



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
lwagner@jaspercountysc.gov

Jasper County Council Staff Report

Meeting Date:	February 7, 2022
Project:	Zoning Map Amendment and Concept Plan – Planned Development District – 95 Logistic Center
Applicant:	Jonathan Taber, Assistant VP Eagle Associates of Niagara Frontier, Inc. A NY Corporation
Tax Map Number:	041-00-02-010 and 041-00-02-012
Submitted For:	1 st Reading
Recommendation:	Planning Commission recommends approval of Planned Development District Zoning, PDD Document and Concept Plan for 95 Logistics Center

Description: The Applicant has submitted a request for a Planned Development District (PDD) zoning designation for a business park and distribution center, which will be known as 95 Logistics Center. Included with the Zoning Map Amendment application is a PDD document, Concept Plan, and associated Development Agreement. The project site consists of two parcels, totaling 226.94 acres and is located along Highway 17 and I-95 just south of Highway 278. The property is currently zoned Rural Preservation and is undeveloped.

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 “Urban Transition,” which are pockets of unincorporated Jasper County that are partially or entirely surrounded by the municipality.

For these areas that experience new development or redevelopment, consideration should be given to working with the adjacent municipality for annexation.

The Land Use Chapter of the Comprehensive Plan recommends guiding growth and new development in or around the municipalities where infrastructure and services are available to serve new growth. The Land Use Chapter also states, *“attracting new business and industry is an important component of economic development in Jasper County.”*

One of the goals identified in the Economic Chapter of the Comprehensive Plan is to *develop competitive industrial sites and buildings, particularly those focusing on communications, technology, distribution, energy and telecommunications. Efforts should include development of a megasite within the region to attract large industries.*

The Applicant has also identified other goals of the Comprehensive Plan that will be supported by this project, see page 56, *Appendix* of the PDD document.

- **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	Highway Commercial	City of Hardeeville
South	Residential and Vacant/ Vacant	General Commercial and Residential/ Rural Agriculture	Jasper County/ City of Hardeeville
West	Vacant and Automotive Repair	General Commercial	Jasper County
East	I-95	Right-of-Way	SCDOT

Figure 1.



- **Traffic and Access:** The subject property is accessed by Whyte Hardee Boulevard (Highway 17), which is a two-lane state-maintained highway, classified as a major thoroughfare.

The 95 Logistics Center Concept Plan 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:

- **Access Points** – two full access points on Whyte Hardee Boulevard (Highway 17).
- **Allowed Land Uses** – distribution, light industrial, and utility substation.
- **Density** – a maximum density of 2.6 million s.f. of distribution warehouse.
- **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.
- **Setbacks and Buffers** – building setbacks and natural buffer from Highway 17 and I -95 will be 50' and 25' from adjacent property lines to the north and south. Where light industrial uses and permitted uses may be allowed, a minimum 50' buffer will be provided from adjacent residential uses that are not separated by a road right-of-way or wetland of equal width.
- **Tree Preservation Standards** – 15 trees per acre within the Master Plan areas.
- **Landscaping Standards** – that will meet or exceed the County's requirements.

The 95 Logistics 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.

Background: The applicant worked with the City of Hardeeville for approximately 9 months with the intention of annexing into the City of Hardeeville. Their original PDD document submitted to the City, consisted of 3 parcels totaling 257 acres. One of the three properties is located in the City and located along John Smith Road. Hardeeville's Planning Commission supported the project, but Hardeeville's City Council did not approve the project. In anticipation of the PDD being approved by the City, the Applicant had a full environmental assessment completed by Atlas Surveying and a full Traffic Impact Analysis (TIA) completed by Bihl Engineering, LLC. The TIA was based on two full access points along Whyte Hardee Boulevard (Highway 17) and one full access point on John Smith Road. Now that the application is being made to the County, the parcel located in the City of Hardeeville has been removed from the PDD and Concept Plan and the TIA has been revised based on the access point along John Smith Road being eliminated from the plan. A **Transportation Narrative and Summary** is provided in the PDD document, see pages 13, 14, and 15.

Public Notice: Ahead of the Planning Commission's review of this application, notices were sent to all adjacent property owners, notifying them of the Applicant's request to have the properties designated as PDD and providing them with an opportunity to comment. In addition, three (3) Zoning Application signs were placed along Whyte Hardee Boulevard (Highway 17). The public comments that were received are included with this staff report. Once the Public Hearing is

scheduled, notices will be sent to all of the property owners located within 500' of the property and Public Hearing signs will be posted on the property.

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. While the Concept Plan is very generalized, a Master Plan is a more refined document which will be reassessed by the Planning Commission at a future date. This project could greatly benefit the citizens of Jasper County by strengthening Jasper County's economy and providing permanent employment opportunities in the County. The PDD application is supported by the Comprehensive Plan; as such, Planning Commission, by majority, recommends approval of the PDD designation, the PDD document, and the Concept Plan with the following conditions:

- A letter of intent to serve from the telecommunication provider must be provided prior to or at time of Master Plan application submittal.

Attachments:

1. Application by the applicant
2. Ordinance for Zoning Designation of PDD
3. Ordinance for Development Agreement (Notebook)
4. PDD Document and Concept Plan (Notebook)
5. Comments received prior to the Planning Commission's review
6. Comments received after Planning Commission's review



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

Zoning Map Amendment Application

Owner or Owner-Authorized Applicant:	Jonathan Taber, Assistant VP Eagle Associates of Niagara Frontier, INC. A NY Corporation
Address:	155 Walden Avenue, Lancaster, NY 14086
Telephone/Fax:	See Attached Consulting Team Contacts
Email:	Jtaber@taberpatrick.com See attached consulting team contacts
Property Address or Physical Location:	See attached submittals
Tax Map Number(s):	041-00-02-012 041-00-02-010
Gross Acreage:	226.94
Current Zoning:	Rural Preservation
Proposed Zoning:	PDD
Administrative Fee: (\$250 per lot)	See attached cheque
Date Mailed or Hand Delivered:	11-23-2021 Tuesday
Reason for Request: (attach narrative if necessary)	Requesting PDD, See attached submittals

Jonathan P. Taber
11/23/2021

Signature of Owner or Owner-Authorized Applicant Date
(Proof of owner-authorization required)

Internal Use Only	
Date Received:	11-23-2021
Amount Received:	\$3,270.
Staff Member:	Tara Wagner

**STATE OF SOUTH CAROLINA
JASPER COUNTY**

ORDINANCE #2022 - _____

**AN ORDINANCE OF
JASPER COUNTY COUNCIL**

To adopt Planned Development District Zoning for two tracts of land consisting of approximately 226.94 acres, bearing Jasper County Tax Map Numbers 041-00-02-010 and 041-00-02-012 and known as 95 Logistics Center.

WHEREAS, The Planned Development District Zoning was adopted by Jasper 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, Jasper County has received a request from the owner of two tracts of land consisting of approximately 226.94 acres, bearing Jasper County Tax Map Number 041-00-02-010 and 041-00-02-012 and known as the 95 Logistics Center to zone such in accordance with submitted Planned Development District Standards prepared for The Silverman Group and accompanying Planned Development District Concept Map (Exhibit A); and

WHEREAS, the above mentioned property was duly posed, with public hearings properly noticed and held by the Jasper County Planning Commission on December 14, 2021, which recommended approval and adoption, and by the Jasper County Council on _____, 2022 and _____, 2022; and

WHEREAS, Jasper County council finds the Planned Development District Standards and the Concept Map (Exhibit A) to be in accordance with the statutory requirements of the state, and consistent with the Jasper County Comprehensive Plan, *Jasper's Journey*, as well as the Jasper County Zoning and Land Development Ordinances; and

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

1. Jasper County Council finds in accordance with the staff report, and the recommendation of Jasper County Planning Commission, the

proposed zoning is consistent with the continued pattern of growth in the vicinity and is in harmony with the Jasper County Comprehensive Plan. Good cause having been shown to approve the applicant's request for Planned Development District Zoning for the Property, and of the Planned Development District Standards and Conceptual Master Plan (Exhibit A), and to amend the Jasper County Official Zoning Map to reflect Planned Development District zoning for two tracts of land consisting of approximately 226.94 acres, bearing Jasper County Tax Map Number 041-00-02-010 and 041-00-02-012 and known as the 95 Logistics Center.

2. This ordinance shall take effect upon approval by Council.

Ms. Barbara B. Clark
Chairwoman

ATTEST:

Wanda Simmons
Clerk to Council

ORDINANCE: # 2022-__

First Reading: February 7, 2022

Second Reading: _____

Public Hearing: _____

Adopted: _____

Considered by the Jasper County Planning Commission at it's meeting on
December 14, 2021 and recommended for approval.

Reviewed for form and draftsmanship by the Jasper County Attorney.

David Tedder

Date



LOGISTICS CENTER

BENEFITS TO JASPER COUNTY

THE DEVELOPER

- Silverman Group, the Developer and future owner, has vast experience in successful E-Commerce Distribution Center developments. They will build, own and manage the buildings and rent them to Tenants who will serve the regional area. Silverman Group has set examples for clean growth in the ever-expanding E-Commerce industry.
- The Comprehensive Plan indicates the location is right for the use. The Developer has South Carolina and multi-state experience including building and owning distribution centers, complying with environmental, wetland protection and DOT traffic standards, and coordinating with local jurisdictions to develop a mutually beneficial project
- With the experience of the Developer and their Professional Engineers there will be a high standard of proper drainage so as to minimize the effect on the surrounding storm systems.
- The internal roads, buffers, sidewalks, parking, and landscaping will equal or exceed the Jasper County Development Ordinance Standards.

PROJECT OVERVIEW

- Where possible, protect and enhances the protection of freshwater wetlands, natural resources and wildlife habitat for the gross acreage of the 226.94.
- The site is appropriately located in an area that is consistent with Jasper Counties long-range planning and the Comprehensive Plan.
- Strengthens Jasper County economic base and provides employment opportunities for residents and surrounding communities.
- Brings national tenants to Jasper County along with their reputation and jobs.



LOGISTICS CENTER

- Development will work cooperatively with Jasper County to use agreed upon funds for adjacent and local road improvements.
- In the future as the Savannah River Port is expanded major revenue sources will be provided by this Development for Jasper County instead of Georgia.
- Granting the PDD assists in giving the County the opportunity to control their own destiny.

PROJECT ECONOMIC BENEFITS

THE FOLLOWING ESTIMATES ARE FROM THE SOUTH CAROLINA COLLISION BASED ON THE PRORATED MAXIMUM OF 2,600,000 SQUARE FEET OF DISTRIBUTION WAREHOUSE SPACE.

- It is estimated that the Capital Investment for this project is in excess of \$150,000,000. This size investment impacts positively the local economy in numerous ways.
- The long-term impact of the project will create potentially +/- 2170 direct/indirect jobs that are needed in Jasper County.
- The local and induced sales and output from this development are estimated to be over \$196,763,570 per year.
- The local impact from the employment compensation is estimated at \$93,599,256 per year. This in turn is spent in the local area and benefits local businesses and attracts new citizens and businesses of all kinds.
- Contributes to the overall economic stability of Jasper County through fees and taxes to be paid that will help assure the continued high level of civic services provided by Jasper County.



LOGISTICS CENTER

- As more taxes are paid there exists an opportunity to lower or hold steady taxes-mileage to benefit the citizens of Jasper County.
- The Logistics Center will create a major new tax revenue source for school without putting additional burden on the overcrowded schools as would a large apartment community and single-family homes.

WHYTE-HARDEE BOULEVARD MASTER PLAN AND TRAFFIC

- It is known that with sound Urban Planning that traffic will slow down and cars and trucks will be discouraged from using Exit 5 and US 17. Recommendations from the Whyte-Hardee Boulevard Master Plan that over time will facilitate the Traffic Calming includes:

- Making the sidewalks wider
- Adding more street trees
- Building landscaped medians
- Requiring new buildings to be built closer to the road
- Creating more crosswalks and cross streets
- Provide transit stops and benches
- Screen parking from the street
- Provide a pedestrian and bicycle friendly environment

- The development is in the northern end of the Whyte-Hardee Boulevard Master plan and will work cooperatively to further the goals of the plan.
- With Fees In Lieu, large increasing property tax base from this project, as well as other funding, the Logistics Center, working with DOT and Jasper County, will help enable, with time, road improvements and as the Whyte Hardee Master Plan becomes gradually implemented major positive traffic improvements and road aesthetics will be recognized.



LOGISTICS CENTER

- Close to Exit 8, 6 lane US 278 and an existing major truck stop with deceleration and turn lanes provides Federal and State Road funds and maintenance.
- Looking to the future, Truck traffic will also be deterred as the local retail/commercial corridor fills out along US17 as encouraged by the Whyte-Hardee Boulevard Master Plan
- Potential for toxic chemicals spilling will be minimal as the Federal and State Standards are most high.
- Every day pollution is decreased by more and more Electrical Vehicle trucks, vans and cars becoming common place in the industry and as charging conduits will be installed by the uses to accommodate future charging needs.



COMPANY PROFILE

The Silverman Group is a family owned and operated private equity and real estate development organization based in Basking Ridge, New Jersey.

- 20,000,000 SF of office, industrial, retail, and aviation properties in 20 states
- 12,000,000 SF of industrial product under development in 8 states
- 4,000 multi family units managed and 2,000 under development
- 150 employees country wide with expertise in development, construction, leasing and facilities management



TENANT RELATIONS



Prudential



For more information please contact

Holden Sabato

Development Coordinator

The Silverman Group

holdensabato@silvermangroup.net

(973) 765-0100 x4083

SITE LOCATION

With direct abutment to I-95 and close proximity to major cities such as Atlanta, Savannah, & Charleston, 95 Logistics Center offers an optimal distribution location. The site has access to the majority of the Southeastern corridor in just one day's drive and is less than a 30 minute drive to Savannah/Hilton Head International Airport for any air freight requirements. The availability of immediate transportation options confirms the site is a prime opportunity for industrial development in a booming Southeast market.



CURRENT LARGE SCALE DEVELOPMENTS



Port St. Lucie, FL
Proposed 1.1 Million SF Distribution Center



Douglasville, GA
Over 800k SF of Warehouse/Distribution Developed,
Proposed 1.7 Million SF of Additional Space



HIGHLIGHTED PROJECTS

ARRIVAL



Rock Hill, SC

amazon



Concord, NC

HAINES



Concord, NC

FLYRIGHT



Concord, NC

amerCare ROYAL



Summerville, SC

Andersen



Douglasville, GA

GraZ Art



Jacksonville, FL

BIVONA



Lake Worth, FL



DEVELOPMENT EXPERIENCE

The Silverman Group has a successful track record of efficiently and effectively completing the development process. Our in house team of development experts understand how to properly navigate complex entitlements and re-zonings while solving any geotechnical, environmental and infrastructural challenges that may arise. Previous builds prove expertise and knowledge of identifying Class A development opportunities and the ability to follow through with well managed construction and completion. The team understands the value and importance of logistically advantaged real estate. From start to finish, we facilitate all work going on at our sites to ensure a high quality delivery to the market.

UNDER DEVELOPMENT



East Windsor Logistics Center | East Windsor, CT



Charlotte Intermodal Logistics Center | Charlotte, NC



Foreign Trade Zone | Charleston, SC



PUBLIC COMMENTS

RECEIVED AT DECEMBER 14, 2021

PLANNING COMMISSION MEETING

To Members of the Planning Commission and County Council Members

Cc: Mr. Andy Fulghum, Ms. Lisa Wagner

Re: Silverman Application

I respectfully submit the following for your consideration:

On August 19, 2021, in reference to the project proposed by the Silverman Group, the Hardeeville City Council refused to pass the annexation and subsequent PDD ordinances after months of consideration. No motion was made to pass second reading and thus failed to move forward. That same project is now presented to you.

Here are excerpts of the statement I read at that meeting that explains the primary reasons why the Hardeeville City Council did not approve this project.

“ON THE POSITIVE SIDE, THIS IS A WONDERFUL PROJECT FOR THE ECONOMIC HEALTH OF HARDEEVILLE, BRINGING JOBS AND TAX REVENUE.

THE FLIP SIDE IS IT BRINGS HEAVY TRUCK TRAFFIC. MOST OF THIS TRAFFIC WILL BE HEAVY VEHICLES COMING AND GOING FROM THE GPA GOING RIGHT THRU THE CENTER OF DOWNTOWN HARDEEVILLE.

3M SQ FT WILL BRING ABOUT 800 DOCKS. IF EACH DOCK TURNS ONE ROUND TRIP PER WEEK TO GPA, THAT’S 133 TRUCKS PER DAY/6 DAYS PER WEEK EACH WAY ADDITIONAL TRUCKS TO CURRENT TRAFFIC LEVELS. PLUS, THERE WILL BE IN AND OUT TRAFFIC OF TRUCKS TO THE VARIOUS DISTRIBUTION POINTS.

WHYTE HARDEE BLVD WILL BECOME A MAJOR TRUCK ROUTE, NOT SMALL TOWN USA.

THIS CREATES A CONFLICT OF TWO SEGMENTS OF OUR COMPREHENSIVE PLAN.

WE HAVE HEARD THAT THESE 250 ACRES ARE EARMARKED FOR LIGHT INDUSTRIAL AND WAREHOUSING IN THE COMPREHENSIVE PLAN. WHAT WE HAVEN’T HEARD IS THE COMPREHENSIVE PLAN FOR WHB. LET ME SHARE THAT. PAGE 3-11 TITLED DOWNTOWN HARDEEVILLE.

“IT IS ESSENTIAL TO IMPROVE THE “SENSE OF PLACE” AND IMAGE OF THE CITY OF HARDEEVILLE IN ORDER TO IMPROVE THE CITY’S ECONOMIC COMPETITIVENESS. A CITY’S DOWNTOWN AREA HAS AN IMPORTANT ROLE IN ECONOMIC DEVELOPMENT. IT SHOULD BE A PLACE WHERE PEOPLE FROM ALL OVER THE CITY COME TO SPEND TIME. IT SHOULD BE A CENTER FOR JOBS, INSTITUTIONS, GOVERNMENTAL AGENCIES, AND CULTRAL RESOURCES. THE DOWNTOWN SHOULD ENCOURAGE A WIDE MIX OF JOBS., RESIDENTS AND CULTURAL ACTIVITIES AND EMBRACE ITS ROLE AS AN INCREASINGLY IMPORTANT REGIONAL CENTER.”

THIS COUNCIL CALLED FOR AND FUNDED A MASTER PLAN TO SUPPORT THAT VISION AND IMPLEMENTATION IS SCHEDULED TO BEGIN THIS YEAR. AS PART OF THE “DOWNTOWN CENTER” THE COUNCIL HAS ALSO APPROVED THE MUNICIPAL HUB MASTER PLAN. IN TOTAL THESE TWO PLANS CALL FOR AN INVESTMENT OF \$20-\$25M OVER THE NEXT DOZEN OR SO YEARS. THIS COUNCIL HAS ALSO ENDORSED HARDEEVILLE’S PARTICIPATION IN THE EAST COAST GREENWAY BIKE AND PED SYSTEM ALONG WHB.

THE OPINION IS THAT THIS WILL CHANGE THE VISION FOR WHB. WE MUST ASK OURSELVES. DO WE WANT TO BE A TRUCK ROUTE OR A REVITALIZED DOWN-TOWN? I FEAR WE CANNOT BE BOTH.

I KEEP COMING BACK TO A NAGGING QUESTION. I HAVE HEARD STATED AND PERSONALLY USED MANY TIMES THE PREMISE THAT HARDEEVILLE IS LIKE A BLANK CANVAS AND WE CAN DRAW OUR CITY AS WE WANT IT TO BE. IF THERE WERE NO OTHER CONSIDERATIONS, WE WOULD PUT ALL INDUSTRY/WAREHOUSING SOUTH OF EXIT 5 AND COMMERCIAL, SUCH AS TOWN CENTERS OUTLINED IN THE COMPREHENSIVE PLAN, IN THIS LOCATION AND TAKE ADVANTAGE OF THE I95 TRAFFIC AND THE POPULATION CENTERS ALONG 278. THIS PROJECT IS NOT OUR VISION. THIS IS THE VISION OF THE LAND OWNER AND THE DEVELOPER. WE HAVE A BLANK CANVAS AND WE ARE HANDING THE PAINT BRUSH TO THE LAND OWNER AND DEVELOPER. ARE WE TO CONCEDE OUR RESPONSIBILITY TO THEM OR ARE WE TO REMAIN TRUE TO OUR VISION FOR OUR CITY?

I HAVE BELIEVED IN THE VISION FOR HARDEEVILLE AND WHB SINCE I FIRST ARRIVED. I BELIEVED THAT THE REC CENTER WOULD BRING SPORTS TOURISM AND LEAD TO COMMERCIAL GROWTH ALONG THIS CORRIDOR TO SUPPORT THE SUBSEQUENT ENTERTAINMENT AND DINING NEEDS OF THOSE TOURISTS. I NEVER BELIEVED THAT HARDEEVILLE WAS MERELY A HEAVY TRUCK ROUTE.

I SUPPORT THE COMPREHENSIVE PLAN AND THE MASTER PLAN FOR WHB AND I SUPPORT THE VISION THAT THEY DESCRIBE AND I REGRETTABLY BELIEVE THAT THIS PLAN WILL SIGNIFICANTLY ALTER BOTH.

I CANNOT AND WILL NOT BETRAY THE CITY OF HARDEEVILLE FOR 30 PIECES OF SILVER."

Now this same project comes before you by the same land owner and the same developer in spite of promises from the land owner that this would not happen if Hardeeville rejected the proposal. Here is another excerpt:

"IN A MEETING WITH THE LAND OWNER AND HIS ATTORNEY THE DAY BEFORE THE LAST WORKSHOP, WHYTE HARDEE BLVD WAS DESCRIBED AS A MAJOR TRUCK ROUTE AND OUR VISION OF WHB WAS UNREALISTIC AND THE PURSUIT OF IT AS FOOLHARDY."

"IN THAT SAME MEETING WITH THE LANDOWNER, HE PREFACED OUR MEETING WITH THE PROMISE THAT THERE IS NO THREAT OF FURTHER ACTION IF WE REJECT THIS APPLICATION, THERE IS NO REQUEST FOR A QUID PRO QUO FOR HIS DONATION OF THE REC CENTER LAND, AND HE WILL DO THE RIGHT THING BY SILVERMAN GROUP AND WITHDRAW THE DEAL. AS WE ALL AGREE, HE IS AN HONORABLE MAN AND I TRUST THOSE PROMISES COMPLETELY."

We were wrong to trust those statements. He is now renegeing on that promise. Choose your partners carefully.

If you approve this application, all the negatives listed above will befall the people of Jasper County in the area of original Hardeeville. Traffic congestion, traffic accidents, and traffic violations along the Hwy 17 corridor known as Whyte Hardee Blvd. (WHB) will plague Hardeeville with the responsibility shouldered by HPD and HFD. Litter is inevitable and the burden of clean-up will cost the city hours of PW time. And most alarmingly, the safety of our pedestrians, bikers, and school children will be sorely challenged. Remember this project will border the new Rec Center and RLOA Charter School. And, the City of Hardeeville will not benefit from tax revenues to offset these added costs.

The applicant will tell you about the economic benefit and the jobs. We do not dispute that and never have during our deliberations. But consider this. In November, the city and Jasper County approved two similar projects down near River Port that will bring 9 million square feet of warehouse space on 1100 acres. And this is just the start as River Port will continue to fill up as Exit 3 gets built.

The County and City will reap millions in economic benefit – TOGETHER- and the projects will be concentrated in the south end of Jasper County where this type of economic development belongs.

I ask you: Does Jasper County need another project that impacts a major population center of the County and jeopardizes the safety of children as they go to school and play at the Rec Center?

Please put the people of Jasper County above the almighty dollar. The land owner and developer do not care about our people. That job belongs to us, the residents of Jasper County. The City Council of Hardeeville chose people over money. Join us and reject this project.

Lisa Wagner

From: seipelm877@gmail.com
Sent: Sunday, December 12, 2021 8:14 AM
To: Lisa Wagner
Subject: SEIPEL COMMENTS - 95 Logistic Center PDD

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Lisa,

Thank you for talking with me on Wednesday about the proposed 95 logistics center. This project came before the Hardeeville Planning Commission in June. In general, I feel this is the wrong place for a large scale warehouse facility.

We had several concerns with the project that we brought up. At the end of the meeting, we did not have legal grounds to reject the project since that is council's prevue. Here are a list of our concerns,

1. The parcel is located at the north edge of the city and is surrounded on two sides by residential or community areas. The area is logically suited for residential, civic or commercial development.
2. The city and county have identified the area from the Savannah River to I-95 along US-17 as an industrial area. This is a better location for large warehousing and distribution businesses.
3. The applicant showed their south entrance along the back yards of the residences along Best Ave to the south of the industrial park. 24 hour truck traffic into the industrial park will adversely impact the lives of those residences with:
 - a. Light pollution
 - b. Noise pollution
 - c. Air pollutionfrom the truck traffic. The applicant was non-committal when asked to relocate the south entrance.
4. The traffic study showed 40% of incoming traffic and 25% of departing traffic to/from the facility would drive through downtown Hardeeville bringing pollution, noise, traffic. The city is trying to implement a Master Plan for the area to make it an attractive and walkable destination. I fear that this facility will preclude the state highway department from allowing the master plan to be implemented if US-17 becomes a major truck thoroughfare through the city.
5. The applicant requests rezoning from "rural preservation" to PDD. The applicant's PDD statement is not restrictive as to the end uses. While they discuss light industrial and distribution, the PDD allows them to use the land for heavy industrial uses such as chemical manufacturing, trash tipping or any other heavy industrial use. Again, this is not suitable for an area adjacent to residential and civic facilities.

In summary, I believe this is a terrible project for this parcel and the City of Hardeeville.

Regards,
Mark S. Seipel
843-707-4002
Seipelm877@gmail.com

From: Lisa Wagner <lwagner@jaspercountysc.gov>
Sent: Wednesday, December 8, 2021 3:49 PM

Lisa Wagner

From: Wicks, Karen <Karen.Wicks@rloacs.org>
Sent: Friday, December 10, 2021 12:47 PM
To: Lisa Wagner
Subject: Silverman Project

Follow Up Flag: Flag for follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

We, at Royal Live Oaks Academy of the Arts & Sciences Charter School agree with Mayor Harry Williams' position on the Silverman Project.

RLOA employs 92 staff and serves the families of 670 students. We have major concerns with the traffic flow and safety of students should this project go forward.

Thank you for your consideration.

Regards,



Karen M. Wicks, Ph.D.
Co-Founder/Executive Director
P.O. Box 528
400 John Smith Road
Hardeeville, SC 29927
Phone No: 843-784-2630
Fax: 843-784-2623
Cell: 843-226-1949
Email: karen.wicks@rloacs.org
Website: <http://www.rloacs.org/>
Be the change you want to see.

*OUR PURPOSE: Royall Knights think critically with integrity to solve problems.
OUR CORE VALUES: Commitment to Excellence and Social-Emotional Readiness*

Twisted Silver Spoons, Karen M. Wicks
<https://www.goodreads.com/book/show/58388629-twisted-silver-spoons>
<https://readersfavorite.com/book-review/twisted-silver-spoons>
<https://booklife.com/project/twisted-silver-spoons-57166>

Lisa Wagner

From: Dennis Gould <dgould7bills@gmail.com>
Sent: Tuesday, December 14, 2021 11:03 AM
To: Lisa Wagner
Subject: 95 Logistics Project

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Lisa,

While I think this project is a great project for our County, the location is wrong. I live off of John Smith Road and the truck traffic when 95 is backed up or when the drivers aren't running compliant and avoid the weigh station on 95 right over the line in Georgia by utilizing John Smith to 17 over the Houlihan Bridge into the GPA is absolutely horrendous. I work in logistics full time and are very familiar with the way drivers behave and avoid certain locations due to not being compliant and time is money in the game. I fully agree with our Mayor Williams and his response to this project. I respectfully request the County Planning Commission deny this request and discuss with the developer relocating the project at River Port which is closer to the Houlihan Bridge and right on 17.

Respectfully yours,
Beth Gould

PUBLIC COMMENTS

RECEIVED AFTER

PLANNING COMMISSION REVIEW

Lisa Wagner

From: Larry Paisley <lpaisley@gmail.com>
Sent: Wednesday, January 5, 2022 12:18 PM
To: Barbara Clark; curtdor40@gmail.com; Marty Sauls; John Kemp; Alvin Adkins; Andrew Fulghum; Lisa Wagner
Subject: SAY NO TO THE PROPOSED WAREHOUSE PROJECT NEAR EXIT 8 & I-95/RT. 17

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

It has come to my attention that this question has been appealed to you after being soundly rejected by Hardeeville. This project is simply a bad idea at this time, and until I-95 can be widened, which apparently is still several years down the road.

For any of us that experienced the horrific traffic congestion on I-95 and surrounding roads over the holidays, it was unacceptable. Allowing this project to move forward as currently planned will only exacerbate this problem. Doesn't it make more sense to put this 3M square foot warehouse at Exit 3, if it has to be built now? Now I know this may not be a great idea for the landowner, but just once let's think about the quality of life involved rather than \$\$\$.

I ask that you give this serious consideration and think of your constituents.

Regards,

Larry Paisley
Resident of Jasper County (Sun City)

Lisa Wagner

From: Larry Paisley <lpaisley@gmail.com>
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