



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

July 11, 2023
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: June 20, 2023

New Business:

A. Major Subdivision – Conceptual Plan Review – Tillman Subdivision

Discussion:

A. Open Discussion

Adjourn



Jasper County Planning and Building Services

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

Jasper County Planning Commission Staff Report

Meeting Date:	July 11, 2023
Project:	Tillman Subdivision
Applicant:	Mr. & Mrs. Erasmo & Angelica Callejas
Tax Map Numbers:	046-00-06-029
Submitted For:	Conceptual Review of Major Subdivision
Recommendation:	Approval of Concept Plan to allow the Developer to move forward with engineering design for preliminary plat approval.

Description: The applicant, Mr. & Mrs. Erasmo & Angelica Callejas is seeking a conceptual review approval of a proposed major subdivision for the purpose of securing advice and/or comments prior to applying for a preliminary plat approval of a major subdivision. The subject property consists of 14.10 acres and is located along Tillman Road. The applicant proposes to develop a residential subdivision consisting of six (6) lots. Each lot is 1 acre in size and would consist of one (1) duplex, creating a total of twelve (12) units. There would be 1 residual lot remaining, consisting of approximately 8 acres, primarily wetlands. This lot is proposed for recreational purposes and will remain undisturbed. The property is zoned Residential, which requires a minimum lot size of a half (1/2) acre. Duplexes are a conditional use in the Residential Zoning District and requires one (1) acre minimum lot sizes. The proposed development includes only one curb cut along Highway 336 which will consist of a paved road that will serve as access to each lot. The lots will be served by a private well and a septic tank. Because of the low density that is being proposed, a traffic impact analysis is not required.

Analysis: Empire Engineering provided a site plan for conceptual review by the Planning Commission, which includes all of the requirements outlined in Section 2.8 of the Jasper County Land Development Regulations. Once the concept plan has been approved by the Planning Commission, the applicant will proceed with outside agency permitting and engineering review by the County's Engineer Consultant to ensure compliance with the specific requirements of the Jasper County Land Development Regulations prior to the Planning Commission's review for preliminary plat approval.

Recommendation: Staff recommends approval of the conceptual plan for Tillman Subdivision.

Attachments:

1. Application
2. Project Narrative
3. Site Plan, prepared by Empire Engineering, dated April 2022, received June 16, 2023
4. Aerial Map
5. Aerial Map with zoning layer



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Major Site Plan Application

Applicant:	Mr. & Mrs. Erasmo & Angelica Callejas
Address:	3 Barberry Lane, Bluffton SC 29910
Telephone:	(843) 227-2645
Email:	acallejas1112@gmail.com
Owner:	Mr. & Mrs. Erasmo & Angelica Callejas
Address:	3 Barberry Lane, Bluffton SC 29910
Telephone:	(843) 227-2645
Email:	acallejas1112@gmail.com
Project Name:	Tillman Subdivision
Tax Map Number(s):	046-00-06-029
Gross Acreage:	14.1
PDD (if applicable):	
Zoning District(s):	Residential
Checklist Included (Y/N):	N
Administrative Fee: \$500 (<9,999 SF) or \$1,500 (10,000 SF and above) + \$.10/SF	
Engineering Review Fee: (As required by DSR)	
Date Mailed or Hand Delivered:	

Ebrahim Nadji- Authorized Applicant
06/19/2023

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

Internal Use Only	
Date Received:	6/16/2023
Amount Received:	\$ Pending
Staff Member:	

Project Narrative

Proposed Duplexes

Tax Map No. 046-00-06-029

Tillman Road, SC HWY 336

Jasper County, South Carolina

Mrs. Lisa Wagner

Director

Jasper County Planning & Zoning Department

358 Third Avenue

Ridgeland, SC 29936

The property owner Mr. & Mrs. Callejas would like to subdivide the property into 6 one acre lots. Each lot would have a 3600 SF duplex building. Since the public water or sanitary sewer are not available in the area of the County, the Wasterwater will be served by septic tank and adequate drain field. The water will be served by individual wells.

Prior to design of subdivision, the client would like to see if above proposal will be acceptable with Planning Commissioners. I have included a copy of site layout for our proposal along with Site Plan Application.

Respectfully,

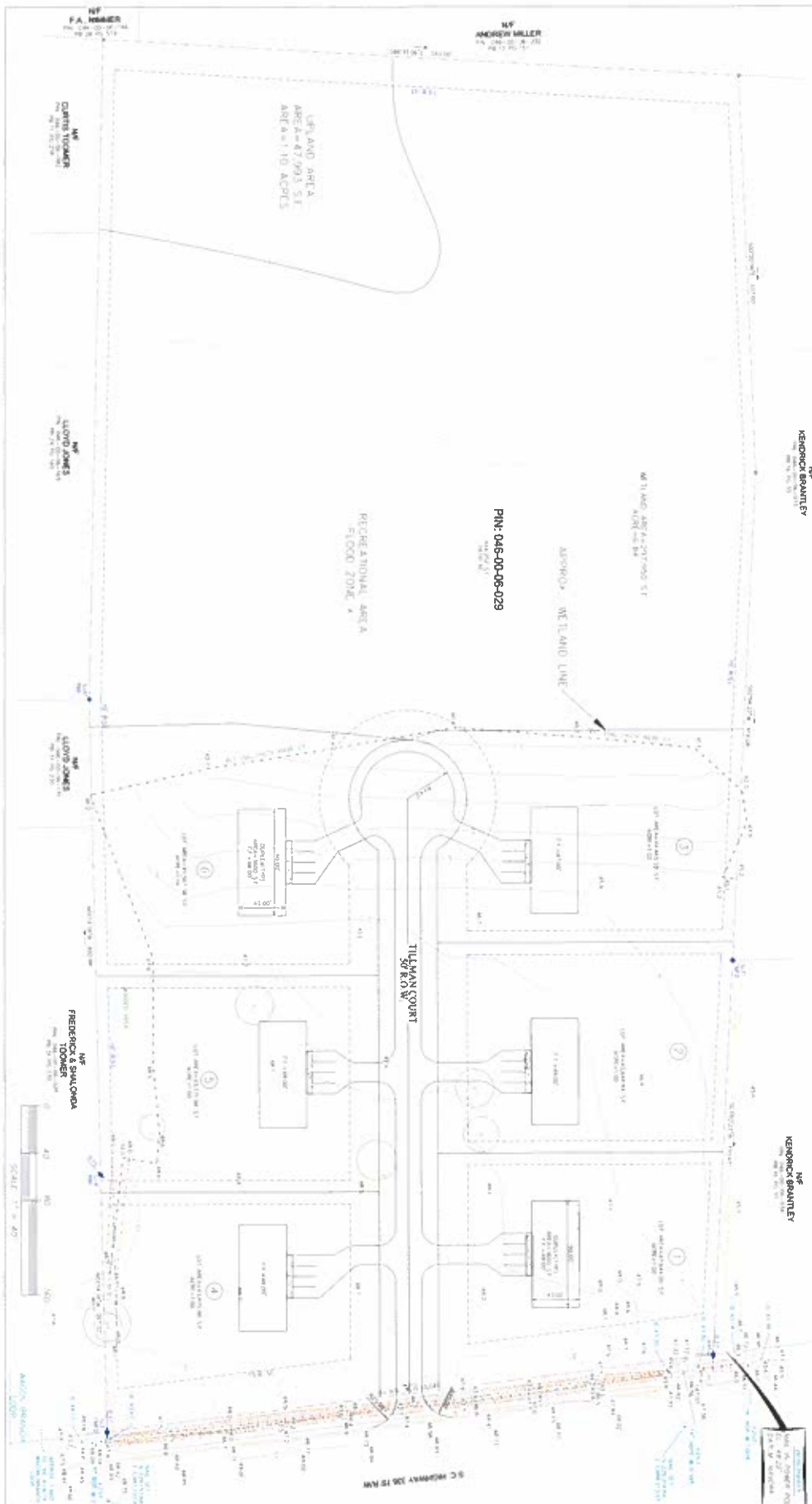


Ebrahim Nadji, P.E. CFM

Cc: Mr. & Mrs. Callejas



1. THIS SURVEY IS FOR THE PURPOSES OF A SUBDIVISION.
2. CONDITIONS OF THE FIRST INTERESTS THAT SURVIVE ARE TO BE KEPT OR DELETED.
3. VERTICAL CURVES TO AND FROM.
4. HORIZONTAL CURVES TO AND FROM.
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PLN: 045-00-06-029

DEVELOPER: GARDNER BRASCO & MCDONALD CALLEAS
 ADDRESS: 3 BARRINGER LANE
 RUFFINGTON, SC 29010
 TELEPHONE: (843) 247-6358

SURVEY PROVIDED BY: ATLAS SURVEYING, P.C., LLC
 VERA BRANTLEY, OWNER, STATE A
 REGISTERED PROFESSIONAL SURVEYOR
 LICENSE NO. 29939
 TELEPHONE: (843) 699-9977
 DATE OF SURVEY: JUNE 05, 2023

NO. 1	DATE	DESCRIPTION

TILLMAN SUBDIVISION

PREPARED BY
FRANCO & INGLE ENGINEERS
 WISPER COUNTY, SOUTH CAROLINA



EMPIRE ENGINEERING CO., INC.

415 NORTH BRIDGE ROAD
 BOX 518
 WYOMING, SOUTH CAROLINA 29093
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