



Jasper County Planning Department

358 Third Avenue - Post Office Box 1659
Ridgeland, South Carolina 29936
Phone (843) 717-3650 Fax (843) 726-7707

Jasper County Planning Commission

AGENDA

August 9, 2022
6:00 PM

Virtual Meeting

Watch Live via YouTube

https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA

Call to Order: Chairman Pinckney

Invocation & Pledge of Allegiance

Approval of Agenda

Approval of Minutes: April 12, 2022 and May 10, 2022

New Business:

- A. Zoning Map Amendment – General Commercial, Tax Map Number: 083-00-03-057
- B. Road Name Petition – Barton's Trail

Discussion:

- A. Planned Development District (PDD) Proposal by Mr. William Rhangos
- B. Open Discussion

Adjourn

*Jasper County Planning Commission
358 Third Avenue
Ridgeland, SC 29936
843-717-3650 phone
843-726-7707 fax*

**Minutes of the April 12, 2022
Regular Scheduled Meeting**

Members Present: Chairman, Mr. Alex Pinckney; Vice-Chairman, Mr. Randy Waite; Dr. Earl Bostick; Dr. Debora Butler; Ms. Sharon Ferguson; Mr. Thomas Jenkins; and Mr. Arthur Rothenberg.

Staff Present: Ms. Lisa Wagner

Others Present: Mr. Allen Williams, Mr. Jim Strecansky, Mr. Herb Chase, Ms. Sarah Robertson, Ms. Jennifer Toskey; Mr. Dan Keefer; and Mr. Jeff Ackerman

In accordance with the Freedom of Information Act the electronic and print media were notified. During periods of discussion and/or presentations minutes are typically condensed and paraphrased. The recorded version is available in the Office of the Planning Department Office.

Call to Order: Chairman Pinckney brought the meeting to order at approximately 6:00 p.m.

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

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

Approval of Minutes: Dr. Butler motioned to approve the Minutes of the **March 08, 2022**, seconded by Mr. Rothenberg. The Commission Members voted unanimously in favor of the motion.

New Business

Zoning Map Amendment– Community Commercial, Tax Map Numbers 029-39-07-014 and 029-39-07-015: Ms. Wagner said the Applicant is requesting an approval of a Zoning Map Amendment to have the properties designated as Community Commercial (CC). Both properties are currently zoned Residential and is undeveloped. The applicant would like to have the properties re-zoned to Community Commercial to allow a restaurant for takeout only. 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 adjacent parcels are zoned Residential. The city limits of Hardeeville are nearby, but not contiguous to the subject property. Adjacent land uses are Residential with some commercial nearby. The subject properties are accessed by an

unnamed, county maintained dirt road. From a land use perspective, staff recommends approval of the request to have the property designated as Community Commercial.

Mr. Allen Williams addressed the Commission. He said this would be a family run, simple take-out restaurant only. He is just trying to help the community and he hopes his zoning request is approved.

There was some discussion about the access road in regard to where it ends and how wide it is. Mr. Williams said the road extends approximately 1/8 of a mile beyond his property. Ms. Wagner said if the re-zoning is approved, the applicant will need to go through the site plan process. She said the Fire Marshal will be involved with the site plan approval, parking, access, and other elements will be reviewed before the applicant can establish a business at this location.

There was some discussion about alcohol sales being allowed in the Community Commercial (CC) Zoning District and residences being nearby. Mr. Williams said he is not going to sell alcohol. Dr. Bostick pointed out other areas in the County that is zoned CC in residential areas and this location isn't any different. Ms. Wagner said the CC District was designed to support residential communities, especially in the rural areas.

There was some concern expressed about the site being so small and whether it would support a take-out restaurant. Chairman Pinckney said it is the Commissioner's job is to review the request for a zoning change. He said they are not ruling on the type of business that might be established. He said if the applicant decides to move forward with the site plan process, all other requirements will be reviewed and assessed at such time. Dr. Butler said she agrees, but thinks the Commission should consider whether the site is appropriate for a zoning change based on all the allowed land uses.

Dr. Bostick motioned to forward a favorable recommendation to County Council to re-zone Tax Map Numbers 029-39-07-014 and 029-39-07-015 from Residential to Community Commercial, seconded by Mr. Jenkins. Dr. Bostick, Mr. Jenkins, Ms. Ferguson, and Chairman Pinckney voted in favor of the motion. Dr. Butler, Mr. Waite, and Mr. Rothenberg opposed the motion. The motion passed 4-3.

Zoning Map Amendment – General Commercial, Tax Map Number 040-00-02-008: Ms. Wagner said the Applicant is requesting an approval for a Zoning Map Amendment to have the property designated as General Commercial (GC). The property is currently split zoned Community Commercial (CC) and Rural Preservation (RP). The applicant would like to develop a warehousing and transportation (distribution) establishment. The property is vacant and undeveloped. 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 adjacent parcels are zoned Community Commercial, Rural Preservation, Residential, and is also located adjacent to the Hardeeville city limits. Adjacent land uses are commercial and vacant. An RV Park is being developed to the rear of the site through the City of Hardeeville. The subject property is accessed by Speedway Boulevard, which is a four-lane divided highway, classified as a major thoroughfare. From a land use perspective, staff recommends approval of the request to have the property designated as General Commercial.

The applicant, Mr. Herb Chase, addressed the Commission. He said their overall plan is to develop four parcels along the major thoroughfare that would all be port related uses, warehouse transportation. The goal is to have all these properties within Jasper County and not to annex into the City of Hardeeville. Mr. Chase said one particular user they are talking with makes all the displays for Target and Walmart. The primary purpose is to develop this as logistics space.

There was some discussion about why the applicant doesn't want to annex into the city. Mr Chase said they have a very good relationship with Jasper County, and they feel like the pathway is much cleaner going through the County than going through the city. They are excited about this project and bringing jobs to the area. They would like to be under one jurisdiction. He said immediately to the south is a logistics transportation business, an RV Park to the rear of the site, and there are no residents located there. The applicant was asked to clarify what he meant by a cleaner process. Mr. Strecansky said he has an office in Jasper County, and he has made significant investments in Jasper County. He said the projects he has developed in Jasper County has turned out really well on both sides. Ms. Robertson said her clients are pursuing several properties in Jasper County to develop and they would like them all to be under one jurisdictional government.

Dr. Bostick asked if this is located in the same area where we developed a plan with the City of Hardeeville. Ms. Wagner said yes, we worked with the City of Hardeeville to develop the Gateway Corridor Overlay District. She said if the entire site was zoned Community Commercial the applicant could have applied for a site plan approval and the use would have been allowed because of the additional uses allowed in the Gateway Corridor. She said they would not need a re-zoning and then they would not have been asked to annex. She said the only reason they need the re-zoning is because the property is split-zoned.

There was more discussion about properties in general that is surrounded by the municipality and the conflict it creates with services, such as, law enforcement or fire and as long as we give applicants what they want, they have no reason to annex. Dr. Bostick asked if there are any grounds to deny the applicant based on the Comprehensive Plan. Chairman Pinckney said the Comprehensive Plan is a guiding document based on the best concept. He said it is the job of the Commission to vote the zoning request up or down and send it to County Council.

Mr. Jenkins motioned to forward a favorable recommendation to Jasper County Council to re-zone Tax Map Number 040-00-02-008 from Community Commercial and Rural Preservation to General Commercial, seconded by Mr. Rothenberg. Dr. Bostick asked Ms. Wagner if there are any grounds based on the Comprehensive Plan to not approve the re-zoning request. Ms. Wagner said she does not know of any basis not to approve the re-zoning request. She said Chairman Pinckney was correct in saying the Comprehensive Plan is a guiding document. She said the purpose of the Future Land Use Map is to guide development. She said it comes down to making a determination after considering if the request fits in the area, is it compatible with adjacent land uses and adjacent zoning. **The Commission Members voted unanimously in favor of the motion.**

Road Name Petition: Ms. Wagner said the Applicant is requesting that an unnamed road, be named Springfield Plantation Drive. The subject road is a private maintained road serving 5 lots, which are all currently undeveloped. The subject road is located along Gillison Branch Road. Emergency Services determined that the road should be named because it is greater than 500' in length. A road name petition

was properly filled out and submitted to Emergency Services for review. Ms. Wagner said the application meets all of the criteria outlined in Section 25-126 of the Jasper County Code of Ordinances, for new road names with the exception of the road serving three (3) households. She said in this case, there are not three (3) households located on the subject road; however, two of the property owners are ready to apply for permits to place homes on their property. The other owners intend to place homes on their property in the near future. The Fire Marshal has inspected the road and met with the applicant about making improvements to the road. Emergency Services has determined that the road should be named to help facilitate public safety and emergency response service. Emergency Services has reviewed the application for phonetic conflict and duplication of other road names. No conflicts were found.

Mr. Jenkins asked if this was a state or county road. Ms. Wagner said the road will have access to a state road, but it is a private road, and the property owners are all family members. Mr. Jenkins asked if it is wide enough for the fire truck. Ms. Wagner said the road needed some improvements and the Fire Marshal has met with the applicants. She said no permits will be issued until the Fire Marshal approves it.

Dr. Bostick made a motion to approve the Road Name of Springfield Plantation Drive, seconded by Mr. Waite. The Commission Members voted unanimously in favor of the motion.

Conceptual Review of a Planned Development District – Bailey Park, Tax Map Numbers 081-00-04-007 and 081-00-04-008: Ms. Wagner said the Applicant intends to request a Planned Development District (PDD) zoning designation for a mixed-use development, which will be known as Bailey Park. The applicant has requested an informal conceptual review of the proposed project while awaiting a few items in order to make a complete submission in the near future. The project site consists of two parcels, which are identified by tax map numbers 081-00-04-007 and 081-00-04-008. Tract A is tax map number 081-00-04-007 and is currently zoned Community Commercial, consisting of 6.63 acres. Tract B is tax map number 081-00-04-008 and is currently zoned Residential, consisting of 20 acres. The properties are located along Highway 170, approximately 2 miles east of the intersection of Highway 462 and has frontage along Old Bailey Road. Both properties are vacant and have not been developed. One full access point is proposed along Highway 170 and a second full access point is proposed along Old Bailey Road. 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. 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 tract B, the proposed setbacks for detached single-family residential and duplexes are 6' side yard setbacks, 15' rear yard setbacks, and 25' front yard setbacks 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. Landscaping Standards will meet or exceed the County's requirements. Water and Sewer will be provided by BJWSA. Electric will be provided by Dominion Energy and telephone service will be provided by Hargray. 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 in an area where infrastructure and services are available to serve the site. 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 applicant is working to obtain all of the will serve letters from the Utility Companies and has also initiated the Traffic Study and the Phase I Environmental Site Assessment and plans to submit a formal request as soon as possible.

The applicant Ms. Jennifer Toskey addressed the Planning Commission. She introduced Mr. Dan Keefer with Whitmer Jones Keefer and said he was going to speak on their behalf. Mr. Keefer said they have the underlying zoning with the commercial and residential but based on the acreage, the County required an organized PDD. He said they have several different options they are looking at from a planning standpoint, but at this time they are looking to establish the correct zoning, access points, the delineated infrastructure, and utilities for the property.

Mr. Waite said he would like to see an additional access on Bailey Road. Mr. Keefer said once they get the traffic study, they may be asked to have a second access on Bailey Road at least an emergency access. He said they will talk with the traffic engineer and consider that option.

There was some discussion about secondary uses such as, bed and breakfast, guest houses, detached guest houses, mother-in-law quarters, and how those uses would affect the overall density of this project. Mr. Keefer said they have not gotten into all the details yet but if the property is developed as a single family neighborhood, you may have a main house and a secondary unit located on the same lot. There was also some discussion about affordable housing. Ms. Toskey said she knows there is a need for affordable housing and would like to offer that if possible. She said they will consider options for affordable housing once they get a little deeper into the development process.

Chairman Pinckney said he would like to see sidewalks on at least one side of the street to keep the children safe, especially when walking to the bus stop. Mr. Keefer said once they get into more detailed plans, sidewalks will be shown on their plans.

Discussion:

Code Enforcement Update: Ms. Wagner said she received code enforcement reports, which was included in the Planning Commission packages. She said she isn't able to answer questions about the reports, but she included a phone number if anyone had questions, they could call the Code Enforcement Officer.

Open Discussion: There was a question asked about some digging going on across from Bolan Hall Road. Ms. Wagner said that is the future office and lay-down yard for a special trade contractor who is a concrete finisher. She said they are digging a retention pond.

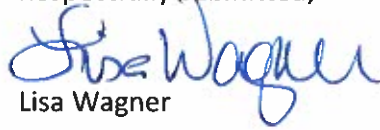
There was some discussion about cemeteries, which aren't clearly marked and identified, making it difficult to find or direct people to. Ms. Wagner said the Road Naming Ordinance doesn't discuss cemeteries, but she will see what she can find out. Chairman Pinckney said the Cemetery Society has named all cemeteries so we may want to check with them.

There was a question about code enforcement complaints and if they originate in the Planning and Building Department. Ms. Wagner said in the beginning they did, but now all complaints are directed to Emergency Services. There was some discussion about the Code Enforcement Officer leaving and if there will be anyone responding to complaints until such time another person is hired. Ms. Wagner said it is her understanding that Ms. Nettles was asked to remain in that position until someone else is hired, but

she would think that Mr. Wells would respond to complaints if that position was vacated before someone else is hired.

Adjourn: Mr. Jenkins motioned to adjourn, seconded by Dr. Butler. The Commission Members voted unanimously in favor of the motion. The meeting adjourned at approximately 7:45 p.m.

Respectfully Submitted,


Lisa Wagner

*Jasper County Planning Commission
358 Third Avenue
Ridgeland, SC 29936
843-717-3650 phone
843-726-7707 fax*

**Minutes of the May 10, 2022
Regular Scheduled Meeting**

Members Present: Chairman, Mr. Alex Pinckney; Vice-Chairman, Dr. Earl Bostick; Dr. Debora Butler; Ms. Sharon Ferguson; and Mr. Thomas Jenkins.

Members Absent: Mr. Art Rothenberg and Mr. Randy Waite

Staff Present: Ms. Lisa Wagner

Others Present: Ms. Sarah Robertson with Burr & Foreman, LLP; Ms. Jennifer Tosky with K & N Development; Mr. Dan Keefer with Whitmer-Jones-Keffer; and Mr. Jeff Ackerman with Carolina Engineering.

In accordance with the Freedom of Information Act the electronic and print media were notified. During periods of discussion and/or presentations minutes are typically condensed and paraphrased. The recorded version is available in the Office of the Planning Department Office.

Call to Order: Chairman Pinckney brought the meeting to order at approximately 6:00 p.m.

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

Approval of Agenda: Dr. Bostick motioned to approve the Agenda as published, seconded by Dr. Butler. The Commission Members present voted unanimously in favor of the motion.

Approval of Minutes: Dr. Butler motioned to table the Minutes of the **April 12, 2022**, seconded by Dr. Bostick. The Commission Members present voted unanimously in favor of the motion.

New Business

Zoning Map Amendment– General Commercial, Tax Map Number(s) 039-00-06-002: Ms. Wagner said the Applicant is requesting to have the property designated as General Commercial (GC). The property is currently split zoned Community Commercial and Rural Preservation. The applicant would like to develop a warehousing and transportation (distribution) establishment at this location. The property is currently vacant but was previously used as a salvage yard for selling auto parts. 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 adjacent parcels are zoned Community Commercial, Rural Preservation and Residential. The city limits of Hardeeville are nearby but are not contiguous to the property. Adjacent land uses are Commercial and vacant. The property is accessed by Speedway Boulevard, which is a four-lane divided highway, classified as a major thoroughfare. From a land use perspective, staff recommends approval of the request to have the property designated as General Commercial.

Ms. Sarah Robertson addressed the Commission. She said she is the applicant's attorney and representative. She said her clients are under contract to purchase the property.

Dr. Butler asked about the traffic and at what point do we become concerned with the traffic, since this is the second large property requesting re-zoning for distribution use. Ms. Wagner said a traffic impact analysis will be required prior to development plan approval. She said the County would like to enter into a Development Agreement with the applicant, which will include all of the properties they intend to develop, and the traffic will be reviewed prior to any approvals for development. Dr. Butler said she is concerned about the quality of life for the long-time residents that live in the community and asked who will have input into the traffic impact. Ms. Wagner said the County will hire an Engineer Consultant to do the plan review and the Fire Marshal will also review the plans. Dr. Butler asked about the environmental assessment and when that will be addressed. Ms. Wagner said that will be reviewed during development plan approval.

Mr. Jenkins inquired as to why the applicants are submitting these applications one at a time rather than all together. Ms. Robertson said her clients are buying properties owned by different people, so the paperwork is being signed at different times.

Ms. Ferguson said she is concerned about the residents that live near this property, it seems that they will be impacted by truck traffic and noise. She asked if the residents have submitted any comments. Ms. Wagner said a red zoning sign was posted on the property, but no notices have been sent yet. She said notices will be sent to everyone within 500' of the property, notifying them of the public hearing meeting once it is scheduled.

Dr. Bostick asked if the compounding effect of all three properties will be looked at rather than each single property. Ms. Wagner said yes, the development agreement will cover all three properties and the traffic associated with all of the projects will be reviewed. He asked if the property owners will be notified of all three properties so they can comment on the overall effect. Ms. Wagner said yes.

Chairman Pinckney said when the applicant applies for a development permit, not only will the County's Engineer Consultant analyze the traffic, but SCDOT will too.

Mr. Jenkins motioned to forward a favorable recommendation to County Council to approve the request to change the zoning for tax map number 081-00-02-002 from split zoned Community Commercial and Rural Preservation to General Commercial, seconded by Dr. Bostick. The Commission Members present voted unanimously in favor of the motion.

Road Name Petition— Ms. Wagner said the Applicant is requesting that an existing road be named Rob Ram Road. The subject road is a private maintained road serving 9 lots that have recently been recorded

as an Exempt Subdivision through the state's exemption for lots that are 5 acres and greater where the lots abut an existing road or right of way. As part of the plat approval, the Fire Marshal determined that the road meets the International Fire Code. Emergency Services requested that the road be named because it is greater than 500' in length and will serve 9 homesites. A road name petition was properly completed and submitted to Emergency Services for review. She said the road name petition meets the criteria outlined in Section 25-126, of the *Jasper County Code of Ordinances, for New Road Names* with the exception of three households being located on the road. Emergency Services has determined that the road should be named to help facilitate public safety and emergency response service.

Dr. Bostick motioned to approve the road name change to Rob Ram Road, Ms. Ferguson seconded the motion. The Members present voted unanimously in favor of the motion.

Conceptual Review of a Planned Development District – Bailey Park Tax Map Number 081-00-04-007 and 081-00-04-008: Ms. Wagner said the Applicant has requested a Planned Development District (PDD) zoning designation for two parcels, which will be for a mixed-use development known as Bailey Park PDD. The properties are identified by tax map numbers 081-00-04-007 and 081-00-04-008. Tract A is tax map number 081-00-04-007 and is currently zoned Community Commercial, consisting of 6.63 acres. Tract B is tax map number 081-00-04-008 and is currently zoned Residential, consisting of 20 acres. The properties are located along Highway 170, approximately 2 miles east of the intersection of Highway 462 and has frontage along Old Bailey Road. Both properties are vacant and have not been developed. 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. All PDD's shall conform to the Jasper County Comprehensive Land Use Plan and Land Use Map (latest edition).

Ms. Wagner said 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 the properties are not near a municipality, they are located in an area where infrastructure and services are available to serve the site. The Bailey Park PDD Concept Plan proposes two full access points, one along North Okatie Highway (Highway 170), which is a four-lane state-maintained highway, classified as an arterial road, and the other along Old Bailey Road, which is a two-lane state-maintained road classified as a local road. Tract A is proposed as mixed use commercial and community commercial, while Tract B is proposed as multi-family and single-family residential. The overall commercial use density proposed in Tract A is a maximum of 12,000 square feet of upland acre or a total of 65,820 square feet. The proposed residential use density in Tract B is a maximum of 12 units per upland acres or a total of 233 residential units. 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. Tract B will require 6' side yard setbacks for detached single-family residential and duplexes, 15' rear yard setbacks, and 25' front yard setbacks for lots with front loaded garages, and 15' setbacks for lots with side loaded garages. There will be 6' side yard setbacks from non-common property lines for

attached single-family residential, townhomes, or condominiums. Water and Sewer will be provided by BJWSA, Dominion Energy will provide electric service, and Hargray will provide telephone service.

Ms. Wagner said a full environmental assessment of the site has been conducted as well as a full Traffic Impact Analysis. The Bailey Park PDD meets all the requirements for a PDD *Application and Concept Plan* as outlined in Article 8:1.7 of the Jasper County Zoning Ordinance. Notices have been sent to all adjacent property owners, notifying them of the Applicant's request to have the property designated as PDD and providing them with an opportunity to comment. Two zoning application signs have been posted on the property, one along Highway 170 and one along Bailey Road. 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. Jennifer Tosky addressed the Commission. She introduced Mr. Dan Keefer and Mr. Jeff Ackerman who are working with her on this project. She said Bailey Park PDD seeks to provide both single-family and multi-family residential. She said there is a need for this along the Highway 170 Corridor and they are hoping to offer some mixed use with affordable housing.

Ms. Wagner read the five public comments that were received from adjacent landowners. A copy of each public comment is attached to these Minutes.

Ms. Ferguson asked about the letter from BJWSA and if an archeological study has been conducted for the property. Ms. Tosky said they have not commissioned an archeological study, but they had a Phase I environmental study completed, which did not return anything. Mr. Jeff Ackerman with Carolina Engineering said the BJWSA letter is dealing with the capacity of drinking water and sanitary sewer. He said as part of the process for development plan approval, they will be required to submit to South Carolina Department of Health Environmental Control (SCDHEC) for a coastal zone certification and they do an extensive search through their database and the SC Historical Office to ensure there are no archeological sites on the subject property. He said when any areas of concern are identified, they are required to do a more extensive analysis.

Mr. Jenkins said he is an advocate of affordable housing. He asked Ms. Tosky if the PDD would include low-income housing or just affordable housing and he asked what the price range of the houses will be. Ms. Tosky said they want to provide affordable housing. She said she is not familiar with low-income housing. She anticipates the multi-family product (2-3 bedroom unit) will rent for \$1,100.00 - \$1,400.00 a month. She anticipates the single-family units will sell for mid \$200,000, comparable to Okatie Park sales prices. There was some discussion about Section 8 housing. Mr. Jenkins said he believes anyone who receives federal funds to develop projects, should provide Section 8 housing. Mr. Jenkins said he would like to see them do their own archeological study rather than depending on the state's database.

Dr. Butler said based on the comments, there are longtime residents that are concerned with the density and how it will impact their quality of life. She said the document refers to other structures,

such as, guest houses, bed & breakfast, garage apartments, etc., which do not count towards the maximum density of 233 residential units and asked if we are misrepresenting information to the public. Ms. Wagner said looking at the development plan and all the things that are required, it will be impossible to get 233 lots that are big enough to allow a second structure. Ms. Wagner said other PDD's contain the same language and for the concept plan, the developer bases the maximum density on the gross acreage. She said it is the developer's intent to create a flexible plan so that it can be marketed to end users for different types of uses according to market demand. Ms. Tosky said even if they built side by side townhomes, an aggressive plan would not yield more than 170 units. Dr. Butler asked if the projected density was considered with the traffic study. Ms. Tosky said yes, the traffic study is based on the worst case scenario using the maximum density since they don't know exactly how the property will be developed. Dr. Butler asked about the open space and if it will have recreation opportunities for the residents. Mr. Dan Keefer said yes depending on the end use, it will have a mix of active gathering spaces and passive park spaces for the community. He said in regard to the density and in terms of multi-family and work-force housing, he said they could have a scenario where there are small units in a 2-3 story building which may allow enough density to get to the maximum of 233 units. Dr. Butler said she agrees with Mr. Jenkins about the archeological study and if there is the possibility of a potential historical site on this property, she thinks it should be further investigated. Dr. Butler asked Ms. Tosky if she could consider some sort of barrier for the existing residents who live adjacent to this property. Ms. Tosky said she will consider that.

Dr. Bostick asked if someone could elaborate about the existing pond that was mentioned in one of the public comments in regard to the pond overflowing due to the current development and washing out a property. Mr. Ackerman said there is a pond south of Old Baily Road. He is not sure that the existing drainage ties into that pond, but 10-15 percent of the upland area of the subject property to be developed will have to be set aside for stormwater ponds that will be engineered to detain water after a rainfall event and after being treated for quality, it will drain off at a pre-developed or lesser level than what the community sees today. He said this is a requirement to protect the people downstream from being flooded or impacted by new development. Dr. Bostick said the document refers to the development taking place in 2-3 phases over a 5 year period and he asked Ms. Wagner if they wait closer to 5 years to develop if any consideration will be given to impacts created by new developments over that time-frame. Ms. Wagner said yes, when they come in for development plan approval or subdivision approval, the traffic will be considered taking into account nearby traffic as well as everything else required by Jasper County Ordinances.

Mr. Jenkins asked Ms. Tosky to provide the archaeological study to Ms. Wagner once it is completed. Mr. Jenkins asked Ms. Wagner about the building height. Ms. Wagner said the building height is a maximum of 35'.

Mr. Jenkins motioned to forward a favorable recommendation to County Council to approve the Concept Plan and Planned Development District designation for Bailey Park, tax map numbers 081-00-04-007 and 081-00-04-008, seconded by Dr. Bostick. The Commission Members present voted unanimously in favor of the motion.

Open Discussion:

Dr. Bostick asked if County Council Meetings are back in session in the Council Chambers. Ms. Wagner said yes, they are open to the public with a limited capacity of 20 percent.

Mr. Jenkins asked Ms. Wagner if she looked into the "No Parking" signs for county roads. Ms. Wagner said she would look into that again and get in touch with him.

Dr. Butler asked if everyone is receiving the City of Hardeeville's Planning Commission Agenda. She said she did not see everyone's name on the list. Ms. Wagner said she will notify Hardeeville to have Ms. Ferguson, Mr. Jenkins, and Mr. Rothenberg added to the mailing list.

Chairman Pinckney asked about the IGA that was on the Council's agenda. Ms. Wagner said that item was an Intergovernmental Agreement between Jasper County and the Town of Ridgeland for a water project.

Adjourn: Dr. Bostick motioned to adjourn, seconded by Dr. Butler. The Commission Members present voted unanimously in favor of the motion. The meeting adjourned at approximately 7:40 pm.

Respectfully Submitted,



Lisa Wagner



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 Planning Commission Staff Report

Meeting Date:	August 9, 2022
Project:	Zoning Map Amendment – General Commercial
Applicant:	Richard Ori
Tax Map Number:	083-00-03-057
Submitted For:	Action
Recommendation:	Approval of General Commercial

Description: 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 a business and to rent out some flex space. The applicant believes General Commercial is a better fit for the area.

Analysis: The Zoning Map Amendment application and request is reviewed by considering the following factors:

- **Comprehensive Plan:** 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. It should be noted, that the Jasper County Comprehensive Plan’s Land Use Exhibit shows this area as industrial and commercial uses, with residential uses nearby.
- **Adjacent Zoning:** The adjacent parcels are zoned Mixed Business and Community Commercial with Industrial, Residential, Rural Preservation and General Commercial nearby.
- **Adjacent Land Use:** Adjacent land uses are Commercial and vacant property.

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

Staff Recommendation: From a land use perspective, staff recommends approval of the request to have the property designated as General Commercial.

Attachments:

1. Application by the applicant
2. Ordinance
3. Aerial map of property and surrounding area
4. Aerial map with zoning layer



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

Zoning Map Amendment Application

Owner or Owner-Authorized Applicant:	RICHARD ORI
Address:	5787 LOWCOUNTRY DRIVE, RIDGELAND SC 29936 (HOME) 312 FLATWATER DR BUFFON SC 29910 (HOME)
Telephone/Fax:	310 350 6300
Email:	HOTPRODUCTS @ SPIRITUALQUEST.COM
Property Address or Physical Location:	5787 LOWCOUNTRY DRIVE, RIDGELAND SC 29936
Tax Map Number(s):	083-00-03-057 LOT C
Gross Acreage:	177,725 sqft / 4.08 AC
Current Zoning:	COMM COMMERCIAL
Proposed Zoning:	GENERAL COMMERCIAL
Administrative Fee: (\$250 per lot)	
Date Mailed or Hand Delivered:	
Reason for Request: (attach narrative if necessary)	OWNER'S BUSINESS MAY REQUIRE ZONING CHANGE. ADDITIONALLY, OUR EXPECTATION IS THAT THE EXPANDED ALLOWED USES WILL BE BETTER FOR THE COMMUNITY IN THAT EXCESS WAREHOUSE COULD BE RENTED TO A BROADER AUDIENCE.

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

7-1-22
Date

Internal Use Only

Date Received:	7-5-2022
Amount Received:	\$250.-
Staff Member:	LLW

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

ORDINANCE: 2022 - _____

**AN ORDINANCE
OF JASPER COUNTY COUNCIL**

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.

WHEREAS, the owner of the parcel bearing Jasper County Tax Map Number 083-00-03-057, consisting of approximately 4.08 acres, located at 5787 Lowcountry Drive, has requested rezoning of the parcel on the Official Zoning Map of Jasper County from the Community Commercial Zone to the General Commercial and the property owner submitted that request to the Jasper County Planning Commission and County Council; and

WHEREAS, the Jasper County Planning Commission has concurred with the recommendations of the staff report as reflected in this Ordinance and recommends approval by Council; and

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

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

1. Jasper County Council finds that in accordance with the staff report and the recommendation of the 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, approximately 4.08 acres bearing Jasper County Tax Map

Number 083-00-03-057, located at 5787 Lowcountry Drive, depicted on the Jasper County Official Zoning Map in the Community Commercial Zone shall be transferred to the General Commercial Zone.

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: _____

Second Reading: _____

Public Hearing: _____

Adopted: _____

Considered by the Jasper County Planning Commission at it's meeting on
August 9, 2022 and recommended for approval.

Reviewed for form and draftsmanship by the Jasper County Attorney.

David Tedder

Date







Jasper County Planning Department

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

Planning Commission Staff Report

Meeting Date:	August 9, 2022
Project:	Road Name Petition
Applicant:	Tony Nimmer
Road Names Proposed:	Barton's Trail
Submitted For:	Action

Description: The applicant is requesting that an existing road be named Barton's Trail. The subject road is a private maintained road and serves 17 lots that have recently been recorded as an Exempt Subdivision through the state's exemption for lots that are 5 acres and greater, and where the lots abut an existing road or right of way. As part of the plat approval, the Fire Marshal determined that the road meets the International Fire Code; however, Emergency Services requires the road to be named because it is greater than 500' in length. A road name petition was properly completed and submitted to Emergency Services for review.

Analysis: In accordance with the Jasper County Code of Ordinances, Section 25-126, *New Road Name*:

- No new public roads in the unincorporated area of the county shall be named without the approval of the Planning Commission upon the recommendation of the address program administrator.
- The name of any new road shall not duplicate or be confusingly similar to any other road name already existing in Jasper County.
- New subdivision roads, whether public or private, shall be named when created through the land development process which shall include the submission of road names to the address program administrator who shall make recommendation of the road names to the planning commission for approval.
- The names of private roads, including mobile home roads, which require naming to facilitate postal delivery and emergency response, shall be recognized by the County at the request of the citizens who own property adjacent to the road. Such road must serve three (3) households. The name of the private road shall be commonly known to the community. In the event that there are two (2) or more recommendations of name, the Planning Commission shall determine the name giving recognition to the name preferred by at least 51 percent of the property owners on the road. However, this shall not constitute acceptance or dedication of the road by the County for maintenance and other purposes.

Staff Findings: In this case, there are not three (3) households located on this road; however, the road will serve 17 lots, which are planned for single family residences. Emergency Services has determined that the road should be named to facilitate postal delivery and emergency responses. Emergency Services has reviewed the application for phonetic conflict and duplication of other road names. No conflicts were found. The proposed road name and application meets the requirements and the intent of the Jasper County Code of Ordinances, Section 25-126, *New Road Names*.

Attachments:

1. Road Name Petition
2. Plat of the properties depicting the roads
3. Road Naming Ordinance
4. Aerial Map

JASPER COUNTY ROAD NAME PETITION

SUBMITTED BY: Tony Nimmer DATE: 7-6-22

ADDRESS: P.O. Box 1599 Ridgeland, S.C. 29936

TELEPHONE: 843-726-8844

Tony Nimmer

WE, THE UNDERSIGNED RESIDENTS OF JASPER COUNTY, REQUEST THAT THE ROAD ON WHICH WE LIVE BE NAMED, UPON APPROVAL:

Barton's Trail

PRINT REQUESTED ROAD NAME

WE UNDERSTAND THAT THE COST OF THE ROAD SIGN AND THE \$85.00 (EIGHTY-FIVE DOLLARS) ADMINISTRATIVE FEE WILL BE OUR RESPONSIBILITY.

(1) TOTAL NUMBER OF HOMES AND/OR BUSINESSES ACCESSED BY THE ROAD: 17

(2) OUR REASONS FOR SELECTING THIS NAME: LONG TIME EMPLOYEE WHO HELPED US CLEAR THE LOTS ALONG THE ROAD - DUZZO BARTON

(3) DIRECTIONS TO LOCATION OF ROAD AND/OR CURRENT ROAD NAME: YEARS AGO WAS PART OF GENDY MIXEN RD.

(4) ROAD IS A STATE/COUNTY PRIVATELY MAINTAINED

FOR COUNTY US ONLY:

US HWY # _____ STATE ROAD # _____ COUNTY ROAD # _____

(A) MAP ATTACHED _____

(B) SUGGESTED NAME HAS BEEN CHECKED FOR PHONETIC CONFLICT AND DUPLICATION WITH EXISTING ROAD NAMES

Georgia DeLoach 7-6-22 CONFLICT NONCONFLICT
GEORGIA DELOACH JASPER COUNTY 911 COORDINATOR DATE

Russell Wells 7, July 2022 CONFLICT NONCONFLICT
RUSSELL WELLS DEPUTY DIRECTOR OF EMERGENCY SERVICES DATE

CHAIRMAN, JASPER COUNTY PLANNING COMMISSION DATE APPROVED DISAPPROVED

CHAIRMAN, JASPER COUNTY COUNCIL DATE APPROVED DISAPPROVED



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051-00-11-077

051-00-07-008

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WALKING BULLS

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051-00-08-009



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Lisa Wagner, CFM
Director of Planning and Building Services
lwagner@jaspercountysc.gov

Jasper County Planning Commission

Meeting Date:	August 9, 2022
Submitted For:	Discussion

Description: Mr. William Rhangos owns Savannah Hardscapes located at 64 McDowell Circle in the Levy community. Mr. Rhangos asked for an opportunity to speak to the Planning Commission and would like to speak about his intent to pursue a Planned Development District in the near future. The proposed PDD would consist of 527 acres and is located just north of Levy. His proposal would include setting aside 481 acres for Resource Conservation, 40 acres for General Commercial uses, 5 acres for Community Commercial uses, and 1 acre for Residential use.

Attachments:

1. Email from Mr. Rhangos
2. An area map provided by Mr. Rhangos
3. Survey by Atlas Surveying provided by Mr. Rhangos
4. Aerial Map

Lisa Wagner

From: William Rhangos <William@savannahhardscapes.com>
Sent: Friday, July 8, 2022 12:11 PM
To: Lisa Wagner
Subject: PDD request for 527 acres in Levy area of Jasper County
Attachments: Levy East plat with 40 acres.pdf; Regional-Map (2).pdf

Follow Up Flag: Follow up
Flag Status: Completed

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

Hello Lisa,

Thank you for your time yesterday regarding our business location at 64 McDowell Circle.

I also want to follow up on our interest in alerting the Jasper County Planning Commission to our wish to submit what is likely an unusual, but I hope a well-received request for a PDD. As we discussed, this PDD, which totals 527 acres, will focus on a 481 acre set aside for Resource Conservation, with the balance of 46 acres seeking zoning as follows

40 acre tract	General Commercial
3 acre parcel	Community Commercial
2 acre parcel	Community Commercial
1 acre parcel	Residential

The Resource Preservation section not only out numbers the parcels to be up zoned by 10 to 1, but it also provides significant buffering from most of the adjacent uses.

I would appreciate the opportunity to speak with any interested members of the Jasper County Planning Commission, or Jasper County Commission, who might have an interest in the location approximately ½ mile north of Levy, on SC Highway 315. If appropriate, I would also like the opportunity to present our proposal to the planning commission at their August meeting. Thank you again for your assistance.

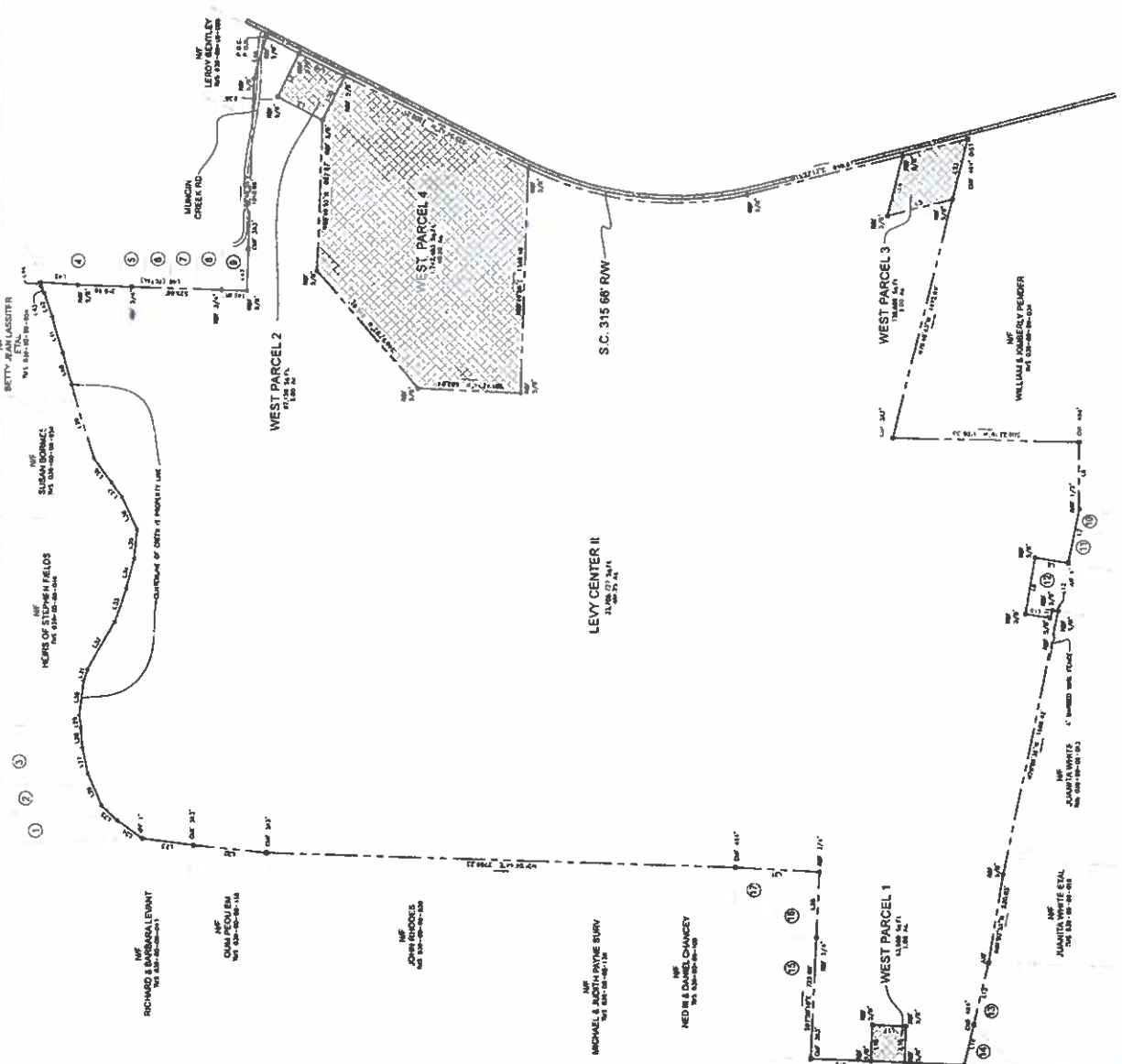
Sincerely,

William Rhangos, Ext. 133
Principal



NOTES

1. THE PARCEL, PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
2. THE PROPERTY APPLICABLE TO BE SUBJECT TO A PLANNED DEVELOPMENT IS IDENTIFIED BY THE SHADING.
3. THE PROPERTY APPLICABLE TO BE SUBJECT TO A PLANNED DEVELOPMENT IS IDENTIFIED BY THE SHADING.



NO.	DESCRIPTION	AREA	PERCENTAGE
1	WEST PARCEL 1	1.128	100%
2	WEST PARCEL 2	1.128	100%
3	WEST PARCEL 3	1.128	100%
4	WEST PARCEL 4	1.128	100%
5	LEVY CENTER II	23,200.00	100%

NO.	DESCRIPTION	AREA	PERCENTAGE
1	WEST PARCEL 1	1.128	100%
2	WEST PARCEL 2	1.128	100%
3	WEST PARCEL 3	1.128	100%
4	WEST PARCEL 4	1.128	100%
5	LEVY CENTER II	23,200.00	100%

NO.	DESCRIPTION	AREA	PERCENTAGE
1	WEST PARCEL 1	1.128	100%
2	WEST PARCEL 2	1.128	100%
3	WEST PARCEL 3	1.128	100%
4	WEST PARCEL 4	1.128	100%
5	LEVY CENTER II	23,200.00	100%

NO.	DESCRIPTION	AREA	PERCENTAGE
1	WEST PARCEL 1	1.128	100%
2	WEST PARCEL 2	1.128	100%
3	WEST PARCEL 3	1.128	100%
4	WEST PARCEL 4	1.128	100%
5	LEVY CENTER II	23,200.00	100%

NO.	DESCRIPTION	AREA	PERCENTAGE
1	WEST PARCEL 1	1.128	100%
2	WEST PARCEL 2	1.128	100%
3	WEST PARCEL 3	1.128	100%
4	WEST PARCEL 4	1.128	100%
5	LEVY CENTER II	23,200.00	100%

NO.	DESCRIPTION	AREA	PERCENTAGE
1	WEST PARCEL 1	1.128	100%
2	WEST PARCEL 2	1.128	100%
3	WEST PARCEL 3	1.128	100%
4	WEST PARCEL 4	1.128	100%
5	LEVY CENTER II	23,200.00	100%

NO.	DESCRIPTION	AREA	PERCENTAGE
1	WEST PARCEL 1	1.128	100%
2	WEST PARCEL 2	1.128	100%
3	WEST PARCEL 3	1.128	100%
4	WEST PARCEL 4	1.128	100%
5	LEVY CENTER II	23,200.00	100%

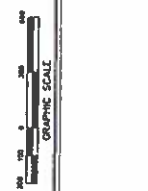
PREPARED FOR:
 LEVY CENTER PROPERTY, LLC, MARSH
 PORTLAND, ME
 LEVY CENTER II,
 LLC, PORTLAND, ME
 COMPANY

LEVY CENTER II
 23,200.00 SQ. FT.
 0.53 AC

ATLAS SURVEYING, INC.
 1000 W. 10TH AVE., SUITE 100
 PORTLAND, ME 04102
 TEL: 603-833-3333
 FAX: 603-833-3334
 WWW.ATLAS-SURVEYING.COM

REGISTERED PROFESSIONAL SURVEYOR
 STATE OF MAINE
 NO. 12345

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 STATE OF MAINE
 NO. 12345





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PKWY

039-00 -08-149

039-00 -08-036

039-00 -08-095
039-00 -08-098
039-00 -08-099
039-00 -08-035

039-00 -08-171
039-00 -08-103
039-00 -08-102
039-00 -08-143

039-00 -08-110
039-00 -08-042
039-00 -08-123

NELSONS CT

039-00 -08-043

039-00 -09-010

039-00 -08-138
039-00 -08-109

039-00 -09-011

039-00 -08-049

039-00 -09-013

039-00 -08-048

PRINCE CT

039-00 -08-048

039-00 -09-034

039-00 -08-190

MUNGIN CREEK RD

S OKATIE HWY

039-00 -08-078

039-00 -11-003

039-00 -10-003

039-00 -11-013
039-00 -11-012

039-00 -11-034

039-00 -10-006

039-00 -11-014

039-00 -11-016

039-00 -11-015

COOKS LANDING RD

039-00 -10-006

