



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

June 11, 2026
1:00 PM

Clementa C. Pinckney Government Building
Council Chambers

Call to Order: Chairman Pinckney
Invocation & Pledge of Allegiance
Approval of Agenda
Approval of Minutes: May 12, 2026

New Business:

- A. Expansion of Legal Non-Conforming Use – 472 Schinger Ave.
- B. Major Subdivision – Bailey Park-Phase Two, Final Plat Approval
- C. Zoning Map Amendment – Madison Rosenlieb
- D. Zoning Map Amendment – HRM Development LLC.

Discussion:

- A. Discussion – Map of Current Unincorporated Jasper County Development
- B. Open Discussion

Adjourn



Jasper County Planning and Building Services

358 Third Avenue - Post Office Box 1659
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Phone (843) 717-3650 Fax (843) 726-7707

Hunter Smiley
Planner
hsmiley@jaspercountysc.gov

Jasper County Planning Commission

Staff Report

Meeting Date:	June 11, 2026
Project:	Expansion of Legal Non-Conforming Use
Applicant:	Angela Lloyd
Tax Map Number:	080-00-03-002 & 080-00-03-006
Submitted For:	Action
Recommendation:	Staff recommends approval to expand the Legal Non-Conforming Use to allow for the addition of a concrete mixing trailer, concrete trucks, and the storage of rock/sand

Description: The applicant, Angela Lloyd has submitted a request to expand a legal non-conforming use to allow for the addition of a concrete mixing trailer, concrete trucks, and the storage of rock/sand on their existing site, located at 498 Schinger Avenue. The subject property consists of 3.95 acres and is zoned General Commercial. The property is legally permitted by Jasper County and is considered a legal non-conforming use. The current use of the property is NAICS code 5621, Waste Collection, which is permitted as a conditional use in the Industrial Development Zoning District. During the 2007 county wide re-zoning, this site was made non-conforming.

The non-conformities section of the Jasper County Zoning Ordinance allows for the expansion or alterations to the use, which do not otherwise conform to all provisions of this Ordinance, subject to Planning Commission review and approval. The purpose of this Ordinance is to address certain, but not all, non-conformities created through the 2007 Countywide Zoning Project. Numerous structures and uses that were lawfully established prior to the re-zoning project became non-conforming as a result. Some are major employers who have made significant investments in properties and in construction of buildings, totaled in the millions of dollars. Other business expansions may also be limited by legal non-conformity status, or the economic use of valuable structures may be prevented if not considered by the Planning Commission.

Business Proposal: The Applicant has submitted a request to expand the legal non-conforming use to allow a portable concrete mixing trailer, concrete trucks, and storage of rock/sand to be added to the use of the site. The current use of the property includes parking for rolloff trucks, storage of rolloff dumpsters, storage of heavy equipment, and dump trucks.

Analysis: According to Jasper County Zoning Ordinance, Article 9:3.7 (2), “any modifications to a non-conforming use, including a change in use, the reestablishment of a non-conforming use or any expansions or alterations to the use, which do not otherwise conform to all provisions of this Ordinance, shall require approval by the Planning Commission”. In determining whether a nonconforming use change, re-establishment, or expansion of the nonconforming use is appropriate, the Planning Commission may consider the following standards:

1. The proposed non-conforming use will be harmonious with the surrounding area.

- The property is on Schinger Avenue, which is a heavy commercial/industrial area. The site has been used as an industrial site for the past 20 years. The proposed use does fit in with the character of the other neighboring properties.

2. The proposed non-conforming use will be a desirable addition to the physical pattern of the neighborhood.

- The expansion of the non-conforming use is not a “new” addition to the physical pattern of the neighborhood.

3. Any additional traffic resulting from the proposed non-conforming use will not be a burden on existing streets.

- The additional traffic that will be created by the expansion of the legal non-conforming use will be minimal. It is projected there will be approximately 5 additional trucks, which will not be a burden on existing streets. The existing streets in this area already have a high volume of commercial traffic.

4. No adverse environmental impacts including noise, smoke, dust, fumes, vapors, gases, heat, odor, glare, vibration, etc. will be created by the proposed non-conforming use.

- Any additional environmental impacts will be minimal. The noise produced by the mixing trailer and the trucks do not create as much noise as the rolloff dumpster trucks. The expansion of the use is for storage of the concrete mixing trailer and trucks. The trucks will not be washed out on site and no manufacturing of concrete will take place on site.

5. Outdoor storage or activities are limited and subject to review and may require increased setbacks and buffers.

- This property is already used for outdoor storage of commercial vehicles, equipment, and rollback dumpsters. There is some screening in place along Schinger Avenue. Additionally, the subject properties are located at the end of Schinger Avenue.

6. The proposed use is considered to be a benefit to the community and Jasper County as a whole by implementing goals of the Jasper County Comprehensive Plan.

- Economy Chapter Goal: “Develop businesses and attract public and private investment to grow jobs, decrease unemployment and strengthen the local economy.” The Comprehensive Plan does not specifically speak to this situation from an economic perspective.

Public Notice: Public notice letters were sent to area property owners on May 29th, 2026, and the subject property was posted on June 1st, 2026, with a public hearing notice, satisfying the notice requirements in Article 9:3.7

Staff Recommendation: Staff recommends approval to allow storage of the mixing trailer, concrete trucks, and rock/sand as an expansion of the legal non-conforming use on TMS #080-00-03-002 & #080-00-03-006.

Attachments:

1. Narrative
2. Photos of neighboring sites
3. Photos of Mixing Trailer and Trucks
4. Aerial Map of the Property

Jasper County Planning Commission

REQUEST TO ADD A USE TO EXISTING GENERAL COMMERCIAL LEGAL NON-CONFORMING

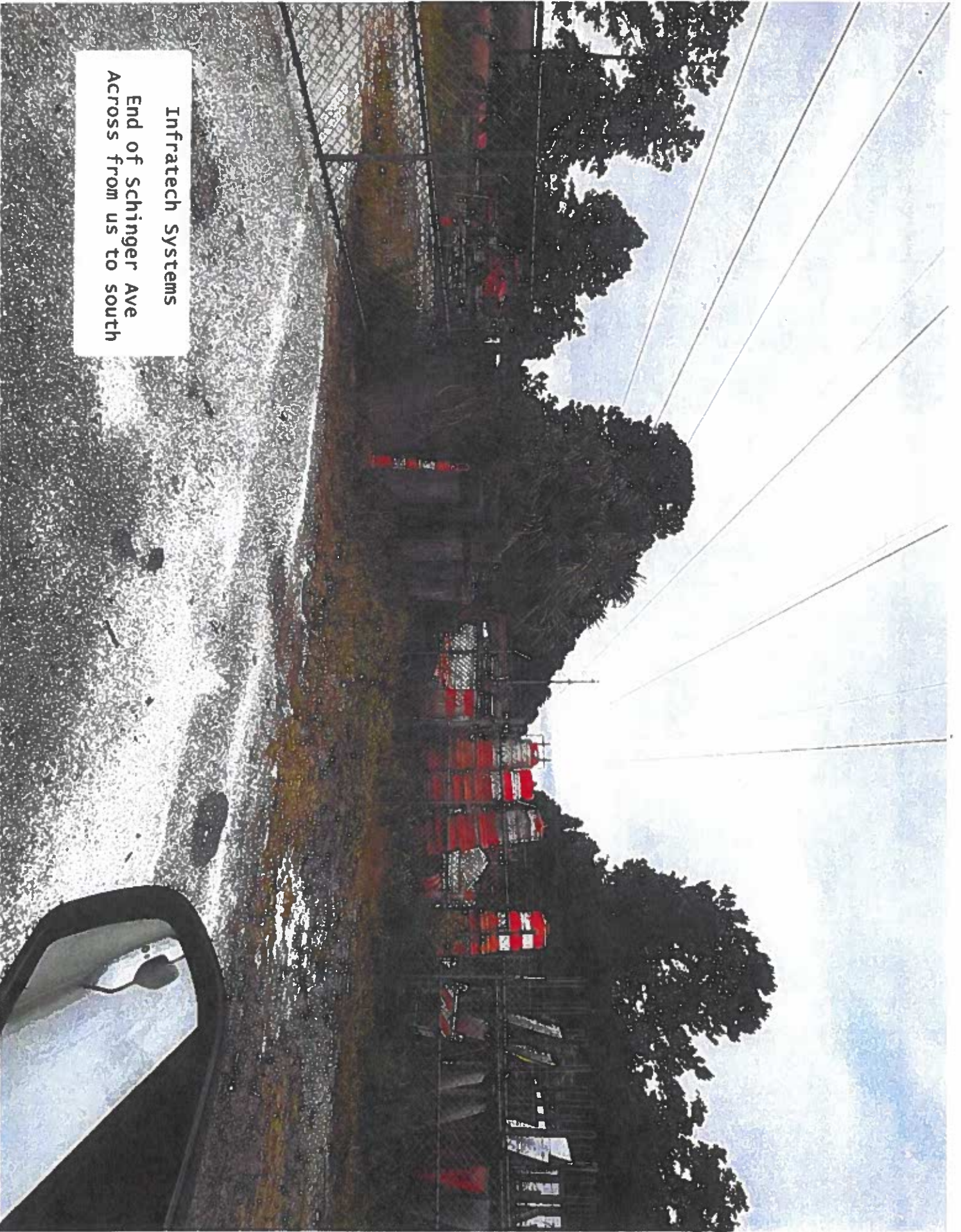
Our site is currently used for parking rolloff trucks, rolloff containers (dumpsters), heavy equipment, and dump trucks.

Some of the businesses surrounding our site are Okatie Concrete Recycling, Costa Concrete, SRM Concrete, Coastal Waste, Capital Waste, Camo Cans Waste, Capital Materials, Infratech Systems, Eastman Marine, and an oyster shell collection and cleaning facility.

We are requesting to add a concrete mixing trailer, concrete trucks, and rock and sand to our use at this site.

Businesses surrounding

our site



Infratech Systems
End of Schinger Ave
Across from us to south



SRM Concrete
End of Pearlstine Dr
Behind us to north



Capitol Materials
Pearlstone Dr
Northeast of us

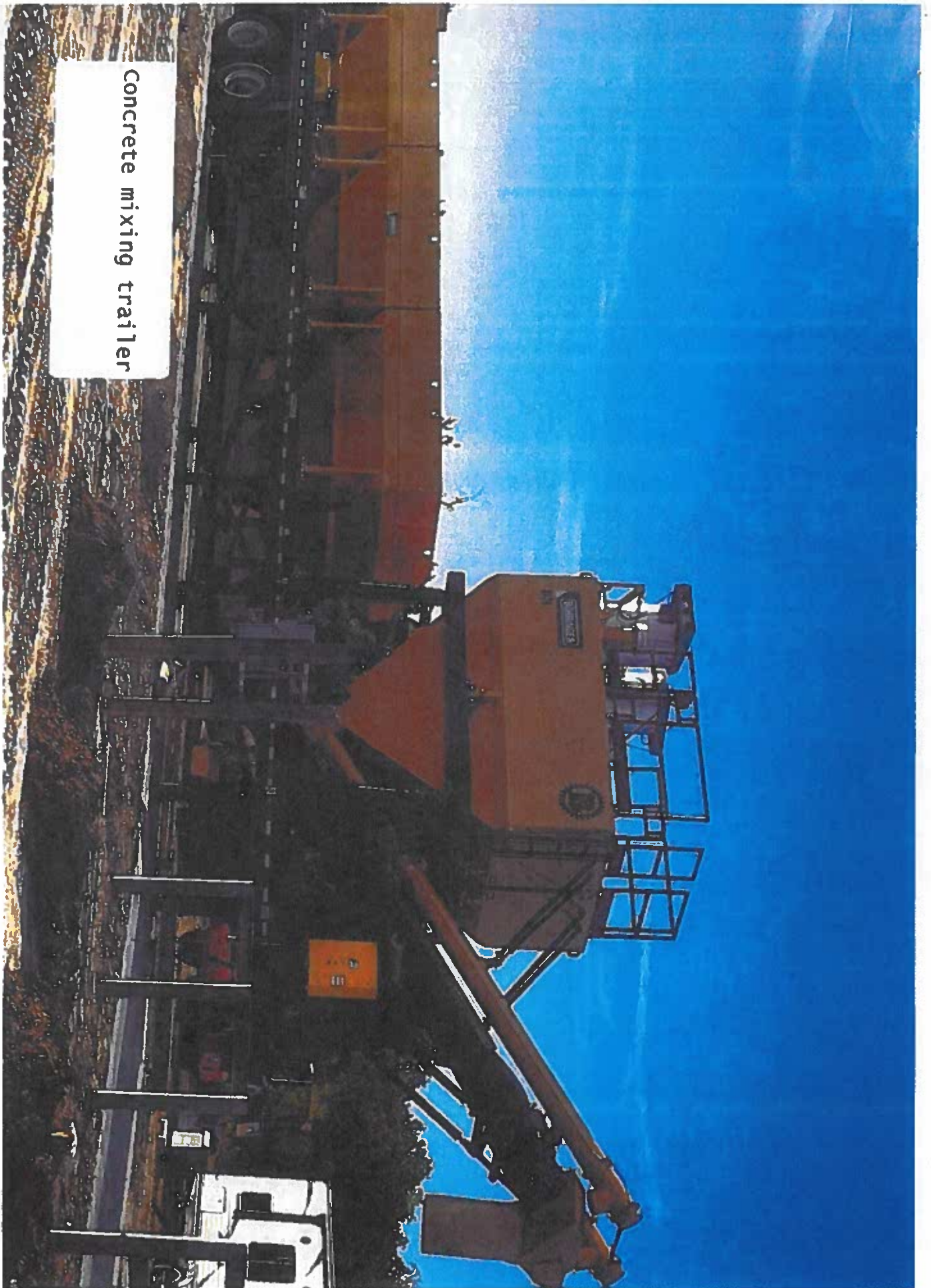


Okatie Concrete Recycle
Schinger Ave
East of us

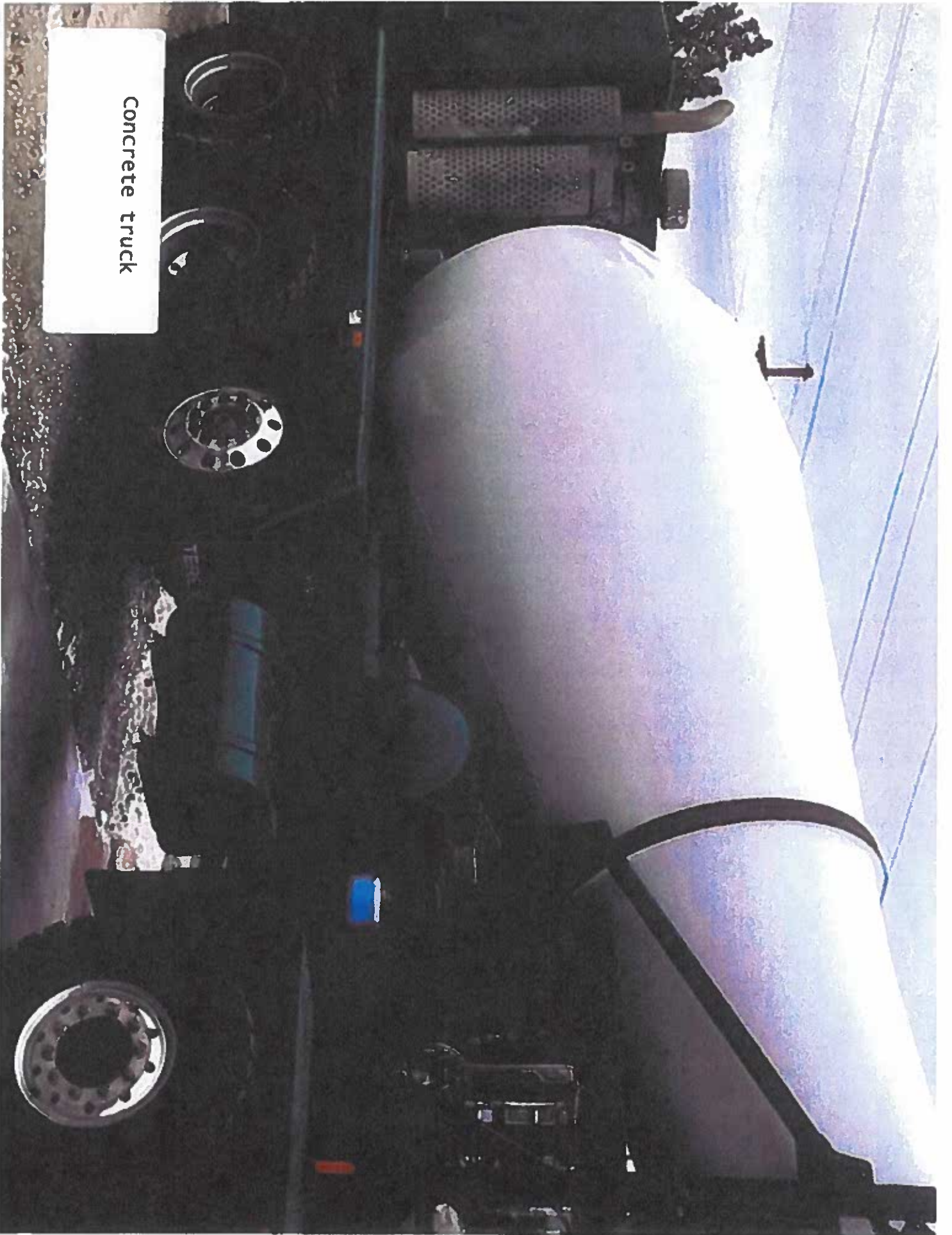
Dump Truck Parking
Oyster Cleaning
Truck Repair Shop
Schinger Ave
East of us



Concrete Mixing Trailer and Trucks



Concrete mixing trailer



Concrete truck



Concrete truck
loading



Jasper County Planning and Building Services

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Lisa Wagner, CFM
Director of Planning and Building Services
lwagner@jaspercountysc.gov

Jasper County Planning Commission Staff Report

Meeting Date:	June 11, 2026
Project:	Major Subdivision, Final Plat – Phase 2 of Bailey Park (Townhouse Subdivision) to include approval of proposed road names
Applicant:	K & R Development, LLC
Tax Map Number:	081-00-04-007
Submitted For:	Action

Description: Bailey Park subdivision will consist of 163 townhouses and is located along Old Bailey Road. The Applicant is seeking approval of the final plat for Phase 2 of Bailey Park subdivision. The preliminary plat was approved on August 13, 2024, which authorized the applicant to proceed with construction of the site infrastructure. The final plat for Phase 1 of Bailey Park was approved on March 10, 2026. The applicant has now completed all of the site work for Phase 2 and has provided a 2-year maintenance guaranty for the roads and stormwater infrastructure.

Analysis: The final plat requirements have been reviewed by Thomas & Hutton and have been found to be in compliance with the major subdivision regulations. Additionally, as-builts have been provided for Phase 2, along with the final plat for recording. The covenants and road maintenance agreement has already been recorded with the Jasper County Register of Deeds office. This was done simultaneously with the recording of the final plat for Phase 1. The final plat shows each lot area is 2,100 square feet or more, which exceeds the minimum lot size requirements. Following construction of the townhome units, the applicant/developer will sell each unit and form a Home Owner's Association (HOA).

In addition to the approval of the final plat, staff is requesting that the proposed road names be approved; Bunting Boulevard, Fox Sparrow Road, and Nuthatch Lane. These new roads have been built in Phase 2 of Bailey Park and will serve 76 townhome units. The roads will be privately maintained. A road name petition has properly been filed with the E911 Address Program Administrator, who in conjunction with the Emergency Services Director, has determined that there are no conflicts with any other road names.

Staff Recommendation: On behalf of Jasper County, Thomas & Hutton has overseen the installation of the site infrastructure in Phase 2. They have reviewed the as-builts, the final plat, the 2 year maintenance guaranty, and the covenants and confirmed that all improvements have been installed and that all of the regulations required for final plat approval have been fulfilled for Phase 2 of Bailey Park. As such, staff recommends approval of the final plat for Phase 2 of Bailey Park Subdivision.

Attachments:

1. Application for Major Subdivision
2. Letter from Thomas & Hutton regarding the final plat review
3. Final Subdivision Plat, Sheets 1 and 2
4. As-Built Survey of Drainage
5. As-Built Survey of Water and Sewer
6. 2-year Maintenance Agreement
7. Storm Drain Maintenance Guaranty
8. Road Name Petitions – Bunting Blvd., Nuthatch Lane, Fox Sparrow Road



May 29, 2026

Ms. Lisa Wagner
Jasper County
358 Third Avenue
Ridgeland, SC 29936

Re: Bailey Park Townhomes
Jasper County, South Carolina
Final Major Subdivision Plat –
Phase 2 (North)
Third Review Comments
J-21976.0152

Dear Lisa:

We have received the final major subdivision plat submittal for the referenced project submittal. The following information was included in the submittal package:

- Hydrology Study by Moore Civil Consulting, Inc., dated August 16, 2023, As-built date May 28, 2026

This subdivision plat review was completed based on our interpretation of the latest Jasper County Zoning Ordinance and Land Development Regulations. Thomas & Hutton's review was performed in an effort to assess if the application package for the proposed improvements is in general conformance with Jasper County regulations. Our review shall not be interpreted as a detailed technical analysis of the design or for verification of technical sufficiency for elements of design. Under no circumstances shall our review and comments related to the site plans relieve the Applicant's Design Professional of their professional obligations and professional standards of care. As such, the design submitted by the Applicant's Design Professional shall be the sole responsibility of the Applicant's Design Professional. Thomas & Hutton shall not accept any responsibility for any liability due to design and construction, in whole or in part, for any aspect of the design and construction of design documents.

We have reviewed the submittal package for conformance with Jasper County regulations and find that all prior major site plan comments have been satisfied.

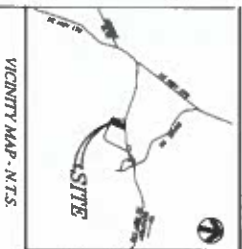
Thank you for your attention to this project. If there are any questions or comments, please feel free to call us at (912) 234-5300.

Sincerely,

THOMAS & HUTTON

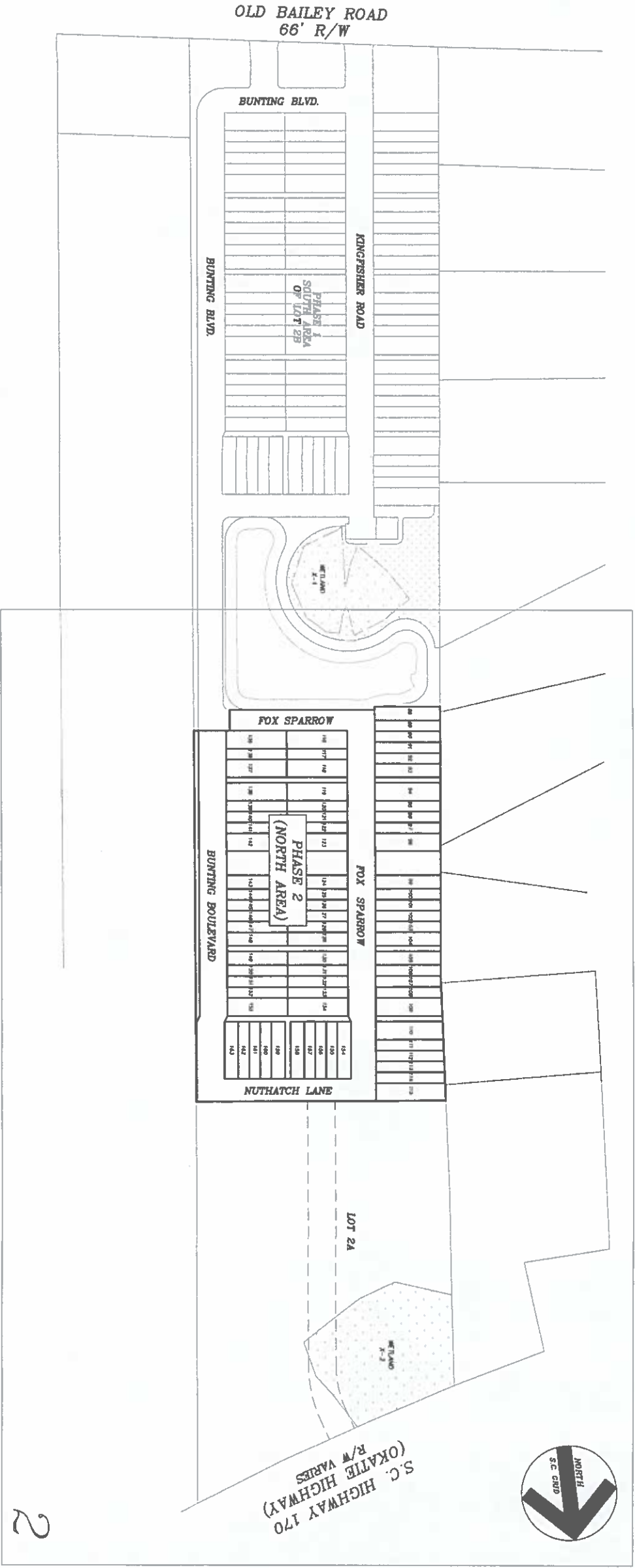
A handwritten signature in blue ink, appearing to read 'Jessica L. Routt', is written over the printed name.

Jessica L. Routt, P.E.



VICINITY MAP - N.T.S.

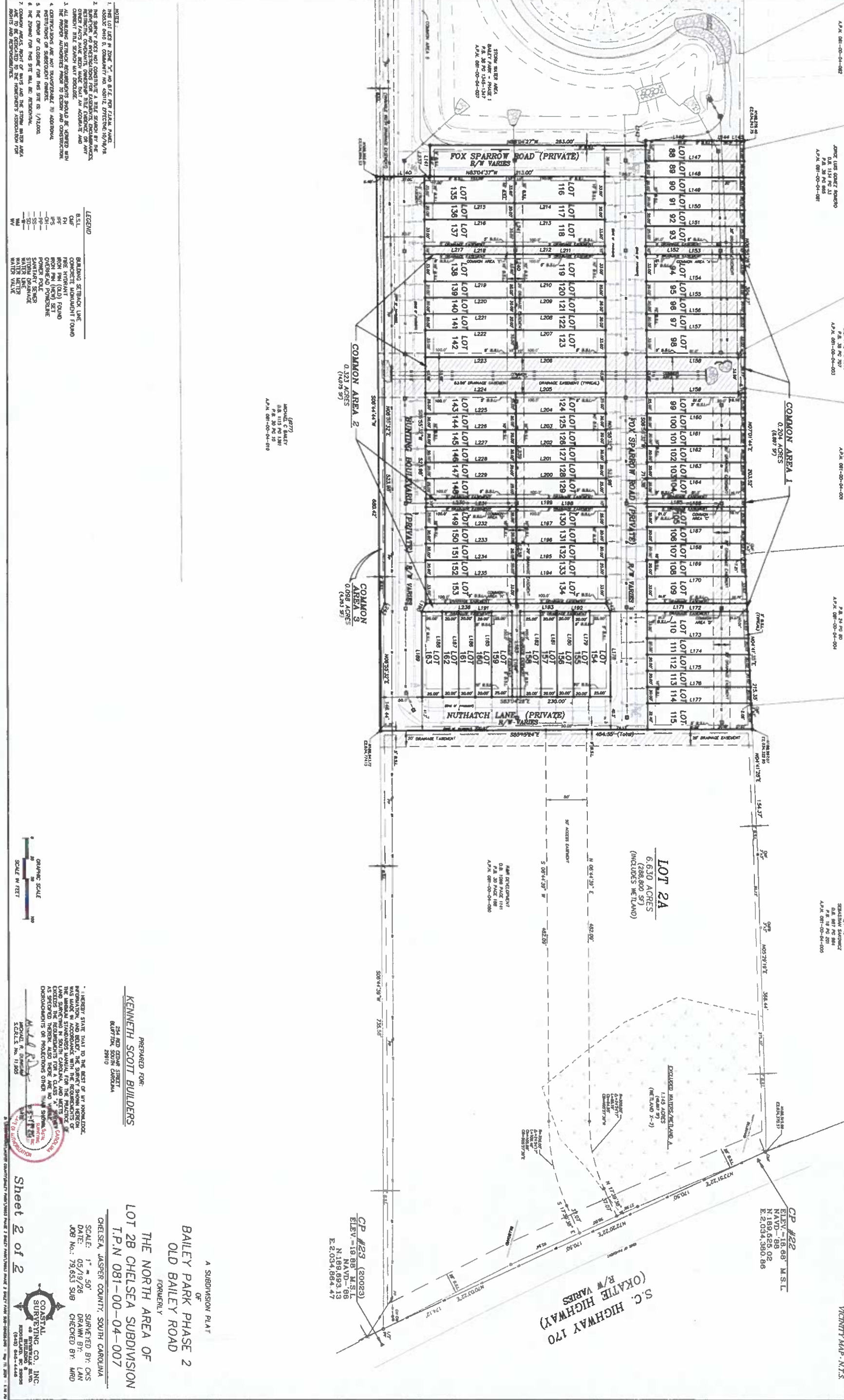
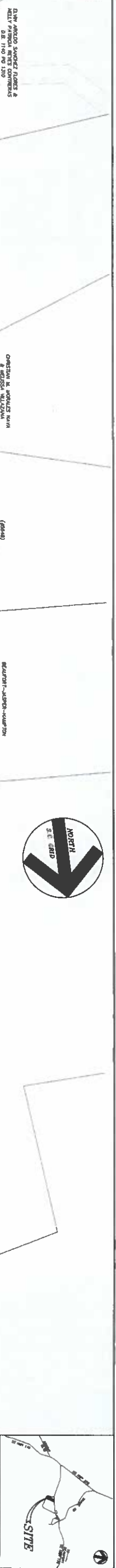
LINE TABLE	LINE TABLE				
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L140	58.45'	N45.00°W	L133	110.00'	S45.00°E
L141	30.00'	S08.55°E	L134	110.00'	N45.00°W
L142	6.00'	S08.55°E	L135	110.00'	N45.00°W
L143	30.00'	N45.00°W	L136	110.00'	N45.00°W
L144	30.00'	N45.00°W	L137	110.00'	N45.00°W
L145	30.00'	N45.00°W	L138	110.00'	N45.00°W
L146	30.00'	N45.00°W	L139	110.00'	N45.00°W
L147	30.00'	N45.00°W	L140	110.00'	N45.00°W
L148	30.00'	N45.00°W	L141	110.00'	N45.00°W
L149	30.00'	N45.00°W	L142	110.00'	N45.00°W
L150	30.00'	N45.00°W	L143	110.00'	N45.00°W
L151	30.00'	N45.00°W	L144	110.00'	N45.00°W
L152	30.00'	N45.00°W	L145	110.00'	N45.00°W
L153	30.00'	N45.00°W	L146	110.00'	N45.00°W
L154	30.00'	N45.00°W	L147	110.00'	N45.00°W
L155	30.00'	N45.00°W	L148	110.00'	N45.00°W
L156	30.00'	N45.00°W	L149	110.00'	N45.00°W
L157	30.00'	N45.00°W	L150	110.00'	N45.00°W
L158	30.00'	N45.00°W	L151	110.00'	N45.00°W
L159	30.00'	N45.00°W	L152	110.00'	N45.00°W
L160	30.00'	N45.00°W	L153	110.00'	N45.00°W
L161	30.00'	N45.00°W	L154	110.00'	N45.00°W
L162	30.00'	N45.00°W	L155	110.00'	N45.00°W
L163	30.00'	N45.00°W	L156	110.00'	N45.00°W
L164	30.00'	N45.00°W	L157	110.00'	N45.00°W
L165	30.00'	N45.00°W	L158	110.00'	N45.00°W
L166	30.00'	N45.00°W	L159	110.00'	N45.00°W
L167	30.00'	N45.00°W	L160	110.00'	N45.00°W
L168	30.00'	N45.00°W	L161	110.00'	N45.00°W
L169	30.00'	N45.00°W	L162	110.00'	N45.00°W
L170	30.00'	N45.00°W	L163	110.00'	N45.00°W
L171	30.00'	N45.00°W	L164	110.00'	N45.00°W
L172	30.00'	N45.00°W	L165	110.00'	N45.00°W
L173	30.00'	N45.00°W	L166	110.00'	N45.00°W
L174	30.00'	N45.00°W	L167	110.00'	N45.00°W
L175	30.00'	N45.00°W	L168	110.00'	N45.00°W
L176	30.00'	N45.00°W	L169	110.00'	N45.00°W
L177	30.00'	N45.00°W	L170	110.00'	N45.00°W
L178	30.00'	N45.00°W	L171	110.00'	N45.00°W
L179	30.00'	N45.00°W	L172	110.00'	N45.00°W
L180	30.00'	N45.00°W	L173	110.00'	N45.00°W
L181	30.00'	N45.00°W	L174	110.00'	N45.00°W
L182	30.00'	N45.00°W	L175	110.00'	N45.00°W
L183	30.00'	N45.00°W	L176	110.00'	N45.00°W
L184	30.00'	N45.00°W	L177	110.00'	N45.00°W
L185	30.00'	N45.00°W	L178	110.00'	N45.00°W
L186	30.00'	N45.00°W	L179	110.00'	N45.00°W
L187	30.00'	N45.00°W	L180	110.00'	N45.00°W
L188	30.00'	N45.00°W	L181	110.00'	N45.00°W
L189	30.00'	N45.00°W	L182	110.00'	N45.00°W
L190	30.00'	N45.00°W	L183	110.00'	N45.00°W
L191	30.00'	N45.00°W	L184	110.00'	N45.00°W
L192	30.00'	N45.00°W	L185	110.00'	N45.00°W



LOT	ACRES	SF	LOT	ACRES	SF	LOT	ACRES	SF	LOT	ACRES	SF
86	0.069	3,000	96	0.055	2,400	104	0.069	2,995	112	0.057	2,497
87	0.055	2,400	97	0.055	2,400	105	0.069	2,995	113	0.058	2,512
88	0.055	2,400	98	0.091	3,960	106	0.055	2,394	114	0.058	2,528
89	0.055	2,400	99	0.069	2,995	107	0.055	2,394	115	0.094	4,103
90	0.055	2,400	100	0.055	2,410	108	0.055	2,406	116	0.083	3,630
91	0.055	2,400	101	0.055	2,388	109	0.092	4,005	117	0.051	2,200
92	0.055	2,400	102	0.055	2,397	110	0.093	4,060	118	0.083	3,630
93	0.069	3,000	103	0.055	2,397	111	0.057	2,481	119	0.083	3,630
94	0.091	3,960	104	0.055	2,397	112	0.057	2,481	120	0.051	2,200
95	0.055	2,400	105	0.055	2,397	113	0.057	2,481	121	0.051	2,200
			106	0.055	2,397	114	0.057	2,481	122	0.051	2,200
			107	0.055	2,397	115	0.057	2,481	123	0.051	2,200
			108	0.055	2,397	116	0.057	2,481	124	0.051	2,200
			109	0.055	2,397	117	0.057	2,481	125	0.051	2,200
			110	0.055	2,397	118	0.057	2,481	126	0.051	2,200
			111	0.055	2,397	119	0.057	2,481	127	0.051	2,200
			112	0.055	2,397	120	0.057	2,481	128	0.051	2,200
			113	0.055	2,397	121	0.057	2,481	129	0.051	2,200
			114	0.055	2,397	122	0.057	2,481	130	0.051	2,200
			115	0.055	2,397	123	0.057	2,481	131	0.051	2,200
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			118	0.055	2,397	126	0.057	2,481	134	0.051	2,200
			119	0.055	2,397	127	0.057	2,481	135	0.051	2,200
			120	0.055	2,397	128	0.057	2,481	136	0.051	2,200
			121	0.055	2,397	129	0.057	2,481	137	0.051	2,200
			122	0.055	2,397	130	0.057	2,481	138	0.051	2,200
			123	0.055	2,397	131	0.057	2,481	139	0.051	2,200
			124	0.055	2,397	132	0.057	2,481	140	0.051	2,200
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			145	0.055	2,397	153	0.057	2,481	161	0.051	2,200
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			155	0.055	2,397	163	0.057	2,481	171	0.051	2,200
			156	0.055	2,397	164	0.057	2,481	172	0.051	2,200
			157	0.055	2,397	165	0.057	2,481	173	0.051	2,200
			158	0.055	2,397	166	0.057	2,481	174	0.051	2,200
			159	0.055	2,397	167	0.057	2,481	175	0.051	2,200
			160	0.055	2,397	168	0.057	2,481	176	0.051	2,200
			161	0.055	2,397	169	0.057	2,481	177	0.051	2,200
			162	0.055	2,397	170	0.057	2,481	178	0.051	2,200
			163	0.055	2,397	171	0.057	2,481	179	0.051	2,200
			164	0.055	2,397	172	0.057	2,481	180	0.051	2,200
			165	0.055	2,397	173	0.057	2,481	181	0.051	2,200
			166	0.055	2,397	174	0.057	2,481	182	0.051	2,200
			167	0.055	2,397	175	0.057	2,481	183	0.051	2,200
			168	0.055	2,397	176	0.057	2,481	184	0.051	2,200
			169	0.055	2,397	177	0.057	2,481	185	0.051	2,200
			170	0.055	2,397	178	0.057	2,481	186	0.051	2,200
			171	0.055	2,397	179	0.057	2,481	187	0.051	2,200
			172	0.055	2,397	180	0.057	2,481	188	0.051	2,200
			173	0.055	2,397	181	0.057	2,481	189	0.051	2,200
			174	0.055	2,397	182	0.057	2,481	190	0.051	2,200
			175	0.055	2,397	183	0.057	2,481	191	0.051	2,200
			176	0.055	2,397	184	0.057	2,481	192	0.051	2,200

REFERENCE PLAN:

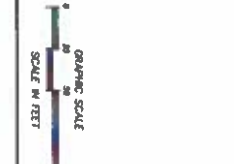
- A BOUNDARY RECONSTRUCTION OF THE RECORDS OF LOT 2, PHASE 1, SUBDIVISION PLAT 1, CHITWOOD, 2010 & 201



- NOTES:**
1. THIS LOT LIES IN ZONE "R", AND IS SUBJECT TO THE ZONING ORDINANCE OF THE COUNTY OF WASHINGTON, DISTRICT OF COLUMBIA, AND THE SUBDIVISION MAP ACT, 1975.
 2. THE SHOWN EASEMENTS AND RIGHTS ARE SHOWN BY THE DASHED LINES AND ARE SUBJECT TO THE RECORDS OF THE DISTRICT OF COLUMBIA, AND THE RECORDS OF THE COUNTY OF WASHINGTON, DISTRICT OF COLUMBIA.
 3. ALL RECORDS SHOWING EASEMENTS AND RIGHTS SHOULD BE CHECKED WITH THE PROPER AGENCIES PRIOR TO DESIGN AND CONSTRUCTION.
 4. DIMENSIONS ARE NOT TO SCALE.
 5. THE DIMENSION FOR THIS SITE IS 1/4"=100'.
 6. COMMON AREAS, RIGHT OF WAY AND THE STORM WATER AREAS ARE NOT TO BE CONSIDERED AS PART OF THE SUBDIVISION.
 7. COMMON AREAS, RIGHT OF WAY AND THE STORM WATER AREAS ARE NOT TO BE CONSIDERED AS PART OF THE SUBDIVISION.

LEGEND

B.S.L.	BUILDING SETBACK LINE
C.M.F.	CONCRETE MANDUCANT FOUND
H.W.	HIGHWAY
R/W	RIGHT OF WAY
ST	STREET
SW	STORM WATER
WV	WATER VALVE



PREPARED FOR:
KENNETH SCOTT BUILDERS
 254 AND GROAD STREET
 RALEIGH, NORTH CAROLINA
 27610

THE NORTH AREA OF
BAILEY PARK PHASE 2
 OLD BAILEY ROAD
 FORMERLY
THE NORTH AREA OF
LOT 2B CHESEA SUBDIVISION
 T.P.N. 081-00-04-007

CHESEA, JASPER COUNTY, SOUTH CAROLINA

SCALE: 1" = 50'
 DATE: 05/19/26
 JOB No.: 75.651 SUB

SURVEYED BY: CWS
 DRAWN BY: LAM
 CHECKED BY: MRD





Bond No. 3528079

MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that we K & R Development, LLC as Principal, and **SureTec Insurance Company, 2103 Citywest Blvd, Ste 1300, Houston, TX 77042** (*address*), a corporation organized under the laws of the State of Texas, and duly authorized to do business in the State of South Carolina as Surety, are held and firmly bound unto Jasper County, SC as Obligee, in the penal sum of Fifty Thousand Six Hundred Dollars & 00/100 Dollars (\$50,600.00) to which payment well and truly to be made we do bind ourselves, and each of our heirs, executors, administrators, successors and assigns jointly and severally, firmly by these presents.

WHEREAS, the said Principal has completed, and owner has inspected and accepted as being complete in accordance with applicable design documents (failing which, this bond shall become effective only upon such completion and inspection) that certain work (herein referred to as the "Work") described as: Maintenance of the improvements and/or correction of deficiencies for Asphalt Paving and Storm Drain For Phase II, Bailey Park .

WHEREAS, said Obligee requires that the Principal furnish a bond conditioned to guarantee for the period of 2 year(s) after substantial completion of the Work against defects in workmanship and materials which are the responsibility of the Principal under the contract under which the Work was constructed, and which did not appear prior to the final completion of the Work.

NOW THEREFORE, THE CONDITIONS OF THIS OBLIGATION IS SUCH that, if the Principal shall indemnify the Obligee for all loss that the Obligee may sustain by reason of defective materials or workmanship which may first become apparent, and with respect to which written notice is delivered to Surety, before the expiration of the period of 2 year(s) from and after date of substantial completion of the Work, then this obligation shall be void, otherwise to remain in full force and effect.

This obligation does not cover normal wear and tear of materials, misuse or abuse by the Obligee or third parties, failure of Owner to perform owner-required maintenance, nor any defects known to Obligee prior to final completion of the Work nor any defects discovered or occurring after the expiration of the period set forth above.

Surety's liability on any performance bond previously executed in connection with the Work shall terminate automatically upon acceptance of this Bond and Surety's liability shall thereafter be determined exclusively in accordance with the terms of this Bond.

No right of action shall accrue hereunder to or for the benefit of any person or entity other the Obligee named herein, nor shall any suit be filed or action maintained on this bond more than twenty five (25) months after the date of the earliest timely notice of defect by Obligee to Surety.

SIGNED, SEALED AND DATED THIS 20th day of May, 2026 ___

Signatures on following page

Principal: K & R Development, LLC

By:  Signature

Name: Jennifer R. Tosky
Title: Member

SureTec Insurance Company

By:  Signature

Name: **C. Wayne McCartha**
Attorney-in-Fact

The Rider(s) Attached Hereto Is/Are Incorporated in the Bond and Contains Important Coverage Information and Limitations

SureTec Insurance Company

LIMITED POWER OF ATTORNEY

Know All Men by These Presents, That SURETEC INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Texas, and having its principal office in Houston, Harris County, Texas, does by these presents make, constitute and appoint

C. Wayne McCartha

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for, providing the bond penalty does not exceed

One Million and 00/100 Dollars (\$1,000,000.00)

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolutions of the Board of Directors of the SureTec Insurance Company:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and of behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached. (Adopted at a meeting held on 20th of April, 1999.)

In Witness Whereof, SURETEC INSURANCE COMPANY has caused these presents to be signed by its President, and its corporate seal to be hereto affixed this 8th day of October, A.D. 2025

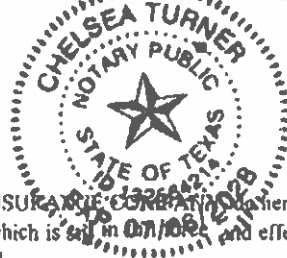
SURETEC INSURANCE COMPANY

By: Michael C. Kelmig
Michael C. Kelmig, President



State of Texas ss.
County of Harris

On this 8th day of October, A.D. 2025 before me personally came Michael C. Kelmig, to me known, who, being by me duly sworn, did depose and say, that he resides in Houston, Texas, that he is President of SURETEC INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.



Chelsea Turner
Chelsea Turner, Notary Public
My commission expires July 6, 2028

I, M. Brent Beaty, Assistant Secretary of SURETEC INSURANCE COMPANY hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Company, which is in full force and effect, and furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect

Given under my hand and the seal of said Company at Houston, Texas this 20th day of May, 2026
A.D.

M. Brent Beaty
M. Brent Beaty, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity. 4010018
For verification of the authority of this power you may call (713) 812-0800 any business day between 8:30 am and 6:00 pm CST.

STORM DRAIN GUARANTY

This Storm Drain Guaranty ("Guaranty") is made and entered into this 20th day of January, 2026 by K & R Development, LLC, a South Carolina limited liability company ("Guarantor"), in favor of Jasper County, South Carolina ("County").

WHEREAS, Guarantor has performed certain storm drain work ("Work") on the real property located in Jasper County, South Carolina, as more fully described in Exhibit A attached hereto and incorporated herein by reference ("Property"); and

WHEREAS, the County requires a guaranty of the Work to ensure its quality and performance over a specified period;

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Guarantor hereby warrants and guarantees the following:

1. **Guaranty Period:** The Guarantor warrants that the Work will be free from defects in materials and workmanship for a period of two (2) years commencing from the date of completion of the Work ("Guaranty Period").
2. **Obligations of the Guarantor:** Should any defect in materials or workmanship arise during the Guaranty Period, the Guarantor shall, at its sole expense, repair or replace within a reasonable time the defective portion of the Work to the reasonable satisfaction of the County, provided that the County has complied with the notice requirements set forth in Section 3 and the defect is not excluded under Section 4. The Guarantor shall have a reasonable period of time, not less than thirty (30) days from receipt of notice, to commence repairs.
3. **Notice of Defects:** The County shall provide written notice to the Guarantor of any defects discovered during the Guaranty Period within thirty (30) days of discovery.
4. **Exclusions and Limitations:** This Guaranty shall not cover defects or damages resulting from: (a) misuse, abuse, or negligence by the County or any third party; (b) acts of God, including but not limited to floods, hurricanes, earthquakes, or other natural disasters; (c) normal wear and tear; (d) failure of the County to perform required maintenance; (e) modifications or

alterations to the Work not performed by Guarantor; (f) soil settlement or subsidence not caused by Guarantor's workmanship; (g) damage caused by third parties; or (h) any cause beyond the reasonable control of the Guarantor. This Guaranty is the sole and exclusive warranty provided by Guarantor with respect to the Work. GUARANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. GUARANTOR'S SOLE OBLIGATION UNDER THIS GUARANTY IS TO REPAIR OR REPLACE DEFECTIVE WORK AS PROVIDED HEREIN, AND GUARANTOR SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL, INCIDENTAL, SPECIAL, OR PUNITIVE DAMAGES ARISING OUT OF OR RELATED TO THE WORK OR THIS GUARANTY.

5. **Assignment:** This Guaranty shall inure to the benefit of the County and its successors, but not to assigns or transferees of the Property. This Guaranty shall be binding upon the Guarantor.
6. **Governing Law and Dispute Resolution:** This Guaranty shall be governed by and construed in accordance with the laws of the State of South Carolina. Any dispute arising out of or relating to this Guaranty shall first be subject to good faith negotiation between the parties. If the dispute cannot be resolved through negotiation within thirty (30) days, either party may pursue binding arbitration in accordance with the Commercial Arbitration Rules of the American Arbitration Association, with the arbitration to be held in Jasper County, South Carolina. The prevailing party in any such dispute shall be entitled to recover its reasonable attorneys' fees and costs.

IN WITNESS WHEREOF, the Guarantor has executed this Guaranty as of the day and year first above written.

K & R Development, LLC
a South Carolina limited liability company

By:

Name:

Title:


Jennifer Tosky
Member/Manager

EXHIBIT A

DESCRIPTION OF THE PROPERTY

All that certain piece, parcel, or tract of land situate, lying and being in Jasper County, South Carolina, being 20.00 acres, more or less, as shown as Lot 2B on that certain plat entitled "Boundary Reconfiguration of 3 Portions of Lot 2, J.C. Bailey Subdivision, Chelsea, Jasper County, South Carolina" dated August 30, 2007 and recorded on September 6, 2007 in Plat Book 30 at Page 188 in the Jasper County Records.



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:	June 11, 2026
Project:	Zoning Map Amendment – Rural Preservation
Applicant:	Madison Rosenlib
Tax Map Number:	024-00-05-021
Submitted For:	Action
Recommendation:	Staff recommends Rural Preservation

Description: This request is for a zoning map amendment to designate a property from Residential zoning to Rural Preservation zoning. The subject parcel consists of approximately 6.8 acres and is located on Patriot Pointe. The proposed use of the parcel is for a small-scale farm designated for both personal use and small-scale commercial. The proposed operation is currently not an allowed use in the Residential Zoning district. If the request to re-zone the property to Rural Preservation is approved, it would allow the applicant to pursue the proposed use.

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

- **Comprehensive Plan:** According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as “Rural Conservation,” which are areas that seek to protect and promote the character of Jasper County that largely exists today outside of the municipalities. Most development, especially commercial development, should be guided to the hamlets.
- **Adjacent Zoning:** Adjacent parcels are zoned as Rural Preservation and Residential
- **Adjacent Land Use:** Adjacent land uses are agricultural and single family residential.
- **Traffic and Access:** The subject properties are accessed by either Corben Wood Ln., which is a two lane privately maintained road, and Patriot Pointe, which is a county maintained two lane road.

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

Attachments:

1. Application
2. Ordinance
3. Narrative provided by the applicant
4. Aerial Map and Aerial Map with Zoning Layer

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

ORDINANCE #2026-____

AN ORDINANCE OF JASPER COUNTY COUNCIL

**TO AMMEND THE OFFICIAL ZONING MAP OF JASPER COUNTY
BY REZONING THAT CERTAIN PARCEL OF REAL PROPERTY
LOCATED ALONG PATRIOT POINTE, BEARING JASPER COUNTY
TAX MAP NUMBER 024-00-05-021 CONSISTING OF 6.8 ACRES
FROM THE RESIDENTIAL DISTRICT (R) TO THE RURAL
PRESERVATION DISTRICT (RP).**

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 the general powers granted by the Constitution and statutes of the State to such public entities; and

WHEREAS, Madison Rosenlieb, is the owner of a parcel of real property (the “**Owner**”) consisting of approximately 6.8 acres bearing Jasper County Tax Map Number 024-00-05-021 and located along Patriot Pointe (the “**Property**”); and

WHEREAS, Owner has requested the rezoning of the Property and an amendment to the Official Zoning Map of Jasper County (the “**Zoning Map**”) from the “Residential District” to the “Rural Preservation District” (the “**Application**”); and

WHEREAS, the Owner submitted its request to the Jasper County Planning Commission and Jasper County Council in accordance with the County’s ordinances, regulations, rules and procedures for rezoning and amending the Zoning Map; and

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

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

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

1. Jasper County Council finds that in accordance with the staff report and the recommendation of the Planning Commission, the proposed zoning is consistent with the continued pattern of growth in the vicinity and is compliant with the Jasper County Comprehensive Plan. Good cause having been shown, the Property consisting of approximately 6.8 acres bearing Jasper County Tax Map Number 024-00-05-021 and the Jasper County Official Zoning Map from the Residential District, shall hereby be rezoned to the Rural Preservation District.
2. This ordinance shall take effect upon approval by Jasper County Council.

W. J. Rowell, III
Chairman

ATTEST:

Wanda Giles
Clerk to Council

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

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

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

**Interim County Attorney
Burr & Forman LLP**

By: _____
Walter J. Nester, III
Partner

_____ **Date**

To whom it may concern,

This application pertains to a small-scale family farm dedicated to personal use and the local community. The primary intent is to grow seasonal vegetables, fruit, fresh herbs, loofahs, and flowers. Our goal is to provide wholesome, locally-grown products for our family and to share with our immediate community, fostering local resilience rather than operating as a commercial enterprise.

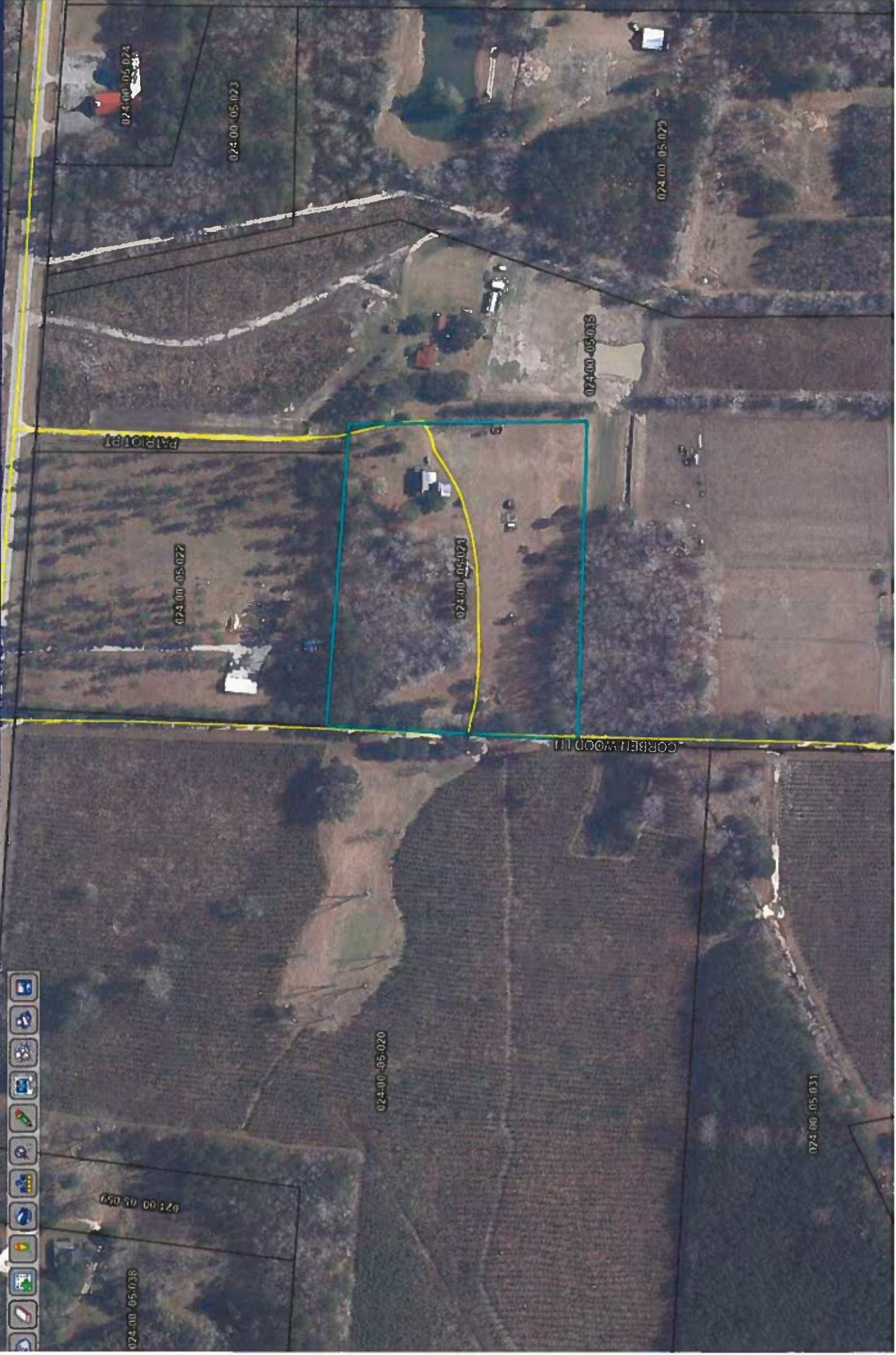
I am requesting a Zoning Map Amendment to reclassify the property from Residential to Rural Preservation. This change is intended to facilitate a small-scale "micro-farming" operation that is currently prohibited under residential standards but explicitly encouraged within the Rural Preservation district. The proposed amendment aligns with the community's goals of maintaining green space, protecting local agricultural heritage, and enhancing local food security.

The proposed micro-farming operation is designed as a low-impact, passive use that prioritizes the "quiet enjoyment" of the surrounding area. By utilizing manual tools and small-scale electric equipment in place of heavy machinery, the farm will maintain a noise profile consistent with—or quieter than—standard residential lawn maintenance. Furthermore, the commitment to strictly organic methods and the total absence of synthetic pesticides or chemical fertilizers ensures the protection of local groundwater and the health of the community. These sustainable, no-till practices will preserve the property as a well-tended green space, protecting the visual character of the area while placing significantly less strain on municipal infrastructure than a residential development.

In summary, this request to reclassify the subject property to Rural Preservation represents a responsible, sustainable use of the land that benefits the community. By transitioning to a micro-farming model, I am committing to a low-impact operation that preserves open space, protects the local environment through organic practices, and maintains the quiet character of the area. I respectfully request your support for this amendment to allow this property to serve as a productive and harmonious asset to our local food system.

Respectfully submitted,

Madison Rosenlieb





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:	June 11, 2026
Project:	Zoning Map Amendment – Community Commercial
Applicant:	HRM Development LLC
Tax Map Number:	038-00-06-208
Submitted For:	Action
Recommendation:	Staff recommends Community Commercial

Description: This request is for a zoning map amendment to designate a property from the Residential zoning district to the Community Commercial zoning district. The subject parcel consists of approximately 0.47 acres and is located on Levy Road.

The proposed use of the property is for an administrative office for MBC Pools. The company currently operates nearby at 18 Breezy Lane. In addition, the applicants run a separate office for a concrete business from the same location. If the zoning amendment is approved, the applicants plan to relocate the pool business operations specifically to the subject parcel. There is currently a vacant house on the property. The applicants intend to renovate this structure and convert it into the administrative office described above. It is also important to note that this parcel was previously included in a zoning map amendment request presented to this commission on May 13, 2025. At that time, the request received a favorable recommendation by a 3–2 vote, with dissenting votes from Dr. Butler and Mrs. Ferguson. However, the amendment was subsequently denied unanimously (3–0) by County Council at its June 2, 2025 meeting.

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

- **Comprehensive Plan:** According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as “Rural Transition, “with the intersection of Levy Road and S. Okatie Highway (Highway 315) being designated as a hamlet. Rural Transition areas are located in southern Jasper County. Any development should be respectful and complement the scale and character of the area. The Comprehensive Plan recommends creating a special area plan for the Levy hamlet as it is at risk of losing its character in the face of new development.
- **Adjacent Zoning:** The adjacent parcels are zoned Community Commercial and Residential.

- ***Adjacent Land Use:*** Adjacent land uses are commercial development and single family residential.
- ***Traffic and Access:*** The subject properties are accessed by Levy Road, which is a two-lane state-maintained road classified as a local road.

Staff Recommendation: Staff recommends approval of the request to designate the property as Community Commercial.

Attachments:

1. Application
2. Ordinance
3. Pictures provided by Applicant
4. Aerial Map and Aerial Map with Zoning Layer

STATE OF SOUTH CAROLINA
COUNTY OF JASPER

ORDINANCE #2026-____

AN ORDINANCE OF JASPER COUNTY COUNCIL

TO AMMEND THE OFFICIAL ZONING MAP OF JASPER COUNTY BY REZONING THAT CERTAIN PARCEL OF REAL PROPERTY LOCATED ALONG LEVY ROAD, BEARING JASPER COUNTY TAX MAP NUMBER 038-00-06-208 CONSISTING OF 0.47 ACRES FROM THE RESIDENTIAL DISTRICT (R) TO THE COMMUNITY COMMERCIAL (CC).

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 the general powers granted by the Constitution and statutes of the State to such public entities; and

WHEREAS, HRM Development LLC, is the owner of a parcel of real property (the “**Owner**”) consisting of approximately 0.47 acres bearing Jasper County Tax Map Number 038-00-06-208 and located along Levy Road (the “**Property**”); and

WHEREAS, Owner has requested the rezoning of the Property and an amendment to the Official Zoning Map of Jasper County (the “**Zoning Map**”) from the “Residential District” to the “Community Commercial District” (the “**Application**”); and

WHEREAS, the Owner submitted its request to the Jasper County Planning Commission and Jasper County Council in accordance with the County’s ordinances, regulations, rules and procedures for rezoning and amending the Zoning Map; and

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

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

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

1. Jasper County Council finds that in accordance with the staff report and the recommendation of the Planning Commission, the proposed zoning is consistent with the continued pattern of growth in the vicinity and is compliant with the Jasper County Comprehensive Plan. Good cause having been shown, the Property consisting of approximately 0.47 acres bearing Jasper County Tax Map Number 038-00-06-208 and the Jasper County Official Zoning Map from the Residential District, shall hereby be rezoned to the Community Commercial District.
2. This ordinance shall take effect upon approval by Jasper County Council.

W. J. Rowell, III
Chairman

ATTEST:

Wanda Giles
Clerk to Council

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

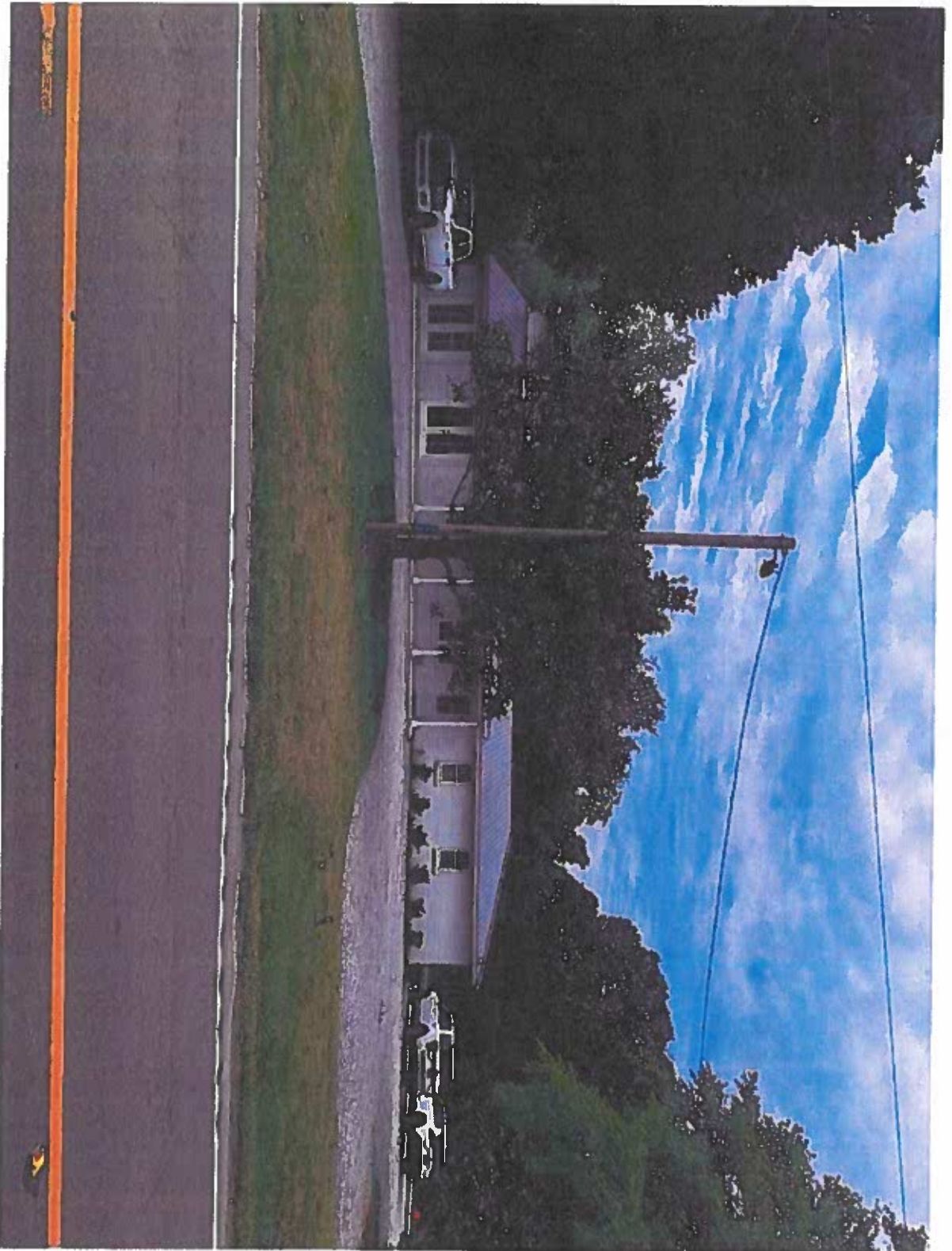
Considered by the Jasper County Planning Commission at its meeting on
June 11, 2026 and recommended for approval.

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

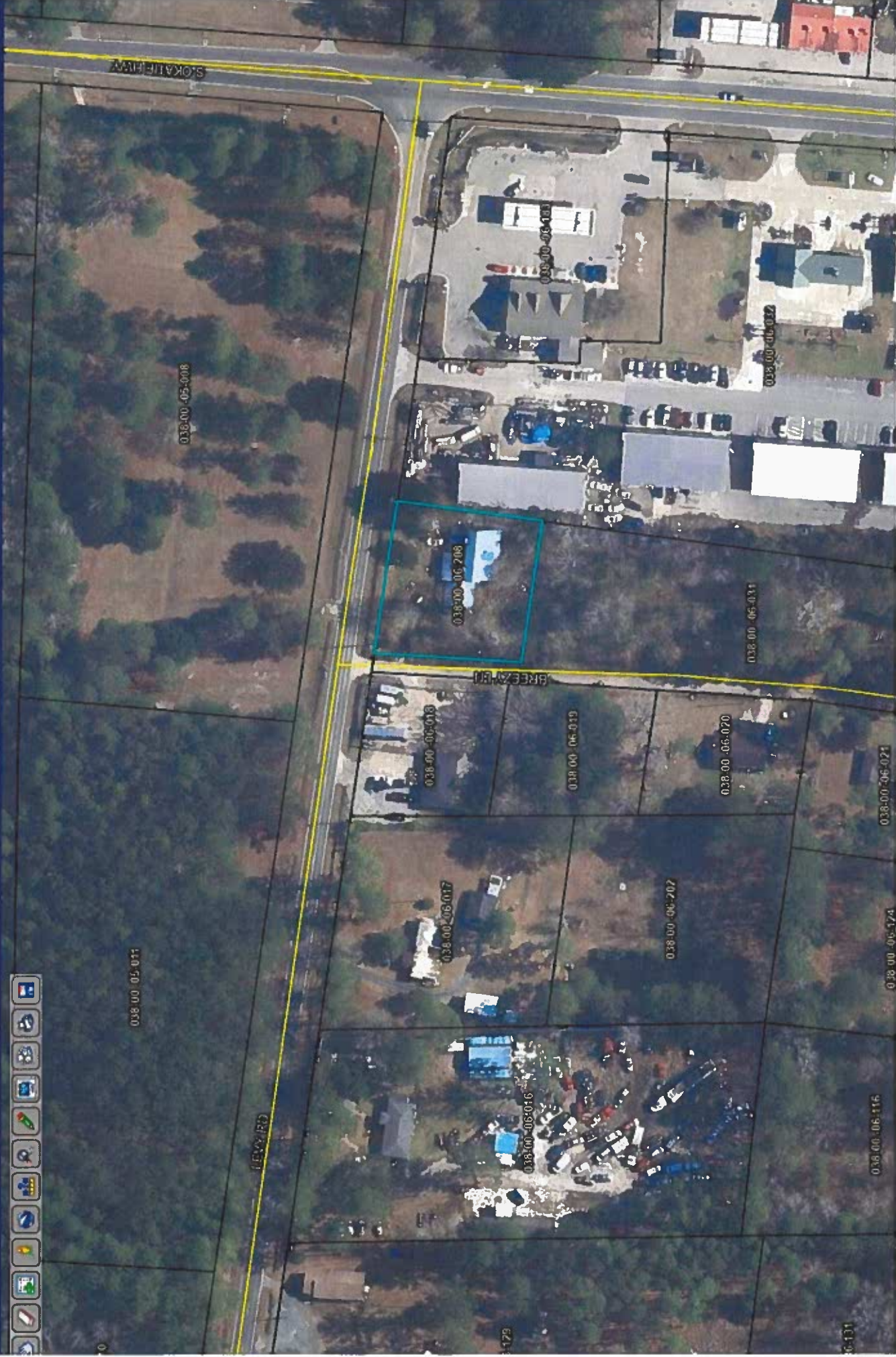
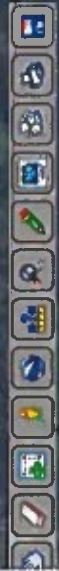
**Interim County Attorney
Burr & Forman LLP**

By: _____
Walter J. Nester, III
Partner

_____ **Date**











Developments in Unincorporated Jasper County

