



## 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

January 13, 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: December 16, 2025

#### Election of Officers:

- A. Election of Chairman
- B. Election of Vice-Chairman
- C. Appointment of Secretary
- D. Appointment of a Representative to the Cypress Ridge Review Committee

#### Old Business:

- A. Conditional Use Review - Freedom Parkway Mobile Home Park
- B. Zoning Text and Map Amendment – Euhaw Overlay District

#### New Business:

- A. Zoning Map Amendment – Tax Map Number, 027-00-02-034
- B. Zoning Map Amendment – Tax Map Numbers, 062-20-01-002; 062-20-01-006;  
062-21-01-002

#### Discussion:

- A. Discussion - Coordinating Group with Municipalities
- 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](mailto:hsmiley@jaspercountysc.gov)

### Jasper County Planning Commission Staff Report

<b>Meeting Date:</b>	January 13, 2026
<b>Conditional Use Review:</b>	Freedom Parkway Mobile Home Park
<b>Applicant:</b>	Maryorit Ramos
<b>Tax Map Numbers:</b>	039-00-08-118
<b>Submitted For:</b>	Action

**Description:** The applicant is proposing to develop a mobile home community located along Freedom Parkway. The subject property consist of 10.3 acres and is zoned Residential. The proposal includes establishing 7 sites for manufactured homes which would all be owned by the Mobile Home Park Owners (the applicants). The applicants are seeking a Zoning Permit for the proposed mobile home park in accordance with Article 21:5, of the Jasper County Zoning Ordinance, *Mobile Home Parks, Conditional Use Review*. Once the Conditional Use Review is granted through the issuance of a Zoning Permit for the Mobile Home Park, full engineering plans, along with all other agency approvals, will be required in order to obtain the land development permit. This application was heard and tabled at the December 16<sup>th</sup>, 2025 Planning Commission meeting. The concerns raised by the Planning Commission have been addressed in the Conceptual Layout and the Conditional Use Application Engineering Compliance Report, that was provided by the applicant

**Analysis:** In accordance with Article 21:5, *Conditional Use Review*, a request for a permit for a mobile home park will require approval from the DSR, which in this case is the Planning Commission. The basis for such approval is a demonstration by the applicant that the owner/operator can operate the mobile home park in a manner that addresses the unique conditions that are created by rental habitation. It will be the responsibility of the applicant to make evident to the Board that the following criteria can be met:

- a. As demonstration that the day-to-day operations of the mobile home park addresses the unique conditions of a rental community, the applicant must demonstrate the ability to effectively manage the park;

- b. As demonstration that the mobile home park community will be harmonious with the surrounding properties, the appropriate Buffering Restrictions, General Requirements and Performance Standards will be provided, if applicable; and*
- c. As assistance to the traveling public and public safety response agencies, adequate identification of the mobile home park will be provided.*

*For the DSR to rule on a mobile home park conditional use request based on the criteria above, the following information must be submitted for consideration with the application:*

- a. One way to demonstrate the ability to manage the park is to submit a management plan. Such a plan could address such things as group gatherings, parking, care and control of household animals, traffic controls, disposal of household and other waste, grounds keeping, and mobile home maintenance.*
- b. A detailed site plan showing the buffering restrictions, parking, driveways, spacing and density shall be required, drawn in accordance with the LDR; and*
- c. A plan for mobile home park identification signage and identification of the individual mobile homes in accordance with the Addressing and Road Naming Ordinance will be required.*

**Recommendation:** Staff recommends that Planning Commission provide their input as they are the DSR in this review.

**Attachments:**

- 1. Staff Report
- 2. Updated Conditional Use Application provided by the applicant
- 3. Updated Overall Conceptual Layout
- 4. Article 21, of the Jasper County Zoning Ordinance, *Mobile Home Parks*



December 23, 2025

Mrs. Lisa Wagner  
Director of Planning and Building Services  
Jasper County, South Carolina  
358 Third Avenue, Room 202  
P.O. Box 1659  
Ridgeland, South Carolina 29936

RE: Conditional Use Submittal-Additional Items  
Freedom Parkway Mobile Home Park  
2070 Freedom Parkway in  
Jasper County, South Carolina  
Project No: 25158-0027

Dear Mrs. Wagner:

On behalf of our client, Ms. Maryorit Ramos, President of Freedom Parkway Mobile Home Park, Alliance Consulting Engineers, Inc. is submitting the updated enclosed Conditional Use request to operate a Mobile Home Community on Parcel No. 089-00-18-118, located at 2070 Freedom Parkway in Jasper County.

Enclosed are the following:

- Business and Operations Plan
- Updated Conceptual Drawings
- Engineering Compliance Report
- Additional Items of Concern for Consideration

We look forward to working with Jasper County on this important project. Should you have any questions or comments, please do not hesitate to contact us at (843) 757-5959.

Very truly yours,

ALLIANCE CONSULTING ENGINEERS, INC.

A handwritten signature in black ink, appearing to read 'Chris A. Bates', is written over a light gray rectangular background.

Chris A. Bates, P.E.  
Senior Project Manager

cc: Ms. Maryorit Ramos

## **Freedom Parkway Mobile Home Park**

**Located at 2070 Freedom Parkway Hardeeville, SC 29927**

### **Business/Operations Plan**

#### **I. Executive Summary**

##### *Company Overview*

Freedom Parkway Mobile Home Park, is a newly established mobile home park nested on a 10+ acre land located in 2070 Freedom Parkway, Hardeeville, SC. Our Vision is to provide affordable, comfortable and harmonious living for individuals and families. We've noticed a significant gap in high quality mobile home park offerings in the area, and we are here to fill that void. Our mission is to provide a welcoming community to our residents; we are dedicated to creating a welcoming environment that feels like home to our residents and cost-effective housing solutions without compromising comfort or the community spirit. We will provide services to ensure our community is a secure and comfortable place to call home. We've secured a great location that offers convenience and accessibility for our residents, within minutes to Bluffton SC, Savannah Ga, and Hilton Head Island, SC. These few accomplishments are just beginning, and we are excited about the future of Freedom Parkway Mobile Home Park.

##### *Industry Analysis*

The Mobile Home Park industry has shown resilience and growth within the Lowcountry area, driven by the increasing demand for affordable housing solutions. Factors such as rising housing costs, the desire for community living, and the flexibility mobile homes offer contribute to the industry's appeal. Despite potential regulatory challenges and market volatility, the industry's prospects remain positive, offering opportunities for well positioned mobile home parks like Freedom Parkway Mobile Home Park to capitalize on the growing demand.

##### *Customer Analysis*

Our target customers encompass a broad demographic spectrum, including young individuals looking for their first home, and families attracted to the mobile home lifestyle for its flexibility and community aspects such a larger outdoor space for their children. Freedom Parkway Mobile Home Park is positioned to offer all this to prospective residents. Our customer survey indicates a strong market demand for mobile home living solutions that do not compromise on quality of lifestyle,

highlighting the potential for our mobile home park to attract and retain a diverse resident population.

### *Competitive Analysis*

Searching through the surrounding areas there is no other mobile home park that can be a competitor to Freedom Parkway Mobile Home Park. With this new mobile home park in the area and our comprehensive approach, combining high quality living and strategic marketing we can attract and retain loyal resident base.

## **II. Operations Plan**

Our operations plan outlines the key processes involved running Freedom Parkway Mobile Home Park efficiently, including meticulous property maintenance, Landscaping and resident services. Ensuring that our surroundings are always clean and welcoming. We understand the importance of convenience and support for our residents, which is why we have an on-site maintenance Building and management office to address any needs or concerns promptly. To ensure success of Freedom Parkway Mobile Home Park, there are several key day-to-day operational processes that we will perform

- *Customer Service:* Maintain a friendly and professional customer service team to handle inquiries, complaints and requests in a timely manner.
- *Maintenance and Repairs:* Conduct regular inspections of the mobile home park to identify areas that need repairs and ensure timely maintenance of infrastructure such as roads, and utilities.
- *Security:* Implement security measures, including surveillance cameras to ensure safety of residents and their property.
- *Billing and Payments:* Manage billing processes and follow up on payments to ensure cash flow remains consistent.
- *Compliance:* Ensure compliance with local, state and federal regulations regarding mobile home park, including zone laws and health and safety standards.
- *Marketing and Leasing:* Develop and implement marketing strategies to attract new tenants and retain current residents.
- *Waste Management:* Coordinate regular trash and recycling collection services to maintain cleanliness and hygiene within the Mobile Home Park.
- *Landscaping:* Maintain aesthetic appeal of the mobile home park through regular landscaping maintenance, including lawn, trees and flowers.
- *Resident Relations:* Build and maintain positive relationships with residents, addressing concerns and suggestions to improve their living experience.

- *Emergency Preparedness:* Develop and communicate an emergency preparedness plan to residents, ensuring readiness for natural disasters and other emergencies.
- *Vendor Management:* Establish and maintain relationships with external vendors and contractors for services such as plumbing, electrical and pest control.

We aim to achieve significant milestones in the first year, such as Infrastructure development, securing appropriate permits and approvals, establishing supplier and service providers agreements, and reaching an occupancy rate of 100%. Continuous improvement in operational efficiency and resident satisfaction is our priority, ensuring that Freedom Parkway Mobile Home Park remains a desirable place to live for all current and prospective residents.

### **III. Management Team**

The Management Team at Freedom Park Mobile Home Park comprises experienced professionals with diverse backgrounds in Property and Business Management. Our team's collective expertise positions us well to execute our business and operations plan, address operational challenges, and lead the mobile home park towards sustained growth and success. We are committed to fostering a vibrant community and providing exceptional value to our residents, guided by our shared vision and strategic objectives.

#### **Maryorit Ramos, President**

Maryorit Ramos, brings a wealth of experience to Freedom Parkway Mobile Home Park as its President. With proven track record in business management and accounting. With past 4 years of experience running commercial and residential properties at Atlantic States States management as the property accountant, working together with the GC and property manager on the day-to-day operations as well as the financial side of things. And being currently employed at Palmetto Bluff for the last 3 years on the owner's association side as the accountant. Showcasing her ability to enhance operational efficiency and ensure customer satisfaction. Her strategic vision and leadership skills are instrumental in leading the mobile home park towards sustainable growth and increased profitability. Maryorit has previously achieved success in community management (Residential and Commercial) ensuring the long-term success of Freedom Parkway Mobile Home Park.

## **FREEDOM PARKWAY MOBILE HOME PARK COMMUNITY RULES AND REGULATIONS**

The following Rules and Regulations are established for the safety, comfort, and enjoyment of all residents within the Freedom Parkway Mobile Home Park ("the Park"). These rules form a part of the Lease Agreement and must be observed by all residents, their families, and guests. Management reserves the right to modify these rules as needed to ensure proper operation and maintenance of the Park.

---

### **1. General Conduct**

- 1.1. Residents and their guests shall conduct themselves in a manner that does not disturb the peace, comfort, or safety of others.
  - 1.2. Excessive noise, disorderly behavior, or nuisance activities are strictly prohibited.
- 

### **2. Group Gatherings**

- 2.1. Organized gatherings of more than ten (10) persons must be approved by Management in advance.
  - 2.2. Common areas may be reserved for group events, subject to availability and adherence to cleanup requirements.
  - 2.3. Loud music or amplified sound is not permitted after 10:00 p.m.
- 

### **3. Parking and Vehicles**

- 3.1. Each lot is limited to two (2) vehicles unless otherwise authorized by Management.
  - 3.2. Vehicles must be parked only in designated parking areas or driveways.
  - 3.3. No parking is allowed on lawns, streets, or vacant lots.
  - 3.4. Inoperable or unregistered vehicles must not be stored on the premises.
  - 3.5. The speed limit within the Park is **10 miles per hour** and must be strictly observed.
- 

### **4. Household Animals**

- 4.1. All pets must be approved by Management prior to residency.
- 4.2. No more than two (2) domestic pets are allowed per household unless otherwise authorized.
- 4.3. Pets must be kept under control at all times—leashed when outside and not allowed to roam freely.



- 4.4. Residents must immediately clean up and properly dispose of all animal waste.
  - 4.5. Excessive noise or aggressive behavior by any pet will not be tolerated.
- 

## **5. Traffic and Safety**

- 5.1. All residents and guests must comply with posted traffic and parking signs.
  - 5.2. Pedestrians and children at play have the right of way at all times.
  - 5.3. The use of ATVs, dirt bikes, or other off-road vehicles within the Park is prohibited.
- 

## **6. Waste Disposal**

- 6.1. Household waste must be placed in approved containers and disposed of regularly.
  - 6.2. Bulky items, hazardous waste, or construction debris may not be placed in community dumpsters and must be disposed of off-site by the resident.
  - 6.3. Burning of trash or yard waste is strictly prohibited.
- 

## **7. Grounds Keeping**

- 7.1. Residents are responsible for maintaining their lots in a clean, orderly, and attractive condition.
  - 7.2. Grass must be mowed regularly, and weeds kept under control.
  - 7.3. Personal items, tools, and outdoor furniture must be neatly stored when not in use.
  - 7.4. No open storage of junk, appliances, or unsightly materials is permitted.
- 

## **8. Mobile Home Maintenance**

- 8.1. Residents must keep their mobile homes in good repair and free from exterior damage, rust, or deterioration.
  - 8.2. Any exterior alterations or additions (including porches, decks, or awnings) require written approval from Management.
  - 8.3. Homes must be skirted within thirty (30) days of installation, using approved materials.
  - 8.4. Leaks, loose panels, or other maintenance concerns must be repaired promptly.
- 

## **9. Compliance and Enforcement**

- 9.1. Violations of these Rules and Regulations may result in written notice, fines, or termination of tenancy as provided in the Lease Agreement and applicable law.
- 9.2. Residents are responsible for ensuring their guests comply with all Park rules.

Freedom Parkway Mobile Home Park

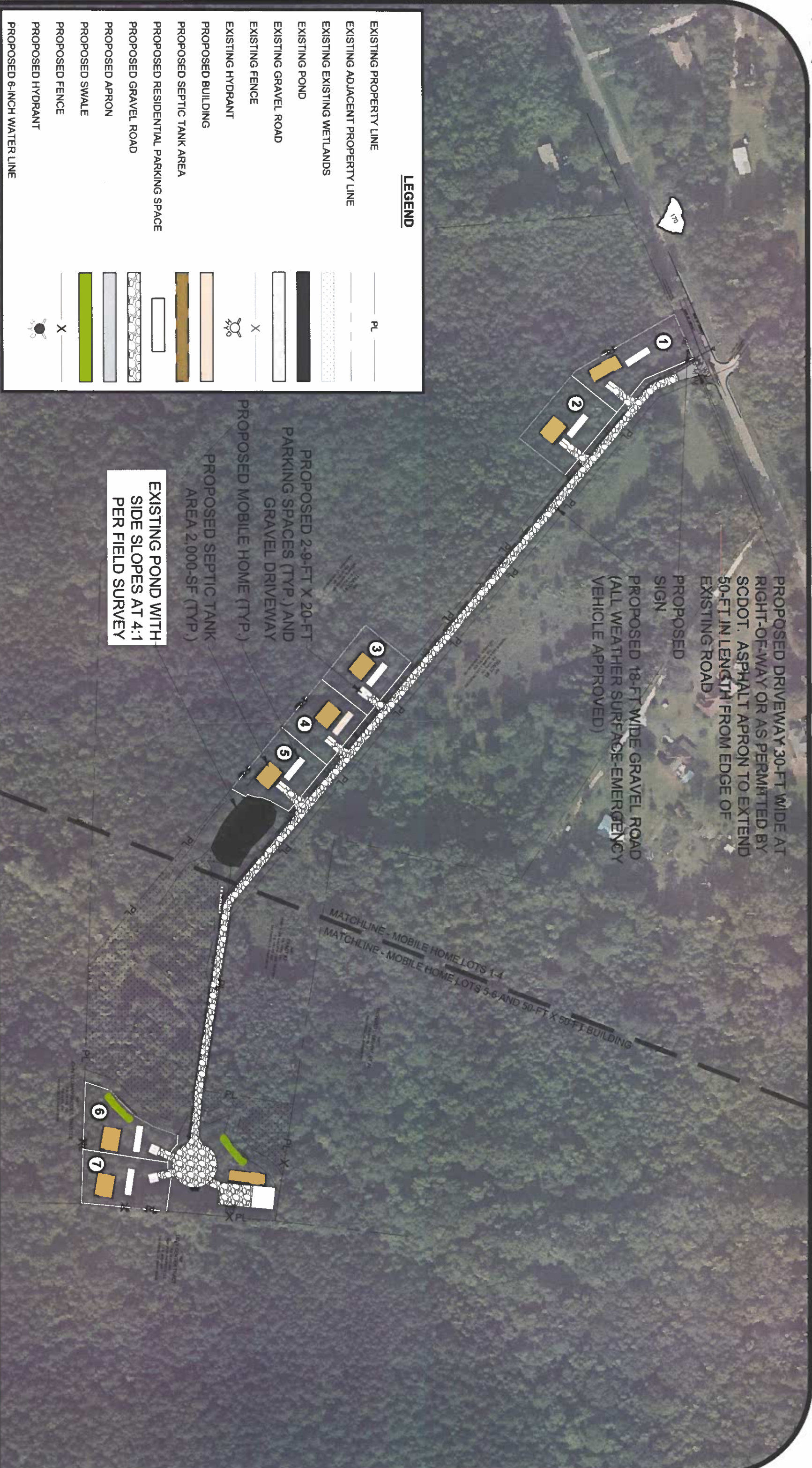
2070 Freedom Parkway, Hardeeville 29927

Parcel: 089-00-18-118

Owner's

Maryorit Ramos & David Moreno





PROPOSED DRIVEWAY 30-FT WIDE AT RIGHT-OF-WAY OR AS PERMITTED BY SCDOT. ASPHALT APRON TO EXTEND 50-FT IN LENGTH FROM EDGE OF EXISTING ROAD

PROPOSED SIGN

PROPOSED 18-FT WIDE GRAVEL ROAD (ALL WEATHER SURFACE-EMERGENCY VEHICLE APPROVED)

MATCHLINE - MOBILE HOME LOTS 1-4

MATCHLINE - MOBILE HOME LOTS 5-6 AND 50-FT X 50-FT BUILDING

**LEGEND**

EXISTING PROPERTY LINE	PL
EXISTING ADJACENT PROPERTY LINE	PL
EXISTING EXISTING WETLANDS	
EXISTING POND	
EXISTING GRAVEL ROAD	
EXISTING FENCE	X
EXISTING HYDRANT	
PROPOSED BUILDING	
PROPOSED SEPTIC TANK AREA	
PROPOSED RESIDENTIAL PARKING SPACE	
PROPOSED GRAVEL ROAD	
PROPOSED APRON	
PROPOSED SWALE	
PROPOSED FENCE	X
PROPOSED HYDRANT	
PROPOSED 6-INCH WATER LINE	

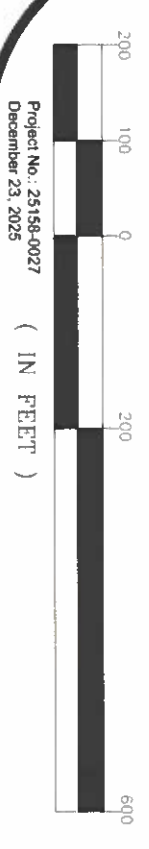
EXISTING POND WITH SIDE SLOPES AT 4:1 PER FIELD SURVEY

PROPOSED 2-9-FT X 20-FT PARKING SPACES (TYP.) AND GRAVEL DRIVEWAY

PROPOSED MOBILE HOME (TYP.)

PROPOSED SEPTIC TANK AREA 2,000-SF (TYP.)

NOTE: OPEN SPACE TO BE UTILIZED TO MEET BUFFER, LANDSCAPE, AND/OR STORMWATER REQUIREMENTS PER ORDINANCES OF STATE AND LOCAL AGENCIES AT THE TIME OF DEVELOPMENT. REFERENCE IS MADE TO TOPOGRAPHIC SURVEY COMPLETED BY SURVEYING CONSULTANTS, DATED OCTOBER 01, 2025.



Project No.: 25158-0027  
December 23, 2025



# Overall Conceptual Layout ± 10-Acre Residential Development Freedom Parkway Jasper County, South Carolina



PROPOSED DRIVEWAY 30-FT WIDE AT  
RIGHT-OF-WAY OR AS PERMITTED BY  
SCDOT. ASPHALT APRON TO EXTEND  
50-FT IN LENGTH FROM EDGE OF  
EXISTING ROAD

PROPOSED  
SIGN

10-FT PROPERTY  
LINE SETBACK

N/F  
TRACT #3  
P.B. 19 PG. 115  
TERRY R LEE & ALLENE J LEE, TRUSTEES  
D.B. 1091 PG. 623  
TAX PARCEL I.D. 039-00-08.110

EXISTING POND WITH  
SIDE SLOPES AT 4:1  
PER FIELD SURVEY

PROPOSED 18-FT WIDE GRAVEL ROAD  
(ALL WEATHER SURFACE-EMERGENCY  
VEHICLE APPROVED)

PROPOSED 2-9-FT X 20-FT  
PARKING SPACES (TYP.) AND  
GRAVEL DRIVEWAY

PROPOSED MOBILE HOME (TYP.)

PROPOSED SEPTIC TANK  
AREA 2,000-SF (TYP.)

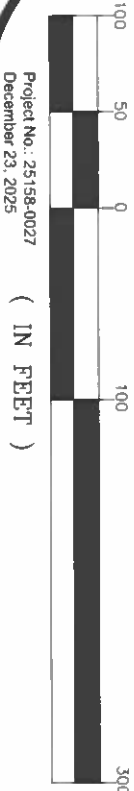
N/F  
TRACT #1  
P.B. 19 PG. 115  
MELVIN S. HOPKINS SR.  
D.B. 127 PG. 300  
TAX PARCEL I.D. 039-00-08.042

PROPOSED MOBILE  
HOME LOT (TYP.)

30-FT MINIMUM SPACING  
BETWEEN MOBILE HOMES  
REQUIRED (TYP) 72-FT ACTUAL

EXISTING PROPERTY LINE	PL	EXISTING ABANDON POLE
EXISTING WETLANDS		EXISTING FIRE HYDRANT
EXISTING POND		PROPOSED BUILDING
EXISTING FENCE	X	PROPOSED SEPTIC TANK AREA
EXISTING ELECTRIC POWER POLE		PROPOSED RESIDENTIAL PARKING SPACE
EXISTING OVERHEAD ELECTRIC	OHE	PROPOSED GRAVEL ROAD
EXISTING TELEPHONE JUNCTION BOX		PROPOSED APRON PER SCDOT
EXISTING MAIN VALVE MARKER		PROPOSED DUMPSTER PAD
EXISTING WATER VALVE		PROPOSED 6-INCH WATERLINE
		PROPOSED FIRE HYDRANT

NOTE: OPEN SPACE TO BE UTILIZED TO MEET BUFFER, LANDSCAPE, AND/OR STORMWATER REQUIREMENTS PER ORDINANCES OF  
STATE AND LOCAL AGENCIES AT THE TIME OF DEVELOPMENT. REFERENCE IS MADE TO TOPOGRAPHIC SURVEY COMPLETED BY  
SURVEYING CONSULTANTS, DATED OCTOBER 01, 2025.



Project No.: 25158-0027 ( IN FEET )  
December 23, 2025

Conceptual Layout - Mobile Home Lots 1-5  
± 10-Acre Residential Development  
Freedom Parkway  
Jasper County, South Carolina

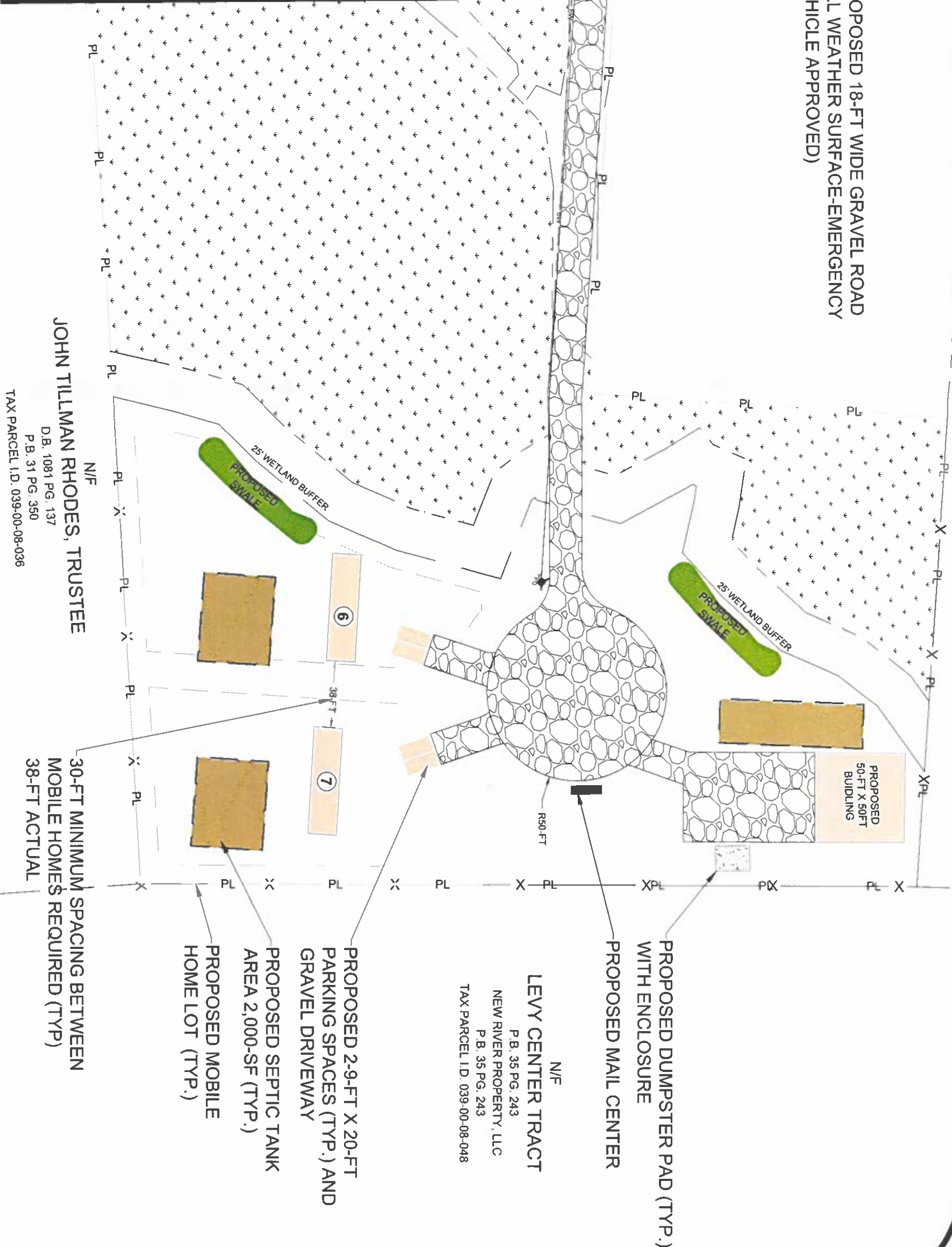
PRELIMINARY

N/F  
**TRACT #3**  
P.B. 19 PG. 115  
TERRY R. LEE & ALLENE J. LEE, TRUSTEES  
D.B. 1091 PG. 623  
TAX PARCEL I.D. 039-00-08-110

**PROPOSED 18-FT WIDE GRAVEL ROAD  
(ALL WEATHER SURFACE-EMERGENCY  
VEHICLE APPROVED)**

**LEGEND**

EXISTING PROPERTY LINE	PL
EXISTING ADJACENT PROPERTY LINE	PL
EXISTING EXISTING WETLANDS	[Pattern]
EXISTING GRAVEL ROAD	[Pattern]
PROPOSED BUILDING	[Pattern]
PROPOSED SEPTIC TANK AREA	[Pattern]
PROPOSED RESIDENTIAL PARKING SPACE	[Pattern]
PROPOSED DUMPSTER PAD	[Pattern]
PROPOSED GRAVEL ROAD	[Pattern]
PROPOSED APRON	[Pattern]
PROPOSED SWALE	[Pattern]
PROPOSED FENCE	X
PROPOSED FIRE HYDRANT	[Symbol]
PROPOSED 6-INCH WATER LINE	[Symbol]



N/F  
**LEVY CENTER TRACT**  
P.B. 35 PG. 243  
NEW RIVER PROPERTY, LLC  
P.B. 35 PG. 243  
TAX PARCEL I.D. 039-00-08-048

N/F  
**JOHN TILLMAN RHODES, TRUSTEE**  
D.B. 1081 PG. 137  
P.B. 31 PG. 350  
TAX PARCEL I.D. 039-00-08-036

30-FT MINIMUM SPACING BETWEEN  
MOBILE HOMES REQUIRED (TYP)  
38-FT ACTUAL

PROPOSED 2-9-FT X 20-FT  
PARKING SPACES (TYP.) AND  
GRAVEL DRIVEWAY  
PROPOSED SEPTIC TANK  
AREA 2,000-SF (TYP.)  
PROPOSED MOBILE  
HOME LOT (TYP.)

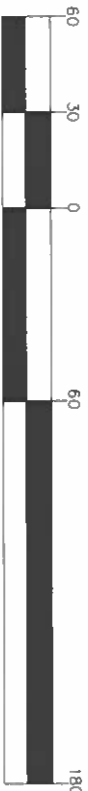
**Conceptual Layout - Mobile Home Lots 6-7  
± 10-Acre Residential Development  
Freedom Parkway  
Jasper County, South Carolina**

**PRELIMINARY**



Prepared by Alliance Consulting Engineers, Inc.

NOTE: OPEN SPACE TO BE UTILIZED TO MEET BUFFER, LANDSCAPE, AND/OR STORMWATER REQUIREMENTS PER ORDINANCES OF STATE AND LOCAL AGENCIES AT THE TIME OF DEVELOPMENT. REFERENCE IS MADE TO TOPOGRAPHIC SURVEY COMPLETED BY SURVEYING CONSULTANTS, DATED OCTOBER 01, 2025.



Project No.: 25158-0027 ( IN FEET )  
December 23, 2025



N/F  
TRACT #3  
P.B. 19 PG. 115  
TERRY R. LEE & ALLENE J. LEE, TRUSTEES  
D.B. 1091 PG. 623  
TAX PARCEL I.D. 039-00-08-110

PROPOSED 18-FT WIDE GRAVEL ROAD  
(ALL WEATHER SURFACE-EMERGENCY  
VEHICLE APPROVED)

N/F  
LEVY CENTER TRACT  
P.B. 35 PG. 243  
NEW RIVER PROPERTY, LLC  
P.B. 35 PG. 243  
TAX PARCEL I.D. 039-00-08-048

E-ONE HP100 Aerial  
Overall Length  
Overall Width  
Overall Body Height  
Min Body Ground Clearance  
Track Width  
Lock-to-lock time  
Max Wheel Angle

40.000ft  
8.333ft  
11.000ft  
1.393ft  
8.333ft  
6.00s  
45.00°

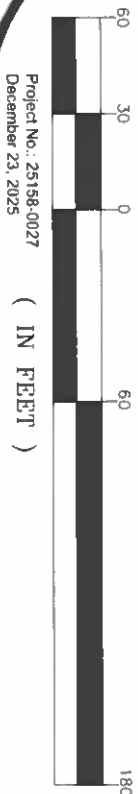
NOTE: OPEN SPACE TO BE UTILIZED TO MEET BUFFER, LANDSCAPE, AND/OR STORMWATER REQUIREMENTS PER ORDINANCES OF STATE AND LOCAL AGENCIES AT THE TIME OF DEVELOPMENT. REFERENCE IS MADE TO TOPOGRAPHIC SURVEY COMPLETED BY SURVEYING CONSULTANTS, DATED OCTOBER 01, 2025.

Conceptual Layout - Fire Truck Turnaround  
± 10-Acre Residential Development  
Freedom Parkway  
Jasper County, South Carolina

PRELIMINARY



Prepared by Alliance Consulting Engineers, Inc.



Project No.: 25158-0027  
December 23, 2025 ( IN FEET )



N/F  
**TRACT #3**  
P.B. 19 PG. 115  
TERRY R. LEE & ALLENE J. LEE, TRUSTEES  
D.B. 1091 PG. 623  
TAX PARCEL I.D. 039-00-08-110

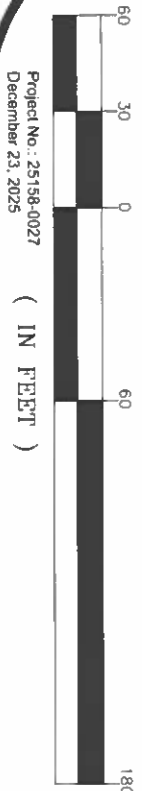
**PROPOSED 18-FT WIDE GRAVEL ROAD**  
(ALL WEATHER SURFACE-EMERGENCY  
VEHICLE APPROVED)

N/F  
**LEVY CENTER TRACT**  
P.B. 36 PG. 243  
NEW RIVER PROPERTY, LLC  
P.B. 36 PG. 243  
TAX PARCEL I.D. 039-00-08-048

**BUS-40 - Inter City Bus**  
**Overall Length**  
**Overall Width**  
**Overall Body Height**  
**Min Body Ground Clearance**  
**Track Width**  
**Lock-to-lock time**  
**Max Steering Angle (Virtual)**

**40.500ft**  
**8.500ft**  
**12.000ft**  
**1.158ft**  
**8.500ft**  
**5.00s**  
**41.90°**

NOTE: OPEN SPACE TO BE UTILIZED TO MEET BUFFER, LANDSCAPE, AND/OR STORMWATER REQUIREMENTS PER ORDINANCES OF STATE AND LOCAL AGENCIES AT THE TIME OF DEVELOPMENT. REFERENCE IS MADE TO TOPOGRAPHIC SURVEY COMPLETED BY SURVEYING CONSULTANTS, DATED OCTOBER 01, 2025.



**Conceptual Layout - Bus Turnaround**  
**± 10-Acre Residential Development**  
**Freedom Parkway**  
**Jasper County, South Carolina**

N/F  
**JOHN TILLMAN RHODES, TRUSTEE**  
D.B. 1081 PG. 137  
P.B. 31 PG. 350  
TAX PARCEL I.D. 039-00-08-036

**PRELIMINARY**



Prepared by Alliance Consulting Engineers, Inc.

**CONDITIONAL USE APPLICATION  
ENGINEERING COMPLAINT REPORT**

**FOR**

**FREEDOM PARKWAY MOBILE HOME PARK**

**MAJOR SITE PLAN**

**IN**

**JASPER COUNTY, SOUTH CAROLINA**



**December 2025**



**CONDITIONAL USE APPLICATION  
ENGINEERING COMPLAINT REPORT**

**FOR**

**FREEDOM PARKWAY MOBILE HOME PARK**

**MAJOR SITE PLAN**

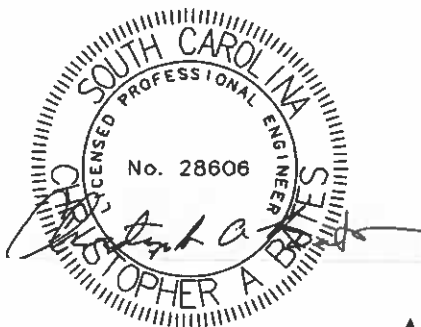
**IN**

**JASPER COUNTY, SOUTH CAROLINA**



**Prepared For:**

Ms. Maryorit Ramos, President  
17A Cassandra Lane  
Bluffton, South Carolina 29910



**Prepared By:**

**Alliance Consulting Engineers, Inc.**  
23 Plantation Park Drive, Suite 204  
Bluffton, South Carolina 29910

Project Number 25158-0027

**December 2025**

---

Freedom Parkway Mobile Home Park, Jasper County, South Carolina

**Engineering Compliance Report — Mobile Home Park Standards**

Project: Freedom Parkway Mobile Home Park

Site Address / Parcel: 2070 Freedom Parkway, Hardeeville, South Carolina 29927 (Parcel No. 089-00-18-118)

Prepared for: Ms. Maryorit Ramos

Prepared by: Eric W. Larson, P.E., Alliance Consulting Engineers, Inc.

Date: November 4, 2025

**Basis of review:** Jasper County Mobile Home Parks regulations, Article 21 (Mobile Home Parks), adopted November 13, 2007; Jasper County Stormwater Design Manual, adopted October 3, 2011; Southern Lowcountry Stormwater Design Manual, adopted March 2020.

**Documents reviewed:** Conceptual Layout, +/- 10-Acre Residential Development on Freedom Parkway, dated October 15, 2025 and prepared by Alliance Consulting Engineers, Inc.

**Note:** This document is a brief engineering compliance report and checklist. It certifies conformance **based on review of the cited regulations and the project design documents listed above**. Final acceptance is subject to (1) verification of dimensions on the final construction drawings and (2) field verification during construction.

---

**Executive Statement**

Based on review of the Jasper County Mobile Home Park regulations (Article 21) and the referenced project design documents listed above, the proposed Mobile Home Park **meets** the standards listed in Section 21 of the Jasper County Ordinance as summarized below. Verification is limited to the information shown on the referenced design documents and does not substitute for construction observation.

---

**Compliance summary — Geometric & Facility Standards**

**1. Mobile home space — minimum area**

- **Requirement:** Minimum area = **20,000-Square Feet** per mobile home space.
- **As provided on design:** >20,000-Square Feet
- **Compliance statement:** ☒ Complies ☐ Does not comply
- **Notes:** Mobile Home Lot Areas shown meet or exceed the 20,000-Square Feet required for each Mobile Home

Freedom Parkway Mobile Home Park, Jasper County, South Carolina

2. Mobile home space — minimum average width

- **Requirement:** Minimum average width = **75-Feet**.
- **As provided on design:** > 75-Feet.
- **Compliance statement:** ☒ Complies ☐ Does not comply

3. Spacing between homes / common building

- **Requirement:** Minimum spacing = **30-Feet** between any two mobile homes or between a mobile home and a common building (laundry, etc.).
- **As provided on design:** 30-Feet (min)
- **Compliance statement:** ☒ Complies ☐ Does not comply

4. Setback from space delineation line

- **Requirement:** Minimum setback = **10-Feet** from the mobile home space delineation line.
- **As provided on design:** >10-Feet
- **Compliance statement:** ☒ Complies ☐ Does not comply

5. Accessory structures clearance

- **Requirement:** Accessory structures shall be located a minimum of **6-Feet** from any adjoining mobile home.
- **As provided on design:** N/A ft (min)
- **Compliance statement:** ☐ Complies ☐ Does not comply
- **Notes:** Accessory structures are not proposed.

6. Driveway width (internal park driveways)

- **Requirement:** Driveways shall be a minimum of **18-Feet** in width, exclusive of parking.
- **As provided on design:** 18-Feet
- **Compliance statement:** ☒ Complies ☐ Does not comply

## Freedom Parkway Mobile Home Park, Jasper County, South Carolina

**7. Unpaved driveway design / paved apron at intersection**

- **Requirement:** Unpaved driveways must meet Private Road Policy criteria; **if connecting to a paved road, a paved apron of 50-Foot length** measured from existing pavement with appropriate radii must be provided. A maximum of **25 mobile home spaces** may access one unpaved driveway.
- **As provided on design:** Apron length = 50-Foot
- Accessed spaces per unpaved driveway = Seven (7)
- **Compliance statement:** ☒ Complies ☐ Does not comply

**8. Paved driveway design standard**

- **Requirement:** Paved driveways must meet applicable Jasper County paved road design standards (except roadway width).
- **As provided on design:** Design standard reference / pavement section = N/A
- **Compliance statement:** ☐ Complies ☐ Does not comply
- **Notes:** Paved driveways are not proposed. The Access Road is proposed as 18-Foot Gravel. Individual driveways for each Mobile Home lot are 18-Foot Gravel.

**9. Parking — minimum spaces per mobile home space**

- **Requirement:** Minimum **2 parking spaces** per mobile home space (exclusive of common park driveways). Recreational vehicles/craft parking must be **separate** and may not encroach into the required 2 parking spaces or the driveway.
- **As provided on design:** Parking provided per space = Two (2) spaces (type / stall dimensions = 9-Foot x 20-Foot)
- **Compliance statement:** ☒ Complies ☐ Does not comply

**10. Identification / signage**

- **Requirement:** Adequate identification of park and individual spaces per Addressing and Road Naming Ordinance; signage plan required as part of conditional use/site plan.
- **As provided on design:** Signage plan attached: ☒ Yes ☐ No
- Describe: Park Signage will be a Park Style with 3-Foot Stone base and 6-Foot Wooden Post and 3-Foot by 3-Foot sign face as shown on the Conceptual Layout.

Freedom Parkway Mobile Home Park, Jasper County, South Carolina

Road signage will comply with South Carolina Department of Transportation requirements. Individual Lot signage will consist of a marker post and Lot Number. Final Design of the signage will be submitted with the Construction Plans within the Major Site Plan Application.

- **Compliance statement:** ☒ Complies ☐ Does not comply
- **Notes:** 911 Addressing and Mailbox location will be submitted for approval to Jasper County and United States Postal Service.

**11. Delineation of mobile home spaces**

- **Requirement:** Each mobile home space shall be clearly delineated by fencing, vegetation, or other substantial means (DSR may waive). Buffer areas must still be delineated.
- **As provided on design:** Delineation method: Post Markers will be provided to indicated corners of Mobile Home Lots.
- **Compliance statement:** ☒ Complies ☐ Does not comply

**12. Buffering / setbacks / screening**

- **Requirement:** Conform to Buffering Restrictions in Article 12 (height regulations, buffers, setbacks, screening). See Article 12 for specifics.
- **As provided on design:** Buffer widths / screening type = Ten (10)-Feet Natural vegetation buffers will be maintained.
- **Compliance statement:** ☒ Complies ☐ Does not comply

**13. Operational requirements (maintenance / refuse)**

- **Requirement:** All grounds & common buildings maintained clean/sanitary; refuse storage/collection per SC DHEC Regulation 61.40.
- **As provided on design / operations plan:** Management plan attached: ☒ Yes ☐ No
- **Summarize:** Dumpsters will be provided.
- **Compliance statement:** ☒ Complies ☐ Does not comply
- **Notes:** Dumpster will be provided on common areas with gravel access for Waste Service Vehicles. Final Design of the sign will be submitted with the Construction Plans within the Major Site Plan Application.

## Freedom Parkway Mobile Home Park, Jasper County, South Carolina

**14. Stormwater Management requirements**

- **Requirement:** Stormwater Management must be provided to comply with the Southern Lowcountry Stormwater Design Manual.
- **As provided on design / operations plan:** Management plan attached: ☒ Yes ☐ No
- Summarize: Final Design will be submitted with the Construction Plans within the Major Site Plan Application.
- **Compliance statement:** ☒ Complies ☐ Does not comply
- **Notes:** Stormwater Management for the Roadway and Lots 1 through 5 will be achieved by the use of Grass Swales (ditches) to direct Stormwater Runoff to the existing Pond. The existing Pond will be modified with an Outlet Weir Structure to release increased runoff at a Pre-Development Rate into the adjacent Wetlands. Runoff from the Roadway, Lots 6 and 7, and the Maintenance Building will sheet flow to one of two proposed Bioretention Swales, providing infiltration and detention before releasing stormwater into the adjacent Wetlands.

**Summary Compliance Statement**

I, the undersigned, a licensed Professional Engineer in the State of South Carolina, hereby certify that, based on my review of the Jasper County Mobile Home Parks regulations (Article 21) and the project design documents listed above, the proposed Mobile Home Park **has been designed to meet** the geometric and facility requirements summarized in this report, **subject to verification** of the dimensions and details on the final signed/dated construction drawings and field verification during construction. Any exceptions or non-conforming items are noted on the attached marked-up plan sheets.

Engineer: Chris A. Bates, P.E.

License No.: SC 28606

Signature: 

Date: December 23, 2025

## ADDITIONAL ITEMS FOR CONSIDERATION

Project: ± 10-Acre Residential Development Freedom Parkway MHP  
Owner: Ms. Maryorit Ramos  
Contact: Chris Bates, P.E.; Alliance Consulting Engineers, Inc.  
Date: December 23, 2025  
Prepared by: Alliance Consulting Engineers, Inc.

Additional Items of Concern as Discussed at Jasper County Planning Commission Meeting on Tuesday, December 16, 2025

1. Dimensions of asphalt-paved apron:
  - a. Please see the updated site plans. The proposed asphalt-paved apron will extend the required 50-FT into the site. The driveway is proposed at 30-FT wide at the right-of-way, but will ultimately require approval of SCDOT.
2. Proposed road surface-internal:
  - a. The proposed road will be an all-weather gravel surface as required by emergency services with a minimum thickness of not less than six (6)-inches with a compacted base.
3. Existing Pond:
  - a. Per the field survey data, the existing side slopes of the pond are 4:1 and the existing pond is approximately one-quarter (1/4)-acre.
4. Mail Center:
  - a. The mail center is proposed at the east end of the property.
5. Community trash disposal:
  - a. A dumpster, with enclosure, is proposed at the east end of the property.
6. Fire Truck and School Bus Maneuvers at the Cul-de-sac:
  - a. Additional exhibits have been provided demonstrating the ability of the above-mentioned vehicles to successfully navigate the proposed cul-de-sac. The exhibit will also require approval of the Fire Marshal.
7. Experience in Property Management:
  - a. The owner has four (4)-years of experience in both commercial and residential properties while employed at Atlantic States management. She managed the property accounts and worked closely with the property manager assisting with day-to-day operations as well as financials. The owner has been employed at Palmetto Bluff going on for three (3)-years as an accountant and working with the association.

# ARTICLE 21: MOBILE HOME PARKS

## Section

- 21:1 Purpose
  - 21:2 Jurisdiction
  - 21:3 Definitions
  - 21:4 Application of Regulations
  - 21:5 Conditional Use Review
  - 21:6 Zoning Permit
  - 21:7 Site Plan
  - 21:8 Enforcement
  - 21:9 Adherence to Existing Regulations and Guidelines
  - 21:10 Driveways
  - 21:11 Densities and Design Standards
  - 21:12 Mobile Home Spaces
  - 21:13 Spacing
  - 21:14 Parking
  - 21:15 Operational Requirements
  - 21:16 Buffering Restrictions
- 

### **§ 21:1 PURPOSE**

The purpose of this Article is to address the unique needs of Mobile Home Parks, in order that they may be considered a safe and healthy residential option to the residents of Jasper County.

### **§ 21:2 JURISDICTION**

The regulations set forth herein shall apply to any property located within the jurisdiction of this Ordinance that is now or is proposed to be developed as a Mobile Home Park.



### § 21:3 DEFINITIONS

**Mobile Homes:** are transportable dwellings intended for permanent residential occupancy. They may be contained in either one unit or multiple units designed to be joined together into one integral unit, arrive at a site complete and ready for occupancy except for minor and incidental assembly operations, and are constructed so that they may be used without a permanent foundation. This activity shall not include modular residential construction, as defined within the South Carolina Modular Buildings Construction Act of 1976. Modular residential construction shall be included in the Residential Detached or Residential Attached activity types, as appropriate.

**Mobile Home Parks (Limited):** Three or more mobile homes, exclusive of a mobile home occupied by the property owner that are operated as a single entity and located within the vicinity of one another. The park may be located on a single parcel, or multiple parcels in the same or different ownership. The minimum size of an individual mobile home space in this type of development is 20,000 square feet.

### § 21:4 APPLICATION OF REGULATIONS

Upon the effective date of these regulations, Mobile Home Parks can be developed or expanded only in accordance with the applicable restrictions contained herein. Legally nonconforming Mobile Home Parks are subject to the provisions found in Article 9:3.10.

### § 21:5 CONDITIONAL USE REVIEW

1. A request for a permit for a mobile home park will require approval from the DSR. The bases for such approval is a demonstration by the applicant that the owner/operator can operate the mobile home park in a manner that addresses the unique conditions that are created by rental habitation. It will be the responsibility of the applicant to make evident to the Board that the following criteria can be met.:
  - a. As demonstration that the day-to-day operations of the mobile home park addresses the unique conditions of a rental community, the applicant must demonstrate the ability to effectively manage the park;
  - b. As demonstration that the mobile home park community will be harmonious with the surrounding properties, the appropriate Buffering Restrictions, General Requirements and Performance Standards will be provided, if applicable; and
  - c. As assistance to the traveling public and public safety response agencies, adequate identification of the mobile home park will be provided.

2. For the DSR to rule on a mobile home park conditional use request based on these criteria, the following information must be submitted for consideration with the application:
  - a. One way to demonstrate the ability to manage the park is to submit a management plan. Such a plan could address such things as group gatherings, parking, care and control of household animals, traffic controls, disposal of household and other waste, grounds keeping, and mobile home maintenance.
  - b. A detailed site plan showing the buffering restrictions, parking, driveways, spacing and density shall be required, drawn in accordance with the LDR; and
  - c. A plan for mobile home park identification signage and identification of the individual mobile homes in accordance with the Addressing and Road Naming Ordinance will be required.

#### **§ 21:6 ZONING PERMIT**

New Mobile Home Parks are only allowed in a district in which it is a permitted use. It shall be the sole responsibility of a Mobile Home Park that fails to comply with the requirements of this Ordinance to establish and operate a Mobile Home Park in accordance with the regulations as set forth in this Article. The Use and Occupancy Permit shall be issued on the basis of compliance with both these regulations and the regulations that are contained within South Carolina DHEC Regulation 61.40, and is considered a "permit to operate" by Jasper County. In Jasper County, South Carolina DHEC Regulation 61.40 shall also apply to all Mobile Home Parks, as defined in the text of this Ordinance.

#### **§ 21:7 SITE PLAN**

All existing mobile home parks must have an appropriately prepared site plan that includes but is not limited to spaces, driveways, space numbers and/or addresses, parking and spacing between homes and boundaries of the park, submitted by January 1, 2003, to assist in the issuance of permits and to aid park owners in achieving future compliance with Article 9:3.10.

#### **§ 21:8 ENFORCEMENT**

The DSR, upon six (6) months notice, may withdraw a Use and Occupancy Permit issued to the Mobile Home Park that fails to comply with the requirements of this Ordinance and require the park to cease operation. Other enforcement procedures are found elsewhere in this Ordinance.

## **§ 21:9 ADHERENCES TO EXISTING REGULATIONS AND GUIDELINES**

All new or expanding Mobile Home Parks must adhere to any applicable Federal, State, or County regulations or guidelines, including but not limited to DHEC Regulations, the Addressing and Road Naming Ordinances, the Standard Building Code, and the Assessor's Mobile Home Registration process.

## **§ 21:10 DRIVEWAYS**

All driveways which provide access to any activities within a Mobile Home Park shall adhere to the following guidelines:

1. Driveways shall be a minimum of 18 feet in width, exclusive of parking.
2. All driveways shall be constructed in the following manner:
  - a. All unpaved driveways shall meet the minimum road design criteria as stated in the Private Road Policy adopted by the Jasper County Planning Commission. If the unpaved driveway connects to a paved road, a paved apron of fifty (50) feet in length measured from the existing pavement and with the appropriate intersection radii width must be provided. A maximum of twenty five (25) mobile home spaces may access one unpaved driveway.
  - b. Paved driveways shall meet all the applicable paved road design standards established by Jasper County, with the exception of roadway width.

## **§ 21:11 DENSITIES AND DESIGN STANDARDS**

The density of any mobile home park permitted or enlarged subsequent to the enactment of this Ordinance shall comply with Section 7:3 and the design standards of this Article.

## **§ 21:12 MOBILE HOME SPACES**

A mobile home space is the leaseable area provided to an individual tenant. In a Mobile Home Park each space shall have a minimum area of 20,000 square feet, and shall also be a minimum average width of seventy-five 75 feet. The mobile home space shall be exclusive of the prescribed buffer area, and all mobile home spaces shall be clearly delineated by fencing, vegetation, or other substantial means. The delineation of the spaces may be waived by the DSR if the park owner can demonstrate that maintenance and upkeep of the park will not suffer for lack of this measure. Even if the space delineation is waived, the prescribed buffer area must still be delineated to protect the required inactive character of that area.

### **§ 21:13 SPACING**

There shall be a minimum of thirty (30) feet between any two mobile homes, or any mobile home and a common building (laundry, etc.). All mobile homes are to orient the front door to the street. The minimum setback may be ten (10) feet from the mobile home space delineation line. Accessory structures for individual mobile homes shall be located a minimum of six feet from any adjoining mobile home.

### **§ 21:14 PARKING**

A minimum of two (2) parking spaces, exclusive of the common Mobile Home Park driveway(s), shall be provided per mobile home space. Parking of recreational vehicles and craft must be exclusive of the minimum two (2) parking spaces for the mobile home and may not encroach the driveway area for the mobile home park.

### **§ 21:15 OPERATIONAL REQUIREMENTS**

All grounds and common buildings located within Mobile Home Parks are expected to be maintained in a clean, sanitary and safe manner, the mobile home spaces kept clear of refuse, debris and unnecessary clutter, and all refuse shall be stored, collected and disposed of in such a manner as not to create a nuisance, vector attractant, breeding or harborage problem, in accordance with South Carolina DHEC Regulation 61.40. The SC Department of Health and Environmental Control will be the enforcement agency for these operational requirements.

### **§ 21:16 BUFFERING RESTRICTIONS**

Each Mobile Home Park shall adhere to the Buffering Restrictions covering height regulations, buffers, setbacks, and screening as outlined in Article 12.



## 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](mailto:lwagner@jaspercountysc.gov)

### Jasper County Planning Commission

#### Staff Report

<b>Meeting Date:</b>	January 13, 2026
<b>Project:</b>	Zoning Text and Map Amendments for the Euhaw Overlay District: 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 Overlay District
<b>Submitted For:</b>	Action
<b>Recommendation:</b>	Staff recommends approval

**Description:** The proposed ordinance amendments and map amendments are a product from the Broad River Planning Area that staff has worked on with a Consultant (Symbioscity) since mid-2023. The Planning Commission originally reviewed and made recommendation of the proposed zoning text and map amendments at their Special Called Planning Commission Meeting on June 25, 2024. Revisions were presented to the Planning Commission at the August 28, 2024 Special Called Planning Commission Meeting, and again on January 14, 2025.

The County Council approved 1<sup>st</sup> Reading of the proposed ordinance, invoking the pending ordinance doctrine on July 15, 2024. The Ordinance has never been approved for 2<sup>nd</sup> Reading, although the County Council has held four (4) workshops and two (2) public hearings. There have been several iterations of the proposed zoning text amendments and map amendments based on comments received from the public and the County Council. The RP-10 District has been one of the major points of contention, so staff has continued to make revisions that hopefully will be more acceptable to everyone.

**Analysis:** Any material changes or departures from the text or maps as recommended by the Jasper County Planning Commission must be resubmitted to the Planning Commission for review and recommendation to the County Council; therefore, the following revisions have been made to the ordinance for the Euhaw Overlay District:

- 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
- Article 7 – Removed the RP-10 column in Table 1, Schedule of Lot Area, Yard, Setback and Density
- Article 8 – Add new section 8:9.6 PDD Standards (page 8) for the Euhaw Overlay District.
- Article 11 – Add some language to the conditions in Section 11:7.27, Sector 72121, for Camps and Recreational Vehicles in the Village Commercial Zoning District (page 19).
- 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).
- One of the Council Members suggested including stronger provisions for tree protection within the Euhaw Overlay District. We do not have this portion ready yet.

**Recommendation:** Staff recommends approval of the proposed changes and requests that the Planning Commission include the addition of stronger provisions for tree protection in their motion.

#### **Attachments:**

- Maps showing the Community Commercial properties along Highway 462
- Proposed Article 5 – Zoning District Regulations
- Proposed Article 6 – Use Regulations
- Proposed Article 7 – Primary Districts
- Proposed Article 8 – Special Purpose Districts
- Proposed Article 11 – Conditional Use Review and Regulations
- Proposed Article 15 – Sign Standards
- Euhaw Overlay District Boundary Map

**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.**

<b>PRIMARY DISTRICTS</b>	
R	Residential
RP	Rural Preservation
RE	Resource Extraction
RC	Resource Conservation
VC	Village Commercial
CC	Community Commercial
GC	General Commercial
ID	Industrial Development
MB	Mixed Business
<b>SPECIAL PURPOSE DISTRICTS</b>	
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
<b>Sector 11: Agriculture, Forestry, Fishing and Hunting (Sec. 6:2.16)</b>											
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	P C	N	N	N	P	C	N
Feedlots	112112	N	N	N	P C	N	N	N	N	N	N
Poultry and Eggs (Article 11:7.2)	1123	C	N	C	P C	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	P C	N	P	P	N	N	N	N	P	N
General Farms	11299	P N	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	P	N	N	P	P	N
<b>Sector 21: Mining and Mine Operation</b>											
Mining (Article 11:7.4)	212	N	N	N	N	N	N	N	N	C	N
<b>Sector 22: Utilities</b>											
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
<b>Sector 23: Construction</b>											
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
<b>Sector 31-33: Manufacturing (Article 11:7.7)</b>											
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
<b>Sector 42: Wholesale Trade (Article 11:7.8)</b>											
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
<b>Sector 44-45: Retail Trade</b>											
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
<b>Sector 48-49: Transportation and Warehousing</b>											
Air Transportation (Article 8:3)	481	N	N	N	C	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
<b>Sector 51: Information</b>											

	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	<del>P</del> N	P	P	P	P	N	N
<b>Sector 52: Finance and Insurance</b>											
Banks	521	N	N	N	<del>P</del> N	N	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	N	P	P	P	N	N
Insurance Carriers and Related Activities	524	N	N	N	N	N	P	P	P	N	N
Funds, Trust, and Other Financial Vehicles	525	N	N	N	N	N	P	P	P	N	N
<b>Sector 53: Real Estate, Rental and Leasing</b>											
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
<b>Sector 54: Professional, Scientific, and Technical Services</b>											
Professional, Scientific, Technical Services	541	N	N	N	N	N	P	P	P	N	P
Display Advertising - Signs	54185	See Article 15									
Veterinary Services	54194	N	N	N	<del>P</del> N	P	P	P	N	N	P
<b>Sector 55: Management of Companies and Enterprise</b>											
Management of Companies and Enterprises	551	N	N	N	N	N	P	P	P	N	P
<b>Sector 56: Administrative and Support, Waste Management and Remediation Services</b>											
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
<b>Sector 61: Educational Services</b>											
Educational Services	611										
Elementary Schools	6111	P	N	P	N	P	P	P	N	N	N
Secondary Schools	6111	P	P	P	N	P	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	6114-5	N	N	N	N	N	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
<b>Sector 62: Health Care and Social Assistance</b>											
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
<b>Sector 71: Arts, Entertainment, and Recreation</b>											
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
<b>Sector 72: Accommodation and Food Services</b>											
Accommodations	721										

	NAICS	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
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
<b>Sector 81: Other Services (except Public Administration)</b>											
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	N	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	N	C	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
<b>Sector 92: Public Administration</b>											
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
Administration Of Environmental Quality and Housing Program	924-5	N	N	N	N	N	P	P	P	N	P

	NAICS	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
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
<b>Residential Uses</b>											
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
<b>Manufactured Housing (Article 12:9)</b>											
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
<b>Family Estate</b>											
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
<b>Accessory Uses to Residential Uses</b>											
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 11:7.34)	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
<b>Accessory Uses to Non-Residential Uses</b>											
Buildings, Structures, Lift Stations, etc. (Article 11:7.35)	NA	N	N	C	C	C	P	P	P	N	C



	NAICS	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
Open Storage (Article 11:7.36)	NA	N	N	N	C	N	C	C	C	C	C
<b>Temporary Uses</b>											
All Temporary Uses; Non-Residential (Article 11:7.37)	NA	C	C	C	C	C	C	C	C	C	C
Temporary Accessory Dwelling Unit (Article 11:7.38)	NA	C	C	C	C	C	C	C	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:

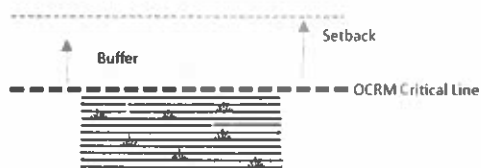
**Table 1:  
Schedule of Lot Area, Yard, Setback, and Density By District**

	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
<b>Minimum Lot per Unit</b>										
Non Residential Area (SF)	40,000	N/A	2 acres	2 acres	10,000	10,000	10,000	12,000	2 acres	12,000
<b>Residential</b>										
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	All Districts				
Minimum Yard and Building Setback (feet)														
Minimum lot width	50 100	200	200	100	80 100	80 100	90 100	200	90 100	Minimum lot width	45	50	20	
Front														
Major Street (Multi-Lane)	60	60	60	60	60	60	60	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	
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.														

**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**

Water Resource	BUFFER	SETBACKS			
		Individual Dwelling Unit	Single-Family Residential Development	Multi-Family Residential	Non-Residential
Critical Area (Coastal Waters, Tidelands, Marshes, Beach/Dune System)	50'*	<del>15'</del> 60'	25' 60'*	35' 100'*	<del>50'</del> 100'*
Jurisdictional Freshwater Wetlands <del>Saltwater or Freshwater</del>	20'*	<del>15'</del> 30'	25' 50'*	35' 50'*	50'*
Non-Jurisdictional Freshwater Wetlands <del>Saltwater or Freshwater</del>	20'*	30'	50'*	35' 50'*	50'*
Rivers, Streams ( <del>non-critical area</del> )	50'	<del>25'</del> 60'	50'	50' 100'	<del>50'</del> 100'
The above setbacks buffers are total average widths; with widths not to be less than <del>15</del> -10 feet for a <del>25</del> 20-foot buffer, <del>20 feet for a 35-foot buffer</del> , 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:**

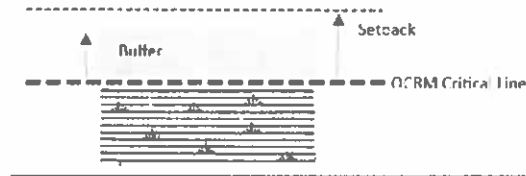
- 1.** Uses shall be governed by the underlying zoning district, provided however than any use that is permitted only in CC, GC, ID, RE, or MB shall be prohibited , except for properties having direct access to US Highway 17 or US Highway 170.
- 2.** Within the Euhaw Overlay District (EOD), zoning map 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	Advanced Wastewater Treatment System	Primary Structure Buffer <sup>2</sup>	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' <sup>1</sup>	400'	50'	75'	80'
Non-Jurisdictional Wetlands	100' <sup>1</sup>	400'	50'	75'	80'
Rivers, Streams, including stormwater management facilities such as ditches and stormwater swales	100' <sup>1</sup>	400'	75'	100'	85'
<sup>1</sup> The drain field setback may be reduced to 75' if the applicant can demonstrate the seasonal high-water table is more than 15" below the trench bottom.					
<sup>2</sup> The above buffers are total average widths; with no part of the buffer measuring less than 50 percent of the required width.					

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

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

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

2. Requirements for lots served by private wastewater systems

- A. Minimum lot size required. For properties not served by public sewer, no new lot shall be created after the [EFFECTIVE DATE] smaller than one acre in size. For lots with a second dwelling unit, the minimum lot size shall be two acres.
- B. Septic Reserve Area required. Properties within the 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.
- 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 Stormwater Department.
- ix. Modulation from Fill Requirements: The DSR may grant flexibility from the fill requirements in the following cases:
  - a. Lots 3 acres or less and all single-family residential lots with sloping terrain may provide greater than 3 feet of fill to provide a level foundation as long as the average fill does not exceed 3 feet.
  - b. Where no other suitable site configuration is practicable, depressions, sinkholes, and borrow pits that are not part of the natural drainage of the site that are not delineated as tidal or non-tidal wetlands may be filled to provide for a level foundation.
  - c. Single-family residential structures utilizing raised slabs with a masonry or concrete curtain wall may contain more than 3 feet of fill if it is limited to the footprint of the building.



### C. Administration

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

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

### 6. Non-Residential Design Standards

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

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

#### A. Design Principles:

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

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

- iv. Building elements must not function as signage. The appearance of “franchise architecture”, where the building functions as signage is prohibited. Incorporation of franchise or business design elements unique or symbolic of a particular business must be inobtrusive and secondary to the overall architectural design.
- 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 every one-half acre.

3. Horse stables shall be a minimum of 150 feet from any residential property line. No corral or riding area shall be permitted within 25 feet of any residential property line.

**11:7.10.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

**11:7.27. 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 for a second single-family residential dwelling unit shall be 200 percent of the minimum lot size of the district, ~~There is a minimum of one half acre per dwelling unit in the residential and community commercial district (one acre parcel minimum) and a minimum of one acre per dwelling unit in the rural preservation district (two acre parcel minimum)~~ so as to not increase overall allowed density.

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

**11:7.30.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)	1 flag per development at 60'; or 3 flags per development at 35'	n/a	n/a
	R, RP, RC	specifications based on height of flagpole	3 flags at 35'	n/a	n/a
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	80% of wall height.	80% of wall width.	One sign per tenant per side. Tenant signs must be located on the facade

		the wall upon which they are placed.			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.**

---

**John A. Kemp, Chairman**

**ATTEST:**

---

**Wanda 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; and January 13, 2026; and recommended for approval.

---

Reviewed for form and draftsmanship by the Jasper County Attorney.

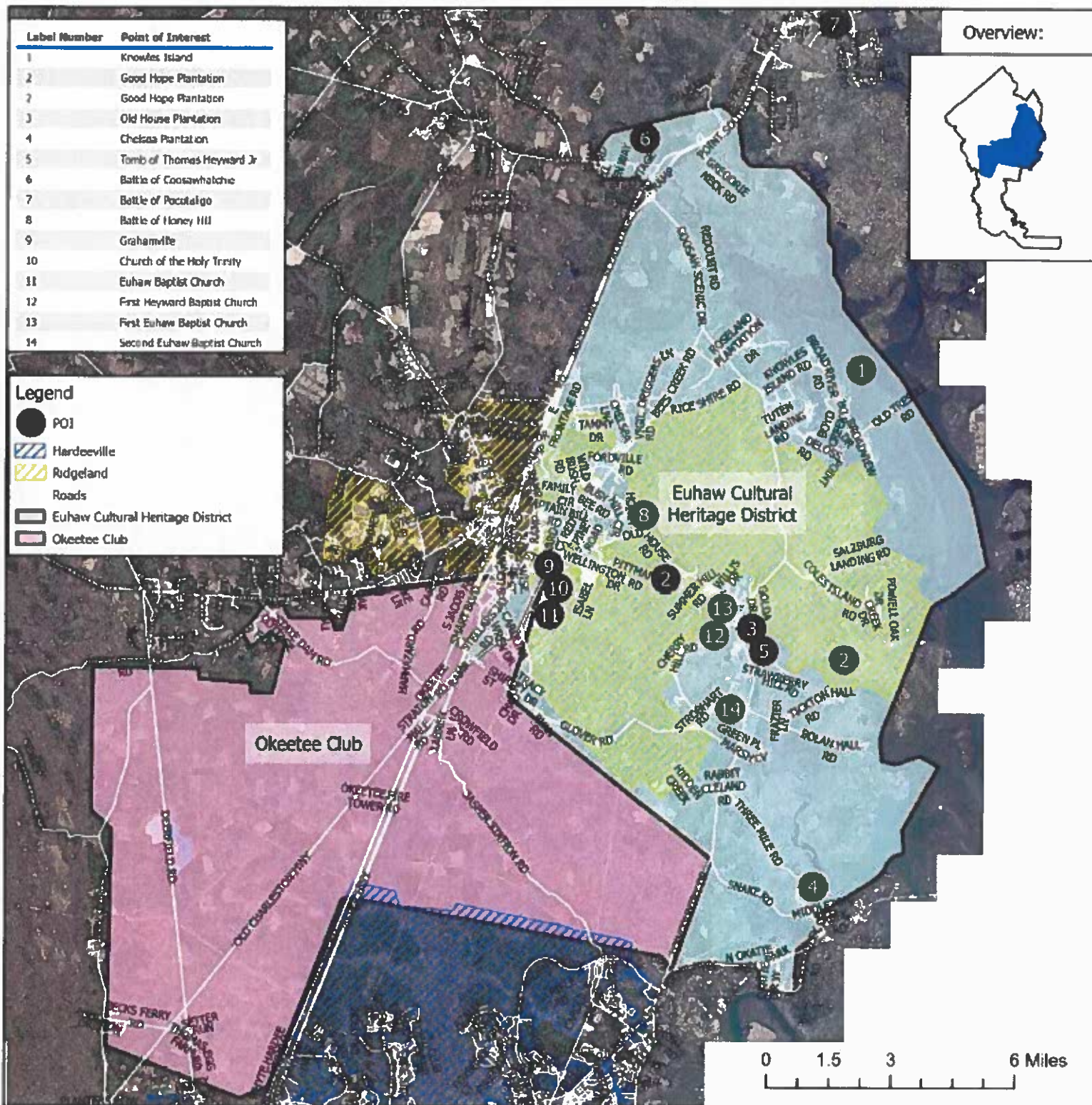
---

**County Attorney**

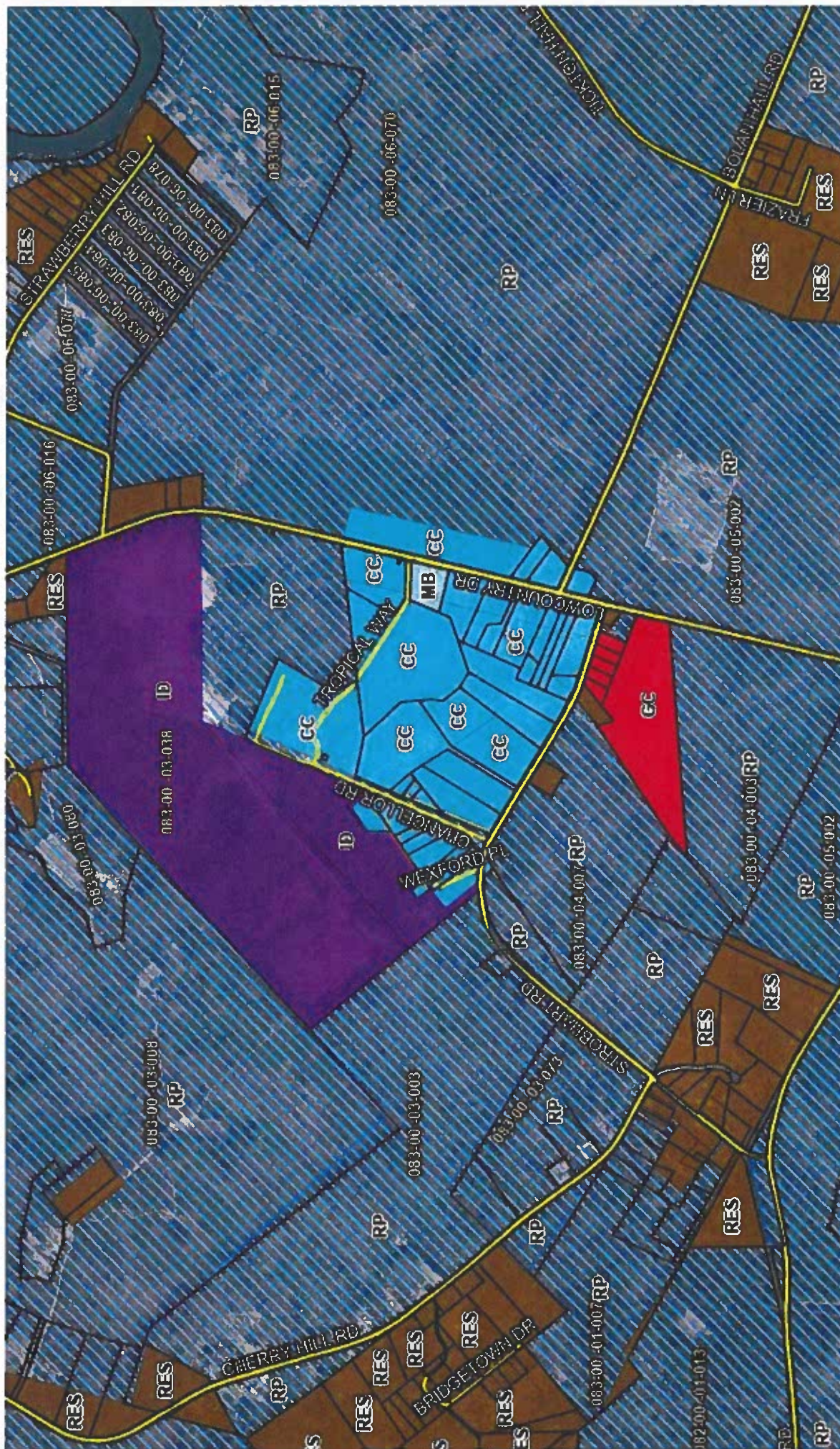
---

**Date**

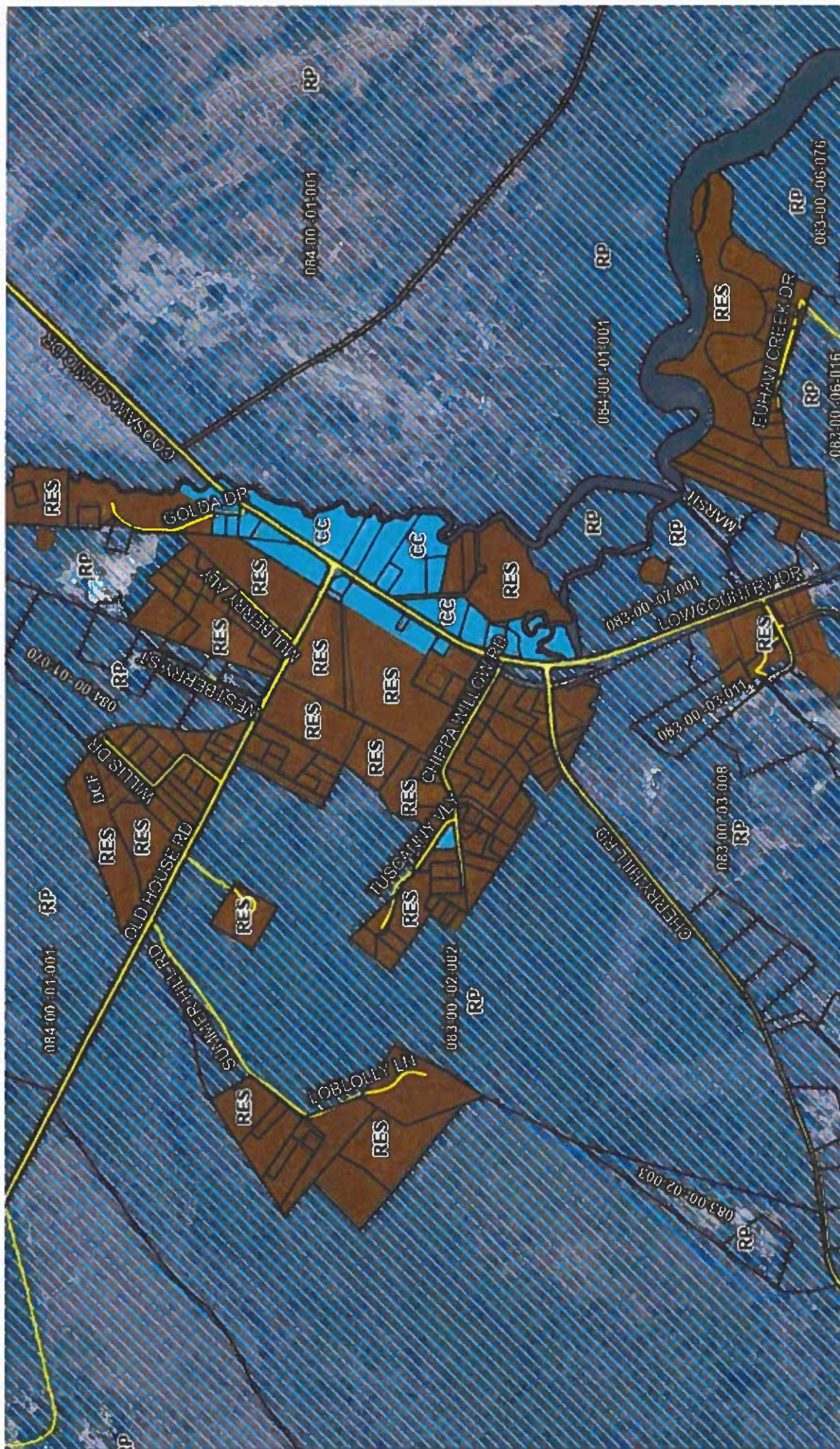








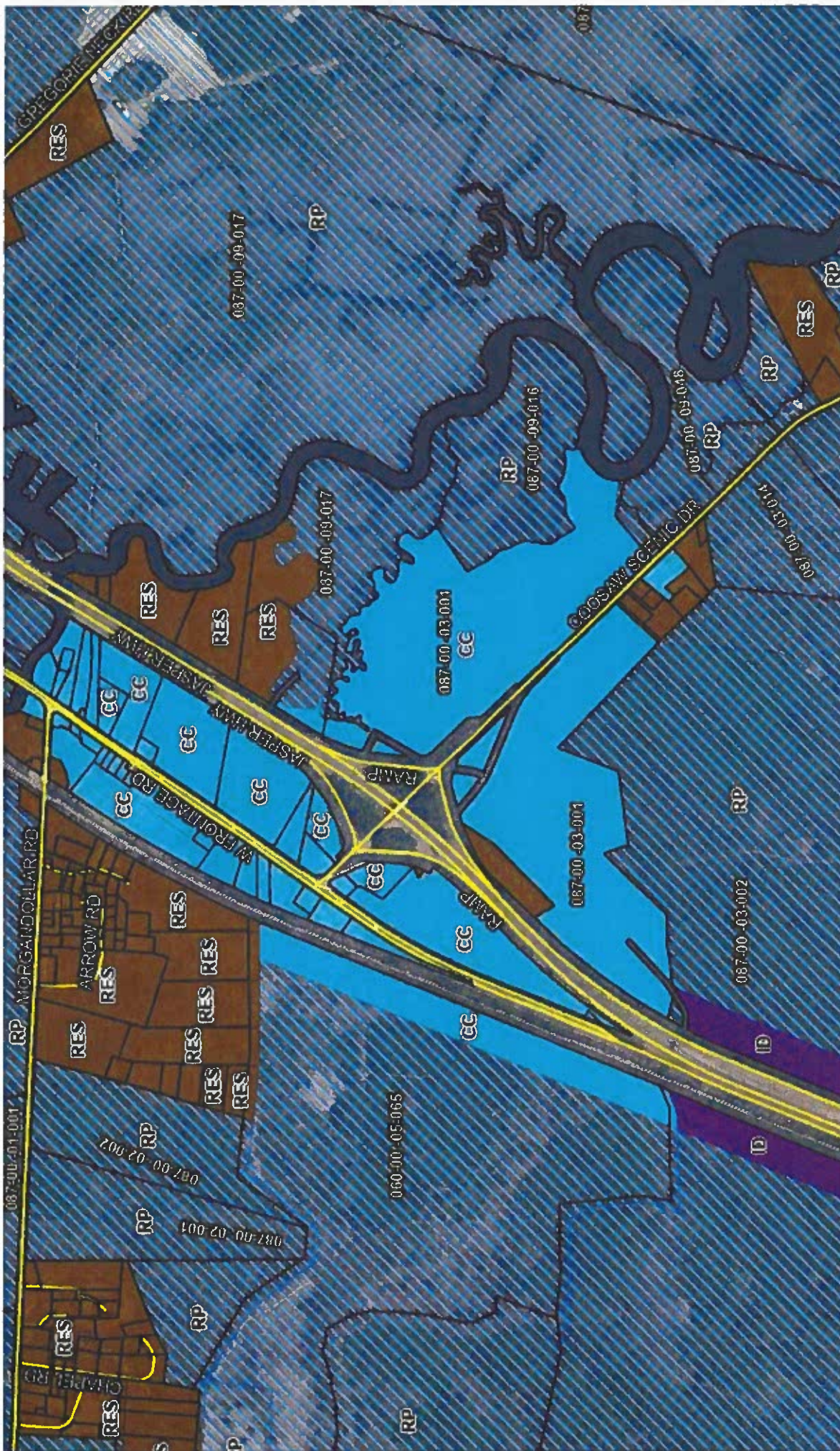














## **ARTICLE 6. USE REGULATIONS**

### **6:1. Permitted use and conditional uses.**

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

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

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

Sector 11: Agriculture, Forestry, Fishing and Hunting

Sector 21: Mining

Sector 22: Utilities

Sector 23: Construction

Sector 31—33: Manufacturing

Sector 42: Wholesale Trade

Sector 44—45: Retail Trade

Sector 48—49: Transportation and Warehousing

Sector 51: Information

Sector 52: Finance and Insurance

Sector 53: Real Estate and Rental and Leasing

Sector 54: Professional, Scientific, and Technical Services

Sector 55: Management of Companies and Enterprises

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

Sector 61: Educational Services

Sector 62: Health Care and Social Assistance

Sector 71: Arts, Entertainment, and Recreation

Sector 72: Accommodation and Food Services

Sector 81: Other Services (except Public Administration)

Sector 92: Public Administration

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

Section 6.1—Table 1

	NAICS	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
<b>Sector 11: Agriculture, Forestry, Fishing and Hunting (Sec. 6:2.16)</b>											
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	P C	N	N	N	P	C	N
Feedlots	112112	N	N	N	P C	N	N	N	N	N	N
Poultry and Eggs (Article 11:7.2)	1123	C	N	C	P C	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	P C	N	P	P	N	N	N	N	P	N
General Farms	11299	P N	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	P	N	N	P	P	N
<b>Sector 21: Mining and Mine Operation</b>											
Mining (Article 11:7.4)	212	N	N	N	N	N	N	N	N	C	N
<b>Sector 22: Utilities</b>											
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
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
<b>Sector 23: Construction</b>											
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
<b>Sector 31-33: Manufacturing (Article 11:7.7)</b>											
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

Created: 2021-09-09 11:37:40 [EST]

	NAICS	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
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
<b>Sector 42: Wholesale Trade (Article 11:7.8)</b>											
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
<b>Sector 44-45: Retail Trade</b>											
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
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

Created: 2021-09-09 11:37:40 [EST]

	NAICS	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
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
<b>Sector 48-49: Transportation and Warehousing</b>											
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
<b>Sector 51: Information</b>											
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	N	P	P	P	P	N	N
<b>Sector 52: Finance and Insurance</b>											
Banks	521	N	N	N	N	N	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	N	P	P	P	N	N
Insurance Carriers and Related Activities	524	N	N	N	N	N	P	P	P	N	N
Funds, Trust, and Other Financial Vehicles	525	N	N	N	N	N	P	P	P	N	N
<b>Sector 53: Real Estate, Rental and Leasing</b>											
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
<b>Sector 54: Professional, Scientific, and Technical Services</b>											



	NAICS	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
Professional, Scientific, Technical Services	541	N	N	N	N	N	P	P	P	N	P
Display Advertising - Signs	54185	See Article 15									
Veterinary Services	54194	N	N	N	P	P	P	P	N	N	P
<b>Sector 55: Management of Companies and Enterprise</b>											
Management of Companies and Enterprises	551	N	N	N	N	N	P	P	P	N	P
<b>Sector 56: Administrative and Support, Waste Management and Remediation Services</b>											
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
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
<b>Sector 61: Educational Services</b>											
Educational Services	611										
Elementary Schools	6111	P	N	P	N	P	P	P	N	N	N
Secondary Schools	6111	P	P	P	N	P	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	6114-5	N	N	N	N	N	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
<b>Sector 62: Health Care and Social Assistance</b>											
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

Created: 2021-09-09 11:37:40 [EST]

	NAICS	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
Day Care Services (Article 11:7.22)	6244	C	C	C	N	C	C	C	C	N	N
<b>Sector 71: Arts, Entertainment, and Recreation</b>											
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
<b>Sector 72: Accommodation and Food Services</b>											
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
<b>Sector 81: Other Services (except Public Administration)</b>											
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	N	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	N	C	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
<b>Sector 92: Public Administration</b>											

Created: 2021-09-09 11:37:40 [EST]

(Supp. No. 3)

	NAICS	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
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
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
<b>Residential Uses</b>											
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
<b>Manufactured Housing (Article 12:9)</b>											
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
<b>Family Estate</b>											
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
<b>Accessory Uses to Residential Uses</b>											
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 11:7.34)	NA	C	C	C	C	C	C	C	N	N	N

	NAICS	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
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
<b>Accessory Uses to Non-Residential Uses</b>											
Buildings, Structures, Lift Stations, etc. (Article 11:7.35)	NA	N	N	C	C	C	P	P	P	N	C
Open Storage (Article 11:7.36)	NA	N	N	N	C	N	C	C	C	C	C
<b>Temporary Uses</b>											
All Temporary Uses; Non-Residential (Article 11:7.37)	NA	C	C	C	C	C	C	C	C	C	C
Temporary Accessory Dwelling Unit (Article 11:7.38)	NA	C	C	C	C	C	C	C	N	N	C

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

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

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

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

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

6:1.5. *Reserved.*

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

(Ord. No. 08-11, § 1, 5-5-08; Ord. No. 09-06, § 1, 2-2-09; Ord. No. 09-12, §§ 7, 9, 5-4-09; Ord. No. 09-28, § 1, 10-5-09; Ord. No. 11-09, § 1, 4-18-11; Ord. No. 11-24, §§ 3-5, 9-6-11; Ord. No. 12-03, § 1, 3-5-12; Ord. No. 12-16, § 1, 9-17-12; Ord. No. 2013-04, § 1, 4-1-13; Ord. No. 2015-18, § 1, 8-17-15; Ord. No. 2015-29, § 1, 9-21-15; Ord. No. 2015-26, § 1, 12-7-15; Ord. No. 17-13, § 1, 5-15-17; Ord. No. 2020-22, § 1, 10-5-20; Ord. No. 2020-24, § 1, 1-21-20; Ord. No. 2020-25, § 1, 2-3-20)

## 6:2. Affordable housing bonus.

### A. Affordable housing general standards.

#### 1. Design. Design shall conform to the following:

- 
- a. The units shall be located in a random fashion throughout the development, and mixed in such a way that they blend with the character of the community. In multi-family developments, the designated units shall be mixed throughout the buildings.
  - b. Exterior materials, details, style, landscaping, and other elements of the units that are visible shall be identical to those of the other units in the development.
2. *Control of units.* The units shall be regulated to ensure that they remain available as affordable units. The following are acceptable methods of regulation:
- a. Management may be by a private developer, nonprofit housing agency, or housing authority. The eligibility rules shall be reviewed and approved by the housing authority to ensure they meet state and federal requirements. Where there are no state or federal funds or programs involved, the housing authority shall review the pro forma to ensure the eligibility requirements match the cost reduction provided by the bonus.
  - b. *Sales units.* These units may be sold subject to agreements that limit appreciation and that require the units to be sold to people eligible for such units. Appreciation shall be geared to the percentage increase in assessed value in the development.
  - c. Nothing in subsection 2.a. or 2.b. of this section shall prohibit units to be sold to a housing authority or a recognized nonprofit, affordable housing corporation.
  - d. *Rental units.* These units shall be rented only to eligible tenants based on the approved eligibility program.
- B. *Types of affordable housing bonuses.*
1. *Single-family cluster.* In a single-family cluster, the developer shall submit the site capacity calculations to establish the base density. The bonus shall be granted provided all requirements of this article are met, as well as the following conditions:
- a. The bonus shall be permitted only when natural resources do not limit the density.
  - b. Fifty percent of the additional units shall meet the criteria of subsection 6:2.15.A.
  - c. A site plan shows the additional units being accommodated by.
    - (i) A revised set of lot standards which reduces lot area for all lots or uses several lot sizes; and/or
    - (ii) The amount of open space as required by this ordinance is maintained.
2. *Planned, community or multifamily developments.* Developers of these uses can propose up to a 20-percent increase in density maximums, which shall be granted, provided the requirements of this article are met. The actual bonus shall be determined by this section. The developer shall submit the site capacity analysis to establish the base density, as well as meet the following conditions:
- a. The bonus shall be permitted only when natural resources do not limit the density.
  - b. Fifty percent of the additional units shall meet the criteria of subsection 6:2.15.A.
  - c. A site plan showing the additional units being accommodated by any combination of the following:
    - (i) A revised mix of dwelling unit types. The developer may introduce a unit type that uses less land to partially achieve the increase in density.
    - (ii) The affordable units shall be mixed into all unit types used on the plan.
    - (iii) The amount of open space as required by this ordinance is maintained.

---

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

(Ord. No. 11-24, § 6, 9-6-11)

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

## ARTICLE 7. PRIMARY DISTRICTS

### 7:1. Permitted uses.

See section 6.1, Table 1.

### 7:2. Minimum lot area.

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

### 7:3. Yard and setback requirements.

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

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

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

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

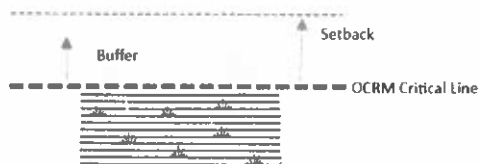
	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
Minimum Lot per Unit										
Non Residential Area (SF)	40,000	N/A	2 acres	2 acres	10,000	10,000	10,000	12,000	2 acres	12,000
Residential										
Single-Family	.5 acre	7,800	1 acre	5 acres	.5 acre	(B)	(A)	N/A	N/A	N/A
Patio	N/A	N/A	N/A	N/A	N/A	(B)	3,500	N/A	N/A	N/A
Duplex	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	All Districts				
Minimum Yard and Building Setback (feet)														
Minimum lot width	50 100	200	200	100	80 100	80 100	90 100	200	90 100	Minimum lot width	45	50	20	
Front														
Major Street (Multi-Lane)	60	60	60	60	60	60	60	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	
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.														

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

#### 7:4. Riparian buffers.

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



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

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



**Riparian Buffer and Setback Table**

Water Resource	BUFFER	SETBACKS			
		Individual Dwelling Unit	Single-Family Residential Development	Multi-Family Residential	Non-Residential
Critical Area (Coastal Waters, Tidelands, Marshes, Beach/Dune System)	50'*	<del>15'</del> 60'	<del>25'</del> 60'	<del>35'</del> 100'	<del>50'</del> 100'
Jurisdictional Freshwater Wetlands, Saltwater or Freshwater	20'*	<del>15'</del> 30'	<del>25'</del> 50'	<del>35'</del> 50'	50'
Non-Jurisdictional Freshwater Wetlands	20'*	30'	50'	<del>35'</del> 50'	50'
Rivers, Streams (non critical area)	50'	<del>25'</del> 60'	50'	<del>50'</del> 100'	<del>50'</del> 100'
The above setbacks buffers are total average widths; with widths not to be less than <del>15</del> 10 feet for a <del>25</del> 20-foot buffer, <del>20</del> feet for a <del>35</del> -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.

(Ord. No. 09-37, § 2, 11-2-09)

## 7:5. Maximum height.

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

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

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

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

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

## **ARTICLE 8. SPECIAL PURPOSE DISTRICTS**

### 8:9 Euhaw Overlay District (EOD)

#### 8:9.1 Purpose and Intent

#### 8:9.2 Application

#### 8:9.3 Use regulations

#### 8:9.4 Design and development standards

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

#### 8:9.5 Non-conforming lots

#### 8:9.6 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 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.

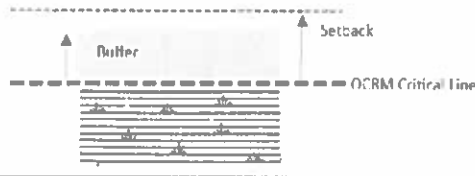
1. Uses shall be governed by the underlying zoning district, provided however than any use that is permitted only in CC, GC, ID, RE, or MB shall be prohibited, except for properties having direct access to US Highway 17 or US Highway 170.
2. Within Euhaw Overlay District (EOD), zoning map amendments 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**

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

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

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

##### 2. Requirements for lots served by private wastewater systems

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

- B. Septic Reserve Area required. Properties within the ECHOD are required to demonstrate an area of the property which is to remain undeveloped for use as a septic reserve area (SRA). The SRA must be shown as a part of the septic system prior to the issuance of a building permit. Lots of record as of [EFFECTIVE DATE] may be exempt from this requirement at the discretion of the DSR.
- C. The distance between the septic tank trench bottom and the seasonal high-water shall be a minimum of eighteen (18) inches.
- D. Maintenance required.

### 3. Access management

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

#### A. Consolidation of Access Points:

- i. Driveway and/or other access separation along the corridor shall be in accordance with the SCDOT, and Roadside Management Standards. In no event, however, shall residential driveways and no Access n-residential full-access curb cuts be permitted at spacing less than as follows:
  - a. Principal Arterial road: 1,500 feet
  - b. Minor Arterial road: 1000 feet
  - c. Major Collector road: 800 feet
  - d. Minor Collector road: 400 feet
  - e. Residential/Subcollector road: 200 feet
- ii. Shared driveways between two or more parcels shall be required where there is not a conflict in use and a shared driveway is not restricted by topography or other existing site features. Shared driveways shall require mutually executed shared access agreements; and
- iii. Unless restricted by topography or other natural site features, adjoining parking lots serving non-residential buildings of non-conflicting use shall be connected and shall require mutually executed shared access agreements.

#### B. Stub Outs:

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

### 4. Stormwater Management

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

### 5. Fill Restrictions

- A. The requirements established in this Division shall apply to all proposed development in the special flood hazard areas subject to inundation by the 1% annual chance flood as defined and delineated in the FEMA Flood Insurance Rate Maps (FIRM) for Jasper County, except for the following exemptions:
  - i. Single-family residential development on lots existing prior to the adoption of this section (date)

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

following cases:

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

#### C. Administration

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

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

#### 6. Non-Residential Design Standards

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

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

##### A. Design Principles:

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

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

- ii. Partial (less than three sides) mansard roofs, flat roofs without a pediment, unarticulated roofs having a length exceeding 50 feet.
  - iii. Unarticulated facades having a length exceeding 50 feet.
  - iv. Incongruous architectural details or color contrasts as determined by the DSR or BZA.
  - v. Chain link or woven metal fences.
  - vi. Reflective materials, including highly reflective glass. Window painting or view-blocking techniques are generally not permitted.
  - vii. Design elements that may function as signage, roof lights, exposed neon lighting, exposed neon signage, illuminated trim of buildings or building elements, translucent awnings or illumination of translucent awnings, or any other undesirable design element, as determined by the DSR.
- J. Screening.
- i. Mechanical equipment should not be located on the roof of a structure unless the equipment can be screened. The mechanical equipment should be clustered as much as possible. All rooftop equipment must be painted to match the surrounding rooftop color, if anticipated to be visible from any existing or future surrounding building, property or street. All mechanical equipment such as compressors, air conditioners, communications equipment, and any other type of mechanical equipment must be screened on all sides to full height by building parapet walls or other building elements that appear as integral elements of the overall building design, unless approved otherwise by the DSR.
  - ii. Ground level mechanical equipment shall be screened with landscaping and architectural walls using materials compatible with the building.
  - iii. Loading, service, and trash areas must be screened with walls that match the building materials and colors. Screen walls must be of sufficient height to fully screen utility areas from public view.
- 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.

## **ARTICLE 11. CONDITIONAL USE REVIEW AND REGULATIONS<sup>1</sup>**

### **11:1. Purpose and findings.**

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

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

(Ord. No. 11-24, § 8, 9-6-11)

### **11:2. Conditional use review applicability.**

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

(Ord. No. 11-24, § 8, 9-6-11)

### **11:3. Initiation.**

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

---

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

---

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

(Ord. No. 11-24, § 8, 9-6-11)

#### **11:4. Review authority.**

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

Sector 31-33: Manufacturing

Sector 42: Wholesale Trade

Sector 48-49: Transportation and Warehousing

Sector 56: Waste Management and Remediation Services

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

(Ord. No. 11-24, § 8, 9-6-11)

#### **11:5. Case specific conditions.**

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

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

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

(Ord. No. 11-24, § 8, 9-6-11)

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

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

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

---

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

(Ord. No. 11-24, § 8, 9-6-11)

## **11:7. Industry specific conditional use regulations.**

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

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

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

#### **11:7.1.A. Sector 11531: Forestry.**

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

### **11:7.2. Sector 1123: Poultry and eggs.**

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

### **11:7.3. Sector 1129: Animal specialties.**

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

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

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

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

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

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

**Setback Requirements for Mining and Mine Operation**

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

\* Residential structures existing when submittal deemed complete.

**11:7.5. Sector 22132: Treatment.**

1. Maximum 30,000 gallons per day.

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

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

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

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

11:7.6. *Sector 235: Special trade contractors.*

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

11:7.7. *Sector 31-33: Manufacturing.*

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

11:7.8. *Sector 42: Wholesale trade.*

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

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

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



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

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

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

---

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

*New towers:*

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

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

*Submittal information:*

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

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

- 
- k. Photos of site and immediate area.

*Existing towers:*

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

*11:7.13. Sector 51412: Libraries.*

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

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

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

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

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

*A. Sanitary Landfills (Class 3).*

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

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

---

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

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

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

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

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

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



---

Ordinance, and shields the operation area and recyclable material and non-recyclable materials from view, and is capable of withstanding the effects of the local climate.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. Screening of parking as required in section 12.8.

**11:7.24. Sector 71393: Marinas.**

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

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

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

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

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

1. The site shall be at least five acres.

- 
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.

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

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

- 
9. The use shall not include outdoor storage lots or impoundment yards for towed vehicles.

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

1. Screening of parking required in section 12.8.

11:7.29. *Sector 81222: Cemeteries.*

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

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

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

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

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

1. The minimum lot size for a second single-family residential dwelling unit shall be 200 percent of the minimum lot size of the district, ~~There is a minimum of one-half acre per dwelling unit in the~~

---

~~residential and community commercial district (one acre parcel minimum) and a minimum of one acre per dwelling unit in the rural preservation district (two acre parcel minimum); so as to not increase overall allowed density.~~

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

11:7.30.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.

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

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

- 
9. The site plan shall be designed in a way to complement the existing character of the surrounding area. The planning commission may impose such other requirements as it deems necessary to protect the established character of the neighborhood, where appropriate.
  10. When a duplex development is proposed on a single parcel of land for rental purposes, it shall be considered a major subdivision, except within an approved Planned Development District (PDD) where a development agreement is in effect and a master plan has been approved.

11:7.31.A. *Multi-family apartments.* Where multi-family apartments are allowed as a conditional use, such uses shall meet the following requirements:

1. Such projects shall be a minimum of five acres.
2. Such project shall have a maximum density of ten units per acre.
3. For all units the minimum setbacks shall be as prescribed in Article 7:3, Table 1.
4. Sidewalks not less than five feet in width shall be provided along the front property line of each project, building.
5. Not less than 15 percent of the project site shall be diverted to contiguous common open space which is designated for use by the residents.
6. The project must demonstrate availability of water and sewer that will meet the capacity requirements of the development.
7. The site plan shall be designed in a way to complement the existing character of the surrounding area. The planning commission may impose such other requirements as it deems necessary to protect the established character of the neighborhood, where appropriate.

11:7.32. *Townhouses.* Due to the unique design features of townhouses, the following supplemented design requirements shall apply:

1. Such projects shall be located in areas that are served by water and sewer.
2. Such projects shall have a minimum of one and one-half acre.
3. Not more than eight or fewer than three townhouses may be joined together, with approximately the same front line (may be staggered).
4. Minimum distance between rows of buildings shall be not less than 20 feet.
5. For all units, the lot area, yard, and setbacks shall be as prescribed in Article 7:3-Table 1.
6. Sidewalks not less than four feet in width shall be provided along the front property line of each project, building.
7. Not less than ten percent of the project site shall be diverted to contiguous common open space which is designed for use by the residents.
8. The site plan shall be designed in a way to complement the existing character of the surrounding area. The planning commission may impose such other requirements as it deems necessary to protect the established character of the neighborhood, where appropriate.
9. When a townhouse development is proposed on a single parcel of land for rental purposes, it shall be considered a major subdivision, except within an approved Planned Development District (PDD) where a development agreement is in effect and a master plan has been approved.

11:7.33. *Patio homes.* Due to the unique design features of patio homes, the following supplemental design requirements shall apply:

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

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

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

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



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

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

**Family Estate Density Table**

Minimum Site Area (acres)	Density (Units per Acre)	
	Zoning of the property is Residential, Village Commercial, Community Commercial, or General Commercial:	Zoning of the property is Rural Preservation:
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 granted a density bonus under this section to a nonfamily member within five years of approval.
  - c. The fine may be waived if it can be shown that lease or conveyance to a nonfamily member was absolutely necessary to avoid foreclosure on either a family dwelling unit or any portion of a tract granted a density bonus under this section.
  - d. Until the fine has been paid, the DSR shall not permit additional family dwelling units or further subdivision under this section in the violator's family estate.
  - e. As a condition of approval, the applicant and the person for whom the family dwelling unit is to be built or the property subdivided shall read and sign disclosure forms describing violations of this section and applicable penalties.

- 
- f. A violation shall not have the effect of clouding the title of a parcel subdivided under this section.
  6. Applicants must submit a sworn affidavit with the following information:
    - a. Certification that the parcel in question has been in the family for at least 30 years as required by this section.
    - b. An agreement that all new parcels subdivided from the parent parcel shall be owned or used by family members or as otherwise provided for in this section.
    - c. Acknowledgment that resale of any parcel approved as part of a family estate shall be restricted for five years as provided for in this section.
  7. If the property leaves the family, the new owner must comply with all applicable sections of the Jasper County Zoning Ordinance and Jasper County Land Development Regulations as it relates to minimum lot sizes, densities, setback requirements, access roads, mobile home park standards, and major or minor subdivision regulations.

11:7.36. *Home occupation.* Home occupations, as defined by this ordinance, shall meet the following requirements, where conditionally permitted by Table 6.1.

1. The home occupation shall be carried on wholly within the principal building.
2. The floor area dedicated to such use shall not exceed 25 percent of the floor area of the principal building, up to 400 square feet.
3. No activity shall be conducted outside, nor shall there be any outdoor storage, display, or refuse area in the yard.
4. No signs shall be allowed.
5. No merchandise or articles shall be displayed so as to be visible from outside the building.
6. One person not residing in the residence shall be employed in the home occupation in addition to residents.
7. No traffic shall be generated in an amount above that normally expected in a residential neighborhood.
8. No parking is needed above that required by the principal residential use.
9. There is no alteration whatsoever of the residential character of the building(s) and/or premises.
10. The occupation, profession, or trade generates no noise, glare, heat, vibration, smoke, dust, or odor perceptible to adjacent uses.
11. The occupation shall not involve the retail sale of merchandise manufactured off the premises.

11:7.37. *Buildings, structures, lift stations, etc.*

1. Such uses shall be enclosed within a building or by a suitable fence providing protection and screening against light, noise, fumes, or unsightliness.
2. Open area on the premises shall be landscaped.

11:7.38. *Open storage.*

1. Such storage area does not occupy over 20 percent of the build-able area.
2. Shall not be located in any required setback area.
3. Must be screened from public view.

---

11:7.39. *Temporary uses.*

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

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

*Permit required.*

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

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

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

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

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

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

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

## **ARTICLE 15. SIGN STANDARDS**

### **15:1. Purpose and effect.**

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

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

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

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

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

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

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

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

15:1.5. *Compliance and permits.*

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

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

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

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

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

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

## **15:2. General provisions—All signs.**

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

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

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

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



---

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

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

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

(Ord. No. 09-33, § 6, 12-14-09)

### **15:3. Signs not requiring a permit.**

The following are allowed without permits under the following conditions:

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

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

---

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

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

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

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

#### **15:4. Prohibited signs.**

The following signs are prohibited in unincorporated Jasper County:

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

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

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

### **15:5. Temporary signs.**

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

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

**15:5.2. Types of temporary signs.**

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

---

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

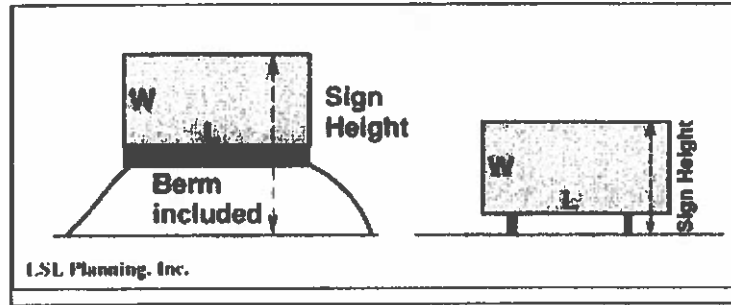
2. *Temporary signs announcing a civic, philanthropic, educational, or religious event.* Such signs are permitted for a period not to exceed the timeframe and size limitation approved by the DSR. Unless otherwise approved by the DSR, such signs shall not be erected more than 14 days prior to the event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

(Ord. No. 09-33, § 6, 12-14-09)

## **15:6. Standards.**

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

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



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

15:6.3. *Regulation for signs.*

#### Sign Regulation

Type	Zoning District	Maximum Sign Area (square feet)	Maximum Height (feet)	Maximum Sign Width (feet)	# of Faces Allowed
Flags	VC, CC, GC, MB, ID, PDD	In accordance with the Flag Manufacturers Association of America (FMAA) specifications based on height of flagpole	1 flag per development at 60'; or 3 flags per development at 35'	n/a	n/a
	R, RP, RC	specifications based on height of flagpole	3 flags at 35'	n/a	n/a
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	½ 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 500-foot intervals along each street frontage of the premises.
  - a. Each lot of record shall be allowed one sign except a corner lot where a total of two signs may be permitted, one on each road frontage, provided that the total linear frontage is a minimum of 300 feet per side.
  - b. Masonry bases must that match the associated building(s). Landscaping shall be planted to minimize the appearance of the poles or braces.
- B. In lieu of a freestanding sign, a development may use signs on entrance structures such as fences or walls. The number of sign faces is limited to two per entrance, on either side of the entrance, and confined to the entrance area. The distance between sign faces shall not exceed 100 feet. Such signs are subject to the size limitations of this section.

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

1. *Freestanding and wall signs.* One freestanding sign and one wall sign shall be permitted. Such signs shall meet total height and area requirements as set forth in subsection 15:6.3, Freestanding signs, and subsection 15:6.4, Wall signs;
2. *Gasoline pump signs.* Signs on gasoline pumps must be an integral part of the pump structure;
3. *Product or service advertising.*
  - a. No more than four product/service advertisements shall be allowed;
  - b. Signs must be grouped on one sign structure per street frontage;
  - c. Individual product/service advertisements shall not exceed four square feet in size;
  - d. None of the allowable signs on the same structure shall be duplicates.
  - e. Fuel price signs. One double-face sign per street frontage, not to exceed 12 square feet total area;
  - f. Rack or cabinet signs. Includes those signs, which are an integral part of a rack or cabinet, such as display of oil, wiper blades, etc;

- 
- g. Attention-getting advertising media. Banners, streamers, whirligigs, flashing, intermittent electrical or iridescent devices, and similar attention-getting advertising media are prohibited;
  - h. Signs located on buffer wall. No sign for an automotive service station shall be placed, painted, or otherwise erected on any buffer wall; and
  - i. Signs interfering with site distance. No sign or sign structure shall be positioned in such a manner that it interferes with any recognized vehicular sign, distance needs, or requirements.

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

## **15:7. Illumination.**

### **15:7.1. General lighting.**

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

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



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

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

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

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

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

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

---

## 15:8. Billboards.

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

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

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

1. *Location.* New non-digital billboards are only permitted within the General Commercial and Industrial Development Zoning Districts along the interstate highways and frontage roads where their right-of-way is contiguous to an interstate highway provided these signs are located within 100 feet of the right-of-way of the interstate or frontage road.
2. *Minimum spacing.* Non-digital billboards located along an interstate may not be erected within 500 feet of an interchange or rest area. The interchange or rest area is considered to begin or end at the point where the pavement widens for an entrance or exit ramp. Non-digital billboards located along an interstate shall not be permitted to locate within 500 feet of another sign on the same side of the roadway. For frontage roads, no billboard shall be permitted to locate within a 1,000 foot radius of another off premise sign.
3. *Maximum sign face.* The maximum sign face for any non-digital billboard located along an interstate shall be 672 square feet plus a 10% allowance for copy extensions. A copy extension is the part of the copy which extends beyond the edge or border of the sign, sometimes called a "cut-out" or "drop-out." The sign face of a non-digital billboard on any other highway shall be 378 square feet plus 10% allowance for copy extensions.
4. *Maximum height.* Non-digital billboards located along interstate highways shall not exceed a height of 100 feet above the elevation of the highest travel lane at the location of the sign. The maximum height of non-digital billboards along other roadways shall not exceed 35 feet above the elevation of the roadway.
5. *Minimum height.* The minimum height of the display surface for non-digital billboards located along interstate highways shall be 15 feet above the elevation of the highest travel lane at the location of the sign. The minimum height of the display surface of non-digital billboards along other roadways shall be 15 feet above the elevation of the roadway, unless the Sign Face does not exceed 200 square feet and placement of the sign does not block visibility of an existing Identification Sign.

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

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

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

In no event shall revolving, flashing or intermittent illumination be allowed. Where allowed, a message shall be displayed a minimum of eight seconds. Transition from one message to the next shall be instantaneous and shall not contain such visual effects as fading dissolves, flashing, etc.
8. *Illumination.* Display brightness shall be adjusted as ambient light levels change and shall be subject to review and regulation as determined by the DSR.
9. *Malfunction display lock.* Digital billboards shall contain a default design that will freeze the sign in one position if a malfunction occurs or in the alternative shut down.

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

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

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

## **15:9. Non-conforming signs and billboards.**

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

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

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

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

1. A sign which is not located in, and does not overhang the new right-of-way, may remain in place.
2. When a sign located on a state or federal aid highway must be relocated off the new right-of-way, it shall, at a minimum, comply with state standards for such relocation; and

3. When a sign located on a county road must be relocated off the new right-of-way, it shall comply, as near as possible, with the setbacks established in this article.

**15:9.2 Amortization.**

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

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

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

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

---

### 15:10. Sign variances.

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

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

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

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

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

(Ord. No. 09-33, § 6, 12-14-09)

---

**15:11. Severability.**

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

(Ord. No. 16-29, § 4, 10-3-16)



## 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](mailto:hsmiley@jaspercountysc.gov)

### Jasper County Planning Commission Staff Report

<b>Meeting Date:</b>	January 13, 2026
<b>Project:</b>	Zoning Map Amendment – Resource Extraction
<b>Applicant:</b>	Okeetee Club
<b>Tax Map Number:</b>	860 acre portion of TMS #027-00-02-034
<b>Submitted For:</b>	Action
<b>Recommendation:</b>	Recommendation for Approval

**Description:** The Applicant has requested a zoning map amendment for an 860 acre portion of property to be designated as Resource Extraction. The subject property is owned by Okeetee Club and is currently 38,353 acres. The 860 acre portion of the property is located at 1038 Crowfield Road. The subject property is currently zoned Rural Preservation. This portion of the property is undeveloped with the exception of a mining operation that was permitted by South Carolina Department of Environmental Services (SCDES) in 1974 and has been renewed several times since then. The mining area permitted by SCDES is 52.2 acres.

Okeetee Club would like to pursue an expansion of their current mining operation through SCDES, which requires zoning compliance with the County. In accordance with the Jasper County Zoning Ordinance, any mining or excavation activity is only allowed within the Resource Extraction Zone. The 860 acres includes 353.9 acres proposed for the expanded mining area, the existing mining operation of 52.2 acres, and the other 453.5 acres are forested buffers and/or wetlands.

**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 portion of the property area as “Resource Conservation,” which are areas that are vital components to the riverine systems and provide critical habitat for plants and wildlife. These areas should be used primarily for conservation and recreation. Any development should be low in impact.
- **Adjacent Zoning:** The properties immediately adjacent to the portion of the property are zoned Rural Preservation.



- **Adjacent Land Use:** The adjacent land uses are recreational and undeveloped. Within a mile of the area proposed for mining, there are 3 houses in the general vicinity.
- **Traffic and Access:** The subject property is accessed by Crowfield Rd, which is a two-lane paved road and then turns to dirt. SCDOT maintains the first ½ mile from Highway 17 and then the remainder of Crowfield Road is privately owned and maintained by the applicant.

The intent of the Resource Extraction (RE) Zone is:

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

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

In accordance with the Jasper County Zoning Ordinance, the Resource Extraction Zone allows mining and excavation as a conditional use.

#### ARTICLE 6:1, USE REGULATIONS:

Sector 21: Mining and Mine Operation	NAICS	R	RP	RC	CC	GC	ID	RE	MB
Mining (Article 11:7.4)	212	N	N	N	N	N	N	C	N

In addition to the provisions of Article 14 of the Jasper County Zoning Ordinance, *Excavation Regulations*, other important conditions include the following:

#### ARTICLE 11:7, CONDITIONS FOR SPECIFIC USES

##### 11:7.4, Sector 21: Mining and Mine Operation:

1. Mining and Mine Operation must have all required state and federal permits and meet the requirements of all State and Federal Statutes and regulations.
2. Mining and Mine Operation must meet the following setbacks.

Setback Requirements for Mining and Mine Operation							
Required Setbacks where permitted	Adjacent Zoning						
	RE	RC	RP	R	CC	GC	ID
From Property Line	50'	1,000'	300'	1,000'	1,000'	300'	100'
From Existing Residential Structures*	N/A	N/A	1,000'	N/A	N/A	1,000'	N/A
*Residential structures existing when submittal deemed complete.							

**Recommendation:** Staff recommends approval of the request to designate an 860 acre portion of the property as Resource Extraction as shown on the provided exhibit based on the following reasons:

- The project site is located in a very rural area;
- The project site sits well away from any neighboring parcel and is accessed via private roads to a state maintained road with direct access to Highway 17, which is a major throughfare;
- A mining operation currently exists on this property and has been operating since 1974;
- The character of the area will not be changed.
- Staff was not even aware of this mining operation existing and therefore, the County has never received any complaints about this operation;
- The applicant is in the process of having the 860 acre portion of the property surveyed.

**Attachments:**

1. Application
2. Satellite Image Map of the proposed project area
3. Narrative provided by the Applicant
4. Previous and Current State Permits
5. Aerial Map
6. Aerial Map with Zoning Layer

**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 an 860 acre portion of a property bearing Jasper County Tax Map Number 027-00-02-034, as shown on Exhibit A, from the Rural Preservation Zone to the Resource Extraction Zone on the Jasper County Official Zoning Map; And Other Matters Relating Thereto

**WHEREAS**, the owner of a parcel consisting of approximately 38,353 acres bearing Jasper County Tax Map Number 027-00-02-034, and located at 1038 Crowfield Road has requested rezoning of approximately 860 acre portion of the parcel, as shown on Exhibit A, on the Official Zoning Map of Jasper County from the Rural Preservation Zone to the Resource Extraction Zone; and

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

**WHEREAS**, Jasper County planning staff recommended approval of the rezoning request under the terms of a report delivered to the Jasper County Planning Commission; and

**WHEREAS**, the Jasper County Planning Commission agreed with the recommendation of the staff report, and took action to recommend approval of the rezoning request to Jasper County Council; and

**WHEREAS**, the Jasper County Council has reviewed the staff report and the recommendation for approval from the planning commission, and on the basis of such review has determined to authorize the rezoning request under the terms of this approval Ordinance.

**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, 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 860 acres, as shown on Exhibit A, bearing Jasper County Tax Map Number 027-00-02-034, located at 1038 Crowfield Road and depicted on the Jasper County Official Zoning Map in the Rural Preservation Zone is hereby transferred to the Resource Extraction Zone.

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

---

**Mr. John A. Kemp**  
**Chairman**

**ATTEST:**

---

**Wanda Giles**  
**Clerk to Council**

**ORDINANCE: #2026-**

**First Reading:** \_\_\_\_\_  
**Second Reading:** \_\_\_\_\_  
**Public Hearing:** \_\_\_\_\_  
**Enacted:** \_\_\_\_\_

---

Considered by the Jasper County Planning Commission at it's meeting on  
January 5, 2026 and recommended for approval.

---

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

---

**Pope Flynn, LLC**

---

**Date**

## **CROWFIELD ROAD SAND MINE OPERATIONS PLAN**

(Owned by Okeetee Club)

December 16, 2025

**I. Access and Traffic plan:** All haul trucks and associated mining equipment will use secondary private roads entering from the north and south to the privately owned section of the Crowfield Road. These vehicles will then access (ingress and egress) highway seventeen to the west on the 0.5 mile paved portion of the SCDOT maintained section of the Crowfield Road. All SCDOT speed limits and laws will be observed on this route. Currently we have the paved section of the Crowfield Road posted at a 10 mph speed limit (below the legal limit of 35 mph for rural dirt roads and 45 mph for rural paved roads).

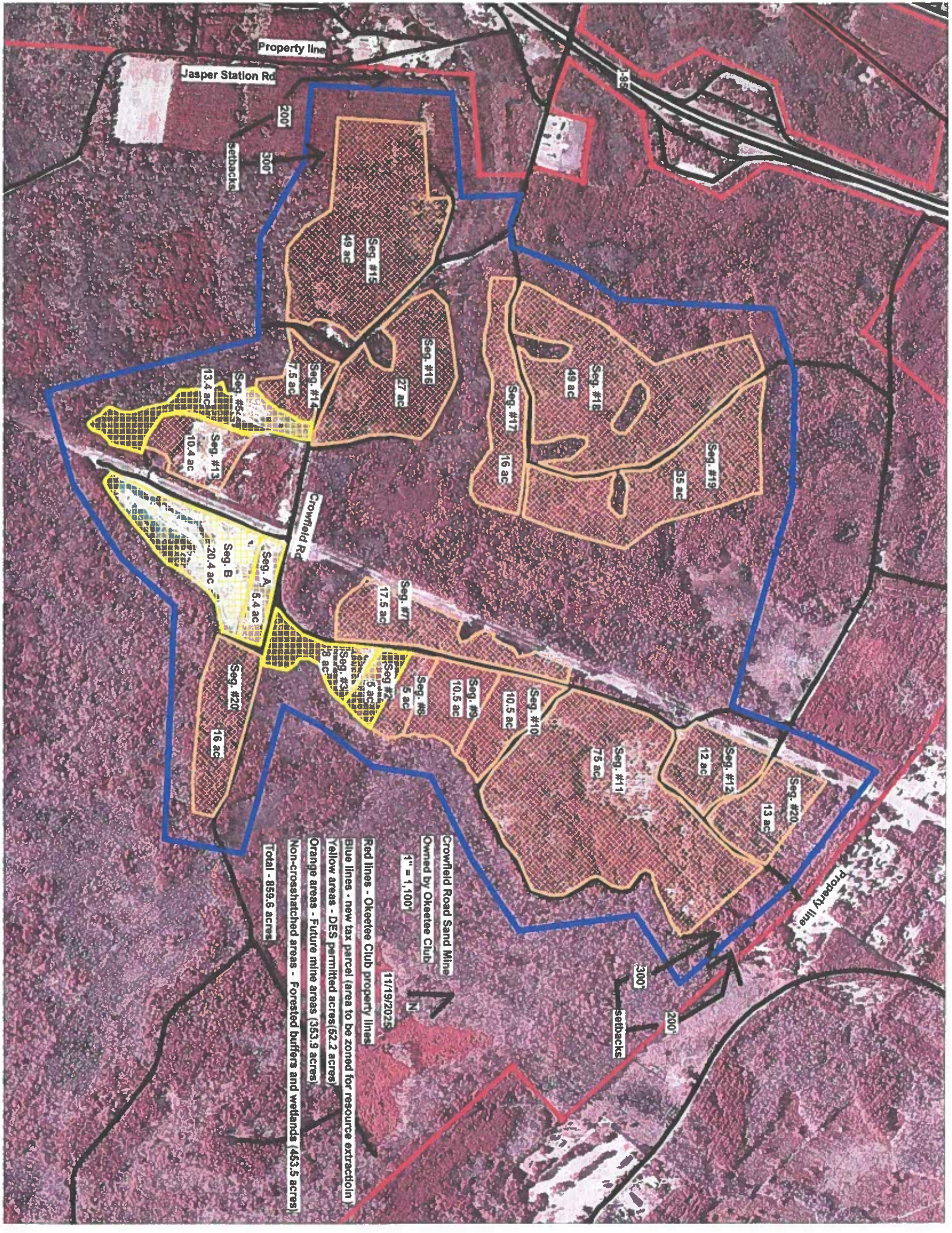
**A. Watering Plan:** On days when trucks are hauling, the privately owned dirt road (Crowfield Road) accessing the sand mine will be treated with water from a water truck to control dust when needed. On the days where weather conditions aren't conducive to dust from traffic this practice will be omitted.

**II. Excavations:** All designated sections of the Crowfield Road mine (see attached map) will be excavated to approximately 15 to 20 feet of depth depending on depths of usable material. The excavations will proceed in a uniform, systematic manner and all rules and regulations required by the South Carolina Department of Environmental Services (SCDES) will be adhered to during this process. Setbacks of 200' from other properties designated as rural preservation and 300' from mined edges to property lines will be maintained. Forested buffers and existing wetlands will also be maintained and managed.

**III. Reclamation:** All designated sections of the Crowfield Road mine (regardless of contractor) will be reclaimed using SCDES requirements. Some, but not all of the practices will include using a 3:1 slope on all exterior banks. Fifty percent open water coverage of ponds with depths of at least four feet. A comprehensive list of required reclamation practices is available on the SCDES website.

**IV. Liability :** All contractors involved in mining and service operations will carry workman's compensation and general liability insurance for their employees and equipment.







Lisa,

Here is a document and a map of the parcel we discussed. If the operation plan needs any more information let me know. Also, please let me know if this map is sufficient.

Kevin



**SOUTH CAROLINA LAND RESOURCES CONSERVATION COMMISSION  
DIVISION OF MINING & RECLAMATION**

Post Office Box 11708  
Columbia, S. C. 29211

**APPLICATION FOR A MINING PERMIT**



#78

"The South Carolina Mining Act," Sections 63-711 through 63-732, Code of Laws of South Carolina, 1962, as amended, provides in part: "After July 1, 1974, no operator shall engage in mining without having first obtained from the Department an operating permit which covers the affected land and which has not terminated, been revoked, been suspended for the period in question, or otherwise become invalid." (Section 63-714)

**MINE**

# 4

1. Name of Mine Asphalt Plant No. 4-A County Jasper
2. Name of Company J. F. Cleckley & Co.
3. Home Office Address P. O. Box No. 1406 Orangeburg S. C. (zip code) 29116  
(city) (state)
4. Permanent Address for Receipt of Official Mail J. F. Cleckley, & Co. (name) P. O. Box No. 656 (zip code) 1406  
Orangeburg S. C. Telephone 779-8701  
(city) (state) Telephone 534-2438
5. Mine Office Address No Mailing Address (city) (state) (zip code) Telephone 726-5344
6. Location of Mine \* Ridgeland, S. C.  
State or County Highway \_\_\_\_\_ Nearest Town or City \_\_\_\_\_
7. Mine Manager Wade E. Utsey  
\* Turn East on S. R. 13 at a point on U. S. Rt. 17, 3 miles south of Ridgeland, S. C. cross I-95, then turn south on service road (unpaved). At the end of this road (approx.) .5 mile, turn left on haul road and proceed 1.1 mile to pit area. Plant is then visible at end of pit.

1-29-93 JMA



# A. GENERAL CHARACTERISTICS OF MINE:

1. Total acreage at site for which permit is requested. Acres owned \_\_\_\_\_ Leased 100 TS
2. Materials mined: \_\_\_\_\_ Sand \_\_\_\_\_
3. Mining method: Hydraulic Dredge ☐ Self-loading scraper ☒ Underground ☐ Shovel & Truck ☐  
Dragline & Truck ☒ Other Front End loader
4. Present depth of mine 10 Ft. \_\_\_\_\_
5. Expected maximum depth of mine 10 Ft. \_\_\_\_\_
6. Area of previous activity: (Identify these areas on your reclamation plan map.)
  - a. Area of previously affected land at present site that is inactive as of July 1, 1974 and will not be included as substituted area:  
\_\_\_\_\_ 100 Acres \_\_\_\_\_

b. Acres previously reclaimed at present site 0 \_\_\_\_\_

## B. DETERMINATION OF AFFECTED ACREAGE AND BOND:

1. Number of years for which permit is requested 5 Years \_\_\_\_\_ (10 years maximum)
2. Total affected acreage:
  - a. Area used for tailing ponds \_\_\_\_\_ acres 1 1/2
  - b. Area used for stockpiles 4 \_\_\_\_\_ acres 4
  - c. Area used for waste piles 3 \_\_\_\_\_ acres 3
  - d. Area used for processing plants 7 1/2 \_\_\_\_\_ acres 7 1/2
  - e. Area for active excavation as of July 1, 1974 \_\_\_\_\_
  - f. Estimate annual acreage of new land disturbed by mining 3 \_\_\_\_\_
  - g. Estimate total land disturbed by mining that is subject to reclamation by multiplying Item 2f by 3.  
12 \_\_\_\_\_ acres 12

TOTAL OF 2a THROUGH 2g (EXCEPT 2f)

27 16 7/24/87 MS  
+ 6,400



3. Check acreage to be bonded: total affected acreage figure from B-2 equals acreage to be bonded.

☐ 0 — 4.99 acres (bond — \$2,500)

☐ 5 — 9.99 acres (bond — \$5,000)

☒ 10 — 24.99 acres (bond — \$12,500)

☐ 25+ acres (bond — \$25,000 or more)

4. Will your company file a blanket bond covering all of its mining operations in South Carolina? ☒ Yes ☐ No  
Check the amount of blanket bond:

☐ \$2,500

☐ \$5,000

☐ \$12,500

☒ \$25,000 or more

### C. PROTECTION OF NATURAL RESOURCES:

1. What aspects of your mining operation may have significant effects on wildlife or freshwater, estuarine or marine fisheries? Only wildlife will be affected since trees and undergrowth will be removed

*Note*  
2. Is there a waste water treatment system at your plant or mine? ☐ Yes ☒ No This is a no discharge system  
*add: different plant sites*  
If yes, indicate the approval document number issued by the South Carolina Department of Health and Environ-

*in some*

Number — Expiration Date —

*point will*

3. Is there a point source discharge from your plant or mine? ☐ Yes ☒ No

*move 2nd*

If yes, indicate date that your company applied for a National Pollutant and Discharge Elimination System (NPDES) permit. If a permit has been received, indicate date of issuance.

*plant is 6 months*

Date applied — Date issued —

*10-8-74*

4. Is there an air contaminant emission from your mine or plant? ☒ Yes ☐ No



If yes, indicate the approval document number issued by the South Carolina Department of Health and Environmental Control.

O/P - 27-001

Number O/P - 27-002 Expiration Date July 19, 1975

5. Is open burning in association with land-clearing anticipated? ☐ Yes ☒ No

If yes, will your company comply with open burning restrictions? ☐ Yes ☐ No

6. If your mining excavation will come within 300 feet of any neighboring dwelling, house, school, church, hospital, commercial or industrial building, public building or public road, describe methods to prevent physical hazard to such features. Excavation will not be within 300 feet of any of these.

7. Describe measures to be taken to insure against (1) substantial deposits of sediment in stream beds or lakes,

(2) landslides, (3) acid water pollution.

(1) No streams within 300 ft. - Onsite grading will prevent this problem

(2) No vertical banks

(3) Is not a problem related with our operation

FOR OFFICE USE ONLY

Permit No. 78

Date Issued 11/27/74

Expiration Date 12/31/79 ~~12/31/78~~

Renewal Date 6/15/79 ~~12/31/78~~

Cancellation Date \_\_\_\_\_

We hereby certify that all details contained in this Permit Application are true and correct to the best of our knowledge. We fully understand that any willful misrepresentation of facts will be cause for permit revocation.

Signature Shad E. Clary

Title Materials Engineer

Date July 26, 1974



COMMISSION MEMBERS.

VINCENT CACCIANO, JR., CHAIRMAN  
724 Overlook Drive  
Gaffney, S. C. 29310  
R. F. SUYAN  
Edisto Experiment Station  
E. 254<sup>th</sup> Ave. S. C. 29117  
CLYDE D. UMPHRETT  
P. O. Box 217  
Vernon Center, S. C. 29161



STATE OF SOUTH CAROLINA

LAND RESOURCES  
CONSERVATION COMMISSION

November 27, 1974

R. L. SCARBROUGH  
Box 68  
Eastover, S. C. 29514  
G. W. MORTON  
Route 1  
Pageland, S. C. 29128  
JOHN W. PARRIS  
Executive Director

Mr. Wade E. Utsey  
J. F. Ciekley & Company  
Post Office Box 656  
Orangeburg, South Carolina 29115

Dear Mr. Utsey:

We have received your bond form properly executed and are therefore enclosing a permit for a mining operation in South Carolina for Mine #4, permit number 78.

The permit is issued for five years, as you requested on your Application for a Mining Permit. The expiration date is December 31, 1979.

Sincerely,

*Murray Wood*  
Murray Wood, Director  
Department of Mining & Reclamation

MW:kb  
Enclosure

SOUTH CAROLINA

DEPARTMENT OF HEALTH  
AND

ENVIRONMENTAL CONTROL

MINE OPERATING PERMIT

CONVERSION

PART 1:

Okeetee Mine #4

Okeetee Club, Inc.

a corporation, has been granted a Mine Operating Permit, Mine Permit Number 78 from the S. C. Department of Health and Environmental Control to operate the Okeetee Mine #4 in the County of Jasper. This permit grants Okeetee Club, Inc. the right to operate the Okeetee Mine #4 in accordance with the S.C. Mining Act (34 C.F.R. Code Sections 48-20-10 et seq.) 1976) and with Regulations 89-100 et seq. This permit conversion reflects only general information related to the mine operation. The operator shall conduct this operation as represented in documents submitted to support the issuance of this permit.

*R. Craig Kennedy*  
R. CRAIG KENNEDY/P.G. ASSISTANT DIRECTOR  
DIVISION OF MINING AND SOLID WASTE MANAGEMENT

PERMIT NUMBER: 78

ISSUED: November 27, 1974

EXPIRES: November 27, 2004 or subsequent to modifications of the mine termination date as referenced in the Reclamation Schedule in the approved Reclamation Plan.

APPROVAL DATE: February 29, 2000

The approved Reclamation Plan attached to this Mine Operating Permit is an integral part of this permit. Land Entry Agreements and Mine Maps as identified in Part II and Part IV respectively are also a part of this permit.

**Okeetee Club, Inc.**

**Home Office Address:**

Okeetee Club, Inc.  
P.O. Box 687  
Ridgeland, S.C. 29936

**Local Office Address:**

Okeetee Club, Inc.  
P.O. Box 687  
Ridgeland, S.C. 29936

**Address for Official Mail:**

Okeetee Club, Inc.  
P.O. Box 687  
Ridgeland, S.C. 29936

**Company personnel and title to be the contact for official business and correspondence (SCDHEC should be notified immediately of any change in address, telephone or fax numbers):**

Kevin Parker, Forester	Telephone: (843) 726-8831
Bert Shiflet, Superintendent	Fax: (843) 726-8772

**LOCATION:** The mine is located on the Ridgeland U.S.G.S. 7.5' Topographic Map. The approximate U.T.M. coordinates for the site are:

Easting: 501303 Northing: 3586667

The operation is located in Jasper County approximately 3.5 miles south of Ridgeland, S.C. Specifically the site is located east of state secondary highway S-27-417 between its junctions with state secondary highways S-27-210 and S-27-162.

**Part II: MINE OPERATIONS** v. 7/1/94

Okeetee Club, Inc., herein after also may be referred to as the operator, is permitted to mine sand/clay to a maximum depth of 15 feet on a tract of land owned by the referenced operator. This tract of land is identified in the submitted Land Entry Agreement (LEA). This LEA will be recorded with the appropriate agency (i.e. Register of Meane Conveyance, Clerk of Court) in Jasper County.

The site has 100 acres of previous mined land not permitted to be affected under this Mine Operating Permit. The Pre-Law Mined Land is identified on an original site map prepared for J.F. Cleaveley & Co. [Mine No. 4 (Sand)] by Wade Utsey dated October 8, 1974/ revised August 28, 1978.

**MINE/PT CHARACTERIZATION:** The mineral is excavated by a trackhoe and stockpiled to dry. The material is loaded into trucks for transportation off-site. Adequate amounts of topsoil must be stockpiled for reclamation of the affected area; excess topsoil not needed for reclamation may be sold.

**PROCESSING PLANT LOCATED ON MINE SITE:** No processing is done at the site.

**BLASTING:** Blasting operations are not permitted at this mine site.

**NOISE MONITORING AND CONTROL:** The operator shall use Best Management Practices (BMP) to minimize noise from the mine site. At a minimum, noise BMPs should include proper maintenance of mufflers on equipment (trucks, trackhoes, pumps, etc.), maintenance of earthen berms, consideration to location of pumps and special buffering measures if pumps are planned to operate during nighttime hours.

**LAND ENTRY AGREEMENTS:** The operator is required to furnish and maintain up-to-date Land Entry Agreements on all lands covered under this permit. Any change in ownership on any portion of land covered by this permit, the operator is responsible for furnishing the appropriate and completed Land Entry Agreement (Forms MR-600 or MR-700) to the Department within 30 days of the change of ownership.

Land Owner(s) as Listed on Land Entry Agreement(s):

1) Okeetee Club, Inc.

Total acres of the contiguous tract(s) of land for which the permit is granted:

OWNED 190 LEASED 0 TOTAL 190



**Part III: PERMITTED LAND** v.7/1/94

This permit is valid to conduct mining operations within the permitted land as defined through the Land Entry Agreement submitted as part of the application. Permitted land as defined by Section 48-20-40(18) is "the affected land in addition to (a) land identified for future mining to become affected land; (b) and undisturbed or buffer area that is or may become adjacent to the affected land". Therefore, this permit grants the operator the right to conduct active mining operations within the specified affected land, delineate land for future mine areas as future reserves and to establish undisturbed buffer zones to mitigate any adverse affects to the surrounding environment.

**A. AFFECTED LAND:** Under the current mine plan, the total area to be affected by Oketee Club, Inc., not including future reserves, is 75 acres of land. The operator is permitted to affect up to 75 acres of land at any point in time in accordance with the Schedule for Conservation and Reclamation Practices in the approved Reclamation Plan. Once affected land is released by the S.C. Department of Health and Environmental Control as reclaimed in accordance with R.89-330, that land is no longer considered affected and the mine operator carries no further reclamation liability. The affected acres are derived from the operator's response in the APPLICATION FOR A MINING PERMIT (Form MR-400) and subsequent modifications.

The amount of the reclamation bond is based on the total affected area of land to be reclaimed under the approved Reclamation Plan. Section 48-20-110 specifies bond amount as follows:

AFFECTED AREA	BOND AMOUNT
Less than 10 acres	\$10,000
10 acres or more, but less than 15 acres	\$15,000
15 acres or more, but less than 25 acres	\$25,000
25 acres or more	\$25,000 or more

For mining operations permitted to affect less than 25 acres, the operator is required by Regulation 89-200 D. to modify their mining permit prior to exceeding the total affected acres for which the mine is permitted. Mining operations that are permitted to affect 25 acres or more shall not exceed the bonded acreage by more than ten percent (10%) without notifying the SCDHEC in writing. The SCDHEC will review bonding levels to determine if an increase in the reclamation bond is necessary.

**B. FUTURE MINE RESERVES:** 115 acres are identified as future mine reserves and are specified on the mine site map. Prior to the initiation of activity in future reserves, the operator shall submit detailed mine and reclamation plans to the SCDHEC as specified in the Schedule for Conservation and Reclamation Practices in the approved Reclamation Plan. Failure to submit such plans to the SCDHEC and commencement of mining activities would be a violation of this permit.

**C. BUFFER AREAS:** 0 acres are identified as buffer area or areas not be disturbed beyond the pre-mine natural state. These buffer areas are identified on the mine site map. Acres designated as buffer areas are not bonded under the reclamation bond. Any disturbance of the buffer areas (i.e. removal of timber) requires this Mine Operating Permit to be modified prior to any such disturbance.

**TOTAL PERMITTED AREA:** 190 acres as submitted on the Land Entry Agreements and described in Appendix B.

**Part IV: MAPS** v.7/11/94

The mine site map was prepared by Kevin Parker and dated September 30, 1999. This map is further identified with the SCDHEC map number MS-78-V1 and is a part of the operating permit.

The reclamation map was based on a map prepared by Kevin Parker and dated September 30, 1999. This map is further identified with the SCDHEC map number MR-78-V1 and is a part of the operating permit.

**Part V: RECLAMATION BOND** v.7/1/94

The Reclamation Bond is based upon the total affected acres (Part III A. of this permit). Pursuant to Section 48-20-70 and R. 89-200, the reclamation bond for this mining permit is set at \$ 25,000.00. The reclamation bond shall remain in force and continuous throughout the life of the mining operation and shall only be released, partially or in full, back to the operator after the operator has completed reclamation in accordance with the approved Reclamation Plan and the minimum standards in R. 89-330.

**Financial Institution(s) posting Reclamation Bond:**

**Name:** NationsBank, NA (South)  
Chatham County, GA

**Type Of Bond:** Assignment of Savings Account  
**Account#:** 91000019262974  
**Certificate # :** 5495119  
**Amount:** \$75,000.00

**PART VI: PROTECTION OF NATURAL RESOURCES** v.7/1/94

**1. Methods used to prevent physical hazards to persons and to any neighboring dwelling, house, school, church, hospital, commercial or industrial building or public road.**

The permitted area is remote and located within a large tract of land owned by the operator. Access to the mine is controlled by a combination of a gated haul road and "No Trespassing" signs; the employees of Okeetee Club, Inc. routinely patrol the site. Excavations will be done on a minimum 3H:1V slope as mining progresses and excavations are well buffered from the adjacent property lines.

Operator shall establish a protected area or establish procedures to minimize fuel spillage or incidental spillage of other petroleum products during the refueling of equipment or in the performance of routine maintenance of equipment. Contaminated materials resulting from contact with petroleum products must be removed from the site and disposed of properly to prevent contamination to ground and surface water resources.

A crush stone "mud mat" and other Best Management Practices (BMP) must be used to prevent the accumulation of sediment/soil carried by trucks and other vehicles exiting the mine site onto public roads. The "mud mat" shall extend the width of the access road for a minimum 50 feet in length. Any accumulations of sediment/soil onto the public road by trucks or other vehicles exiting the mine site shall be removed by the operator on a daily basis.

**2. Measures taken to insure against substantial deposits of sediment in stream beds or lakes.**

Stormwater runoff shall be routed into pits; the area to be reclaimed to a pond has a sediment basin with riser which discharges to another settling basin. When and where necessary, the operator shall deploy temporary sediment control measures (i.e. silt fence, check dams, diversions, etc.) to control sediment discharge outside the affected area. These temporary measures should only be utilized until such time that permanent vegetation can be established.

**3. Measures taken to insure against landslides or unstable mine walls.**

The operator is responsible for maintaining stable mine walls to prevent significant slumping in the mine wall. The permitted area for Mine #4 is located in a large tract of land which provides adequate setbacks between excavations and adjacent properties.

**4. Measures taken to insure against acid water generation at the mine site that may result in pollution on adjacent property.**

The minerals mined do not undergo natural oxidation reaction that would create acid water and adversely affect surface and groundwater quality.

**5. Measures taken to minimize or eliminate fugitive dust emissions from the permitted area.**

The mine operator will use appropriate measures (i.e. water truck, dust suppressants, crusher run, etc.) to control fugitive dust created by excavations and moving equipment along haul roads. The operator, where feasible, shall establish vegetation in inactive areas barren of vegetation to stabilize the soil and reduce potential for wind erosion and blown dust.

**PART VII: STANDARD CONDITIONS OF MINE OPERATING PERMIT** v.7/1/94

**1) SURVEY MONUMENTS:** In accordance to R.89-130, the operator shall install and maintain the two required permanent survey monuments or control points within the permitted area as shown on the mine site map. At the discretion of the SCDHEC, the operator may be required to mark the area to be affected with flagging or other appropriate measures.

**2) RIGHT OF ENTRY:** Pursuant to Section 48-20-130 and Regulation 89-240, the operator shall grant the Department and/or duly appointed representatives access to the permitted area for inspection to determine whether the operator has complied with the reclamation plan, the requirements of this chapter and rules and regulations promulgated hereunder and any terms and conditions of this permit.

**3) RECORDS RETENTION:** Any records the Department requires the operator to maintain through additional terms and conditions of this permit or by regulations shall be kept on site or at the office identified for receipt of official mail and open for inspection during normal business hours. The records shall be maintained for a minimum of three (3) years or as specified by the Department. The operator shall furnish copies of the records upon request of the SCDHEC.

**4) PERMIT MODIFICATIONS:** Pursuant to Section 48-20-80, the operator may modify the permit and/or Reclamation Plan upon approval by the Department. Requests for permit and/or Reclamation Plan modifications may be made to the Department on Form MR-1300. The operator shall submit any requested supporting data for consideration during the Department's evaluation of the modification request. If a modification request is determined to be substantial by the SCDHEC, the modification request will be public noticed pursuant to R.89-100 and a modification fee will be required as specified in R.89-340.

If the Department determines activities proposed under the Reclamation Plan and other terms and conditions of the permit are failing to achieve the purpose and requirements of the S.C. Mining Act and Regulations promulgated by the S.C. Mining Council, the Department shall notify the operator of its intentions to modify the permit and/or Reclamation Plan pursuant to Section 48-20-150.

**5) TRANSFER OF PERMIT:** Pursuant to Section 48-20-70, this permit may be transferred to another responsible party. The transfer of the permit must be conducted in accordance with R.89-230. The transferor of the permit will remain liable for all reclamation obligations until all required documents, plans and replacement reclamation bond have been submitted and approved by the SCDHEC. The transfer will be considered complete when all parties have received notification by certified letters of the approval of the transfer by the SCDHEC.

**6) LENGTH OF MINE OPERATING PERMIT:** In accordance with Section 48-20-60 this Mine Operating Permit will remain valid unless this permit terminates as set forth in R.89-270 or is revoked in accordance with Section 48-20-160 and R.89-280. The proposed anticipated mining completion date shown on the *Schedule for Conservation and Reclamation Practices* in the Reclamation Plan is the termination date for the operating permit. The Mine Operating Permit termination date may be changed through a simple modification to this mining permit if active mining operations extend beyond the proposed termination date. The termination date of this permit may not be extended for the sole purpose of postponing reclamation of the mine site. Reclamation activities in the absence of active mining may be required pursuant to R.89-270.

Pursuant to R.89-80(B), the operator shall conduct reclamation simultaneously with mining whenever feasible. Reclamation shall be initiated at the earliest practicable time, but no later than within 180 days following termination of mining of any segment of the mine and shall be completed within two years after completion or termination of mining on any segment of the mine.

## **Part VIII: ENFORCEMENT ACTIONS** v.7/1/94

Pursuant to Section 48-20-30 of the S.C. Mining Act, "The Department has ultimate authority, subject to the appeal provisions of this chapter, over all mining, as defined in this chapter, and the provisions of the chapter regulating and controlling such activity." This allows the SCDHEC to assist, cooperate with or supersede other State agencies in taking enforcement action on violations of the State Regulations or violations of the S.C. Mining Act to ensure the purposes of this Act are enforced.

**COMPLIANCE:** Compliance with the Mine Operating Permit requires the operator to conduct the mining operation in the general manner as described in the Application for a Mining Permit. Variance from what has been characterized in the Application for a Mining Permit without first modifying this Mine Operating Permit may subject the operator to enforcement penalties.

The operator shall comply at all times with all conditions of this permit. Non-compliance with this mining permit and regulations promulgated by the S.C. Mining Council could lead to permit revocation and bond forfeiture pursuant to Sections 48-20-160 and 48-20-170.

An operator or official representative of the mine operator who willfully violates the provisions of the S.C. Mining Act, rules and regulations or willfully misrepresents any fact in any action taken pursuant to this chapter or willfully gives false information in any application or report required by this chapter shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined not less than one hundred dollars nor more than one thousand dollars for each offense. Each day of continued violation after written notification shall be considered a separate offense.

The operator is responsible for all mining activity on the permitted mine site. The Department shall not accept as a defense from the operator that he was not responsible for any unpermitted actions within the permitted area. Illegal acts within the mining permit are also subject to enforcement actions from other State and Federal agencies. Depending upon the nature of such illegal acts, the S.C. Department of Health and Environmental Control may cooperate with other agencies in the investigation and prosecution of such acts.

## **Part IX: REPORTS** v.7/1/94

**1) ANNUAL RECLAMATION REPORTS:** The operator shall comply with Section 48-20-120 and Regulation 89-210 and submit an Annual Reclamation Report on Form MR-1100 as supplied by the Department. The form for the report will be sent by regular mail to the operator to the mailing address shown on the previous year's Annual Reclamation Report. The operator should receive the report form from the SCDHEC by July 1 of each year; however, the operator is ultimately responsible for obtaining the Annual Reclamation Report form and is not excused from penalty fees for failure to submit the report on time.

The Annual Operating Fee is a part of the Annual Reclamation Report. Failure to submit a complete Annual Reclamation Report (i.e. information and fee) in accordance with Section 48-20-120 and R.89-340 will result in a late penalty payment. The Annual Reclamation Report and Annual Operating Fee is required if there is any permitted land not fully reclaimed and released by the SCDHEC by June 30 of each year.

**2) SPECIAL REPORTS:** This permit does not preclude the SCDHEC from requesting information, data or explanations from the official representative of the operation as to conditions relating to the permitted mine site. Such request from the SCDHEC shall be made in writing to the operator with appropriate time frame stated for the submittal of the requested information to the office of SCDHEC.

**Part X: ADDITIONAL TERMS AND CONDITIONS R.89-140**

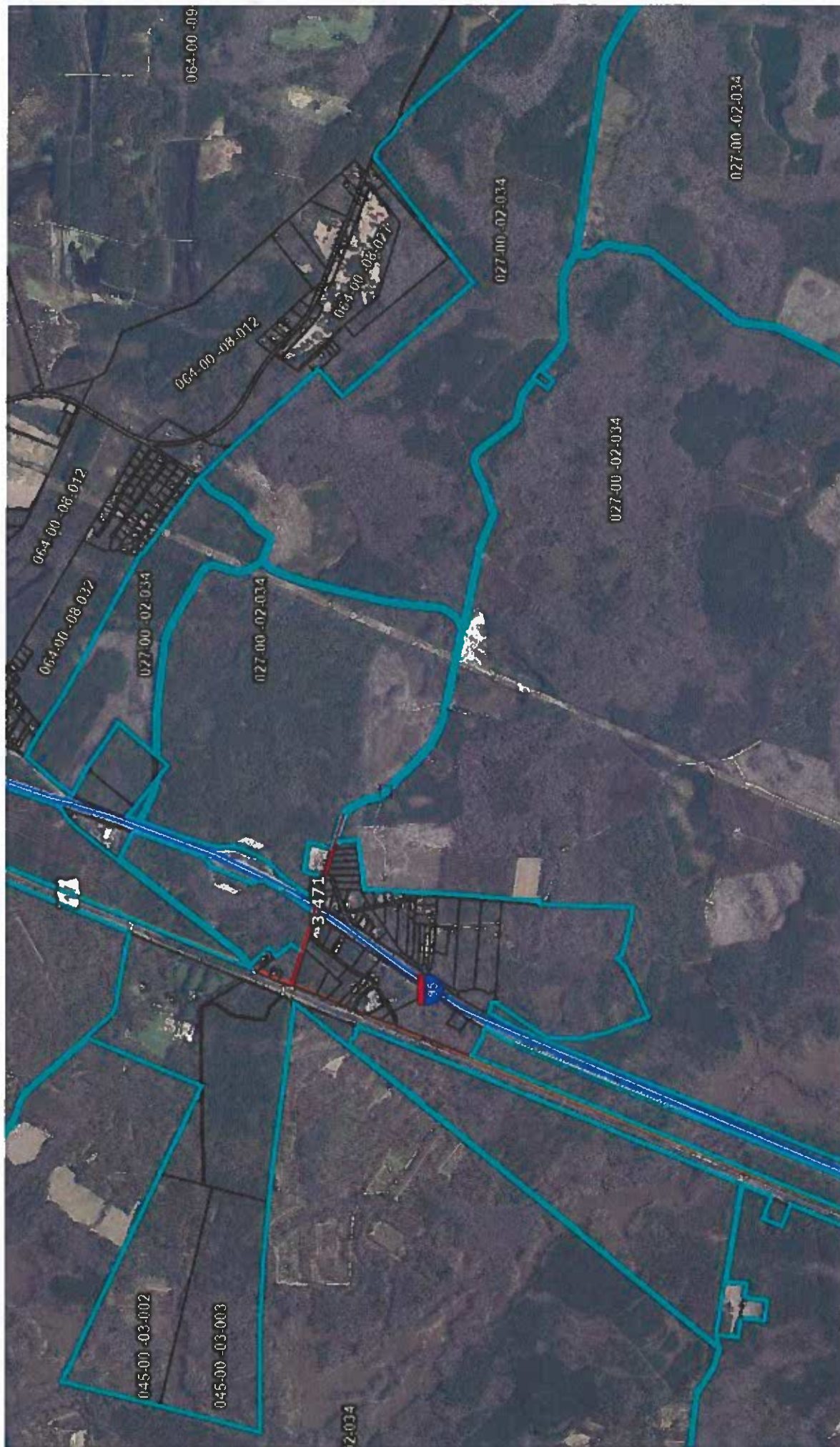
1. If archeological materials are encountered during the construction of mine facilities or during mining, the S.C. Department of Archives and History and the S.C. Department of Health and Environmental Control should be notified immediately. Archeological materials consist of any items, fifty years or older, which were made or used by man. These items include, but are not limited to, stone projectile points (arrowheads), ceramic shards, bricks, worked wood, bone and stone, metal and glass objects, and human skeletal remains. These materials may be present on the ground surface and/or under the surface of the ground.
2. If determined to be necessary by the S.C. Department of Health and Environmental Control in the future, installation of fencing may be required along the perimeter of the mine site.
3. In order to incorporate future reserves into the active mine plan, the reclamation schedule must be revised a minimum of six months prior to initiating activity in these areas.

# APPENDIX A

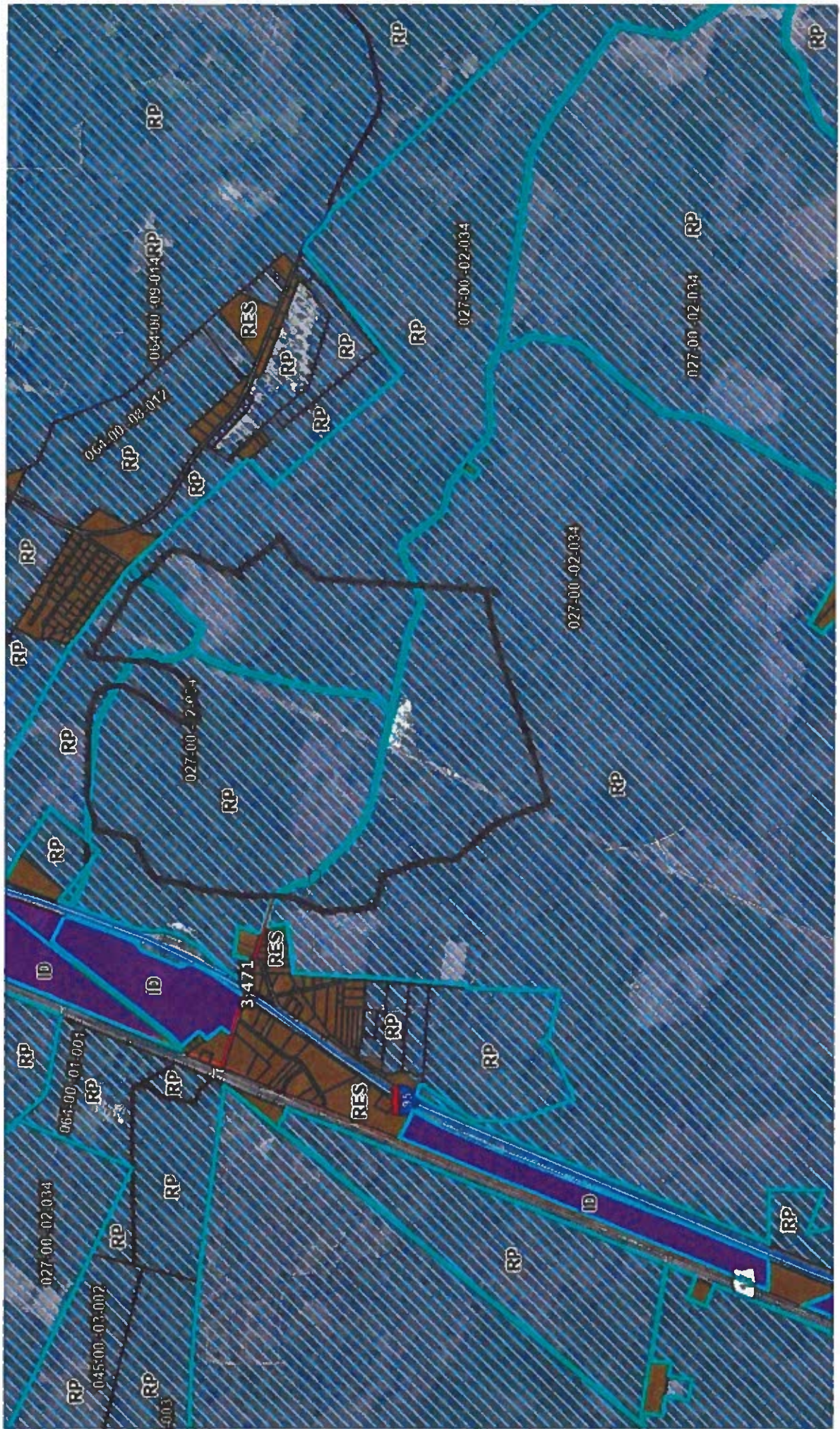
## MODIFICATIONS TO THE MINE PERMIT #78

MODIFICATION APPROVAL		DESCRIPTION OF MODIFICATION (PA = Permitted Acres; AA = Affected Acres) to J.F. Cleavey & Co.: Cleavey was operating the mine prior to the the S.C. Mining Act
NUMBER	DATE	
1 issued	11/27/74	Incr. AA; change in recl. schedule
2	11/07/77	Change in recl. practice
3	9/05/78	Renewal; revised recl. schedule
4	7/20/79	Incr. AA; change in recl. practice
5	11/24/80	Incr. AA
6	7/29/86	Change in recl. practice, recl. schedule
99-1	2/03/88	transfer permit from Rea Constibought Cleavey) to Okeetee Club, Inc.; conversion,
	2/29/00	increase PA, AA













## 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](mailto:hsmiley@jaspercountysc.gov)

### Jasper County Planning Commission Staff Report

<b>Meeting Date:</b>	January 13 <sup>th</sup> , 2026
<b>Project:</b>	Zoning Map Amendment – Industrial
<b>Applicant:</b>	Sky Blue Aviation
<b>Tax Map Number:</b>	062-20-01-002; 062-20-01-006; 062-21-01-002
<b>Submitted For:</b>	Action
<b>Recommendation:</b>	Staff Recommends approval to have the properties designated as Industrial Development

**Description:** This is a zoning map amendment request to have three parcels designated as Industrial Development. The subject properties consist of 0.6 acres, 1.2 acres, and 2.74 acres and are located along Grays Hwy. All three properties are currently zoned Residential and are a part of the airport, which is owned by Jasper County. The applicant would like to re-zone the properties so that the airport can be legally conforming and zoned correctly to support future growth.

**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 of Jasper County that seek to protect and promote the character of Jasper County that largely exists today outside of the municipality. Some development characteristics of Rural Conservation are preserving key landscape features and thoughtfully placing new development in existing landscape.
- **Adjacent Zoning:** The adjacent parcels are zoned Industrial Development, Residential, and Rural Preservation. All other parcels owned by the county that are located within the airport’s limits are zoned as Industrial Development. The property is also adjacent to the town limits.
- **Adjacent Land Use:** Adjacent land uses are vacant and residential.

- ***Traffic and Access:*** The subject properties are accessed and have frontage on Grays Highway, except for the one parcel in the back that is accessed by the airport property only. Grays Highway is a two-lane paved road, maintained by SCDOT and is classified as a rural-minor arterial.

**Staff Recommendation:** Staff recommends approval of the request to have all three properties designated as Industrial Development.

**Attachments:**

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

**STATE OF SOUTH CAROLINA  
COUNTY OF JASPER**

**ORDINANCE #2026-\_\_\_\_**

**AN ORDINANCE OF JASPER COUNTY COUNCIL**

To amend the Official Zoning Map of Jasper County so as to transfer three properties located along Grays Highway, 1) bearing Jasper County Tax Map Number 062-20-01-002 consisting of 0.60 acres from the Residential Zone to the Industrial Development Zone; and 2) bearing Jasper County Tax Map Number 062-20-01-006 consisting of 1.20 acres from the Residential Zone to the Industrial Development Zone; and 3) bearing Jasper County Tax Map Number 062-21-01-002 consisting of 2.74 acres from the Residential Zone to the Industrial Development Zone on the Jasper County Official Zoning Map.

**WHEREAS**, A Zoning Map Amendment request was submitted to the Planning Commission to have three parcels bearing Jasper County Tax Map Number 062-20-01-002, consisting of approximately 0.60 acres, Jasper County Tax Map Number 062-20-01-006, consisting of approximately 1.20 acres and Jasper County Tax Map Number 062-21-01-002 consisting of 2.74 acres, all being located along Grays Highway, changed from the Residential Zone to the Industrial Development Zone on the Official Zoning Map of Jasper County; and

**WHEREAS**, the request was duly submitted to the Jasper County 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 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 0.60 acres bearing Jasper County Tax Map Number 062-20-01-002 depicted on the Jasper County Official Zoning Map in the Residential Zone, and approximately 1.20 acres bearing Jasper County Tax Map Number 062-20-01-006 depicted on the Jasper County Official Zoning Map in the Residential Zone, and approximately 2.74 acres bearing Jasper County Tax Map Number 062-21-01-002 depicted on the Jasper County Official Zoning Map in the Residential Zone, shall be transferred to the Industrial Development Zone.
2. This ordinance shall take effect upon approval by Council.

\_\_\_\_\_  
**John A Kemp, 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  
January 13, 2026 and recommended for approval.

---

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

---

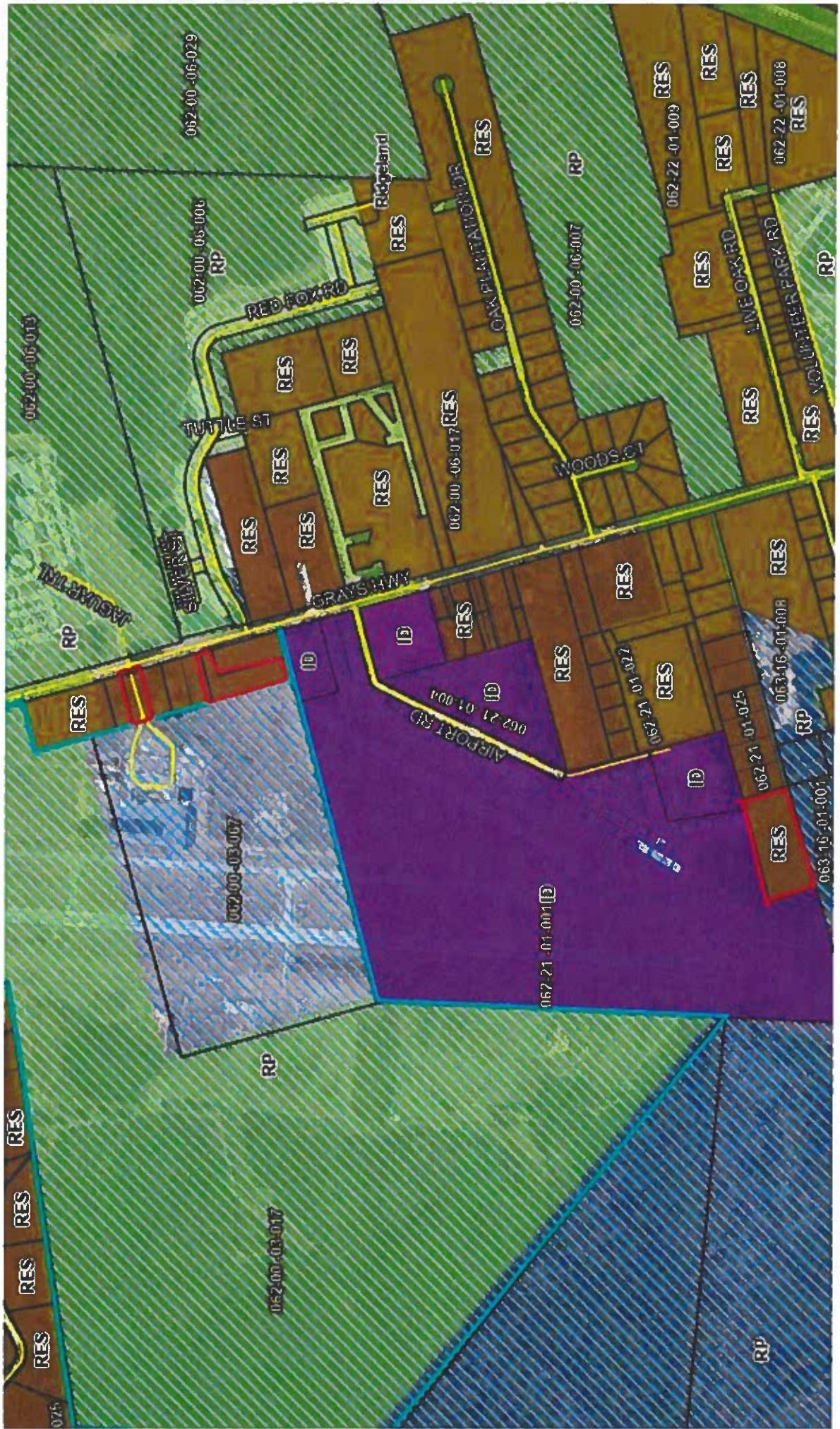
**Interim Jasper County Attorney**

**Date**













## Jasper County Planning Department

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](mailto:hsmiley@jaspercountysc.gov)

### Planning Commission

#### Staff Report

<b>Meeting Date:</b>	1/13/2026
<b>Project:</b>	Coordinating Group with Municipalities
<b>Submitted For:</b>	Discussion

**Description:** As discussed in your joint meeting with the City of Hardeeville and Town of Ridgeland on August 6<sup>th</sup>, 2025, it was agreed that a joint coordinating group could be beneficial for the area. The City of Hardeeville sent a letter recently announcing their intention to appoint Jeff Foreman as their representative. This group will be informal and discuss ways that the county and the municipalities can work together and identify areas of regional concern. In this letter it was asked if we would be choosing a representative and if so, who that person may be. This item was brought forth to the commission during last month's meeting but was tabled until more members were present to discuss.

Thank you for participating in our recent joint meeting of the Planning Commissions from Jasper County, Ridgeland and Hardeeville. I think it was a worthwhile effort to try to coordinate and build cooperation between each of our communities on issues of smart development and retaining what's great about our low country heritage.

At that meeting we discussed having each of the Planning Commissions appoint a representative to the informal joint effort and trying to identify areas of regional concern where we could work together.

I've been chosen by the Hardeeville Planning Commission to serve as our representative to our joint group. I'm hoping each Commission will choose their representative and try to identify specific areas where we might beneficially work together. For example, at the initial meeting someone identified tree ordinances as a worthwhile subject to consider for regional discussion. Another area might be joint training, or a regional discussion about infrastructure concerns.

Please let me know if your Planning Commission chooses a representative so we can talk about getting together. Perhaps we could schedule a meeting either before or after a Ridgeland or Jasper County Planning Commission meeting.

Jeff Foreman, Vice Chair

Hardeeville Planning Commission

Jforeman705@gmail.com