



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
lwaagner@jaspercountysc.gov

Jasper County Council Staff Report

| | |
|------------------------|---|
| Meeting Date: | May 18, 2026 |
| Project: | Zoning Map Amendment and Concept Plan – Planned Development District – Jasper Telfair |
| Applicant: | Jasper Telfair One, LLC Mark Barineau |
| Tax Map Number: | 037-00-02-014, 037-00-02-017, and 037-00-02-018 |
| Submitted For: | 3 rd Reading |
| Recommendation: | Planning Commission recommends approval of Planned Development District Zoning Designation and approval of the PDD Standards and Concept Plan |

Description: The Applicant is requesting an approval of a Planned Development District (PDD) zoning designation for a commercial project, which will be known as Jasper Telfair Planned Development District. The PDD standards and a Concept Plan for Jasper Telfair are included with the Zoning Map Amendment application. The project site consists of three (3) parcels, totaling approximately 30 acres and is located at the intersection of Highway 17 (Speedway Boulevard) and Highway 315 (South Okatie Highway). The properties are currently zoned General Commercial and are undeveloped, although the trees were removed under a tree clearing and mass grading permit.

Analysis: In accordance with Article 8:1 of the Jasper County Zoning Ordinance, the intent of a PDD is to encourage flexibility in the development of land to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare. The PDD, regulations are intended to accomplish the purpose of zoning and other applicable regulations to an equivalent or higher degree and are designed to control unscheduled development on individual lots or tracts, promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce a better environment. In view of the substantial public advantage of “planned development,” it is the intent of the PDD regulations to promote and encourage or require development in this form where appropriate in character, timing, and location, particularly in large undeveloped tracts. All PDD’s shall conform to the Jasper County Comprehensive Land Use Plan and Land Use Map (latest edition).

- **Comprehensive Plan:** According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as “Resource Conservation.” The resource conservation areas fall alongside the rivers that flank the east and west of Jasper County. These areas are vital components to the riverine systems and also provide critical habitat for plants and wildlife. These areas are dominated by hydric soils, which are frequently associated with wetlands. In addition, these soils are very poorly suited to support septic systems.
- **Adjacent Zoning and Land Uses:** Figure 1 below shows the project location and Table 1 shows the adjacent land uses and zoning designation:

Table 1. Adjacent Land Uses and Zoning Designations

| Adjacent Property | Existing Uses | Zoning | City or County |
|-------------------|--|-------------------------------------|---------------------|
| North | Vacant | PDD through the City of Hardeeville | City of Hardeeville |
| South | SCAD Equestrian Center and Telfair (Residential Subdivision) | Rural Preservation and Telfair PDD | Jasper County |
| West | Vacant | PDD through the City of Hardeeville | City of Hardeeville |
| East | Vacant | Delta Bluffs PDD – County | Jasper County |

Figure 1.



- **Traffic and Access:** The subject properties are accessed by Speedway Boulevard (Highway 17) and South Okatie Highway (Highway 315). Highway 17 is currently being widened to a four-lane state maintained highway, classified as a major arterial and South Okatie Highway (Highway 315), is a two-lane state maintained highway, classified as a major collector.

The Jasper Telfair Concept Plan (Exhibit C) illustrates the proposed use, the general layout, and access points. A Master Plan will be submitted separately and will provide additional information regarding the proposed layout of the development.

The proposed PDD will establish the following:

- **Allowed Land Uses** – general commercial and light industrial.
 - It should be noted that a number of land uses have been prohibited, which are outlined in Section II.B.2 of the Jasper Telfair PDD Standards (see page 9).
- **Density** – a maximum density of 340,000 s.f.
- **Open Space** – a minimum of 15% open space based on total acreage with only 50% of freshwater wetlands, lagoons, ponds, and lakes counting towards open space.
- **Stormwater Management** – best management practices will be used in the development to ensure runoff leaving the site meets SC Department of Environmental Services Office of Ocean and Coastal Resource Management and Jasper County standards for water quality.
- **Setbacks and Buffers** – building setbacks will be a minimum of 100’ from Highway 17 and 50’ from Highway 315, with a 20’ perimeter buffer from adjacent properties to the south and 10’ from adjacent properties to the north, east and west.

- **Tree Preservation Standards** – 15 trees per acre.
- **Landscaping Standards** – A landscaped buffer will be provided along Speedway Blvd. (Highway 17) and South Okatie Highway (Highway 315).
- **Access Points** – two access points are proposed, one on Speedway Boulevard (Highway 17) and one on South Okatie Highway (Highway 315).

The Jasper Telfair PDD and Concept Plan meets all of the requirements for a PDD *Application and Concept Plan* as outlined in Article 8:1.7 of the Jasper County Zoning Ordinance. A traffic impact study was revised by Lowe Engineers (see Exhibit H), dated November 18, 2025, which shows that 1,322 new daily vehicle trips is anticipated to be generated with 180 new trips occurring during the AM peak hour (139 inbound and 41 outbound) and 179 new trips occurring during the PM peak hour (42 inbound and 137 outbound). The study was based on the development being used equally for warehousing and industrial park uses. The study recommends installing a northbound right turn storage lane of 100' and a southbound left turn storage lane of 200' on Highway 17. The study also recommends installing an eastbound right turn storage lane of 100' with 100' taper and a westbound left turn storage lane of 200' on Highway 315.

Planning Commission Recommendation: A zoning designation of PDD does not entitle an applicant or owner of the affected property a right to develop or engage in any land use or land disturbing activity, other than the rights in existence at the time of the Concept Plan approval. To engage in development or any land use or land disturbing activity, a Master Plan and subsequent Development Plan(s) must be approved for the areas to be developed; therefore, the Planning Commission recommends approval of the PDD designation, the PDD Standards, and the Concept Plan.

Attachments:

1. PDD Document and Concept Plan
2. Ordinance

**STATE OF SOUTH CAROLINA
JASPER COUNTY**

ORDINANCE #O-2026 -09

**AN ORDINANCE OF
JASPER COUNTY COUNCIL**

To adopt Planned Development District Zoning, Planned Development District Standards, and Conceptual Master Plan for three tracts of land consisting of approximately 30 acres, bearing Jasper County Tax Map Numbers 037-00-02-014, 037-00-02-017, and 037-00-02-018, located along Speedway Boulevard (Highway 17), at the southeast intersection of South Okatie Highway (Highway 315) and known as Jasper Telfair PDD.

WHEREAS, the Planned Development District Zoning standards were adopted by Jasper County, South Carolina (the “County”) to permit and encourage flexibility in the development of land in order to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare; and

WHEREAS, the County has received a request from Jasper Telfair One, LLC (the “Owner”), the owner of three tracts of land consisting of a total of approximately 30 acres, bearing Jasper County Tax Map Numbers 037-00-02-014, 037-00-02-017, and 037-00-02-018, located along Speedway Boulevard (Highway 17), at the southeast corner of the intersection of South Okatie Highway (Highway 315) (collectively, the “Property”), to zone the Property in accordance with Jasper Telfair PDD and Concept Plan Application Package, (the “Telfair PDD”), as authorized and permitted under Section 8.1 of the County’s zoning ordinance, which governs planned development districts; and

WHEREAS, after proper notice and consideration and in consideration of the reports prepared by County staff, the Jasper County Planning Commission held a meeting on October 8, 2024 and recommended approval and adoption of the Telfair PDD; and

WHEREAS, Jasper County Council, as the governing body of the County (the “Council”, finds the Telfair PDD to be in accordance with the statutory requirements of the State of South Carolina, the Jasper County Comprehensive Plan, *Jasper’s Journey*, and County’s Zoning Ordinance, including Section 8.1 thereof; and

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

1. The Council has reviewed the Telfair PDD and all of the provisions, terms and conditions thereof. In accordance with the staff report for the Property, and based on the recommendation of Jasper County Planning Commission, the proposed Telfair PDD is consistent with the continued pattern of growth in the vicinity and is in harmony with the Jasper County Comprehensive Plan. Based on the foregoing and good cause having been shown to approve the Owner’s request for approval of the Telfair PDD relating to the Property , the Council authorizes and approves the Telfair PDD. By such action, the County shall amend the official Jasper County Zoning Map to reflect Planned Development District zoning for the Property under the terms of the Telfair PDD.
2. This ordinance and the Telfair PDD approved hereunder shall take effect upon enactment by Council.

[Remainder of Page Intentionally Left Blank]

W. J. Rowell III
Chairman

ATTEST:

Wanda Giles
Clerk to Council

ORDINANCE: #O-2026-09

First Reading: October 21, 2024

Public Hearing: November 4, 2024

Second Reading: March 16, 2026

Enacted: May 18, 2026

Considered by the Jasper County Planning Commission at its meeting on
October 8, 2024 and recommended for approval.

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

Pope Flynn, LLC

Date