



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

September 15, 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: August 11, 2026

Old Business:

- A. Zoning Text Amendment – Family Cemeteries - Article 6.1, *Use Regulations* & Article 11:7, *Conditional Use Regulations*

New Business:

- A. Zoning Map Amendment – General Commercial, TMS #040-13-02-001 & 040-13-02-012
- B. Zoning Text Amendment – Short Term Rentals – Article 4, *Definitions*, Article 6.1, *Use Regulations*, & Article 11:7, *Conditional Use Regulations*
- C. Zoning Text Amendment – Max Height of Accessory Structures – Article 9:6.1, *General Standards*

Discussion:

- A. Manufactured Homes Ordinance Revisions
- B. Open Discussion

Adjourn

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

**Minutes of August 11, 2026
Regular Scheduled Meeting**

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

Staff Present: Ms. Lisa Wagner, Mr. Hunter Smiley, Ms. Kenzie Stone, Planning Department; and Mr. Eric Larson, Development Services.

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 4:00 p.m.

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

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

Approval of April 14, 2026 Agenda: Mr. Waite moved to approve the Minutes of July 14, 2026 seconded by Ms. Ferguson. The Commission Members voted unanimously in favor of the motion.

New Business:

Zoning Map Amendment—General Commercial, TMS #063-32-05-026: Mr. Smiley read the staff report, showed the aerial map, and shared that the applicant was advised to contact the Town of Ridgeland regarding annexation. There was discussion about the applicant's planned use, neighboring parcels' current uses, no access to Town water and sewer unless annexed, if the applicant reached out the Town, and the recently rezoned neighboring parcels. Graham Glaab, Planner with Town of Ridgeland, addressed the Commission regarding allowed uses on parcels located within the Town's jurisdiction and the Town's future land use map. **Mr. Waite moved to deny the Zoning Map Amendment request with the reason that it does not match the Comprehensive Plan. Ms. Ferguson seconded the motion. The Commission Members voted unanimously in favor of the motion.**

Road Name Petition—Cedar Way: Mr. Smiley read the staff report and showed the aerial map. There was discussion about accessibility of properties by Crab Apple Rd and if the Town and City road names are checked for any conflicting road names. **Mr. Jenkins moved to approve the Road Name Petition—Cedar Way. Dr. Bostick seconded the motion. The Commission Members voted unanimously in favor of the motion.**

Road Name Petition—Henry Michael Road: Mr. Smiley read the staff report and showed the aerial map. There was discussion about other existing unnamed roads within the County and Emergency Services access for other unnamed roads. **Dr. Bostick moved to approve the Road Name Petition—Henry Michael Road. Ms. Ferguson seconded the motion. The Commission Members voted unanimously in favor of the motion.**

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: Mr. Smiley read the staff report. Mr. Larson presented Commentary from Danny Black, president and CEO of Southern Carolina Alliance, on data centers. There was discussion about how the length of the proposed moratorium was decided, where the Town and City stand on data centers, water sources, purpose of the moratorium, and proposed timeline. Graham Glaab shared with the Commission that the Town has nothing in place at this time but is working on a moratorium or ban for data centers. **Mr. Jenkins moved to approve the Zoning Text Amendment—**

Moratorium on Data Centers, Cryptocurrency Mining Facilities, Data Storage and Processing, and Related Telecommunications Equipment and Infrastructure for Uses Associates with Digital Date Facilities. Dr. Bostick seconded the motion. The Commission Members voted unanimously in favor of the motion.

Discussion:

Open Discussion: Mr. Jenkins discussed signs for cemeteries and requested a report at the next meeting. Mr. Pinckney discussed recent lengthy meetings and having access to up-to-date ordinances so that they can look up some information themselves. Mr. Waite inquired about family cemeteries from

Adjourn: Mr. Jenkins moved to adjourn, seconded by Dr. Bostick. The Commission Members voted unanimously in favor of the motion. The meeting adjourned at approximately 5:08 p.m.

Respectfully Submitted,
Kenzie Stone

**Jasper County Planning Commission
Regular Scheduled Meeting
August 11, 2026**

Sign In Sheet

Name	Business/Address
<u>Graham Glab</u>	<u>Town of Ridgeland</u>



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
Director of Planning & Building Services
lwagner@jaspercountysc.gov

Jasper County Planning Commission Staff Report

Meeting Date:	September 15, 2026
Project:	Zoning Text Amendment
Applicable Articles:	Article 6 – Table 1, <i>Use Regulations</i> & Article 11:7, <i>Conditional Use Regulations</i>
Statutory Notices:	Posted Agenda on September 11, 2026
Submitted For:	Action

Overview

The Planning Commission reviewed this proposed zoning text amendment for family cemeteries at their July 14, 2026 Planning Commission Meeting. The proposed amendment for family cemeteries was in response to a request from a property owner who wishes to establish a family cemetery on his property. The Jasper County Zoning Ordinance regulates perpetual care cemeteries and church cemeteries, but it does not address family cemeteries.

At the July 14, 2026 Planning Commission Meeting the Commissioners suggested that the regulations include provisions for signage, maintenance, and making it clear the cemetery shall be located on 2 acres of undeveloped property.

Outline of Text Amendment

Modifications are being proposed in Article 6.1 – *Table 1, Use Regulations* AND Article 11:7, *Conditional Use Regulations* of the Jasper County Zoning Ordinance, and are shown in **red lettering**.

Revisions made since the July 14, 2026 Planning Commission Meeting are highlighted in **yellow**.

Article 6, Use Regulations

Section 6.1 – TABLE 1

Accessory Uses to Residential Uses	NAICS	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
Bathhouses & Cabanas	NA	P	P	P	P	P	P	P	N	N	N
Domestic Animal Shelters	NA	P	P	P	P	P	P	P	N	N	N
Non-Commercial Greenhouses	NA	P	P	P	P	P	P	P	N	N	N
Private Garage & Carport	NA	P	P	P	P	P	P	P	N	N	N
Storage Building	NA	P	P	P	P	P	P	P	N	N	N
Swimming Pool, Tennis Courts	NA	P	P	P	P	P	P	P	N	N	N
Auxiliary Shed, Workshop	NA	P	P	P	P	P	P	P	N	N	N
Home Occupation (Article 11:7.36)	NA	C	C	C	C	C	C	C	N	N	N
Horticulture, Gardening	NA	P	P	P	P	P	P	P	N	N	N
Family Day Care Home	NA	P	P	P	P	P	P	P	N	N	N
Family Cemeteries (Article 11:7.36A)	NA	C	N	C	N	C	C	C	N	N	N
Satellite Dishes, etc.	NA	P	P	P	P	P	P	P	N	N	N

Article 11:7 Conditional Use Regulations

11:7.36A Family Cemeteries

1. Family Cemeteries shall not be used for commercial purposes.
2. No Plots may be sold or allotted to anyone outside of the family.
3. Family Cemeteries shall not be located in a Special Flood Hazard Area or any wetlands.
4. All burial plots shall not be located closer than 200 feet of any property line.
5. Any structure or storage of equipment or materials shall not be located closer than 50 feet of any property line, road right of way, or private street.
6. All access standards in accordance with SC Code § 27-43-310 (2022) shall be provided at all times. This includes unrestricted access to the public.
7. Adequate off-street waiting space shall be provided for funeral processions so that no vehicle stands or waits in a road right-of-way.
8. Minimum lot size shall be 2 acres of undeveloped property.
9. Maximum number of plots shall not exceed 20.
10. The area to be used as a cemetery must be clearly identified on a plat showing the area dedicated for plots, the anticipated number of plots, access to the site and off-street parking spaces and/or off-street waiting area for vehicles during funeral processions. The plat must also meet the underlying zoning district requirements, be approved by the Planning Department, and shall be recorded with the Office of the Register of Deeds.
11. The family cemetery shall have signage posted, identifying the name of the cemetery or the family name of the cemetery as shown on the plat. In the case of heirs property, appropriate signage identifying the heirs family name shall be provided. The signage shall be in compliance with Article 15 of the Jasper County Zoning Ordinance, *Sign Regulations*.
12. The family cemetery shall be maintained at all times to include up-keep of the grass, headstones, graves, access roads, parking areas, fences, signs, and any other features that may be included.

Findings & Analysis

Staff met with the County Coroner who *provided* some comments, which are listed below:

- How will #1 and #2 above be enforced? It will be very difficult to monitor the allotment of plots and determine who family members are.
- Should “family” be defined so as to clarify what constitutes family?
- Access should be unrestricted as co-workers and close friends may want to visit a loved one.
- Should there be a contingency plan for properties that are sold and have graves located on them?

Looking back historically, you will find numerous cemeteries/graves that have been abandoned, which is a concern for any family cemetery once the family is no longer in control of the land.

Additional Zoning Ordinance Provisions / Application Requirements

Article 2:2.1 – establishes the function of the Planning Commission as a review body and recommending body for Zoning text amendments as pursuant to S.C. Code § 6-29-340.

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

Attachments:

1. Ordinance

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

AN ORDINANCE TO AMEND ARTICLE 6.1-TABLE 1 USE REGULATIONS OF THE JASPER COUNTY ZONING ORDINANCE TO ADD FAMILY CEMETERIES; AND TO AMEND ARTICLE 11 CONDITIONAL USE REVIEW TO ADD CONDITIONS FOR FAMILY CEMETERIES IN VARIOUS ZONING DISTRICTS

WHEREAS, Jasper County, South Carolina (the “**County**”), acting through the 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 County Planning Commission (“**Planning Commission**”) recognizes that family cemeteries are different in nature from commercialized cemeteries; and

WHEREAS, the Planning Commission has reviewed a proposed Zoning Text Amendment to Article 6.1 Table 1 Use Regulations and to Article 11.7 of the County Zoning Ordinance (collectively sometimes the “**Zoning Text Amendment**”) to allow family cemeteries as an accessory use to residential uses in districts that allow residential uses and finds that the proposed Zoning Text Amendment is consistent with the County’s Zoning objectives; and

WHEREAS, the Planning Commission recommends approval by County Council of the proposed Zoning Text Amendment; and

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

NOW THEREFORE, BE IT ORDAINED, by the County Council duly assembled and by the authority of same, adopting and incorporating by reference the foregoing premises:

- 1. Amend Jasper County Zoning Ordinance, Article 6.1 – Table 1 to read as follows:**

Section 6.1 – TABLE 1

Accessory Uses to Residential Uses	NAICS	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
Bathhouses & Cabanas	NA	P	P	P	P	P	P	P	N	N	N
Domestic Animal Shelters	NA	P	P	P	P	P	P	P	N	N	N
Non-Commercial Greenhouses	NA	P	P	P	P	P	P	P	N	N	N
Private Garage & Carport	NA	P	P	P	P	P	P	P	N	N	N
Storage Building	NA	P	P	P	P	P	P	P	N	N	N
Swimming Pool, Tennis Courts	NA	P	P	P	P	P	P	P	N	N	N
Auxiliary Shed, Workshop	NA	P	P	P	P	P	P	P	N	N	N
Home Occupation (Article 11:7.36)	NA	C	C	C	C	C	C	C	N	N	N
Horticulture, Gardening	NA	P	P	P	P	P	P	P	N	N	N

Family Day Care Home	NA	P	P	P	P	P	P	P	N	N	N
Family Cemeteries (Article 11:7.36A)	NA	C	N	C	C	C	C	C	N	N	N
Satellite Dishes, etc.	NA	P	P	P	P	P	P	P	N	N	N

2. Amend Jasper County Zoning Ordinance, Article 11:7, Industry Specific Conditional Use Regulations, to add sub-section 11:7.36A to read as follows:

11:7.36A Family Cemeteries

1. Family Cemeteries shall not be used for commercial purposes.
 2. No Plots may be sold or allotted to anyone outside of the family.
 3. Family Cemeteries shall not be located in a Special Flood Hazard Area or any wetlands.
 4. All burial plots shall not be located closer than 200 feet of any property line.
 5. Any structure or storage of equipment or materials shall not be located closer than 50 feet of any property line, road right of way, or private street.
 6. All access standards in accordance with SC Code § 27-43-310 (2022) shall be provided at all times. This includes unrestricted access to the public.
 7. Adequate off-street waiting space shall be provided for funeral processions so that no vehicle stands or waits in a road right-of-way.
 8. Minimum lot size shall be 2 acres of undeveloped property.
 9. Maximum number of plots shall not exceed 20.
 10. The area to be used as a cemetery must be clearly identified on a plat showing the area dedicated for plots, the anticipated number of plots, access to the site and off-street parking spaces and/or off-street waiting area for vehicles during funeral processions. The plat must also meet the underlying zoning district requirements, be approved by the Planning Department, and shall be recorded with the Office of the Register of Deeds.
 11. The family cemetery shall have signage posted, identifying the name of the cemetery or the family name of the cemetery as shown on the plat. In the case of heirs property, appropriate signage identifying the heirs family name shall be provided. The signage shall be in compliance with Article 15 of the Jasper County Zoning Ordinance, *Sign Regulations*.
 12. The family cemetery shall be maintained at all times to include up-keep of the grass, headstones, graves, access roads, parking areas, fences, signs, and any other features that may be included on the property grounds.
3. **Severability.** If any section, clause, paragraph, sentence or phrase of this ordinance, or the application thereof to any person or circumstances shall, for any reason, be held to be invalid or unconstitutional, such invalid section, clause, paragraph, sentence, phrase or application is hereby declared to be severable; and any such invalid or unconstitutional section, clause, paragraph, sentence, phrase or application shall in no way affect the remainder of this ordinance; and it is hereby declared to be the intention of the County Council that the remainder of this ordinance would have been passed notwithstanding the invalidity or unconstitutionality of any section, clause, paragraph, sentence or phrase thereof.
4. **This Ordinance shall take effect upon approval by Jasper County Council.**

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
Partner

Date

ORDINANCE: # O-2026-__

First Reading: _____

Second Reading: _____

Third Reading: _____

Considered by the Jasper County Planning Commission at its meeting on
July 16, 2026 and recommended for approval.



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:	September 15, 2026
Project:	Zoning Map Amendment
Current Zoning District	Residential
Proposed Zoning District	General Commercial
Parcel Size:	10.28 acres & 0.52 acres
Applicant:	Joseph A. LaRiche
Tax Map Number:	040-13-02-001 & 040-13-02-012
Statutory Notices:	Red Sign posted on 8/28/2026 Agenda posted on 9/11/2026
Submitted For:	Action

Overview

The applicant is requesting the rezoning of two parcels totaling 10.8 acres from **Residential (R)** to **General Commercial (GC)**. The purpose of this rezoning is to allow the parcels to become fully compliant. The parcels are currently listed as legal non-conforming use with the uses being a mix of light industrial/commercial. The applicant stated in a narrative provided to staff that the use has been active for nearly 35 years.

Site Information

The subject parcels are located on the northside of Jenkins Avenue. Its current use is a mix of light industrial and commercial space. The larger parcel is 10.28 acres, and the smaller parcel is 0.52 acres. The Jamestown subdivision is directly across Jenkins Avenue from the subject parcel. The adjacent parcels are also primarily Residential in use. As you can see with the zoning map, there is no General Commercial adjacent to the subject parcel.

Findings & Analysis

As previously mentioned, in your packets is the Zoning Map. The adjacent parcels are all primarily zoned as Residential. Per Article 5, the purpose of the Residential Zoning District is to “foster, sustain, and protect areas in which the principal use of the land is for single family dwellings.” There is one parcel that is zoned as Rural Preservation. The purpose of this zoning district is to

“preserve, sustain, and protect from suburban encroachment rural areas and resources, particularly forest and agricultural, and maintain a balanced rural-urban environment. The purpose of the proposed zoning district of General Commercial is “to support large commercial development(s) in major unincorporated areas of Jasper County.

	Jurisdiction	Zoning District	Use
North	Jasper County	R	Residential
South	Jasper Count	R	Major Subdivision
East	Jasper County	R	Residential
West	Ridgeland	R	Residential

Comprehensive Plan

According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as “Rural Transition”, which are areas located in southern Jasper County and will likely be under pressure to develop within the foreseeable future. Those development proposals in existing communities, such as Levy-Limehouse, should be respectful and complement the scale and character of the area.

Traffic and Access

The subject property is accessed by Jenkins Avenue. It is a two-lane state-maintained road. The parcel has two driveways off Jenkins Ave.

Staff Recommendation

Staff does not recommend approval of the Zoning Map Amendment. This decision is based on the adjacent parcel’s zoning. The parcel is located in Levy, and the proposed zoning map amendment does not complement the scale and character of the area.

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. Zoning Map
4. Aerial Map
5. Aerial Map of Smaller Vacant Parcel

**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 MENDEZ FARM ROAD, BEARING JASEPER COUNTY TAX MAP NUMBERS 040-13-02-001 & 040-13-02-012, CONTAINING 10.28 & 0.52 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 parcels of property (“**Owner**”) on Jenkins Avenue consisting of approximately 10.28 acres & 0.52 acres and bearing County Tax Map Numbers 040-13-02-001 & 040-13.-02-012 (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 10.28 acres & 0.52 acres being depicted on the County Official Zoning Map in the Residential district, shall be reclassified to General Commercial district.
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
September 15, 2026 and recommended for approval.**



Jasper County Web Map

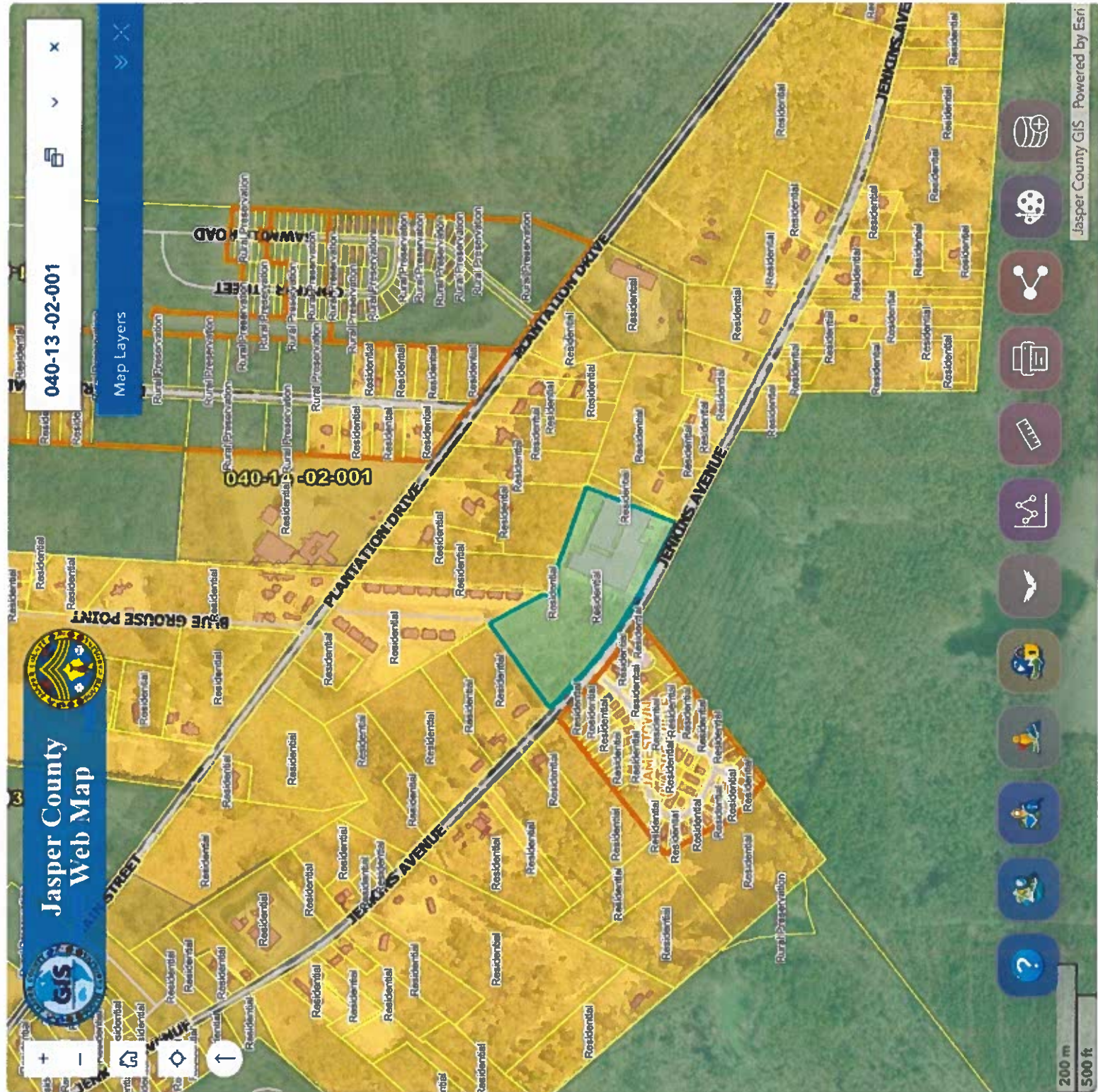


040-13 -02-001

Map Layers



040-13 -02-001



040-14-02-001

SAWMILL ROAD
CUMBER STREET

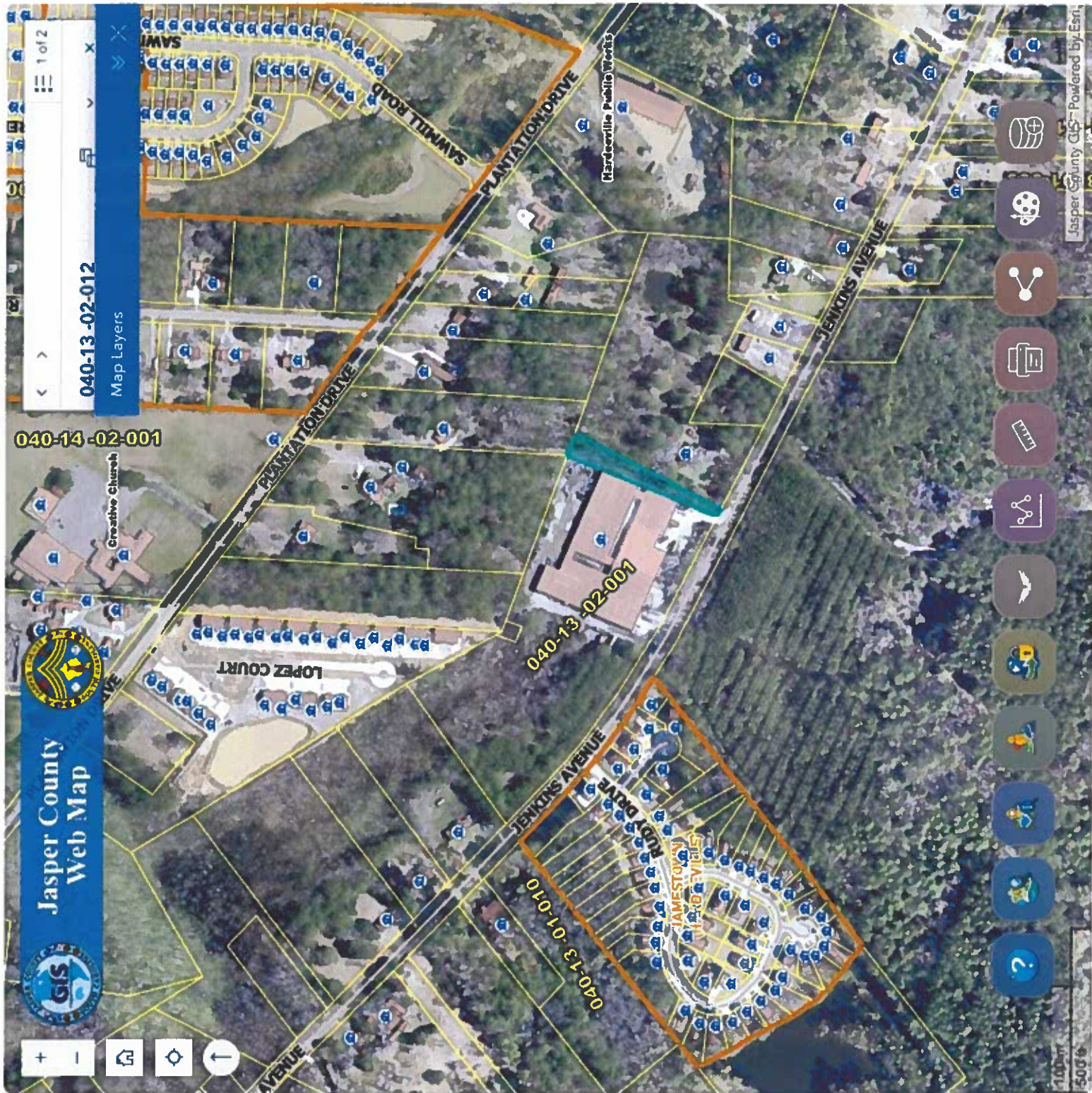
PLANTATION DRIVE

JAMESTOWN
WARTHEVILLE

JENKINS AVENUE

JENKINS AVE

- ?
- Home
- Layers
- Full Screen
- Print
- Measure
- Share
- Info
- Legend
- Overview
- Layers
- Full Screen
- Print
- Measure
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- Info
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- Overview





Jasper County Planning and Building Services

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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:	September 15, 2026
Project:	Addition of Short-Term Rentals to the Zoning Ordinance via Zoning Text Amendment to Article 4, <i>Definitions</i> , Article 6.1 Table 1, <i>Use Regulations</i> , Article 11:7, <i>Conditional Use Review and Regulations</i>
Statutory Notices:	Agenda posted on 9/11/2026
Submitted For:	Action

Overview

Through Code Enforcement complaints and thorough research staff have discovered that there is a shortfall in our zoning ordinance when it comes to addressing Short Term Rental properties.

On August 27th, staff held a meeting with the Business License office, the Building official, Jasper County Fire, Hardeeville Fire, and Ridgeland Fire to gather information and coordinate what each department would need for the creation of a Short-Term Rental Property Permit.

The NAICS code for Short Term Rentals is 721199, however that NAICS code does not exist in the current iteration of Article 6. The closest NAICS code is 721191 which is classified as *Bed & Breakfast Inns*, which are conditionally permitted in multiple zoning districts including Residential, Rural Preservation, and both Commercial zoning districts. The proposed zoning text amendments are intended to define Short Term Rentals in the zoning ordinance, regulating which zoning districts will permit Short Term Rental property's, and list conditions that are tied to those property's.

Findings & Analysis

In Article 4 "*Definitions*", the zoning ordinance defines Bed & Breakfast Inn's, thus requiring there to be a distinction made between those Bed & Breakfast Inn's and Short-Term Rentals. The proposed Zoning Text amendment to Article 4 would define Short Term Rentals and provide that needed distinction from the relatively similar but distinct use of Bed & Breakfast Inns.

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 Short Term Rentals as NAICS code 721199. The proposed Zoning Text Amendment to Article 6.1 – Table 1, would conditionally allow Short Term Rentals in Residential, Rural Preservation, Resource Conservation, Community Commercial, and General Commercial.

In Article 11 “*Conditional Use Review and Regulations*”, staff is proposing multiple conditions that property owners would have to meet to obtain a Short-Term Rental Property Permit. The reason for these proposed conditions is to ensure that tenant’s safety, use transparency, and well-being of adjacent properties are of the utmost priority.

In Article 12 “*Development Standards*”, staff is proposing that the same parking standards for many of the other lodging categories be applied to Short Term Rentals. The parking will be reviewed by the Fire Marshal during the annual life safety inspection.

Article 4: Definitions

Short Term Rental Properties – A residential dwelling, as approved by the International Building code, where lodging is offered, advertised, or provided to tenants for a fee or any form of compensation with individual rental terms not to exceed 30 days. (See “Dwelling”)

Article 6: Use Regulations

Sector 72: Accommodation and Food Services	NAICS	R	RRL	RP	RC	CC	GC	ID	RE	MB
Accommodations	721									
Hotels & Motels	72111	N	N	N	N	P	P	N	N	N
Bed & Breakfast Inns (Article 11:7.26)	721191	C	C	C	C	P	P	N	N	N
Short Term Rentals (Article 11:7.26A)	721199	C	N	C	C	C	C	N	N	N

Camps & Recreational Vehicle Parks (Article 11:7.27)	72121	N	N	C	C	C	C	N	N	N
Rooming & Boarding Houses, Dormitories, Group Housing	72131	N	N	N	N	P	P	N	N	N
Eating Places	7221-3	N	N	P	N	P	P	P	N	N
Fast Food Restaurants		N	N	P	N	P	P	P	N	N
Drinking Places	7224	N	N	N	N	N	P	N	N	N

Article 11: Conditional Use Review and Regulations

11:7.26.A, Sector 721199; Short Term Rentals

Short Term Rentals are intended to provide a short-term lodging experience. Thus, caution must be adopted to ensure that tenant's safety, use transparency, and well-being of adjacent properties are being considered.

1. As of, [DATE OF THIS ORDINANCE], all Short-Term Rental units are limited to one (1) per lot in conditionally permitted zoning districts.
2. No visible exterior evidence that a Short-Term Rental Unit use is being conducted inclusive signage or other features of a commercial nature.
3. The owner of the parcel must obtain and keep an active Short-Term Rental Property Permit and Jasper County Business License, so long that the Short-Term Rental is the active use.
4. An annual life safety inspection and written approval by the Fire Marshal of that Fire District before the Short-Term Rental Property Permit is issued.
5. Each Short-Term Rental Unit must have a copy of the Short-Term Rental Property Permit within the dwelling unit, the phone number and email address of the Short-Term Rental property owner, the trash collection location and schedules, if applicable; and Fire and Emergency services evacuation routes.
6. Parking for Short Term Rental Units must be in compliance with all parking standards in Article 12.
7. All pets, if permitted, are not to be left outside unattended.
8. The county's noise ordinance applies between the hours of 9:00 PM and 8:00 AM
9. No large gatherings on any Short-Term Rental Property, such as weddings, reunions, live music events, or any event of that nature.
10. For properties located in a subdivision with active covenants and a Property Association, an approval letter must be provided by the President of the Association.
11. Trash receptacles must be provided and screened from adjacent property's.
12. Barriers from any pools or spas must be provided.
13. All illegal/non-conforming parcels that were previously used as a Short-Term Rental Property before adoption of this ordinance have 6 months from [DATE OF THIS ORDINANCE] to become compliant and obtain a Short-Term Rental Property Permit.
14. A Short-Term Rental Property Permit may be revoked at any time by DSR for failure of any of these conditions.

Article 12: Development Standards

Sector 72: Accommodation and Food Services	NAICS	Required Off-Street Parking Spaces (a)
Accommodations	721	
Hotels & Motels	72111	1.5 per rental unit
Bed & Breakfast Inns	721191	1.5 per bedroom
Short Term Rentals	721199	1.5 per bedroom
Camps & Recreational Vehicle Parks	72121	Not applicable
Rooming & Boarding Houses, Dormitories, Group Housing	72131	1.0 per bedroom
Eating Places	7221-3	1.0 per 150 s.f. GFA
Fast Food Restaurants		1.0 per 150 s.f. GFA
Drinking Places	7224	1.0 per 150 s.f. GFA

Staff Recommendation

Staff recommends approval of the zoning text amendment regarding Short Term Rentals for Article 4, Article 6, Article 11, and Article 12.

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

ORDINANCE #2026-____

**AN ORDINANCE
OF JASPER COUNTY COUNCIL**

To Amend Article 4 *Definitions* to define Short Term Rental Property's; and to Amend Article 6.1 – Table 1 *Use Regulation Table* to add Short Term Rentals; and to Amend Article 11 *Conditional Use Review*, to add conditions for Short Term Rentals in multiple zoning districts; and to Amend Article 12 – Table 12:1 *Development Standards*, to add minimum parking requirements for Short Term Rentals.

WHEREAS, the Jasper County Zoning Ordinance established the function of the Planning Commission as review body and recommending body for Zoning text amendments; and

WHEREAS, the Jasper County Zoning Ordinance defines and establishes the procedures for Zoning text amendments; and

WHEREAS, the Planning Commission recognizes that Short Term Rentals are different in nature from other lodging options; and

WHEREAS, the Planning Commission has reviewed the Zoning Text Amendment and determined that these amendments align with the county's objectives; and

WHEREAS, the Planning Commission recommends that consideration should be given to establish a difference between Short Term Rentals and Bed & Breakfast Inns; and

WHEREAS, the Jasper County Planning Commission has recommended approval by County Council to amend Article 4, *Article 6.1 – Table 1 Use Regulations Table, Article 11:7, and Article 12 – Table 12:1.*

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

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

1. Amend Jasper County Zoning Ordinance, Article 4 to read as follows:

Article 4 – Definitions

Short Term Rental Properties – A residential dwelling, as approved by the International Building code, where lodging is offered, advertised, or provided to tenants for a fee or any form of compensation with individual rental terms not to exceed 30 days.
(See “Dwelling”)

Section 6.1 – TABLE 1

Sector 72: Accommodation and Food Services	NAICS	R	RRL	RP	RC	CC	GC	ID	RE	MB
Accommodations	721									
Hotels & Motels	72111	N	N	N	N	P	P	N	N	N
Bed & Breakfast Inns (Article 11:7.26)	721191	C	C	C	C	P	P	N	N	N
Short Term Rentals (Article 11:7.26A)	721199	C	N	C	C	C	C	N	N	N
Camps & Recreational Vehicle Parks (Article 11:7.27)	72121	N	N	C	C	C	C	N	N	N
Rooming & Boarding Houses, Dormitories, Group Housing	72131	N	N	N	N	P	P	N	N	N
Eating Places	7221-3	N	N	P	N	P	P	P	N	N
Fast Food Restaurants		N	N	P	N	P	P	P	N	N
Drinking Places	7224	N	N	N	N	N	P	N	N	N

11:7.26A Short Term Rentals

1. As of, [DATE OF THIS ORDINANCE], all Short-Term Rental units are limited to one (1) per lot in conditionally permitted zoning districts.
2. No visible exterior evidence that a Short-Term Rental Unit use is being conducted inclusive signage or other features of a commercial nature.
3. The owner of the parcel must obtain and keep an active Short-Term Rental Property Permit and Jasper County Business License, so long that the Short-Term Rental is the active use.
4. An annual life safety inspection and written approval by the Fire Marshal of that Fire District before the Short-Term Rental Property Permit is issued.
5. Each Short-Term Rental Unit must have a copy of the Short-Term Rental Property Permit within the dwelling unit, the phone number and email address of the Short-Term Rental property owner, the trash collection location and schedules, if applicable; and Fire and Emergency services evacuation routes.
6. Parking for Short-Term Rental Units must be in compliance with all parking standards in Article 12.
7. All pets, if permitted, are not to be left outside unattended.
8. The county's noise ordinance applies between the hours of 9:00 PM and 8:00 AM
9. No large gatherings on any Short-Term Rental Property, such as weddings, reunions, live music events, or any event of that nature.
10. For properties located in a subdivision with active covenants and a Property Association, an approval letter must be provided by the President of the Association.
11. Trash receptacles must be provided and screened from adjacent property's.
12. Barriers from any pools or spas must be provided.
13. All illegal/non-conforming parcels that were previously used as a Short-Term Rental Property before adoption of this ordinance have 6 months from [DATE OF THIS ORDINANCE] to become compliant and obtain a Short-Term Rental Property Permit.
14. A Short-Term Rental Property Permit may be revoked at any time by DSR for failure of any of the prescribed conditions.

Article 12:1 Table Development Standards

<u>Sector 72: Accommodation and Food Services</u>	<u>NAICS</u>	<u>Required Off-Street Parking Spaces (a)</u>
<u>Accommodations</u>	<u>721</u>	
<u>Hotels & Motels</u>	<u>72111</u>	<u>1.5 per rental unit</u>
<u>Bed & Breakfast Inns</u>	<u>721191</u>	<u>1.5 per bedroom</u>
<u>Short Term Rentals</u>	<u>721199</u>	<u>1.5 per bedroom</u>
<u>Camps & Recreational Vehicle Parks</u>	<u>72121</u>	<u>Not applicable</u>
<u>Rooming & Boarding Houses, Dormitories, Group Housing</u>	<u>72131</u>	<u>1.0 per bedroom</u>
<u>Eating Places</u>	<u>7221-3</u>	<u>1.0 per 150 s.f. GFA</u>
<u>Fast Food Restaurants</u>		<u>1.0 per 150 s.f. GFA</u>
<u>Drinking Places</u>	<u>7224</u>	<u>1.0 per 150 s.f. GFA</u>

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

Date

Burr & Forman LLP

Walter J. Nester, III

ORDINANCE: # O-2026-__

First Reading: _____

Second Reading: _____

Third Reading: _____

Considered by the Jasper County Planning Commission at its meeting on

September 15, 2026 and recommended for approval.



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:	September 15 th , 2026
Project:	Zoning Text Amendment
Applicable Articles:	Article 9
Statutory Notices:	Posted Agenda on September 11 th , 2026
Submitted For:	Action

Overview

The Planning department received a request from an engineer for an upcoming private single family home project in Jasper County, near the Gregorie Neck area. The engineer and his team voiced frustration over the current zoning text language that doesn't allow for accessory dwelling units or agricultural structures to exceed over 20 feet. The following amendment would allow for structures to exceed 20 feet, so long that the use is for agricultural or an accessory dwelling unit. Any other case shall be determined by the Fire Chief or their designee. The total height cannot exceed 35 feet in height.

Outline of Text Amendment

Modifications are being proposed in Article 9:6.1. These changes are shown below.

These modifications are intended to:

- Provide leniency for Accessory Dwelling Units & Ag structures

Based on research of neighboring jurisdictions and current zoning text, staff offers the proposed modifications for Article 9 of the Jasper County Zoning Ordinance are found here in **red lettering**.

9:6.1 General Standards

1. Accessory structures shall not exceed twenty (20) feet in height, except for accessory structures used in connection with agricultural uses or accessory dwelling units allowed by Section 11:6 or 11:7 or in cases where the Fire Chief or their appointed designee, confirms

that there is adequate firefighting capability to safely fight a structure fire. In no case, shall the increased height of the accessory structure exceed 35' in height.

2. Accessory Dwelling Units and Commercial Accessory Structures are limited to height restrictions required in Article 7:5.
3. Accessory structures shall be at least ten (10) feet from the principal structure and at least ten (10) feet from another accessory structure. Placement may be subject to Fire Marshal approval.
4. No accessory structure shall occupy any part of a bufferyard.
5. No accessory structure shall occupy any part of a required setback.
6. Structures 120 SF or larger require a building and zoning permit. Structures under this size must still adhere to the provisions of this section.

Findings & Analysis

The proposed text amendment would be compatible with current language in Article 9.

Additional Zoning Ordinance Provisions / Application Requirements

Article 2:2.1 – establishes the function of the Planning Commission as a review body and recommending body for Zoning text amendments as pursuant to S.C. Code § 6-29-340.

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

Attachments:

1. Ordinance

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

AN ORDINANCE TO AMEND ARTICLE 9.6 ACCESSORY STRUCTURES OF THE JASPER COUNTY ZONING ORDINANCE TO INCREASE THE MAXIMUM HEIGHT OF ACCESSORY STRUCTURES IN CASES WHERE THE FIRE CHIEF HAS DETERMINED THERE IS ADEQUATE FIREFIGHTING CAPABILITY TO SAFELY FIGHT A STRUCTURE FIRE

WHEREAS, Jasper County, South Carolina (the “**County**”), acting through the 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 County Zoning Ordinance among other matters regulates the location and use of buildings, structures and land, the size of yards, the density and distribution of population, and establishes standards for the development of real property in the County; and

WHEREAS, the County Planning Commission (“**Planning Commission**”) recognizes that certain areas of Jasper County may have more adequate firefighting capabilities to safely fight structure fires than other areas do in the county due to fire apparatus and water supply; and

WHEREAS, the Planning Commission has reviewed a proposed Zoning Text Amendment to Article 9.6.1 (“**Zoning Text Amendment**”) that would provide additional height regulations for accessory structures where the Fire Chief determines there is adequate firefighting capability to safely fight a structure fire and finds that such proposed Zoning Text Amendment is consistent with the County’s Zoning objectives and its Comprehensive Plan; and

WHEREAS, the Planning Commission recommends approval by County Council of the proposed Zoning Text Amendment allowing accessory structures to be built up to 35’ in height where appropriate as determined by the Fire Chief; and

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

NOW THEREFORE, BE IT ORDAINED, by the Jasper County Council duly assembled and by the authority of same, adopting and incorporating by reference the foregoing premises:

1. Amend Jasper County Zoning Ordinance, Article 9.6.6 to read as follows:

9:6.1 General Standards

1. Accessory structures shall not exceed twenty (20) feet in height, except for accessory structures used in connection with agricultural uses or accessory dwelling units allowed by Section 11:6 or 11:7 or in cases where the Fire Chief or their appointed designee, confirms that there is adequate firefighting capability to safely fight a structure fire. In no case, shall the increased height of the accessory structure exceed 35’ in height.

2. Accessory Dwelling Units and Commercial Accessory Structures are limited to height restrictions required in Article 7:5.
3. Accessory structures shall be at least ten (10) feet from the principal structure and at least ten (10) feet from another accessory structure. Placement may be subject to Fire Marshal approval.
4. No accessory structure shall occupy any part of a bufferyard.
5. No accessory structure shall occupy any part of a required setback.
6. Structures 120 SF or larger require a building and zoning permit. Structures under this size must still adhere to the provisions of this section.

2. **Severability.** If any section, clause, paragraph, sentence or phrase of this ordinance, or the application thereof to any person or circumstances shall, for any reason, be held to be invalid or unconstitutional, such invalid section, clause, paragraph, sentence, phrase or application is hereby declared to be severable; and any such invalid or unconstitutional section, clause, paragraph, sentence, phrase or application shall in no way affect the remainder of this ordinance; and it is hereby declared to be the intention of the County Council that the remainder of this ordinance would have been passed notwithstanding the invalidity or unconstitutionality of any section, clause, paragraph, sentence or phrase thereof.

3. **This Ordinance shall take effect upon approval by Jasper County Council.**

Signatures on following page

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
Partner

Date

ORDINANCE: # O-2026-

First Reading: _____

Second Reading: _____

Third Reading: _____

Considered by the Jasper County Planning Commission at its meeting on
September 15, 2026 and recommended for approval.