



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

December 16, 2025
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: November 18, 2025

New Business:

- A. Conditional Use Review - Freedom Parkway Mobile Home Park
- B. Article 1.14 of the Jasper County Land Development Regulations, *Waiver* - Request for Mount Pleasant Baptist Church, Development Plan
- C. LDR Text Amendment - Article 10.2.B(4); Stormwater Management
- D. Road Name Petition – Cummings Way
- E. Approval of 2026 Planning Commission Schedule

Discussion:

- A. Discussion - Coordinating Group with Municipalities
- B. Open Discussion

Adjourn



Jasper County Planning and Building Services

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Hunter Smiley
Planner
hsmiley@jaspercountysc.gov

Jasper County Planning Commission Staff Report

Meeting Date:	December 16, 2025
Project:	Freedom Parkway Mobile Home Park
Applicant:	Maryorit Ramos
Tax Map Numbers:	039-00-08-118
Submitted For:	Conditional Use Review

Description: The applicant is proposing to develop a Mobile Home Park located along Freedom Parkway. The subject property consists of 10.3 acres and is zoned Residential. Mobile homes are allowed in the Residential Zoning District. The proposal includes establishing 7 sites for manufactured homes. 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 through the site plan process.

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.*

The applicant has provided a site plan showing the proposed layout of the Mobile Home Park along with a Business Operation Plan addressing all of the requirements outlined above. Additionally, the neighboring properties consists of a mixed of single family housing, including mobile homes and stick built housing.

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

Attachments:

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



November 4, 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
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 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
- Conceptual Drawing
- Engineering Compliance Report

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 blue ink that reads 'Eric W. Larson'.

Eric W. Larson
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. 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.

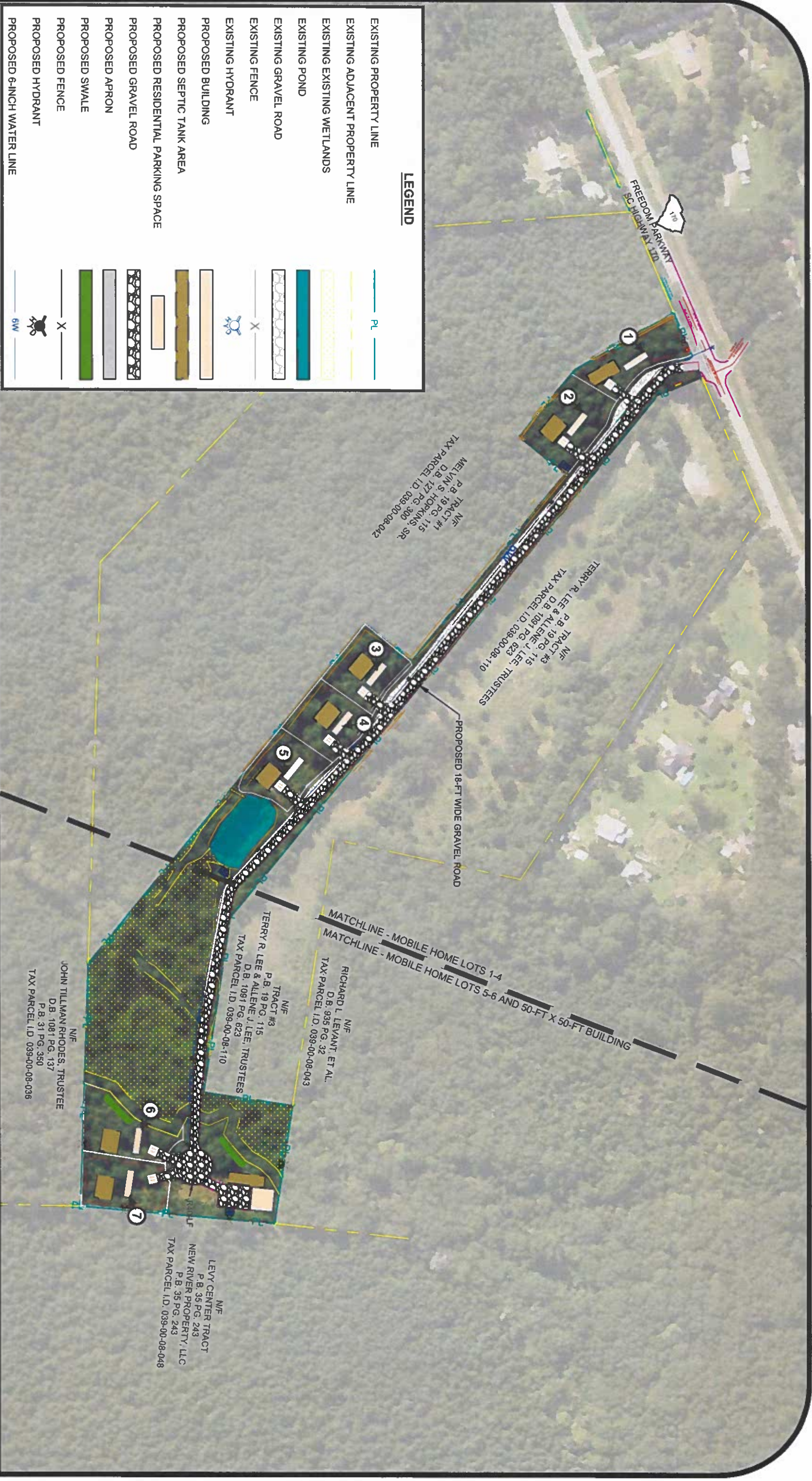
Freedom Parkway Mobile Home Park

2070 Freedom Parkway, Hardeeville 29927

Parcel: 089-00-18-118

Owner's

Maryorit Ramos & David Moreno



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
October 15, 2025





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, 2023.



Project No.: 25158-0027
October 15, 2025
(IN FEET)



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

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**



November 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

November 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-Feet 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-Feet
- 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-Feet Gravel. Individual driveways for each Mobile Home lot are 18-Feet 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-Feet x 20-Feet)
- **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-Feet Stone base and 6-Feet Wooden Post and 3-Feet by 3-Feet 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)-Foot 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: Eric W. Larson, P.E.

License No.: SC 31265

Signature: 

Date: November 4, 2025

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 charter 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 & Building Services
lwagner@jaspercountysc.gov

Jasper County Planning Commission Staff Report

Meeting Date:	December 16, 2025
Project:	Article 1.14 of the Jasper County Land Development Regulations, <i>Waiver - Request for Mount Pleasant Baptist Church, Development Plan</i>
Submitted For:	Action

Description: Mount Pleasant Baptist Church applied for a Land Development Permit in October 2025 through the minor site plan process to rebuild their church that was destroyed by fire. At the time, we were not aware of when the fire occurred. During the site plan review, it was discovered that the church was destroyed by fire on August 12, 2022, and was originally built in 1982, pre-dating the County's stormwater and site plan requirements, making the site non-conforming. In accordance with Article 9:3.8 of the Jasper County Zoning Ordinance, any non-conforming building, use, or structure that has been destroyed by fire or natural causes may be reconstructed or replaced within 12 months of such damage. The development plan submittal occurred more than 12 months after the fire, so the site is no longer considered to be legally non-conforming.

Initially, the applicant and their representatives believed that the proposed redevelopment would not increase impervious surface area or associated stormwater run-off relative to the pre-fire condition, since the redevelopment does not propose to add any additional square footage than what previously existed, and therefore, the project would not be subject to new stormwater management requirements and the redevelopment would qualify as a minor site plan. Since the church was built prior to the County having any stormwater requirements, the existing impervious surface can not be counted towards the rebuild without a waiver being granted by the Planning Commission.

Analysis: The applicant is requesting a waiver pursuant to Article 1.14 of the Jasper County Land Development Regulations to allow the site to be considered a legal non-conforming site, which would provide an exemption from the stormwater requirements, the Highway Corridor Overlay District landscaping requirements and ultimately the site plan would qualify as a minor site plan.

1.14 Waivers

- A. *Whenever, in the opinion of the DSR and/or Planning Commission, the strict application of the requirements contained in these regulations would result in substantial or*

excessive difficulties, hardships, or injustices, the DSR and/or Planning Commission may modify such requirements so that the owner is allowed to develop his property in a reasonable manner. The public interests of the County and its citizens are to be protected and the general intent and spirit of these regulations will be preserved.

Findings: In the case of Mount Pleasant Baptist Church, Pastor Young has provided the fire report from August 12, 2022, which documents that the report was not completed until March 9, 2023, because of the investigation that was associated with the fire. Pastor Young also provided other emails documenting how long it took to deal with the Insurance Company and obtaining a survey at their request, along with other matters. Pictures were included to show the original church structure and that it was functional until the fire destroyed the building. The fire was no fault of their own, which created a hardship for the church and caused excessive difficulties.

The development plan does not propose to increase the impervious surface that has existed since 1982. As a matter of fact, the overall impervious surface will be decreased by 582 s.f. The site is served by an existing stormwater conveyance system (roadside ditch) that effectively routes the runoff to the outfall at the Pocatigo River. This drainage system has served the site since 1982 and will not change with the redevelopment since the impervious surface will be decreased, and no additional stormwater runoff will be created. In lieu of additional landscaping requirements, the site consists of mature trees (see google map from 2024). Since 1982, the site has been used for a church, which serves the community, and the use will remain the same. The site is not a new development.

Staff Recommendation: For the reasons listed above, staff recommends approval of the waiver as requested, to consider the development plan a legal non-conforming use. As a legal non-conforming use the site would be exempt from the stormwater management regulations, and the Highway Corridor Overlay District landscaping requirements and therefore, would qualify as a minor site plan.

Attachments:

1. Letter from LJA Engineering
2. Email from Pastor Young with supporting documentation and pictures
3. Picture from Google Maps dated 2024 showing mature trees and vegetation



12/2/2025

Alex Pinckney, Chairman
Jasper County Planning Commission
358 Third Avenue, Room 202
Ridgeland, SC 29936

Dear Mr. Pinckney,

LJA Engineering, on behalf of Mt. Pleasant Baptist Church, respectfully requests a waiver from the Jasper County Land Development Regulations (LDR) pursuant to Article 1.14 for the property located at 52 Old Pocotaligo Road. The site previously operated as a church facility until it was destroyed by fire in 2022. The proposed redevelopment will reconstruct the church on the same parcel with no expansion of the historical use.

It was initially understood that because the proposed redevelopment would not increase impervious surface area or associated stormwater runoff relative to the pre-fire condition, the project would not be subject to new stormwater management requirements. During the initial review, however, it was noted that the original church structure existed at least as early as the mid-1990s, classifying the property as a nonconforming site under the current LDR. As a result, the former impervious area cannot be credited within the stormwater analysis because it predates existing regulatory frameworks. This determination would require the project to proceed through the Major Site Plan process and incorporate full stormwater management design.

The purpose of this waiver request is to exempt the project from stormwater management requirements on the basis of the following exceptional circumstances:

- The redevelopment does not alter the previous land use and the impervious area would remain consistent with the original developed condition if the former church footprint were considered.
- The site is currently served by an existing stormwater conveyance system (a roadside ditch) that effectively routes runoff to its studied outfall at the Pocotaligo River.
- The project constitutes the reconstruction of an established community facility, not the initiation of new development.

The intent of the Jasper County LDR is to promote orderly, timely development and the redevelopment of previously developed properties in a manner consistent with the County's Comprehensive Plan. The Comprehensive Plan identifies enhancement of community facilities and cultural resources as priority goals. Reestablishing a longstanding place of worship supports these objectives by restoring an important community asset and contributing positively to the cultural fabric of the area.

Denial of this waiver would require the project to undergo the full Major Site Plan review process, resulting in significant schedule impacts. We respectfully request favorable consideration of this waiver to allow the project to proceed in a timely manner consistent with its prior condition and community benefit.

Sincerely,

Megan Smith, P.E.

Mt. Pleasant Baptist Church
52 Old Pocotaligo Road, Post Office Box 563
Yemassee, SC 29945

December 1, 2025

Lisa Wagner, CFM
Director of Planning & Building Services
358 Third Avenue, #202
Ridgeland, SC 29936

Re: Date of Loss: 8/12/2022
Named of Owner : Mt. Pleasant Baptist Church
Address of Owner's Property: 52 Old Pocotaligo Rd.
Yemassee, SC 29945

The purpose of this letter is to appeal to the Planning Commission for a waiver to be granted from Article 9:3.8 of the Jasper County Zoning Ordinance, Damage or Destruction of Nonconforming Uses to allow the site to be considered a legal non-conforming site for the purpose of allowing the development plan to be treated as a minor site plan and therefore being able to qualify for the exemption allowed in the County's stormwater regulations and being exempted from the landscaping requirements for the Highway Corridor Overlay District.

On August 12, 2022, we received a call that our church was on fire. The fire was a total loss. The fire chief called in the federal, state, and local law enforcement to investigate the fire due to it being a Black/African American church. The DEA and FBI arrived within hours. Their investigation took 7 months and was not completed until 3/09/23. During that time no one could enter the property to remove the debris or begin the building process. (see attached first and last page of fire report and inventory). PLEASE NOTE, this disaster occurred during the PANDEMIC. As you know, deadlines can become unrealistic due to shortages of available inspection, clean up and construction professionals where more work exists than skilled labor can support. Jasper County building officials required us to obtain an up-to-date survey for our property. It took from March-July 2023 to try to secure a surveyor but with no success. (See attached email page 4) This effort was completely out of our control. Therefore, Jasper County Planning and Development decided to waive the new survey request and use the existing survey on file. As we continued to gather the information the adjuster requested, our architect, Greg Beste experienced multiple delays, one of which was an injury which resulted in a hip replacement surgery. It took from July 2023 to March 2024 to get the final drawings for the church. (see attached email pages 7-10). The Architect stated the drawings were then submitted to Jasper County building officials for a review. Once again, our efforts were completely out of our control. Our next challenge was to solicit bids from contractors to rebuild the church. It was very difficult to find a contractor who would bid and rebuild the church. We finally received a proposal from D. Anderson Construction Inc. on September 20, 2024, but the

cost to replace the same structure had exceeded our budget. Therefore, we had to reduce the scope of our project. While the church has been navigating through this process, we did not know there was a 12-month requirement.

Therefore, we are requesting a waiver. This catastrophe has caused an undue hardship on both the church and community members. Since the destruction of our church, we have rented multiple location to have church services which has had an adverse impact on our membership and attendance. Without the approval of the waiver, the church and community members will be displaced even longer. We believe we did everything as reasonably possible after the loss during the pandemic to comply with Jasper County regulations. If you have any questions or need any additional information, please let us know.

Regards

Pastor Willa Young
P O Box 338
Yemassee, SC 29945
Email: willaeyoung74@gmail.com
Phone: (843) 986-7064

Attachments



FDID	State	Incident #	Exposure	CAD #	Internal Incident #	Station	Shift
27203	SC	220003519	0	22FR3521	22-039044	Station 33	B

Incident Date	Event / Call Time	Emergency /	Incident Action
8/12/2022	5:14:34	Non Emergency	11 11 Extinguishment by fire service personn
Incident Type		Emergency	12 12 Salvage & overhaul
111 111 Building fire			

Incident Type Plus One

Aid Given or Received: None

Times

Alarm Time	En Route	Arrival	Last Unit Cleared	Time Controlled
5:17:00	5:20:11	5:32:53	16:44:40	
EMS Unit	EMS Dispatch	EMS En Route	EMS Arrival	With Patient

General

Location Type	Address	Property ID
1 - Street address	52 Old Pocotaligo Rd Yemassee	
District/Box	State	City
JCFR	SC - South Carolin	Yemassee
Zip Code		
29945		
Number/Milepost	Street or Highway	Apt./Suit/Room
52	Old Pocotaligo Rd	
Number/Milepost	Crossing street	Zone
		ST33A

Narrative

Responded to the above location for the report of a church fire. Sheldon Fire Department were the first to arrive and found one church heavily involved in fire. Crews began to fight the fire with 13/4 lines until JCFR units started to arrive on scene. 402 from SFD initiated command of the fire. I arrived on scene and was quickly moved into operations. MCAS was asked to bring their ladder. Water point was set up and i was asked to take over as command until Chief3 arrived on scene and took over. Fire was brought under control and Chief3 began to request outside law enforcement due to it being a church. DEA and FBI arrived on scene within an hour or so. FM3 was also notified and was called to the scene. Hilton Head / Bluffton taskforce requested to shore up the walls on the Bravo and Delta sides so crews could begin the investigation part. Investigation completed and church was turned over to the Pastor. All remaining crews released by command and all were assignment complete.

FDID : 27203
CAD # : 22FR3521

Dep. Name : Jasper County Fire & Rescue
Incident # : 220003519

Date Printed : 12/20/2024
Page 1 of 15

Authorization

Member Making Report
Russell Wells

Member Making Assignment
Administration

Report Completed Date
3/9/2023

Officer In Charge
Russell Wells

Officer In Charge Assignment
Administration

Report Reviewed By
Brian Barton

Report Reviewed Date
3/9/2023 9:07:46 PM

From: YOUNG'S FUNERAL HOME youngfuneral@comcast.net
Subject: Fwd: RE: MT PLEASANT BAPTIST CHURCH - 300-0491943-2022
Date: December 12, 2024 at 2:57 PM
To: kjbelton@comcast.net

YH

----- Original Message -----

From: "McManus, Joseph" <McManus.Joseph@ains.com>
To: YOUNG'S FUNERAL HOME <youngfuneral@comcast.net>
Date: 09/01/2022 4:52 PM EDT
Subject: RE: MT PLEASANT BAPTIST CHURCH - 300-0491943-2022

Pastor Young,

I hope all is well. I wanted to provide you with a status on the claim. At this time we are still waiting on the Origin and Cause investigation report to come in. We will need this in order to conclude our investigation.

I looked into your question on the potential rental. Your Policy has an endorsement for Business Income with Extra Expense. In some cases a rental property can be considered an extra expense. The purpose of incurring an extra expense is to reduce the amount of a business income loss. However, for Extra Expense coverage to come into play, there first has to be a loss of business income. Is there a loss of business income to claim? Is the church a nonprofit organization? I will be back in the office after labor day. Please let me know if you would like to set up a time to discuss.

As a reminder please resubmit the release of information form with the churches tax -ID information.

Thank you and have a great long weekend.

Joseph McManus AIC AINS

FIELD CLAIM REPRESENTATIVE

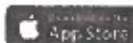
FLORENCE CLAIMS
AUTO-OWNERS INSURANCE

p: 843.292.8075, ext. 58080

toll free: 800.249.5520, ext. 58080

Fax: 517.327.2372

auto-owners.com



You can track the status of your claim and
obtain the claim documents by visiting [Auto-Owners Customer
Center](http://Auto-Owners Customer Center)



You can track the status of your claim and obtain the claim documents by visiting [Auto-Owners Customer Center](#)

From: YOUNG'S FUNERAL HOME <youngfuneral@comcast.net>
Sent: Thursday, May 4, 2023 11:56 AM
To: McManus, Joseph <McManus.Joseph@aoins.com>
Subject: [EXTERNAL] Re: Mt. Pleasant Baptist Church 300-0491943-2022

Dear Mr. McManus:

We have been patiently waiting on the "surveyor" to conduct a survey per the architect/engineer. We have inquired recently with another surveyor. Hopefully it will be done in the immediate future. Any suggestions??

Pastor Young

On 05/04/2023 9:25 AM McManus, Joseph
<mcmanus.joseph@aoins.com> wrote:

Pastor Young,

I hope all is well. Just checking in. How is the rebuild process going? Did the contractor find any ordinance or law items that will need to be address on the rebuild?

From: YOUNG'S FUNERAL HOME <youngfuneral@comcast.net>
Subject: Fwd: Re: Mt. Pleasant Bapt. Church floor plan
Date: December 12, 2024 at 2:54 PM
To: kjbeltan@comcast.net



----- Original Message -----

From: YOUNG'S FUNERAL HOME <youngfuneral@comcast.net>
To: Greg Beste <gregbeste@gmail.com>
Date: 02/02/2024 10:30 AM EST
Subject: Fwd: Re: Mt. Pleasant Bapt. Church floor plan

Sorry to learn of your hip issue. My daughter had hip replacement last year and it was smooth sailing and she is doing well. Looking forward to having the plans in a week or two.

Thank you.

Pastor Young

----- Original Message -----

From: Greg Beste <gregbeste@gmail.com>
To: YOUNG'S FUNERAL HOME <youngfuneral@comcast.net>
Date: 02/02/2024 10:05 AM EST
Subject: Re: Mt. Pleasant Bapt. Church floor plan

Thanks for reaching out. I have been slowed up due to a hip issue and now have to get a hip replacement at the end of February. In light of this I still hope to have your church drawings ready soon... working with my structural engineer on foundation plan and will have the documents in the coming week or two. Sorry for the delay.

Greg Beste
Sent from my iPad

On Feb 2, 2024 at 9:55 AM, YOUNG'S FUNERAL HOME <youngfuneral@comcast.net> wrote:

Good morning:

Pray that all is well. Checking for an update on the drawing, Please advise.

Pastor Young

From: YOUNG'S FUNERAL HOME <youngfuneral@comcast.net>
Subject: Fwd: Re: Mt. Pleasant Baptist Church
Date: December 12, 2024 at 2:53 PM
To: kjbenton@comcast.net



----- Original Message -----

From: YOUNG'S FUNERAL HOME <youngfuneral@comcast.net>
To: Greg Beste <gregbeste@gmail.com>
Date: 02/17/2024 11:49 AM EST
Subject: Re: Mt. Pleasant Baptist Church

On 02/16/2024 2:47 PM EST Greg Beste <gregbeste@gmail.com> wrote:

I understand you're anxious to get the documents. I am waiting on the structural engineer to provide me his design so that it can be incorporated into my drawings also. Please understand I am doing the best I can and not delaying if I can help it. It may be best to say that it may be another week or more. I truly apologize for this delay but some things are out of my control as you may also be in the same situation. I will provide the drawings as quickly as possible.

Greg Beste
Sent from my iPhone

On Feb 16, 2024, at 1:37 PM, YOUNG'S FUNERAL HOME <youngfuneral@comcast.net> wrote:

Good afternoon:

Hope this nice spring weather is doing you well. I am following up on the status of the final drawing for the church. As you are aware we are in dire need of this document. Thank you for your kind consideration.

Pastor Young

Please find attached the final drawings for the church. The drawings are ready for submission for building permit upon your review/acceptance, modifications and my final signature on the seal.

I have also attached a simple specification of General Conditions.

I have not specified the baptistry as there are many options and styles that I will leave to you.

If you have any questions please let me know. I have also attached our final invoice and the engineering services invoice.

Please note that I deeply apologize for the recent delays, but had some minor setback in the recent hip replacement surgery that was unexpected and kept me from finalizing the drawings. Thank you for your concern and mostly your prayers.

Blessings

Greg Beste

On Tue, Mar 12, 2024 at 1:58 PM YOUNG'S FUNERAL HOME <youngfuneral@comcast.net> wrote:

Dear Greg:

I hope all is well with you. We are anxiously waiting to receive the completed project. Please advise.

W. Young

We have received your email. I have added these to the file.
Do you have any questions for me or are you requesting
anything from us at this time?

Joe

From: YOUNG'S FUNERAL HOME
<youngfuneral@comcast.net>
Sent: Wednesday, July 10, 2024 1:51 PM
To: McManus, Joseph <McManus.Joseph@aoins.com>
Subject: [EXTERNAL] Fwd: Re: Mt. Pleasant Baptist Church

Dear Mr. McManus:

Attached you will find the final drawings for the Mt.
Pleasant Baptist Church. We have solicited bids should
have the process closing within a week. It took from July
thru March to get the architectural drawings. Should you
have questions or comments please advise.

Sincerely,

W. Young

----- Original Message -----

From: Greg Beste <gregbeste@gmail.com>
To: YOUNG'S FUNERAL HOME
<youngfuneral@comcast.net>,
annetterileyedwards@gmail.com, Greg Beste
<gregbeste@gmail.com>

Date: 03/17/2024 4:24 PM EDT

Subject: Re: Mt. Pleasant Baptist Church

**Mt. Pleasant Baptist Church
Yemassee, SC**



Aerial view of Mt. Pleasant Baptist Church



1. View from parking area and front of church.



2. Front entry porch of the church



3. Looking down the right side elevation of the sanctuary wall to classroom wing beyond



4. Front porch and entry doors.



5. Existing Narthex and looking into one of the restrooms beyond.



6. Existing restroom



7. Existing Restroom.



8. High ceiling area of existing Narthex.



9. Existing Sanctuary

1546 US-17



52 Old Pocotaligo Road



Yemassee, South Carolina

 Google Street View

Dec 2024 [See more dates](#)

Google Maps

Image capture: Dec 2024 © 2025 Google





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 & Building Services
lwagner@jaspercountysc.gov

Jasper County Planning Commission Staff Report

Meeting Date:	December 16, 2025
Project:	Text Amendment – Jasper County Land Development Regulations, Article 10, <i>Stormwater Management</i> Section 10.2.B.4
Submitted For:	Action

Description: Thomas & Hutton, as the County's engineer consultant, is recommending that Jasper County amend Article 10, *Stormwater Management*, Section 10.2.B.4 of the Land Development Regulations. The current stormwater regulations provide exemptions for new developments located in existing subdivisions that have a previously approved stormwater master plan.

Currently the County receives applications for land development in subdivisions that have stormwater master plans approved 20 to 30 years ago. Because of the exemption allowed in Article 10.2.B.4 of the Land Development Regulations, these developments are exempt from the current County stormwater regulations. However, due to growth within the County and surrounding areas since 2011, several drainage issues have arisen within subdivisions having previously approved stormwater master plans. Drainage issues include high peak water surface elevations in wet ponds and lack of maintenance of subdivision stormwater infrastructure.

Analysis: Jasper County's current stormwater ordinance was adopted in October 2011. The purpose of the stormwater regulations is to protect, maintain, and enhance the public health, safety, and general welfare by establishing requirements and procedures to control the adverse effects of increased stormwater runoff associated with future development, re-development, and existing developed land. The proposed ordinance would amend the following section of Article 10, *Stormwater Management* of the Jasper County Land Development Regulations (new language is shown in red):

Article 10.2.B

B. The following activities are exempt from Sections 10.4, 10.5, 10.6, and 10.7. Exempt activities remain subject to the remaining articles herein and to Section 3 of the Jasper County Stormwater Management Design Manual.

1. New development that involves the creation of less than 5,000 square feet of impervious cover and less than 10% total site impervious area or that involves less than one-half acre of total land disturbing activities.
2. Redevelopment that involves the addition of less than 5,000 square feet of impervious cover and less than 10% total site impervious area or that involves less than one half acre of total land disturbing activities.
3. New development or redevelopment activities on individual residential lots that are not part of a larger common plan of development and do not meet any of the applicability criteria listed above.
4. New development of commercial sites located in a major subdivision that was previously approved and for which the stormwater infrastructure has been constructed **and meets the current stormwater requirements adopted October 2011, including any amendments as of DATE OF ORDINANCE ADOPTION.**
5. Additions or modifications to existing single-family homes that do not meet any of the applicability criteria listed above. However, soil erosion best management practices shall be used.
6. Land disturbing activities that are undertaken exclusively for agricultural purposes within areas zoned for agricultural land use. Not exempt is the construction of an agricultural structure that creates 5,000 square feet or more of impervious cover or that involves other land disturbing activities of one-half acre or more shall be subject to this article.
7. Land disturbing activities that are undertaken exclusively for silviculture purposes within areas approved for silviculture land use. Federal and State silviculture best management practice must be followed.
8. Maintenance and repairs of stormwater management practices deemed necessary by the DSR.

Staff Recommendation: Staff recommends approval of the proposed amendment to Article 10.2.B of the Jasper County Land Development Regulations as outlined above, which removes the complete exemption, but allows a conditional exemption.

Attachments:

1. Letter from Thomas & Hutton
2. Ordinance



MEMORANDUM

TO: Lisa Wagner, CFM
Jasper County Planning and Building Services Director

FROM: Jessica Routt, P.E.

DATE: 12/03/2025

SUBJECT: Ordinance Revisions Recommendation – Stormwater Master Plan Exemption

JOB NO.: 21976

Section 10.2.B. of the Jasper County Land Development Regulations states, "New development of commercial sites located in a major subdivision that was previously approved and for which the stormwater infrastructure has been constructed" are exempt from Sections 10.4, 10.5, 10.6, and 10.7 of the LDR. Exempt activities remain subject to the remaining articles within the LDR and to Section 3 of the Jasper County Stormwater Management Design Manual (JC SWMDM).

To summarize, this provision exempts development within a previously approved master stormwater plan from certain provisions of the current County stormwater design standards, stormwater plan review procedures, and stormwater inspection and maintenance agreements.

The Stormwater Management Ordinance in the LDR and Stormwater Management Design Manual was completed in 2011, at the end of the 2009-2011 recession. The exemption was included in the LDR to provide relief on stormwater regulations for subdivisions that had previously approved master plans. The exemption for approved stormwater master plans has remained in the LDR since it was adopted in 2011.

Presently, the County receives applications for land development in stormwater master planned subdivisions that were approved as far back as 20 to 30 years ago. Because of Section 10.2 B. 4. in the LDR, these developments are exempt from the current County stormwater regulations. However, due to growth within the County and surrounding areas since 2011, several drainage issues have arisen within subdivisions having previously approved stormwater master plans. Drainage issues include high peak water surface elevations in wet ponds and lack of maintenance of subdivision stormwater infrastructure. Per Section 10.1 A. of the LDR, the purpose of the County's Stormwater Management Ordinance is to protect, maintain, and enhance public health, safety, and general welfare by establishing requirements to control adverse effects (such as flooding) of increased stormwater runoff. Based on visual observation of County staff and complaints by constituents received by the County, it appears Section 10.2 B. 4. is allowing development within previously approved stormwater master plan subdivisions that may pose a public health, safety, and general welfare risk to County residents, guests and businesses. **The County should consider removing the exemption from the ordinance.**

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

ORDINANCE #O-2026-__

AN ORDINANCE OF JASPER COUNTY COUNCIL

To amend Article 10 of the Jasper County Land Development Regulations, *Stormwater Management*, Section 10.2.B, *Applicability and Exemptions*, to provide a conditional exemption for new development of commercial sites located in a major subdivision that was previously approved and for which the stormwater infrastructure has been constructed; And Other Matters Relating Thereto

WHEREAS, the Jasper County Land Development Regulations Ordinance, as codified at Appendix B of the Jasper County Code of Ordinances, provides regulations for the harmonious, orderly, and progressive development of land within Jasper County; and

WHEREAS, Article 10 of the Jasper County Land Development Regulations is intended to protect, maintain, and enhance public health, safety, and general welfare by establishing requirements and procedures to control the adverse effects of increased stormwater runoff associated with future development, re-development, and existing developed land; and

WHEREAS, the Jasper County Planning Department has identified the need to amend Article 10:2.B of the Jasper County Land Development Regulations to provide a conditional exemption for new development of commercial sites located in a major subdivision that was previously approved and for which the stormwater infrastructure has been constructed; and

WHEREAS, Jasper County Planning Department prepared a report that recommended certain amendments to Article 10.2.B of the Jasper County Land Development Regulations to address the foregoing stormwater requirements; and

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

WHEREAS, the proposed amendment to the Land Development Regulations is now before the Jasper County Council for determination;

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

- 1. Amend Article 10 of the Jasper County Land Development Regulations, *Stormwater Management*, Section 10.2.B, *Applicability and Exemptions*** to provide a conditional exemption for new development of commercial sites located in a major subdivision that was previously approved and for which the stormwater infrastructure has been constructed (added language is marked in *italics*):

10:2.B Applicability and Exemptions.

1. The following activities are exempt from Sections 10.4, 10.5, 10.6, and 10.7. Exempt activities remain subject to the remaining articles herein and to Section 3 of the Jasper County Stormwater Management Design Manual.
2. New development that involves the creation of less than 5,000 square feet of impervious cover and less than 10% total site impervious area or that involves less than one-half acre of total land disturbing activities.
2. Redevelopment that involves the addition of less than 5,000 square feet of impervious cover and less than 10% total site impervious area or that involves less than one half acre of total land disturbing activities.
3. New development or redevelopment activities on individual residential lots that are not part of a larger common plan of development and do not meet any of the applicability criteria listed above.
4. New development of commercial sites located in a major subdivision that was previously approved and for which the stormwater infrastructure has been constructed "*and meets the current stormwater requirements adopted October 2011, including any amendments as of DATE OF ORDINANCE ADOPTION.*"
5. Additions or modifications to existing single-family homes that do not meet any of the applicability criteria listed above. However, soil erosion best management practices shall be used.

6. Land disturbing activities that are undertaken exclusively for agricultural purposes within areas zoned for agricultural land use. Not exempt is the construction of an agricultural structure that creates 5,000 square feet or more of impervious cover or that involves other land disturbing activities of one-half acre or more shall be subject to this article.
7. Land disturbing activities that are undertaken exclusively for silviculture purposes within areas approved for silviculture land use. Federal and State silviculture best management practice must be followed.
8. Maintenance and repairs of stormwater management practices deemed necessary by the DSR.

2. Effective Date. This ordinance shall take effect upon approval by Council.

John A Kemp, Chairman

ATTEST:

Wanda Giles, Clerk to Council

ORDINANCE 2025 -

First Reading: _____
Second Reading: _____
Public hearing: _____
Enacted: _____

Considered by the Jasper County Planning Commission at its meeting on
December 16, 2025 and recommended for approval.

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

Pope Flynn, LLC

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

Planning Commission Staff Report

Meeting Date:	December 16, 2025
Project:	Road Name Petition
Applicant:	Ruth Woodley
Road Name Proposed:	Cummings Lane
Submitted For:	Action

Description: The applicant is requesting that a new road be named Cummings Lane. The subject road is a privately owned & maintained road serving four parcels. In accordance with the Naming and Addressing of Roads Ordinance, all roads in excess of 500' in length are required to be named. The Fire Marshal has inspected and determined that the road meets both the International Fire Code and the road standards required by the Jasper County Land Development Regulations. The road name petition has been properly submitted to the Address Program Administrator who, in conjunction with the Emergency Services Director, has determined there are not any conflicts with any other road names.

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

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

Staff Findings: The road name petition is in compliance with the Jasper County Road Naming Ordinance, as such, staff recommends approval of the road name, Indigo Plantation.

Attachments:

1. Road Name Petition
2. Aerial Map depicting the new road, provided by IT
3. Recorded Easement and Plat



JASPER COUNTY ROAD NAME PETITION

GIS Department

The Jasper County Road Name Petition form serves as a formal request for residents of Jasper County to propose a new name for a road they reside on. This document outlines the procedure for submitting a road name change, detailing the responsibilities of the petitioners and ensuring the county's approval process.

APPLICANT INFORMATION

Requested Road Name: Cummings Lane

Is the road longer than 500 feet?

☒ YES
☐ NO

Has the proposed road name been checked for duplication or phonetic conflict with existing road names?

☐ YES
☒ NO

Is there more than one proposed road name? (If Yes, 51% of property owners must agree on one name.)

☐ YES
☒ NO

If the road is within a new subdivision, has the developer submitted the road name for approval?

☐ YES
☐ NO

Does the private road serve at least three households?

☒ YES
☐ NO

Has the public petition been signed by at least 51% of property owners for renaming?

☒ YES
☐ NO

Does the proposed renaming resolve one of the following:

☐ Duplication or confusion with existing names

☒ Simplifies directions or emergency response

☐ Other justified reason (explain) _____

Applicant understands that the cost of the Road Sign and the \$150.00 (One-Hundred Fifty Dollars) Administrative Fee will be the applicants responsibility.

☒ YES
☐ NO

Directions to the location of the Road name and/or current road name:

Located off of State Rd 5-27-34 (old Purrysburg Rd) between 8408 + 8406 Purrysburg Road.

Total number of homes and/or businesses accessed by the road:

☐ Road is maintained by the State

☐ Road is maintained by the County

☒ Road is maintained Privately

Applicant First Name: Ruth

Applicant Last Name: Woodley

Applicant Email Address: rdwoodley@aol.com

Applicant Phone Number: 832-439-2958

Signature: Ruth Woodley

Date: 07-14-25

FOR COUNTY USE ONLY

Brian Austin
BRIAN AUSTIN

JASPER COUNTY 911 GIS TECHICIAN

11/12/2025
DATE

CONFLICT ☒ NONCONFLICT

Russell Wells
RUSSELL WELLS

DIRECTOR OF EMERGENCY SERVICES

19 Nov 2025
DATE

CONFLICT ☒ NONCONFLICT

CHAIRMAN

JASPER COUNTY PLANNING COMMISSION

DATE

APPROVED ☐ DISAPPROVED

CHAIRMAN

JASPER COUNTY COUNCIL

DATE

APPROVED ☐ DISAPPROVED

GIS Department: gis@jaspercountync.gov or call (843)-547-8378

Jasper County Government
Contact Emergency Services: (843)-726-7607

Contact Building Department: (843)-717-3650

COPY OF THIS FORM WILL BE PROVIDED TO THE FOLLOWING DEPARTMENT/PERSONS: REQUESTER, EMERGENCY SERVICES, BUILDING DEPARTMENT, AND GIS DEPARTMENT, AND USPO

THE FOLLOWING ARE ALL PROPERTY OWNERS ACCESSED BY THIS ROAD

[illegible]

[illegible]



After filing, please return to:

Law Offices of Darrell T. Johnson, Jr., LLC
PO Box 1125, Hardeeville, SC 29927

OR BK1189 PG 1453 - 1454 (2)
Doc No: 202500004727
Recorded: 07/10/2025 10:09 13 AM
AGRE Fee Amt: \$25.00
State Tax: \$0.00 Local Tax: \$0.00
Filed for Record in Jasper County, SC ROD
Vanessa Wright, Registrar

STATE OF SOUTH CAROLINA)
)
COUNTY OF JASPER)

ROAD MAINTENANCE AGREEMENT

Whereas, Ruth A. Woodley seeks to include the entire existing 50' access easement leading from Purrysburg Road through a portion of TMS: 028-00-02-012 (Parcel 12) and extends into TMS: 028-00-02-013 (Parcel 13) which is shown on that certain Plat by William J. Smith, PLS #26960, dated June 25, 2020 and recorded in Plat Book 37 at Page 233 in the Office of the ROD for Jasper County, South Carolina. Said inclusion to turn at a 90° angle in between a portion of TMS: 028-00-02-012 (Parcel 12) and lands N/F of Eduardo Hurtado Jimenez, TMS: 028-00-02-136 to serve Proposed Lot 1 (2.15 acres), Proposed Lot 2 (1.60 acres), and the remainder of Parcel 13 (3.38 acres) which are shown on that certain Plat prepared at the request of Ruth Woodley by William J. Smith, PLS #26960, dated October 29, 2024 and recorded in Plat Book 38 at Page 1167 in the Office of the ROD for Jasper County, South Carolina; and

Whereas, there is an existing Road Maintenance Agreement for the 50' access easement located on Parcel 12 which was filed on December 15, 2020 in Record Book 1067 at Page 199 in the Office of the ROD for Jasper County, South Carolina; and

Whereas, Ruth A. Woodley conveyed TMS: 028-00-02-012 to her sister, Sonya Cummings Penny by deed dated March 4, 2025 and recorded on March 12, 2025 in Record Book 1176 at Page 1328 in the Office of the ROD for Jasper County, South Carolina. Said conveyance retained use of the 50' access easement to TMS: 028-00-02-013; and

Whereas, certain lot owners will share the use of a road leading from Purrysburg Road to their respective properties referenced above. Woodley, as the current owner of TMS: 028-00-02-013 is establishing this agreement for herself and any future purchasers of any portion of TMS: 028-00-02-013 for the purpose of maintaining the road leading to any lots set forth on that certain plat referenced above dated October 29, 2024, and for the mutual protection and benefit of all parties.

1. All future successors in title agree to contribute their portion for maintenance and upkeep of the road leading to said properties, from a publically maintained right-of-way. Upon default, the party or parties paying a disproportional share may seek a judgment in the Magistrate Court for Jasper County. The owners of lots on the road segment not included in the existing Road Maintenance Agreement (Proposed Lot 1 and Proposed Lot 2) will contribute their proportionate share each for maintenance and upkeep of the recent road

extension or inclusion and their proportionate share of the rest of the road, located on Parcel 12.

2. Said maintenance and upkeep of the road will be limited to that required by ordinary wear and tear to the road condition.

This Road Maintenance Agreement and the previous agreement relative to the 50' access easement on Parcel 12 which is referenced above shall be binding on all parties and persons (and their respective, heirs, representatives, successors and assigns) claiming title to any part of the Property herein described for a period of thirty (30) years from the date of this Agreement.

Ruth A. Woodley and Sonya Cummings Penny are not obligated to contribute to any road maintenance.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 2 day of June, 2025.

Pamela Fowler Johnson
WITNESS #1 SIGNS HERE

Ruth A. Woodley
RUTH A. WOODLEY

Print Name: Pamela Fowler Johnson

Patricia Gibson Ballard
WITNESS #2/NOTARY SIGNS HERE

Print Name: Patricia Gibson Ballard

STATE OF CALIFORNIA)
COUNTY OF Riverside)

ACKNOWLEDGMENT

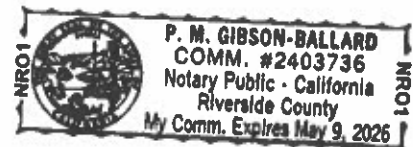
I, the undersigned Notary Public, do hereby certify that Ruth A. Woodley personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 2 day of June, 2025.

P. M. Gibson-Ballard (SEAL)
Notary Public for California

Print Name of Notary: Patricia Gibson Ballard

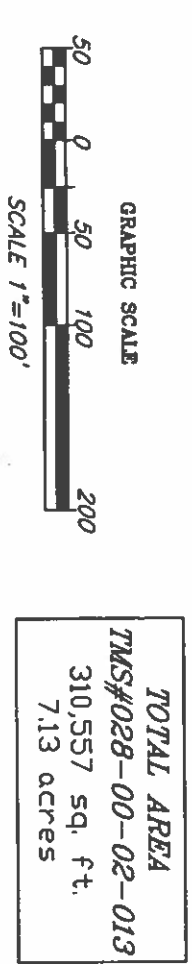
My Commission Expires: May 9 2026



DATE: OCTOBER 29, 2024

SQUARE SURVEYING

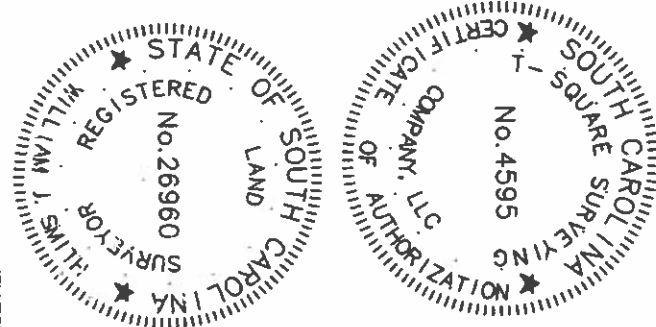
PROFESSIONAL LAND SURVEYORS
P.O. Drawer 330
139 Burnt Church Road
Bluffton, S.C. 29910
Phone 843-757-2650 Fax 843-757-5758



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

ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE INDICATED.

WILLIAM J. SMITH, PLS #26960



NOTES: 1. According To FEMA Flood Insurance Rate Map # 45053C0380D This Lot Appears To Lie In A Federal Flood Plain Zone A (Undetermined) & X, Minimum Required Elevation N/A & UNDETERMINED Ft. NGVD29

2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search.

3. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.

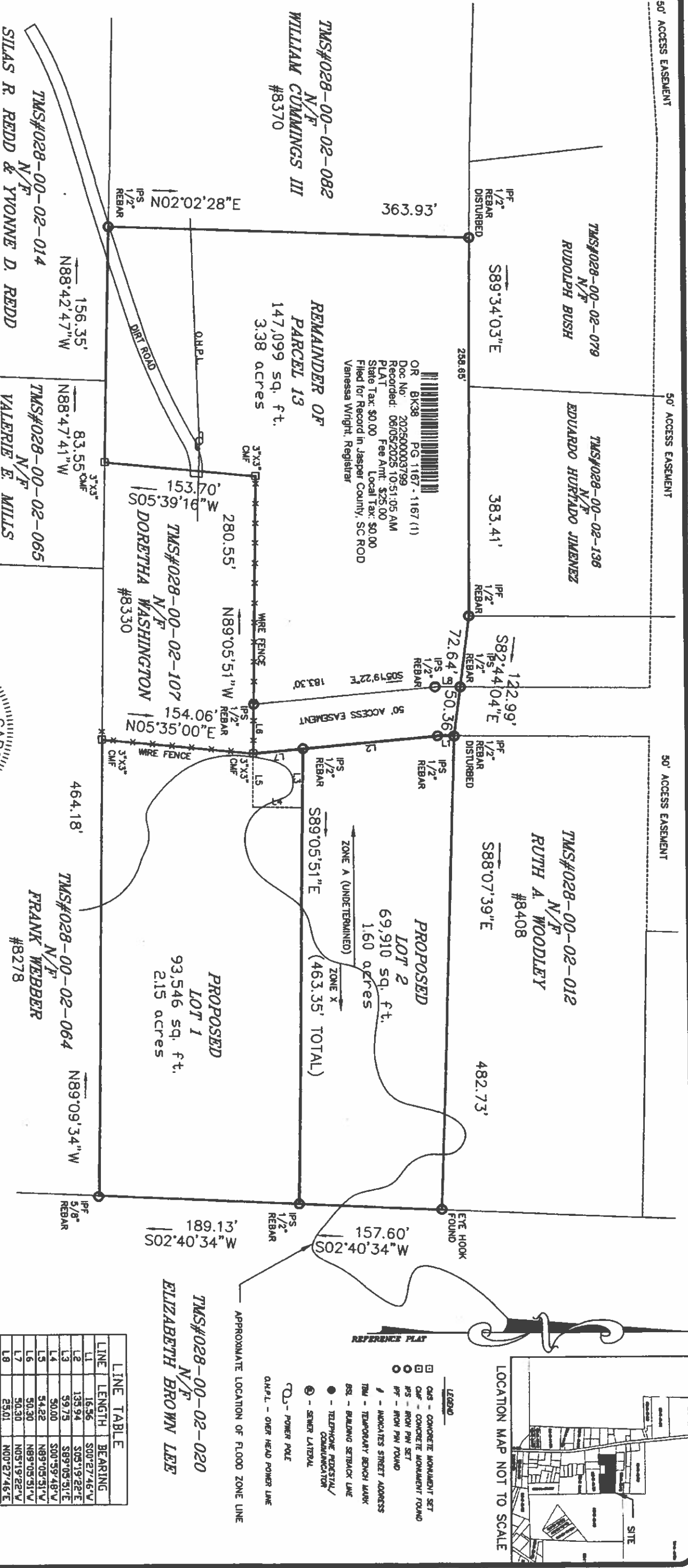
TMS#028-00-02-013
REFERENCE PLAT(S)
PLAT BOOK 28 AT PAGE 227

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF
RUTH WOODLEY

A BOUNDARY & SUBDIVISION OF TMS# 028-00-02-013 PURRYSBURG ROAD, NEAR HARDEVILLE, JASPER COUNTY, SOUTH CAROLINA.

This plat is exempt from the requirements of the Jasper County Land Development Regulations, pursuant to Section:
Article 2.1.2 Minor Subd.

Date **Sept 3, 2025**
Signed **[Signature]**





Jasper County Planning Department

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

2026 Planning Commission Meeting Dates and Submittal Deadlines

Meeting Date

January 13, 2026

February 10, 2026

March 10, 2026

April 14, 2026

May 12, 2026

June 09, 2026 PRIMARY ELECTION

***Staff recommends meeting on June 16, 2026 submittal deadline May 26, 2026**

July 14, 2026

August 11, 2026

September 8, 2026

October 13, 2026

November 10, 2026

December 8, 2026

Submittal Deadline is 5:00 P.M.

Submittal Deadline: December 23, 2025

Submittal Deadline: January 20, 2026

Submittal Deadline: February 17, 2026

Submittal Deadline: March 24, 2026

Submittal Deadline: April 21, 2026

Submittal Deadline: May 19, 2026

Submittal Deadline: June 23, 2026

Submittal Deadline: July 21, 2026

Submittal Deadline: August 18, 2026

Submittal Deadline: September 22, 2026

Submittal Deadline: October 20, 2026

Submittal Deadline: November 17, 2026

Meetings are scheduled to begin at 4:00 P.M. Please verify location, date and/or time changes by checking the Agenda posted on the County's website on the Planning & Building Services webpage and/or posted at the Clementa C. Pinckney Government Building, 358 Third Avenue, Ridgeland, South Carolina.



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

Planning Commission

Staff Report

Meeting Date:	12/16/2025
Project:	Coordinating Group with Municipalities
Submitted For:	Discussion

Description: As discussed in your joint meeting with the City of Hardeeville and Town of Ridgeland on August 6th, 2025, it was agreed that a joint coordinating group could be beneficial for the area. The City of Hardeeville sent a letter last month 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.

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