



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

**August 11, 2026
4:00 PM**

**Clementa C. Pinckney Building
Third Floor
358 Third Ave.
Ridgeland, SC 29936**

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

New Business:

- A. Zoning Map Amendment – General Commercial, TMS #063-32-05-026
- B. Road Name Petition – Cedar Way
- C. Road Name Petition — Michael Henry Road
- D. Zoning Text Amendment – Moratorium on Data Centers, Cryptocurrency Mining facilities, Data Storage and Processing, and related telecommunications equipment and infrastructure for uses associated with Digital Data facilities

Discussion:

- A. Open Discussion

Adjourn

Jasper County Planning Commission
358 Third Avenue
Ridgeland, SC 29936
843-717-3650 phone

Minutes of July 14, 2026
Regular Scheduled Meeting

Members Present: Mr. Alex Pinckney, Chairman; Dr. Debora Butler, Vice Chairman; Mr. Thomas Jenkins; Mr. Randy Waite; Ms. Sharon Ferguson; and Dr. Earl Bostick. **Members Absent:** Mr. Morgan Denny.

Staff Present: Ms. Lisa Wagner, Mr. Hunter Smiley, Ms. Kenzie Stone, Planning Department; Mr. Eric Larson, Development Services, Mr. John Kemp and Mr. Gene Ciccarelli, County Council.

Others Present: See attached sign-in sheet.

In accordance with the Freedom of Information Act the electronic and print media were notified. During periods of discussion and/or presentations minutes are typically condensed and paraphrased. The recorded version is available online at: <https://www.youtube.com/@jcmedia6537/streams>

Call to Order: Chairman Pinckney brought the meeting to order at approximately 4:01 pm.

Invocation & Pledge of Allegiance: Invocation and the Pledge of Allegiance was given by Dr. Bostick.

Approval of Agenda: Mr. Waite moved to approve the Agenda as published, seconded by Ms. Ferguson. The Commission Members voted unanimously in favor of the motion.

Approval of June 11, 2026 Minutes: Mr. Jenkins moved to approve the Minutes of June 11, 2026 seconded by Ms. Ferguson. The Commission Members voted unanimously in favor of the motion.

Old Business:

Expansion of Legal Non-Conforming Use—472 Schinger Ave, TMS#s: 080-00-03-002 and 080-00-03-006: Mr. Smiley read the staff report and showed the aerial map. The proposed tenants, Scott Moore and Clay Moore, addressed the Commission. There was discussion about the hours of operation, projected number of truck trips, dust mitigation, effects on residential property values, effects on existing businesses, effects on road condition, legal nonconformity, current use, intent of nonconformities, dust and noise pollution from the trucks, ensuring compliance, OSHA and EPA audits, supply truck trips, Mr. Smiley read the public comment. Neighboring resident, Carina Curiel, addressed the Commission. The applicant, Angela Lloyd, addressed the Commission. **Dr. Butler motioned to reject staff recommendation and reject the expansion of legal non-conforming use of 472 Schinger Ave., TMS#s: 080-00-03-002 and 080-00-03-006. Ms. Ferguson seconded the motion. The Commission Members voted unanimously in favor of the motion. Reason for the rejection:** Given the legal non-conformity, the expansion would be taking advantage of its nonconformity,

New Business:

Zoning Map Amendment—Resource Conservation, TMS#039-00-08-190: Mr. Smiley read the staff report. There was discussion about and showed the aerial map. There was discussion about treated water release, how the expansion is paid for, concerns for accidents that may occur in dumping the New River and smells for neighboring properties, lack of sewer services for nearby communities, board members and overseeing entities, and DES regulation of effluent discharge. The applicant, Taylor Logan with BJWSA, addressed the Commission. Charlie Stone, BJWSA, addressed the Commission. Michael Hansen, BJWSA, addressed the Commission. **Dr. Bostick motioned to accept the staff recommendation of the zoning map amendment from Rural Preservation to Resource Conservation, TMS#039-00-08-190. Mr. Jenkins seconded the motion. The Commission Members voted in favor of the motion, with Dr. Butler voting in opposition due to the concerns she previously mentioned.**

Zoning Map Amendment—Residential, TMS#040-00-02-106: Mr. Smiley read the staff report and showed the aerial map. **Dr. Bostick motioned to accept the staff recommendation of the zoning map amendment from Rural Preservation to Residential, TMS#040-00-02-106. Mr. Waite seconded the motion. The Commission Members voted unanimously in favor of the motion.**

Zoning Text Amendment—Jasper County Zoning Ordinance, Article 9:6, *Accessory Structures*: Mr. Smiley read the staff report. There was discussion about the intent of the conservation easements and efforts, proposed number of allowed homes, and wetland acres. **Dr. Bostick motioned to accept the Zoning Text Amendment with the condition that one dwelling unit is allowed for every 100 acres of *upland* acres of land. Mr. Jenkins seconded the motion. The Commission Members voted unanimously in favor of the motion.**

Zoning Text Amendment—Jasper County Zoning Ordinance, Article 6.1, *Use Regulations* & Article 11:7, *Conditional Use Regulations*: Mr. Smiley read the staff report. There was discussion about minimum lot size, heirs property, neighboring counties' regulations, state law regarding access and abandonment, encouraging care of the land, including a condition of all decedents be placed in a vault, perpetual care cemeteries, guidelines, minimum lot size of two unimproved acres, (heirs property, signage, where bodies can be placed) **Mr. Jenkins motioned to table until a workshop can be scheduled. Dr. Bostick seconded the motion. The Planning Commission voted unanimously in favor of the motion.**

Discussion:

Map & List of Development in Municipalities: The Commission Members thanked staff for preparing the map and list of development in the unincorporated Jasper County and the municipalities.

Open Discussion: Mr. Waite discussed the Joint Planning Commission Meeting between the County, Town, and City representatives. The benefit of the Joint Meeting is open communication. There was discussion about data centers. There will be quarterly meetings, as well as Joint Planning Commission meetings and training.

Councilman Kemp addressed the Commission to thank them for the open lines of communication between, the City of Hardeeville, Town of Ridgeland, and Jasper County. The open communication helped bring Hardeeville's Peninsula Tract annexation meeting. Ms. Wagner briefly explained the Peninsula Tract PDD.

Adjourn: Chairman Pinckney moved to adjourn, seconded by Mr. Jenkins. The Commission Members voted unanimously in favor of the motion. The meeting adjourned at approximately 6:07 p.m.

Respectfully Submitted,

Kenzie Stone



Jasper County Planning and Building Services

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

Hunter Smiley
Planner
hsmiley@jaspercountysc.gov

Jasper County Planning Commission Staff Report

Meeting Date:	August 11, 2026
Project:	Zoning Map Amendment
Current Zoning District	Residential
Proposed Zoning District	General Commercial
Parcel Size:	4.7 acres
Applicant:	Nilkanth Patel
Tax Map Number:	063-32-05-026
Statutory Notices:	Red Sign posted on 7/28/2026 Agenda posted on 8/7/2026
Submitted For:	Action

Overview

The applicant is requesting the rezoning of one parcel totaling 4.7 acres from **Residential (R)** to **General Commercial (GC)**. The purpose of this rezoning is to “build flex space for local business” per the application. After speaking with the applicant more they also communicated that they’re also reviewing the potential of building a hotel on this parcel in the future. The parcel is adjacent to the town limits of Ridgeland. We did contact their Planning Department and have invited them to attend the Planning Commission meeting or submit comments.

Site Information

The subject parcel is located on the south side of Hwy 336 (Grahamville Rd.). There is a very small area of wetlands (approx. 0.4 acres) in the back corner of the parcel that is adjacent to parcel 063-32-05-028. The parcel is currently vacant and has been cleared and did receive proper tree clearing permits. That permit is dated as being issued on 2/6/2024. As seen in Exhibit A, there are multiple parcels (those highlighted in lime green), adjacent to this parcel, that are within the town limits of Ridgeland. There is also a residence that is currently on the subject parcel.

Findings & Analysis

In your packet is *Exhibit B*, as you can see, the proposed zoning district of General Commercial is adjacent to this parcel. The parcel bearing Tax Map no. 063-32-05-028, which is due east of the

subject parcel, is zoned as General Commercial. The purpose of the General Commercial district is to support large commercial development(s) in major unincorporated areas of Jasper County. Per Article 5, it should consist of areas where development logically should be located as a consequence of planned public facilities and associated capital expenditures. The district regulations permit limited development of generally suburban areas. The proposed rezoning does fit the mold of being near a more suburban area, given its proximity to the town of Ridgeland. Another thing to note is the two smaller parcels that the subject parcel wraps around and are identified as Tax Map No. 063-32-05-024 & 063-32-05-025, both parcels are zoned as Residential and the parcel bearing Tax Map No. 063-32-05-024 does have a vacant residence on it.

	Jurisdiction	Zoning District	Use
North	Jasper County	R	Residential
South	Ridgeland	Special District	Commercial
East	Jasper County	GC	Vacant
West	Ridgeland	Special District	Commercial

Comprehensive Plan

According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as “Urban Transition”, which are areas or pockets of unincorporated Jasper County that are partially or surrounded by either the City of Hardeeville or Town of Ridgeland. For areas that experience new development within the Urban Transition zones, consideration should be given to working with the adjacent municipality for annexation.

Traffic and Access

The subject property is accessed by Grahamville Rd. (Hwy. 336). It is a two-lane state-maintained road that is classified as Rural-Minor Arterial. The access point for the parcel is off both the aforementioned road and Kelmont Drive, which is a county-maintained road.

Staff Recommendation

Staff does not recommend approval of the Zoning Map Amendment. This decision is based on the parcel’s proximity to the Town of Ridgeland and the Future Land Use map designating this area as an area that should be annexed if facing development.

Additional Zoning Ordinance Provisions / Application Requirements

Article 1:4.1 – introduces amendments for the Jasper County Zoning Map.

Article 2:1.2 – establishes the Jasper County Planning Commission as a review body and recommending body for Zoning Map Amendments as pursuant to S.C. Code § 6-29-340

Article 3:2 – defines and establishes the procedures for Zoning Map amendments in Jasper County.

Attachments:

1. Application
2. Ordinance
3. Exhibit A (Aerial Map w/ Town Limit Layer on)
4. Exhibit B (Zoning Map)

**JASPER COUNTY, SOUTH CAROLINA
ORDINANCE # O-2026-__**

AN ORDINANCE AUTHORIZING AMENDMENT TO THE OFFICIAL ZONING MAP OF JASPER COUNTY BY REZONING THAT CERTAIN PARCEL OF REAL PROPERTY LOCATED ALONG GRAHAMVILLE ROAD, BEARING JASEPER COUNTY TAX MAP NUMBER 063-32-05-026 AND CONTAINING 4.7 ACRES, TO GENERAL COMMERCIAL FROM RESIDENTIAL.

WHEREAS, Jasper County, South Carolina (the “**County**”), acting through the Jasper County Council as its governing body (the “**County Council**”), is a political subdivision of the State of South Carolina (the “**State**”), and as such possesses all general powers granted by the Constitution and statutes of the State to such public entities; and

WHEREAS, the owner of a parcel of property (“**Owner**”) on Grahamville Road consisting of approximately 4.7 acres and bearing County Tax Map Number 063-32-05-026 (the “**Property**”) has requested a change to the Official Zoning Map of the County by rezoning the Property from the “Residential” to the “General Commercial”; and

WHEREAS, the Owner of the Property submitted such request to the Planning Commission and County Council in accordance with the County’s ordinances, rules and procedures for rezoning; and

WHEREAS, the County Planning Commission has concurred with the recommendations of the County staff set forth in its report for the rezoning of the Property and recommends approval by County Council; and

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

NOW, THEREFORE, be it resolved by County Council, in meeting duly assembled, that:

1. County Council finds that in accordance with the staff report and the recommendation of the County Planning Commission that the proposed zoning is consistent with the continued pattern of growth in the vicinity of the Property and is in harmony with the County Comprehensive Plan. Good cause having been shown, approximately 4.7 acres being depicted on the County Official Zoning Map in the Residential district, shall be reclassified to General Commercial.
2. If any Section, Subsection, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Subsection or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
3. If a Section, Subsection or provision of this Ordinance shall conflict with the provisions of a Section, Subsection or part of a preceding Ordinance of the County, unless

expressly so providing, then the preceding Section, Subsection or part shall be deemed repealed and no longer in effect.

4. This ordinance shall take effect and be in force upon third reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED AS OF, this _____ day of _____, 2026.

Jasper County, South Carolina

W. L. Rowell, III, Chairman
Jasper County Council

ATTEST:

Wanda Giles, Clerk to Council

Approved as to form:

Interim County Attorney
Burr & Forman LLP
Walter J. Nester, III

Date

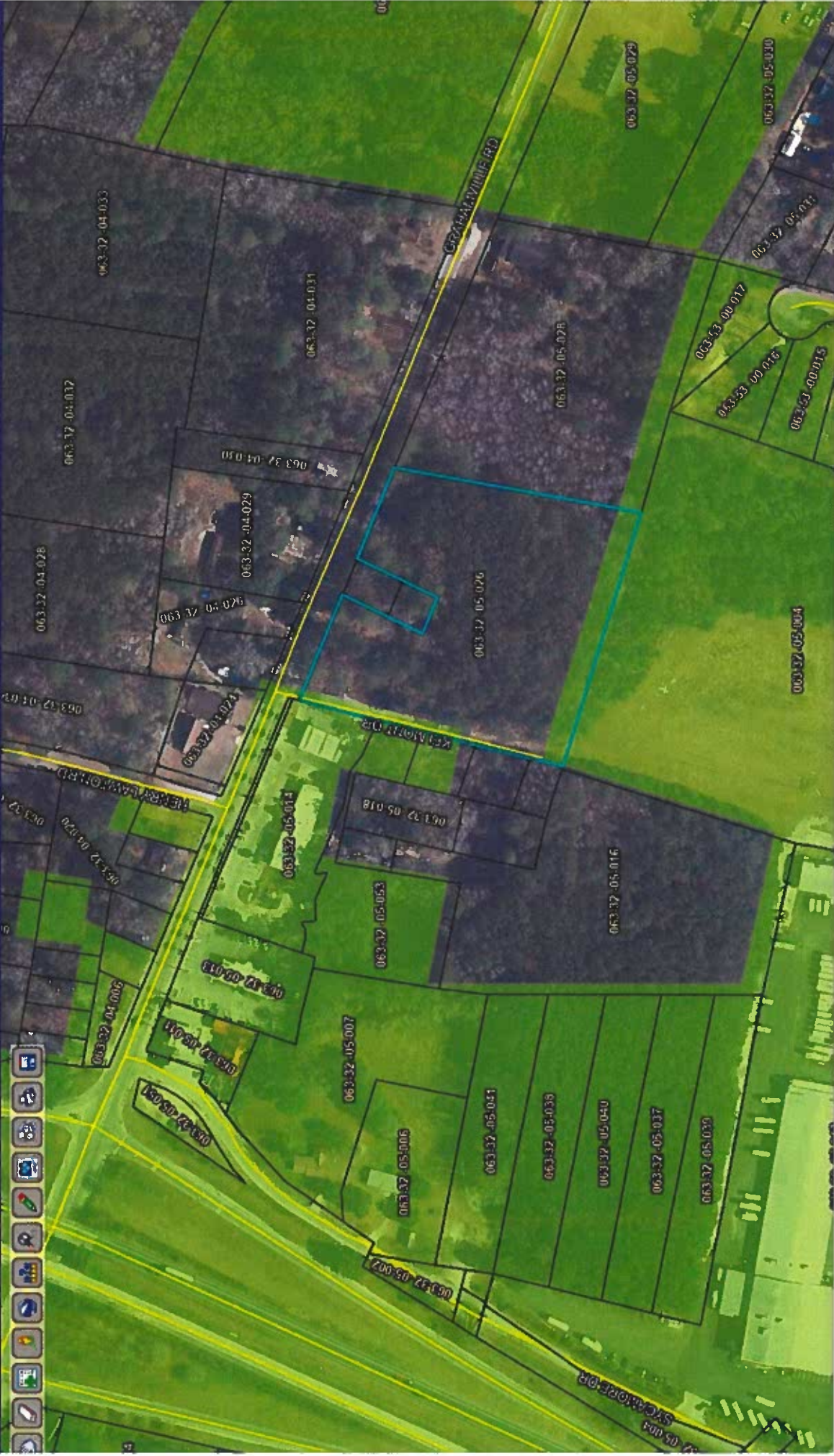
ORDINANCE: # O-2026-__

First Reading: _____

Second Reading: _____

Third Reading: _____

**Considered by the Jasper County Planning Commission at its meeting on
August 11, 2026 and recommended for approval.**



Last 2 Sales				Owner Address			
Date	Price	Reason	Q	PATIL NILKANTH C			
11/1/2023	\$516195	n/a	Q	PO BOX 1059			
n/a	05-03-0	n/a	n	RIDGELAND, SC 29936			

Alternate ID	063-32-05-026
Class	Rural single family residence (land vacant)
Acreage	4.7

01
n/a
(Note: Map to the road on land documents)



26	UNVILLE RD	Alternate ID 063-32-05-026	Class Rural single family residence (land vacant)	Acres 4.7	Owner Address PATEL NILKANTH C PO BOX 1059 RIDGELAND, SC 29936	Last 2 Sales
01	n/a					Date 11/1/2023
						Price \$516195
						Reason Q n/a
						Q n/a
						n n/a



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Hunter Smiley
Planner
hsmiley@jaspercountysc.gov

Planning Commission

Staff Report

Meeting Date:	August 11 th , 2026
Project:	Road Name Petition
Applicant:	Khaliah Beaton
Road Names Proposed:	Cedar Way
Submitted For:	Action

Description: The applicant is requesting that an existing unnamed road be named Cedar Way. The subject road is a private maintained road serving four (4) lots. Of the four lots there are three lots that have residences on them. The proposed road name is intended to simplify directions for both the public and emergency personnel. 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, Cedar Way.

Attachments:

1. Road Name Petition
2. Aerial Map depicting the new road
3. Approval Letter from Jasper County Fire Marshal
4. Road Maintenance Agreement
5. Subdivision Plats
6. Special Warranty Deed





Jasper County Emergency Services

Community Risk Reduction Division
1509 Grays Hwy (PO. Box 1509) Ridgeland, SC 29936
Office: 843-726-7607 | Fax: 843-726-7966
jwlcc@jaspercountrysc.gov | www.jcesgov.org



12/1/25

Re: Cedar way,

This road meets the requirements of the Jasper Land development 7:1, and also the ICC IFC 2021 adopted code by Jasper County.

Joseph "Jay" Lee

Joseph "Jay" Lee, Battalion Chief - Fire Marshal's Desk
Jasper County Emergency Services
Cell: 843-368-4551

Return To:
Khaliah Beaton
429 Crabapple Ln
Ridgeland SC
29936

OR BK1209 PG 60 - 61 (2)
Doc No: 202800000731
Recorded: 01/29/2028 12:06:43 PM
MISC Fee Amt: \$25.00
State Tax: \$0.00 Local Tax: \$0.00
Filed for Record in Jasper County, SC ROD
Vanessa Wright, Registrar

ROAD MAINTENANCE AND PRIVATE ROAD AGREEMENT (NON-CONVEYANCE / PRIVATE ROAD NAME CHANGE)

STATE OF SOUTH CAROLINA
COUNTY OF JASPER

This Agreement is made and entered into this 28 day of January 2028 by and between Khaliah Beaton, owner of real property located in Jasper County, South Carolina (Tax Map Number 085-07-00-008) ("Owner").

WHEREAS, access to the Property is provided by a privately maintained road currently known as Crabapple Lane; and WHEREAS, said road is not maintained by Jasper County or any governmental authority; and WHEREAS, Owner desires to assume full responsibility for the maintenance and upkeep of said private road; and WHEREAS, the road name is being changed from Crabapple Lane to Cedars Way due to 911 addressing requirements, subject to approval.

1. Road Maintenance Responsibility. Owner shall be solely responsible for all maintenance, repair, and upkeep of the private road known as Cedars Way (formerly Crabapple Lane), including grading, resurfacing, drainage, vegetation control, and maintaining safe access.

2. No Public Dedication. Nothing contained herein shall be construed as a dedication of the road to Jasper County, the State of South Carolina, or any other governmental authority.

3. No Conveyance of Real Property. This Agreement is intended solely to memorialize private road maintenance responsibility and private road naming and does not convey, transfer, encumber, or affect title to real property, nor does it create an easement, right-of-way, or any other property interest.

4. Road Name Change. Owner agrees to the private road name change from Crabapple Lane to Cedars Way, subject to approval by the Jasper County 911 Addressing Office.

5. Binding Effect. This Agreement shall be binding upon the Owner and all heirs, successors, and assigns.

6. Recording. This Agreement may be recorded in the Office of the Jasper County Register of Deeds.

IN WITNESS WHEREOF, the Owner has executed this Agreement.

OWNER:

Khaliah Beaton
Khaliah Beaton

Date: 1/28/2026

WITNESS #1:

Denise Jones

WITNESS #2:

[Signature]

ACKNOWLEDGMENT

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

On this 28 day of Jan, 2026, before me, the undersigned Notary Public, personally appeared Khaliah Beaton, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

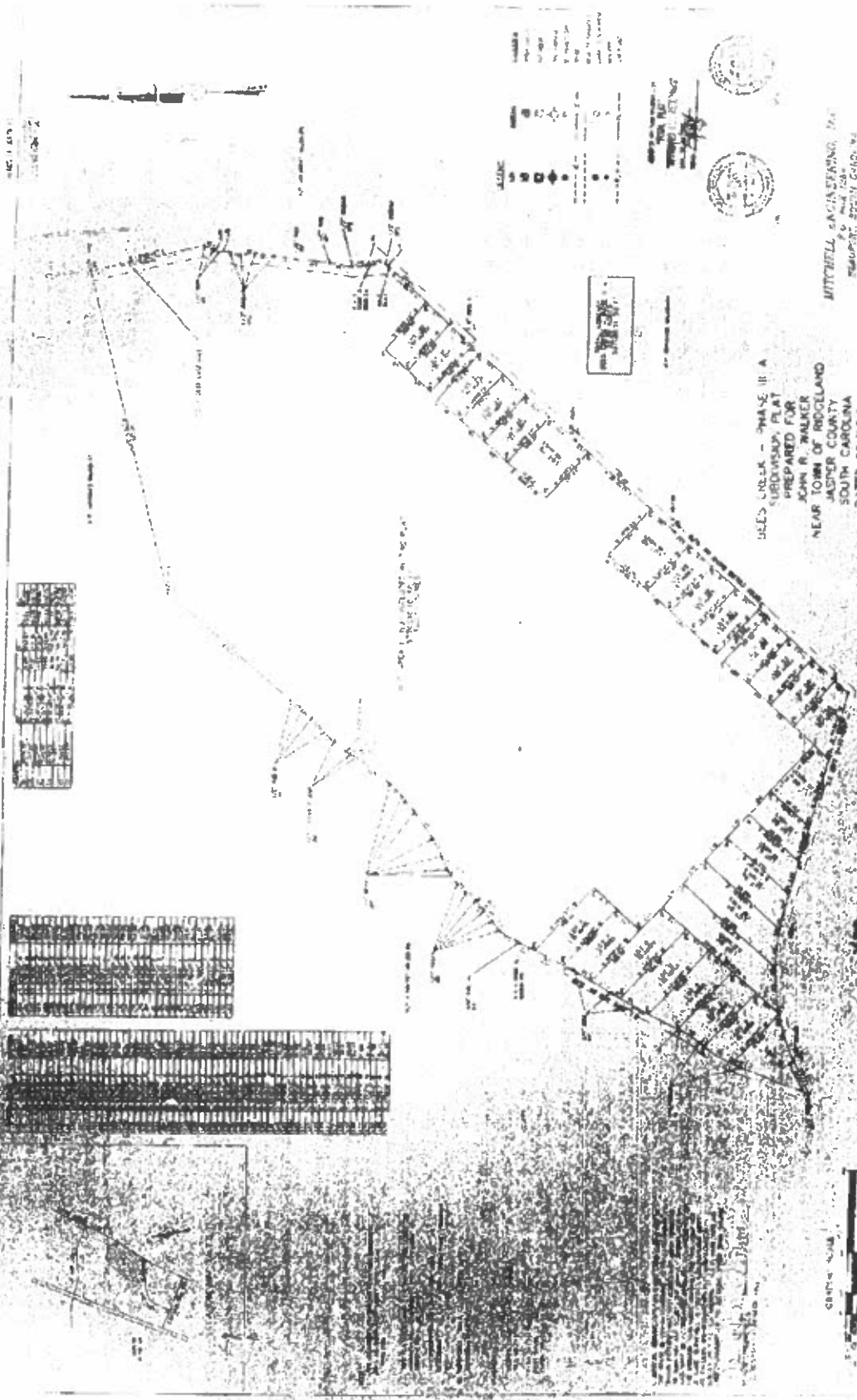
[Signature]

Notary Public for South Carolina

My Commission Expires: 6/27/2033



SUBDIVISION PLAT
085-01



DEED BOOK: 0867 PAGE: 1200
DATE: 02/20/2014 10:16:21 AM
Hazel Holmes / PG
AUDITOR JASPER COUNTY, SC

201400000699 02/18/2014 AT 11:31 AM
OR Volume 0867 Page 0696 - 0696
Filed for Record in JASPER COUNTY ROD
Deed Fee: \$10.00
State Tax: \$206.70 Local Tax: \$87.45

Prepared by and return to:
EVERSOLE LAW FIRM, PC
1509 King St.
Beaufort, SC 29902

TMS: 085-07-00-008

STATE OF SOUTH CAROLINA)

COUNTY OF JASPER)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, **VANDERBILT MORTGAGE AND FINANCE, INC.**, for and in consideration of the sum of **SEVENTY-NINE THOUSAND FIVE HUNDRED and No/100 Dollars (\$79,500.00)**, to it in hand paid at and before the sealing of these presents by **KHALIAH NEGALE BOZIER AND CARLENE RICHARDSON BEATON, 429 Crabapple Lane, Ridgeland, SC 29936**, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto **Khaliah Negale Bozier and Carlene Richardson Beaton**, as joint tenants with rights of survivorship and not as tenants in common, their heirs and assigns forever, in fee simple, the following described real property, to wit:

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being near the Town of Ridgeland, Jasper County, South Carolina, more particularly described as LOT 8 (1.34 acres, more or less), Bees Creek Subdivision, Phase III-A, said property having dimensions, metes and bounds as shown on a plat entitled "Bees Creek-Phase III-A, Subdivision Plat Prepared for John R. Walker near Town of Ridgeland, Jasper County, South Carolina" and prepared by Mitchell Engineers, Inc., Beaufort, South Carolina, and recorded in the Office of the Register of Deeds for Jasper County, South Carolina in Plat Book 23 at Page 205. For a more complete description as to metes and bounds, courses and distances, reference may be had to the aforementioned plat of record.

This property is subject to Restrictions, Covenants, Easements and/or Rights-of-Way recorded in Deed Volume 420 at Page 22 and any applicable amendments thereto filed in the Office of the Register of Deeds for Jasper County, South Carolina.

This being the same property conveyed to the within-named Grantor by Luke N. Brown, Jr., as Special Referee, for Jasper County, South Carolina, dated May 13, 2013 and recorded with the Register of Deeds Office for Jasper County, South Carolina in Deed Volume 851 at Page 395.

The within instrument has been transferred
on 02/20/2014 10:41:26 AM, and recorded in
the Jasper County Assessor's Office.

Tax Map No.: 085-07-00-008

Transfer No.: 14-27-155

Fran Goethe - JASPER COUNTY, SC

136233

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said Premises before mentioned unto the said Khalliah Negale Bozler and Carlene Richardson Beaton, as joint tenants with rights of survivorship and not as tenants in common, their heirs and assigns.

AND the Grantor hereby covenants with Grantees that Grantor will defend the same against

INTENTIONALLY LEFT BLANK

The lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the undersigned has executed this Deed this 16
day of January, 2019 2014 CC 1/16/14

VANDERBILT MORTGAGE AND
FINANCE, INC.

Sarah Ann Smith
Witness
Tracy Brown
Witness

BY: [Signature]
Its: [Signature]

STATE OF TN
COUNTY OF Blount

ACKNOWLEDGMENT

I, undersigned Notary Public, do hereby certify that the first witness and VANDERBILT MORTGAGE AND
FINANCE, INC., by and through Simon Hughes its VP of operations
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my Hand and Seal, this 16 day of January, 2019 2014 CC 1/16/14

Christy Caldwell
Notary Public for
My Commission Expires 3/29/14





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:	August 11 th , 2026
Project:	Road Name Petition
Applicant:	Kenneth Wright
Road Names Proposed:	Henry Michael Rd.
Submitted For:	Action

Description: The applicant is requesting that an existing unnamed road be named Henry Michael Rd. The subject road is a county maintained road serving multiple lots. The proposed road name is intended to simplify directions for both the public and emergency personnel. 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, Michael Henry Road.

Attachments:

1. Road Name Petition
2. Map Provided by Applicant
3. Aerial Map from qPublic
4. Signed Petition by Property Owners

Update: 13 MAY 2003

REVISION NOTES

MSAG Data Consultants, Inc.
Orange, Virginia 22960

NOTE:
SEE INSTRUCTION PAGE
FOR MAP SYMBOLS.

MATCHING SHEETS

165	166	167
174	175	176
182	183	184

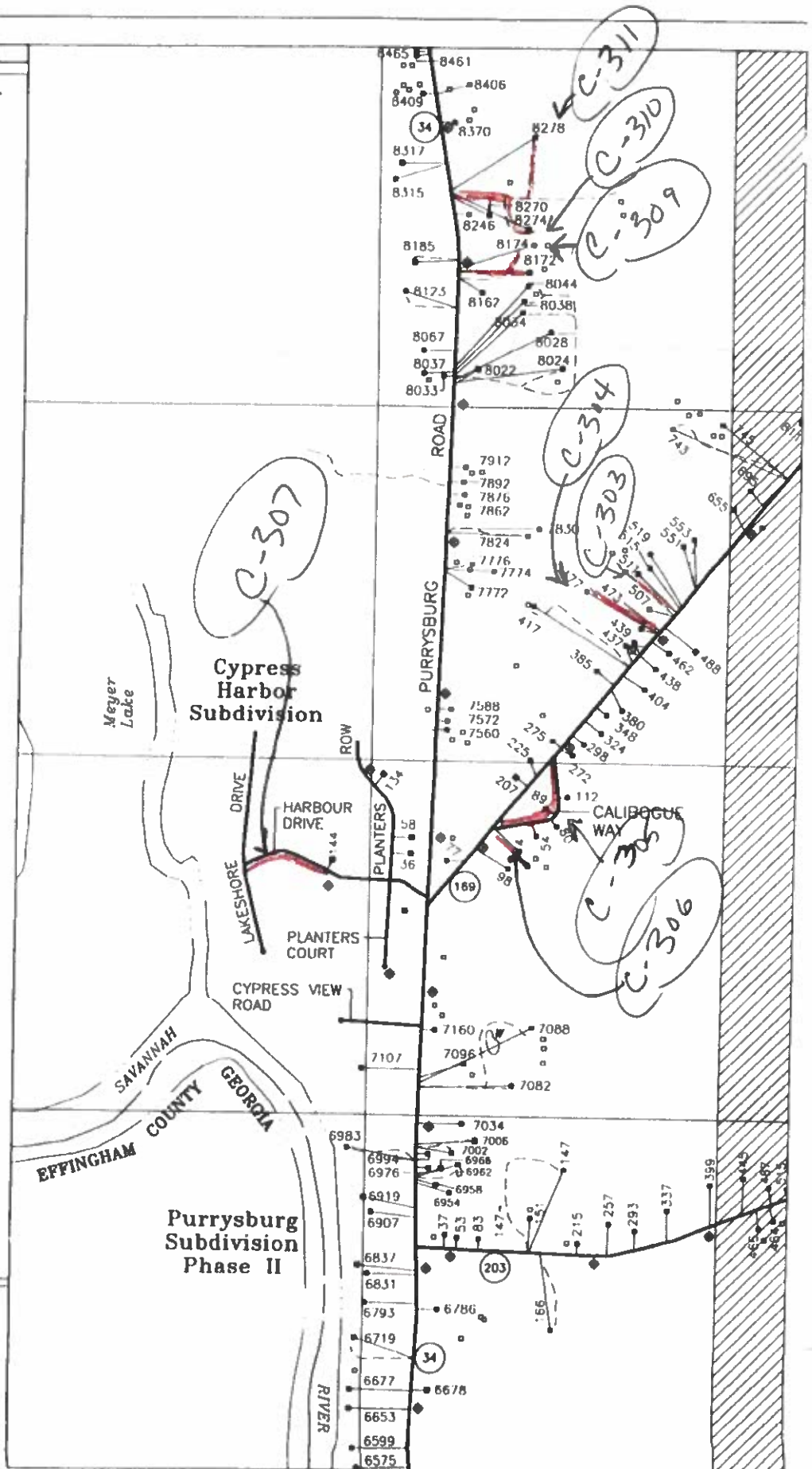


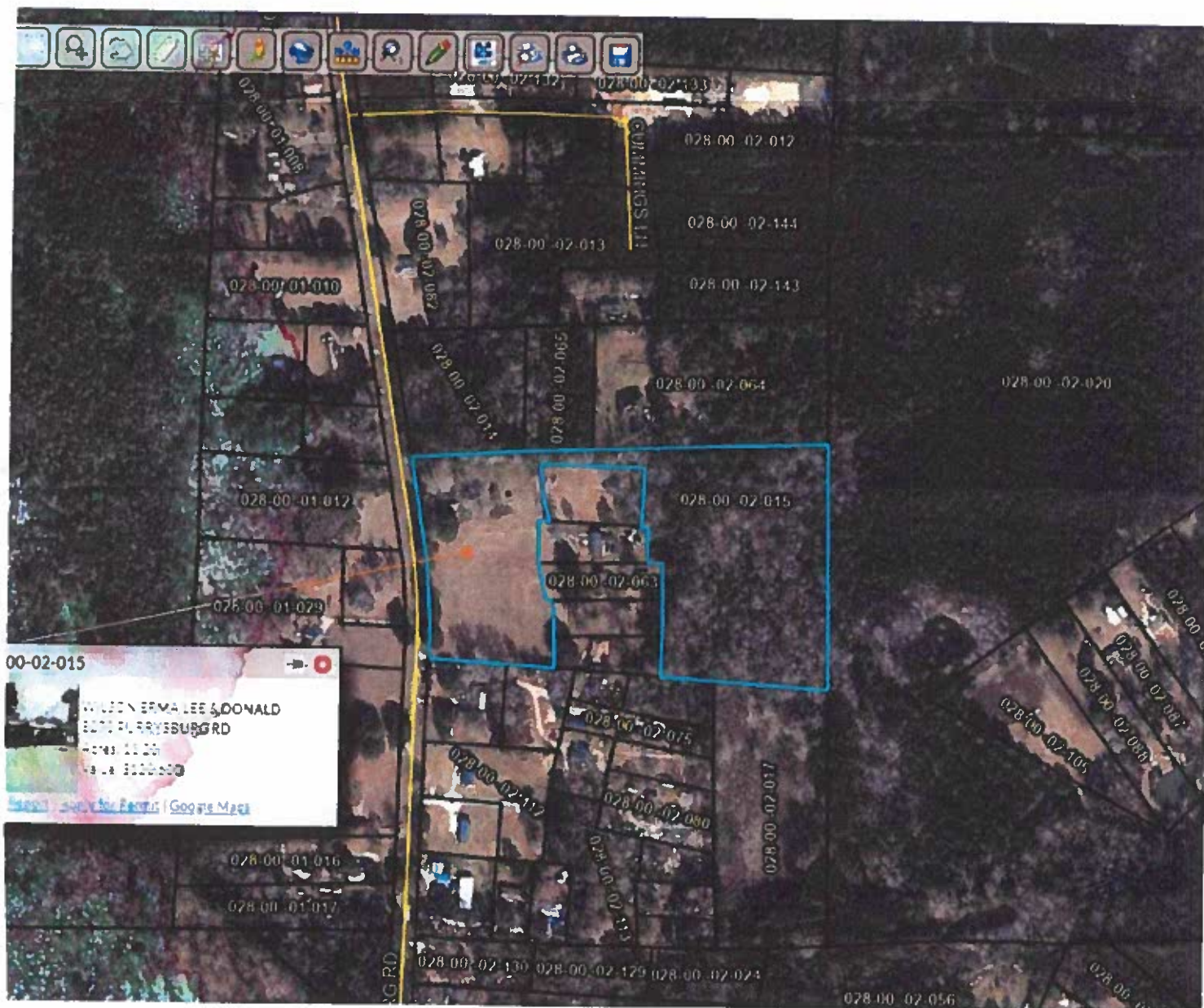
400 0 400 800 FT
SCALE BAR

9-1-1 PLANIMETRIC MAP OF
JASPER COUNTY
SOUTH CAROLINA

SHEET NO.

175







Jasper County Planning and Building Services

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

Hunter Smiley
Planner
hsmiley@jaspercountysc.gov

Jasper County Planning Commission Staff Report

Meeting Date:	August 11, 2026
Project:	365 Day Moratorium on Data Centers, Cryptocurrency Mining facilities, Data Storage and Processing, and related telecommunications equipment and infrastructure for uses associated with Digital Data facilities
Statutory Notices:	Agenda posted on 8/7/2026
Submitted For:	Action

Overview

There has been growing interest in our area with the somewhat seemingly rise in demand for data centers and telecommunication infrastructure. Thus, staff believes it is appropriate to ask County Council to place a moratorium for the above-mentioned projects, within unincorporated Jasper County to prohibit any applications for development of such use. This moratorium would be for 365 days and would include data centers, cryptocurrency mining facilities, data storage and processing, and related telecommunication equipment and infrastructure for uses associated with digital data facilities. This moratorium would allow staff the time it needs to observe what actions other adjacent communities enact, develop rules & regulations, and find a reasonable solution for our community.

Findings & Analysis

In Article 6 "Use Regulations", the North American Industry Classification System (NAICS) is the basis for determining the use of a property permitted by the various zoning districts. Under the NAICS code, they define Data Centers as code 518210. With the current edition of the Use Regulation table, it does not directly address the code 518210 (Data Centers), therefore it would apply to NAICS code 514, *Information Services and Data Processing*, which is a permitted by right use in the Community Commercial, General Commercial, Industrial Development, and the Mixed Business zoning districts.

Adopted Nov. 13, 2007, Rev. May 04, 2009, Rev. Oct. 5, 2009, Rev. April 18, 2011, Rev. October 3, 2011, Rev. March 5, 2012, Rev. Sept. 17, 2013

Staff recommend approval of the 365-day moratorium so that staff may have adequate time to find reasonable solution for unincorporated Jasper County.

JASPER COUNTY, SOUTH CAROLINA
ORDINANCE # O-2026-__

AN ORDINANCE DECLARING A TEMPORARY MORATORIUM ON THE ACCEPTANCE OF, REVIEW OF, AND/OR ACTION UPON APPLICATIONS FOR REZONING, SPECIAL EXCEPTIONS, SPECIAL USE PERMITS, BUILDING PERMITS, SITE PLANS, PLAN OF DEVELOPMENT FOR SITING, ECONOMIC INCENTIVES, FEE IN LIEU OF TAXES OR ANY OTHER FORM OF INCENTIVE, THAT WOULD AUTHORIZE OR PERMIT THE DEVELOPMENT OR CONSTRUCTION OF DATA CENTERS, DATA PROCESSING FACILITIES, CRYPTOCURRENCY MINING OPERATIONS OR ANY OTHER USES ASSOCIATED WITH DATA PROCESSING FACILITIES WITHIN JASPER COUNTY; AND ADDRESSING OTHER MATTERS RELATED HITHERTO.

WHEREAS, Jasper County Council has observed an increase in the number of data centers seeking to locate to the State of South Carolina; and

WHEREAS, the Jasper County Council recognizes that the construction and operation of such facilities if not properly regulated, may adversely impact the residents of Jasper County, including but not limited to placing significant demands on the local electrical grid and water supply, contributing to air pollution, generating electronic waste, and producing noise and light pollution; and

WHEREAS, given the risks associated with such facilities, Jasper County Council is informed and believes that an emergency situation exists in that the Jasper County Code of Ordinances does not provide an adequate mechanism to regulate and control the location, design, size, density, land use, and infrastructure needs for data centers, data processing facilities, and cryptocurrency mining operations; and

WHEREAS, the Jasper County Code of Ordinances does not define 'data center,' 'data processing facility,' or 'cryptocurrency mining operation' and does not make any reference to such facilities; and

WHEREAS, Jasper County Council believes that time is needed so that the Council and staff can study the impacts of data centers, data processing facilities, cryptocurrency

mining, and any other uses associated with data processing facilities on communities, and develop reasonable regulations that will promote the safety and wellbeing of its citizens; and

WHEREAS, Jasper County Council believes that this moratorium will protect the public interest and welfare of the citizens of Jasper County until such regulations regarding the aforementioned uses are adopted.

NOW, THEREFORE, BE IT ORDAINED BY JASPER COUNTY COUNCIL:

Section 1. Moratorium. Jasper County Council hereby declares a temporary moratorium on the acceptance of, review of, and/or action upon applications for rezoning, special exceptions, special use permits, building permits, site plans, plan of development for siting, economic incentives, or fee in lieu of taxes, that would incentivize, authorize, or permit the development or construction of data centers, data processing facilities, cryptocurrency mining operations, or any other uses associated with data processing facilities within Jasper County. This moratorium also applies to expansions of existing data centers that would increase energy demands by one (1) megawatt or more. This moratorium shall take effect immediately and shall remain in effect for one (1) year. Council may extend the moratorium by resolution for periods of six (6) months.

Section 2. Definitions. For the purposes of this moratorium, a 'data center' or 'data processing facility' is a building, a dedicated space within a building, or group of buildings or facilities that is used by an entity or other business enterprise to operate, manage, or maintain a computer, group of computers, or other organized assembly of hardware and software for the primary purpose of storing, retrieving, or transmitting digital data and that has a peak demand of one (1) megawatt or greater.

Such uses include but are not limited to computationally intensive applications such as cryptocurrency mining, artificial intelligence (A.I.) computing, weather modeling, genome sequencing, application hosting, cloud storage, and video and technical streaming services.

These facilities may also include supporting infrastructure such as air handling systems, backup power generation, water cooling and storage systems, utility substations, and other related equipment necessary for operations.

Section 3. Severability. Severability is intended throughout and within the provisions of this Ordinance. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4. Repeal. All ordinances or parts of ordinances in conflict with this Ordinance, or inconsistent with its provisions, are hereby repealed or superseded to the extent necessary to give this Ordinance full force and effect.

Section 5. Pending Ordinance Doctrine. This Ordinance is subject to the Pending Ordinance Doctrine.

Section 6. Effective Date. This ordinance is effective immediately and shall remain in effect for one (1) year thereafter pursuant to S.C. Code Ann. §4-9-130 and resolution of Council to extend the moratorium.

AND IT IS SO ORDAINED, ENACTED AND ORDERED AS OF, this _____ day of _____, 2026.

Jasper County, South Carolina

W. L. Rowell, III, Chairman
Jasper County Council

ATTEST:

Wanda Giles, Clerk to Council

Approved as to form:

Interim County Attorney
Burr & Forman LLP
Walter J. Nester, III

Date

ORDINANCE: # O-2026-__

First Reading: _____

Second Reading: _____

Third Reading: _____

**Considered by the Jasper County Planning Commission at its meeting on
August 11, 2026 and recommended for approval.**
