



*Jasper*  
**County**  
South Carolina



# Comprehensive Plan Update

Community Workshop  
October 30, 2023

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**sy**mbi**o**sc**ity**

PEOPLE + PLACE + PLANET



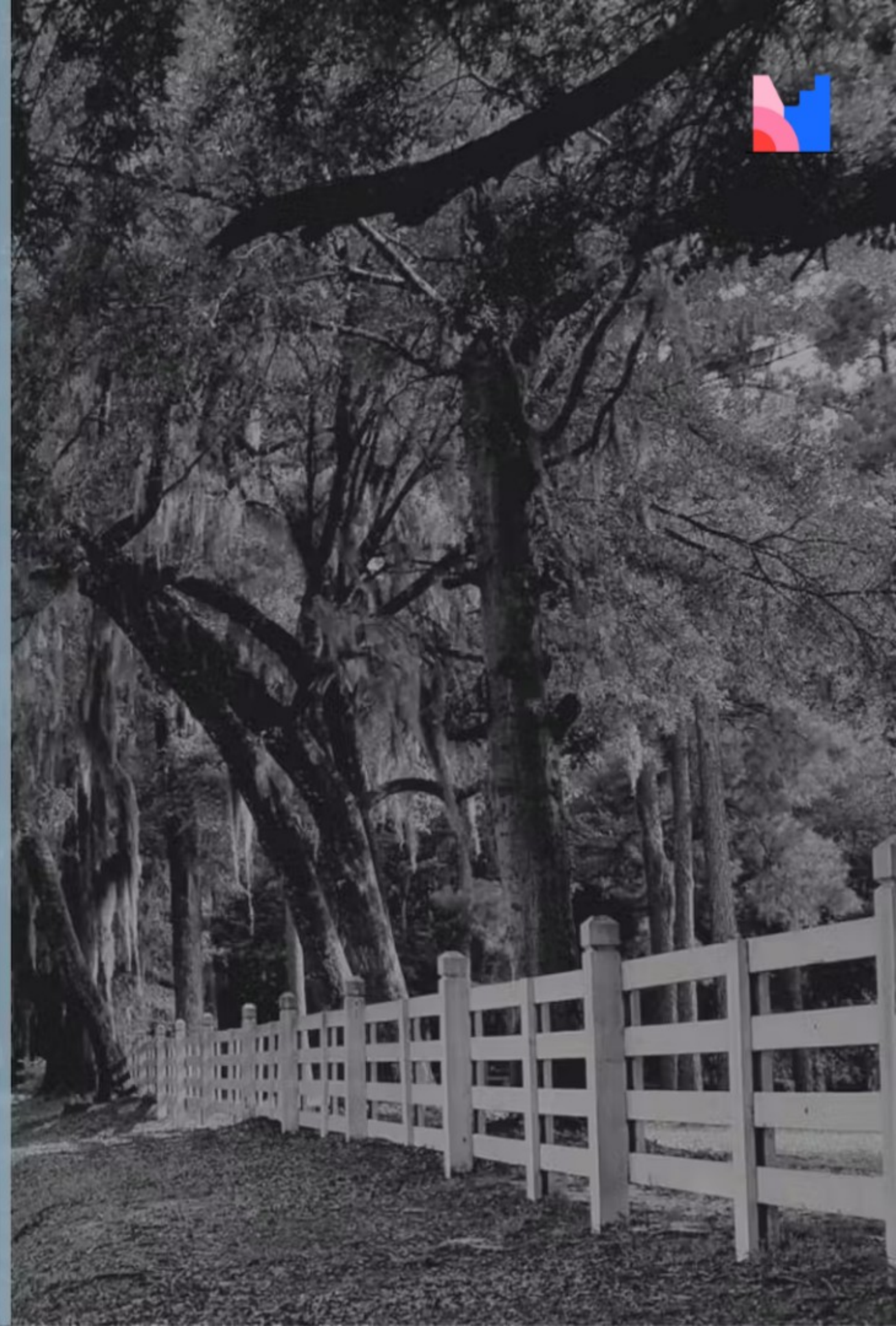


# Agenda

Presentation

Working Groups

Interactive Displays





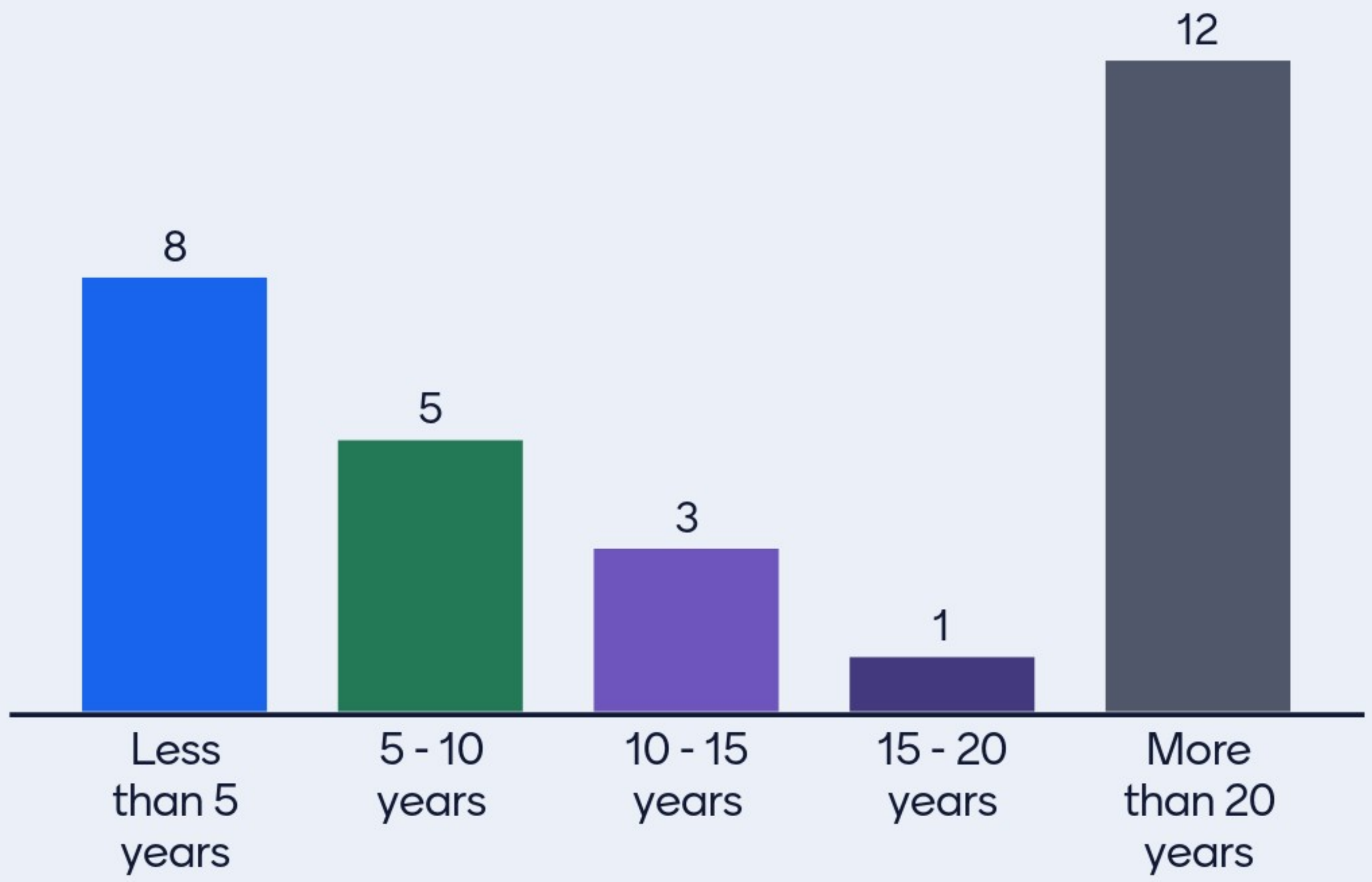


# Instructions



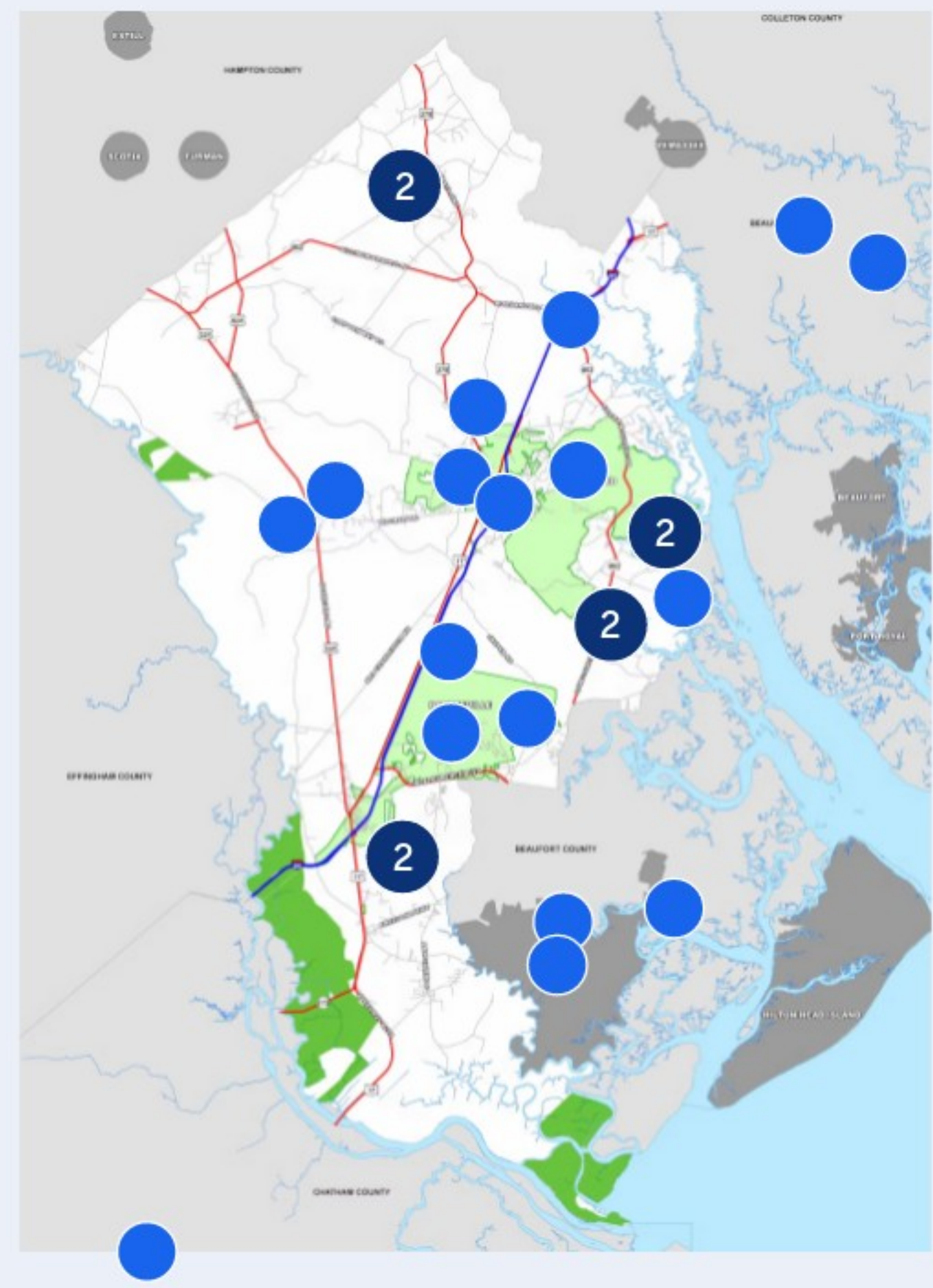


# How long have you lived in Jasper County?





# Place a pin on the map where you live.





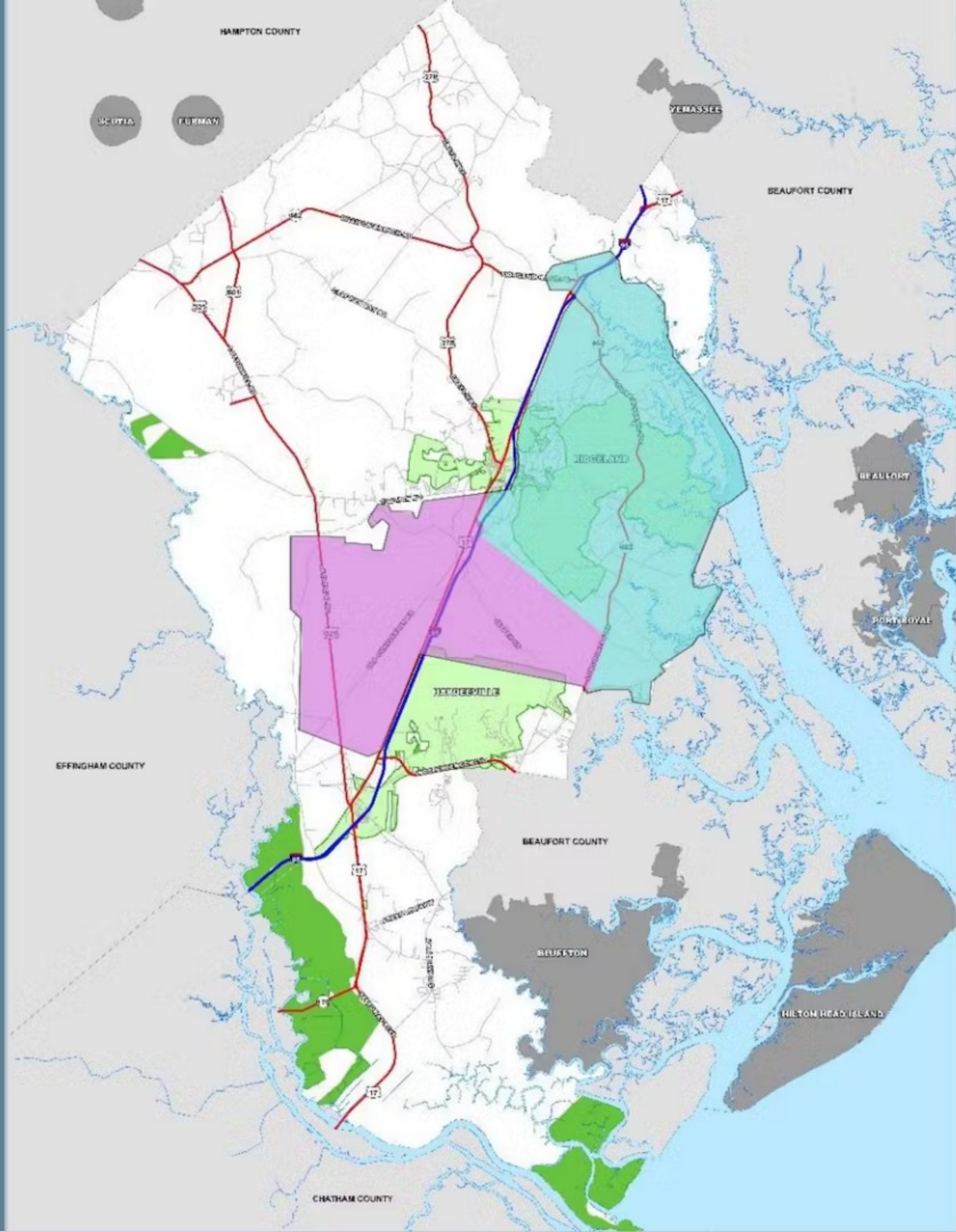


# What is Jasper's Journey?









# Euhaw Broad River Planning Area

- Moratorium until March 2024
- Build from the work of the Broad River Task Force
- Comp plan + development regulations focus



# Schedule

	2023					2024		
	August	Sept	Oct	Nov	Dec	Jan	Feb	March
<b>Phase I: Vision, Goals, and Strategies</b>								
Establish goals for the Euhaw Broad River Planning Area; Initiate development of the land use and community facilities elements, future land use map updates, and natural resource protection strategies								
<b>Phase II: Future Land Use Map</b>								
Present future land use map and draft comprehensive plan narrative; Initiate discuss regarding land use regulations								
<b>Phase III: Development Regulations Update</b>								
Present recommendations for modifications to land use regulations								
<b>Adoption Schedule (Target Dates)</b>								
Planning Commission - Comprehensive Plan Amendments						9-Jan		
Planning Commission - Code Modifications							13-Feb	
County Council - Comprehensive Plan Amendments						22-Jan		
County Council - Code Modifications - 1st Read							19-Feb	
County Council - Code Modifications - 2nd Read								4-Mar
County Council - Code Modifications - 3rd Read								18-Mar
<b>Moratorium Expires</b>								
								20-Mar



# Contents of the Plan



**People and Prosperity**  
Population  
Economic Development



**Natural Environment**  
Natural Resources  
Cultural Resources



**Infrastructure**  
Community Facilities  
Transportation



**Built Environment**  
Land Use  
Housing

**Priority Investment**





# What word or phrase best describes Jasper County to you?

86 responses



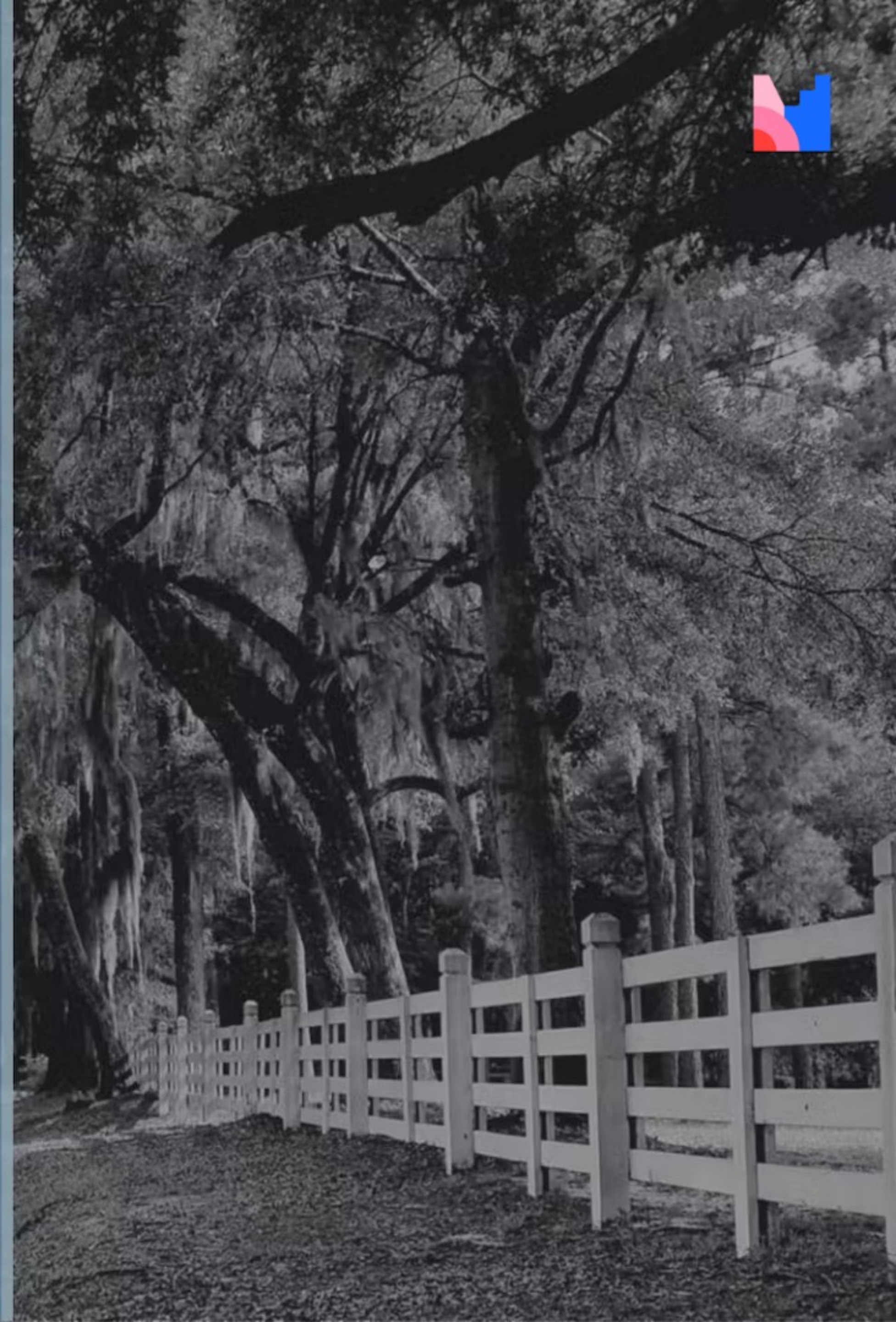




# Our Vision

The identity of Jasper County is intrinsically rooted in the beauty and diversity of the natural environment, rich legacy of our history, and spirit of our people. Even as the county grows and develops, we will maintain our connection to the waters, marshes, and lands that sustain us.

We will work together as a community to address our challenges, maximize our opportunities, and ensure all residents have access to a high quality of life. Jasper County will prosper economically, physically, and socially.





## Jasper County will....



Protect and foster the rural character of Jasper County that defines our sense of place.

Take pride in its land through the stewardship of historic, natural, and cultural resources and reduction in litter and blight.

Support economic development initiatives to provide jobs, education, and training to our community.

Prioritize the maintenance of existing infrastructure over the development of new infrastructure by guiding growth and development to the places most suitable to serve new development.

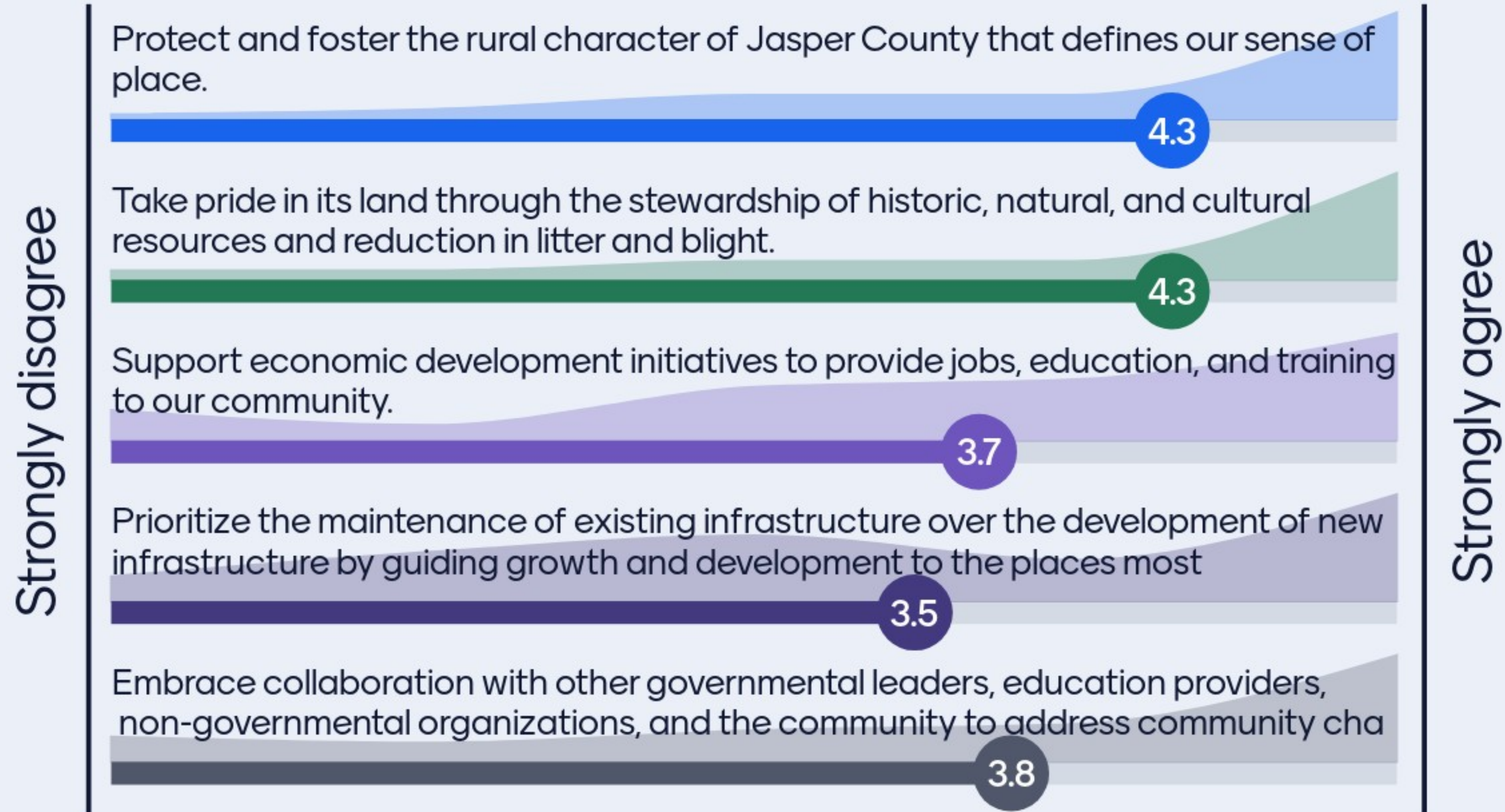
Embrace collaboration with other governmental leaders, education providers, non-governmental organizations, and the community to address community challenges and embrace opportunities, particularly related to education, equity, and leadership.

# Community Principles





# Community Principles



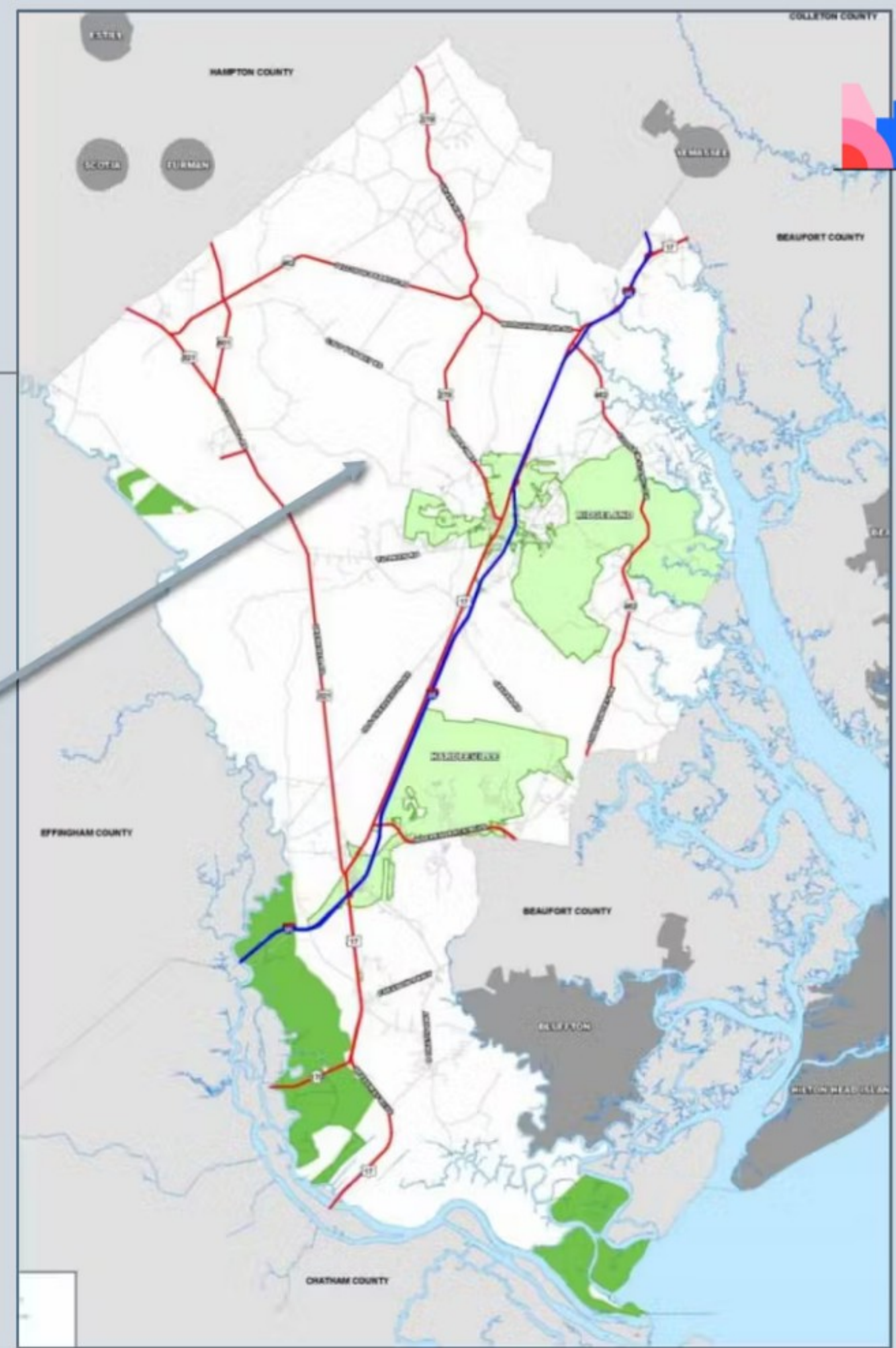




# Built Environment: Land Use

Current land use  
Future land use

Focus Area:  
Unincorporated  
Jasper County



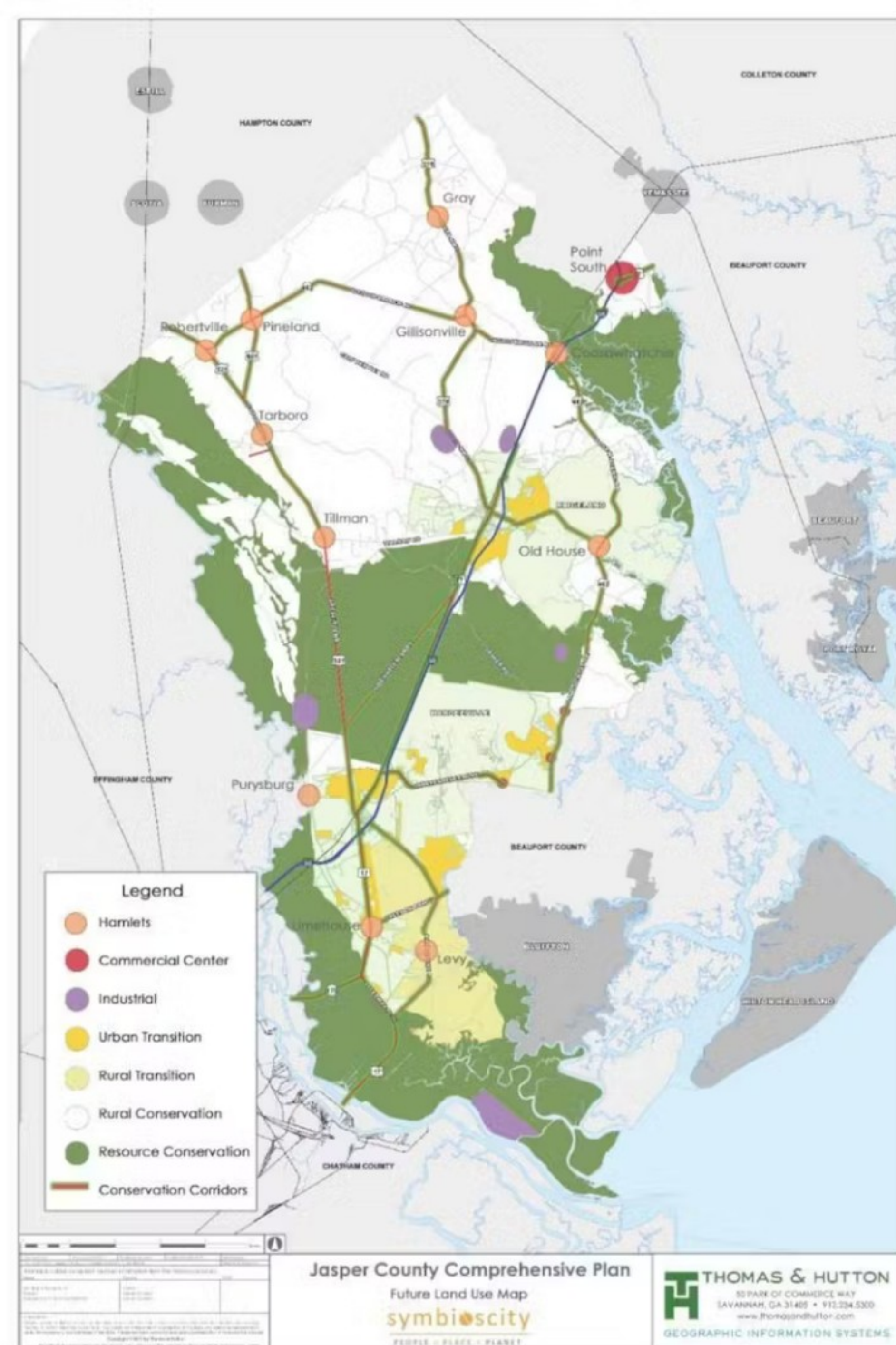




# Future Land Use Map

Analysis of natural conditions +  
Existing conditions + Community input =  
Future Land Use Map

Serves as a guide for making informed land use  
decisions







## Built Environment: Land Use

### Hamlets – Existing Community Nodes



## Hamlets

Smaller residential lot sizes with appropriate vernacular features

Small-scale commercial uses with appropriate scale and design. Parking areas may be surfaced with gravel instead of paved.

Centrally located community parks and greenspace

Preservation and restoration of historic sites and structures

Interconnected grid network of streets with sidewalks





## Built Environment: Land Use

 Commercial  
Centers



### **Commercial Centers**

Sidewalks along frontage roads and other roadways

Clearly delineated areas for pedestrians in parking lots

Interparcel connectivity

Encourage mixed-use development





# Built Environment: Land Use

● Rural Conservation



## Rural Conservation

Preservation of key landscape features, such as oaks, etc.

New development should be thoughtfully placed within the existing landscape

Conservation subdivision design should be promoted as the preferred development pattern







## Built Environment: Land Use

 Urban  
Transition

 Rural  
Transition



### **Urban Transition**

Coordination with Hardeeville / Ridgeland

### **Rural Transition**

Small-scale commercial and office development

Diversity of housing types, ranging from small to estate single-family lots; duplex, triplex, and quadplex buildings designed to complement existing single-family residential

Mixed use and small-scale multi-family in keeping with the scale and character of the area





Built  
Environment:  
Land Use

 Resource  
Conservation



## Resource Conservation

Vital components to the riverine systems and provide critical habitat for plants and wildlife

Dominated by hydric soils

Primarily for conservation and recreation

Any development should be very low in impact







## Built Environment: Land Use

 Conservation Corridors



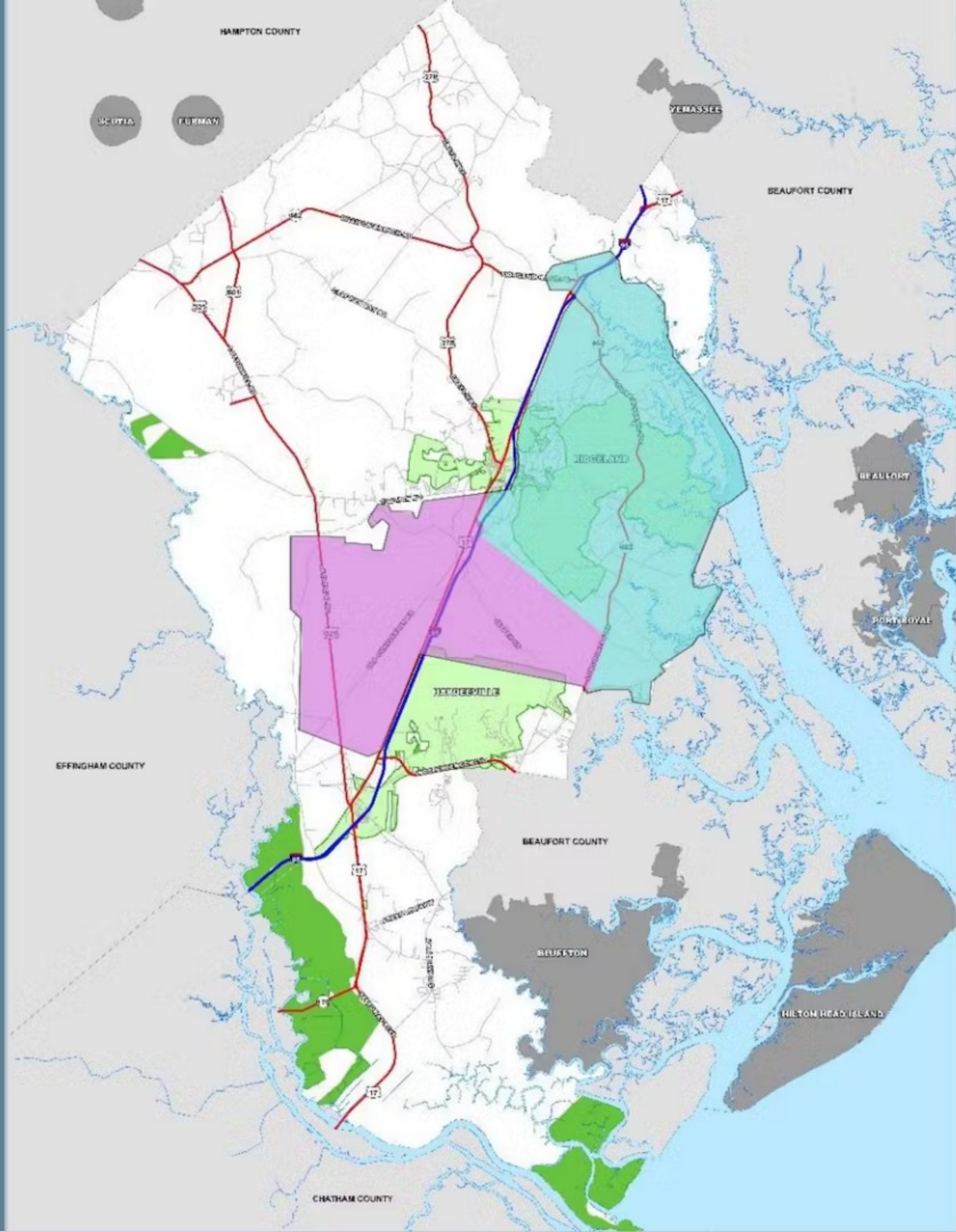
### Conservation Corridors

Overlays that do not establish land uses, but instead require specific safety and design standards

Maintain community character







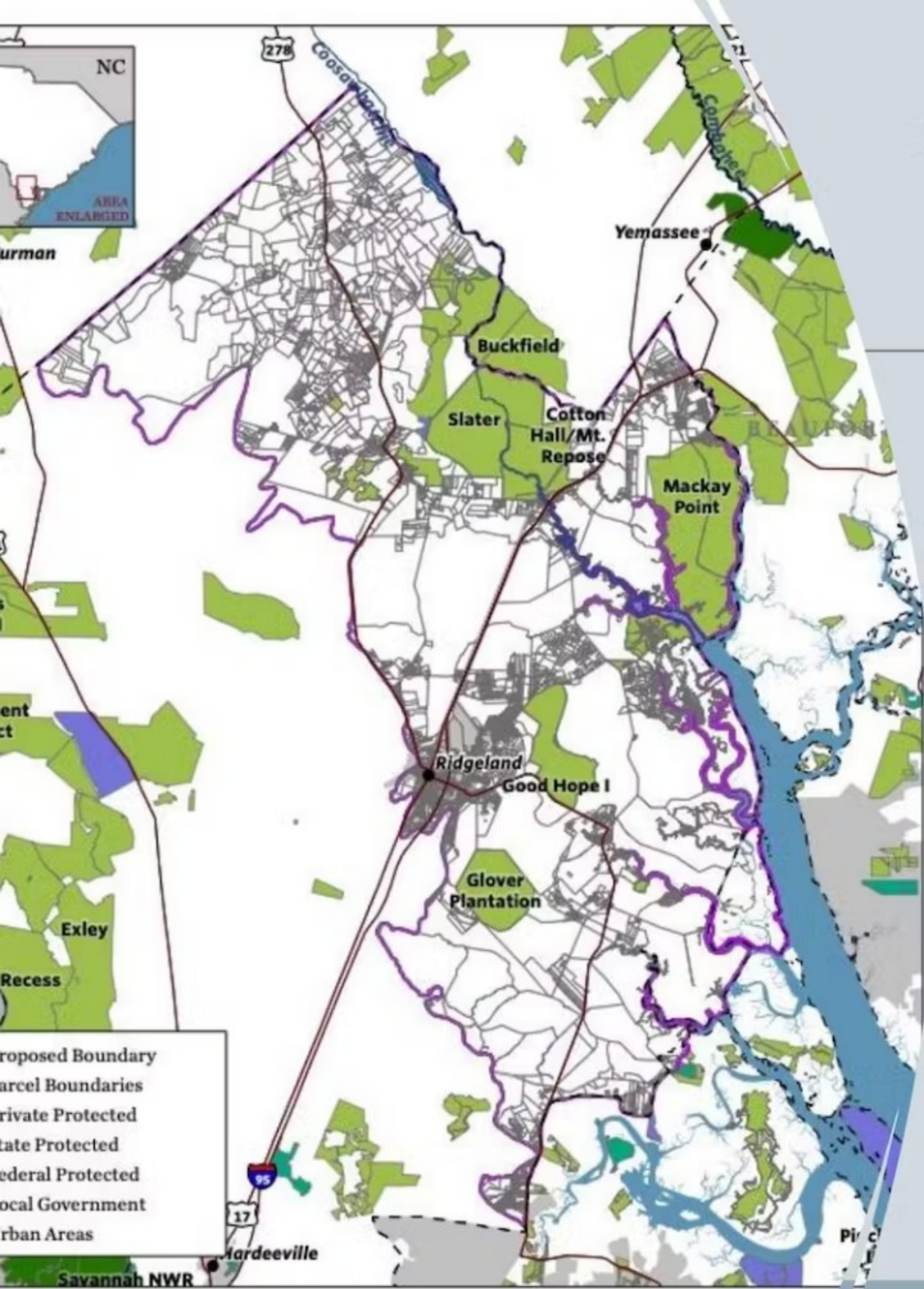
# Euhaw Broad River Planning Area

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# Scope of Broad River Task Force Assignment



To study the conservation and development potential of the Broad River corridor, from Highway 170 to Interstate 95, with a primary focus on the unincorporated parcels of Jasper County.

To identify the characteristics of sites that are most suitable for conservation and develop conservation strategies in consultation with the landowner.

To identify the characteristics of sites that are most suitable for development.

To seek all available grants and related funding opportunities that would further the shared goals.

To create a series of maps including

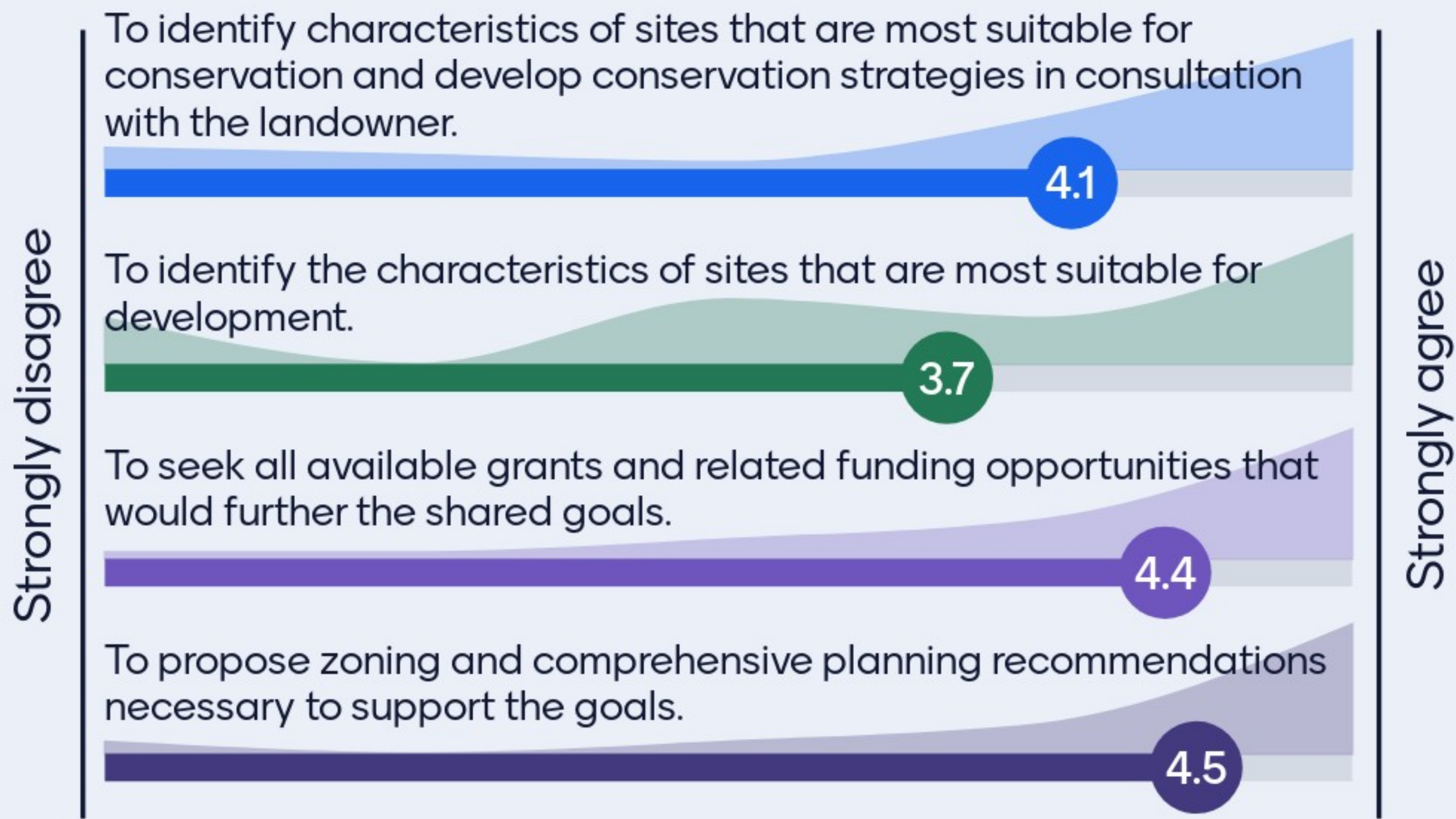
- where development is already permitted and occurring,
- where conservation is already occurring, and
- where future conservation can and should occur.

To propose zoning and comprehensive planning recommendations necessary to support the goals.





# Do you support the scope of the Broad River Task Force?







# Breakout Groups

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What does Rural Conservation mean to you?

What type of development is appropriate?

What strategies should be considered?





# What does Rural Conservation mean to you? What type of development is appropriate? What strategies should be considered?

31 responses

Hamlets community corners

Good jobs

Rural conservation means preserving natural characteristics of places outside of

Retaining the natural beauty. Tree canopies over hiways

In unincorporated portions of the county. Not making any more land.

Protection of natural resources without stripping the economic gain of property owners

Better collaboration between municipalities and county!

Rural conservation means holding on to nature. Min development that blends in; supported by infrastructure, realistic goals for development, strategies considered...those that do the most good with leastharm

Protecting the rural area's & keeping the land the way it is. None what so ever. Eliminate all development from coming

3



14







# What does Rural Conservation mean to you? What type of development is appropriate? What strategies should be considered?

31 responses

Truly protecting our rural areas from development

Enforcement of codes/rules already in place.

Preserving the rural habitat and wildlife

Improving the infrastructure

-Saving the rivers-protecting wildlife -protecting cemeteries  
-conserving tree canopy -less density

None. Until we control what been forced on current home owners

Quiet, sparse development that respects small communities' values. Large lots to maintain rural character.

Roads and drainage systems need to be expanded

None

3



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# What does Rural Conservation mean to you? What type of development is appropriate? What strategies should be considered?

31 responses

Within the town

Depends on where it is

Multifamily high rises should be in already established municipalities

No clear cutting

Strategies to be considered would be to establish regional growth boundaries

Common sense

Regional cooperation

Protecting wetlands and managing wildlife

Small planned parcels that have good roads. Not much development other than road improvement and storm water improvements.

3



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# What does Rural Conservation mean to you? What type of development is appropriate? What strategies should be considered?

31 responses

Protection of Gullah-Geechee land so that Jasper County does not end up running all the black people off like Hilton Head Island and Bluffton. They will do the same to white land owners.

Protecting rural areas, water ways and working with neighboring areas. Limit clear cutting. Involve SCDOT and Jasper water on how to manage the needs for infrastructure.

Please get rid of the mindset, build it and they will come.

Slow down, enforce rules and let developers pay for needed infrastructure. No more annexing.

3



14







# Displays

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## Vision Statement

Share your feedback on notecards or using the QR code



## Maps

Using the push pins, identify areas for:

-  Residential
-  Commercial
-  Conservation
-  Other

Use sticky notes to add details!