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Jasper County Planning Commission
Staff Report

Meeting Date:	November 10, 2026
Project:	Zoning Text Amendment
Applicable Articles:	Article 6 – Table 1, *Use Regulations* & Article 11:7, *Conditional Use Regulations*
Statutory Notices:	Posted Agenda on November 5, 2026
Submitted For:	Action

Overview

The Planning Commission reviewed this proposed zoning text amendment for family cemeteries at their July, September, and October Planning Commission Meetings. The Jasper County Zoning Ordinance regulates perpetual care cemeteries and church cemeteries, but it does not address family cemeteries. Additionally, there are no state laws regulating or prohibiting bodies from being buried on private property including family cemeteries, aside from requiring access to be provided to cemeteries located on private property for certain persons as outlined in Section 27-43-310 of the SC Code of Laws. State law also regulates removal of abandoned cemeteries, relocating graves, protecting cemeteries and protection of the remains of a human being.

While there are not any state laws that define or regulate "family cemeteries", there are "sufficient" regulations for perpetual cemeteries. In 2002, the state passed the Perpetual Care Cemetery Act, which requires 30 acres of land to be set aside in order for a perpetual care cemetery to be established. As part of the Perpetual Care Cemetery Act, a board was appointed by the Governor to administer the State's regulations and oversee all Perpetual Care Cemeteries. The Board issues licenses through SC Department of Labor, Licensing and Regulations for perpetual care cemeteries to be established. The state has strict regulations that a cemetery company must follow; such as, record keeping, of every burial and every purchaser of a plot, maintenance and management of the cemetery, trust funds for maintenance, signage, and disciplinary actions for violations, among other things.

It is worth noting that Jasper County does not have any official Perpetual Care Cemeteries because the existing community cemeteries were established prior to the 2002 Perpetual Care Cemetery Act, so none are licensed through the state.

At the October Planning Commission meeting, there was a motion to table this item so that the Commissioners can further review the information provided by staff and make a decision at the November Meeting on how to move forward. The Chairman suggested that staff reach out to the public to get their input. Staff posted a community survey on social media. There were 61 responses with 57.4% supporting family cemeteries with no conditions, 23% supporting family cemeteries with conditions, 11.5% do not support allowing new family cemeteries to be established, and 8.2% were undecided or needed more information to make an informed decision. This survey is included as an attachment to this staff report including the many comments that were made.

The Planning staff also spoke at the Levy Community Center on October 20, 2026 about family cemeteries. Staff asked the attendees to fill out a community survey. There were 16 responses with 12 community members in favor of allowing family cemeteries, 2 community members opposed establishing new family cemeteries, and 2 community members had no opinion either way.

Both the online and paper survey showed overwhelming support for family cemeteries with no zoning regulations. Looking at the online comments, majority of people do not want any type of zoning laws, and they do not want the government to tell them what they can or cannot do with their land. At the Levy community meeting, 3 of the 16 community members expressed concern about not being able to access the burial site of their deceased family members and wanted to know how they can gain access to the cemetery. The subject cemetery is located on the Sherwood tract, a former plantation, which is now being developed through the City of Hardeeville. New roads are being built to serve this development and the previous access road to the cemetery is unmaintained to the point that it is impossible to access the cemetery. Staff provided the state statue pertaining to allowing access and told the citizens to reach out to the State regarding this matter. Interestingly enough, the very next day, these community members called the state who refused to help them and told them they must get in touch with the County, although this is state law.

Outline of Text Amendment

Based on research and previous discussions, staff is proposing three (3) options for text amendments related to "family cemeteries".

1. The first proposal is to leave the ordinance as is and make no changes.

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2. The second proposal is to modify Article 6.1 – *Table 1. Use Regulations* and Article 11:7, *Conditional Use Regulations.* As modified this option would not allow any NEW family cemeteries. Modifications are shown in red lettering (see next page).

Section 6.1 – TABLE 1

Sector 81: Other Services (except Public Administration)	NAICS	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
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, Perpetual Care (Article 11:7.29)	81222	N	N	C	C	C	C	C	C	N	N
Cemeteries, Church (Article 11:7.29)	81222	N	N	C	C	C	C	C	C	N	N
Cemeteries, Family (see Accessory Uses to Residential)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Accessory Uses to Residential Uses	NAICS	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
Bathhouses & 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	P	N	N	N
Private Garage & 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
Family Cemeteries	NA	N	N	N	N	N	N	N	N	N	N
Satellite Dishes, etc.	NA	P	P	P	P	P	P	P	N	N	N

Article 11:7 Conditional Use Regulations

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 Special Flood Hazard Area ~~Overlay District.~~

Pre-existing Cemeteries:

Any cemetery, including family cemeteries created prior to October 31, 2026, 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.

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3. The third proposal is to modify Article 6.1 – *Table 1. Use Regulations* and Article 11:7, *Conditional Use Regulations*. As modified this option would allow family cemeteries as a conditional use in the Residential, Rural Preservation, Resource Conservation, Village Commercial, Community Commercial, and General Commercial Zoning Districts. Original modifications are shown in red lettering and the highlighted area indicates additions made at 2nd draft.

Section 6.1 – TABLE 1

Sector 81: Other Services (except Public Administration)	NAICS	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
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, Perpetual Care (Article 11:7.29)	81222	N	N	C	C	C	C	C	C	N	N
Cemeteries, Church (Article 11:7.29)	81222	N	N	C	C	C	C	C	C	N	N
Cemeteries, Family (see Accessory Uses to Residential)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Section 6.1 – TABLE 1

Accessory Uses to Residential Uses	NAICS	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
Bathhouses & 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	P	N	N	N
Private Garage & 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
Family Cemeteries (Article 11:7.36A)	NA	C	N	C	N	C	C	C	N	N	N

Article 11:7 Conditional Use Regulations

11:7.36A Family Cemeteries

For the purpose of this Ordinance, family is defined as: a kinship unit consisting of a group of individuals united by blood, step-family, adopted individuals, and chosen family members who shared the group's lifelong commitment.

1. Family Cemeteries shall not be used for commercial purposes.
2. No Plots may be sold or allotted to anyone outside of the family.
3. Family Cemeteries shall not be located in a Special Flood Hazard Area or any wetlands.
4. All burial plots shall not be located closer than 150 feet of any property line.
5. Any structure or storage of equipment or materials shall not be located closer than 50 feet of any property line, road right of way, or private street.
6. ~~6.~~ All access standards in accordance with SC Code § 27-43-310 shall be provided at all times.
7. Adequate off-street waiting space shall be provided for funeral processions so that no vehicle stands or waits in a road right-of-way.
8. Minimum lot size shall be 2 acres of undeveloped property.
9. Maximum number of plots shall not exceed 20.
10. The area to be used as a cemetery must be clearly identified on a plat showing the area dedicated for plots, the anticipated number of plots, access to the site and off-street parking spaces and/or off-street waiting area for vehicles during funeral processions. The plat must also meet the underlying zoning district requirements, be approved by the Planning Department, and shall be recorded with the Office of the Register of Deeds.
11. The family cemetery shall have signage posted, identifying the name of the cemetery or the family name of the cemetery as shown on the plat. In the case of heirs property, appropriate signage identifying the heirs family name shall be provided. The signage shall be in compliance with Article 15 of the Jasper County Zoning Ordinance, *Sign Regulations*.
12. The family cemetery shall be maintained at all times to include up-keep of the grass, headstones, graves, access roads, parking areas, fences, signs, and any other features that may be included.
13. All bodies must be buried in a casket, vault or container designed for encasement of human remains.
14. The county coroner must be notified of the burial on family property for record keeping purposes.
15. A zoning permit and $300.00 fee is required to establish a family cemetery.

11:7.29 Sector 81222; Cemeteries:

#9. A cemetery may not be located in a Special Flood Hazard Area ~~Overlay District.~~

Pre-existing Cemeteries:
Any cemetery, including family cemeteries created prior to October 31, 2026, 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.

Findings & Analysis

Staff believe that burials should only take place in cemeteries that are registered and licensed through the state, that are heavily regulated and overseen by a Board, primarily because it will be impossible for the Planning Department to regulate family cemeteries. There are already issues with families accessing their deceased family member's resting place where their graves are located on private property, such as former plantations. There are maintenance issues and abandonment issues.

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.

Staff Recommendation

The majority of the public want to be able to continue to bury their loved ones on family land as this is a way of life for some people. Due to the sensitive nature and the complexities surrounding family cemeteries, staff recommends Option 1, which is not doing anything to change the ordinance.

Attachments:

1. Online Survey

Family Cemeteries in Jasper County

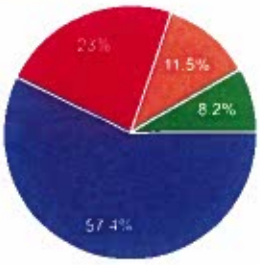
62 responses

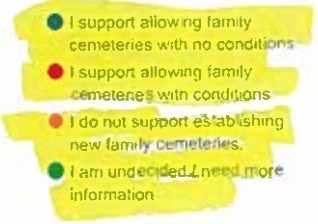
Publish analytics

Do you support allowing new family cemeteries on private property in Jasper County? Do you believe additional restrictions should be considered?

Copy chart

61 responses

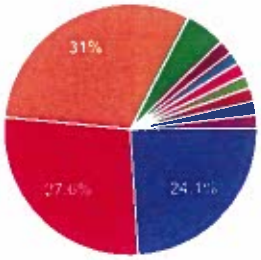


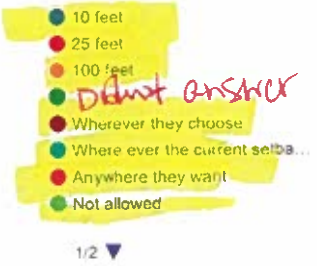


How far away from the property line do you think a family cemetery (grave site) should be?

Copy chart

58 responses





Please describe any concerns you have. Please list any conditions that you'd like to see, if allowed.

21 responses

Needs to be marked, deeded, and fenced

Environmental impact studies

I have no concerns, let people bury there loved ones where they want.

I have no concerns, I mind my own business

Leave people to do what they want on THEIR PROPERTY! Government overreach

Government over reach. Stay out of people's lives

Why not? Our dead, our family should stay together.

A grave on private property should be required to be permitted so that the county can identify them.

Disclosure upon sale of land with family cemetery needs to be required as well as disclosures regarding deeded access for family of decedents in the cemetery. Establishing property types. Obviously prohibiting this in subdivisions or urban areas (smaller property sizes) would be important. Rural areas is more understandable. Maybe implementing a minimum property size? Lots to consider here.

With the rapid population growth Jasper County has allowed in recent years, I think we need to start considering the long-term impact on available burial space. At some point, if family cemeteries aren't permitted, we may find ourselves facing a shortage of places for families to lay their loved ones to rest.

I would strongly encourage the county to consider allowing family cemeteries, with reasonable guidelines and restrictions in place to ensure they are properly maintained and regulated. I think there's a way to accommodate this need without allowing it to get out of hand.

Consideration on what should be done if the property is sold.

How about keeping all of them clean!

We should be able to keep our dead near us. The upkeep will be better.

Grave sites should be inspected prior to ensure properly done

The cemeteries need to be maintained and kept up by the property owner and family of the deceased regardless of it being on someones private property or not. There also needs to be headstones so people are aware of where people are buried.

A County wide ordinance with allowances and non allowances should be established before being put into service.

My six years of historical research in Jasper County indicate that undocumented or privately held cemeteries can limit descendants' access to ancestral graves and complicate development, despite their historical and cultural value. I contend that approving family cemeteries will exacerbate these challenges and perpetuate the risk of vandalism and inadequate maintenance.

Should have an application and be family only on the land otherwise no restrictions

There should be a requirement of a minimum of 5 acres in order to establish a burial site.

Let's stop Ridgeland and Jasper from looking trashy.

I believe that the family cemeteries should continue as is. The bodies are buried by a funeral home that follows the required regulations. The county should focus on items impacting the entire community instead of harassing individuals. Conduct a survey on how DOT did with the last round of tree cutting. Or a survey of what streets are repaired with temporary cold patch and when the cold patch is gone cars are forced to turn on to a severely damaged street, i.e. Wagon Branch Loop. You may miss the road because the sign fell off months ago. Solar powered lights somewhere along the main roads outside of town would be great. Ask questions that effect the entire community. Don't try to add cost to those with enough property to have a family cemetery. You have bigger fish to fry!

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Jasper County Planning Commission
Staff Report

Meeting Date:	November 10, 2026
Project:	Zoning Text Amendment Article 4, *Definitions,* Article 6:1 Table 1, *Permitted and Conditional;* Article 6:3, *Short-Term Rentals*
Statutory Notices:	Agenda posted on 11/5/2026
Submitted For:	Action

Overview

There are several property owners in Jasper County offering their properties as short-term rentals. The NAICS code for Short-Term Rentals is 721199, however that NAICS code is not currently listed in the County's *Use Regulations,* Article 6:1 Table 1. The closest NAICS code is 721191 which is classified as *Bed & Breakfast Inns,* and are conditionally permitted in in the Residential, Rural Preservation, and both Commercial zoning districts.

The proposed zoning text amendments are intended to regulate short-term rentals while providing conditions aimed at protecting neighboring property owners. The proposed ordinance defines Short-Term Rentals and will also regulate which zoning districts will allow Short-Term Rental properties as a conditional use.

On August 27th, staff held a meeting with the Business License office, the Building Official, Jasper County Fire, Hardeeville Fire, and Ridgeland Fire to gather information and coordinate what each department would need for the creation of a Short-Term Rental Property Permit.

This item was tabled at the September 15th Planning Commission meeting so that staff can address the proposed conditions recommended by the Commissioners.

Findings & Analysis

In Article 4 "*Definitions*", the zoning ordinance defines Bed & Breakfast Inn's as, *any owner-occupied dwelling or portion thereof offering rooms and meals at breakfast to transient lodgers in return for compensation,* thus requiring there to be a distinction made between Bed & Breakfast Inn's and Short-Term Rentals. The proposed Zoning Text amendment to Article 4 would define

Short-Term Rentals and provide that needed distinction from the relatively similar but distinct use of Bed & Breakfast Inns.

In Article 6 "*Use Regulations*", the North American Industry Classification System (NAICS) is the basis for determining the use of a property permitted by the various zoning districts. The NAICS code identifies Short-Term Rentals as NAICS code 721199. The proposed Zoning Text Amendment to Article 6.1 – Table 1, would conditionally allow Short-Term Rentals in Residential, Rural Preservation, Resource Conservation, Community Commercial, and General Commercial.

Staff is proposing to add a new section, Article 6:3 "*Short Term Rentals*" to address permitting process, license and fees, general standards, and violations for Short-Term Rental Property permits. The reason for these proposed conditions is to ensure the tenant's safety, use transparency, and most importantly to protect adjacent properties.

In Article 12 "*Development Standards*", staff is proposing that the same parking standards for many of the other lodging categories be applied to Short-Term Rentals. The parking will be reviewed by the Fire Marshal during the annual life safety inspection.

All changes made since the September 15th meeting are highlighted in yellow.

Article 4: Definitions

Short-Term Rental Properties – A residential dwelling, as approved by the International Building Code, where lodging is offered, advertised, or provided to tenants for a fee or any form of compensation with individual rental terms of at least two consecutive days not to exceed 29 consecutive days. (See "Dwelling")

Article 6:1 – Table 1, Permitted and Conditional Uses

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
Short-Term Rentals (Article 6:3)	721199	C	N	C	C	C	C	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

Article 6:3 Short-Term Rentals (STR)

6:3.1 Purpose and Intent

It is the purpose and intent of this Section of the *Use Regulations* to establish regulations for privately owned residential property that is rented to transient occupants in unincorporated Jasper County, for periods of 2 consecutive days and no more than 29 consecutive days and to promote the health, safety and welfare of residents and visitors, minimize the potential adverse effects of short-term rental (STR) uses on surrounding residential properties and neighborhoods, and to preserve the character, integrity, and stability of residential neighborhoods in which STR properties are located.

6:3.2 Compliance Dates

Any property that was previously offered as a STR Property prior to the adoption of this ordinance shall have 6 months from [DATE OF ADOPTION] to become fully compliant with this Ordinance and obtain a Short-Term Rental Property permit. Failure to comply with this ordinance will result in code enforcement action.

6:3.3 General Standards

STR units will only be allowed conditionally in the Zoning Districts shown in Article 6:1 – Table 1, *Permitted and Conditional Uses*, provided that all requirements of Article 6:3, *Short-Term Rentals* is met.

1. STR units shall meet the International Residential Code for dwelling units with no more than 5 bedrooms. Dwelling units with more than 5 bedrooms shall meet the International Building Code.

2. STR properties are limited to one (1) unit per parcel.

3. STR properties are limited to one (1) unit within a 2,000 ft radius of an existing permitted STR Property. This separation requirement shall be measured from the edge of each property line.

4. A STR permit shall be obtained through the applicable zoning process(es) and the issuance of a zoning permit.

5. The owner or Responsible Local Representative (RLR) of a STR Property shall provide written notification of the property being offered as a STR property. Notification shall be given to all neighboring property owners located within a 2,000 ft. radius of the subject property. The notice shall include the contact information of the owner or RLR, including a 24-hour emergency contact phone number and the property address of the Short-Term Rental.

6. The maximum overnight occupancy of a STR shall not exceed two persons, per bedroom, plus two additional persons, per dwelling unit.

7. Each STR unit shall have a copy of the STR Property permit and County Business License posted in the main area of the STR unit, along with a STR Tenant Notice. The notice shall include:

a. Contact information for the Owner and the Responsible Local Representative (RLR), if different than the owner. The contact information shall include the name, phone number and email.
b. The occupancy limit as described in #6 above.
c. Location of designated trash receptacles.
d. Fire and Emergency evacuation routes.

8. Parking for STR units shall be in compliance with all parking standards in Article 12 of the Jasper County Zoning Ordinance.

9. Designated trash receptacles shall be provided and screened from adjacent properties and street right-of-ways.

10. Barriers from any pools or spas shall be provided.

11. There shall be no visible evidence from outside of the STR unit that the property is being used as a STR including signage or other features of a commercial nature.

12. In addition to the Jasper County Code of Ordinances, Chapter 10, Article IV, *Noise*, the following noise restrictions shall apply to all STR and shall be displayed inside of the STR unit, "It is unlawful to unreasonably disturb the peace and quiet of those in their homes and public places. Nighttime hours are between 9:00 p.m. until 7:00 am."

13. If any pets are permitted, they shall not to be left outside unattended.

14. No large gatherings shall be permitted for any STR Property, such as weddings, reunions, parties, live music events, or any event of that nature. Under no circumstances can the additional guests of the Short Term Rental Property exceed twice the amount of the occupancy stated.

6:3.4 Short-Term Rental Application and Permitting Process

1. The zoning permit application for a STR Property permit shall include the following:

a. A site plan illustrating on-site parking spaces and location of designated trash receptacles, including fencing or landscaping to screen the trash receptacles from adjacent properties.
b. A copy of the notification letter sent to neighboring property owners located within a 2,000 ft. radius of the subject STR property, as described in Section 6:3.3 #5, along with a sworn affidavit of notification and a copy of the mailing list which was used to send out the notices.
c. If applicable, a letter from the homeowners or property owners' association approving the use of the STR Property as a STR.

d. Notice of a Responsible Local Representative (RLR), including their name, address and proof that they reside within or have a business office located within 45 miles of the subject STR Property. The agent shall be appointed by the Property owner as the agent responsible for operating the STR in compliance with the County's ordinances and authorized to accept services of process on behalf of the owner pursuant to Rule 4(d)(I) of the South Carolina Rules of Civil Procedure.
e. A copy of the advertisement offering the STR property for rent.
f. Notarized affidavit signed by the Owner affirming compliance with the requirements of this Article (6:3, STR).

2. Once the STR Property permit application has been deemed complete, a zoning permit for a STR Property permit will be issued upon receiving the following:

a. The STR Property permit fee ($150.00 per bedroom).
b. Fire and safety inspection report with Fire Marshal approval.
c. Certificate of Occupancy issued by the Jasper County Building Department.
d. A copy of the Jasper County Business License Application.

3. All STR Property permits and Business Licenses shall be renewed annually, no later than April 30th of each year. All applications for annual renewal of the STR Property permit shall be in compliance with this article and shall include:

a. The STR Property permit fee, (see 2.a above).
b. A copy of the advertisement offering the STR unit for rent.
c. Notarized affidavit signed by the Property Owner stating that the STR Property use and the information submitted as part of the application for the previous year's STR Property permit has not changed in any manner whatsoever and that the STR Property use complies with the most recently adopted version of this Article.
d. Fire and safety inspection report with Fire Marshal approval.
e. Certificate of Occupancy issued by the Jasper County Building Department.
f. A copy of the Jasper County Business License Application.

6:3.5 Violations and Revocation

STR property owners or their responsible local representative are ultimately responsible for the conduct of their occupants and guests, regardless of whether the owners are present at the dwelling unit. Violations shall apply as points towards revocation of the STR Property permit. However, a point shall only be assessed once the violation has been confirmed and determined by Jasper County Code Enforcement. A complaint or Sheriff's Department response alone does not constitute a point; the underlying violation must be confirmed.

Violations shall include, but are not limited to:

1. Providing false or inaccurate information about the STR property to the county.

2. Failure to have a valid STR permit for any dwelling unit at a time when it is used in whole or in part as a STR.
3. Violation of any part of this Article (6:3 STR).
4. Violation of any Jasper County Ordinance.

Each separate confirmed violation shall result in one (1) point assessed against the STR permit. When multiple violations occur simultaneously and are reported within the same complaint, one point shall be assessed for each distinct confirmed violation. Multiple complaints or overlapping requirements concerning the same violation occurrence shall not result in duplicate points.

Code Enforcement shall investigate reported violations, document findings, maintain the permit's point history, and provide written notice to the owner or permit holder identifying the violations, points assessed, required corrective actions, and applicable appeal rights.

Points shall be tracked within each calendar year, January 1st through December 31st:

- Two (2) points: STR permit suspended for thirty (30) days.
- Three (3) points: STR permit revoked.

Suspension and revocation shall be coordinated between Code Enforcement and the Planning Department and carried out in accordance with applicable notice.

If a STR Property permit is administratively revoked or an application for a STR Property permit is administratively denied, a STR Property owner (or authorized agent) may appeal the Development Services Representative's administrative decision revoking or denying the STR Property permit to the Board of Zoning Appeals within 30 calendar days from the date of the denial or revocation. All appeals shall be addressed in accordance with the appeal procedures of Article 3.5 of the Jasper County Zoning Ordinance.

Once a County-issued STR Property permit and/or a Business License for a STR use has been revoked, no new STR Property permit and/or Business License for a STR use shall be issued to the applicant for the same property for a period of one year from the date of revocation. Upon expiration of the revocation period, a new STR Property permit application for a STR use must be submitted in accordance with this Article. This provision may be waived provided the party is sold to a new owner that has no business or personal affiliation with the previous owner and provided a penalty of $500.00 is paid by the owner/applicant at the time the STR Property permit application is filed.

Article 12: Development Standards

Sector 72: Accommodation and Food Services	NAICS	Required Off-Street Parking Spaces (a)
Accommodations	721	

Hotels & Motels	72111	1.5 per rental unit
Bed & Breakfast Inns	721191	1.5 per bedroom
Short-Term Rentals	721199	1.5 per bedroom
Camps & Recreational Vehicle Parks	72121	Not applicable
Rooming & Boarding Houses, Dormitories, Group Housing	72131	1.0 per bedroom
Eating Places	7221-3	1.0 per 150 s.f. GFA
Fast Food Restaurants		1.0 per 150 s.f. GFA
Drinking Places	7224	1.0 per 150 s.f. GFA

Staff Recommendation

Staff recommends approval of the zoning text amendment as outlined above.

Attachments

1. Ordinance
2. HHI STR Fire Safety

STATE OF SOUTH CAROLINA
COUNTY OF JASPER

ORDINANCE #2026-____

AN ORDINANCE

OF JASPER COUNTY COUNCIL

To Amend Article 4 *Definitions* to define Short Term Rental Property's; and to Amend Article 6.1 – Table 1 *Use Regulation Table* to add Short Term Rentals; and to add Article 6:3 Short Term Rentals (STR) ; and to Amend Article 12 – Table 12:1 *Development Standards*, to add minimum parking requirements for Short Term Rentals.

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 Short Term Rentals are different in nature from other lodging options; 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 Short Term Rentals and Bed & Breakfast Inns; and

WHEREAS, the Jasper County Planning Commission has recommended approval by County Council to amend Article 4, *Article 6.1 – Table 1 Use Regulations Table, Article 6:3, and Article 12 – Table 12:1.*

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 4 to read as follows:

Article 4 – Definitions

Short Term Rental Properties – A residential dwelling, as approved by the International Building code, where lodging is offered, advertised, or provided to tenants for a fee or any form of compensation with individual rental terms of at least two days and not to exceed 30 days. (See "Dwelling")

Section 6.1 – TABLE 1

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
Short Term Rentals (Article 11:7.26A)	721199	C	N	C	C	C	C	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

Article 6:3 Short-Term Rentals (STR)

6:3.1 Purpose and Intent

It is the purpose and intent of this Section of the *Use Regulations* to establish regulations for privately owned residential property that is rented to transient occupants in unincorporated Jasper County, for periods of 2 consecutive days and no more than 29 consecutive days and to promote the health, safety and welfare of residents and visitors, minimize the potential adverse effects of short-term rental (STR) uses on surrounding residential properties and neighborhoods, and to preserve the character, integrity, and stability of residential neighborhoods in which STR properties are located.

6:3.2 Compliance Dates

Any property that was previously offered as a STR Property prior to the adoption of this ordinance shall have 6 months from [DATE OF ADOPTION] to become fully compliant with this Ordinance and obtain a Short-Term Rental Property permit. Failure to comply with this ordinance will result in code enforcement action.

6:3.3 General Standards

STR units will only be allowed conditionally in the Zoning Districts shown in Article 6:1 – Table 1, *Permitted and Conditional Uses,* provided that all requirements of Article 6:3, *Short-Term Rentals* is met.

1. **STR units shall meet the International Residential Code for dwelling units with no more than 5 bedrooms. Dwelling units with more than 5 bedrooms shall meet the International Building Code.**

2. **STR properties are limited to one (1) unit per parcel.**

3. **STR properties are limited to one (1) unit within a 2,000 ft radius of an existing permitted STR Property. This separation requirement shall be measured from the edge of each property line.**

4. **A STR permit shall be obtained through the applicable zoning process(es) and the issuance of a zoning permit.**

5. **The owner or Responsible Local Representative (RLR) of a STR Property shall provide written notification of the property being offered as a STR property. Notification shall be given to all neighboring property owners located within a 2,000 ft. radius of the subject property. The notice shall include the contact information of the owner or RLR, including a 24-hour emergency contact phone number and the property address of the Short-Term Rental.**

6. **The maximum overnight occupancy of a STR shall not exceed two persons, per bedroom, plus two additional persons, per dwelling unit.**

7. **Each STR unit shall have a copy of the STR Property permit and County Business License posted in the main area of the STR unit, along with a STR Tenant Notice. The notice shall include:**

a. **Contact information for the Owner and the Responsible Local Representative (RLR), if different than the owner. The contact information shall include the name, phone number and email.**

b. **The occupancy limit as described in #6 above.**

c. **Location of designated trash receptacles.**

d. **Fire and Emergency evacuation routes.**

8. **Parking for STR units shall be in compliance with all parking standards in Article 12 of the Jasper County Zoning Ordinance.**

9. **Designated trash receptacles shall be provided and screened from adjacent properties and street right-of-ways.**

10. **Barriers from any pools or spas shall be provided.**

11. **There shall be no visible evidence from outside of the STR unit that the property is being used as a STR including signage or other features of a commercial nature.**

12. **In addition to the Jasper County Code of Ordinances, Chapter 10, Article IV, *Noise*, the following noise restrictions shall apply to all STR and shall be displayed inside of the STR unit, "It is unlawful to unreasonably disturb the peace and quiet of those in their homes and public places. Nighttime hours are between 9:00 p.m. until 7:00 am."**

13. **If any pets are permitted, they shall not to be left outside unattended.**

14. **No large gatherings shall be permitted for any STR Property, such as weddings, reunions, parties, live music events, or any event of that nature. Under no circumstances can the additional guests of the Short Term Rental Property exceed twice the amount of the occupancy stated.**

6:3.4 Short-Term Rental Application and Permitting Process

1. **The zoning permit application for a STR Property permit shall include the following:**

   a. **A site plan illustrating on-site parking spaces and location of designated trash receptacles, including fencing or landscaping to screen the trash receptacles from adjacent properties.**

   b. **A copy of the notification letter sent to neighboring property owners located within a 2,000 ft. radius of the subject STR property, as described in Section 6:3.3 #5, along with a sworn affidavit of notification and a copy of the mailing list which was used to send out the notices.**

   c. **If applicable, a letter from the homeowners or property owners' association approving the use of the STR Property as a STR.**

   d. **Notice of a Responsible Local Representative (RLR), including their name, address and proof that they reside within or have a business office located within 45 miles of the subject STR Property. The agent shall be appointed by the Property owner as the agent responsible for operating the STR in compliance with the County's ordinances and authorized to accept services of process on behalf of the owner pursuant to Rule 4(d)(I) of the South Carolina Rules of Civil Procedure.**

   e. **A copy of the advertisement offering the STR property for rent.**

   f. **Notarized affidavit signed by the Owner affirming compliance with the requirements of this Article (6:3, STR).**

2. **Once the STR Property permit application has been deemed complete, a zoning permit for a STR Property permit will be issued upon receiving the following:**

   a. **The STR Property permit fee ($150.00 per bedroom).**

   b. **Fire and safety inspection report with Fire Marshal approval.**

c. **Certificate of Occupancy issued by the Jasper County Building Department.**

d. **A copy of the Jasper County Business License Application.**

3. **All STR Property permits and Business Licenses shall be renewed annually, no later than April 30th of each year. All applications for annual renewal of the STR Property permit shall be in compliance with this article and shall include:**

a. **The STR Property permit fee, (see 2.a above).**

b. **A copy of the advertisement offering the STR unit for rent.**

c. **Notarized affidavit signed by the Property Owner stating that the STR Property use and the information submitted as part of the application for the previous year's STR Property permit has not changed in any manner whatsoever and that the STR Property use complies with the most recently adopted version of this Article.**

d. **Fire and safety inspection report with Fire Marshal approval.**

e. **Certificate of Occupancy issued by the Jasper County Building Department.**

f. **A copy of the Jasper County Business License Application.**

6:3.5 Violations and Revocation

STR property owners or their responsible local representative are ultimately responsible for the conduct of their occupants and guests, regardless of whether the owners are present at the dwelling unit. Violations shall apply as points towards revocation of the STR Property permit. However, a point shall only be assessed once the violation has been confirmed and determined by Jasper County Code Enforcement. A complaint or Sheriff's Department response alone does not constitute a point; the underlying violation must be confirmed.

Violations shall include, but are not limited to:

1. Providing false or inaccurate information about the STR property to the county.

2. Failure to have a valid STR permit for any dwelling unit at a time when it is used in whole or in part as a STR.

3. Violation of any part of this Article (6:3 STR).

4. Violation of any Jasper County Ordinance.

Each separate confirmed violation shall result in one (1) point assessed against the STR permit. When multiple violations occur simultaneously and are reported within the same complaint, one point shall be assessed for each distinct confirmed violation. Multiple complaints or overlapping requirements concerning the same violation occurrence shall not result in duplicate points.

Code Enforcement shall investigate reported violations, document findings, maintain the permit's point history, and provide written notice to the owner or permit holder identifying the violations, points assessed, required corrective actions, and applicable appeal rights.

Points shall be tracked within each calendar year, January 1st through December 31st:

- **Two (2) points: STR permit suspended for thirty (30) days.**
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Suspension and revocation shall be coordinated between Code Enforcement and the Planning Department and carried out in accordance with applicable notice.

If a STR Property permit is administratively revoked or an application for a STR Property permit is administratively denied, a STR Property owner (or authorized agent) may appeal the Development Services Representative's administrative decision revoking or denying the STR Property permit to the Board of Zoning Appeals within 30 calendar days from the date of the denial or revocation. All appeals shall be addressed in accordance with the appeal procedures of Article 3.5 of the Jasper County Zoning Ordinance.

Once a County-issued STR Property permit and/or a Business License for a STR use has been revoked, no new STR Property permit and/or Business License for a STR use shall be issued to the applicant for the same property for a period of one year from the date of revocation. Upon expiration of the revocation period, a new STR Property permit application for a STR use must be submitted in accordance with this Article. This provision may be waived provided the party is sold to a new owner that has no business or personal affiliation with the previous owner and provided a penalty of $500.00 is paid by the owner/applicant at the time the STR Property permit application is filed.

Article 12:1 Table Development Standards

Sector 72: Accommodation and Food Services	NAICS	Required Off-Street Parking Spaces (a)
Accommodations	721	
Hotels & Motels	72111	1.5 per rental unit
Bed & Breakfast Inns	721191	1.5 per bedroom
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Fast Food Restaurants		1.0 per 150 s.f. GFA
Drinking Places	7224	1.0 per 150 s.f. GFA

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 November 10, 2026 and recommended for approval.

Short-Term Rental Fire Safety

Fire Extinguishers

Selection of a fire extinguisher for resident use should be made with the understanding of an extinguisher's capacity (or its rating) along with the potential fire hazards in the residence.

The following are minimum per floor level:



- A single extinguisher rated 2-A:10-B:C or higher
- The most common type is a dry chemical
- Annual inspections by licensed fire extinguisher vendor
- Must be at a visible and accessible location

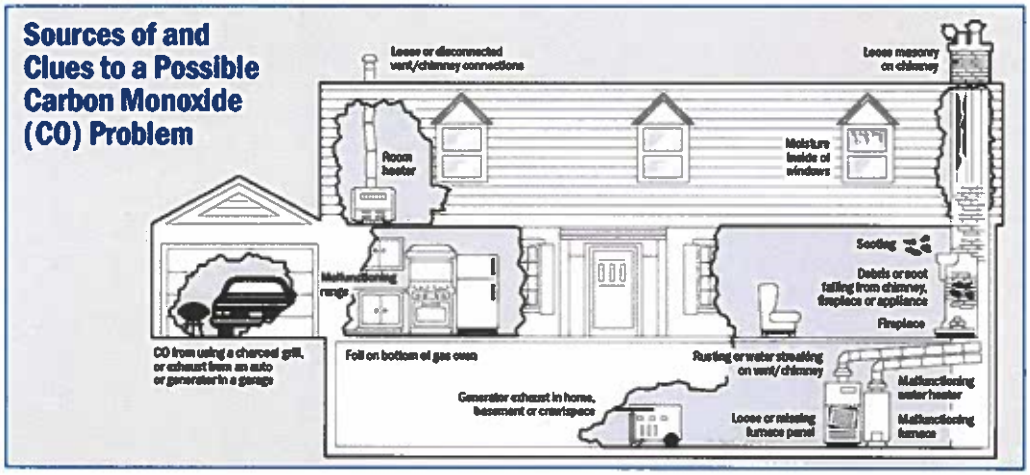
Attached Garages:

- One extinguisher rated 2-A:10-B:C or higher should be provided to protect an attached garage that is under the residence or connected to the residence by a common wall.

Carbon Monoxide (CO Alarms)

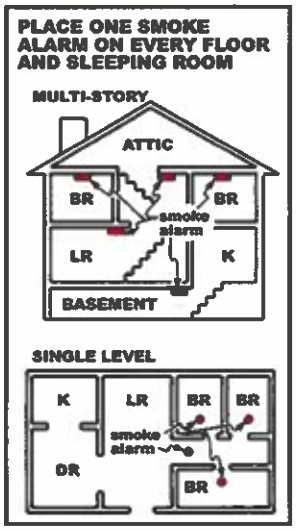
Carbon monoxide (CO) is a colorless, odorless, poisonous gas produced by fuel-burning appliances and machines.

- The only way to detect CO in your home is with a CO alarm
- Every home with a fuel-burning appliance, attached garage, or fireplace should have a CO alarm
- Install one alarm per level in the hallway near each bedroom or sleeping area
- Alarms should be placed at least 5 feet away from a CO source



Chat with the HHI Helper

Local Smoke Alarms



Under 3,600 square feet

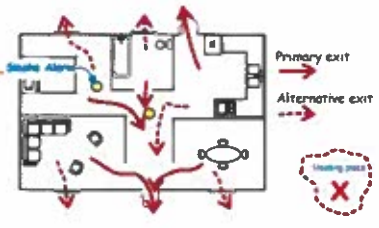
- Installed inside and outside of every sleeping area/bedroom and on every level of the home
- Interconnected: when one smoke alarm sounds, they all sound (Alarms can be wired or wireless)
- Smoke alarms should be installed at least 10 feet (3 meters) from a cooking appliance to minimize false alarms when cooking
- Mount smoke alarms high on walls or ceilings (remember, smoke rises). Wall-mounted alarms should be installed not more than 12 inches away from the ceiling (to the top of the alarm)
- Not expired or greater than 10 years old

Monitored Fire Alarm System

Required for 3,600 square feet and larger homes

- Whether self-installed or professionally installed, you must provide smoke detectors monitored by the alarm system in all areas defined below
- Automatic smoke detection
    - In sleeping areas
    - In every room in the path of egress
    - In each story
- Alarm/siren heard throughout home
- Monitored by approved company
- Meets the intent of NFPA 72

Escape Routes



- Ensure 2 ways out of every room
- No obstructions such as furniture blocking exits or paths
- Ensure doors and windows are in operable condition

Combustible Gas (Propane) Alarms

- Capable of detecting propane (heavier than air)

- Must be mounted near the ground
- Sometimes referred to as explosive gas alarms

Exterior Gas Fired Grill Shutoff Timer

- Automatic shutoff timer not more than 60 minutes

Additional Requirements

- Address shall be easily identifiable from the street/road, minimum 4 inches tall
- We recommend inline shutoff timers for gas grills, fireplaces, or similar devices
- Eliminate any electrical hazards including loose outlets, open circuits, etc.
- If Residential Fire sprinklers are installed they must be inspected annually and maintained in operable condition (records provided upon request) including ensuring they are not painted

Short-Term Rental Fire Safety Requirements

Town of Hilton Head Island Short-term rentals must follow specific Fire Rescue safety requirements. This includes the need for fire extinguishers, smoke alarms, and carbon monoxide detectors to be present in the rental property.



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:	November 10th, 2026
Project:	Zoning Map Amendment
Current Zoning District	**Residential**
Proposed Zoning District	**Industrial Development**
Parcel Size:	10.28 acres & 0.52 acres
Applicant:	Joseph A. LaRiche
Tax Map Number:	040-13-02-001 & 040-13-02-012
Statutory Notices:	Red Sign posted on 10/21/2026 Agenda posted on 11/6/2026
Submitted For:	Action

Overview

The applicant is requesting the rezoning of two parcels totaling 10.8 acres from **Residential (R)** to **Industrial Development (ID).** The purpose of this rezoning is to allow the parcels to become fully compliant. The parcels are currently listed as legal non-conforming use with the uses being a mix of light industrial/commercial. The applicant stated in a narrative provided to staff that the use has been active for nearly 35 years.

This application was presented to the Planning Commission in September and received a recommendation for denial of the zoning map amendment from Residential to Industrial Development. The applicant rescinded their application after first reading at County Council so that they can amend the application to Industrial Development. With this amendment to their application, it's required by state statute to come back before this commission for recommendation.

Site Information

The subject parcels are located on the northside of Jenkins Avenue. Its current use is a mix of light industrial and commercial space. The larger parcel is 10.28 acres, and the smaller parcel is 0.52 acres. The Jamestown subdivision is directly across Jenkins Avenue from the subject parcel. The adjacent parcels are also primarily Residential in use. As you can see with the zoning map, there is no Industrial Development adjacent to the subject parcel.

Findings & Analysis

As previously mentioned, in your packets is the Zoning Map. The adjacent parcels are all primarily zoned as Residential. Per Article 5, the purpose of the Residential Zoning District is to "foster, sustain, and protect areas in which the principal use of the land is for single family dwellings." There is one parcel that is zoned as Rural Preservation. The purpose of this zoning 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. The purpose of the proposed zoning district of Industrial Development is "accommodate certain industrial uses which, based on their operational characteristics, are incompatible with residential, social, medical, and commercial environs."

	Jurisdiction	Zoning District	Use
North	Jasper County	R	Residential
South	Jasper County	R	Major Subdivision
East	Jasper County	R	Residential
West	Jasper County	R	Residential

The use on the subject parcels is a legal non-conforming use. Article 9 of the Jasper County Zoning Ordinance defines, establishes, and regulates legal non-conforming uses. As described in 9:3.1.5, the requirements of Article 9 are intended to accomplish that nonconforming uses that, "are incompatible with community and adjacent land use" should be encouraged to redevelop into a more conforming use. Later on in Article 9:3.1.5 it states that this ordinance is intended to "allow legal nonconforming buildings, structures or uses to remain until they are discontinued or removed, but to discourage their long-term survival."

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 and will likely be under pressure to develop within the foreseeable future.

Traffic and Access

The subject property is accessed by Jenkins Avenue. It is a two-lane state-maintained road. The parcel has two driveways off Jenkins Ave.

Staff Recommendation

Staff does not recommend approval of the Zoning Map Amendment. This decision is based on the adjacent parcel's zoning and the incompatibility of the Industrial Development district with the adjacent land uses.

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. Ordinance
2. Applications
3. Zoning Map
4. Aerial Map
5. Aerial Map of Smaller Vacant Parcel

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 JENKINS AVENUE, BEARING JASEPER COUNTY TAX MAP NUMBERS 040-13-02-001 & 040-13-02-012, CONTAINING 10.28 & 0.52 ACRES, TO INDUSTRIAL DEVELOPMENT 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 parcels of property ("**Owner**") on Jenkins Avenue consisting of approximately 10.28 acres & 0.52 acres and bearing County Tax Map Numbers 040-13-02-001 & 040-13.-02-012 (the "**Property**") has requested a change to the Official Zoning Map of the County by rezoning the Property from the "Residential" to the "Industrial Development"; 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 10.28 acres & 0.52 acres being depicted on the County Official Zoning Map in the Residential district, shall be reclassified to Industrial Development 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

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

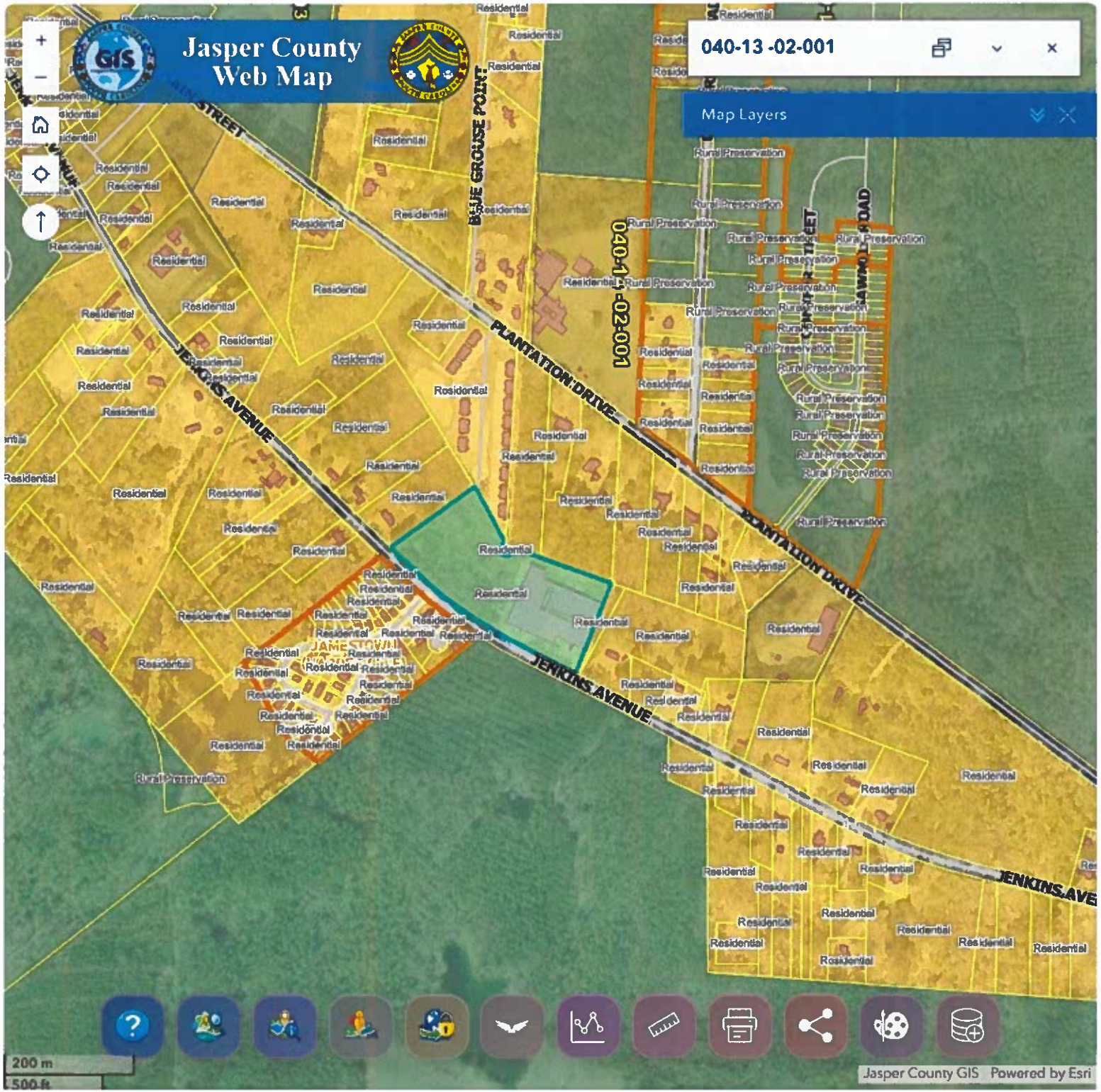
ORDINANCE: # O-2026-__

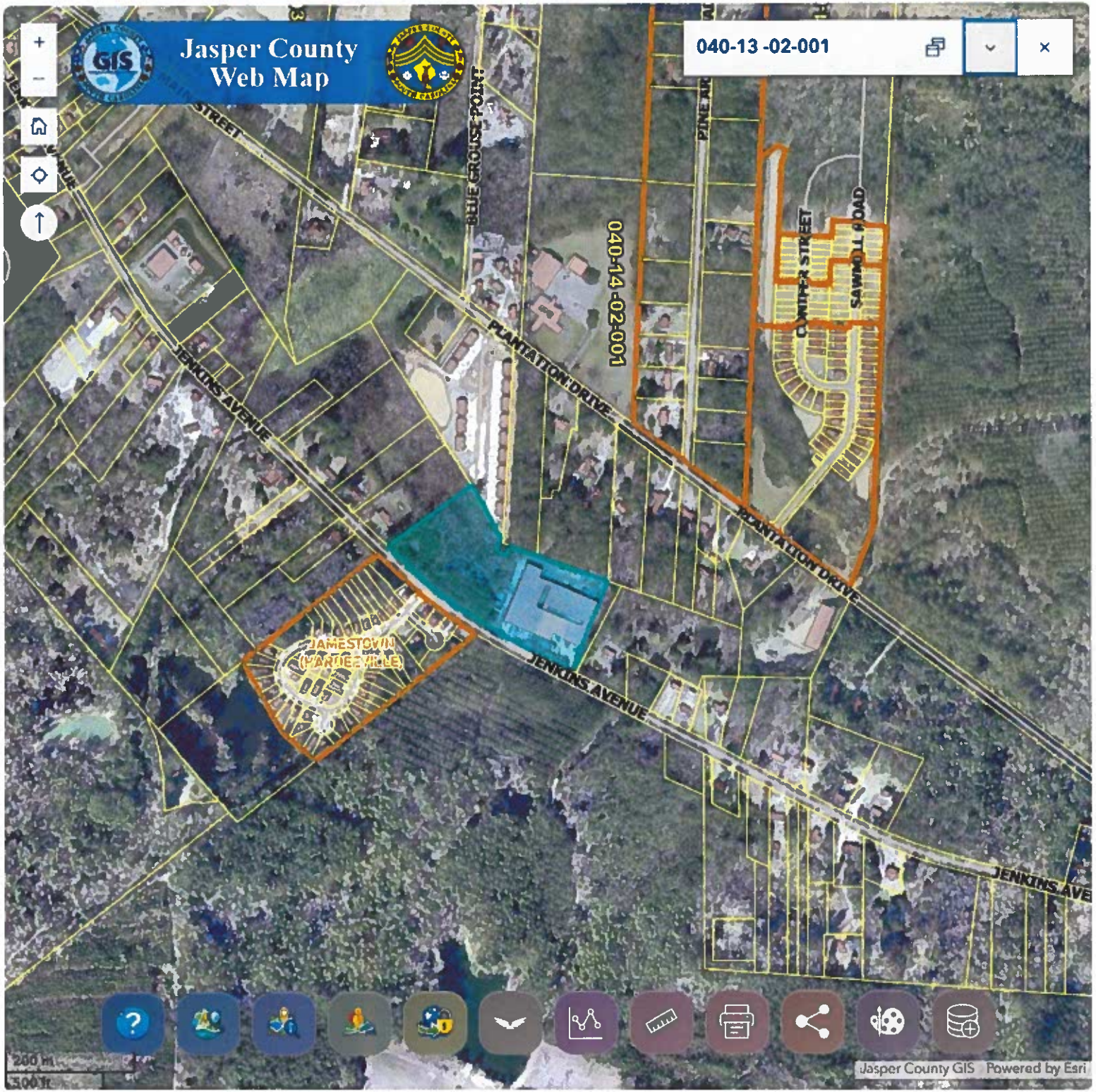
First Reading: _____
Second Reading: _____
Third Reading: _____

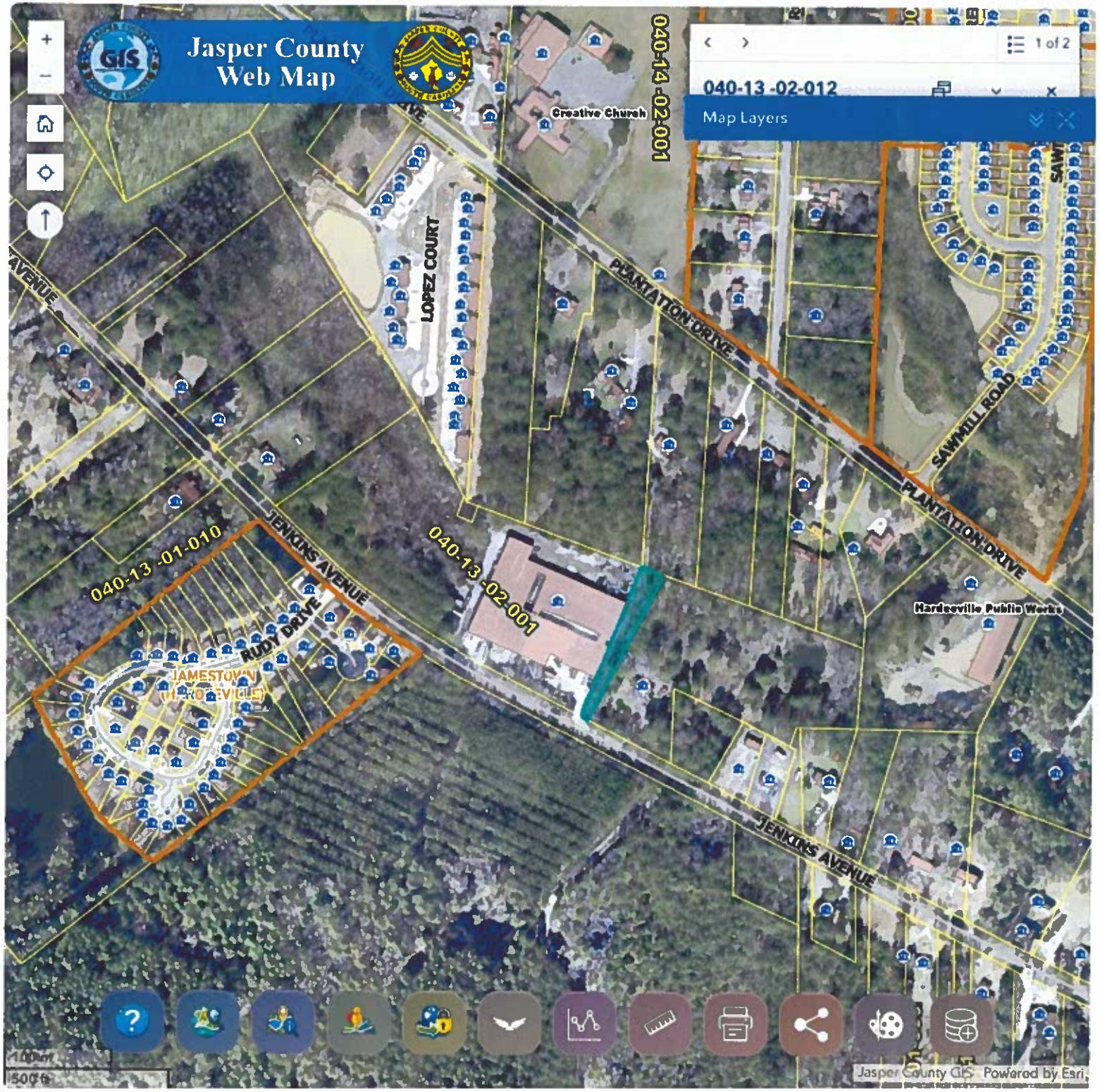
_____

Considered by the Jasper County Planning Commission at its meeting on November 10, 2026 and recommended for approval.

_____


Jasper County
Web Map
040-13 -02-001
Map Layers
BLUE GROUSE POINT
040-13-02-001
PLANTATION DRIVE
JENKINS AVENUE
Residential
Rural Preservation
200 m
500 ft
Jasper County GIS Powered by Esri


Jasper County
Web Map
040-13 -02-001
040-14-02-001
PLANTATION DRIVE
JENKINS AVENUE
BLUE CROSS POINT
PINE AVE
SAWMILL ROAD
JAMESTOWN
(MARTIEZVILLE)
Jasper County GIS Powered by Esri


Jasper County
Web Map
040-14-02-001
Creative Church
LOPEZ COURT
PLANTATION DRIVE
SAWMILL ROAD
040-13-01-010
JENKINS AVENUE
040-13-02-001
RUDY DRIVE
Hardeeville Public Works
1 of 2
040-13-02-012
Map Layers
Jasper County GIS Powered by Esri

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:	November 10th, 2026
Project:	Zoning Text Amendment
Applicable Articles:	Article 7
Statutory Notices:	Posted Agenda on November 6th, 2026
Submitted For:	Action

Overview

The Planning Department and the Interim County Administrator had discussions about the future of Argent Blvd. The state agency that has jurisdiction over Argent Blvd., SCDOT, is planning on expanding the road from two-lane to four-lane. To ensure that the county is coordinating with the state and planning for the future it is appropriate to differentiate Argent Blvd. from it's current designation as a "Major Street (Two-Lane)" to "Argent Blvd". With this newly created designation we will increase the setbacks on all new development from it's current setbacks to match those of "Major Street (Multi-Lane)". This will allow staff to appropriately plan for the future and ensure that all future development will be uniform with setback requirements.

Outline of Text Amendment

Modifications are being proposed in Article 7:3.*Yard and Setback Requirements.*Table 1. These changes are shown below.

These modifications are intended to:

- Coordinate with the state
- Plan appropriately for the future
- Provide uniformity of setback requirements for the area

Based on research of neighboring jurisdictions and current zoning text, staff offers the proposed modifications for Article 7 of the Jasper County Zoning Ordinance are found here in red lettering.

Article 7:3.*Yard and Setback Requirements.*Table 1

	Multi-Family, Single-Family and Nonresidential Uses										Patio	Duplex	Townhome
	R	RP	RC	VC	CC	GC	ID	RE	MB	All Districts			
Minimum Yard and Building Setback (feet)													
Minimum lot width	100	200	200	100	100	100	100	200	100	Minimum lot width	45	50	20
Front													
Major Street (Multi-Lane)	60	60	60	60	60	60	60	200	60	Major Street (Multi-lane)	60*	60*	60*
Argent Blvd.	60	60	60	60	60	60	60	200	60	Argent Blvd.	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
Side													
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
Rear													
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.**													

Findings & Analysis

The proposed text amendment would be compatible with the current language in Article 7.

Staff Recommendation

Staff recommends approval of the Zoning Text Amendment to Article 7:3 *Yard and Setback Requirements.*Table 1.

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

JASPER COUNTY, SOUTH CAROLINA
ORDINANCE # O-2026-

AN ORDINANCE TO AMEND ARTICLE 7:3.1 *YARD AND SETBACK REQUIREMENTS.* TABLE 1 OF THE JASPER COUNTY ZONING ORDINANCE TO INCLUDE ARGENT BLVD. AS A ROAD DESIGNATION ON TABLE 1 AS; AND OTHER MATTERS RELATED THERETO.

WHEREAS, Jasper County, South Carolina (the "**County**"), acting through the 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 Jasper County Zoning Ordinance (the "**Zoning Ordinance**") regulates the setbacks for structures from property lines; and

WHEREAS, the County Planning Commission ("**Planning Commission**") recognizes that Argent Blvd. is different than other Major Two Lane roads and is planned to expand to multi lanes by the South Carolina Department of Transportation; and

WHEREAS, the Planning Commission has reviewed a proposed Zoning Text Amendment to Article 7:3.1 Table 1 ("**Zoning Text Amendment**") that would provide increased setbacks for Argent Blvd. and finds that such proposed Zoning Text Amendment is consistent with the County's Zoning objectives and its Comprehensive Plan; and

WHEREAS, the Planning Commission recommends approval by County Council of the proposed Zoning Text Amendment to designate Argent Blvd. separately and increase setbacks from the current standard; and

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

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

1. **Amend Jasper County Zoning Ordinance, Article 7:3.1 Table 1 to read as follows:**

	Multi-Family, Single-Family and Nonresidential Uses										Patio	Duplex	Townhome
	R	RP	RC	VC	CC	GC	ID	RE	MB	All Districts			
Minimum Yard and Building Setback (feet)													
Minimum lot width	100	200	200	100	100	100	100	200	100	Minimum lot width	45	50	20
Front													
Major Street (Multi-Lane)	60	60	60	60	60	60	60	200	60	Major Street (Multi-lane)	60*	60*	60*
Argent Blvd.	60	60	60	60	60	60	60	200	60	Argent Blvd.	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
Side													
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
Rear													

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.**													

2. **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.

3. **This Ordinance shall take effect upon approval by Jasper County Council.**

Signatures on following page

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
Partner

Date

ORDINANCE: # O-2026-

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

Considered by the Jasper County Planning Commission at its meeting on November 10th, 2026 and recommended for approval.