



# A VIRTUAL MEETING WILL BE CONDUCTED WITH COUNTY COUNCIL.

Watch Live via YouTube at:

<https://www.youtube.com/@jcmedia6537>

Instructions may also be found at the Jasper County website

[www.jaspercountysc.gov](http://www.jaspercountysc.gov)

FOR MORE INFORMATION, PLEASE CALL (843) 717-3696



**JASPER COUNTY COUNCIL  
SPECIAL CALLED**

**VIRTUAL MEETING**

**Jasper County Clementa C. Pinckney Government Bldg  
358 3<sup>rd</sup> Avenue Ridgeland, SC 29936**

**Monday, February 26, 2024  
Agenda**

**1:30PM**

**Call to Order by Chairman Sauls**

***Clerk's Report of Compliance with the Freedom of Information Act.***

*\*\*In compliance with the Freedom of Information Act, notice of meetings and agendas were posted and furnished to all news media and persons requesting notification\*\**

**Pledge to the Flag**

**Invocation**

**Approval of Agenda**

**Ordinances:**

**A: David Tedder – Consideration of the 1<sup>st</sup> Reading an Ordinance Extending a Temporary Moratorium on Applications, Administrative Processing and Permitting for Approval of Large Residential Subdivisions, Major Subdivisions, Commercial Development Projects and Signage Within the Euhaw Broad River Planning Area and Matters Related Thereto**

**Adjourn:**

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, notification of the meeting was posted on the County Council Building at a publicly accessible place and on the county website at least 24 hours prior to the meeting. A copy of the agenda was given to the local news media and posted at the meeting location twenty-four hours prior to the meeting.

**STATE OF SOUTH CAROLINA  
JASPER COUNTY**

**ORDINANCE #O-2024 - \_\_\_\_**

**AN ORDINANCE OF  
JASPER COUNTY COUNCIL**

**Extending a Temporary Moratorium on Applications, Administrative Processing and Permitting for Approval of Large Residential Subdivisions, Major Subdivisions, Commercial Development Projects and Signage Within the Euhaw Broad River Planning Area, Providing for Exceptions From the Temporary Moratorium; and Matters Related Thereto.**

**WHEREAS**, County Council previously determined in Ordinance O-2023-11 (the “2023 Moratorium Ordinance”) that development and proposed development in the unincorporated area of Jasper County, and especially in the area in Northern Jasper County in the area including the Highway 170 corridor to the municipal boundaries of Hardeeville on Highway 170, and Northward along Highway 462 to Coosawhatchie raised concerns over the impact new subdivisions, commercial and residential development will have on road infrastructure, evacuation routes, streetscapes, traffic congestion, storm water, open space, natural habitats and the quality of life in this area of Jasper County; and

**WHEREAS**, in adopting the 2023 Moratorium Ordinance, County Council recognized the work a previously appointed group of stakeholders known as the Broad River Task Force had undertaken to gather information to examine development pressures, opportunities for conservation and environmental protection, and make a report to County Council regarding its recommendations for this area, which report was delivered to County Council in a presentation made on May 1, 2023; and

**WHEREAS**, the work initially begun by the Broad River Task Force has continued under the program of study and Comprehensive Plan updating commissioned by County Council, who has engaged the planning services of Symbioscity, Inc., to formally bring forward appropriate recommendations and proposed amendments to the Comprehensive Plan and the County Land Development Ordinance specifically related to the area identified in the Moratorium Ordinance as the Euhaw Broad River Planning Area; and

**WHEREAS**, various state, federal and private land conservation agencies and entities have continued to engage in the consideration of and creation of conservation areas and alternatives to development along the Broad River and its headwaters, including Beaufort County, which recently passed a one-percent sales tax authorizing the acquisition of easements and other interests in environmentally sensitive areas which could include acquisitions in Jasper County; and

**WHEREAS**, with recent statutory changes, Jasper County now has the ability to consider a similar “County Green Space Sales Tax,” or a dedication of a portion of a Transportation Sales Tax for preservation of land and greenways, and intends to bring forth a referendum for a local option Transportation Sales Tax that includes a greenway component in November of 2024; and

**WHEREAS**, County Council has engaged the services of TischlerBise, Inc., a firm providing planning services for infrastructure, who has studied the costs of likely development in Jasper County and the infrastructure needs to be addressed, and devised an impact fee schedule for consideration to address these costs of growth; and

**WHEREAS**, in furtherance of the goals of the moratorium, the County’s planning consultant, Symbioscity, has undertaken a series of meetings as planned, including those with various stakeholders as planned, including those with the Stakeholder Advisory Committee on October 5, 2023, individual stakeholder meetings, sessions with focus groups, and the first community meeting on October 30, 2023; and

**WHEREAS**, in like manner, County Council has engaged with the County's municipalities regarding anticipated growth, and the need for coordinated planning, including having a joint meeting of the Town of Ridgeland Town Council, the City of Hardeeville's City Council, and Jasper County Council to discuss these matters; and

**WHEREAS**, in accordance with Section 2 of the Moratorium Ordinance, staff has provided status reports on the progress made completing the studies, analyses and recommendations as provided for in the Moratorium Ordinance in order to determine whether the temporary suspension and moratorium might need to be extended by Ordinance to provide adequate time to complete the studies, analyses and implement any changes to the Comprehensive Plan and zoning/development regulations; and

**WHEREAS**, the Jasper County Planning Department in consultation with Symbioscity, Inc. has recommended in accordance with Section 2 of the Moratorium Ordinance that County Council consider an extension of the temporary suspension and moratorium so as to provide an expanded schedule of community engagement to gather additional information, incorporate the information provided by Tischler Bise and the joint meeting of Councils, and to complete the studies, analyses and implement any changes to the Comprehensive Plan and zoning/development regulations; and

**WHEREAS**, as noted in the Moratorium Ordinance, a temporary pause on new commercial and residential development in the areas along the Broad River, Highways 170, 462, Bees Creek Road, and the area known as the Okeetee Club will provide Jasper County Council, County staff, and the public with an opportunity to study the multitude of issues attached to growth and development in the area, update the County Comprehensive Plan Future Land Use Element for this area, and look for improvements to County regulations for adoption that will assist the County in integrating future growth in the area; and

**WHEREAS**, the citizens of Jasper County will benefit from an extension of the temporary hold on new commercial and residential development in this area for an additional reasonable period of time while the Comprehensive Plan review of the Future Land Use element, new maps and possible regulations are being developed; and

**WHEREAS**, while the Council initially determined that a period of two hundred seventy (270) days in duration was the minimum reasonable time to undertake the review, study and creation of new regulations as contemplated by the Council, and temporarily halt for such period the acceptance, processing and grant of any approvals, permits or permissions as described in the Moratorium Ordinance, while further recognizing certain exemptions for minor subdivisions and previously vested projects, it also recognized in Section 2 of the Moratorium Ordinance the possibility of an extension being needed to provide adequate time to complete the studies, analyses and implement any changes to the Comprehensive Plan and zoning/development regulations; and

**WHEREAS**, based upon the foregoing, County Council finds that it would be in the best interests of the County to extend the Moratorium until **July 31, 2024**; and

**WHEREAS**, Jasper County would continue to urge the local municipalities to cooperate with and support the purposes of this moratorium by not entertaining annexation applications of properties in the Euhaw Broad River Planning Area;

**NOW, THEREFORE, BE IT ORDAINED**, by the Jasper County Council, duly assembled and with authority of same, that the above premises be incorporated by reference; and:

1. **Moratorium Extension.** This temporary suspension and moratorium as authorized by Ordinance O-2023-11 is hereby extended in the interest of the health, safety and welfare of the citizens of Jasper County, and shall remain in effect until **July 31, 2024** unless repealed or extended by County Council. During

the temporary suspension and moratorium as extended, staff shall provide status reports on the progress made completing the studies, analyses and recommendations as provided for in the Moratorium Ordinance to implement any changes to the Comprehensive Plan and zoning/development regulations.

2. **Exceptions.** The moratorium exceptions as provided in Ordinance O-2023-11 shall continue to be available during the extended period of the moratorium.
3. **Continuation of Ordinance O-2023-11.** In all other respects, Ordinance O-2023-11 shall continue in full force and effect.
4. **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.
5. This ordinance shall take effect upon approval by Council.

---

**L. Martin Sauls, IV**  
**Chairman**

**ATTEST:**

---

**Wanda H. Giles**  
**Clerk to Council**

**ORDINANCE: # O-2024-\_\_**

**First Reading: 02.26.2024**

**Public Hearing:**

**Second Reading:**

**Third Reading:**

**Adopted:**

---

Reviewed for form and draftsmanship by the Jasper County Attorney.

---

**David Tedder**

---

**Date**