



JASPER COUNTY COUNCIL
COUNCIL MEETING

Jasper County Clementa C. Pinckney Government Bldg
358 3rd Avenue Ridgeland, SC 29936

Tuesday, September 6, 2022
MINUTES

Officials Present: Chairwoman Barbara B. Clark, Vice Chairman Dr. Curtis Brantley
Councilman L. Martin Sauls, and Councilman Pastor Alvin Adkins
Absent: Councilman John Kemp.

Staff Present: County Administrator Andrew Fulghum, Clerk to Council Wanda H. Simmons, County Attorney David Tedder, Kimberly Burgess, Russell Wells, Lisa Wagner, and Videographer Jonathan Dunham.

Also Present:

Chairwoman Clark called the meeting to order at 5:07PM. Chairwoman Clark asked the Clerk to Council to read the Report of Compliance to the Freedom of Information Act. Ms. Simmons, Clerk to Council read the Clerk's Report of Compliance with the Freedom of Information Act as follows: *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.*

The information below was read for the executive session.

Motion to go into executive session with the addition of adding personnel to the Executive Session: Councilman Sauls
Second: Councilman Adkins
Vote: Unanimous
The motion passed.

Executive Session SECTION 30-4-70.

(a) A public body may hold a meeting closed to the public for one or more of the following reasons:

- (1) Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee, a student, or a person regulated by a public body or the appointment of a person to a public body - [Engineering Services](#)**
- (2) Discussion of negotiations incident to proposed contract arrangements and proposed**

purchase or sale of property, the receipt of legal advice where the legal advice related to pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim – Election Matters; Exit 3; Cypress Ridge Spec Building Number 4; Plan Review Services

(5) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by a public body – Prospect Update; Bailey Park PDD; Development Agreement Extension for Peninsula Tract; Project Silver Star; Project Ice

ANY EXECUTIVE SESSION MATTER ON WHICH DISCUSSION HAS NOT BEEN COMPLETED MAY HAVE DISCUSSION SUSPENDED FOR PURPOSES OF BEGINNING THE OPEN SESSION AT ITS SCHEDULED TIME, AND COUNCIL MAY RETURN TO EXECUTIVE SESSION DISCUSSION AFTER THE CONCLUSION OF THE OPEN SESSION AGENDA ITEMS. PLEASE BE ADVISED THERE MAY BE VOTES BASED ON ITEMS FROM EXECUTIVE SESSION.

Return to Open Session:

Motion to approve: Councilman Sauls
Second: Councilman Adkins
Vote: Unanimous
The motion passed.

Motions from Executive Session:

Motion to approve Resolution #R-2022-21 to authorize the execution and delivery of a Participation Agreement with SLF III-Hardeeville, LLC and to disburse to the State of South Carolina Department of Public Transportation on behalf of the County of Jasper in Accordance with Ordinance 2021-28 and the participation agreement the sum of \$3,400,000.00 for the purpose of funding required engineering services for the Exit 3 interchange project: Councilman Sauls
Second: Councilman Adkins
Vote: Unanimous
The motion passed.

The Pledge of Allegiance was led by Councilman Sauls and the invocation was given by Councilman Adkins.

Approval of Agenda:

Motion to amend the agenda to move item XI:B to after the approval of the minutes:
Councilman Sauls
Second: Councilman Adkins
Vote: Unanimous
The motion passed

Approval of the minutes of 06.13.2022 and 06.21.2022:

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed

Item XI:B (as moved per the Amended Agenda)

B: Lisa Wagner – Public hearing and 2nd Reading of Ordinance #0-2022-26 to adopt Planned Development District Zoning for two tracts of land consisting of approximately 26.63 acres, bearing Jasper County Tax Map Numbers 081-00-04-007 and 081-00-04-080, located along N. Okatie Highway (Highway 170), approximately 2 miles east of the intersection of Highway 462, and known as Bailey Park PDD. *(This item was moved due to the motion made to amend the agenda, to go after the approval of the minutes)*

Ms. Wagner was present to address this request.

Description: The Applicant has submitted a request for a Planned Development District (PDD) zoning designation for a mixed-use development, which will be known as Bailey Park PDD. Included with the Zoning Map Amendment application is a PDD document and Concept Plan. The project site consists of two parcels, which are identified by tax map numbers 081-00-04-007 and 081-00-04-080, and total 26.63 acres. The properties are located along Highway 170, approximately 2 miles east of the intersection of Highway 462 and also has frontage along Old Bailey Road. The properties are currently zoned Community Commercial and Residential and are both undeveloped.

Analysis: 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).

According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as “Rural Conservation,” which seeks to protect and promote the character of Jasper County that largely exists today outside of the municipalities. In these areas, new development should be thoughtfully placed within the existing landscape.

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. While this project site is not near a municipality, it is located in an area where infrastructure and services are available to serve the site.

She noted that adjacent Zoning and Land Uses as shown in Figure 1 in the agenda packet shows the project location and Table 1 shows the adjacent land uses and zoning designation:

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Traffic and Access: One of the properties is accessed by North Okatie Highway (Highway 170), which is a four-lane state maintained highway, classified as an arterial road. The other property has direct access to Old Bailey Road, which is a two-lane state maintained road classified as a local road.

The Bailey Park PDD Concept Plan illustrates the proposed uses, the general layout, and access points. A Master Plan will be submitted separately and will provide additional information regarding the layout of the development.

Ms. Wagner noted that the proposed PDD will establish the following:

Access Points – One full access point is proposed along Highway 170 and a second full access point is proposed along Old Bailey Road.

Allowed Land Uses – Tract A, which is 6.63 acres, is proposed as Mixed-Use Commercial and Community Commercial, while Tract B, which is 20 acres, is proposed as Multi-Family Residential, Single-Family Residential Attached, and Single-Family Residential Detached.

Ms. Wagner noted that the overall commercial use density within Tract A shall not exceed 12,000 square feet of upland acre or a total of 65,820 square feet. The maximum residential use density within Tract B is 233 residential units, which is based on a unit density of 12 units of upland acres. She noted that as for open space there is 10% open space for residential land uses. While there is no open space requirement for the Commercial Tract, 10% of the commercial uplands will remain pervious.

Ms. Wagner noted that in regard to Setbacks and Buffers that Tract A will require a 50' buffer along Highway 170 and 15' from any adjacent residential use not separated by a road. Incompatible land uses shall comply with the buffer requirements as outlined in Article 12 of the Jasper County Zoning Ordinance. In regard to setbacks and buffers, the International Fire Code will be met.

Tract B – For detached single-family residential and duplexes, the side setbacks are 6', rear yard setbacks are 15', and front yard setbacks are 25' for lots with front loaded garages, and 15' setbacks for lots with side loaded garages. For attached single-family residential, townhomes, or condominiums there will be 6' side setbacks from non-common property lines. Perimeter buffer for single-family and townhomes will be a minimum of 10' and all other uses will be a minimum of 20'.

Ms. Wagner mentioned that Landscaping Standards would meet or exceed the County's requirements. Water and Sewer will be provided by BJWSA; Electric will be provided by Dominion Energy; Telephone Service will be provided by Hargray.

A full environmental assessment of the site has been conducted as well as a full Traffic Impact Analysis, both are included with this staff report. The Bailey Park PDD 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.

Ms. Wagner noted that notices were sent to all adjacent property owners, notifying them of the Applicant's request to have the property designated as PDD and notifying them of the Planning Commissions review. In addition, a Zoning Application sign was placed along Highway 170 and another

sign was placed along Bailey Road. The public comments that were received for the May 10, 2022 Planning Commission Meeting are included with this staff report. A public hearing will be scheduled for a future County Council Meeting,

Ms. Wagner noted that the Planning Commission did have a recommendation for Council. 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. The PDD application is supported by the Comprehensive Plan; as such, staff recommends approval of the PDD designation, the PDD document, and the Concept Plan.

Ms. Wagner noted that the public hearing had been noticed and that signs were posted appropriately that letters were sent to all property owners with 500 feet including the ones in Beaufort County.

Chairwoman Clark opened the floor for the public hearing at 6:40pm and noted that the public hearing would be limited to 3 minutes per person due to the number of people in attendance.

Jake Copley spoke of his questions on the project, traffic concerns and other issues.

Tedd Kennedy, he discussed his issues and concerns of the project and discussed the County comprehensive plan.

Erika Gainey discussed her concerns as well as her neighbors' concerns and noted they were against the project. She noted that they had 288 signatures on the petition and she read some of the statements of the concerned people in that area

Debbie Cooler noted that she co-authored the petition and that she was speaking for many people. She spoke against the rezoning and the project and noted that she was very concerned of the density of the project.

Heidi Bailey read a letter prepared by her husband Michael Bailey and noted that they were against the project.

Cynthia Poellnetz spoke against the project.

Fred Biggs noted that he had grown up in areas with a lot of traffic and that he could foresee the issues and disaster with this project.

Christy Smith asked to give her speaking spot to Andy Richard.

Andy Richard implored Council to take great consideration on this plan and said that he saw many issues including the project density.

George Ward noted that he agreed with all of the previously mentioned points and discuss the density of the property.

Milton Woods asked if Beaufort County had signed off on the project since the water will run off into the Okatie River. He also noted he was against the project. Copies of letters, emails, petition copies, etc. pertaining to this Agenda Item XI:B are included and attached as Attachment "A" to these minutes.

Motion to table this item and ask staff to get with the Developer: Councilman Sauls
Second: Vice Chairman Dr. Brantley

Vote: Unanimous
The motion passed

Presentation:

A: Broad River Task Force – Report to County Council

Kate Schaefer presented a report from the Broad River Task Force. She noted that they had been asked to take on this project by the Council in June 2022. She gave the scope of the Task Force assignment. She noted how helpful Payton Krupp had been from the IT/GIS Division on this project. For further information on this item please see our YouTube video page at:

https://www.youtube.com/watch?v=G_XK31i-G0Q

Open Floor to the Public per Ordinance 08-17– Any citizen of the County may sign to speak in person at the Council Meeting (before the Council Meeting’s 6PM start time on the Sign In Sheet on the Podium), to address Council on matters pertaining to County Services and Operations. Presentations will be limited to three (3) minutes per person and total public input will be limited to 30 minutes.

There were no comments at this time.

Resolutions:

A: David Tedder – Public hearing and consideration of Resolution #R-2022-19 confirming the procurement of professional services (engineering, plan review) pursuant to Section 2-413 of the Jasper County Code of Ordinances to supplement the existing indefinite services contract providers for such services, upon the following terms and conditions, and further finding, after holding a public hearing, that unusual and extraordinary circumstances, pursuant to Section 2-415 (a) of the Jasper County Code of Ordinances.

Mr. Tedder discussed the procurement ordinance and addressed this resolution confirming the procurement of professional services (engineering, plan review) pursuant to Section 2-413 of the Jasper County Code of Ordinances to supplement the existing indefinite services contract providers for such services pursuant to Section 2-415 (a) of the Jasper County Code of Ordinances for Council.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous
The motion passed

B: Kimberly Burgess – Resolution [#R-2022-20](#) for the approval of the Accommodations Tax Advisory Committee Recommendations.

Ms. Burgess was present to address and discuss the resolution for the approval of the Accommodations Tax Advisory Committee Recommendations. She said that the recommendation of the Accommodations Tax Committee was as follows:

To the Southern Carolina Association to jointly provide with Jasper County a sponsorship and presence at the CJ Cup, a PGA event to be held at Congaree Golf Course in October 2022 the committee recommended \$60,000, since the amount of the request was not to exceed \$60,000.

To Operation Patriots FOB to promote a cultural event, Benefit Concern for the Heroes, the committee recommended \$20,000 as requested.

To the Friends of Honey Hill to make repairs and improvements to the battlefield site, the committee recommended \$1500 as requested.

Motion to approve: Councilman Sauls

Second: Vice Chairman Dr. Brantley

Vote: Unanimous

The motion passed

Ordinances:

A: Kimberly Burgess – 3rd reading of Ordinance [#O-2022-25](#) to amend Jasper County Ordinance 2021-17 for fiscal year 2022 Jasper County budget to provide for amendments to the budget and to carryover approved lapsing funds to fiscal year 2023, and to amend Jasper County Ordinance O-2022-17 for fiscal year 2023 Jasper County budget to provide for amendments to the budget resulting from the carryover of approved lapsing funds from fiscal year 2022, and matters related thereto.

Ms. Burgess was present to address and discuss this request for an ordinance to amend Jasper County Ordinance 2021-17 for fiscal year 2022 Jasper County budget to provide for amendments to the budget and to carryover approved lapsing funds to fiscal year 2023, and to amend Jasper County Ordinance O-2022-17 for fiscal year 2023 Jasper County budget to provide for amendments to the budget resulting from the carryover of approved lapsing funds from fiscal year 2022.

Motion to approve: Councilman Adkins

Second: Councilman Sauls

Vote: Unanimous

The motion passed

B: Lisa Wagner – Public hearing and 2nd Reading of Ordinance [#O-2022-26](#) to adopt Planned Development District Zoning for two tracts of land consisting of approximately 26.63 acres, bearing Jasper County Tax Map Numbers 081-00-04-007 and 081-00-04-080, located along N. Okatie Highway (Highway 170), approximately 2 miles east of the intersection of Highway 462, and known as

Bailey Park PDD. *(This item was moved due to the amended agenda, after the approval of the minutes)*

C: Lisa Wagner – Consideration of the **1st Reading** of an Ordinance to amend the Official Zoning Map of Jasper County so as to transfer a property located at 5787 Lowcountry Drive, bearing Jasper County Tax Map Number 083-00-03-057 from the Community Commercial Zone to the General Commercial Zone on the Jasper County Official Zoning Map.

Ms. Wagner was present to address and discuss this item with Council.

Ms. Wagner said the subject property consists of 4.08 acres and is located at 5787 Lowcountry Drive. The Applicant has requested a Zoning Map Amendment to have the properties designated as General Commercial. The subject property is currently zoned Community Commercial and is undeveloped. The applicant would like to have the property re-zoned to General Commercial to allow business and to rent out some flex space. The applicant believes General Commercial is a better fit for the area.

Ms. Wagner noted that the Zoning Map Amendment application and request is reviewed by considering the following factors:

According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as “Rural Conservation,” which seeks to protect and promote the character of Jasper County that largely exists today outside of the municipalities. Most development, particularly commercial development, should be guided to the hamlets.

The adjacent parcels are zoned Mixed Business and Community Commercial with Industrial, Residential, Rural Preservation and General Commercial nearby. Adjacent land uses are Commercial and vacant property.

The subject property is accessed by Lowcountry Drive (Highway 462), which is a two-lane state maintained highway unnamed, county maintained dirt road.

Planning Commission recommends denial of the request to have the property designated as General Commercial.

Ms. Wagner noted that the Planning Commission recommended denial.

Motion to approve: Councilman Sauls

Second: Vice Chairman Dr. Brantley

Vote: Unanimous

The motion passed

D: David Tedder – Consideration of the **1st Reading** of an ordinance for Project Silverstar authorizing the sale of TMS 063-30-03-010, approximately 11 acres, to P & S Properties M, LLC and to authorize the Jasper County Administrator to execute such deeds and other documents as may be necessary and appropriate to effect the sale.

Mr. Tedder was present to address and discuss this item with Council for the Ordinance for Project Silverstar authorizing the sale of TMS 063-30-03-010,

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approximately 11 acres, to P & S Properties M, LLC. He noted that Council previously discussed the sale of the property.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed

E: David Tedder – Consideration of an Ordinance to amend the Peninsula Tract Development Agreement as to the C-2 Property to make certain text amendments, extend the Term, and matters related thereto.

Mr. Tedder was present to address and discuss this item with Council to consider an ordinance to amend the Peninsula Tract Development Agreement as to the C-2 Property to make certain text amendments, extend the Term of the Development Agreement for 5 more years for this certain tract

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed

New Business:

A: Danny Lucas – Approval of the Jet and Avgas System Estimate.

Mr. Lucas was present to address and discuss this item with the Council to consider approval of the Jet and Avgas System Estimate in the amount of \$597,640.00 for two 12,000 gallon tanks. One tank would be for jet fuel and the other for gasoline. He also noted that the bid provided was only good for 5 days. He noted that the upfront deposit would be \$209,174.00; then upon shipment \$239,056.00 and upon arrival the final payment due of \$149,410.00 which was the full and total amount of \$597,640.00. He noted that the County's fuel sale prices would be quite competitive, and that the County would be the only one on the Airport property selling fuel. Mr. Lucas also asked that the County Administrator be allowed to finalize the contract.

Motion to approve: Councilman Sauls

Second: Vice Chairman Dr. Brantley

Vote: Unanimous

The motion passed

B: Kimberly Burgess – Presentation of the bids for the Activity Center roof replacement at Sgt. Jasper Park.

Ms. Burgess was present to address and discuss this item with Council to consider the bids for the Activity Center Roof Replacement at Sgt. Jasper Park. This was for a 26-gauge 5V metal roof with a 40 year warranty for the finish and a 2 year warranty for the workmanship. She noted that Jasper County had advertised for sealed bids for the replacement of the activity center roof at Sgt. Jasper Park, Hardeeville, SC. The bids were due August 23, 2022, and seven bids were received timely. The staff

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recommendation was that Council accept the proposal from Solid State Construction as the presumptive low bidder and allow the County Administrator to execute all necessary documents for the project.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed

C: [Kimberly Burgess](#) – Approval of the bid for the Marsh Cove Road improvements.

Jasper County advertised for sealed bids for improvements to Marsh Cove Road in unincorporated Jasper County. The bids were due June 16, 2022. One bid was received timely from APAC-Atlantic, LLC in the amount of \$456,027. Alliance Consulting Engineers recommended that there be no award for the contract for the Marsh Cove Roadway because the base bid was higher than budget. However, because time is of the essence, the County requested and received additional funding from the C-Fund program through the Jasper County Transportation Committee in an amount sufficient to increase the budget to meet the amount of the bid.

The staff recommendation was that Council accept the bid submitted by APAC-Atlantic, Inc. in the amount of \$456,027, and the increased funding from the C-Fund program of \$370,000 to proceed with the improvements to Marsh Cove Road, and to allow the County Administrator to execute all necessary documents for the project.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed

D: [Andrew Fulghum](#) – Update on the Church Road drainage project.

Mr. Fulghum was present to discuss and review this request. He noted that the last update was in March. He discussed the Memo received from Lowcountry Council of Governments. He noted that the project had been bid twice and that it was over budget both times. In the fall of 2020, Jasper County was awarded a \$1,022,023 grant with CDBG to correct the drainage problems on Church Road, just outside of Hardeeville. However, the service area is much larger than the project area. The project will benefit 180 units with 471 people. He noted that they are pursuing additional grant funds from the SCIIP (Memo is attached as [Attachment "B"](#)).

Mr. Fulghum noted that the memo wanted to reaffirm the County's commitment of the \$500,000 match of the project and pursue additional grant funds that did not exist at that time. He noted at this time the request was to ask Council to reaffirm their \$500,000 commitment for the match of the project and asked that they instruct staff to pursue all of the funding opportunities as were discussed, including the increased CDBG and the additional funds from the SC Infrastructure Authority.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed

E: Andrew Fulghum – Approval of the new position of Building Maintenance Technician and the Job Description.

Mr. Fulghum was present to discuss and review this request. He noted that this request was to approve the position and approve the job description.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed

Old Business: None

Council Members Comments:

Vice Chairman Dr. Brantley:

Vice Chairman Dr. Brantley thanked Broadriver for their presentation. He also asked everyone to keep for Councilman Kemp and his wife to be kept in prayer for their recovery of their illness.

Administrator's Report:

Mr. Fulghum noted that his report was in the packet, and he was available for any questions.

Possible Return to Executive Session to Continue Discussion on Matters Regarding Agenda Item II. There was no need to return to Executive Session for this meeting.

Adjourn:

Motion to approve: Councilman Sauls

Second: Councilman Adkins

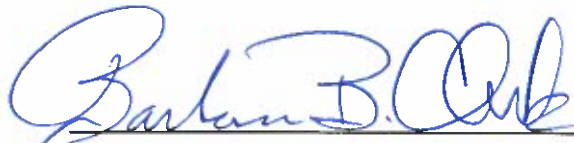
Vote: Unanimous

The motion passed. The meeting adjourned at 7:40pm.

Respectfully submitted:



Wanda H. Simmons
Clerk to Council



Barbara B. Clark
Chairwoman

Lisa Wagner

Attachment "A"

From: Erika Gainey <erikagainey@hotmail.com>
Sent: Monday, September 5, 2022 9:31 PM
To: Lisa Wagner
Subject: Erika Gainey's Letter - Bailey Park PDD

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

Lisa

Please see if you can print this. Otherwise I will send another copy. I will bring the original to the meeting.

Erika L. Bailey Gainey

813-368-2365
1482 Old Baileys Road
Ridgeland, SC 29936

September 5, 2022

Jasper County Council

Ridgeland, SC 29936

Re: Bailey Park - PDD

Tax Map Number 081-00-01-007/081-00-01-008

Dear Council Members,

My name is Erika Bailey Gainey and I am writing this letter to address my concerns of the re-zoning request for the two tracts of land located between Old Baileys Road and Highway 170.

I am 11 years old and I grew up on Old Baileys Road, and I have resided there for most of my life. My residence is adjacent to this property. I am asking for each of you to consider the many effects

that a re-zoning of this property to a (PDD) Planned Development District would have on our existing community.

I would like to point out that the Old Baileys Road community has been established for over six generations. Families have chosen to move here, due to the atmosphere that the rural zoning has created.

Even though many new people have moved into the Old Baileys Road Community it has been able to remain Rural. I feel that it is not okay for a developer to come into an existing community such as this

and change the way it is zoned. The lifestyle that members of the Old Baileys Road community have all enjoyed for so many years would be taken away to only satisfy a developer and a county that would

only be concerned about the dollar than it cares about the affects this large development will have on the people.

Old Baileys Road is an old narrow, two lane road, exactly why it is named what it is, old. It is not very well maintained. The road itself is not designed to handle large volumes of traffic.

Once again, its a characteristic of our rural zoning. If approved, using Old Baileys Road as an entrance into this neighborhood would be very dangerous to the members of our community.

The increase in traffic that this PDD would bring would take away the enjoyment that children have riding their bikes, people walking or even riding their golf carts down the road. Even the existing

Okatie Park keeps their entrance out onto Highway 170 and the entrance onto Old Baileys Road is blocked off.

The drainage of storm water in the Old Baileys Road Community is another concern. This PDD would only cause a greater burden to an already existing problem. The ditches on

Old Baileys Road are obviously connected and the storm water from all properties within the community eventually run into a pond, that is located on a property over on the Beaufort County

side of Old Baileys Road. This property (25 Old Baileys Circle), is owned by my Grandfather. When this pond reaches capacity, it overflows the embankment next to the Okatee River, causing major

erosion to the property around it, including his driveway. That erosion has to then be repaired, burdening him with out of pocket costs of repair. Please consider this before approving the subject property

for re-zoning into a Planned Development District (PDD).

Leaving the zoning as Rural and creating a small neighborhood would not have nearly as much of an impact on the Old Baileys Road community as a Planned Development District (PDD) would.

I am asking that you consider allowing the Old Baileys Road Community to be able to preserve its current Rural Zoning that has created an atmosphere that the residents have become accustomed

to for so many years. The residents in our community were attracted to the community for this very reason. There are too many families that have lived in the Old Baileys Road Community for generations

to have Jasper County allow a developer to come in and disrupt their heritage. With so much development going on in our area I feel that there should still be communities that remain Rural.

If however this re-zoning is allowed to become a Planned Development District (PDD), as an adjacent property owner, I would like to request a few things. First, that the developer to be required to

leave at least a 100 foot buffer along the property line that adjoins this property to mine and along the Old Baileys Road. I would like to see the main entrance to the community to be off of Highway 170,

just as Okatie Park has. I would ~~also like~~ ^{rather} see houses built here and not apartments, condos, or townhomes.

Thank you for taking the time to read my letter.

Lisa Wagner

From: Evelyn Reddish <ered1234@bellsouth.net>
Sent: Monday, August 29, 2022 11:48 AM
To: Lisa Wagner
Subject: PDD zoning for 007 & 080 along hwy 170 & Old Bailey Rd

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

The amount of proposed housing is way out of line for only 26 acres; it should be no much than half that much to achieve good quality of life.

Also, removing all those trees is very bad for the environment as well as displacing hundreds of wildlife.

Please consider this.

Evelyn G Reddish
255 Old Bailey Rd
Okatie, S C 29909

Sent from my iPhone

Lisa Wagner

From: Marti Macgillivray <martimacii@icloud.com>
Sent: Saturday, September 3, 2022 5:30 PM
To: Lisa Wagner
Subject: Rezoning Old Bailey park

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We have small children who ride their bikes, disabled veterans with walkers and my son is blind. The increase in traffic would put them in danger and force them to stay in their homes. We moved here because it was quiet, rural and had little traffic. The Okatie river is a meeting place for our kayaks and we fish these waters. I'm opposed to this rezone proposal. Marti Macgillivray. 20 year resident of peace and family, living in harmony with nature.

Sent from my iPhone

Michael C. Bailey
843-812-9685
277 Old Baileys Road
Okatie, SC 29909

Jasper County Council & The Planning and Building Department

Re: Proposed Bailey Park – PDD

Dear Council Members:

My name is Michael Bailey, and I am a fourth generation Bailey. Along with my children and grandchildren, it makes six generations that have lived in this community. I have lived here for 69 years, so I know this land very well. I am against the changing of this land zoning for many reasons. Old Bailey's Road has always been a quiet, rural community with very little crime. The people that live here can walk and ride their bikes on the road without the worry of getting ran over. This will all change if this project is approved.

The traffic is already awful and getting out onto Highway 170 will get even worse. Taxes will have to increase to provide fire and police protection. My biggest concern, however, is the storm water runoff as an adjacent landowner. This land is low and will need to be built up and if runoff comes onto my property, then we have a problem.

Since Okatie Park built their project, the excess water from the retention ponds, that stay full, goes into the highway ditches and then runs onto my family's pond, then of course dumping out into the Okatee River. This pond cannot take that amount of water and the pond has broken lose many times in the last few years and has been repaired at our expense. I don't know what this project has in mind, but I do know we will not be taking anymore water onto our property.

This land is less than 500 feet from the Okatee River. The average person does not even worry about storm water. The stormwater now from this almost 30 acres, goes into the ground and is sucked up by trees and plants for the most part. For example, if this acreage was covered with paved roads, sidewalks and roofs from buildings, just one inch of rain would make 814,620 gallons of water to be emptied out into the Okatee River. That is just one inch of rain! We have that amount of rain occasionally and lots more at times. I know that may be extreme but most of this project will be covered with roads, sidewalks and buildings with a roof.

Don't take my word for it, do the math! Retention ponds are only effective when they are empty, and they stay full most of the time. The water will go directly into the Okatee River and cause pollution. We should try to protect the very thing that makes this area so special, because when its gone it is gone forever.

Thank you for taking the time to hear my concerns.

I'm reaching out as a concerned citizen and neighboring resident of the proposed Bailey Park PDD located between Highway 170 and Old Bailey Road in Okatie. According to the Jasper County Comprehensive Plan, the future land use maps designate the proposed Bailey Park PDD as Resource Conservation Land. The Comprehensive Plan further states that future development should be focused in around the municipalities which is absolutely not consistent with the subject area. There is more than adequate properly zoned land in such areas to provide for development of this nature. Additionally, impacts to wildlife habitat, wetlands, and cultural resources will be consequential.

Current zoning is for residential with commercial along the 170 frontage at significantly lower density that would be fitting for the neighborhood. Presently, residential would be 1/2 acre lots for single family housing allowing only about 40 homes not the 233 under the current proposal. The remaining 6 acres, located along Highway 170, is zoned community commercial which would only allow for light commercial that serves the neighborhood not 65,000+ square feet. Bailey Park PDD is 3 times the density of the much disputed Chelsea South proposed development.

Baileys Point Landing is too close to the Okatie to not receive additional consideration of environmental impacts. The Okatie River, the Colleton River and their watersheds are presently rated Outstanding Resource Waters by SCDHEC. However, there are signs of deterioration with each annual assessment, and this will continue over time as further impacts are allowed. The property is less than half a mile from the Altamaha Heritage Preserve. Jasper County needs to adopt the stricter SoLoCo stormwater standards being implemented by all of its neighboring municipalities before approving more development.

The current, recent development within the immediate area causes runoff into the ditches along Old Bailey Road which drain into the river. These developments were not properly regulated as to on-site stormwater retention. Any development in this area must be held to much more stringent standards.

Other paramount concerns are general pollution (including light and noise), transportation, utilities and public safety services.

Old Bailey Road is inadequate for its present transportation load much less any additional stress from unnecessary direct access from this site. Additionally, Old Bailey Road presents an extreme life-safety hazard in its connection with Highway 170 and needs to be stop lighted. The additional traffic load on Highway 170 from this site will only further degrade the situation.

Utilities are barely adequate on the Okatie Highway side of the subject property but are marginal on the Old Bailey Road end and should not be tied into. Lastly, present public safety services are at a rural level at best and must be upgraded prior to new development. Currently 911 responses are further hindered by confusion as to which County should be routed to emergencies.

I am not opposed to progress but I trust you will have the foresight to ensure such change for the future does not have significant negative impact on the ecosystem and those that currently reside in the area. Thank you for your consideration in this matter.

Tell Jasper County Council to Uphold Its Comprehensive Plans, Deny Rezoning of Bailey Park

Developers are proposing to build up to 233 units along with 65,820 square feet of community and mixed-use commercial on the two tracts of land consisting of approximately 26.63 acres, together, located along Highway 170 and Old Baileys Road, in rural Jasper County, South Carolina.

We the undersigned do petition Jasper County Council to deny the rezoning of the 26.63 acres, located at tax map numbers 081-00-04-007 and 081-00-04-008, located along Highway 170 and Old Baileys Road, in rural Jasper County, South Carolina, from Rural Residential and Community Commercial to a mixed-use Planned Development District (PDD) for the following reasons:

1. The current zoning is for residential and would only allow for the 20 acres of the said property, that is located along Old Baileys Road, to be divided in up to 1/2 acre lots for single family residential housing. This would allow for, only, up to around 40 homes, creating a small subdivision. The other 6 acres, located along Highway 170, is currently zoned as community commercial which would only allow for small office buildings. This current zoning would be fitting into our community since it was a part of the original comprehensive plan. The new zoning would allow for single-family residential attached and detached and multi-family residential housing, which includes up to 233 units (from townhomes to apartments) along with 65,820 square feet of community and mixed-use commercial space.

2. According to the Jasper County Comprehensive Plan, the future land use maps designate the Bailey Park land tract as Resource Conservation Land. By definition, Resource Conservation is a careful preservation and protection of a natural resource to prevent exploitation.

3. This development will effect the quality of life for the Old Baileys Road Community's residents in the following ways:

A. The calm and tranquil lifestyle that we have all enjoyed will be taken away by a large development that is not "fitting" into the existing rural atmosphere of Old Baileys Road. It will impact our wildlife habitat, wetlands and cultural resources.

B. Old Baileys Road is already a narrow, two-lane road. A heavy increase in traffic would become dangerous for residents. Old Baileys Road is an existing rural community. Children and adults alike commute by walking, bicycling or riding a golf cart. The proposed PDD and the associated traffic would disrupt this way of life.

C. The Okatee River is one of the last remaining pristine bodies of water in the Lowcountry of South Carolina. The proposed PDD is located less than 500 feet from the Okatee River. The runoff created from this PDD will pollute the waters currently used for recreation, shellfish harvesting and marine life conservation.

D. A large development will cause a financial strain on area residents as taxpayers, to provide more EMS, fire and law enforcement.

E. The population density of the proposed PDD is of grave concern. It would contribute to increased crime and safety issues for our families.

4. The Altamaha Town Heritage Preserve is listed in the National Registry of Historic Places. It is located less than a half mile from this proposed development. This Preserve includes a Civil War Era graveyard and was the original settlement of the Yemassee Indians.

The neighboring landowners and residents have expressed their desire to see the proposed property on Old Baileys Road conserved. **The time to act is now: Rezoning and development of the proposed "Bailey Park" will lower the quality of life for the residents in our community.**

petition_signatures_jobs_34309688_20220906002250

Name	City	State	Postal Code	Country	Signed On
Erika Gainey	Ridgeland	SC		US	2022-08-31
Ben Kennedy	Fuquay-Varina	NC	27526	US	2022-09-02
Bob Newbert	Bluffton	SC	29910	US	2022-09-02
Tj Anderson	Okatie	SC	29909	US	2022-09-02
Michael BAILEY	Okatie	SC	29909	US	2022-09-02
Jenni Hardin	Okatie	SC	29909	US	2022-09-02
Calvin Bryan	Beaufort	SC	29906	US	2022-09-02
Richard McConnell	Olympia Fields		60461	US	2022-09-02
Taylor Ridings	Trenton		48183	US	2022-09-02
Jessica Lawson	Okatie	SC	29909	US	2022-09-02
Joanna Bunton	Ridgeland	SC	29936	US	2022-09-02
Sandquetter Bolden	Ridgeland	SC	29936	US	2022-09-02
Zealy Bailey Grayson	Okatie	SC	29909	US	2022-09-02
Christine Richard	Okatie	SC	29909	US	2022-09-02
Michelle Hall	Beaufort	SC	29907	US	2022-09-02
Joe Dalton	Okatie	SC	29909	US	2022-09-02
Debbie Cooler	Ridgeland	SC	29936	US	2022-09-02
KATHY LANGFORD	Bailey	NC	27807	US	2022-09-02
Scott Bunton	Charlotte	NC	28202	US	2022-09-02
Justin Gainey	Ridgeland	SC	29936	US	2022-09-02
debbie Peoples	Hilton Head Island	SC	29926	US	2022-09-02
Clifton Gantt	Jacksonville	FL	32216	US	2022-09-02
Bonnie Richard	Beaufort	SC	29906	US	2022-09-02
Lyla Gainey	Ridgeland	SC	29936	US	2022-09-02
April Farringer	Savannah	GA	31419	US	2022-09-02
Maribel Marulanda	New York		11106	US	2022-09-02
Brittney Wolters	Leavenworth		66048	US	2022-09-02
mohammad dar	Hanover Park		60133	US	2022-09-03
Halie Cooler	Okatie	SC	29909	US	2022-09-03

Toni Hamilton	Royal Oak		48073	US	2022-09-03
Sonya Pickering	Okatie	SC	29909	US	2022-09-03
Srinivas Chavala	Maryville		64468	US	2022-09-03
KeShundra Jones	Dallas		75248	US	2022-09-03
Parker Sutler	Okatie	SC	29909	US	2022-09-03
Jamie Durbin	Chula Vista		91911	US	2022-09-03
Josh Standiford	Lake Zurich		60047	US	2022-09-03
Tyler Ellis	Portsmouth		23707	US	2022-09-03
Andrew Varady	Media		19063	US	2022-09-03
Katie Rountree	Ridgeland	SC	29936	US	2022-09-03
Brittany Kennedy	Okatie	SC	29909	US	2022-09-03
Tyna Couch	Beaufort	SC	29907	US	2022-09-03
Alec Bishop	Okatie	SC	29909	US	2022-09-03
Simon Campos	Denton		76210	US	2022-09-03
Elijah Hall	Okatie	SC	29909	US	2022-09-03
Janet Beckwith				US	2022-09-03
Jessica Nell	Beaufort	SC	29907	US	2022-09-03
Jeremy Anderson	Houston		77044	US	2022-09-03
Travis Hames	Beaufort	SC	29909	US	2022-09-03
Timothy Stencil	Saranac		48881	US	2022-09-03
John Elliott				US	2022-09-03
John Westmoreland				US	2022-09-03
John Coakley	Beaufort	SC	29907	US	2022-09-03
Patsy Cottingham	Bluffton	SC	29910	US	2022-09-03
Susan Oliva	Okatie	SC	29909	US	2022-09-03
Emily Meador	Hardeeville	SC	29927	US	2022-09-03
George Ward	Bluffton	SC	29910	US	2022-09-03
James Arroyo	Okatie	SC	29909	US	2022-09-03
Anne Doe	Bluffton	SC	29910	US	2022-09-03
Heidi Bailey	Beaufort	SC	29906	US	2022-09-03
Holly Boyer	Olivet		49076	US	2022-09-03
Thad Bailey	Bluffton	SC	29910	US	2022-09-03

Warren Whitlatch	Charlestown		47111	US	2022-09-03
Lisa Palance	Ipswich		1938	US	2022-09-03
Rachel Anderson	Okatie	SC	29909	US	2022-09-03
Anne Highsmith Coak	Beaufort	SC	29907	US	2022-09-03
Wesley Lillard				US	2022-09-03
Trinity B	Atlanta		30309	US	2022-09-03
Andy Richard	Okatie	SC	29909	US	2022-09-03
Sylvia Coker	Bluffton	SC	29910	US	2022-09-03
Jalden R	Faribault		55021	US	2022-09-03
Sarah Bevan	Beaufort	SC	29906	US	2022-09-03
David Haskins	San Diego	CA	92105	US	2022-09-03
Christopher Bevan	Beaufort	SC	29906	US	2022-09-03
Chris Bevan	Beaufort	SC	29906	US	2022-09-03
Caroline McDermott	Savannah	GA	31411	US	2022-09-03
Stephanie Bailey	Beaufort	SC	29906	US	2022-09-03
Robert Jenkins	Charlotte	NC	28215	US	2022-09-03
Keith Clark	Ridgeland	SC	29936	US	2022-09-03
Adam Kaluba	Burleson		76028	US	2022-09-03
Lynda Owens	Okatie	SC	29909	US	2022-09-03
Kenneth Beaver	Bluffton	SC	29910	US	2022-09-03
George Wetzel	Bluffton	SC	29910	US	2022-09-03
Bobby Thompson	Beaufort	SC	29907	US	2022-09-03
Amy Campanini	Ridgeland	SC	29936	US	2022-09-03
Bob Brunson	Bluffton	SC	29910	US	2022-09-03
Jo Brunson	Bluffton	SC	29910	US	2022-09-03
Jessica Wetzel	Bluffton	SC	29910	US	2022-09-03
Sissy Thompson	Beaufort	SC	29907	US	2022-09-03
Christy Smith	Ridgeland	SC	29936	US	2022-09-03
Rhonda Jones	Ridgeland	SC	29936	US	2022-09-03
Joseph Bailey	Rock Hill	SC	29730	US	2022-09-03
Jane Mikell	Okatie	SC	29909	US	2022-09-03
Kefrin Woodham	Bluffton	SC	29910	US	2022-09-03

Ann McDonough	Bluffton	SC	29910	US	2022-09-03
Jean Parler Jr	Ridgeland	SC	29936	US	2022-09-03
Marti MacGillivray	Okatie	SC	29909	US	2022-09-03
Patricia Temple	Okatie	SC	29909	US	2022-09-03
Charles Coker	Bluffton	SC	29910	US	2022-09-03
Bill Macgillivray	Okatie	SC	29909	US	2022-09-03
Sarah Krueger	Beaufort	SC	29906	US	2022-09-03
Sharon Barradas	Jacksonville	FL	32256	US	2022-09-03
Rebecca Albright	Beaufort	SC	29902	US	2022-09-03
eric v	New York		10009	US	2022-09-03
Bridget Levis	Troutman	NC	28166	US	2022-09-03
Gib McKenzie	Okatie	SC	29909	US	2022-09-03
Sarah Brunson	Bluffton	SC	29910	US	2022-09-03
Mary Floyd	Bluffton	SC	29910	US	2022-09-03
debbie loprete	staten island		10306	US	2022-09-03
Elizabeth Murdaugh	Okatie	SC	29909	US	2022-09-03
Corey McDermott	Beaufort	SC	29907	US	2022-09-03
Peter Munson	Okatie	SC	29909	US	2022-09-03
John Valente	Okatie	SC	29909	US	2022-09-03
Jessica Webb	Okatie	SC	29936	US	2022-09-03
Rodney Thomas	Beaufort	SC	29906	US	2022-09-03
doria wosk	miami	FL	33116-3356	US	2022-09-03
Joyce Sapp	Ridgeland	SC	29936	US	2022-09-03
Shamequa Allen	Ridgeland	SC	29936	US	2022-09-03
Cheryl Twillmann	Jacksonville	FL	32216	US	2022-09-03
Jeri Williams	Easley	SC	29640	US	2022-09-03
Scott Pham	San Diego	CA	92131	US	2022-09-03
george bourlotos	belleville	NJ	7109	US	2022-09-03
Joshua Curphey	Peterborough	PE7		US	2022-09-03
Thaddeus Bailey	Beaufort	SC	29906	US	2022-09-03
Kathy Wilson	Beaufort	SC	29906	US	2022-09-03
Paul Blackburn	Elizabethtown	KY	42701	US	2022-09-03

Nancy Bootle	Beaufort	SC	29906	US	2022-09-04
Nicole Casino	Savannah	GA	31411	US	2022-09-04
Betsy lawson	Ridgeland	SC	29936	US	2022-09-04
James Rice	Acworth	GA	30102	US	2022-09-04
Sue Ellen Lupien	Maumelle	AR	72113	US	2022-09-04
Jim Head	Oak Park	MI	48237	US	2022-09-04
Shawn Woods	Beaufort	SC	29902	US	2022-09-04
Connie Horton	Okatie	SC	29909	US	2022-09-04
George Maroska	Charleston	SC	29412	US	2022-09-04
Mary Douglas	Hardeeville	SC	29927	US	2022-09-04
Stephanie Brown	Bluffton	SC	29910	US	2022-09-04
Dena Ferrel	Beaufort	SC	29906	US	2022-09-04
Judy Hanney	Ridgeland	SC	29936	US	2022-09-04
Chris Scholl	Neptune	NJ	7753	US	2022-09-04
Antonia Flores	Beaufort	SC	29906	US	2022-09-04
Terri King	Ridgeland	SC	29936	US	2022-09-04
Donald wleklinski	Terre Haute	IN	47803	US	2022-09-04
Gilbert Lee	Okatie	SC	29909	US	2022-09-04
Ediverto Galvez	Panorama City	CA	91402	US	2022-09-04
Dallas Bercier	Lafayette		70506	US	2022-09-04
Richard Reece	Waynesboro	GA	30830-7023	US	2022-09-04
Liz Erpelding-Garratt	Saint Augustine	FL	32086	US	2022-09-04
John Lembo	Corpus Christi	TX	78418	US	2022-09-04
Anna Simmons	Charlotte	NC	28269	US	2022-09-04
Melanie Reynolds	Beaufort	SC	29906	US	2022-09-04
Christopher Tom	Pleasantville	NY	10570	US	2022-09-04
Frank Baldwin	Bluffton	SC	29910	US	2022-09-04
Patricia Atkinson-Wag	Ridgeland	SC	29936	US	2022-09-04
Martha Sanchez	Bluffton	SC	29910	US	2022-09-04
Ben Rountree	Ridgeland	SC	29936	US	2022-09-04
Catherine Lowther	Beaufort	SC	29906	US	2022-09-04
pamela hamilton	Palo Cedro	CA	96073	US	2022-09-04

Kay powers	Raleigh	NC	27603	US	2022-09-04
Peter Hannah	Ridgeland	SC	29936	US	2022-09-04
James Lancaster	Beaufort	SC	29902	US	2022-09-04
Marcy Beach	Ridgeland	SC	29936	US	2022-09-04
Isabella Reeves	Okatie	SC	29909	US	2022-09-04
Joseph Highsmith	Bluffton	SC	29910	US	2022-09-04
Jessica Williams	Bluffton	SC	29910	US	2022-09-04
Alexander Cowherd	Ridgeland	SC	29936	US	2022-09-04
Amy Albee	Okatie	SC	29909	US	2022-09-04
Emma Jo Cooler Bust	Okatie	SC	29909	US	2022-09-04
Amber Hamilton	Charleston	SC	29407	US	2022-09-04
Eigene Horton	Hardeeville	SC	29927	US	2022-09-04
Randi Arroyo	Okatie	SC	29909	US	2022-09-04
Liz Garratt		FL	3	US	2022-09-04
Josh Lauener	Bluffton	SC	29910	US	2022-09-04
Clay Daley	Ridgeland	SC	29936	US	2022-09-04
Lindsay Campbell	Okatie	SC	29926	US	2022-09-04
Irene Bowlin	Savannah	GA	31412	US	2022-09-04
Jerry Reeves IV	Okatie	SC	29909	US	2022-09-04
Paul Horry	Durham	NC	27712	US	2022-09-04
William Gunter	Okatie	SC	29920	US	2022-09-04
Caite Blount	Smithville	MS	38870	US	2022-09-04
Kwajaleyn Armstrong	Hardeeville	SC	29927	US	2022-09-04
Mary Ann Viveros	Mayfield Hts.	OH	44124	US	2022-09-04
Ken Macgillivray	Ridgeland	SC	29936	US	2022-09-04
Doreen Morris	Richmond Hill	GA	31324	US	2022-09-04
Joe Ryden	Chapin	SC	29036	US	2022-09-04
Mikell Johnson	Okatie	SC	29909	US	2022-09-04
Janes Altman	Orwigsburg	PA	17961-9469	US	2022-09-04
Anne OQUINN	Ridgeland	SC	29936	US	2022-09-04
Heather Wilks	Green Pond	SC	29446	US	2022-09-04
Michael Friedmann	Bronx	NY	10461	US	2022-09-04

Kenneth MacGillivray	Cheboygan	MI	49721	US	2022-09-04
Charlie Cannington	Moncks Corner	SC	29461	US	2022-09-04
W F		OH		US	2022-09-04
Lisa Pitts-Kremer	Bluffton	SC	29910	US	2022-09-04
Joseph Oliva	Beaufort	SC	29906	US	2022-09-04
David Barradas	Jacksonville	FL	32216	US	2022-09-04
ELAINE WILSON	Ridgeland	SC	29936	US	2022-09-04
Brant Irvin	29 lynes rd	SC	29909	US	2022-09-04
Kathy Healy	Bluffton	SC	29910	US	2022-09-04
Kathleen Lawrence	Ridgeland	SC	29936	US	2022-09-04
Martin Healy	Bluffton	SC	29910	US	2022-09-04
JoAnna Waldhour	Okatie	SC	29909	US	2022-09-04
Ursillo Nicolette	St. Helena	SC	29920	US	2022-09-04
Teresa Dugger	Colfax	NC	27235	US	2022-09-04
Terrie Yow	Burlington	NC	27217	US	2022-09-04
Tara Velloney	Orange	VA	22960	US	2022-09-04
Jordan Simms	Atlanta	GA	30342	US	2022-09-05
Jessica Hubbard	Ridgeland	SC	29936	US	2022-09-05
Roxy Caranfil	San Diego	CA	92122	US	2022-09-05
Katheryn Marschause	Denver	NC	28037	US	2022-09-05
Terry Harmon	Okatie		29909	US	2022-09-05
Jamie Solesbee	Denver	NC	28037	US	2022-09-05
Jaime Turgeon	Richmond	VA	23237	US	2022-09-05
KarenSue Zoeller	Boerne	TX	78006	US	2022-09-05
Marlyn Richardson	Greensboro	NC	27409	US	2022-09-05
Cade Herman	Oak Ridge	NJ	7438	US	2022-09-05
Sonia Lawson	Bluffton	SC	29910	US	2022-09-05
Oliver Raymond	Moultonborough		3254	US	2022-09-05
Susan Cope	Ridgeland	SC	29936	US	2022-09-05
Lisa Sweeney	Ridgeland	SC	29936	US	2022-09-05
Jason Woodham	Beaufort	SC	29906	US	2022-09-05
Rick Mitchell	Huntington	WV	25705	US	2022-09-05

Elizabeth Splegl	Brooklyn	NY	11220	US	2022-09-05
Hope Mobley	Spring	TX	77373	US	2022-09-05
Joy Canady	Newport	MI	48164	US	2022-09-05
Yuri Alejo	Hilton Head Island	SC	29926	US	2022-09-05
Aldo Alejo	Bluffton	SC	29910	US	2022-09-05
Ronald Shellenberger	Savannah	GA	31410	US	2022-09-05
Nadine Grayson	Bluffton	SC	29910	US	2022-09-05
Jeffrey Duncan	Beaufort	SC	29907	US	2022-09-05
Lynne Nordenberg	Hilton Head Island	SC	29926	US	2022-09-05
Lewis Fisk	Foothill Ranch		92610	US	2022-09-05
charlie dorr	Portland		97267	US	2022-09-05
Janis ripple	Orion		48362	US	2022-09-05
Pili Rosa	San Juan		920	US	2022-09-05
Johnathan Bolden	Ridgeland	SC	29936	US	2022-09-05
Susie Parker	Hilton Head Island	SC	29928	US	2022-09-05

Name: Thaddeus M. Bailey, Jr

Street Address: 25 Old Bailey Circle
OKatie, SC 29909

Email Address: N/A

Phone Number (optional): 843-987-9348

Comments: Adjacent property owner

Name: Nell C. Bailey

Street Address: 25 Old Bailey Circle
OKatie, SC 29909

Email Address: N/A

Phone Number (optional): _____

Comments: Adjacent property owner

Name: Easter MAE Cannick

Street Address: 1312 Old Bailey Rd
Ridgeland SC 29936

Email Address: eastercannick@gmail.com

Phone Number (optional): 843-305-2031

Comments: Yes I do whatever it takes

Name: Larry Shaw

Street Address: 123 Old Cannick

Email Address: belatney.com

Phone Number (optional): 843-308-1187

Comments:

Reasons for signing

See why other supporters are signing, why this petition is important to them, and share your reason for signing (this will mean a lot to the starter of the petition).

Rhonda Jones

Some reasons I'm saying no to this is we are a neighborhood where neighbors know one another. Old Bailey's is a road where we can walk down it, ride golf carts down it. Enjoy bike rides. It's also a place where we chose to live because it felt like we are in the country. Where you have wildlife, lots of beautiful trees. you also have to consider we have pristine water not very far from where you want to put all those apartments. If you put apartments and condominiums in, we won't have that anymore. I believe we all stand together on this and tell you we do not want what you're selling. We want to keep old bellies like it is quiet and a nice neighborhood.

Harry Jones

Land set aside for conservation suddenly becomes attractive as a high density use? It's a slap in the face to anyone who believes in the public trust between citizen and council. Shame on you. The next petitions should be to recall any council members who vote in favor of this abomination. It is so typical of the cynical profit over preservation mentality. All you retired CPA's out there really ought to follow this money trail. If land set aside for conservation can be strip malled, then your current zoning is worthless. Congratulations though council, when you break your public trust, you just don't put in a few homes that don't fit, you shoe horn an environmental and neighborhood monstrosity. "Promises made, promises broken". The Jasper County mission statement.

Nadine Grayson

I'm signing because I live in the Camp Saint Mary's neighborhood which is next to Bailey's neighborhood and we share the Okatie River. Our communities have fought a very long time to keep our river as pristine as possible given the amount of people and plantations that share it. Having lived 58 years in this neighborhood, the Okatie River is in my blood.

The amount of traffic on Hwy 170 is already heavy and with the amount of traffic accidents that occur will become a nightmare.

Jamie Solesbee

There is no valid reason to change the current zoning which was put in place for a reason. Zoning has a purpose and families have chosen to live in this specific location based on the current zoning. It is a slippery slope when zoning can be changed just because a developer would like it to fit their need for profit. There are plenty of sites that have the correct zoning already in place and fit the needs and constraints of that area. Please uphold the current policies as they were intended so that the people who put their trust in those policies and government can rest knowing that their homes and community will not be changed into something that is prohibited under current zoning laws. Let the current zoning do the job it is there to do.

Jaime Turgeon

It was already deemed as Resource Conservation Land. You can't just change your mind and sell to the highest bidder. Not all land needs to be developed.

JoAnna Waldhour

I'm signing because I believe in preserving the lifestyle that our residents have at Old Baileys. Many families have lived here for generations and appreciate what this community means to us as a whole, as well as our wildlife, sea life and the river, the safety of this area, the conservation of historic lands and wetlands, and so much more. This community is important to us and we would heartily like to keep it that way.

Emma Jo Cooler Busby

Answer this question please- How will this development be good for the residents on Old Bailey's Road?

Negatives

1. Traffic Congestion
2. Higher rate of crime
3. Higher taxes
4. Pollution
5. Disturbing our peace and tranquility.
6. Accidents
7. Negative impact on our wildlife.
8. Negative impact on our way of life.
9. Negative impact on people with disabilities and the elderly.

Positives

- ?
- ?
- ?

Ask yourself: Would you want to live beside this development?
My family has lived on this land for around 100 years. This is a very old neighborhood that we all love and respect. Please do not destroy it.

Donald wleklinski

Needs attention.

Betsy lawson

I'm signing because i know what it's like having communities being built near where you've lived your whole life. Traffic is absolutely already a nightmare. Crime is at an all time high. We have our windows bolted down. When we never had to lock our houses or vehicles up we now have to pay for private security systems. Our taxes have skyrocketed. Our school system has doubled and is collapsing. Our wildlife has been forced to relocate and our livestock and pets have been targeted due to lack of food supply. Things are getting bad guys!

Christy Smith

I'm signing to keep our Baileys rd a family zone, where its safe to walk & bike, a place where neighbors know each other.. crime goes way up when people are cramped together. Rental property has a constant turnover & very little in the form of security.. & it already takes 25+ mins for police and at least 15 for ambulance or fire service.. Jasper county is just going after the \$\$ from development. Please help save our rural lifestyle and sign & share. We all need to call & register to speak at zoning meeting Tuesday the 6th & all show up even if not speaking.

Marti MacGillivray

Our quiet neighborhood would become a nightmare. I have a blind son and he would not be able to walk to the mailbox, let alone around the block.

Ann McDonough

I live in Ridgeland because it is quiet, rural and friendly. Having this development will change the entire nature of the area.

Jo Brunson

This will bring down property values and also the development of this acreage will have adverse effects on the wildlife in that area.

Lyla G

I agree and support this petition. This potential development will greatly affect the quality of life for our community. With all of the development, I feel there should still be communities that have a right to remain rural in the area, including Old Baileys Road. Please support this petition!

Reasons for signing

See why other supporters are signing, why this petition is important to them, and share your reason for signing (this will mean a lot to the starter of the petition).

Ana Luisa Cerdas

I sign because who ever is trying to develop is definitely not thinking in us, who lived in Old Bailey for years. This neighborhood has a lot more than just a road to 170; it has a charm and unique beauty that a development will just ruin it. At night just looking at the sky it's the most wonderful view you could have; you can count every single star and constellations with no problem, and this happens because there is no light contamination; when its full moon you can smell the marsh scent and that's possible because there is no car pollution. Coming home in a nice weather night is great... you put your windows down and let your kids see all the rabbits, red foxes and baby dears with their mamis running from one place to the other...and all that will be lost with a massive development like this one. Walking or biking will not be an option anymore for the families as you have to make sure no one run you and your kids over; that is not peaceful. Waking up every morning listening to the carpenter birds or at night the owls will not be a privilege no more.

For all this reasons and having the chance to point a lot more... I decided to sign.

Manuel Andrade

2 hours ago

I signed because I want to preserve the peace, wildlife and family friendly environment this neighborhood has. We have lived here for years and it's awesome to be able to walk every morning and having the neighbors wave at you and driving with precaution because they remember there are a few is us walking every morning; or coming home at night driving as slow as you can because you know there are a lot of dears or fox crossing the street visiting everyone's house. We have to give value from what it's really important. We are ruining our surroundings with developments not considering that we will lose more than what some gain.



MEMORANDUM

To: Andy Fulghum, Jasper County Administrator
Cc: Kim Burgess and Lisa Wagner, Jasper County
Jennifer Roach, P.E., Kevin Smith, P.E., Thomas and Hutton
From: Kimberly Mullinax, Community & Economic Development Specialist
Date: August 31, 2022
Re: Jasper County – Church Road Drainage Project, CDBG # 4-CI-20-010

History

In the fall of 2017, Jasper County was awarded a \$50,000 grant with CDBG for the Southern Jasper County Drainage Study to use as a plan for future drainage improvements. Engineers with Thomas & Hutton completed the study in March 2019 and identified four areas that needed substantial drainage improvements. One of the areas, Church Road, was identified as an area that would qualify for construction using grant funds to resolve the flooding problems.

In the fall of 2020, Jasper County was awarded a \$1,022,023 grant with CDBG to correct the drainage problems on Church Road, just outside of Hardeeville. However, the service area is much larger than the project area. The project will benefit 180 units with 471 (68% low-to-moderate income) people. The construction work to be done in this project includes making improvements to the existing Church Road drainage system between Stiney Road and Sanders Road. Proposed improvements consist of installing curb and gutter, storm drainage infrastructure, removing and relocating the existing sidewalk, roadway paving, water utility relocation, and associated demolition and erosion control. There are some areas which overlap with this project and the Church Stiney Neighborhood Revitalization CDBG \$500,000 grant which addresses demolition, public safety, and street improvements.

Construction Bid

This project advertised for construction bids in September 2021 with a bid opening on October 25, 2021. Only one bid was received from APAC-Atlantic for the amount of \$2,598,858. Since there was no competition, the engineers reviewed the plans to see if it could be split into phases or changes to be more feasible. It was advertised again in November with a bid opening of January 5, 2022. This time there was one “no bid” and one bid, creating competition. The bid from was again from APAC-Atlantic for \$2,749,970 (up 5%). We began reviewing all of the documentation to find funding to complete the project.

Funding Available

The current CDBG budget includes \$919,380 in construction; \$52,843 in acquisition; and \$50,000 in administration. The engineers have determined there is no need for acquisition in this project, so that can be reallocated into construction. Due to all of the changes encountered, the engineering and administration will increase as well. On the local side, Jasper County originally committed to \$120,000 and added another \$380,000 in March 2022. After making these adjustments, we have \$1,522,223 in CDBG and Jasper County funds.



Lowcountry

COUNCIL OF GOVERNMENTS

Funding Needed

Since the construction must be advertised again, we expect the bid to go up again. We are updating the cost estimate to account for additional construction costs, engineering design, permit/grant coordination, and geotechnical investigation associated with the SCDOT maintenance work that has occurred within the project corridor, , and adding contingency costs for an expected total of \$3,951,500.00. In order to meet the estimated contract amounts, an additional \$1,649,277 is needed. We have been in discussions with several agencies to help fill this need. We reached out to SC Department of Commerce - Grants Administration (GA) asking for an additional award of \$780,000. They have given a verbal commitment with the formality yet to be done. GA obviously believes in the projects they have funded in this area. SC Department of Transportation (SCDOT) was contacted to determine if there is an opportunity to cost share based on their maintenance plan in the same area. They would not cost share; however, they did ultimately honor the original encroachment permit for this project. We applied with SC Rural Infrastructure Authority (SCRIA) for a basic infrastructure grant in March and were not funded at that time. Now, we are planning to apply for funds through SCRIA in a program called the South Carolina Infrastructure Investment Program (SCIIP) created using 2021 American Rescue Plan Act (ARPA) funds. The SCIIP maximum award available is up to \$10,000,000 and the application is due September 12. We will be asking for the difference in the estimated cost and the money already committed. Depending on the funds available and the applications they receive, we expect them to award the full amount or notify us of the amount they are willing to fund if it's less than the requested amount. SCIIP is expected to make awards in the first quarter of 2023. The bid would be revised as needed and advertised soon after. If the construction bid comes back within the new budget, we can proceed with construction. CDBG requires a minimum 10% match which is met by Jasper County. SCIIP requires a match of 15%, which would be covered by the CDBG funds. If any commitment falls through, or if the estimate is still more than available, the grant can be terminated due to financial concerns without a penalty. If the grant is terminated, it could be applied for in the future; however, we still anticipate needing several funding sources for a project of this magnitude.

If all funding is secured as requested, the sources would be:

CDBG	\$1,802,223	(\$1,022,223 committed + \$780,000 verbal commitment)
Jasper County	\$500,000	
SCIIP	\$1,649,277.00	
Total Project	\$3,951,500.00	