Jasper County Planning Department

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

Jasper County Planning Commission

AGENDA

May 12, 2026
4:00 PM

Clementa C. Pinckney Government Building
Council Chambers

Call to Order: Chairman Pinckney
Invocation & Pledge of Allegiance
Approval of Agenda
Approval of Minutes: April 14, 2026

New Business:

A. Zoning Map Amendment – Hoota Woods Plantation
B. Road Name Petition(s) – Lopez Storage Facility

Discussion:

A. Discussion – Billboards
B. Open Discussion

Adjourn

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:	May 12, 2026
Project:	Zoning Map Amendment – Rural Preservation
Applicant:	Hoota Woods Plantation LLC.
Tax Map Number:	052-00-10-013
Submitted For:	Action
Recommendation:	Staff recommends Rural Preservation

Description: This is a zoning map amendment request to have a parcel designated as Rural Preservation. The subject property consists of 312.43 acres and is located off Hoota Woods Plantation Road. The parcel is currently split zoned Residential and Rural Preservation. The owners purchased the property with the intent for it to one day be a commercial agricultural operation. In 2019 the owners purchased a neighboring 12-acre parcel that was zoned as residential and abandoned the lot lines so that it could be one combined parcel. The owners are in the process of acquiring a business license for their new commercial agricultural operation but cannot acquire a zoning certificate due to the parcel being split zoned and the agricultural use not being permitted within the residential zoning district. The zoning map amendment would allow the applicant to move forward in the business licensing process and become compliant.

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

- ***Comprehensive Plan***: According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as "Rural Conservation," which are areas that seek to protect and promote the character of Jasper County that largely exists today outside of the municipalities. Most development, especially commercial development, should be guided to the hamlets.

- ***Adjacent Zoning***: The adjacent parcels are zoned Rural Preservation and Residential.

- ***Adjacent Land Use***: Adjacent land uses are primarily agricultural I with a few parcels being residential.

- ***Traffic and Access***: The subject parcel is accessed by Stella Cleland Road, which is a two lane county maintained road classified as a local road. There is also a road that goes throughout the parcel, which is Hoota Woods Plantation Road, a private maintained road.

Staff Recommendation: Staff recommends approval of the request to designate the subject parcel as Rural Preservation.

Attachments:

1. Application
2. Articles of Organization Limited Liability Form ; SC Secretary of State Office
3. Ordinance
4. Aerial zoning map
5. Aerial satellite image map

CERTIFIED TO BE A TRUE AND CORRECT COPY
AS TAKEN FROM AND COMPARED WITH THE
ORIGINAL ON FILE IN THIS OFFICE

Apr 10 2023
REFERENCE ID: 1277150

Mark Hammond
SECRETARY OF STATE OF SOUTH CAROLINA

STATE OF SOUTH CAROLINA
SECRETARY OF STATE

ARTICLES OF ORGANIZATION
LIMITED LIABILITY COMPANY

TYPE OR PRINT CLEARLY IN BLACK INK

The undersigned delivers the following articles of organization to form a South Carolina limited liability company pursuant to Sections 33-44-202 and 33-44-203 of the 1976 South Carolina Code of Laws, as amended

1 The name of the limited liability company which complies with Section 33-44-105 of the South Carolina Code of 1976, as amended is *HOOTA WOODS PLANTATION, LLC*

2 The address of the initial designated office of the Limited Liability Company in South Carolina is

2 MEANS BLUFF WAY
Street Address

SHELDON *29941*
City Zip Code

3 The initial agent for service of process of the Limited Liability Company is

LANDON K. THORNE
Name Signature

and the street address in South Carolina for this initial agent for service of process is

2 MEANS BLUFF WAY
Street Address

SHELDON *29941*
City Zip Code

4 The name and address of each organizer is

(a) *LANDON K THORNE*
Name

2 MEANS BLUFF WAY *SHELDON*
Street Address City

SOUTH CAROLINA *29941*
State Zip Code

(b)
Name

Street Address City

State Zip Code

(Add additional lines if necessary)

5 [ ] Check this box only if the company is to be a term company If so, provide the term specified

060901-0138 FILED 08/01/2006
HOOTA WOODS PLANTATION, LLC
Filing Fee $110 00 ORIG

Mark Hammond South Carolina Secretary of State

CERTIFIED TO BE A TRUE AND CORRECT COPY
AS TAKEN FROM AND COMPARED WITH THE
ORIGINAL ON FILE IN THIS OFFICE

Apr 10 2023
REFERENCE ID: 1277150

Mark Hammond
SECRETARY OF STATE OF SOUTH CAROLINA

HOOTA WOODS PLANTATION, LLC
Name of Limited Liability Company

lelayed effective date is specified, these articles will be effective when endorsed for
e Secretary of State Specify any delayed effective date and time

9 Set forth any other provisions not inconsistent with law which the organizers determine to include, including any provisions that are required or are permitted to be set forth in the limited liability company operating agreement

10 Signature of each organizer

Date 8-31-06

(Add Additional lines if necessary)

FILING INSTRUCTIONS

1 File two copies of this form, the original and either a duplicate original or a conformed copy

2 If space on this form is not sufficient, please attach additional sheets containing a reference to the appropriate paragraph in this form or prepare this using a computer disk which will allow for expansion of the space on the form

3 This form must be accompanied by the filing fee of $110 00 payable to the Secretary of State

Return to Secretary of State
P O Box 11350
Columbia SC 29211

NOTE

THE FILING OF THIS DOCUMENT DOES NOT, IN AND OF ITSELF, PROVIDE AN EXCLUSIVE RIGHT TO USE THIS CORPORATE NAME ON OR IN CONNECTION WITH ANY PRODUCT OR SERVICE USE OF A NAME AS A TRADEMARK OR SERVICE MARK WILL REQUIRE FURTHER CLEARANCE AND REGISTRATION AND BE AFFECTED BY PRIOR USE OF THE MARK FOR MORE INFORMATION, CONTACT THE TRADEMARKS DIVISION OF THE SECRETARY OF STATE S OFFICE AT (803) 734-1728

STATE OF SOUTH CAROLINA
COUNTY OF JASPER

ORDINANCE #2026-____

AN ORDINANCE OF JASPER COUNTY COUNCIL

To amend the Official Zoning Map of Jasper County so as to transfer a property located along Hoota Woods Plantation Road, bearing Jasper County Tax Map Number 052-00-10-013 consisting of 312.43 acres from the Residential Zone and Rural Preservation Zone to the Rural Preservation Zone on the Jasper County Official Zoning Map.

WHEREAS, the owner of a parcel of property consisting of approximately 312.43 acres bearing Jasper County Tax Map Number 052-00-10-013 and located along Hoota Woods Plantation Road has requested rezoning of the parcel on the Official Zoning Map of Jasper County from the "Rural Preservation Zone and Residential Zone" to the "Rural Preservation Zone"; and

WHEREAS, the property owner submitted such request to the Planning Commission and Jasper County Council in accordance with the County's rules and procedures for rezoning; and

WHEREAS, the Jasper County Planning Commission has concurred with the recommendations of the staff report as reflected in this Ordinance and recommends approval by Jasper County Council; and

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

NOW THEREFORE BE IT ORDAINED, by the Jasper County Council in council duly convened and by the authority of the same:

1. Jasper County Council finds that in accordance with the staff report and the recommendation of the Planning Commission, the proposed zoning is consistent with the continued pattern of growth in the vicinity and is in harmony with the Jasper County Comprehensive Plan. Good cause having been shown, approximately 312.43 acres depicted on the Jasper County Official Zoning Map in

the Residential Zone and Rural Preservation Zone, shall hereby be transferred to the Rural Preservation Zone.

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

_____
W. J. Rowell, III
Chairman

ATTEST:

_____
Wanda Giles
Clerk to Council

ORDINANCE 2026 - _____
First Reading: _____
Second Reading:_____
Public hearing:_____
Adopted:_____

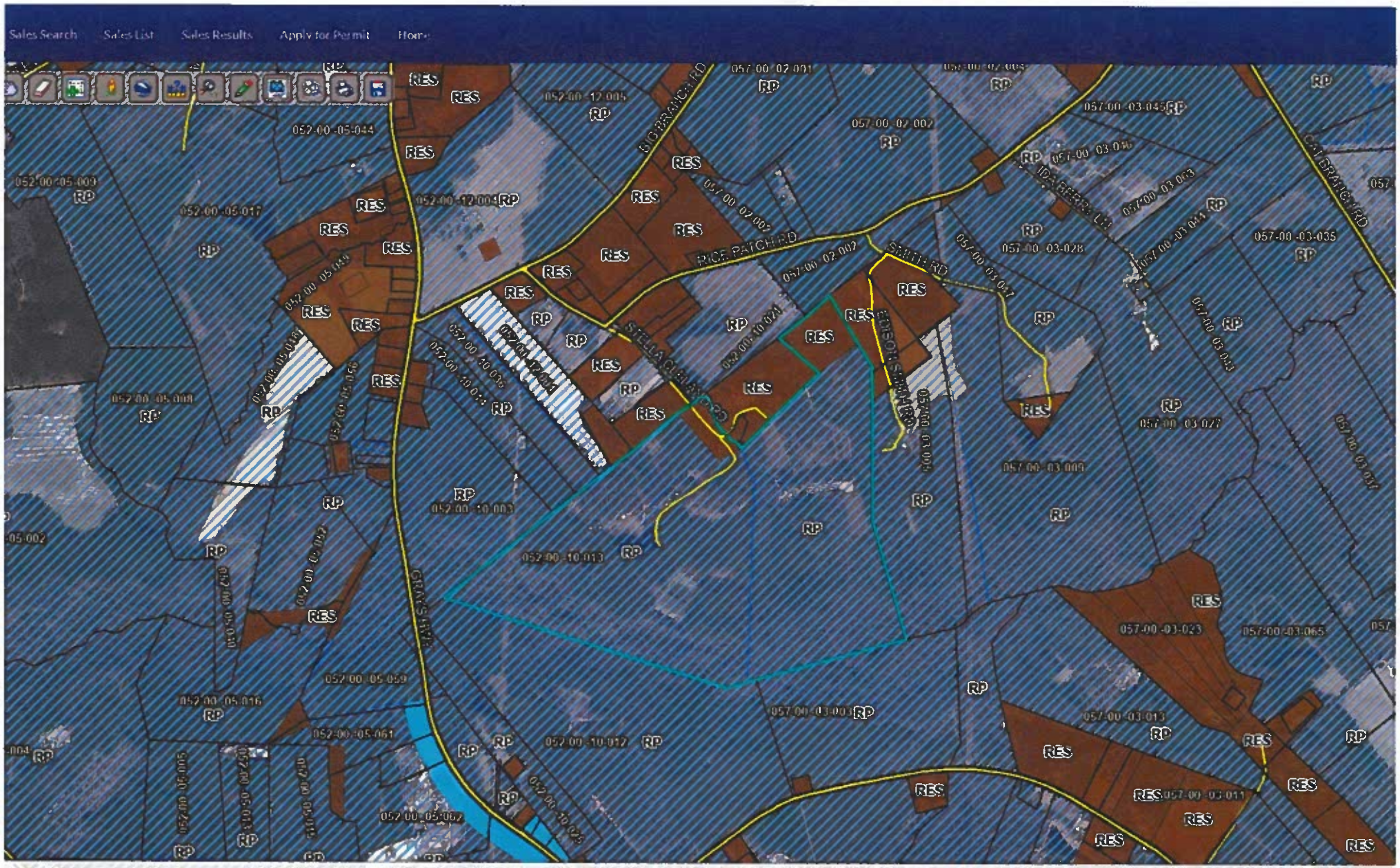
Considered by the Jasper County Planning Commission at its meeting on

May 12, 2026 and recommended for approval.

Reviewed for form and draftsmanship by the interim Jasper County Attorney.

_____
Pope Flynn, LLC **Date**

nty, SC



13

WOODS PLANT RD

Alternate ID 052-00-10-013
Class Rural single family residence (not legal)
Acreage 312.43

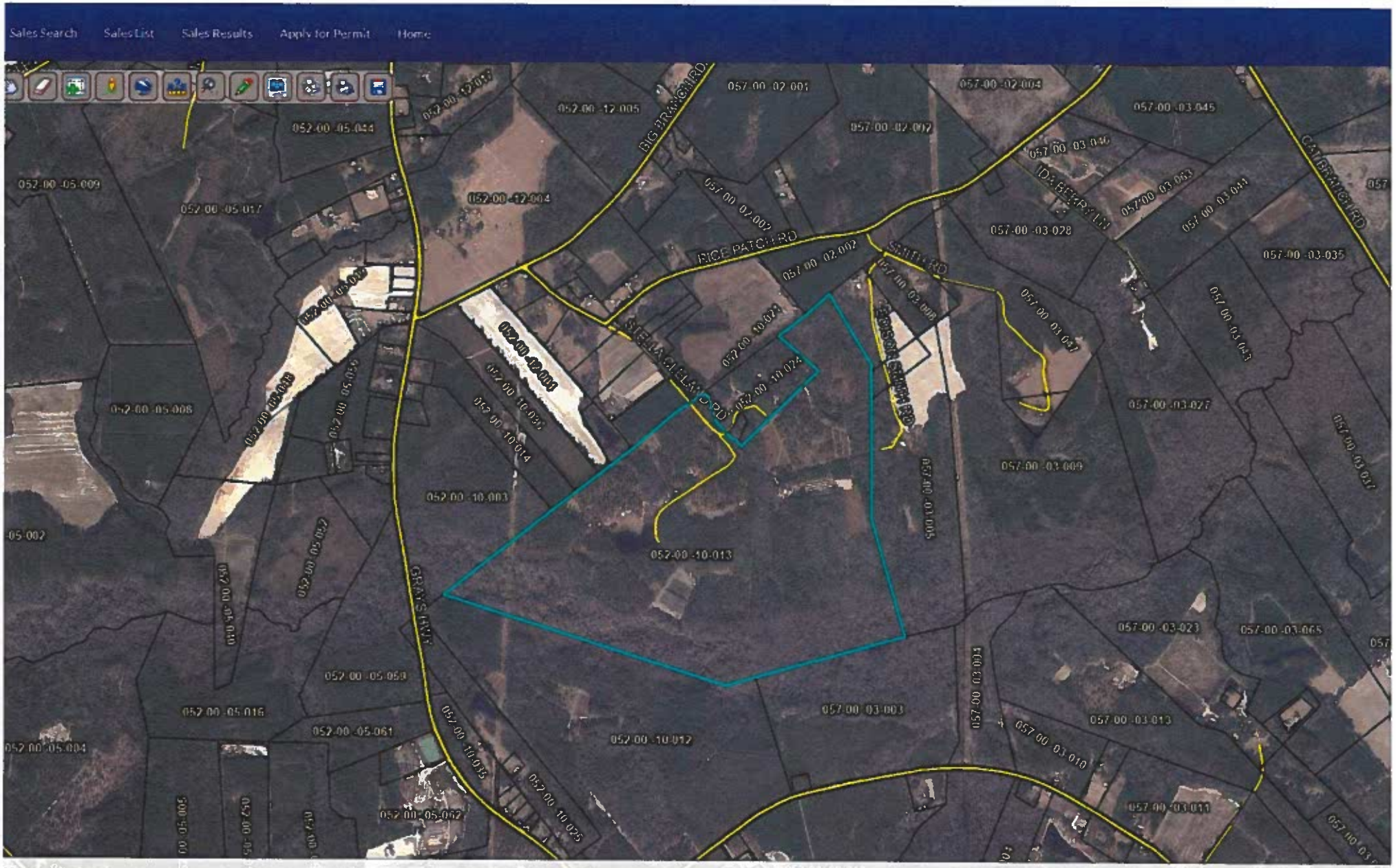
Owner Address HOOTA WOODS PLANATATON LLC
2 MEANS BLUFF WAY
SHELDON, SC 29941

Last 2 Sales

Date	Price	Re
8/14/2019	0	n/
n/a	0	n/

01
n/a
(Note: Not to be used on legal documents)

nty, SC



13

WOODS PLANT RD

Alternate ID 052-00-10-013
Class Rural single family residence (not legal)
Acreage 312.43

Owner Address HOOTA WOODS PLANATATON LLC
2 MEANS BLUFF WAY
SHELDON, SC 29941

Last 2 Sales

Date	Price	Re
8/14/2019	0	n/
n/a	0	n/

01
n/a
(Note: Not to be used on legal documents)

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Hunter Smiley
Planner
hsmiley@jaspercountysc.gov

Planning Commission

Staff Report

Meeting Date:	May 12, 2026
Project:	Road Name Petition
Applicant:	Tara Lopez
Road Names Proposed:	Palmetto Park Drive, Stilt Lane, and Marshgrass Lane
Submitted For:	Action

Description: The applicant is requesting that 3 new roads be named Palmetto Park Drive, Stilt Lane, and Marshgrass Lane. The subject roads are privately owned & maintained. The applicant is the owner of Lopez Storage and the following roads service that parcel. The road names were requested by IT to simplify directions of the public and emergency personnel. They'll service a total of 11 commercial buildings on the parcel. The road name petition has been properly submitted to the Address Program Administrator who, in conjunction with the Emergency Services Director, has determined there are not any conflicts with any other road names.

Analysis: In accordance with the Jasper County Code of Ordinances, Section 25-126, *New Road Name:*

- No new public roads in the unincorporated area of the county shall be named without the approval of the planning commission upon the recommendation of the address program administrator.
- The name of any new road, public or private, shall not be duplicated or be confusingly similar to any other road name already existing.
- The names of private roads, which require naming to facilitate postal delivery and emergency response, shall be recognized by the county at the request of the citizens who own property adjacent to the road. The name of the private road shall be commonly known to the community. In the event that there are two or more recommendations of names, the planning commission shall determine the name giving recognition to the name preferred by at least 51 percent of the property owners on the road. However, this shall not constitute acceptance or dedication of the road by the county for maintenance and other purposes.

Staff Findings: The road name petition is in compliance with the Jasper County Road Naming Ordinance, as such, staff recommends approval of the road names, Palmetto Park Drive, Stilt Lane, and Marshgrass Lane.

Attachments:

1. Staff Report
2. Road Name Petition
3. Plat with Illustration

Marshgrass Lane
Stilt Lane
Palmetto Park Drive

JASPER COUNTY

Billboard & Digital Billboard Regulations — At a Glance

OVERVIEW

All billboards require Planning Commission approval

When state and county regulations conflict, the more restrictive standard applies

Billboards are permitted only through mandatory cap-and-replace provisions

CAP & REPLACE

New non-digital billboard requires removal of three (3) active billboards

New digital billboard or conversion requires removal of four (4) active billboards

NON-DIGITAL BILLBOARDS

Allowed only in General Commercial (GC) and Industrial Development (ID)

Must be located along interstates or frontage roads within 100 feet of right-of-way

Minimum spacing: 500 ft from interchanges and other billboards (same side)

Frontage roads require 1,000 ft radius separation from other off-premise signs

Maximum size: 672 sq ft (interstate) | 378 sq ft (other highways)

Maximum height: 100 ft (interstate) | 35 ft (other highways)

DIGITAL BILLBOARDS (LIMITED)

Permitted only within 2,000 ft of the County border along Highway 17 and I-95

General Commercial zoning district only

Minimum 1,000 ft buffer from Residential zoning districts

Minimum 2 miles from another digital billboard on the same side of the roadway

Maximum sign face: 560 sq ft per face

Maximum height: 100 ft (interstate) | 45 ft (other roads)

DIGITAL DISPLAY & PUBLIC USE

Static messages only with a minimum 8-second display duration

No flashing, scrolling, fading, dissolving, or animation

Automatic brightness adjustment and malfunction lock required

Emergency alerts and one Jasper County PSA required upon County request

Billboard and Digital Sign Regulations

At a Glance Comparison by Jurisdiction (Handout for Commissioners)

STATE OF SOUTH CAROLINA

- Max size: 672 sq. ft. | Max height: 48 ft. | Max length: 60 ft.
- Must be in commercial or industrial zoning
- 500 ft. separation from interchanges, rest areas, and other signs
- No signs that flash or change color
- Permit plate required
- Rural areas: 300 ft. from other signs

COLLETON COUNTY

- Within 300 ft. of I-95: no height limit; max area 672 sq. ft.
- Elsewhere: max area 378 sq. ft.; max height 36 ft.
- Allowed zoning: RP, CC, VC, ID
- Max density: 1 billboard per 700 ft. radius
- Illumination may not flash, move, change color, or mimic traffic devices
- Billboards setback 10 ft. from property lines

BERKELEY COUNTY

- Digital, flashing, moving, or electronic message signs prohibited
- Max area: 400 sq. ft. | Max height: 40 ft.
- Must be within 600 ft. of visible commercial or industrial use
- Same side of highway as advertised business
- 1,000 ft. separation from residences, churches, public buildings
- 1,500 ft. separation from scenic highways, wetlands, heritage preserves
- Illumination must be shielded; bulbs 75 watts or less

Source: SC Highway Advertising Control Act; Colleton County Ordinances; Berkeley County Code Article 18