle of Honey Hill
9	Grahamville
10	Church of the Holy Trinity
11	Euhaw Baptist Church
12	First Heyward Baptist Church
13	First Euhaw Baptist Church
14	Second Euhaw Baptist Church

Legend

- POI
- Hardeeville
- Ridgeland
- Roads
- Euhaw Cultural Heritage District
- Okeetee Club

Overview:



STATE OF SOUTH CAROLINA
COUNTY OF JASPER

ORDINANCE #2026-__

AN ORDINANCE
OF JASPER COUNTY COUNCIL

To amend Jasper County Zoning Ordinance, Article 5, *Zoning District Regulations*, to add one (1) new primary zoning district, Village Commercial (VC), one (1) new overlay district, Euhaw Overlay District (EOD); amend Article 6, *Use Regulations*, to add uses for the VC zoning district; amend Article 7, *Primary Districts*, to add lot size, lot width, and setback requirements for VC zoning district, amend minimum lot width requirements in other zoning districts, and amend riparian buffer requirements; amend Article 8, *Special Purpose Districts*, to add a new section, Article 8:9 Euhaw Overlay District, which includes design standards and requirements for the Euhaw Overlay District (EOD); amend Article 11, *Conditional Use Review and Regulations*, to add conditions for certain uses; amend Article 15, *Sign Regulations* to add standards for the VC zoning district; amend the Jasper County Official Zoning Map to re-zone some properties within the Euhaw Broad River Planning Area to the Rural Preservation-Zoning District and the Village Commercial Zoning District; and other matters related thereto.

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

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

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

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

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

WHEREAS, the Jasper County Planning Commission reviewed the proposed zoning text amendments at their June 25, 2024 and April 28, 2024 Special Called Meeting, reviewed additional changes at their January 14, 2025 meeting, and January 13, 2026 and recommends approval by Jasper County Council; and

WHEREAS, the Jasper County Council finds that it is in the public interest to invoke the pending ordinance doctrine upon first reading of this Ordinance, and announced a public hearing to be held prior to or at second reading of this Ordinance, tentatively scheduled for August 19, 2024 regularly scheduled County Council meeting; and

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

NOW THEREFORE BE IT ORDAINED by the Jasper County Council in council duly assembled and by the authority of the same, adopting and incorporating by reference the foregoing premises:

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

5:1. Establishment of zoning districts.

PRIMARY DISTRICTS	
R	Residential
RRL	Residential, Ridgeland Lakes
RP	Rural Preservation
RE	Resource Extraction
RC	Resource Conservation
VC	Village Commercial
CC	Community Commercial
GC	General Commercial
ID	Industrial Development
MB	Mixed Business
SPECIAL PURPOSE DISTRICTS	
PDD	Planned Development Districts

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

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

VC - VILLAGE COMMERCIAL

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

CC - COMMUNITY COMMERCIAL

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

GC - GENERAL COMMERCIAL DISTRICT

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

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

EOD EUHAW OVERLAY DISTRICT

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

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

Section 6.1—Table 1

	NAICS	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
Sector 11: Agriculture, Forestry, Fishing and Hunting (Sec. 6:2.16)											
Agricultural Production, Crops	111	N	N	P	P	N	N	P	P	P	N
Agricultural Production, Livestock, Animals	112										
Livestock, Except Feedlots (Article 11:7.1)	112111	C	N	C	PC	N	N	N	P	C	N
Feedlots	112112	N	N	N	PC	N	N	N	N	N	N
Poultry and Eggs (Article 11:7.2)	1123	C	N	C	PC	C	C	N	N	C	N
Animal Specialties (Article 11:7.3)	1129	C	N	C	P	N	N	N	N	C	N
Horses and Other Equine (Article 11:7.3.A)	11292	PC	N	P	P	N	N	N	N	P	N
General Farms	11299	PN	N	P	P	N	N	P	N	P	N
Fishing, Hunting, Trapping	1141-2	N	N	P	P	N	P	P	N	P	N
Agricultural Services	115	N	N	P	P	N	P	P	N	P	N
Forestry	11531	N	N	P	P	N	N	N	P	P	N
Sector 21: Mining and Mine Operation											
Mining (Article 11:7.4)	212	N	N	N	N	N	N	N	N	C	N
Sector 22: Utilities											
Electric, Gas, and Sanitary Services	221										
Electric	2211										
Generation	22111	N	N	N	P	N	N	P	P	N	N
Solar Electric Power Generation Accessory (Article 11:7.5B)	22114	C	C	C	C	C	C	C	C	C	C
Solar Farm (See Article 8:7)	22114										
Transmission	22112	P	P	P	P	P	P	P	P	N	P
Natural Gas Distribution	2212	P	P	P	P	P	P	P	P	N	P
Water Supply Systems	22131										
Storage/Treatment	22131	N	N	P	P	N	P	P	P	N	P

	NAICS	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
Transmission	22131	P	P	P	P	P	P	P	P	N	P
Sewerage Systems	22132										
Collection	22132	P	P	P	P	P	P	P	P	N	P
Treatment (Article 11:7.5)	22132	N	N	N	P	N	C	P	P	N	P
Sector 23: Construction											
Bldg. Construction-General Contract and Operative Builders	233	N	N	N	N	N	N	P	P	N	P
Heavy Construction other than Building Construction-Contractors	234	N	N	N	N	N	N	P	P	N	P
Special Trade Contractors (Article 11:7.6)	235	N	N	N	N	N	C	P	P	N	P
Sector 31-33: Manufacturing (Article 11:7.7)											
Food	311	N	N	N	N	N	N	N	P	N	C
Beverage and Tobacco	312	N	N	N	N	N	N	N	P	N	C
Textile Mills	313	N	N	N	N	N	N	N	P	N	C
Textile Product Mills	314	N	N	N	N	N	N	N	P	N	C
Apparel	315	N	N	N	N	N	N	N	P	N	C
Leather and Allied Products	316	N	N	N	N	N	N	N	P	N	C
Wood Products	321	N	N	N	N	N	N	N	P	N	C
Paper	322	N	N	N	N	N	N	N	P	N	C
Printing and Related Activities	323	N	N	N	N	N	N	P	P	N	C
Petroleum Products	324	N	N	N	N	N	N	N	P	N	N
Chemical Products	325	N	N	N	N	N	N	N	P	N	N
Plastic and Rubber Products	326	N	N	N	N	N	N	N	P	N	N
Nonmetallic Mineral Products	327	N	N	N	N	N	N	N	P	N	C
Primary Metal	331	N	N	N	N	N	N	N	P	N	C
Fabricated Metal Products	332	N	N	N	N	N	N	N	P	N	C
Machinery	333	N	N	N	N	N	N	N	P	N	C
Computer and Electronic Products	334	N	N	N	N	N	N	N	P	N	C
Electrical Equipment, Appliances and Components	335	N	N	N	N	N	N	N	P	N	C
Transportation Equipment	336	N	N	N	N	N	N	N	P	N	C
Furniture and Related Products	337	N	N	N	N	N	N	N	P	N	C
Miscellaneous Manufacturing	339	N	N	N	N	N	N	N	P	N	C
Sector 42: Wholesale Trade (Article 11:7.8)											
Wholesale Trade-Durable Goods	421	N	N	N	N	N	N	P	P	N	P
Used Motor Vehicle Parts, (Article 11:7.8)	421140	N	N	N	N	N	N	N	C	N	N
Recyclable Material, (Article 11:7.8)	42193	N	N	N	N	N	N	N	C	N	N
Junkyards (Article 18)		N	N	N	N	N	N	N	C	N	N
Wholesale Trade-Nondurable Goods	422	N	N	N	N	N	N	P	P	N	P
Sector 44-45: Retail Trade											
Motor Vehicle and Parts	441	N	N	N	N	N	N	P	P	N	P
Automobile Dealers (Article 11:7.9)	4411	N	N	N	N	N	C	P	P	N	P

	NAICS	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
Automotive Parts and Accessories Store (Article 11:7.9A)	441310	N	N	N	N	N	C	P	P	N	P
Furniture and Home Furnishings	442	N	N	N	N	P	P	P	N	N	P
Electronics and Appliances	443	N	N	N	N	P	P	P	N	N	P
Building Materials, Garden Supplies	444									N	
Lumber and Building Materials (Article 11:7.10)	4441	N	N	N	N	N	C	P	P	N	P
Lawn and Garden Equipment and Supplies Stores	4442	N	N	N	N	P	P	P	P	N	P
Food and Beverage Stores	445										
Grocery Stores	4451	N	N	N	N	P	P	P	N	N	N
Convenience Stores	44512	N	N	N	N	P	P	P	N	N	N
Specialty Stores	4452	N	N	N	N	P	P	P	N	N	N
Fruit and Vegetable	44523	N	N	P	P	P	P	P	N	N	N
Beer, Wine, and Liquor	4453	N	N	N	N	N	P	P	N	N	N
Health and Personal Care	446	N	N	N	N	P	P	P	N	N	N
Gasoline Stations (Article 11.7.10A)	447	N	N	N	N	C	P	P	P	N	N
Truck Stops	44719	N	N	N	N	N	N	N	P	N	N
Clothing and Accessory Stores	448	N	N	N	N	P	P	P	N	N	N
Sporting Goods, Hobbies, Books, and Music	451	N	N	N	N	P	P	P	N	N	N
General Merchandise Stores	452	N	N	N	N	P	P	P	N	N	N
Miscellaneous Retail	453	N	N	N	N	P	P	P	N	N	N
Flea Markets	4533	N	N	N	N	N	N	P	N	N	P
Manufactured Home Dealers	45393	N	N	N	N	N	N	P	N	N	P
Non-Store Retailers	454	N	N	N	N	N	P	P	P	N	C
Fuel Dealers (Article 11:7.11)	45431	N	N	N	N	N	P	P	N	N	N
Sector 48-49: Transportation and Warehousing											
Air Transportation (Article 8:3)	481	N	N	N	N	N	N	C	C	C	N
Rail Transportation	482	N	N	N	N	P	P	P	P	N	C
Water Transportation	483	N	N	N	N	P	P	P	P	N	C
Truck Transportation	484	N	N	N	N	N	N	P	P	N	C
Used Household and Office Goods Moving (Article 11:7.11A)	484210	N	N	N	N	N	C	P	P	N	C
Transit and Ground Passenger Transportation	485	N	N	N	N	N	P	P	P	N	C
Pipeline for Transportation	486	N	N	N	N	N	N	P	P	N	C
Scenic and Sightseeing Transportation Storage	487	N	N	P	N	N	N	P	P	N	C
Support Activities for Transportation	488	N	N	N	N	N	N	P	P	N	C
Motor Vehicle Towing	488410	N	N	N	N	N	N	C	C	N	C
US Postal Service	491	N	N	P	N	P	P	P	P	N	P
Warehousing and Storage	493	N	N	N	N	N	N	P	P	N	C
Sector 51: Information											

	NAICS	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
Publishing Industries	511	N	N	N	N	N	N	P	P	N	P
Motion Pictures and Sound Industries	512	N	N	N	N	N	N	P	P	N	P
Motion Picture Theaters	512131	N	N	N	N	N	N	P	N	N	N
Broadcasting and Telecommunications	513	N	N	N	N	N	P	P	P	N	P
Communication Towers and Ant. (Article 11:7.12)	5131	C	C	C	C	C	C	C	C	C	C
Information Services and Data Processing	514	N	N	N	N	N	P	P	P	N	P
Libraries (Article 11:7.13)	51412	C	C	N	PN	P	P	P	P	N	N
Sector 52: Finance and Insurance											
Banks	521	N	N	N	PN	P	P	P	P	N	N
Credit Intermediation	522	N	N	N	N	N	P	P	P	N	N
Pawn Shops	522298	N	N	N	N	N	N	P	N	N	N
Security and Commodity Contracts, and Financial Investments	523	N	N	N	N	P	P	P	P	N	N
Insurance Carriers and Related Activities	524	N	N	N	N	P	P	P	P	N	N
Funds, Trust, and Other Financial Vehicles	525	N	N	N	N	P	P	P	P	N	N
Sector 53: Real Estate, Rental and Leasing											
Real Estate	531	N	N	N	N	N	P	P	P	N	N
Mini-Warehouses (Article 11:7.14)	53113	N	N	N	N	N	N	C	P	N	C
Rental and Leasing Services	532	N	N	N	N	N	P	P	N	N	P
Video Tape Rental	53223	N	N	N	N	N	P	P	N	N	N
Sector 54: Professional, Scientific, and Technical Services											
Professional, Scientific, Technical Services	541	N	N	N	N	P	P	P	P	N	P
Display Advertising - Signs	54185	See Article 15									
Veterinary Services	54194	N	N	N	PN	P	P	P	N	N	P
Sector 55: Management of Companies and Enterprise											
Management of Companies and Enterprises	551	N	N	N	N	P	P	P	P	N	P
Sector 56: Administrative and Support, Waste Management and Remediation Services											
Administrative and Support Services	561	N	N	N	N	N	P	P	P	N	P
Repossession Services (Article 11:7.11B)	561491	N	N	N	N	N	N	C	C	N	C
Landscape Services	56173	N	N	N	N	N	P	P	P	N	P
Waste Management Services	562										
Waste Collection (Article 11:7.15)	5621	N	N	N	N	N	N	N	C	N	N
Hazardous Waste Treatment and Disposal	562211	N	N	N	N	N	N	N	N	N	N
Solid Waste Landfill (Article 11:7.16)	562212	N	N	N	N	N	N	N	C	N	N
Solid Waste Incinerators (Article 11:7.17)	562213	N	N	N	N	N	N	N	C	N	N

	NAICS	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
Material Recovery Facilities (Article 11:18)	56292	N	N	N	N	N	N	N	C	N	N
All Other Waste Management (Article 11:19)	56299	N	N	N	N	N	N	N	C	N	N
Sector 61: Educational Services											
Educational Services	611										
Elementary Schools	6111	P	N	P	N	N	P	P	N	N	N
Secondary Schools	6111	P	P	P	N	N	P	P	N	N	N
Jr. Colleges, Colleges, Universities, Professional Schools	6112-3	N	N	N	N	N	P	P	N	N	N
Business Schools, Computer, and Management Training (Article 11:7.19a)	6114-5	N	N	N	N	C	P	P	P	N	N
Other Schools and Instruction (Article 11:7.19a)	6116	C	C	N	N	C	P	P	N	N	N
Educational Support Services	6117	N	N	N	N	N	N	P	P	N	N
Sector 62: Health Care and Social Assistance											
Ambulatory Health Care Services	621	N	N	N	N	P	P	P	N	N	N
Hospitals	622	N	N	N	N	N	P	P	N	N	N
Nursing and Residential Care Facilities	623	N	N	N	N	P	P	P	N	N	N
Nursing Care Facilities (Article 11:7.20)	6231	C	C	C	N	P	P	P	N	N	N
Community Care for Elderly (Article 11:7.21)	6233	C	C	C	N	P	P	P	N	N	N
Other Residential Care Facilities (Article 11:7.21A)	623990	C	C	C	N	P	P	P	N	N	N
Social Assistance	624	N	N	N	N	P	P	P	N	N	N
Individual and Family Services	6241	N	N	N	N	P	P	P	N	N	N
Community, Food, and Housing and Emergency and Relief Services	6242	N	N	N	N	P	P	P	N	N	N
Vocational Rehabilitation Services	6243	N	N	N	N	N	P	P	P	N	N
Day Care Services (Article 11:7.22)	6244	C	C	C	N	C	C	C	C	N	N
Sector 71: Arts, Entertainment, and Recreation											
Performing Arts, Spectator Sports and Related Industries	711	N	N	N	N	N	N	P	N	N	N
Museums, Historical Sites, and Similar Institutions (Article 11:7.23)	712	N	N	C	C	C	P	P	N	N	N
Amusement, Gambling, and Recreation	713	N	N	N	N	N	N	P	N	N	N
Golf Courses and Country Clubs	71391	P	P	P	P	N	P	P	N	N	N
Marinas (Article 11:7.24)	71393	C	C	P	P	N	P	P	P	N	N
Gun Club and Skeet Ranges (Article 11:7.25)	713990	N	N	C	C	N	N	C	N	N	N
Sector 72: Accommodation and Food Services											

	NAICS	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
Accommodations	721										
Hotels and Motels	72111	N	N	N	N	N	P	P	N	N	N
Bed and Breakfast Inns (Article 11:7.26)	721191	C	C	C	C	P	P	P	N	N	N
Camps and Recreational Vehicle Parks (Article 11:7.27)	72121	N	N	C	C	C	C	C	N	N	N
Rooming and Boarding Houses, Dormitories, Group Housing	72131	N	N	N	N	N	P	P	N	N	N
Eating Places	7221-3	N	N	P	N	P	P	P	P	N	N
Fast Food Restaurants		N	N	N	N	N	P	P	P	N	N
Drinking Places	7224	N	N	N	N	N	N	P	N	N	N
Sector 81: Other Services (except Public Administration)											
Auto Repair and Maintenance (Article 11:7.27A)	8111	N	N	N	N	N	C	C	C	N	C
Personal and Laundry Services	812										
Personal Care Services (Article 11:7.28)	8121	N	N	N	N	P	P	P	P	N	N
Funeral Homes and Services	81221	N	N	N	N	P	P	P	P	N	N
Cemeteries (Article 11:7.29)	81222	N	N	C	C	C	C	C	C	N	N
Crematories	81222	N	N	N	N	N	P	P	P	N	P
Laundry and Dry Cleaning Services	8123	N	N	N	N	N	P	P	P	N	P
Coin Operated Laundries/Dry Cleaning	81231	N	N	N	N	N	P	P	N	N	N
Pet Care Services (Except for Animal Shelters)	81291	N	N	N	N	N	N	P	P	N	N
Animal Shelters Only (Article 11:7.29A)	812910	N	N	C	N	N	N	P	P	N	N
Automotive Parking Lots and Garages	81293	N	N	N	N	N	P	P	P	N	P
Sexually Oriented Business (Article 17)	81299	N	N	N	N	N	N	C	N	N	N
All Other Personal Services	81299	N	N	N	N	N	P	P	N	N	N
Religious, Fraternal, Professional, Political, Civic, Business Organizations	813										
Religious Organizations	81311	P	P	P	P	P	P	P	P	N	N
All Other Organizations	8132-9	N	N	N	N	P	P	P	P	N	N
Sector 92: Public Administration											
Executive, Legislative, and General Govt.	921	N	N	N	N	P	P	P	P	N	P
Justice, Public Order and Safety	922	N	N	N	N	N	P	P	P	N	P
Courts	92211	N	N	N	N	N	P	P	P	N	P
Police Protection	92212	P	P	P	P	P	P	P	P	N	P
Correctional Institutions	92214	N	N	N	N	N	N	N	P	N	P
Fire Protection	92216	P	P	P	P	P	P	P	P	N	P
Administration of Human Resources	923	N	N	N	N	N	P	P	P	N	P

	NAICS	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
Administration Of Environmental Quality and Housing Program	924-5	N	N	N	N	N	P	P	P	N	P
Public Parks and Recreation	924120	P	P	P	P	P	P	P	P	N	P
Administration of Housing, Planning, CD Programs	925	N	N	N	N	N	P	P	P	N	P
Administration of Economic Programs	926	N	N	N	N	N	P	P	P	N	P
Residential Uses											
Site Built Housing											
Existing Single-Family Detached	NA	P	P	P	P	P	P	P	N	N	N
Single-Family Detached	NA	P	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	C	N	N	N	N
Duplexes (Sec 11:7.31)	N/A	N	N	N	N	C	C	C	N	N	N
Multi-Family Apartments (Sec 11:7.31A)	N/A	N	N	N	N	N	C	C	N	N	N
Townhouses (Sec 11:7.32)	N/A	N	N	N	N	N	C	C	N	N	N
Patio Houses (Sec 11:7.33)	N/A	N	N	N	N	N	C	C	N	N	N
Manufactured Housing (Article 12:9)											
Residential Designed (Sec. 11:7.30B)	NA	P	N	P	P	C	C	N	N	N	N
Standard Designed (Sec. 11:7.30B)	NA	P	N	P	P	C	C	N	N	N	N
Second Unit, Family Member Only (Sec. 11:7.34)	N/A	C	N	C	N	C	C	N	N	N	N
Family Estate											
Existing Single-Family Detached (Sec. 11:7.35)	NA	C	N	C	N	C	C	C	N	N	N
Single-Family Detached (Sec. 11:7.35)	NA	C	N	C	N	C	C	C	N	N	N
Manufactured Housing, Residential Designed (Sec. 11:7.35)	NA	C	N	C	N	C	C	C	N	N	N
Manufactured Housing, Standard Designed (Sec. 11:7.35)	NA	C	N	C	N	C	C	C	N	N	N
Accessory Uses to Residential Uses											
Bathhouses and Cabanas	NA	P	P	P	P	P	P	P	N	N	N
Domestic Animal Shelters	NA	P	P	P	P	P	P	P	N	N	N
Non-Commercial Greenhouses	NA	P	P	P	P	P	P	N	N	N	
Private Garage and Carport	NA	P	P	P	P	P	P	P	N	N	N
Storage Building	NA	P	P	P	P	P	P	P	N	N	N
Swimming Pool, Tennis Courts	NA	P	P	P	P	P	P	P	N	N	N
Auxiliary Shed, Workshop	NA	P	P	P	P	P	P	P	N	N	N
Home Occupation (Article 11:7.36)	NA	C	C	C	C	C	C	C	N	N	N
Horticulture, Gardening	NA	P	P	P	P	P	P	P	N	N	N
Family Day Care Home	NA	P	P	P	P	P	P	P	N	N	N
Satellite Dishes, etc.	NA	P	P	P	P	P	P	P	N	N	N

	NAICS	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
Accessory Uses to Non-Residential Uses											
Buildings, Structures, Lift Stations, etc. (Article 11:7.37)	NA	N	N	C	C	C	P	P	P	N	C
Open Storage (Article 11:7.38)	NA	N	N	N	C	N	C	C	C	C	C
Temporary Uses											
All Temporary Uses; Non-Residential (Article 11:7.39)	NA	C	C	C	C	C	C	C	C	C	C
Temporary Accessory Dwelling Unit (Article 11:7.40)	NA	C	C	C	C	C	C	C	N	N	C

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

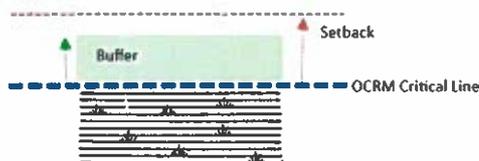
**Table 1:
Schedule of Lot Area, Yard, Setback, and Density By District**

	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
Minimum Lot per Unit										
Non Residential Area (SF)	40,000	N/A	2 acres	2 acres	10,000	10,000	10,000	12,000	2 acres	12,000
Residential										
Single-Family	.5 acre	7,800	1 acre	5 acres	.5 acre	(B)	(A)	N/A	N/A	N/A
Patio	N/A	N/A	N/A	N/A	N/A	(B)	3,500	N/A	N/A	N/A
Duplex	N/A	N/A	N/A	N/A	(B)	(B)	(A)	N/A	N/A	N/A
Townhome	N/A	N/A	N/A	N/A	N/A	3,500	2,000	N/A	N/A	N/A
(A) 4 per acre for single-family dwelling units; 6 per acre for attached units.										
(B) 2 per acre for single-family dwelling units; 4 per acre for attached units.										

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

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

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



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

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

Riparian Buffer and Setback Table

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

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

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

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

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

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

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

8:9 Euhaw Overlay District (EOD)

8:9.1 Purpose and Intent

8:9.2 Application

8:9.3 Use Regulations

8:9.4 Design and Development Standards

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

8:9.5 Non-Conforming Lots

8:9.6 PDD Standards

8:9 Euhaw Overlay District (EOD)

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

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

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

8:9.3 Use Regulations:

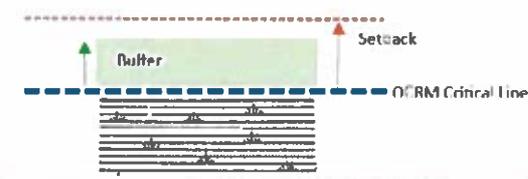
1. Uses shall be governed by the underlying zoning district, provided however than any use that is permitted only in CC, GC, ID, RE, or MB shall be prohibited, except for properties having direct access to US Highway 17 or US Highway 170.
2. Within the Euhaw Overlay District (EOD), zoning map amendments shall be evaluated within the following criteria:
 - A. Except for properties having direct access to US Highway 17 or US Highway 170, no property shall be rezoned to a nonresidential district unless it is located at the intersection of a state highway or major roadway with another existing street with access provided by the lower-order street. Those properties having direct access to US Highway 17 or US Highway 170 must comply with the shared access and driveway separation provisions of the Jasper County Land Development Regulations, Article 8.13 (See Also Article 3.9.A.3).

- B. No property shall be zoned to Residential (R) unless designated in a Transition Zone according to the Future Land Use Map.

8:9.4 Design and Development Standards.

1. Required buffers and private wastewater system setbacks

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



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

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

Riparian Buffer and Setback Table

Water Resource	Private Wastewater System Setback Requirements		Riparian Buffer Requirements		
	Individual Septic Tank and Drain Field	Multi-Unit Wastewater Treatment System	Primary Structure Buffer ²	Primary Structure Setback	Accessory Building (under 750 square feet) Setback
Critical Area (Coastal Waters, Tidelands, Marshes, Beach/Dune System)	125'	1000'	75'	100'	85'
Jurisdictional Wetlands	100' ¹	400'	50'	75'	80'
Non-Jurisdictional Wetlands	100' ¹	400'	50'	75'	80'
Rivers, Streams, including stormwater management facilities such as ditches and stormwater swales	100' ¹	400'	75'	100'	85'

¹The drain field setback may be reduced to 75' if the applicant can demonstrate the seasonal high-water table is more than 15" below the trench bottom.

²The above buffers are total average widths; with no part of the buffer measuring less than 50 percent of the required width.

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

- i. Trees can be limbed up to fifteen (15) feet.
- ii. Under brush can be cleared down to no less than four (4) inches above grade.

iii. Unprotected trees under three-inch caliper can be cut.

2. Requirements for lots served by private wastewater systems

A. Minimum lot size required. For properties not served by public sewer, no new lot shall be created after the [EFFECTIVE DATE] smaller than one acre in size. For lots with a second dwelling unit, the minimum lot size shall be two acres.

B. Septic Reserve Area required. Properties within the EOD are required to demonstrate an area of the property which is to remain undeveloped for use as a septic reserve area (SRA). The SRA must be shown as a part of the septic system prior to the issuance of a building permit. Lots of record as of [EFFECTIVE DATE] may be exempt from this requirement at the discretion of the DSR based on lot size, natural features, or other physical constraints of the lot.

C. The distance between the septic tank trench bottom and the seasonal high-water shall be a minimum of eighteen (18) inches.

D. Maintenance required.

3. Access management

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

A. Consolidation of Access Points:

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

- i. Principal Arterial road: 1,500 feet
- ii. Minor Arterial road: 1000 feet
- iii. Major Collector road: 800 feet
- iv. Minor Collector road: 400 feet
- v. Residential/Subcollector road: 200 feet

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

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

B. Stub Outs:

i. Where an undeveloped adjacent parcel exists, a stub out or cross-access easement for

future stub out, shall be required to allow for connection to future parking and/or shared driveways; and

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

4. Stormwater Management

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

5. Fill Restrictions

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

- i. Single-family residential development on lots existing prior to the adoption of this section (date)
- ii. Fill utilized for agriculture and/or property maintenance. For purposes of this section, the term "property maintenance purposes" means landscaping, gardening or farming activities, erosion control, and filling in of washed-out sections of land. Property maintenance purposes shall only include the placement of such quantities of fill not to exceed the limitations specified herein and that do not inhibit the free flow of water.
- iii. Exemptions from fill requirements for erosion control purposes must be accompanied by a stabilization plan and narrative approved by the DSR providing reasoning why fill is necessary to solve an erosion issue.
- iv. Public roads, pump stations, stormwater management improvements, levees, and other public facilities that are necessary to provide for health, safety, and public welfare needs.

B. Fill Restriction.

- i. The amount of allowable fill must not increase the existing natural grade of the property by more than three vertical feet.
- ii. The only portion of the property that may be filled is the area underneath the elevated structure, together with driveway and walkway access to the structure; Fill shall taper at a maximum slope of 1:3 from a five-foot perimeter around the outer foundation to the existing site elevation. The minimum amount of fill necessary for grading is permitted for parking, stormwater, and roads.
- iii. If the lot area is 20 acres or more, in no case shall the maximum lot area of the property filled exceed 33.33 percent of the total area of the lot.
- iv. If a new or reconstructed structure is to be elevated utilizing fill material, any required

building elevation standard exceeding the three-foot fill limitation must be achieved through the use of elevation foundations, piers or similar structural elevation techniques that are in compliance with then-applicable county building code requirements as certified by a structural engineer.

- v. Non-conforming structures may utilize fill to expand up to 15% of the gross floor area in accordance with other development regulations.
- vi. Any fill project must be designed to limit negative impacts upon adjacent and affected upstream and downstream property owners during flood events to the maximum extent practicable.
- vii. No fill project shall fill in or obstruct any local drainage channels without an alternative drainage plan design, and shall limit soil erosion and water runoff onto adjacent properties to the maximum practicable extent, and be in compliance with the NPDES standards and stormwater requirements.
- viii. All fill material that is brought in from offsite and will be placed at elevations below the seasonal high water table or within 1 foot above the seasonal high water table will be required to meet the following clean requirements. Offsite soils brought in for use as fill shall be tested for Total Petroleum Hydrocarbons (TPH), Benzene, Toluene, Ethyl Benzene, and Xylene (BTEX) and full Toxicity Characteristic Leaching Procedure (TCLP) including ignitability, corrosivity and reactivity. Fill shall contain a maximum of 100 parts per million (ppm) of total petroleum hydrocarbons (TPH) and a maximum of 10 ppm of the sum of Benzene, Toluene, Ethyl Benzene, and Xylene and shall pass the TCPL test. Determine TPH concentrations by using EPA 600/4-79/020 method 1:18.1. Determine BTEX concentrations by using EPA SW-846.3-3 Method 5030/8020. Perform TCLP in accordance with TCLP from a composite sample of material from the borrow site, with at least one test from each borrow site. Within 24 hours of conclusion of physical tests, submit 3 copies of test results, including calibration curves and results of calibration tests. Fill material shall not be brought on site until tests have been approved by the **Planning & Building Department or designee**.
- ix. Modulation from Fill Requirements: The DSR may grant flexibility from the fill requirements in the following cases:
 - a. Lots 3 acres or less and all single-family residential lots with sloping terrain may provide greater than 3 feet of fill to provide a level foundation as long as the average fill does not exceed 3 feet.
 - b. Where no other suitable site configuration is practicable, depressions, sinkholes, and borrow pits that are not part of the natural drainage of the site that are not delineated as tidal or non-tidal wetlands may be filled to provide for a level foundation.
 - c. Single-family residential structures utilizing raised slabs with a masonry or concrete curtain wall may contain more than 3 feet of fill if it is limited to the footprint of the building.

C. Administration

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

Except as provided in sections 8.9.5, adjacent property owners shall be identified and notified of the fill project by the applicant with proof of notification provided to the DSR.

6. Non-Residential Design Standards

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

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

A. Design Principles:

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

- viii. Accessory buildings: Outbuildings, such as sheds or storage areas, should blend seamlessly with the main house. Their design should follow the same principles as the primary structure.
 - ix. Trim: Trim details, such as cornices, moldings, and brackets, enhance the overall appearance. Simplicity and craftsmanship are defining elements of Lowcountry buildings.
- B. Siding: Wood clapboard, wood board and batten, wood shingle siding, brick, natural stone, stucco, tabby, faced concrete block, and any artificial siding material which closely resembles the natural materials listed above. Siding may be left natural or painted, stained or, in the case of wood, weathered.
- C. Roofs: Wood shingles, slate shingles, multi-layered asphalt shingles, metal raised seam or tiles.
- D. Features: Pitched roofs, roof overhangs, covered porches, canopies, awnings, trellises, gazebos, and open wood fences.
- E. Colors: Earth tones (greens, tans, light browns, terra cotta, etc.), grays, pale primary and secondary colors (less than 50 percent color value), white cream tones, and the like. Dramatic accent colors, such as reds or blues, shall be avoided.
- F. Fencing. Fencing shall be of durable construction using quality material (i.e., brick, stone, other masonry, wood, metal, or any combination thereof) and complimentary to the building design and materials. The finished side of the fence shall face the corridor right-of-way or other adjacent property. Chain link welded or woven wire, and other similar fencing are not permitted. Such fencing may be permitted for temporary use during construction and site development provided it is removed or replaced with compliant material upon completion of construction. This requirement is for aesthetic purposes only and is not associated with building code requirements or standards.
- G. Outdoor Storage. All outdoor storage areas shall be located to the side or rear yard and shall be screened with a wooden fence or masonry wall, complimentary to the building design and materials, which is at least eight feet (8') high. One (1) evergreen shrub, with a mature growth of at least 8' in height, shall be installed for every five (5) linear feet of fence or wall on the side of the fence or wall facing a neighboring property or public right-of-way. The minimum shrub shall be a minimum of 5 gallons in size and shall be nursery stock with well-developed root systems. All planted areas shall be properly maintained and shall be provided with an irrigation system or a readily available water supply to ensure continuous healthy growth and development.
- H. Additional requirements.
- i. The primary building façade shall face the street. When located on a corner, the primary façade shall face the higher order street.
 - ii. All sides of all buildings are to be treated with the same architectural style, materials, and details as the primary façade.
 - iii. A single building or development or multiple buildings within a development must maintain a consistent architectural theme. Architectural design, building materials, colors, forms, roof style and detailing should all work together to express a harmonious and consistent design. This includes, but is not limited to; signage, gasoline pump canopies or other accessory structures.

- iv. Building elements must not function as signage. The appearance of “franchise architecture”, where the building functions as signage is prohibited. Incorporation of franchise or business design elements unique or symbolic of a particular business must be inobtrusive and secondary to the overall architectural design.
 - iv. Access ways and parking lots shall be paved or, at the discretion of the Planning Director, may be surfaced using low-impact, contextual materials. Parking shall generally be located to the side of the building.
- I. Exterior materials and features prohibited:
- i. Plywood, cinderblock, unfinished poured concrete, unfaced concrete block, plastic and/or metal.
 - ii. Partial (less than three sides) mansard roofs, flat roofs without a pediment, unarticulated roofs having a length exceeding 50 feet.
 - iii. Unarticulated facades having a length exceeding 50 feet.
 - iv. Incongruous architectural details or color contrasts as determined by the DSR or BZA.
 - v. Chain link or woven metal fences.
 - vi. Reflective materials, including highly reflective glass. Window painting or view-blocking techniques are generally not permitted.
 - vii. Design elements that may function as signage, roof lights, exposed neon lighting, exposed neon signage, illuminated trim of buildings or building elements, translucent awnings or illumination of translucent awnings, or any other undesirable design element, as determined by the DSR.
- J. Screening.
- i. Mechanical equipment should not be located on the roof of a structure unless the equipment can be screened. The mechanical equipment should be clustered as much as possible. All rooftop equipment must be painted to match the surrounding rooftop color, if anticipated to be visible from any existing or future surrounding building, property or street. All mechanical equipment such as compressors, air conditioners, communications equipment, and any other type of mechanical equipment must be screened on all sides to full height by building parapet walls or other building elements that appear as integral elements of the overall building design, unless approved otherwise by the DSR.
 - ii. Ground level mechanical equipment shall be screened with landscaping and architectural walls using materials compatible with the building.
 - iii. Loading, service, and trash areas must be screened with walls that match the building materials and colors. Screen walls must be of sufficient height to fully screen utility areas from public view.
- K. Building Size in Village Commercial - Non-residential buildings in the Village Commercial (VC) district shall generally be limited to 2,500 square feet of heated floor area. This restriction shall not apply to existing lots of record as of [date of moratorium adoption] where a Zoning Certification Letter was issued and a pre-application conference was held with the DSR prior to [date of moratorium].

8:9.5 Nonconforming Lots.

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

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

8:9.6 Planned Development District (PDD) Standards

A PDD within the Euhaw Overlay District shall follow the standards and procedures for a PDD as specified in Article 8:1 with the following requirements:

- A. PDD Required – Any proposed subdivision of property greater than ten acres and/or ten dwelling units shall apply for a PDD. The applicant shall demonstrate that the proposed development will not have adverse impacts on existing infrastructure or public services, including but not limited to roadways, public safety, etc.
- B. Density – The maximum net density of a PDD within the EOD shall be one unit per acre.
- C. Buffers – A minimum fifty foot (50') wide continuous landscaped buffer shall be established and maintained parallel and adjacent to the highway corridor. This buffer is separate and distinct from the buffering requirements of Section 12.8 except that, where that section may call for a greater setback from the highway because of a specific activity, the greater setback distance shall be observed. Likewise, should Section 12.8 require total screening because of a specific activity, the fifty foot (50') wide landscaped buffer may be used to accommodate such screening.

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

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

- iv. Landscaping fixtures.
 - v. Signage.
 - vi. Underground utility lines.
 - vii. Overhead utility lines which run perpendicular to the road right-of-way and are consolidated with vehicular access drives wherever possible.
- D. Open Space Protection Area (OSPA)– A minimum of thirty (30) percent of the property shall be maintained as permanently protected open space.
- i. In instances where natural features (wetlands, waterbodies, forested areas, etc.) are part of a larger system which extends to adjacent property(ies), these areas shall be prioritized for protection. In instances where an adjacent parcel has already established open space preservation areas, the proposed PDD shall include open space protection of natural features contiguous with the adjacent property(ies).
 - ii. The following standards shall apply to the OSPA:
 - a. No more than twenty (20) percent of the OSPA may consist of wetlands and existing waterways;
 - b. Buffers, setbacks, easements, and similar required areas shall not be included in the open space calculations;
 - c. Community swimming pool(s), clubhouse(s), and similar uses may be permitted within the OSPA but may not occupy more than five (5) percent of the required area;
 - d. Recreational amenities, such as walking/biking trails, may be permitted within the OSPA in conformance with applicable state and federal laws. Recreational lakes or ponds used for storm water management and designed as naturalized features may be included in the land designated as open space. Fenced detention or retention areas used for storm water management shall not be included in the calculation of required open space.

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

11:7, Industry Specific Conditional Use Regulations

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

- 1. The parcel size shall be a minimum of two acres.
- 2. The number of animals permitted shall be limited to no more than one per acre.

3. Horse stables shall be a minimum of 150 feet from any residential property line. No corral or riding area shall be permitted within 25 feet of any residential property line.
4. Requirements for the storage of manure:
 - a. Manure shall not be allowed to accumulate causing a nuisance or hazard to the health, welfare or safety of humans or animals.
 - b. The outside storage of manure in piles (two cubic yards or greater) shall not be permitted within 200 feet of any plot line or residence.

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

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

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

1. Sales Office only
2. No inventory or models allowed

11:7.19a. Sector 6114-5 and 6116: Business Schools, Computer and Management Training and 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, except in the Village Commercial Zoning District where facilities are limited to 2,500 square feet.
3. Architecture of new structures must complement the nearby community and be compatible with the character of the area.
4. Services are limited to 20 students at any one time.
5. Owner/operator must provide proof of all outside agency approvals for services provided.
6. Hours are limited to 7:00 a.m. to 7:00 p.m., Monday to Friday and 7:00 [a.m.] to 5:00 p.m. on Saturdays.
7. Structures must meet buffering and screening requirements per article 12.
8. Off-street parking must be accommodated on-site.
9. Off street parking is prohibited within the building setback.
10. One flat two-sided business sign not larger than four square feet per face is permitted to identify the business. Signs shall not be illuminated.
11. Use of existing structures is subject to fire marshal and building official review and approval.
12. Facilities must be served by sewer systems or by septic systems sized appropriately to meet DHEC minimum standards for the use and size.

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

1. The site shall be at least five acres.
2. The site shall be developed in a manner that preserves natural features and landscape.

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

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

1. ~~The minimum lot size of the district, There is a minimum of one-half acre per dwelling unit in the residential and community commercial district (one acre parcel minimum) and a minimum of one acre per dwelling unit in the rural preservation district (two acre parcel minimum)~~ **The minimum lot size for a second single-family residential dwelling unit shall be 200 percent of the minimum lot size of the district.** so as to not increase overall allowed density.
2. The applicant must provide a sketch plan, or work with the DSR to develop a sketch plan, to show dwelling location on an existing plat or tax map copy to demonstrate conditional use compliance at time of application. The following must be demonstrated:
 - a. All applicable lot area and setback requirements are met for both units as if they were established separately on their own lots and so arranged to ensure public access in the event the property is subsequently subdivided for sale or transfer.
 - b. If not connected to sewer, the lot is sufficient in size and shape so that the two units can be designed around two separate septic systems that can be entirely located on separate lots in the case of future subdivision for sale or transfer. Septic permits are necessary prior to conditional use approval.
3. Second single-family residential dwelling unit cannot share a septic system and separate DHEC septic permits must be attained prior to issuance of a conditional use review zoning permit, if units are not connected to sewer lines.
4. Zoning and building permits must be attained prior to construction.

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

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

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

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

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

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

FAMILY ESTATE DENSITY TABLE

Density (Units Per Acre)		
Minimum Site Area (acres)	Zoning of the property is Residential, Village Commercial, Community Commercial or General Commercial:	Zoning of the property is Rural Preservation:
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.

9. Amend Jasper County Zoning Ordinance, Article 15:6.3, Regulation for Signs, to add VC zoning district to the Sign Regulations Table, so as to read as follows:

Sign Regulation

Type	Zoning District	Maximum Sign Area (square feet)	Maximum Height (feet)	Maximum Sign Width (feet)	# of Faces Allowed
Flags	VC, CC, GC, MB, ID, PDD	In accordance with the Flag Manufacturers Association of America (FMAA) specifications	1 flag per development at 60'; or 3 flags per development at 35'	n/a	n/a
	R, RP, RC		3 flags at 35'	n/a	n/a

		based on height of flagpole			
Freestanding Signs- Including Monument, Ground, Pedestal	RC, RP, RE, R	25 per face, 50 total	Monument 6, Freestanding 8	10	2 back to back
	VC, CC	40 per face, 80 total	Monument 7, Freestanding 8	12	2 back to back
	GC, ID, PDD	55 per face, 110 total	Monument 7, Freestanding 15	16	2 back to back
	Commercial Centers greater than 5 acres, consisting of multiple lots	80 per face, 160 total	Monument 8, Freestanding 20	16	2 back to back
Freestanding Signs-Hanging Sign	GC, ID, VC, CC, PDD	8 per face, 16 total	Top edge of sign face not to exceed 6 feet above ground level	4	2 back to back
	RC, RP, RE, R	8 per face, 16 total	Top edge of sign face not to exceed 6 feet above ground level	4	2 back to back
Wall Signs	GC, ID, VC, CC, PDD	10% of wall. The total area of wall signs shall not occupy more than 10% of the area of the wall upon which they are placed.	80% of wall height.	80% of wall width.	One sign per tenant per side. Tenant signs must be located on the facade of the tenant space being identified.
	RC, RP, RE, R	X	X	X	X
Projecting Signs	GC, ID, VC, CC, PDD	8 per face, 16 total	Bottom of sign must be at least 8 feet above ground level or sidewalk.	4	Two total faces. One sign allowed per business at business entrance.
	RC, RP, RE, R	X	X	X	X
Directory Signs	GC, ID, VC, CC, PDD	25 per face	8		Four total faces. One sign is allowed per primary access.
	RC, RP, RE, R	X	X	X	X
Window Signs	VC, GC, ID, CC, PDD	Not more than 25% of surface of window	n/a	n/a	n/a

	RC, RP, RE, R	X	X	X	X
Awnings and Canopies	VC, GC, ID, CC, PDD	1/3 of canopy or awning	Bottom of awning or canopy must be at least 7 feet above ground level or sidewalk.	n/a	n/a
	RC, RP, RE, R	X	X	X	X

Additional Requirements from Table:

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

10. Amend the Official Zoning Map of Jasper County so as to transfer the following property from the Community Commercial Zoning District to the Rural Preservation Zoning District: 087-00-03-001

11. Amend the Official Zoning Map of Jasper County so as to transfer the following properties from the Community Commercial Zoning District to the Village Commercial Zoning District: 083-00-03-004; 083-00-03-005; 083-00-03-006; 083-00-03-013; 083-00-03-014; 083-00-03-015; 083-00-03-016; 083-00-03-017; 083-00-03-018; 083-00-03-019; 083-00-03-020; 083-00-03-021; 083-00-03-022; 083-00-03-023; 083-00-03-027; 083-00-03-028; 083-00-03-043; 083-00-03-044; 083-00-03-045; 083-00-03-050; 083-00-03-051; 083-00-03-052; 083-00-03-053; 083-00-03-054; 083-00-03-055; 083-00-03-056; 083-00-03-057; 083-00-03-061; 083-00-03-062; 083-00-03-063; 083-00-03-067; 083-00-03-068; 083-00-03-072; 083-00-05-001; 083-00-06-017; 083-00-06-024; 084-00-01-033; 084-00-01-034; 084-00-02-048; 084-00-02-049; 084-00-02-050; 084-00-02-065; 084-00-03-006; 084-00-03-007; 084-00-03-008; 084-00-03-009; 084-00-03-010; 085-00-05-026; 085-00-05-027; 085-00-06-002; 085-00-06-003; 085-00-06-008; 085-00-06-069; and 087-00-03-011

12. Amend the Official Zoning Map of Jasper County so as to transfer the following properties from the General Commercial Zoning District to the Village Commercial

Zoning District: 083-00-04-021; 083-00-04-022; 083-00-04-023; 083-00-04-024; 083-00-04-025; and 083-00-04-026

13. **Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from the Residential Zoning District to the Village Commercial Zoning District: 083-00-03-025 and 083-00-03-026
14. **Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from split zoned Community Commercial and Residential Zoning Districts to split zoned Village Commercial and Residential Zoning District to replace the Community Commercial portion with Village Commercial: 084-00-02-044; 085-00-06-001; 085-00-06-004; 085-00-06-006; 085-00-06-007; and 085-00-06-055
15. **Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from the Community Commercial Zoning District to the Residential Zoning District: 084-00-01-035; 084-00-01-036; 084-00-01-073; 084-00-02-047; 084-00-03-002; 084-00-03-003; 084-00-03-013; and 084-00-03-014
16. **Amend the Official Zoning Map of Jasper County** so as to transfer the following property from split zoned Community Commercial and Rural Preservation Zoning District to the Rural Preservation Zoning District: 083-00-06-070
17. **Amend the Official Zoning Map of Jasper County** so as to transfer the following property from split zone Community Commercial Zoning District and Residential Zoning District to the Residential Zoning District: 084-00-01-043
18. **Amend the Official Zoning Map of Jasper County** so as to transfer the following property from split zone Community Commercial and Rural Preservation Zoning District to the Residential Zoning District: 084-00-03-001
19. **Amend the Official Zoning Map of Jasper County** so as to depict the Euhaw Overlay District as shown on the map in Exhibit A.
20. **Pending Ordinance Effective Date.** Applications for permits, plats, or permissions of sufficient form and content and substantially complete as determined by the County staff, received by the County prior to June 20, 2023, may be reviewed and processed by the County. Otherwise, the provisions of this Ordinance shall be effective under the pending ordinance doctrine from the date of approval of the first reading and the announcement of the Council's intention to hold a public hearing, and any permit, application or plat accepted for filing by the Department of Planning and Building Services will be deemed in error, null and void, and of no effect whatsoever.
21. **Severability.** If any section, clause, paragraph, sentence or phrase of this ordinance, or the application thereof to any person or circumstances shall, for any reason, be held to be invalid or unconstitutional, such invalid section, clause, paragraph, sentence, phrase or

application is hereby declared to be severable; and any such invalid or unconstitutional section, clause, paragraph, sentence, phrase or application shall in no way affect the remainder of this ordinance; and it is hereby declared to be the intention of the County Council that the remainder of this ordinance would have been passed notwithstanding the invalidity or unconstitutionality of any section, clause, paragraph, sentence or phrase thereof.

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

W. J. Rowell, III
Chairman

ATTEST:

Wand Giles
Clerk to Council

ORDINANCE: 2026 _____

First Reading: July 15, 2024

Second Reading: _____

Public Hearing: September 19, 2024

Second Public Hearing: May 5, 2025

Adopted: _____

Council Workshop: September 5, 2024, November 18, 2024, April 21, 2025 and November 3, 2025

Considered by the Jasper County Planning Commission at it's meeting on June 25, 2024; August 28, 2024; January 14, 2025; January 13, 2026; and February 10, 2026; and recommended for approval.

Reviewed for form and draftsmanship by the Jasper County Attorney.

County Attorney

Date