



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

December 12, 2023
6:00 PM

Clementa C. Pinckney Government Building
Council Chambers

Call to Order: Chairman Pinckney
Invocation & Pledge of Allegiance
Approval of Agenda
Approval of Minutes: September 12, 2023
Welcome and Introduction of New Planning Commission Members

New Business:

- A. Zoning Map Amendment – Industrial Development – Tax Map Number 067-00-01-003
- B. Approval of the 2024 Planning Commission Schedule

Discussion:

- A. Open Discussion

Adjourn



Jasper County Planning and Building Services

358 Third Avenue - Post Office Box 1659
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Phone (843) 717-3650 Fax (843) 726-7707

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

Jasper County Planning Commission

Staff Report

Meeting Date:	December 12, 2023
Project:	Zoning Map Amendment – Industrial Development
Applicant:	Staff Initiated
Tax Map Number:	067-00-01-003
Submitted For:	Action
Recommendation:	Approval of Industrial Development

Description: This agenda item is a staff-initiated request for a Zoning Map Amendment to have a property designated as Industrial Development. The subject property is located at 951 Carolina Drive. The property consists of 172 acres and is currently zoned Rural Preservation (RP). The property is owned by Beaufort Jasper Water Sewer Authority (BJWSA) and is known as their Cherry Point Reclamation Facility where sewer is collected and treated. In accordance with Article 6 of the Zoning Ordinance, collection of sewage is allowed in the Rural Preservation (RP) Zoning District; however, treatment of sewage is not allowed in RP. The facility was originally constructed around 1997 – 1998, and therefore, is considered a legal non-conforming use.

Background: BJWSA submitted a major site plan application to expand the Cherry Point Reclamation Facility in order to meet the growth demands and the projected development forecast. During the site plan review, staff realized the property use was a legal non-conforming use. In accordance with Article 9 of the Jasper County Zoning Ordinance, legal nonconformities are uses, structures, lots, or developed site improvements that do not conform to one or more provisions or requirements of the Zoning Ordinance but were lawfully established prior to the effective date of the current Zoning Ordinance or amendments thereto, or those approved by the Planning Commission through Article 9:3.7(2). While BJWSA could provide a business plan and ask the Planning Commission to approve their expansion, the use would still be non-conforming and Jasper County believes it is in the best interest of BJWSA and Jasper County to have the property re-zoned to Industrial Development bringing the property use in compliance with the County Zoning Ordinance. This property will never be developed for any other purpose than a sewage collection and treatment facility with the exception of accessory uses that support the facility. Furthermore, the facility has been operating as an industrial use for 25 years.

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 an “Urban Transition” area. These areas are pockets of unincorporated Jasper County that are partially or entirely surrounded by either the City of Hardeeville or the Town of Ridgeland. In many instances, these areas were already developed as the municipalities expanded their municipal boundaries through annexation. For areas that experience new development or redevelopment within the Urban Transition zones, consideration should be given to working with the adjacent municipality for annexation.
- **Adjacent Zoning:** The adjacent parcels are zoned Industrial Development, General Commercial, Rural Preservation, and the municipal limits of Hardeeville.
- **Adjacent Land Use:** Adjacent land uses are a mix of both industrial and commercial uses. To the north is a Planned Development District through the City of Hardeeville, which includes a new residential subdivision, To the east is a Commercial Subdivision known as the Cherry Point Business Park, which contains a variety of general commercial uses. To the south are two concrete plants, a waste management facility, and undeveloped forested property. To the west is undeveloped forested property.
- **Traffic and Access:** The subject property is accessed by Carolina Drive and Jasper Station Road. Carolina Drive is a local road, maintained by Jasper County. Jasper Station Road is a local road maintained by SCDOT.

Staff Recommendation: BJWSA is an essential utility provider, serving Jasper County, its citizens and property owners. The property has been used as an industrial use for 25 years and is adjacent to other industrial and commercial land uses. The Jasper County Comprehensive Plan does not give any other guidance within the Urban Transition area aside from annexation, so based on the adjacent zoning and adjacent land uses, the re-zoning request is compatible and harmonious with the surrounding area and will not create a negative or adverse impact on the community. For these reasons, staff recommends approval to have the property designated as Industrial Development.

Attachments:

1. Ordinance
2. Aerial map of property and surrounding area
3. Aerial map with zoning layer
4. Google Earth Map of the site and surrounding area
5. Future Land Use Map from the Comprehensive Plan

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

ORDINANCE: 2023 - _____

AN ORDINANCE

To amend the Official Zoning Map of Jasper County so as to transfer a property located at 951 Carolina Drive, bearing Jasper County Tax Map Number 067-00-01-003 from the Rural Preservation District to the Industrial Development District on the Jasper County Official Zoning Map.

WHEREAS, the Jasper County staff has requested the parcel bearing Jasper County Tax Map Number 067-00-01-003 consisting of approximately 172 acres, located at 951 Carolina Drive, be re-zoned from the Rural Preservation District to the Industrial Development District on the Official Zoning Map of Jasper County and that request has been submitted 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 172 acres bearing Jasper County Tax Map Number 067-00-01-003, located at 951 Carolina Park Drive on the Jasper County Official Zoning Map in the Rural Preservation District shall be transferred to the Industrial Development District.

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

L. Martin Sauls IV
Chairman

ATTEST:

Wanda Simmons
Clerk to Council

ORDINANCE: # 2023-__

First Reading: _____

Second Reading: _____

Public Hearing: _____

Adopted: _____

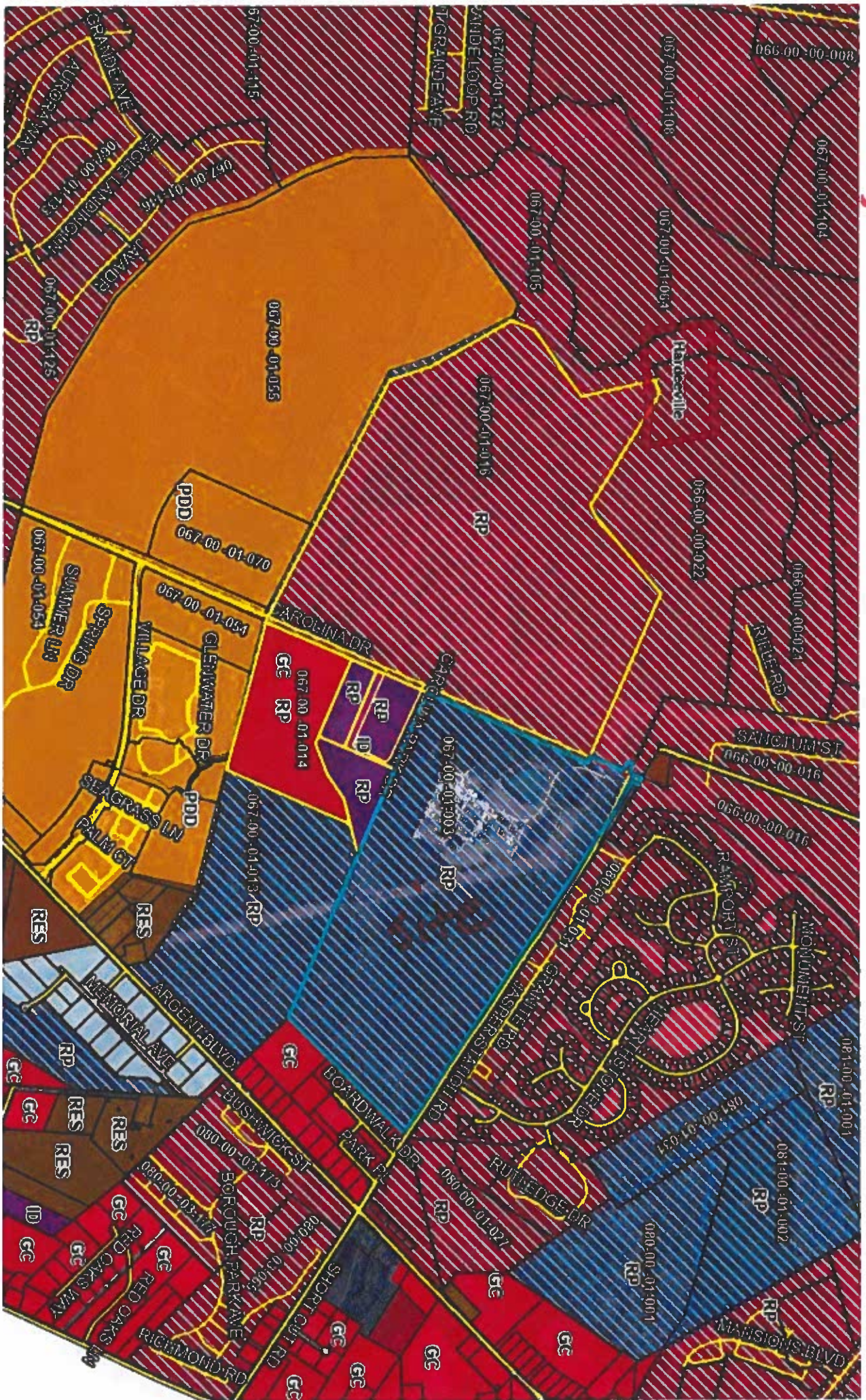
Considered by the Jasper County Planning Commission at its meeting on

December 12, 2023 and recommended for approval.

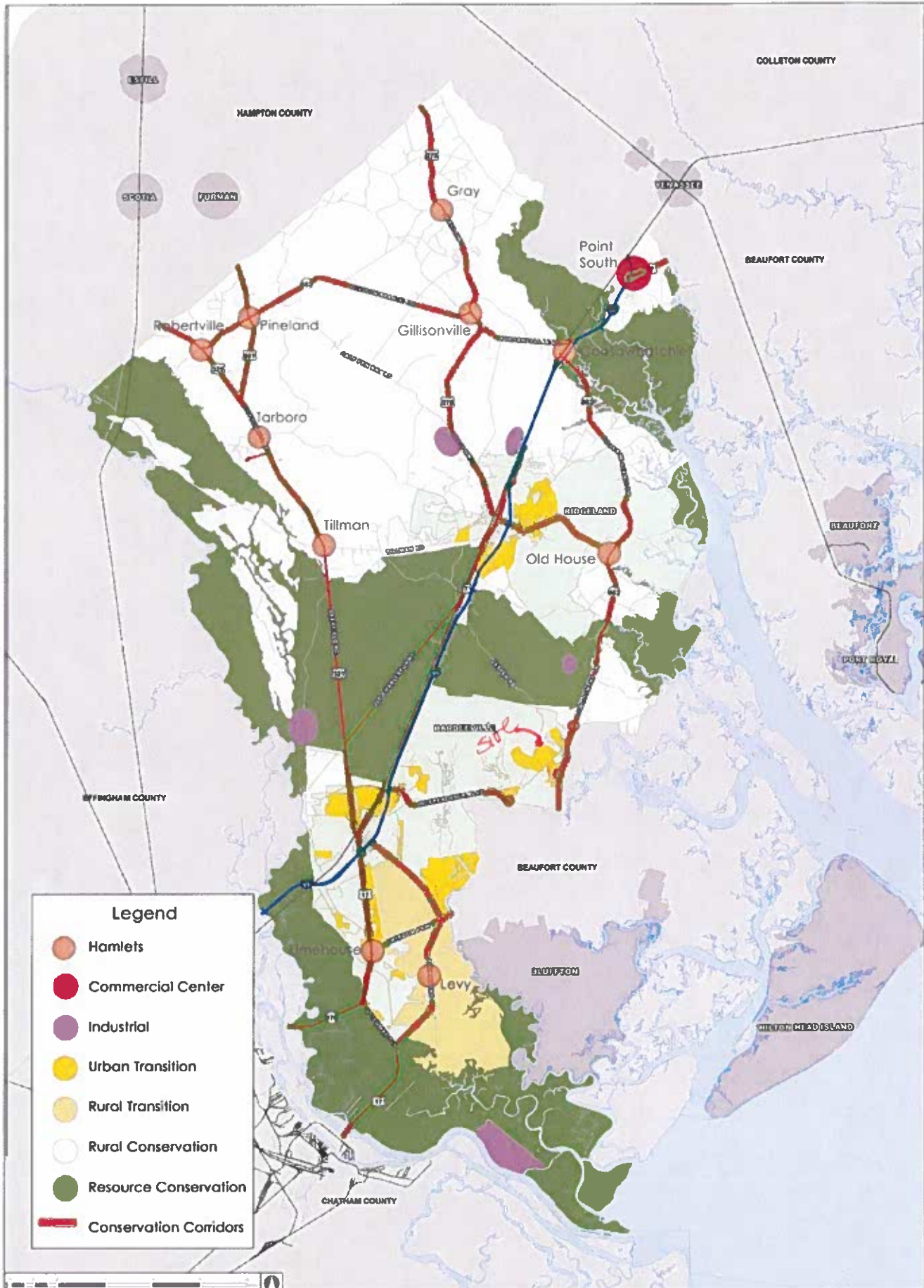
Reviewed for form and draftsmanship by the Jasper County Attorney.

David Tedder

Date



Red hashed lines - Thrive City limits
 Bright Red - General Commercial - Purple - Industrial Development



- | Legend | |
|--------|------------------------|
| | Hamlets |
| | Commercial Center |
| | Industrial |
| | Urban Transition |
| | Rural Transition |
| | Rural Conservation |
| | Resource Conservation |
| | Conservation Corridors |

Map Information

Title: Jasper County Comprehensive Plan Future Land Use Map

Author: Thomas & Hutton, Inc.

Scale: 1" = 1 Mile

North Arrow: Located at the top of the map.

Revision History:

Date	Description
12/31/2013	Final Map

Jasper County Comprehensive Plan
 Future Land Use Map

 PEOPLE PLACE PLANET

THOMAS & HUTTON
 50 PARK OF COMMERCE WAY
 SAVANNAH GA 31405 • 912.234.5300
www.thomasandhutton.com
 GEOGRAPHIC INFORMATION SYSTEMS



32°20'14.6"N 80°56'43.6"W

Google Map - Cherry Point Reclamation Facility



Imagery ©2023 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2023 Google 500 ft



32°20'14.6"N 80°56'43.6"W

32.337374, -80.945438



Directions



Save



Nearby



Send to phone



Share



176 Carolina Oaks Ave, Okatie, SC 29909

83P3+WRV Hardeeville, South Carolina



Jasper County Planning Department

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2024 Planning Commission Meeting Dates and Submittal Deadlines

Meeting Date

January 09, 2024

February 13, 2024

March 12, 2024

April 09, 2024

May 14, 2024

***June 11, 2024 Primary Election**

Staff proposes June 18, 2024 with a submittal deadline of May 28, 2024

***July 09, 2024 July 4th and space out 4 weeks** Submittal Deadline: June 18, 2024

Staff proposes July 16, 2024 with a submittal deadline of June 25, 2024

August 13, 2024

September 10, 2024

October 08, 2024

November 12, 2024

December 10, 2024

Submittal Deadline is 5:00 P.M.

Submittal Deadline: December 19, 2023

Submittal Deadline: January 23, 2024

Submittal Deadline: February 20, 2024

Submittal Deadline: March 19, 2024

Submittal Deadline: April 23, 2024

Submittal Deadline: May 21, 2024

Submittal Deadline: July 23, 2024

Submittal Deadline: August 20, 2024

Submittal Deadline: September 17, 2024

Submittal Deadline: October 22, 2024

Submittal Deadline: November 19, 2024

Meetings are scheduled to begin at 6:00 P.M. Please verify location, date and/or time changes by checking the Agenda posted on the County's website on the Planning & Building Services webpage and/or posted at the Clementa C. Pinckney Government Building, 358 Third Avenue, Ridgeland, South Carolina.