

ARTICLE 2: REVIEW AND DECISION MAKING BODIES

Section

- 2:1 Jasper County Council
 - 2:2 Jasper County Planning Commission
 - 2:3 Jasper County Board of Zoning Appeals (BZA)
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§ 2:1 JASPER COUNTY COUNCIL.

2:1.1 Review Authority

The County Council does not act in a review or recommending capacity.

2:1.2 Decision-Making Authority

The County Council shall have final (local) decision-making authority on the following matters pursuant to (S.C. Code §6-29-760):

1. Comprehensive Plan Amendments.
2. Zoning Ordinance Text Amendments (see Article 3, Section 3:2).
3. Zoning Map Amendments (see Article 3, Section 3:2).
4. Planned Development Districts
5. Acceptance of public dedications.

§ 2:2 JASPER COUNTY PLANNING COMMISSION.

2:2.1 Review Authority.

The function and duty of the Planning Commission is to undertake a continuing planning program for the physical, social, and economic growth, development, and redevelopment of the unincorporated areas of Jasper County. The Planning Commission may make, publish, and distribute maps, plans, and reports and recommendations relating to the

development of its area of jurisdiction to County officials and agencies, public utility companies, civic, educational, professional, and other organizations and citizens pursuant to S.C. Code § 6-29-340. In general, the Planning Commission has the powers as may be necessary to enable it to perform its functions and promote the planning within the unincorporated boundaries of Jasper County.

The function of the Joint Planning Area (JPA) Planning Commission is to carry out those duties as outlined in Jasper County Ordinance #05-11.

In the discharge of its responsibilities, the local planning commission has the power and duty to:

1. Prepare and revise periodically plans and programs for the development and redevelopment of its area as provided in this chapter; and
2. Prepare and recommend for adoption to the appropriate governing authority or authorities as a means for implementing the plans and programs in its area:
 - (a) Zoning ordinances to include zoning district maps and appropriate revisions thereof, as provided in this chapter;
 - (b) Regulations for the subdivision or development of land and appropriate revisions thereof, and to oversee the administration of the regulations that may be adopted as provided in this chapter;
 - (c) An official map and appropriate revision on it showing the exact location of existing or proposed public street, highway, and utility rights-of-way, and public building sites, together with regulations to control the erection of buildings or other structures or changes in land use within the rights-of-way, building sites, or open spaces within its political jurisdiction or a specified portion of it, as set forth in this chapter;
 - (d) A landscaping ordinance setting forth required planting, tree preservation, and other aesthetic considerations for land and structures;
 - (e) A capital improvements program setting forth projects required to implement plans which have been prepared and adopted, including an annual listing of priority projects for consideration by the governmental bodies responsible for implementation prior to preparation of their capital budget; and policies or procedures to facilitate implementation of planning elements.

2:2.2 Decision-Making Authority.

The Planning Commission acts in a review and approval capacity on Major Subdivision Applications as set out in this Ordinance and pursuant to SC. Code, § 6-29-760.

§ 2:3 JASPER COUNTY BOARD OF ZONING APPEALS (BZA).

2:3.1 Review Authority.

The Board of Zoning Appeals does not act in a review or recommending capacity.

2:3.2 Decision-Making Authority.

The Board of Zoning Appeals shall have final (local) decision-making authority on the following matters located within the unincorporated areas of the County:

1. Variances (See Article 3, Section 3.3)
2. Special Exceptions (See Article 3, Section 3:4)
3. Appeals of Administrative Decisions (See Article 3, Section 3:5).

Neither the Planning Commission nor the County Council has decision-making authority on any BZA applications.