



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
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Jasper County Board of Zoning Appeals Staff Report

Meeting Date:	April 21, 2026
Project:	Variance Request from 1) Article 7:3, Table 1 – Setback Requirements; and 2) Article 12:8.2-3, Table 4 – Bufferyard Requirements
Applicant:	Lowcountry Paver, LLC
Tax Map Numbers:	029-40-04-022
Submitted For:	Action

BACKGROUND. The applicant, Lowcountry Paver, LLC is seeking relief from Section 7:3, Table 1 – of the Jasper County Zoning Ordinance, *Setback Requirements*, to reduce the setbacks along the rear property line from 15 feet, varyingly, to a minimum of 1.1 feet.

The applicant is also seeking relief from Section 12:8.2-3, Table 4 – of the Jasper County Zoning Ordinance, *Bufferyard Requirements*, to reduce the bufferyard requirements to allow an 8’ buffer masonry wall along the rear property line in lieu of vegetation and/or wooden fencing.

The subject property is zoned Industrial Development and is located at 535 Stiney Road. The property consist of 9.93 acres and is identified by Jasper County Tax Map Number 029-40-04-022. The property was developed in 1998 as Lowcountry Concrete and then expanded several years later to establish Lowcountry Pavers.

State Law: Under the Local Comprehensive Planning Enabling Act of 1994 (“1994 Act”), the Board of Zoning Appeals (“Board”) has the power to hear and decide appeals (requests) for variances when strict application of the zoning ordinance would result in “unnecessary hardship.” S.C. Code Ann. §6-29-800(A)(2). A variance allows the Board to modify an otherwise legitimate zoning restriction when, due to unusual conditions, the restrictions may be more burdensome than was intended. The variance must not impair the public purpose. To obtain a variance on the ground of “unnecessary hardship,” there must at least be proof that a particular property suffers a singular disadvantage through the operation of a zoning regulation. A claim of unnecessary hardship cannot be based on conditions created by the owner nor can one who purchases the property after the enactment of a zoning regulation complain that the nonconforming use would work a hardship upon him.

When deciding whether to grant or deny a variance, the Board has some discretion; however, the Board is not free to make whatever determination appeals to its sense of justice. Rather, the Board must apply the standards prescribed by the zoning ordinance and the 1994 Act. Courts will not uphold a decision of the Board to grant or deny a variance based on errors of law, fraud or lack of supporting evidence, or a board action that is arbitrary, unreasonable, discriminatory or an abuse of discretion.

STANDARDS FOR GRANTING VARIANCES. The Board may grant a variance in an individual case of unnecessary hardship if the Board makes and explains in writing specific findings. S.C. Code Ann. §6-29-800(A)(2); Jasper County Code Section 3:3.1. The Jasper County Code Section 3:3.1 establishes that the Board “may authorize upon written appeal in specific cases such variance from the terms of (the Zoning Ordinance) as will not be contrary to the public interest where the variance meets all of the following criteria:

1. **Extraordinary conditions.** There are extraordinary conditions pertaining to the particular piece of property;
2. **Other property.** These conditions do not generally apply to other property in the vicinity;
3. **Utilization.** Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. **Detriment.** The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

ANALYSIS. The following are the zoning standards for which relief is being sought:

Article 7:3, Table 1 Yard and Setback Requirements:

Minimum Yard & Building Setback (feet)									
	Multifamily, Single-Family & Non-Residential Uses								
	R	RRL	RP	RC	CC	GC	ID	RE	MB
Front									
Major Street (Multi-Lane)	60	60	60	60	60	60	60	200	60
Major Street (Two-lane)	35	35	45	45	35	35	45	200	45
Minor Street	25	15	25	25	25	25	25	150	25
Side									
Non-Residential	10	N/A	25	50	5	5	10	100	10
Rear									
Non-Residential	40	N/A	50	150	10	10	15	100	15

The table above lists the minimum required lot widths and setbacks based on the Zoning District, which in this case is Industrial Development. The setbacks applicable to this particular site are highlighted in the table above.

Article 12:8 Screening and Buffering Requirements; Section 12:8.2-3 Requirements:

Bufferyards shall be required for proposed new uses or substantially expanded uses (over 50 percent gross floor area) in accord with Table 4 below:

Table 4 Bufferyard Requirements							
Proposed Use	Existing Use						
	Agricultural	Single-Family Dwelling	All Other Residential Uses	Office / Institutional	Commercial/ Non-Effluent Industry	Effluent Producing Industry	Street
Office / Institutional	0	2	1	0	0	0	1
Multi-Family	0	2	0	1	2	3	1
Low Impact Commercial	0	2	1	0	0	0	1
Commercial	1	3	2	0	0	0	1
Non-effluent Producing Industry	2	4	3	2	0	0	1
Effluent Producing Industry	3	6	5	3	2	0	3
Mining and Mine Operation	3	7A	7A	5	2	1	7B
Manufacturing Use in IPOD*	3	6*	5	3	2	0	3

Table 4 above requires a bufferyard type 6 because there is a single-family dwelling, located adjacent to the rear property line. Additionally, there are two other properties located adjacent to the rear property line. Both of these properties are undeveloped and are zoned Residential and Rural Preservation.

Type 6 bufferyard allows for a variety of ways to meet the bufferyard requirements, which are:

- A type 6A bufferyard requires a 50’ wide buffer with 8’ fence & 45 trees & 80 shrubs or a 8’ fence & 30 trees & 120 shrubs.
- A type 6B bufferyard requires a 25’ wide buffer fence with a 6’ masonry wall & 25 trees or shrubs.

The applicant is requesting that the bufferyard requirement be reduced to allow 8’ masonry wall, which is a type 5C bufferyard with a 5’ wide buffer.

The bufferyard illustrations from Article 12:8 of the Jasper County Zoning Ordinance are shown on the next page.

Bufferyard Illustrations

	<u>Space Required</u>	<u>Plants Required</u>
Bufferyard 1		5 trees or 3 trees & 6 shrubs or 12 shrubs or 6' fence (wood-solid)
Bufferyard 2		10 trees or 6 trees & 12 shrubs or 24 shrubs or 6' fence
Bufferyard 3		15 trees or 8 trees & 24 shrubs or 48 shrubs or 6' fence & 20 shrubs or trees
Bufferyard 4		25 trees & 30 shrubs or 12 trees & 60 shrubs or 8' fence & 10 trees or shrubs
Bufferyard 5A		30 trees & 40 shrubs or 20 trees & 80 shrubs or 8' fence & 25 trees or shrubs
Bufferyard 5B		6' masonry wall & 25 trees or shrubs
Bufferyard 5C		8' masonry wall
Bufferyard 6B		6' masonry wall & 25 trees or shrubs
Bufferyard 6A		8' fence & 45 trees & 80 shrubs or 8' fence & 30 trees & 120 shrubs
Bufferyard 7A		45 trees & 80 shrubs and 6' fence
Bufferyard 7B		45 trees & 80 shrubs

12-19

Adopted November 13, 2007, Revised May 04, 2009,
Revised October 3, 2011, Revised June 28, 2012,
Revised March 5, 2018, Revised January 21, 2020, Revised December 1, 2025

Discussion of the Standards for Granting a Variance for the Setback Requirements (Article 7:3, Table 1) The following information was provided by the applicant:

1. **Extraordinary Conditions.** Applicant Response: (1) There is no effective through route to paved roads except to Stiney Road, necessitating circulation of large trucks and trailers within the property, looping in from and out to Stiney Road; (2) Thus, special features like the settlement basin and its appurtenances and accesses have to be located far back, to the west, on the property to allow concrete trucks to be washed out, loaded, and associated vehicle movements and circulation for them and other trucks and trailers, while maintaining space for other essential facilities, operations, and parking.
2. **Other Property.** Applicant Response: All other properties in the vicinity are residential, not industrial, in their uses, so this property's site and conditions are different from other properties in the vicinity and do not generally apply to other properties in the vicinity, which have different functional and circulation requirements.
3. **Utilization:** Applicant Response: Application of the 15' setback per Table 1 of Article 7 of the Jasper County Development Ordinance would prohibit, or unreasonably restrict at best, the utilization of the property for its uses.
4. **Detriment:** Applicant Response: With the requested variance for buffer the setback variance requested along the rear (westerly) border of the property will have minimal visual or other impact on adjacent properties and, therefore, will not have a substantially detrimental impact on those adjacent properties. Because only a few adjacent properties are within sight of the operations and uses on the property, many of which operations and uses have extant on the property since the latter 1990's, there is no substantially detrimental impact on the public good. Moreover, this settlement basin is self-contained with recirculating water, with no effluent discharge which could have any impact on the adjacent properties or public good.

Discussion of the Standards for Granting a Variance for the Buffer Requirement (Article 12:8.2-3, Table 4) The following information was provided by the applicant:

1. **Extraordinary Conditions.** Applicant Response: (1) There is no effective through route to paved roads except to Stiney Road, necessitating circulation of large trucks and trailers within the property, looping in from and out to Stiney Road; (2) Thus, special features like the settlement basin and its appurtenances and accesses have to be located far back, to the west, on the property to allow concrete trucks to be washed out, loaded, and associated vehicle movements and circulation for them and other trucks and trailers, while maintaining space for other essential facilities, operations, and parking.
2. **Other Property.** Applicant Response: All other properties in the vicinity are residential, not industrial, in their uses, so this property's site and conditions are different from other properties in the vicinity and do not generally apply to other properties in the vicinity, which have different functional and circulation requirements.
3. **Utilization.** Applicant Response: Application of the Type 4 (Non-Effluent Producing Industry), from Table 4 of Section 12:8.2-3 of the Jasper County Development

Ordinance would prohibit, or unreasonably restrict at best, the utilization of the property for its uses. Applicant seeks approval of a variance for a Type 5C buffer (8' masonry wall) in lieu of the Type 4 or Type 6 Buffers (vegetation with or without a non-masonry fence).

4. **Detriment.** Applicant Response: The type 5C buffer, if granted by this variance request, provides even more visual and other protections for the adjacent properties and the public good. Also, with the requested variance for buffer, the setback variance requested along the rear (westerly) border of the property will minimal visual or other impact on adjacent properties. Because only a few adjacent properties are within sight of the operations and uses on the property, many of which operations and uses have been extant on the property since the latter 1990's, there is no substantially detrimental impact on the public good. Moreover, this settlement basin is self-contained with recirculating water, with no effluent discharge which could have any impact on the adjacent properties or the public good.

STAFF RECOMMENDATION

Variance for Setbacks. If the Board were to consider granting a variance to reduce the setback requirement along the rear property line, the only area that cannot meet the setbacks is where the settlement basin is located. A variance is not needed anywhere else along the rear property line in accordance with the exhibit prepared on behalf of the applicant by Alliance Consulting Engineers, titled "Buffer/Setback Variance Request Operations at 535 Stiney Road Jasper County, South Carolina" and numbered 4.

Variance for Buffer. If the Board were to consider granting a variance to reduce the buffer requirements along the rear property line, staff would recommend requiring a 10' decorative wall that includes architectural features rather than an industrial concrete block wall.

ATTACHMENTS.

1. Application
2. Exhibits provided by the applicant
 - Exhibit 1 – Recorded Boundary Survey
 - Exhibit 2 – Unrecorded Plat "As-Built Land Survey" dated 10/31/2025 by Coastal Surveying
 - Exhibit 3 – Site Plan of operations titled "Buffer/Setback Variance Request" prepared by Alliance
 - Exhibit 4 – Site Plan of operations titled "Buffer/Setback Variance Request" focused on operations at rear property line
 - Exhibit 5 – Engineered Plans for the settlement pond
 - Exhibit 6 – Section 7:3-Table 1 of the Jasper Co. Zoning Ordinance
 - Exhibit 7A and 7B – Section 12:8.2 Bufferyards
3. Jasper County Aerial Map
4. Public Comment Letter and Pictures submitted by Diane Riley including pictures



Jasper County Planning Department

P.O. Box 1659, 358 Third Avenue
Ridgeland, SC 29936
Phone: (843)717-3650 Fax: (843)726-7707

(Setback)
Notice of Appeal - Form 1
Board of Zoning Appeals

Date Filed: 03/16/2026 Permit Application No.: 2026-0316-01 Appeal No.: 2026-0316-01

Instructions

This form must be completed for a hearing on appeal from action of a Development Services Representative (DSR), application for a variance, or application for special exception. Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent.

An accurate, legible plot plan showing property dimensions and locations of structures and improvements must be attached to an application for variance or special exception.

THE APPLICANT HEREBY APPEALS [indicate one]:

- [] from action of a DSR as stated on attached Form 2.
[X] for a variance as stated on attached Form 3. (Setback)
[] for a special exception as stated on attached Form 4.

APPLICANT(S) [print] Lowcountry Paver, LLC

Address: 535 Stiney Road, Hardeeville, SC 29927

Telephone: (843) 784-7104 [work] Same [home]

Interest: 100% Owner(s): Same Adjacent Owner(s); Other: See Attachment

OWNER(S) [if other than Applicant(s)]:

Address:

Telephone: [work] [home]

[Use reverse side if more space is needed.]

PROPERTY ADDRESS:

Lot Block Subdivision

Tax Map No.: 029-40-04-022 Plat Book 30 Page 340

Lot Dimensions: See Plat Area: Approximately 10 acres

Zoning District: Zoning Map Page:

DESIGNATION OF AGENT [complete only if owner is not applicant]: I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Lowcountry Paver, LLC

Date: March 16, 2026

JMS SOLE MEMBER
Owner Signature(s)

I (we) certify that the information in this application and the attached From 2, 3, or 4 is correct.

Lowcountry Paver, LLC

Date: March 16, 2026

JMS SOLE MEMBER
Applicant Signature(s)

LowCountry Paver, LLC

Variance Requests
March 16, 2026
Attachment to Form 1

Adjacent Owners:

1. Nestor Montiel Gonzalez and Rachel Lopez Herrera - (029-40-04-037)
2. Martha E. Harris - (029-40-04-023)
3. Stacey Maurice Powell – (029-40-04-019)
4. Diana Riley (029-40-04-020)
5. Roman Flores and Delm Adame – (029-40-04-021)
6. Sarah Jane P. Sumer – (029-41-02-001)
7. Fields Brown – (029-41-03-002)



Jasper County Planning Department

P.O. Box 1659, 358 Third Avenue
Ridgeland, SC 29936
Phone: (843)717-3650 Fax: (843)726-7707

(Setback)
Variance Application – Form 3
Board of Zoning Appeals

Date Filed: 03-16-2026 Permit Application No.: 2026-0316001 Appeal No.: 2026-03-16-01

1. Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal [Form 1] of the following provisions of the Zoning Ordinance: Article 7, Table 1

so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows: To provide a reduced setback along the rear (westerly) property line from 15', varyingly, to a minimum of 1.1 feet. See Attachment.

for which a permit has been denied by a Development Services Representative (DSR) on the grounds that the proposal would be in violation of the cited section(s) of the Zoning Ordinance.

2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State law and the ordinance are met by the following facts. See Attached Statement of Applicant)

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: _____

b. These conditions do not generally apply to other property in the vicinity as shown by: _____

c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: _____

d. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons: _____

3. The following documents are submitted in support of this application [a plot plan must be submitted]:

See Attached Statement of Applicant

Date: March 16, 2026

Lowcountry Paver, LLC

Applicant Signature

SOLE MEMBER

Applicant's Statement for JC Variance Form 3, Item 2. (and subparts), and 3.:

2.a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows:

Response: (1) there is no effective through route to paved roads except to Stiney Road, necessitating circulation of large trucks and trailers within the property, looping in from and out to Stiney Road; (2) thus, special features like the settlement basin and its appurtenances and accesses have to be located far back, to the west, on the property to allow concrete trucks to be washed out, loaded, and associated vehicle movements and circulation for them and other trucks and trailers, while maintaining space for other essential facilities, operations, and parking.

2.b. These conditions do not generally apply to other property in the vicinity, as shown by:

Response: All other properties in the vicinity are residential, not industrial, in their uses, so this property's site and conditions are different from other properties in the vicinity and do not generally apply to other properties in the vicinity, which have different functional and circulation requirements.

2.c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:

Response: Application of the 15' setback per Table 1 of Article 7 of the Jasper County Development Ordinance would prohibit, or unreasonably restrict at best, the utilization of the property for its uses.

2.d. The authorization of the variance will not be of substantial detriment to adjacent property to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons:

Response: With the requested Variance for Buffer, the setback variance requested along the rear (westerly) border of the property will have minimal visual or other impact on adjacent properties and, therefore, will not have a substantially detrimental impact on those adjacent properties. Because only a few adjacent properties are within sight of the operations and uses on the property, many of which operations and uses have been extant on the property since the latter 1990's, there is no substantially-detrimental impact on the public good. Moreover, this settlement basin is self-contained with recirculating water, with no effluent discharge which could have any impact on the adjacent properties or the public good.

3. The following documents are submitted in support of this application (the required "plot plan" is comprised of the submitted documents from Alliance Consulting Engineers identified below, and the plats identified below): Exhibit 1: Plat (PB 30 P340); Exhibit 2: Unrecorded Plat, 10/31/2025 (Coastal Surveying Company); Exhibit 3: 20260313 "Buffer/Setback Variance Request"; Exhibit 4: 20260313 Excerpt, Rear Line Focus, from Exhibit 3; Exhibit 5: 20220412, D. Scott Robinett, PE, Structural Notes and Drawings for "Curry Concrete Settlement Pond"; Exhibit 6: JC Zoning Ordinance, Table 1 of Article 7; Exhibit 7: JC Zoning Ordinance Table 4 of Section 12:8.2-3 and Bufferyard Illustrations from Section 12:8.2-4.



Jasper County Planning Department

P.O. Box 1659, 358 Third Avenue
Ridgeland, SC 29936
Phone: (843)717-3650 Fax: (843)726-7707

(Buffer)
Notice of Appeal - Form 1
Board of Zoning Appeals

Date Filed: 03.16.2026 Permit Application No.: 2026-0316-02 Appeal No. 2026-03-16-02

Instructions

This form must be completed for a hearing on appeal from action of a Development Services Representative (DSR), application for a variance, or application for special exception. Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent.

An accurate, legible plot plan showing property dimensions and locations of structures and improvements must be attached to an application for variance or special exception.

THE APPLICANT HEREBY APPEALS [indicate one]:

- from action of a DSR as stated on attached Form 2.
[X] for a variance as stated on attached Form 3. (Buffer)
for a special exception as stated on attached Form 4.

APPLICANT(S) [print] Lowcountry Paver, LLC

Address: 535 Stiney Road, Hardeeville, SC 29927

Telephone: (843) 784-7104 [work] Same [home]

Interest: 100% Owner(s): Same Adjacent Owner(s); Other: See Attachment

OWNER(S) [if other than Applicant(s)]:

Address:

Telephone: [work] [home]

[Use reverse side if more space is needed.]

PROPERTY ADDRESS:

Lot Block Subdivision

Tax Map No.: 029-40-04-022 Plat Book 30 Page 340

Lot Dimensions: See Plat Area: Approximately 10 acres

Zoning District: Zoning Map Page:

DESIGNATION OF AGENT [complete only if owner is not applicant]: I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Lowcountry Paver, LLC

Date: March 16, 2026

Owner Signature(s)

SOLE MEMBER

I (we) certify that the information in this application and the attached Form 2, 3, or 4 is correct.

Lowcountry Paver, LLC

Date: March 16, 2026

Applicant Signature(s)

SOLE MEMBER

LowCountry Paver, LLC

Variance Requests
March 16, 2026
Attachment to Form 1

Adjacent Owners:

1. Nestor Montiel Gonzalez and Rachel Lopez Herrera - (029-40-04-037)
2. Martha E. Harris - (029-40-04-023)
3. Stacey Maurice Powell – (029-40-04-019)
4. Diana Riley (029-40-04-020)
5. Roman Flores and Delm Adame – (029-40-04-021)
6. Sarah Jane P. Sumer – (029-41-02-001)
7. Fields Brown – (029-41-03-002)



Jasper County Planning Department

P.O. Box 1659, 358 Third Avenue
Ridgeland, SC 29936
Phone: (843)717-3650 Fax: (843)726-7707

(Buffer)
Variance Application - Form 3
Board of Zoning Appeals

Date Filed: 3/16/2026 Permit Application No.: 2026-03-16-02 Appeal No.: 2026-03-16-02

1. Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal [Form 1] of the following provisions of the Zoning Ordinance: Table 4, Section 12:8.2-3

so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows: To allow 8' masonry buffer wall along the rear (westerly) property line in lieu of vegetation and/or wooden fencing. See attachment.

for which a permit has been denied by a Development Services Representative (DSR) on the grounds that the proposal would be in violation of the cited section(s) of the Zoning Ordinance.

2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State law and the ordinance are met by the following facts. See Attached Statement of Applicant

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows:

b. These conditions do not generally apply to other property in the vicinity as shown by:

c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:

d. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons:

3. The following documents are submitted in support of this application [a plot plan must be submitted]:
See Attached Statement of Applicant

Date: March 16, 2026

Lowcountry Paver, LLC

Applicant Signature

SOLE MEMBER

Applicant's Statement for JC Variance Form 3, Items 2. (and subparts) and 3.:

2.a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows:

Response: (1) there is no effective through route to paved roads except to Stiney Road, necessitating circulation of large trucks and trailers within the property, looping in from and out to Stiney Road; (2) thus, special features like the settlement basin and its appurtenances and accesses have to be located far back, to the west, on the property to allow concrete trucks to be washed out, loaded, and associated vehicle movements and circulation for them and other trucks and trailers, while maintaining space for other essential facilities, operations, and parking.

2.b. These conditions do not generally apply to other property in the vicinity, as shown by:

Response: All other properties in the vicinity are residential, not industrial, in their uses, so this property's site and conditions are different from other properties in the vicinity and do not generally apply to other properties in the vicinity, which have different functional and circulation requirements.

2.c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:

Response: Application of the Type 4 (Non-Effluent Producing Industry) or Type 6 (Effluent Producing Industry), from Table 4 of Section 12:8.2-3 of the Jasper County Development Ordinance would prohibit, or unreasonably restrict at best, the utilization of the property for its uses. Applicant seeks approval of a variance for a Type 5C Buffer (8' masonry wall) in lieu of the Type 4 or Type 6 Buffers (vegetation with or without a non-masonry fence)

2.d. The authorization of the variance will not be of substantial detriment to adjacent property to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons:

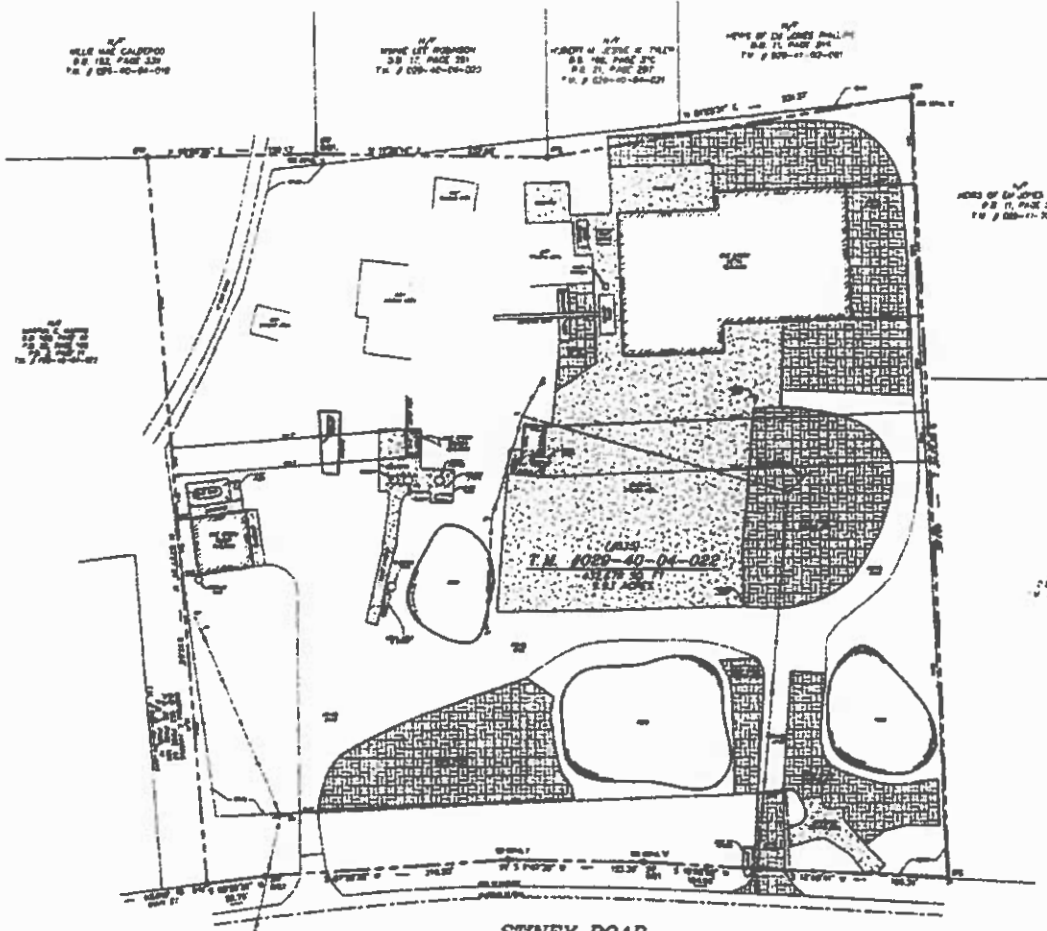
Response: The Type 5C Buffer, if granted by this Variance Request, provides even more visual and other protections for the adjacent properties and the public good. Also, with the requested Variance for Buffer, the setback variance requested along the rear (westerly) border of the property will have minimal visual or other impact on adjacent properties and, therefore, will not have a substantially detrimental impact on those adjacent properties. Because only a few adjacent properties are within sight of the operations and uses on the property, many of which operations and uses have been extant on the property since the latter 1990's, there is no substantially-detrimental impact on the public good. Moreover, this settlement basin is self-contained with recirculating water, with no effluent discharge which could have any impact on the adjacent properties or the public good.

3. The following documents are submitted in support of this application (the required "plot plan" is comprised of the submitted documents from Alliance Consulting Engineers identified below, and the plats identified below): Exhibit 1: Plat (PB 30 P340); Exhibit 2: Unrecorded Plat, 10/31/2025 (Coastal Surveying Company); Exhibit 3: 20260313 "Buffer/Setback Variance Request"; Exhibit 4: 20260313 Excerpt, Rear Line Focus, from Exhibit 3; Exhibit 5: 20220412, D. Scott Robinett, PE, Structural Notes and Drawings for "Curry Concrete Settlement Pond"; Exhibit 6: JC Zoning Ordinance, Table 1 of Article 7; Exhibit 7: JC Zoning Ordinance Table 4 of Section 12:8.2-3 and Bufferyard Illustrations from Section 12:8.2-4.

30p340



REGISTERED PROFESSIONAL SURVEYOR
STATE OF SOUTH CAROLINA
JAMES H. HARRIS, JR.
No. 1000-11-00-001



- EASEMENT
- STRUCTURE
- BOUNDARY
- SURVEY LINE
- UTILITY LINE

STINEY ROAD
66' R/W
(3-27-104)

DEPT FOR RECORDING
1987
029-40-04-022

A BOUNDARY & AS-BUILT
OF
T.M. #029-40-04-022

LOCATED ON
STINEY ROAD

NEAR MARBLEVILLE, JASPER COUNTY, SOUTH CAROLINA

SCALE: 1" = 50'
DATE: 7/11/87
JOB NO.: 423774

DRAWN BY: JH
CHECKED BY: JSH



LEGEND
EASEMENT
STRUCTURE
BOUNDARY
SURVEY LINE
UTILITY LINE

NOTES
1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1962 AND THE SURVEYING REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, SOUTH CAROLINA.
2. THE SURVEY WAS MADE BY MEASUREMENTS OF DISTANCES AND ANGLES AND BY THE USE OF A TOTAL STATION.
3. THE SURVEY WAS MADE ON THE DAY AND DATE INDICATED ON THIS PLAT.
4. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1962 AND THE SURVEYING REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, SOUTH CAROLINA.

COASTAL SURVEYING CO., INC.
A SURVEYING AND MAPPING COMPANY
1000-11-00-001
JAMES H. HARRIS, JR.
REGISTERED PROFESSIONAL SURVEYOR
STATE OF SOUTH CAROLINA

GRAPHIC SCALE



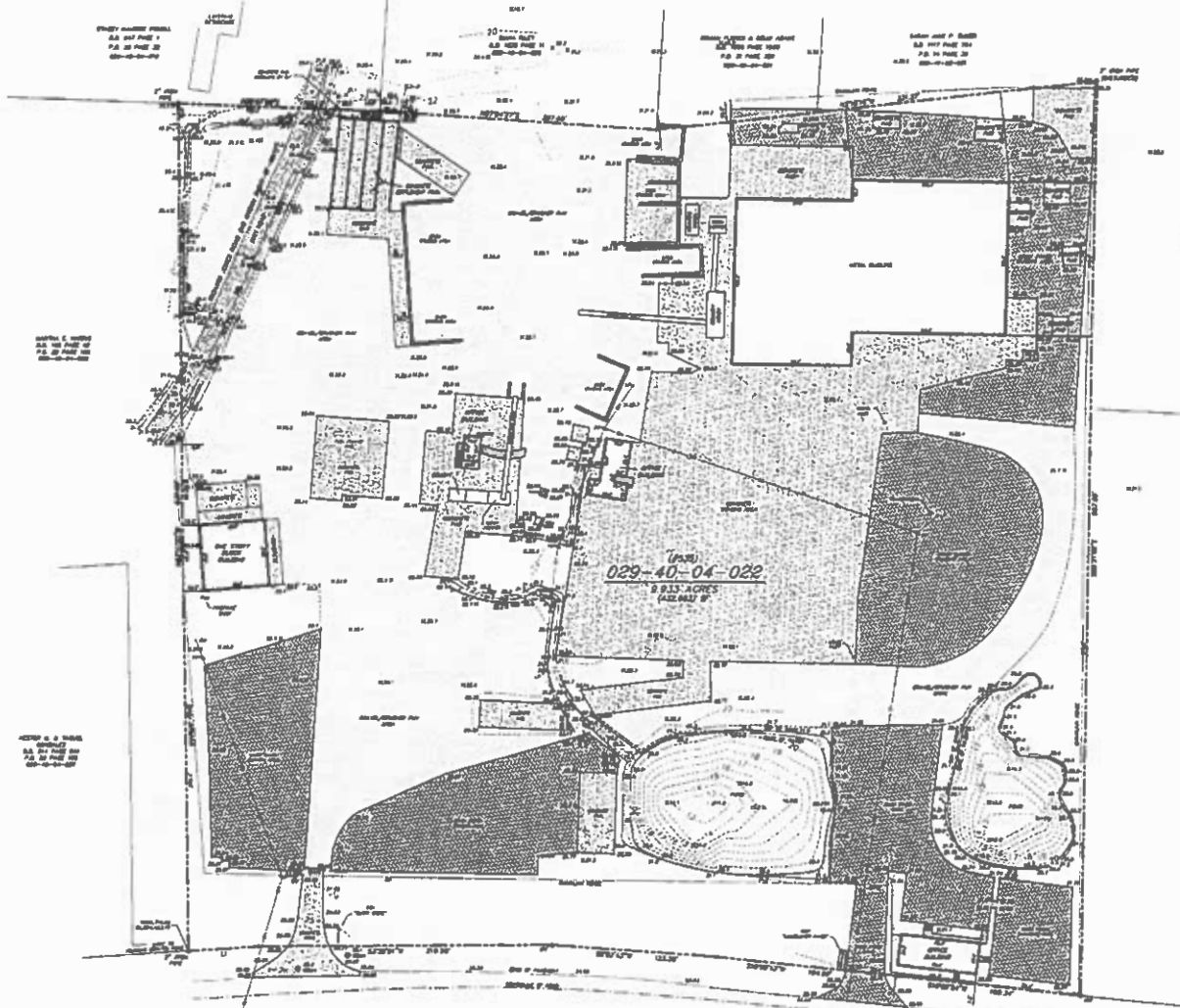
ONE FOOT CONTAINS INTERVAL

THESE PLATS ARE TO BE USED AS EVIDENCE IN ANY LITIGATION OR PROCEEDING IN ANY COURT OF LAW OR IN ANY OTHER PROCEEDING AND SHALL BE CONSIDERED AS SUCH UNLESS OTHERWISE ORDERED BY THE COURT. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEYING AND MAPPING WORK AND DOES NOT EXTEND TO ANY OTHER MATTER.

COASTAL SURVEYING CO., INC.
1000-11-00-001
JAMES H. HARRIS, JR.
REGISTERED PROFESSIONAL SURVEYOR
STATE OF SOUTH CAROLINA



VICINITY MAP - N.T.S.



STINEY ROAD
66' R/W
(S-27-104)

AN ASHLEY LAND SURVEY
OF
PARCEL 029-40-04-022

LOCATED ON
STINEY ROAD

NEAR HARDEEVILLE, JASPER COUNTY SOUTH CAROLINA

SCALE: 1" = 40'
DATE: 10/31/25
JOB NO. 74,064A

SURVEYED BY: MW
DRAWN BY: RW
CHECKED BY: DW



2

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1968, AS AMENDED, AND THE SURVEYING BOARD OF SOUTH CAROLINA.
2. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1968, AS AMENDED, AND THE SURVEYING BOARD OF SOUTH CAROLINA.
3. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1968, AS AMENDED, AND THE SURVEYING BOARD OF SOUTH CAROLINA.

SURVEYOR'S NOTE
A BOUNDARY SURVEY OF A 2.913 ACRES PARCEL OF LAND LOCATED ON STINEY ROAD, NEAR HARDEEVILLE, JASPER COUNTY, SOUTH CAROLINA. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWS NO DISCREPANCIES WITH THE RECORDS OF THE JASPER COUNTY CLERK'S OFFICE FOR THE PARCEL OF LAND SURVEYED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWS NO DISCREPANCIES WITH THE RECORDS OF THE JASPER COUNTY CLERK'S OFFICE.

LEGEND
SOLID LINE BOUNDARY
DASHED LINE EASEMENT
DOTTED LINE UNDEVELOPED
HATCHED AREA EXISTING IMPROVEMENTS
CONTOUR LINES ELEVATION
CIRCLES WITH NUMBERS SURVEY POINTS
RECTANGLES WITH NUMBERS BENCHMARKS

▲	ADJACENT PROPERTY
□	ADJACENT PROPERTY
○	ADJACENT PROPERTY



PREPARED FOR: LOWCOUNTRY PAVERS

"I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWS NO DISCREPANCIES WITH THE RECORDS OF THE JASPER COUNTY CLERK'S OFFICE FOR THE PARCEL OF LAND SURVEYED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWS NO DISCREPANCIES WITH THE RECORDS OF THE JASPER COUNTY CLERK'S OFFICE."

TYPE 5C BUFFER w/8' SOLID SCREENING
IN LIEU OF TYPE 4 BUFFER

ENCROACHMENTS TO BE
REMOVED AND BUFFER
ESTABLISHED

EXISTING SAND STAGING AREA
BE REMOVED FROM SETBACK

3,100-SF EXISTING GRAVEL
(IMPERVIOUS) TO BE REMOVED

SAWCUT EXISTING CONCRETE AT SETTLEMENT
POOL AND WATER RECIRCULATION SYSTEM TO
ALLOW FOR INSTALLATION OF SOLID
SCREENING AT 1' INSIDE PROPERTY LINE

7,000-SF EXISTING GRAVEL
(IMPERVIOUS) TO BE REMOVED AND
REPLACED w/PERVIOUS PAVERS

TYPE 5C BUFFER w/8' SOLID SCREENING IN LIEU
OF TYPE 4 BUFFER TO BE CONNECTED TO
EXISTING FENCE ON SOUTHERN PROPERTY LINE



LEGEND	
EXISTING BUILDING	
EXISTING CONCRETE PAVEMENT	
EXISTING GRAVEL PAVEMENT	
EXISTING BRICK PAVERS	
EXISTING DIRT ROAD	
EXISTING STORMWATER BASIN	
EXISTING OVERHEAD POWER LINE	
EXISTING PROPERTY BOUNDARY	
EXISTING BUILDING SETBACKS	
PROPOSED TYPE 5C BUFFER	
PROPOSED TYPE 6B BUFFER	

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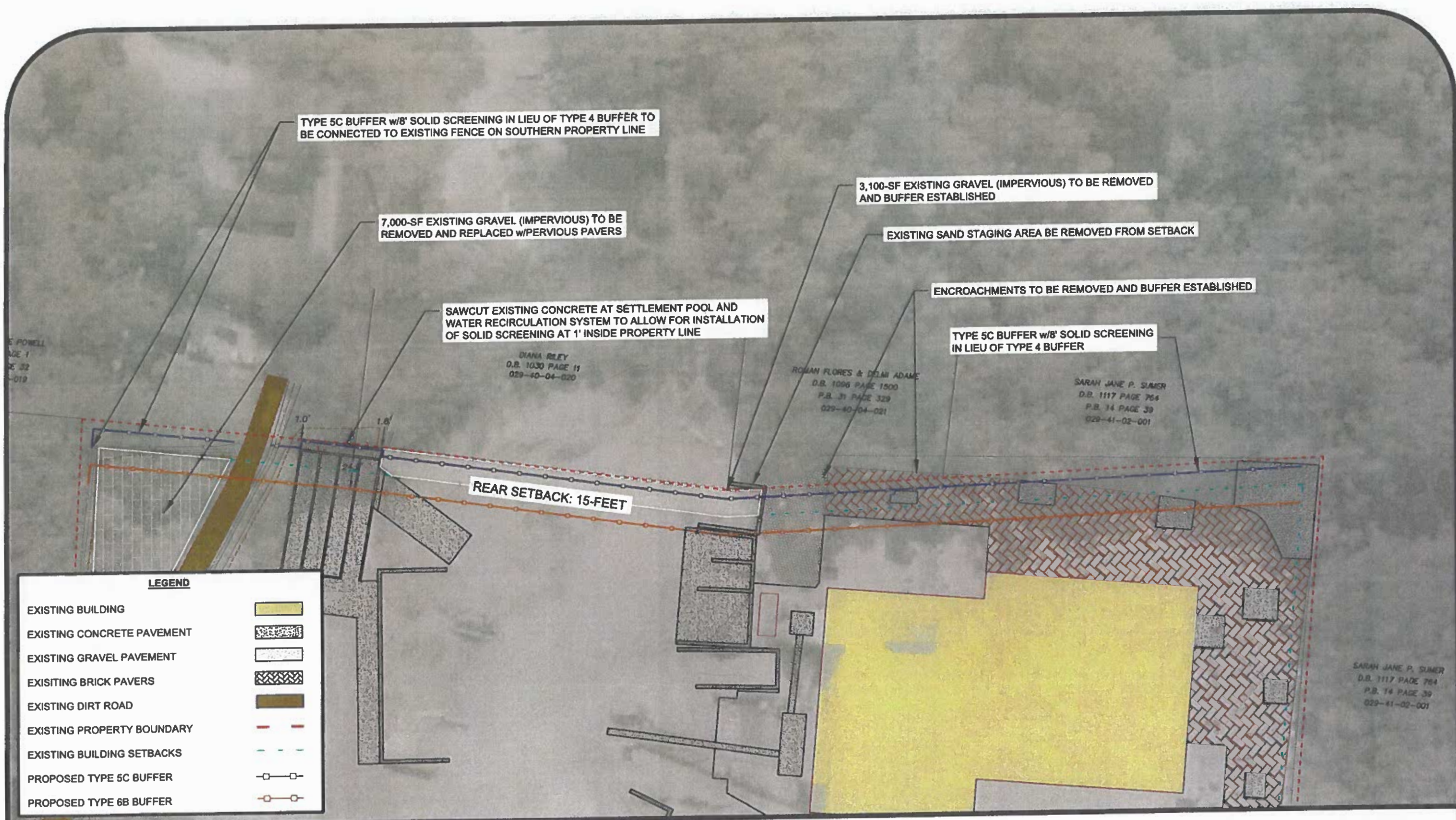
Project No.: 25213-0027
March 13, 2028



Buffer/Setback Variance Request

Operations at 535 Stiney Road Jasper County, South Carolina





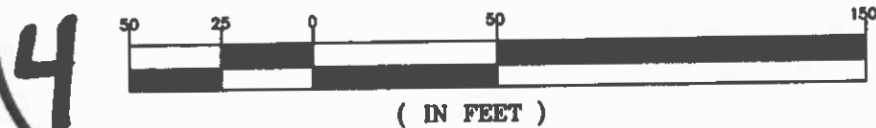
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Buffer/Setback Variance Request

Operations at 535 Stiney Road Jasper County, South Carolina



Prepared by Alliance Consulting Engineers, Inc.



Project No.: 25213-0027
March 13, 2026

4

STRUCTURAL NOTES:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK.

ABBREVIATIONS

AB.	ANCHOR BOLT
BM	BEAM
C.I.P.	CAST IN PLACE
CJ	CONSTRUCTION JOINT WITH KEY WAY
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONN	CONNECTION
(E)	EXISTING
EJ	EXPANSION JOINT W/ BACKER ROD AND SEALANT
EW	EACH WAY
FL	FLOOR
FT	FOOT/FEET
FTG	FOOTING
GAL	GALVANIZED
HDG	HOT DIPPED GALVANIZED
HGR	HANGAR
(N)	NEW
MFR	MANUFACTURE
OE	OR EQUAL
PST	POST
P.T.	PRESSURE TREATED LUMBER
RJ	ROOF JOIST
RMJ	RIM JOIST
RR	ROOF RAFTER
SS	STAINLESS STEEL
TYP	TYPICAL
UNO	UNLESS NOTIFIED OTHERWISE
V.I.F.	VERIFY IN FIELD
W/	WITH

SLAB ON GRADE 3,000 PSI
VERTICAL MEMBERS 3,000 PSI

3. CONCRETE EXPOSED TO WEATHER SHALL BE AIR ENTRAINED TO 5% (+/-1%) WITH AN ADMIXTURE THAT CONFORMS TO ASTM C-280.
4. REINFORCING STEEL, INCLUDING HOOKS AND BENDS, SHALL BE DETAILED IN ACCORDANCE WITH ACI 315. ALL REINFORCING STEEL INDICATED AS BEING CONTINUOUS SHALL BE LAPPED WITH A TYPE 2 SPLICE UNLESS OTHERWISE NOTED.
5. REINFORCEMENT BAR SUPPORTS SHALL BE PROVIDED FOR ALL REINFORCING STEEL TO ENSURE MINIMUM CONCRETE COVER. BAR SUPPORTS SHALL BE PLASTIC TIPPED OR STAINLESS STEEL.
6. REINFORCING STEEL SHALL BE IN ACCORDANCE ASTM A615 GRADE 60. SHOP FABRICATE REINFORCING BARS WHICH ARE SHOWN TO BE HOOKED OR BEND. PROVIDE A MINIMUM LAP OF 42 X BAR DIAMETERS AT ALL SPLICES UNLESS INDICATED OTHERWISE.
7. CHAMFER ALL EXPOSED EDGES MIN $\frac{3}{8}$ " TO ASSIST WITH PREVENTION OF BREAKING

FOUNDATION NOTES

1. ALL FOOTINGS/SLABS SHALL BEAR ON UNDISTURBED, FIRM NATURAL SOIL, OR COMPACTED FILL CAPABLE OF SUPPORTING A DESIGN BEARING PRESSURE OF 1,500 PSF. CONTRACTOR SHALL CONFIRM BEARING CAPACITY WITH INDEPENDENT TESTING.
2. UNLESS OTHERWISE NOTED, PROVIDE THE FOLLOWING COVER FOR FOUNDATION REINFORCEMENT:
 - 2.1. CAST AGAINST EARTH = 3"
 - 2.2. EXPOSED TO WEATHER
 - 2.2.1. #5 OR SMALLER = 1 1/2"
 - 2.2.2. #6 OR BIGGER = 2"
3. EPOXY SET OR INSTALLED ITEMS SHALL BE INSTALLED USING SIMPSON SET-3G EPOXY OR EQUAL. EPOXY SET OF VERTICAL REINFORCEMENT IS ALLOWED. MINIMUM EMBEDMENT TO BE 6"
4. INSTALL WATER STOP AND/OR JOINT SEALANT AT ALL CONSTRUCTION JOINTS, EXPANSION JOINTS, AND VERTICAL TO HORIZONTAL JOINTS. INTENTION IS TO PREVENT POND WATER FROM CONTACTING REINFORCING STEEL AND CAUSING OXIDE JACKING/CORROSION

REINFORCEMENT NOTES:

1. ALL REINFORCEMENT TO HAVE YIELD (f_y) EQUAL TO 60 KSI OR BETTER
2. ALL SLAB REINFORCEMENT TO BE #5 BARS @ 12" OC EACH WAY
3. VERTICAL WALLS TO HAVE (2) LAYERS #5 REINFORCEMENT @ 12" OC VERTICAL AND HORIZONTAL
4. WHERE HORIZONTAL BARS CONTACT FLOOR, CUT BACK UNTIL SPACE BETWEEN BOTTOM OF BAR AND SLAB IS MIN 1 1/2"

STRUCTURAL DESIGN SPECIFICATIONS

1. DESIGN CODE: 2021 INTERNATIONAL BUILDING CODE W/ APPLICABLE STATE CODES

SCOPE

THIS IS STRUCTURAL PACKAGE IS INTENDED TO CONSTRUCT THIS PROJECT TO THE REQUIREMENTS AS SET FORTH IN THE APPLICABLE BUILDING CODE. ANY ITEMS NOT SPECIFIED HEREIN SHALL FOLLOW THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE'S PRESCRIPTIVE REQUIREMENTS. SUCH ITEMS MAY INCLUDE DETAILING OF FRAMING CONNECTIONS, SIZES OF MEMBERS, MATERIAL SPECIFICATIONS, AND OTHER REQUIREMENTS RELATED TO THE STRUCTURE. WHERE MANUFACTURED PRODUCTS ARE USED, THE DETAILING AS ESTABLISHED BY THE MANUFACTURER SHALL BE USED.

DEMOLITION:

1. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SHORING AND BRACING OF MATERIALS AND COMPONENTS DURING DEMOLITION AND INSTALLATION OF ALL WORK

FORMING NOTES

1. CONTRACTOR IS RESPONSIBLE FOR BRACING AND SUPPORTING ALL CONCRETE FORMS TO RESIST LATERAL LOADS FROM WET CONCRETE, VIBRATING, LATERAL FORCES DUE TO CONCRETE PLACEMENT AND BACK FILL
2. FORM FACES TO BE IN CLEAN, NEAT, FLAT PLANE AND REFLECT THE INTENDED FINISH OF THE CONCRETE WALLS AFTER STRIPPING
3. FORM WALLS TO BE PLUMB LEVEL AND SQUARE, MAINTAIN SUFFICIENT COVER OVER REINFORCEMENT AFTER PLACEMENT

CAST-IN-PLACE CONCRETE NOTES

1. CONCRETE MIXES SHALL BE DESIGNED PER ACI 301, USING PORTLAND CEMENT CONFORMING TO ASTM C-150 OR C-595, AGGREGATE CONFORMING TO ASTM C-33, AND ADMIXTURES CONFORMING TO ASTM C-494, C-1017, C818, AND C-260. CONCRETE SHALL BE READY MIXED IN ACCORDANCE WITH ASTM C-94.
2. CONCRETE SHALL CONFORM TO THE FOLLOWING
 - 2.1. LOCATION MIN f_c
FOUNDATION 3,000 PSI



D. SCOTT ROBINETT, PE
2427 FERNCLIFF ROAD
ROCK HILL, SC 29732

5

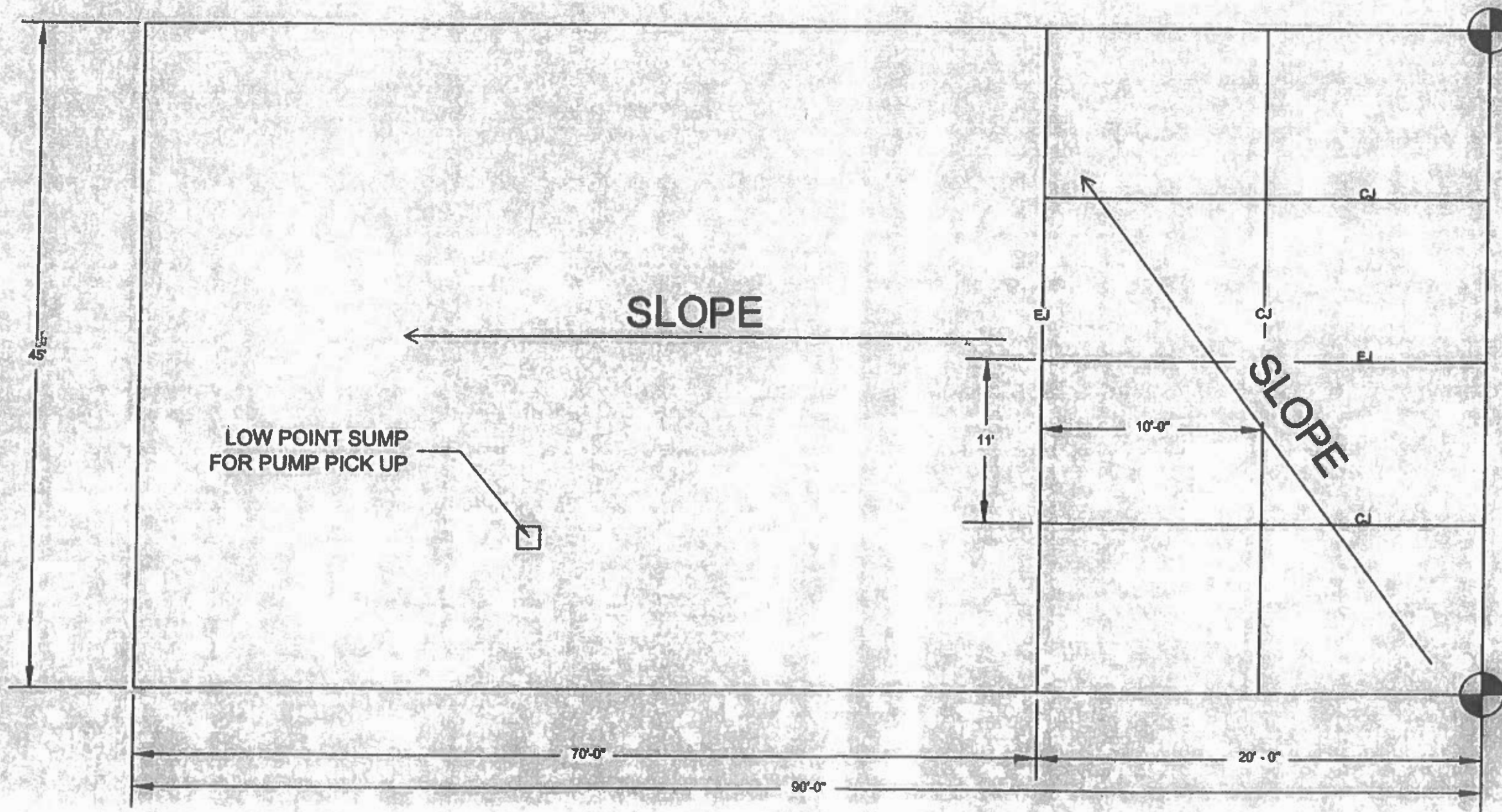
CURRY CONCRETE
SETTLEMENT POND
535 STINEY ROAD
HARDEEVILLE, SC
29927

DATE: 04/12/2022

S001
GENERAL NOTES



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2427 FERNCLIFF ROAD
ROCK HILL, SC 29732

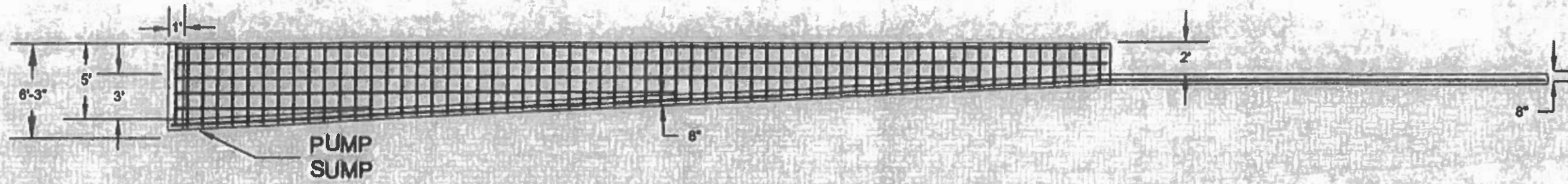


CURRY CONCRETE
SETTLEMENT POND
535 STINEY ROAD
HARDEEVILLE, SC
29927

DATE: 04/12/2022
S100
POND BOTTOM/SLAB



D. SCOTT ROBINETT, PE
2427 FERNCIFF ROAD
ROCK HILL, SC 29732

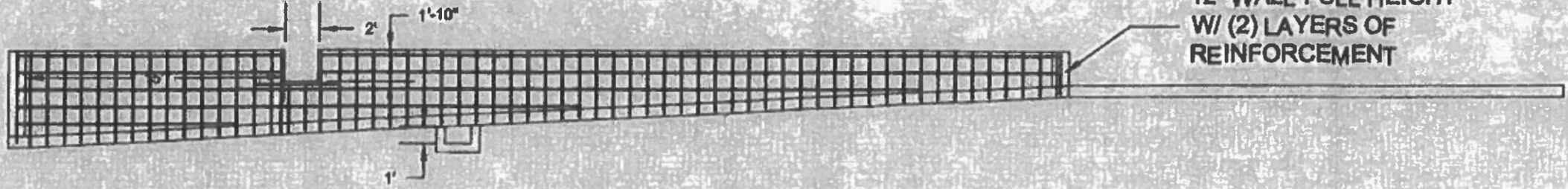


THESE DIMENSIONS SAME FOR ALL VIEWS

D-D



C-C



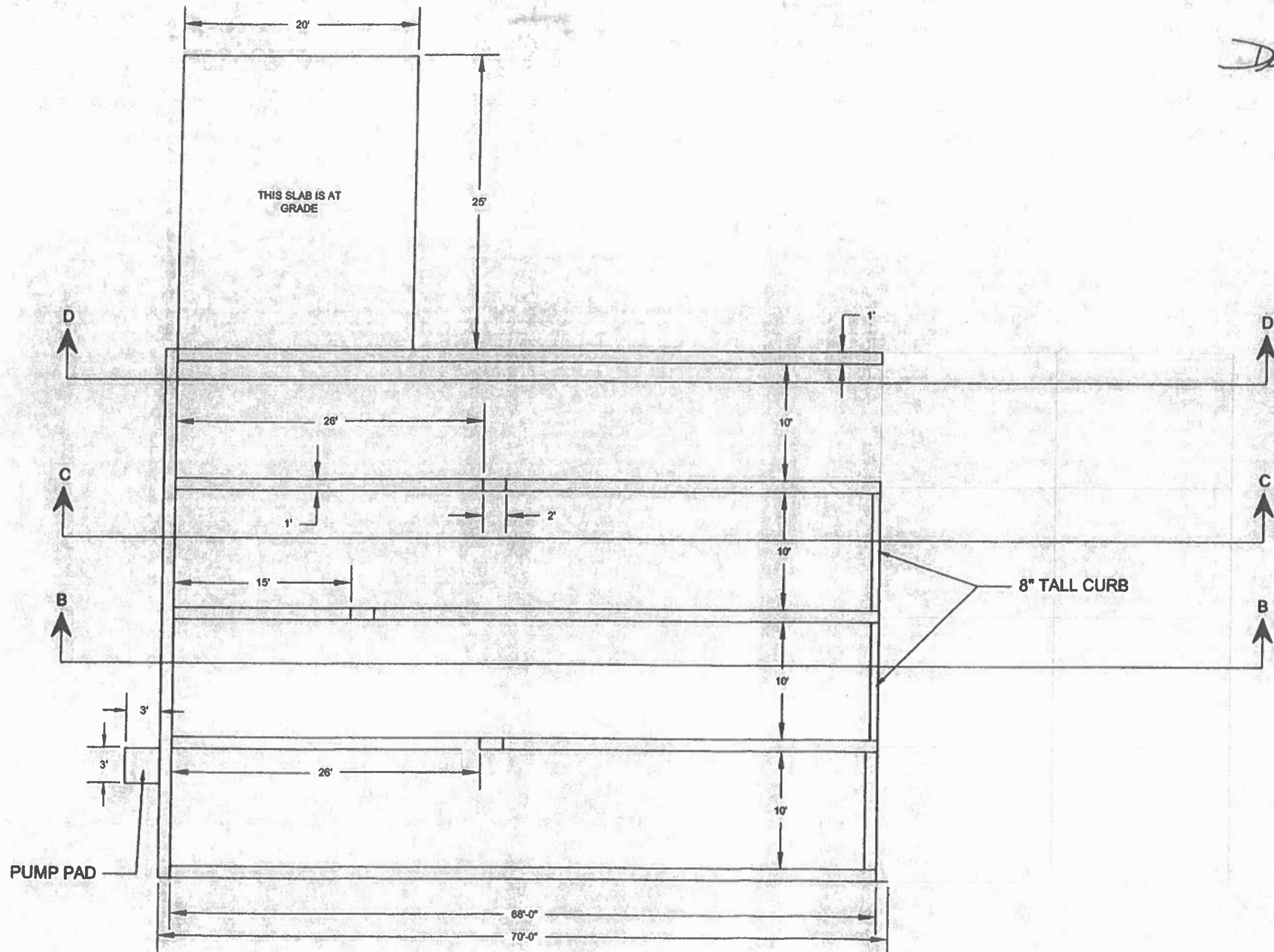
B-B

CURRY CONCRETE
SETTLEMENT POND
535 STINEY ROAD
HARDEEVILLE, SC
29927

DATE: 04/12/2022
S500
ELEVATION VIEWS



D. SCOTT ROBINETT, PE
2427 FERNCLEFF ROAD
ROCK HILL, SC 29732



CURRY CONCRETE
SETTLEMENT POND
535 STINEY ROAD
HARDEEVILLE, SC
29927

DATE: 04/12/2022

S101
POND WALLS

6

Section 7:3 Table 1:

Schedule of Lot Area, Yard, Setback, and Density

By District

	R	RRL	RP	RC	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	12,000	2 acres	12,000
Residential									
Single Family	.5 acre	7,800	1 acre	5 acres	(B)	(A)	N/A	N/A	N/A
Patio	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)	(A)	N/A	N/A	N/A
Townhome	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.

Minimum Yard & Building Setback (feet)

	Multifamily, Single-Family & Non-Residential Uses									PER UNIT	Patio	Duplex	Town-home
	R	RRL	RP	RC	CC	GC	ID	RE	MB				
Minimum lot width	50	50	200	200	80	80	90	200	90	Minimum lot width	45	50	20
Front										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	35	45	45	35	35	45	200	45	Major Street (Two-lane)	35	35	35
Minor Street	25	15	25	25	25	25	25	150	25	Minor Street	25	25	20
Side										Side			
Residential	10	10	25	50	5	5	N/A	N/A	N/A	Interior	N/A	0	0
Non-Residential	10	N/A	25	50	5	5	10	100	10	Street-Side/Exterior	10	10	10
Rear										Rear			
Residential	25	20	25	100	10	10	N/A	100	N/A	Residential	25	25	15
Non-Residential	40	N/A	50	150	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.

7A

within the buffer, and shall be the only permitted activity within the buffer area established by this section.

12:8.2 Bufferyards.

12:8.2-1 Definition.

The bufferyard is a portion of the yard together with the planting, fences, walls, and other screening devices required thereon.

12:8.2-2 Purpose.

The purpose of a bufferyard is to ameliorate any potential adverse impact between adjacent land uses and streets, and promote land use compatibility.

12:8.2-3 Requirements.

Bufferyards shall be required for proposed new uses or substantially expanded uses (over 50 percent gross floor area) in accord with Table 4 below. Buffer requirements shall not apply to PDD's.

<i>Proposed Use</i>	<i>Existing Use</i>						
	Agricultural	Single-Family Dwelling	All Other Residential Uses	Office / Institutional	Commercial/ Non-Effluent Industry	Effluent Producing Industry	Street
Office / Institutional	0	2	1	0	0	0	1
Multi-Family	0	2	0	1	2	3	1
Low Impact Commercial	0	2	1	0	0	0	1
Commercial	1	3	2	0	0	0	1
Non-effluent Producing Industry	2	4	3	2	0	0	1
Effluent Producing Industry	3	6	5	3	2	0	3
Mining and Mine Operation	3	7A	7A	5	2	1	7B
Manufacturing Use in IPOD*	3	6*	5	3	2	0	3

* In the IPOD, the bufferyards between manufacturing use and hospitality and accommodations shall be consistent with bufferyards required or single-family residential existing land use to best protect the tourism industry.

Bufferyard Illustrations

	<u>Space Required</u>	<u>Plants Required</u>
Bufferyard 1		5 trees or 3 trees & 6 shrubs or 12 shrubs or 6' fence (wood-solid)
Bufferyard 2		10 trees or 6 trees & 12 shrubs or 24 shrubs or 6' fence
Bufferyard 3		15 trees or 8 trees & 24 shrubs or 48 shrubs or 6' fence & 20 shrubs or trees
Bufferyard 4		25 trees & 30 shrubs or 12 trees & 60 shrubs or 8' fence & 10 trees or shrubs
Bufferyard 5A		30 trees & 40 shrubs or 20 trees & 80 shrubs or 8' fence & 25 trees or shrubs
Bufferyard 5B		6' masonry wall & 25 trees or shrubs
Bufferyard 5C		8' masonry wall
Bufferyard 6B		6' masonry wall & 25 trees or shrubs
Bufferyard 6A		8' fence & 45 trees & 80 shrubs or 8' fence & 30 trees & 120 shrubs
Bufferyard 7A		45 trees & 80 shrubs and 6' fence
Bufferyard 7B		45 trees & 80 shrubs