



A SPECIAL CALLED **PUBLIC HEARING ONLY** WILL BE CONDUCTED WITH THE COUNTY COUNCIL.

Meeting Date: Thursday, September 19, 2024, at 5PM

Meeting Location: Port Royal Sound Foundation,
310 Okatie Highway, Okatie SC 29909, in the [Weezie Pavilion](#).

Watch In Person or Live via YouTube at:

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www.jaspercountysc.gov

FOR MORE INFORMATION, PLEASE CALL (843) 717-3696



JASPER COUNTY COUNCIL **PUBLIC HEARING ONLY**

Meeting Location: Port Royal Sound Foundation Bldg
310 Okatie Highway, Okatie SC 29909

in the **Weezie Pavilion**

Thursday, September 19, 2024

Agenda

5:00PM

- Call to Order by Chairman Sauls

Report of Compliance with the Freedom of Information Act.

In compliance with the Freedom of Information Act, notice of meetings and agendas were posted and furnished to all news media and persons requesting notification

- Invocation
- Approval of Agenda
- **Public Hearing Only** For An Ordinance to amend Jasper County Zoning Ordinance, Article 5, *Zoning District Regulations*, to add two new primary zoning districts; Rural Preservation – 10 (RP10) and Village Commercial (VC), one new overlay district, Euhaw Overlay District (EOD); amend Article 6, *Use Regulations*, to add uses for the RP-10 and VC zoning districts; amend Article 7, *Primary Districts*, to add lot size, lot width, and setback requirements for RP-10 and VC zoning districts, amend lot width requirements in the Residential, Community Commercial, General Commercial, Industrial Development, and Mixed Business zoning districts, amend riparian buffer requirements, and add design standards for the Village Commercial zoning district; amend Article 8, *Special Purpose Districts*, to add design standards and requirements for the Euhaw Overlay District (EOD); Article 11, *Conditional Use Review and Regulations*; to add conditions for certain uses; amend Article 15, *Sign Regulations* to add standards for the RP-10 and VC districts; amend Article 22, *Rural Small Lot Subdivisions*, to provide alternative standards for subdivisions; and amend the Jasper County Official Zoning Map to re-zone some properties within the Euhaw Broad River Planning Area to the Rural Preservation-10 zoning district and the Village Commercial zoning district; Invoking application of the Pending Ordinance Doctrine; and other matters related thereto. *(No vote will be taken as this is not an action item)*

- Adjourn

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, notification of the meeting was posted on the County Council Building at a publicly accessible place and on the county website at least 24 hours prior to the meeting. A copy of the agenda was given to the local news media and posted at the meeting location twenty-four hours prior to the meeting.

Special Accommodations Available Upon Request to Individuals with Disabilities, please call contact the ADA & Civil Rights Coordinator, **Tisha Williams** either in person at 358 Third Avenue, Ridgeland, South Carolina or by telephone at **(843) 717-3690** no later than 48 hours prior to the scheduled meeting.

STATE OF SOUTH CAROLINA
COUNTY OF JASPER

ORDINANCE #2024-__

AN ORDINANCE
OF JASPER COUNTY COUNCIL

To amend Jasper County Zoning Ordinance, Article 5, *Zoning District Regulations*, to add two new primary zoning districts; Rural Preservation – 10 (RP10) and Village Commercial (VC), one new overlay district, Euhaw Overlay District (EOD); amend Article 6, *Use Regulations*, to add uses for the RP-10 and VC zoning districts; amend Article 7, *Primary Districts*, to add lot size, lot width, and setback requirements for RP-10 and VC zoning districts, amend lot width requirements in the Residential, Community Commercial, General Commercial, Industrial Development, and Mixed Business zoning districts, amend riparian buffer requirements, and add design standards for the Village Commercial zoning district; amend Article 8, *Special Purpose Districts*, to add design standards and requirements for the Euhaw Overlay District (EOD); Article 11, *Conditional Use Review and Regulations*; to add conditions for certain uses; amend Article 15, *Sign Regulations* to add standards for the RP-10 and VC districts; amend Article 22, *Rural Small Lot Subdivisions*, to provide alternative standards for subdivisions; and amend the Jasper County Official Zoning Map to re-zone some properties within the Euhaw Broad River Planning Area to the Rural Preservation-10 zoning district and the Village Commercial zoning district; Invoking application of the Pending Ordinance Doctrine; and other matters related thereto.

WHEREAS, Jasper County has been in the process of reviewing the Jasper County Comprehensive Plan, *Jasper's Journey* as required by Title 6, Chapter 29 of the SC Code of Laws; and

WHEREAS, Jasper County Council enacted a temporary moratorium for the Euhaw Broad River Planning Area on June 20, 2023 to allow for time to implement any changes to the Comprehensive Plan and/or zoning and land development regulations; and

WHEREAS, Jasper County Council is concerned over the impact of that new residential and commercial developments will have on road infrastructure, evacuation routes, streetscapes, traffic congestion, storm water, open space, natural habitats, and the quality of life in the Euhaw Broad River Planning Area; and

WHEREAS, several stakeholder meetings and public engagement meetings have been held over the past year; and

WHEREAS, the Jasper County Planning Department has prepared several zoning text amendments that are consistent with the Jasper County Comprehensive Plan and has submitted those zoning text amendments to the Jasper County Planning Commission; and

WHEREAS, the Jasper County Planning Commission reviewed the proposed zoning text amendments at their June 25, 2024 Special Called Meeting and recommends approval by Jasper County Council; and

WHEREAS, the Jasper County Council finds that it is in the public interest to invoke the pending ordinance doctrine upon first reading of this Ordinance, and announces a public hearing to be held prior to or at second reading of this Ordinance, tentatively scheduled for August 19, 2024 regularly scheduled County Council meeting; 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 assembled and by the authority of the same, adopting and incorporating by reference the foregoing premises:

- 1. Amend Jasper County Zoning Ordinance, Article 5:1, Zoning District Regulations**, to add two new Primary Zoning Districts, Rural Preservation-10 (RP10) and Village Commercial (VC), and one new Special Purpose District to the Chart of Zoning Districts, amended so as to read as follows:

5:1. Establishment of zoning districts.

PRIMARY DISTRICTS	
R	Residential
RP	Rural Preservation
RP-10	Rural Preservation (10)
RE	Resource Extraction
RC	Resource Conservation
VC	Village Commercial
CC	Community Commercial
GC	General Commercial
ID	Industrial Development
MB	Mixed Business

SPECIAL PURPOSE DISTRICTS	
PDD	Planned Development Districts
FHOD	Flood Hazard Overlay Districts
ACOD	Airport Compatibility Overlay Districts
LLOD	Levy-Limehouse Overlay District
HCOD	Highway Corridor Overlay District
IPOD	Interstate Proximity Overlay District
SFFZ	Solar Farm Floating Zone
GCOD	Gateway Corridor Overlay District
EOD	Euhaw Overlay District

2. **Amend Jasper County Zoning Ordinance, Article 5.3, *Primary Districts***, to define the purpose and intent of both the RP-10 and VC Districts and clarify the intent of the Community Commercial and General Commercial Zoning Districts, as amended so as to read as follows:

RP-10 - RURAL PRESERVATION DISTRICT

The intent of this classification is to preserve, sustain, and protect from suburban encroachment rural areas and resources, particularly forest and agricultural, and maintain a balanced rural-urban environment.

The retention of open lands, woodlands, plantations, and farmlands, which make up a large part of this area, are essential to clean air, water, wildlife, natural cycles, and a balanced environment, among other things. This district is intended to promote a rural environment of larger acreage lots.

VC - VILLAGE COMMERCIAL

The intent of this classification is to allow for small-scale retail and other commercial uses, typically located at or near roadway intersections, intended to primarily meet the needs of residents in the nearby communities. The design of village commercial uses should reflect vernacular building designs associated with the South Carolina Lowcountry.

CC - COMMUNITY COMMERCIAL

The intent of this district is to provide commercial nodes and more diverse housing options in convenient and strategic locations of the county to meet "community needs, and to encourage clustering commercial development as opposed to strip commercial development and commercial sprawl. Community commercial areas are intended to provide adequate, logically placed and convenient locations for commercial establishments in relation to residential housing and to minimize trip generation for those living in ~~zoned rural preservation~~ more rural areas of Jasper County.

GC - GENERAL COMMERCIAL DISTRICT

This district is intended to support large commercial development(s) in major unincorporated areas of Jasper County, such as Point South, ~~during the time span of the county's comprehensive plan, to the year 2015.~~ This district is projected to have most public facilities and infrastructure in support of urban development such as schools, sewer, water, streets, etc., and as such is intended to provide the regulations and capital improvements

which will support new development. It consists of areas where development logically should locate as a consequence of planned public facilities and associated capital expenditures. District regulations permit limited development of generally suburban character, providing for a full range of commercial, institutional, industrial and residential uses.

3. **Amend Jasper County Zoning Ordinance, Article 5:4, *Special Purpose Districts***, to define the purpose and intent of the ECHOD Overlay District, amended so as to add to the end of section 5:4 as follows:

EOD EUHAW OVERLAY DISTRICT

The intent of the **Euhaw Overlay District** is to maintain the rural character of the area, protect important historic, cultural, and natural resources, and minimize the impacts of development on surrounding water resources, particularly the Broad River. Development in this area should respect the existing conditions and minimize the visual impact of buildings on the area through careful site planning, including maintaining and enhancing existing vegetation.

4. **Amend Jasper County Zoning Ordinance, Article 6:1, *Permitted Use and Conditional Uses, Table 1***, to add uses for the RP-10 and VC zoning districts and amend other uses that aren't appropriate in their respective zoning districts. Minor changes will also be made to some uses in other zoning districts that seem to be inappropriate within the respective zoning district, amended so as to read as follows:

Section 6.1—Table 1

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Sector 11: Agriculture, Forestry, Fishing and Hunting (Sec. 6:2.16)												
Agricultural Production, Crops	111	N	N	P	P	P	N	N	P	P	P	N
Agricultural Production, Livestock, Animals	112											
Livestock, Except Feedlots (Article 11:7.1)	112111	C	N	C	C	PC	N	N	N	P	C	N
Feedlots	112112	N	N	N	N	PC	N	N	N	N	N	N
Poultry and Eggs (Article 11:7.2)	1123	C	N	C	C	PC	C	C	N	N	C	N
Animal Specialties (Article 11:7.3)	1129	C	N	C	C	P	N	N	N	N	C	N

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Horses and Other Equine (Article 11:7.3.A)	11292	PC	N	P	P	P	N	N	N	N	P	N
General Farms	11299	PN	N	P	P	P	N	N	P	N	P	N
Fishing, Hunting, Trapping	1141-2	N	N	P	P	P	N	P	P	N	P	N
Agricultural Services	115	N	N	P	P	P	N	P	P	N	P	N
Forestry	11531	N	N	P	P	P	P	N	N	P	P	N
Sector 21: Mining and Mine Operation												
Mining (Article 11:7.4)	212	N	N	N	N	N	N	N	N	N	C	N
Sector 22: Utilities												
Electric, Gas, and Sanitary Services	221											
Electric	2211											
Generation	22111	N	N	N	N	P	N	N	P	P	N	N
Solar Electric Power Generation (Article 11:7.5A & 11:7.5B)	22114	C	C	C	C	C	C	C	C	C	C	C
Solar Farm (See Article 8:7)	22114											
Transmission	22112	P	P	P	P	P	P	P	P	P	N	P
Natural Gas Distribution	2212	P	P	P	P	P	P	P	P	P	N	P
Water Supply Systems	22131											
Storage/Treatment	22131	N	N	P	P	P	N	P	P	P	N	P
Transmission	22131	P	P	P	P	P	P	P	P	P	N	P
Sewerage Systems	22132											
Collection	22132	P	P	P	P	P	P	P	P	P	N	P
Treatment (Article 11:7.5)	22132	N	N	N	N	P	N	C	P	P	N	P
Sector 23: Construction												
Bldg. Construction-General Contract and Operative Builders	233	N	N	N	N	N	N	N	P	P	N	P
Heavy Construction other than Building Construction-Contractors	234	N	N	N	N	N	N	N	P	P	N	P
Special Trade Contractors (Article 11:7.6)	235	N	N	N	N	N	N	C	P	P	N	P
Sector 31-33: Manufacturing (Article 11:7.7)												

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Food	311	N	N	N	N	N	N	N	N	P	N	C
Beverage and Tobacco	312	N	N	N	N	N	N	N	N	P	N	C
Textile Mills	313	N	N	N	N	N	N	N	N	P	N	C
Textile Product Mills	314	N	N	N	N	N	N	N	N	P	N	C
Apparel	315	N	N	N	N	N	N	N	N	P	N	C
Leather and Allied Products	316	N	N	N	N	N	N	N	N	P	N	C
Wood Products	321	N	N	N	N	N C	N	N	N	P	N	C
Paper	322	N	N	N	N	N	N	N	N	P	N	C
Printing and Related Activities	323	N	N	N	N	N	N	N	P	P	N	C
Petroleum Products	324	N	N	N	N	N	N	N	N	P	N	N
Chemical Products	325	N	N	N	N	N	N	N	N	P	N	N
Plastic and Rubber Products	326	N	N	N	N	N	N	N	N	P	N	N
Nonmetallic Mineral Products	327	N	N	N	N	N	N	N	N	P	N	C
Primary Metal	331	N	N	N	N	N	N	N	N	P	N	C
Fabricated Metal Products	332	N	N	N	N	N	N	N	N	P	N	C
Machinery	333	N	N	N	N	N	N	N	N	P	N	C
Computer and Electronic Products	334	N	N	N	N	N	N	N	N	P	N	C
Electrical Equipment, Appliances and Components	335	N	N	N	N	N	N	N	N	P	N	C
Transportation Equipment	336	N	N	N	N	N	N	N	N	P	N	C
Furniture and Related Products	337	N	N	N	N	N	N	N	N	P	N	C
Miscellaneous Manufacturing	339	N	N	N	N	N	N	N	N	P	N	C
Sector 42: Wholesale Trade (Article 11:7.8)												
Wholesale Trade-Durable Goods	421	N	N	N	N	N	N	N	P	P	N	P
Used Motor Vehicle Parts, (Article 11:7.8)	421140	N	N	N	N	N	N	N	N	C	N	N
Recyclable Material, (Article 11:7.8)	42193	N	N	N	N	N	N	N	N	C	N	N
Junkyards (Article 18)		N	N	N	N	N	N	N	N	C	N	N
Wholesale Trade-Nondurable Goods	422	N	N	N	N	N	N	N	P	P	N	P

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Sector 44-45: Retail Trade												
Motor Vehicle and Parts	441	N	N	N	N	N	N	N	P	P	N	P
Automobile Dealers (Article 11:7.9)	4411	N	N	N	N	N	N	C	P	P	N	P
Automotive Parts and Accessories Store (Article 11:7.9A)	441310	N	N	N	N	N	N	C	P	P	N	P
Furniture and Home Furnishings	442	N	N	N	N	N	P	P	P	N	N	P
Electronics and Appliances	443	N	N	N	N	N	P	P	P	N	N	P
Building Materials, Garden Supplies	444										N	
Lumber and Building Materials (Article 11:7.10)	4441	N	N	N	N	N	P	C	P	P	N	P
Lawn and Garden Equipment and Supplies Stores	4442	N	N	N	N	N	P	P	P	P	N	P
Food and Beverage Stores	445											
Grocery Stores	4451	N	N	N	N	N	P	P	P	N	N	N
Convenience Stores	44512	N	N	N	N	N	P	P	P	N	N	N
Specialty Stores	4452	N	N	N	N	N	P	P	P	N	N	N
Fruit and Vegetable	44523	N	N	P	P	P	P	P	P	N	N	N
Beer, Wine, and Liquor	4453	N	N	N	N	N	N	P	P	N	N	N
Health and Personal Care	446	N	N	N	N	N	P	P	P	N	N	N
Gasoline Stations (Article 11.7.10A)	447	N	N	N	N	N	C	P	P	P	N	N
Truck Stops	44719	N	N	N	N	N	N	N	N	P	N	N
Clothing and Accessory Stores	448	N	N	N	N	N	N	P	P	N	N	N
Sporting Goods, Hobbies, Books, and Music	451	N	N	N	N	N	P	P	P	N	N	N
General Merchandise Stores	452	N	N	N	N	N	P	P	P	N	N	N
Miscellaneous Retail	453	N	N	N	N	N	P	P	P	N	N	N
Flea Markets	4533	N	N	N	N	N	N	N	P	N	N	P
Manufactured Home Dealers	45393	N	N	N	N	N	N	P N	P	N	N	P
Non-Store Retailers	454	N	N	N	N	N	N	P	P	P	N	C
Fuel Dealers (Article 11:7.11)	45431	N	N	N	N	N	N	P	P	N	N	N

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Sector 48-49: Transportation and Warehousing												
Air Transportation (Article 8:3)	481	N	N	N	N	N	N	N	C	C	C	N
Rail Transportation	482	N	N	N	N	N	P	P	P	P	N	C
Water Transportation	483	N	N	N	N	N	P	P	P	P	N	C
Truck Transportation	484	N	N	N	N	N	N	N	P	P	N	C
Used Household and Office Goods Moving (Article 11:7.11A)	484210	N	N	N	N	N	N	C	P	P	N	C
Transit and Ground Passenger Transportation	485	N	N	N	N	€N	N	P	P	P	N	C
Pipeline for Transportation	486	N	N	N	N	N	N	N	P	P	N	C
Scenic and Sightseeing Transportation Storage	487	N	N	P	N	N	N	N	P	P	N	C
Support Activities for Transportation	488	N	N	N	N	N	N	N	P	P	N	C
U.S. Postal Service	491	N	N	P	P	N	P	P	P	P	N	P
Warehousing and Storage	493	N	N	N	N	N	N	N	P	P	N	C
Motor Vehicle Towing (Article 11:7.11B)	488410	N	N	N	N	N	N	N	C	C	N	C
Sector 51: Information												
Publishing Industries	511	N	N	N	N	N	N	N	P	P	N	P
Motion Pictures and Sound Industries	512	N	N	N	N	N	N	N	P	P	N	P
Motion Picture Theaters	512131	N	N	N	N	N	N	N	P	N	N	N
Broadcasting and Telecommunications	513	N	N	N	N	N	N	P	P	P	N	P
Communication Towers and Ant. (Article 11:7.12)	5131	C	C	C	C	C	C	C	C	C	C	C
Information Services and Data Processing	514	N	N	N	N	N	N	P	P	P	N	P
Libraries (Article 11:7.13)	51412	C	C	N	N	PN	P	P	P	P	N	N
Sector 52: Finance and Insurance												
Banks	521	N	N	N	N	PN	N	P	P	P	N	N
Credit Intermediation	522	N	N	N	N	N	N	P	P	P	N	N
Pawn Shops	522298	N	N	N	N	N	N	N	P	N	N	N

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Security and Commodity Contracts, and Financial Investments	523	N	N	N	N	N	N	P	P	P	N	N
Insurance Carriers and Related Activities	524	N	N	N	N	N	N	P	P	P	N	N
Funds, Trust, and Other Financial Vehicles	525	N	N	N	N	N	N	P	P	P	N	N
Sector 53: Real Estate, Rental and Leasing												
Real Estate	531	N	N	N	N	N	N	P	P	P	N	N
Mini-Warehouses (Article 11:7.14)	53113	N	N	N	N	N	N	N	C	P	N	C
Rental and Leasing Services	532	N	N	N	N	N	N	P	P	N	N	P
Video Tape Rental	53223	N	N	N	N	N	N	P	P	N	N	N
Sector 54: Professional, Scientific, and Technical Services												
Professional, Scientific, Technical Services	541	N	N	N	N	N	N	P	P	P	N	P
Display Advertising - Signs	54185	See Article 15										
Veterinary Services	54194	N	N	N	N	N	N	P	P	N	N	P
Sector 55: Management of Companies and Enterprise												
Management of Companies and Enterprises	551	N	N	N	N	N	N	P	P	P	N	P
Sector 56: Administrative and Support, Waste Management and Remediation Services												
Administrative and Support Services	561	N	N	N	N	N	N	P	P	P	N	P
Repossession Services (Article 11:7.11B)	561491	N	N	N	N	N	N	N	C	C	N	C
Landscape Services	56173	N	N	N	N	N	N	P	P	P	N	P
Waste Management Services	562											
Waste Collection (Article 11:7.15)	5621	N	N	N	N	N	N	N	N	C	N	N
Hazardous Waste Treatment and Disposal	562211	N	N	N	N	N	N	N	N	N	N	N
Solid Waste Landfill (Article 11:7.16)	562212	N	N	N	N	N	N	N	N	C	N	N
Solid Waste Incinerators (Article 11:7.17)	562213	N	N	N	N	N	N	N	N	C	N	N
Repossession Services (Article 11:7.11B)	561491	N	N	N	N	N	N	N	N	C	N	N

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Material Recovery Facilities (Article 11:18)	56292	N	N	N	N	N	N	N	N	C	N	N
All Other Waste Management (Article 11:19)	56299	N	N	N	N	N	N	N	N	C	N	N
Sector 61: Educational Services												
Educational Services	611											
Elementary Schools	6111	P	N	P	P	N	P	P	P	N	N	N
Secondary Schools	6111	P	P	P	P	N	P	P	P	N	N	N
Jr. Colleges, Colleges, Universities, Professional Schools	6112-3	N	N	N	N	N	N	P	P	N	N	N
Business Schools, Computer, and Management Training	6114-5	N	N	N	N	N	N	P	P	P	N	N
Other Schools and Instruction (Article 11:7.19a)	6116	C	C	N	N	N	N	P	P	N	N	N
Educational Support Services	6117	N	N	N	N	N	N	N	P	P	N	N
Sector 62: Health Care and Social Assistance												
Ambulatory Health Care Services	621	N	N	N	N	N	P	P	P	N	N	N
Hospitals	622	N	N	N	N	N	N	P	P	N	N	N
Nursing and Residential Care Facilities	623	N	N	N	N	N	P	P	P	N	N	N
Nursing Care Facilities (Article 11:7.20)	6231	C	C	C	C	N	P	P	P	N	N	N
Community Care for Elderly (Article 11:7.21)	6233	C	C	C	C	N	P	P	P	N	N	N
Other Residential Care Facilities (Article 11:7.21A)	623990	C	C	C	C	N	P	P	P	N	N	N
Social Assistance	624	N	N	N	N	N	P	P	P	N	N	N
Individual and Family Services	6241	N	N	N	N	N	P	P	P	N	N	N
Community, Food, and Housing and Emergency and Relief Services	6242	N	N	N	N	N	P	P	P	N	N	N
Vocational Rehabilitation Services	6243	N	N	N	N	N	N	P	P	P	N	N
Day Care Services (Article 11:7.22)	6244	C	C	C	C	N	C	C	C	C	N	N
Sector 71: Arts, Entertainment, and Recreation												

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Performing Arts, Spectator Sports and Related Industries	711	N	N	N	N	N	N	N	P	N	N	N
Museums, Historical Sites, and Similar Institutions (Article 11:7.23)	712	N	N	C	C	C	C	P	P	N	N	N
Amusement, Gambling, and Recreation	713	N	N	N	N	N	N	N	P	N	N	N
Golf Courses and Country Clubs	71391	P	P	P	P	P	P	P	P	N	N	N
Marinas (Article 11:7.24)	71393	C	C	P	P	P	P	P	P	P	N	N
Gun Club and Skeet Ranges (Article 11:7.25)	713990	N	N	C	C	C	N	N	C	N	N	N
Sector 72: Accommodation and Food Services												
Accommodations	721											
Hotels and Motels	72111	N	N	N	N	N	N	P	P	N	N	N
Bed and Breakfast Inns (Article 11:7.26)	721191	C	C	C	C	C	P	P	P	N	N	N
Camps and Recreational Vehicle Parks (Article 11:7.27)	72121	N	N	C	C	C	C	C	C	N	N	N
Rooming and Boarding Houses, Dormitories, Group Housing	72131	N	N	N	N	N	N	P	P	N	N	N
Eating Places	7221-3	N	N	P	P	N	P	P	P	P	N	N
Fast Food Restaurants		N	N	P N	N	N	N	P	P	P	N	N
Drinking Places	7224	N	N	N	N	N	N	N	P	N	N	N
Sector 81: Other Services (except Public Administration)												
Auto Repair and Maintenance (Article 11:7.27A)	8111	N	N	N	N	N	N	C	C	C	N	C
Personal and Laundry Services	812											
Personal Care Services (Article 11:7.28)	8121	N	N	N	N	N	N	P	P	P	N	N
Funeral Homes and Services	81221	N	N	N	N	N	P	P	P	P	N	N
Cemeteries (Article 11:7.29)	81222	N	N	C	C	C	C	C	C	C	N	N
Crematories	81222	N	N	N	N	N	N	P	P	P	N	P
Laundry and Dry Cleaning Services	8123	N	N	N	N	N	N	P	P	P	N	P

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Coin Operated Laundries/Dry Cleaning	81231	N	N	N	N	N	N	P	P	N	N	N
Pet Care Services (Except for Animal Shelters)	81291	N	N	N	N	N	N	N	P	P	N	N
Animal Shelters Only (Article 11:7.29A)	812910	N	N	N	N	C	N	N	P	P	N	N
Automotive Parking Lots and Garages	81293	N	N	N	N	N	N	P	P	P	N	P
Sexually Oriented Business (Article 17)	81299	N	N	N	N	N	N	N	C	N	N	N
All Other Personal Services	81299	N	N	N	N	N	N	P	P	N	N	N
Religious, Fraternal, Professional, Political, Civic, Business Organizations	813											N
Religious Organizations	81311	P	P	P	P	P	P	P	P	P	N	N
All Other Organizations	8132-9	N	N	N	N	N	P	P	P	P	N	N
Sector 92: Public Administration												
Executive, Legislative, and General Govt.	921	N	N	N	N	N	P	P	P	P	N	P
Justice, Public Order and Safety	922	N	N	N	N	N	N	P	P	P	N	P
Courts	92211	N	N	N	N	N	N	P	P	P	N	P
Police Protection	92212	P	P	P	P	P	P	P	P	P	N	P
Correctional Institutions	92214	N	N	N	N	N	N	N	N	P	N	P
Fire Protection	92216	P	P	P	P	P	P	P	P	P	N	P
Administration of Human Resources	923	N	N	N	N	N	N	P	P	P	N	P
Administration Of Environmental Quality and Housing Program	924-5	N	N	N	N	N	N	P	P	P	N	P
Public Parks and Recreation	924120	P	P	P	P	P	P	P	P	P	N	P
Administration of Housing, Planning, CD Programs	925	N	N	N	N	N	N	P	P	P	N	P
Administration of Economic Programs	926	N	N	N	N	N	N	P	P	P	N	P
Residential Uses												
Site Built Housing												
Existing Single-Family Detached	NA	P	P	P	P	P	P	P	P	N	N	N

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Single-Family Detached	NA	P	P	P	P	P	P	P	P	N	N	N
Second Single-Family Residential Dwelling Unit (Sec. 11:7.30)	NA	C	N	C	C	N	C	C	N	N	N	N
Duplexes (Sec 11:7.31)	N/A	N	N	N	N	N	C	C	C	N	N	N
Multi-Family Apartments (Sec 11:7.31A)	N/A	N	N	N	N	N	N	C	C	N	N	N
Townhouses (Sec 11:7.32)	N/A	N	N	N	N	N	N	C	C	N	N	N
Patio Houses (Sec 11:7.33)	N/A	N	N	N	N	N	N	C	C	N	N	N
Manufactured Housing (Article 12:9)												
Residential Designed (Sec. 11:7.30B)	NA	P	N	P	P	P	C	C	N	N	N	N
Standard Designed (Sec. 11:7.30B)	NA	P	N	P	P	P	C	C	N	N	N	N
Second Unit, Family Member Only (Sec. 11:7.34)	N/A	C	N	C	C	N	C	C	N	N	N	N
Family Estate												
Existing Single-Family Detached (Sec. 11:7.35)	NA	C	N	C	C	N	C	C	C	N	N	N
Single-Family Detached (Sec. 11:7.35)	NA	C	N	C	C	N	C	C	C	N	N	N
Manufactured Housing, Residential Designed (Sec. 11:7.35)	NA	C	N	C	C	N	C	C	C	N	N	N
Manufactured Housing, Standard Designed (Sec. 11:7.35)	NA	C	N	C	C	N	C	C	C	N	N	N
Accessory Uses to Residential Uses												
Bathhouses and Cabanas	NA	P	P	P	P	P	P	P	P	N	N	N
Domestic Animal Shelters	NA	P	P	P	P	P	P	P	P	N	N	N
Non-Commercial Greenhouses	NA	P	P	P	P	P	P	P	N	N	N	
Private Garage and Carport	NA	P	P	P	P	P	P	P	P	N	N	N
Storage Building	NA	P	P	P	P	P	P	P	P	N	N	N
Swimming Pool, Tennis Courts	NA	P	P	P	P	P	P	P	P	N	N	N
Auxiliary Shed, Workshop	NA	P	P	P	P	P	P	P	P	N	N	N
Home Occupation (Article 11:7.34)	NA	C	C	C	P	C	C	C	C	N	N	N
Horticulture, Gardening	NA	P	P	P	P	P	P	P	P	N	N	N

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Family Day Care Home	NA	P	P	P	P	P	P	P	P	N	N	N
Satellite Dishes, etc.	NA	P	P	P	P	P	P	P	P	N	N	N
Accessory Uses to Non-Residential Uses												
Buildings, Structures, Lift Stations, etc. (Article 11:7.35)	NA	N	N	C	C	C	C	P	P	P	N	C
Open Storage (Article 11:7.36)	NA	N	N	N	N	C	N	C	C	C	C	C
Temporary Uses												
All Temporary Uses; Non-Residential (Article 11:7.37)	NA	C	C	C	C	C	C	C	C	C	C	C
Temporary Accessory Dwelling Unit (Article 11:7.38)	NA	C	C	C	C	C	C	C	C	N	N	C

5. Amend Jasper County Zoning Ordinance, Article 7:3, Table 1, *Yard and Setback Requirements*, to add lot size, lot width, and setback requirements for RP-10 and VC zoning districts and increase minimum lot widths in the Residential, Community Commercial, General Commercial, Industrial Development, and Mixed Business zoning districts, amended so as to read as follows:

**Table 1:
Schedule of Lot Area, Yard, Setback, and Density By District**

	R	RRL	RP	RP-10**	RC	VC	CC	GC	ID	RE	MB
Minimum Lot per Unit											
Non Residential Area (SF)	40,000	N/A	2 acres	N/A	2 acres	10,000	10,000	10,000	12,000	2 acres	12,000
Residential											
Single-Family	.5 acre	7,800	1 acre	10 acres	5 acres	.5 acre	(B)	(A)	N/A	N/A	N/A
Patio	N/A	N/A	N/A	N/A	N/A	N/A	(B)	3,500	N/A	N/A	N/A
Duplex	N/A	N/A	N/A	N/A	N/A	(B)	(B)	(A)	N/A	N/A	N/A
Townhome	N/A	N/A	N/A	N/A	N/A	N/A	3,500	2,000	N/A	N/A	N/A
(A) 4 per acre for single-family dwelling units; 6 per acre for attached units.											
(B) 2 per acre for single-family dwelling units; 4 per acre for attached units.											

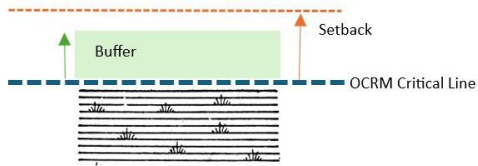
**These standards may be modified for subdivisions approved in accordance with the development standards set forth in Article 12.9, Open Space Subdivisions.

	Multi-Family, Single-Family and Nonresidential Uses											Patio	Duplex	Townhome
	R	RP	RP-10**	RC	VC	CC	GC	ID	RE	MB	All Districts			
Minimum Yard and Building Setback (feet)														
Minimum lot width	50 100	200	200	200	50 100	80 100	80 100	90 100	200	90 100	Minimum lot width	45	50	20
<i>Front</i>														
Major Street (Multi-Lane)	60	60	60	60	60	60	60	60	200	60	Major Street (Multi-lane)	60*	60*	60*
Major Street (Two-lane)	35	45	45	45	35	35	35	45	200	45	Major Street (Two-lane)	35	35	35
Minor Street	25	25	25	25	25	25	25	25	160	25	Minor Street	25	25	20
<i>Side</i>														
Residential	10	25	25	50	5	5	5	N/A	N/A	N/A	Interior	N/A	0	0
Non-residential	10	25	25	50	5	5	5	10	100	10	Street-side/Exterior	5	10	5
<i>Rear</i>														
Residential	25	25	25	100	10	10	10	N/A	100	N/A	Residential	20	20	5
Non-residential	40	50	50	150	10	10	10	15	100	15	Non-residential	N/A	N/A	N/A
*Access to units along a multi-lane major street shall generally have a common access onto a frontage road or similar, which shall be considered a minor street; the frontage road or similar may encroach into the 60' front setback from the multi-lane major street.														
**These standards may be modified for subdivisions approved in accordance with the development standards set forth in Article 22, Rural Small Lot Subdivisions.														

6. Amend Jasper County Zoning Ordinance, Article 7:4, Riparian Buffers, to add language to provide a setback from the riparian buffer requirements and amend the buffer widths in the riparian buffer and setback table, to read as follows:

A riparian buffer shall be provided along tidelands, wetlands, streams and rivers. Buffers and setback lines are measured from OCRM designated critical lines for tidelands; delineation lines for wetlands; and from stream banks and river banks. Setbacks are inclusive of the required buffer

area. For example, an individual dwelling unit requires a 50' undeveloped buffer from the OCRM critical line and an additional 10' setback for the building (a total of 60' setback from the OCRM critical line).



The buffer area shall remain undeveloped, except for piers, docks and pervious access paths to the water or wetlands bank. Any disturbance of the buffer area shall adhere to OCRM's Best Management Practices (BMPs). Riparian buffers shall also be in accordance with any applicable state and federal regulation.

Buffer widths are based on land use. In the event that a setback standard in section 7:3 is less than the required buffer width, the required buffer regulation applies.

Riparian Buffer and Setback Table

	BUFFER	SETBACKS			
Water Resource		Individual Dwelling Unit	Single-Family Residential Development	Multi-Family Residential	Non-Residential
Critical Area (Coastal Waters, Tidelands, Marshes, Beach/Dune System)	50'*	15' 60'	25' 60'*	100'*	100'*
Jurisdictional Freshwater Wetlands Saltwater or Freshwater	20'*	15' 30'	25' 50'*	50'*	50'*
Non-Jurisdictional Freshwater Wetlands Saltwater or Freshwater	20'*	15' 30'	25' 50'*	50'*	50'*
Rivers, Streams (non-critical area)	50'	15' 60'	50'	100'	100'
The above setbacks are total average widths; with widths not to be less than 15-10 feet for a 25' 20-foot buffer, 20 feet for a 35-foot buffer, and 30 feet for a 50-foot buffer.					
* Buffer requirement may be waived or reduced if applicant provides an OCRM land disturbance permit and/or approved wetland mitigation plan as part of a PDD, Subdivision or Development Plan submittal.					

See Section 8.9 for additional buffer requirements within the Euhaw Overlay District.

Maintenance within a riparian buffer will adhere to the following limitations:

1. Trees can be limbed up to 15 feet.
2. Under brush can be cleared down to no less than four inches above grade.
3. Unprotected trees under three-inch caliper can be cut.

Uses Allowed Between Building Setback and River Buffer. The area located between the building setback and river buffer is called the transitional buffer. The purpose of this buffer is to

allow for a construction envelope between the building and river buffer for the river buffer to be protected from construction damage. The following uses are permitted within the transitional buffer once construction is completed:

1. Residential - playgrounds, fire pits, outdoor furniture, pervious hardscapes, uncovered decks, pools, etc.
2. Non-Residential - picnic shelters, pervious hardscapes such as sidewalks and patios, etc.

7. **Amend Jasper County Zoning Ordinance, Article 7, *Primary Districts***, to add a new section, **Article 7:6, *Village Commercial Design Standards***, as amended, so as to read as follows:

7:6. Village Commercial Design Standards

7:6.1. *Intent.* The architectural design of retail and commercial buildings must consider the desire of Jasper County to create and enhance the community's image. Jasper County's identity and sense of place will be strengthened through thoughtful design and development, reflecting the Lowcountry vernacular.

7:6.2. *Architectural design and materials.* Generally, architectural design shall contribute to the sense of place of Jasper County and reflect designs, materials, and colors historically present in the region. Building elevations must consider the surrounding area and further enhance community character. Lowcountry architecture is rooted in practicality, climate responsiveness, and a sense of place.

1. *Size:* Commercial buildings shall generally be limited to 2,500 square feet of heated floor area.
2. *Design Principles:*
 - a. *Proportion and Order:* Proper proportions are essential for timeless architecture. Buildings should adhere to human scale, emphasizing vertical proportions. Elements should generally be taller than they are wide.
 - b. *Exterior Walls:* Lowcountry buildings feature raised foundations, deep porches, and simple elegance. Materials should create strong textures and shadow lines.
 - c. *Porches and Balconies:* Deep porches are iconic in Lowcountry design. They provide shade, encourage outdoor living, and foster community interaction.
 - d. *Window and Shutter Design:* Windows should be vertically proportioned, reflecting the human scale. Shutters, if used, should be functional and appropriately sized.
 - e. *Entry and Door Design:* Entryways play a significant role in Lowcountry design. They should be welcoming and well-proportioned. Doors can be solid wood or glass, reflecting the overall style.
 - f. *Roofs:* Roofs should complement the building's proportions. Gabled, hipped, or shed roofs are common. Metal roofing is practical and adds character.
 - g. *Fences, Walls, & Gates:* Fences and walls define property boundaries. They can be decorative or functional. Gates should be well-designed and in harmony with the overall aesthetic.
 - h. *Accessory buildings:* Outbuildings, such as sheds or storage areas, should blend seamlessly with the main house. Their design should follow the same principles as the primary structure.

- i. Trim: Trim details, such as cornices, moldings, and brackets, enhance the overall appearance. Simplicity and craftsmanship are defining elements of Lowcountry buildings.*
3. *Siding:* Wood clapboard, wood board and batten, wood shingle siding, brick, natural stone, stucco, tabby, faced concrete block, and any artificial siding material which closely resembles the natural materials listed above. Siding may be left natural or painted, stained or, in the case of wood, weathered.
4. *Roofs:* Wood shingles, slate shingles, multi-layered asphalt shingles, metal raised seam or tiles.
5. *Features:* Pitched roofs, roof overhangs, covered porches, canopies, awnings, trellises, gazebos, and open wood fences.
6. *Colors:* Earth tones (greens, tans, light browns, terra cotta, etc.), grays, pale primary and secondary colors (less than 50 percent color value), white cream tones, and the like. Dramatic accent colors, such as reds or blues, shall be avoided.
7. *Fencing.* Fencing shall be of durable construction using quality material (i.e., brick, stone, other masonry, wood, metal, or any combination thereof) and complimentary to the building design and materials. The finished side of the fence shall face the corridor right-of-way or other adjacent property. Chain link welded or woven wire, and other similar fencing are not permitted. Such fencing may be permitted for temporary use during construction and site development provided it is removed or replaced with compliant material upon completion of construction. This requirement is for aesthetic purposes only and is not associated with building code requirements or standards.
8. *Outdoor Storage.* All outdoor storage areas shall be located to the side or rear yard and shall be screened with a wooden fence or masonry wall, complimentary to the building design and materials, which is at least eight feet (8') high. One (1) evergreen shrub, with a mature growth of at least 8' in height, shall be installed for every five (5) linear feet of fence or wall on the side of the fence or wall facing a neighboring property or public right-of-way. The minimum shrub shall be a minimum of 5 gallons in size and shall be nursery stock with well-developed root systems. All planted areas shall be properly maintained and shall be provided with an irrigation system or a readily available water supply to ensure continuous healthy growth and development.
9. *Additional requirements.*
 - a. The primary building façade shall face the street. When located on a corner, the primary façade shall face the higher order street.
 - b. All sides of all buildings are to be treated with the same architectural style, materials, and details as the primary façade.
 - c. A single building or development or multiple buildings within a development must maintain a consistent architectural theme. Architectural design, building materials, colors, forms, roof style and detailing should all work together to express a harmonious and consistent design. This includes, **but is not limited to; signage,** gasoline pump canopies or other accessory structures.
 - d. Building elements must not function as signage. The appearance of “franchise architecture”, where the building functions as signage is prohibited. Incorporation of franchise or business design elements unique or symbolic of a particular business must be inobtrusive and secondary to the overall architectural design.

- e. Access ways and parking lots shall be paved or, at the discretion of the Planning Director, may be surfaced using low-impact, contextual materials. Parking shall generally be located to the side of the building.

10. *Exterior materials and features prohibited:*

- a. Plywood, cinderblock, unfinished poured concrete, unfaced concrete block, plastic and/or metal.
- b. Partial (less than three sides) mansard roofs, flat roofs without a pediment, unarticulated roofs having a length exceeding 50 feet.
- c. Unarticulated facades having a length exceeding 50 feet.
- d. Incongruous architectural details or color contrasts as determined by the DSR or BZA.
- e. Chain link or woven metal fences.
- f. Reflective materials, including highly reflective glass. Window painting or view-blocking techniques are generally not permitted.

Design elements that may function as signage, roof lights, exposed neon lighting, exposed neon signage, illuminated trim of buildings or building elements, translucent awnings or illumination of translucent awnings, or any other undesirable design element, as determined by the DSR.

11. *Screening.*

- a. Mechanical equipment should not be located on the roof of a structure unless the equipment can be screened. The mechanical equipment should be clustered as much as possible. All rooftop equipment must be painted to match the surrounding rooftop color, if anticipated to be visible from any existing or future surrounding building, property or street. All mechanical equipment such as compressors, air conditioners, communications equipment, and any other type of mechanical equipment must be screened on all sides to full height by building parapet walls or other building elements that appear as integral elements of the overall building design, unless approved otherwise by the DSR.
- b. Ground level mechanical equipment shall be screened with landscaping and architectural walls using materials compatible with the building.
- c. Loading, service, and trash areas must be screened with walls that match the building materials and colors. Screen walls must be of sufficient height to fully screen utility areas from public view.

8. **Amend Jasper County Zoning Ordinance, Article 8, *Special Purpose Districts***, to add a new section at the end of Article 8, **Article 8:9, *Euhaw Overlay District (EOD)*** to include use regulations and design standards, as amended so as to read as follows:

8:9. Euhaw Overlay District (EOD).

8:9.1. *Purpose and intent.* The purpose of the **Euhaw Overlay District** is to maintain the rural character of the area, protect important historic and cultural resources, and minimize the impacts of development on surrounding water resources, particularly the Broad River. Development in this area should respect the existing conditions and minimize the visual impact of buildings on the area through careful site planning, maintaining and enhancing existing vegetation, and vernacular building design.

8:9.2. *Application.* The **EOD** shall apply to all land within the **Euhaw Overlay District (EOD)** as indicated on the official zoning map of Jasper County.

Unless a deviation from such restrictions are provided elsewhere in this section 8:9, property within the **EOD** shall be required to adhere to all provisions of the Jasper County Zoning Ordinance and Land Development Regulations otherwise applicable within the underlying zoning district.

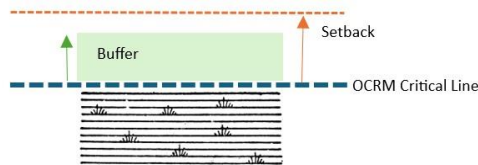
8:9.3. *Use Regulations:* Uses shall be governed by the underlying zoning district. Within the **Euhaw Overlay District (EOD)**, zoning map amendments shall be evaluated within the following criteria:

1. No property shall be rezoned to a nonresidential district unless it is located at the intersection of a state highway or major roadway with another existing street with access provided by the lower-order street.
2. No property shall be zoned to Residential (R) unless designated in a Transition Zone according to the Future Land Use Map.

8:9.4 *Design and development standards.*

1. Riparian Buffers

A riparian buffer shall be provided along tidelands, wetlands, streams and rivers. Buffers and setback lines are measured from OCRM designated critical lines for tidelands; delineation lines for wetlands; and from stream banks and river banks. Setbacks are inclusive of the required buffer area, as shown in the graphic below.



The buffer area shall remain undeveloped, except for piers, docks and pervious access paths to the water or wetlands bank. Any disturbance of the buffer area shall adhere to OCRM's Best Management Practices (BMPs). Riparian buffers shall also be in accordance with any applicable state and federal regulation.

Riparian Buffer and Setback Table

Water Resource	Individual Septic Tank and Drain Field	Engineered Wastewater Treatment System	Primary Structure Buffer	Primary Structure Setback	Accessory Building (under 750 square feet) Setback
Critical Area (Coastal Waters, Tidelands, Beach/Dune System)	200'	2000' 1000'	75'	100'	85'
Jurisdictional Wetlands, Saltwater or Freshwater	200'	2000' 1000'	50'	75'	80'
Non-Jurisdictional Wetlands, Saltwater or Freshwater	200'	2000' 1000'	50'	75'	80'
Rivers, Streams, including stormwater management facilities such as ditches and	200'	2000'	75'	100'	85'

swales which discharge into the Broad River and/or its tributaries					
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2. *Requirements for lots served by septic tanks*

- a. Minimum lot size required. For properties not served by public sewer, no new lot shall be created after the [EFFECTIVE DATE] smaller than one acre in size. For lots with a second dwelling unit, the minimum lot size shall be two acres.
- b. Septic Reserve Area required. Properties within the ECHOD are required to demonstrate an area of the property which is to remain undeveloped for use as a septic reserve area (SRA). The SRA must be shown as a part of the septic system prior to the issuance of a building permit. Lots of record as of [EFFECTIVE DATE] may be exempt from this requirement at the discretion of the DSR.
- c. The distance between the septic tank drain field and ground water shall be a minimum of twenty-four (24) inches.

3. *Access management*

It is in the best interest of Jasper County to manage access along roadways in the interest of maintaining roadway safety and capacity. Reduction of access points to the corridor is required to the maximum extent possible. The following shall apply:

- a. Consolidation of Access Points:
 - i. Driveway and/or other access separation along the corridor shall be in accordance with the SCDOT, Access and Roadside Management Standards. In no event, however, shall residential driveways and non-residential full-access curb cuts be permitted at spacing less than as follows:
 - 1. Principal Arterial road: 1,500 feet
 - 2. Minor Arterial road: 1000 feet
 - 3. Major Collector road: 800 feet
 - 4. Minor Collector road: 400 feet
 - 5. Residential/Subcollector road: 200 feet
 - ii. Shared driveways between two or more parcels shall be required where there is not a conflict in use and a shared driveway is not restricted by topography or other existing site features. Shared driveways shall require mutually executed shared access agreements; and
 - iii. Unless restricted by topography or other natural site features, adjoining parking lots serving non-residential buildings of non-conflicting use shall be connected and shall require mutually executed shared access agreements.
- b. Stub Outs:
 - i. Where an undeveloped adjacent parcel exists, a stub out or cross-access easement for future stub out, shall be required to allow for connection to future parking and/or shared driveways; and
 - ii. Where a developed adjacent parcel exists, existing stub outs shall be utilized.

4. *Stormwater Management*

- a. The SoLoCo stormwater management standards shall be applicable to all new residential subdivisions and nonresidential developments within the ECHOD. This standard shall be reviewed to determine if this standard creates unreasonable hardships on landowners within this district within 18 months of the adoption date of this ordinance.

5. *Nonconforming lots.*

If a lot of record at the time of adoption of this ordinance does not contain sufficient land area and/or lot width to meet the minimum lot size requirements of the ECHOD, such lot may be used for a residential use, as a building or placement site for a structure permitted in the district provided the following:

- a. There is conformance to the minimum yard setback requirements set forth in this ordinance for the district in which the use is located.
- b. All other standards of the ordinance are met.

- 9. Amend Jasper County Zoning Ordinance, Article 11.7, *Industry Specific Conditional Use Regulations*, to add conditions for horses to be allowed conditionally in the Residential zoning district, add conditions for gasoline stations to be allowed conditionally in the Village Commercial zoning district, re-number section 11:7.10, add “village commercial” district to the conditions for manufactured housing, and add RP-10 and VC to the Family Estate Density Table, as amended, so as to make changes to the sections outlined below:**

11:7, Industry Specific Conditional Use Regulations

11:7.3.A. Sector 1129: *Horse and Equine.*

1. The parcel size shall be a minimum of two acres.
2. The number of animals permitted shall be limited to no more than one per every one-half acre.
3. Horse stables shall be a minimum of ~~400~~ 150 feet from any residential property line. No corral or riding area shall be permitted within 25 feet of any residential property line.

11:7.10.A. Sector 447: *Gasoline Stations.*

1. No more than two (2) single or double-sided fuel pumps are permitted.
2. Fuel islands shall not be located in the front yard unless permitted by the BZA due to physical site limitations or constraints.

11:7.10.B. Sector 45393: *Manufactured Home Dealers.*

11:7.30.B. *Manufactured housing* in community commercial and village commercial. Where other residential care facilities are allowed as a conditional use, such uses shall meet the following requirements:

1. The standards for manufactured housing in community commercial and village commercial districts shall be the same as the standards for manufactured housing and single-family housing in the residential district, including but not limited to lot area, setbacks, and densities, as if in the residential district.

2. For all units the minimum setbacks shall be as prescribed in Article 7:3, Table 1.
3. Any applicable overlay district requirement shall be applied.

11:7.35 Family Estate. The purpose of the Family Estate is to address situations where there are title issues, i.e heirs property; and to support a traditional family way of life; and to respect cultural and historical settlement patterns in Jasper County. For purposes of this subsection, a single family dwelling unit includes, stick built house, manufactured homes, and modular homes. Family Estate shall meet the following requirements, where conditionally permitted by Table 6:1:

1. If the property is "heirs property", the county shall permit additional family dwelling units and/or permit a subdivision by the person or persons in control of the property (i.e. the family member or members who pays taxes, occupies the property), upon application and determination that both of the following are satisfied:
 - a. Either a single member of the family, multiple members of the family, or an unbroken succession of family members have owned the property for no less than 30 years.
 - b. The person for whom the family dwelling unit is to be built and/or the property subdivided, is related to the owner of the property by blood, marriage, or adoption.
2. Single family dwelling unit design is as follows:
 - a. Family dwelling units may be built at the densities set forth in Family Estate below as limited by subsection (4) of this section.

FAMILY ESTATE DENISTY TABLE

Density (Units per Acre)			
Minimum Site Area (acres)	Zoning of the property is Residential, Village Commercial, Community Commercial or General Commercial:	Zoning of the property is Rural Preservation:	Zoning of the property is Rural Preservation – 10 (RP-10)
1	2	1	1 Unit/10 acres
2	4	2	
3	6	3	
4	8	4	
5	10	5	
6	12	6	
7	12	7	
8	12	8	

9	12	9	
10	12	10	
11	12	11	
12 or More	12	12	

- b. The applicant must provide a sketch plan, or work with the DSR to develop a sketch plan, to show dwelling location on an existing plat or tax map to demonstrate conditional use compliance at time of application. The following must be demonstrated:
 - i. All applicable lot area and setback requirements are met for all units as if they were established separately on their own lots and so arranged to ensure public service access in the event the property is subsequently subdivided for sale or transfer;
 - ii. If not connected to sewer, the lot is sufficient in size and shape so that all of the units can be designed around separate septic systems that can be entirely located on separate lots in the case of future subdivision for sale or transfer. Septic permits are necessary prior to conditional use approval.
 - c. No family dwelling unit shall be built unless the appropriate agency has determined that septic and water supply systems and reserve areas in the family estate are sufficient to serve all units in the estate and are properly permitted. If three or more units are served by a single well, the well must be properly licensed and maintained in accordance with SC DHEC standards.
 - d. Paved roads may not be required, but must comply with standards pursuant to Section 7.1 of the Jasper County Land Development Regulations. Any placement of homes under this section shall be accompanied by covenants and cross easements, or similar restrictions and reservations, guaranteeing essential infrastructure and 50 feet of vehicular access for each family subdivided lot.
3. No family dwelling unit shall be leased or rented for five years from the date of approval unless the lessee is related to the property owner by blood, marriage, or adoption.
 4. No portion of a tract of land under this section shall be conveyed for five years from the date of approval unless the grantee is related to the property owner by blood, marriage, or adoption. This limitation on conveyance shall:
 - a. Be recorded on the plat of the applicant's property, on the plats of any property subdivided and conveyed by the applicant under this section, and in a database accessible to county staff.
 - b. Not operate to prohibit actions in foreclosure brought by lenders that are participating in the secondary mortgage market.
 - c. Not operate to prohibit sale by the county of the entire tract or a portion of it for

nonpayment of property taxes.

5. Violations and penalties for violation of this section are as follows:

- a. Any person found in violation of this section may be assessed a fine of the maximum allowed by state law for each dwelling unit in violation.
- b. A violation of this section shall consist of the following:
 - i. Intentional misrepresentation during the application process;
 - ii. Lease of a family dwelling unit to a nonfamily member within five years of approval; or
 - iii. Conveyance of any portion of a tract of land under this section to a nonfamily member within five years of approval.
- c. The fine may be waived if it can be shown that lease or conveyance to a nonfamily member was absolutely necessary to avoid foreclosure on either a family dwelling unit or any portion of a tract granted a density bonus under this section.
- d. Until the fine has been paid, the DSR shall not permit additional family dwelling units or further subdivision under this section in the violator's family estate.
- e. As a condition of approval, the applicant and the person for whom the family dwelling unit is to be built or the property subdivided shall read and sign disclosure forms describing violations of this section and applicable penalties.
- f. A violation shall not have the effect of clouding the title of a parcel subdivided under this section.

6. Applicants must submit a sworn affidavit with the following information:

- a. Certification that the parcel in question has been in the family for at least 30 years as required by this section.
- b. An agreement that all new parcels subdivided from the parent parcel shall be owned or used by family members or as otherwise provided for in this section.
- c. Acknowledgment that resale of any parcel approved as part of a family estate shall be restricted for five years as provided for in this section.

7. If the property leaves the family, the new owner must comply with all applicable sections of the Jasper County Zoning Ordinance and Jasper County Land Development Regulations as it relates to minimum lot sizes, densities, setback requirements, access roads, mobile home park standards, and major or minor subdivision regulations.

10. Amend Jasper County Zoning Ordinance, Article 15:6.3, Regulation for Signs, to add RP-10 and VC zoning districts to the Sign Regulations Table, so as to read as follows:

Sign Regulation

Type	Zoning District	Maximum Sign Area (square feet)	Maximum Height (feet)	Maximum Sign Width (feet)	# of Faces Allowed
Flags	VC, CC, GC, MB, ID, PDD	In accordance with the Flag Manufacturers Association of America (FMAA) specifications based on height of flagpole	1 flag per development at 60'; or 3 flags per development at 35'	n/a	n/a
	R, RP, RP-10, RC		3 flags at 35'	n/a	n/a
Freestanding Signs-Including Monument, Ground, Pedestal	RC, RP, RP-10, RE, R	25 per face, 50 total	Monument 6, Freestanding 8	10	2 back to back
	VC, CC	40 per face, 80 total	Monument 7, Freestanding 8	12	2 back to back
	GC, ID, PDD	55 per face, 110 total	Monument 7, Freestanding 15	16	2 back to back
	Commercial Centers greater than 5 acres, consisting of multiple lots	80 per face, 160 total	Monument 8, Freestanding 20	16	2 back to back
Freestanding Signs-Hanging Sign	GC, ID, VC, CC, PDD	8 per face, 16 total	Top edge of sign face not to exceed 6 feet above ground level	4	2 back to back
	RC, RP, RP-10, RE, R	8 per face, 16 total	Top edge of sign face not to exceed 6 feet above ground level	4	2 back to back
Wall Signs	GC, ID, VC, CC, PDD	10% of wall. The total area of wall signs shall not occupy more than 10% of the area of the wall upon which they are placed.	80% of wall height.	80% of wall width.	One sign per tenant per side. Tenant signs must be located on the facade of the tenant space being identified.

	RC, RP, RP-10RE, R	X	X	X	X
Projecting Signs	GC, ID, VC, CC, PDD	8 per face, 16 total	Bottom of sign must be at least 8 feet above ground level or sidewalk.	4	Two total faces. One sign allowed per business at business entrance.
	RC, RP, RP-10RE, R	X	X	X	X
Directory Signs	GC, ID, VC, CC, PDD	25 per face	8		Four total faces. One sign is allowed per primary access.
	RC, RP, RP-10, RE, R	X	X	X	X
Window Signs	VC, GC, ID, CC, PDD	Not more than 25% of surface of window	n/a	n/a	n/a
	RC, RP, RP-10, RE, R	X	X	X	X
Awnings and Canopies	VC, GC, ID, CC, PDD	1/3 of canopy or awning	Bottom of awning or canopy must be at least 7 feet above ground level or sidewalk.	n/a	n/a
	RC, RP, RP-10, RE, R	X	X	X	X

Additional Requirements from Table:

- A. **Freestanding Signs.** Freestanding signs shall be separated by a distance of no less than five hundred (500) foot intervals along each street frontage of the premises.
- a. Each lot of record shall be allowed one (1) sign except a corner lot where a total of two (2) signs may be permitted, one on each road frontage, provided that the total linear frontage is a minimum of three-hundred (300) feet per side.
 - b. Masonry bases must that match the associated building(s). Landscaping shall be planted to minimize the appearance of the poles or braces.
- B. In lieu of a freestanding sign, a development may use signs on entrance structures such as fences or walls. The number of sign faces is limited to two (2) per entrance, on either side of

the entrance, and confined to the entrance area. The distance between sign faces shall not exceed one hundred (100) feet. Such signs are subject to the size limitations of this Section.

11. Amend Jasper County Zoning Ordinance, to add a new section, **Article 22, Rural Small Lot Subdivision**, to provide alternative standards for subdivisions, as amended, so as to read as follows:

ARTICLE 22. RURAL SMALL LOT SUBDIVISION STANDARDS

22.1. Purpose

The purpose of this Article is to maintain the character and heritage of the rural landscape by providing flexibility through alternative standards for the subdivision of rural lands in Jasper County in exchange for permanent protection of open space.

22.2. Applicability

The standards found in this Article are permitted within the Rural Preservation-10 zoning district.

22.3. Definitions

Base Site Area. The Base Site Area consists of the parent parcel minus areas not suitable for development due to legal, physical, natural, or other constraints. The Base Site Area shall be determined as follows:

Parent parcel gross site area as determined by actual survey:

Minus Land separated by a road or utility right-of-way

Minus Land within existing roads' ultimate rights-of-way

Minus Land separated by water and/or marsh

Minus Existing natural water bodies on the property, jurisdictional and non-jurisdictional wetlands, and land/tidal wetlands seaward of the OCRM critical line

Minus Land previously dedicated as open space

Equals = Base Site Area

Open Space Preservation Area. The land within the subdivision that is left undeveloped in exchange for reduction in lot size and/or other development requirements.

Parent Parcel. The parent parcel constitutes the parcel to be subdivided.

22.4. Development Standards.

Rural small lot subdivisions shall be subject to the following standards.

Table 1: Development Standards	
Maximum Density	1 principal dwelling unit per 5 acres
Minimum Lot Area	1 acre
Minimum Lot Width	150 feet
Minimum Setbacks ²	
Front (major street, multi-lane)	60 feet

Front (major street, two-lane)	45 feet
Front (minor street)	25 feet
Side	25 feet
Rear	25 feet
¹ Base site area	
² Setbacks shall also apply to Open Space Protection Areas	

22.5. Open Space Preservation Area (OSPA) Standards.

Open space preservation areas shall be contiguous to the maximum extent practicable.

The OSPA must consist of a minimum of fifty percent (50%) of the base site area.

In instances where natural features (wetlands, waterbodies, forested areas, etc.) are part of a larger system which extends to adjacent property(ies), these areas shall be prioritized for protection. In instances where an existing parcel has already established open space preservation areas, the proposed rural lot subdivision shall include open space protection of natural features contiguous with the adjacent property(ies).

Land dedicated to open space shall not include land dedicated for uses such as community swimming pool(s), clubhouse(s), and similar uses. Recreational amenities, such as walking/biking trails, may be permitted within the OSPA in conformance with applicable state and federal laws. Recreational lakes or ponds used for storm water management and designed as naturalized features may be included in the land designated as open space. Fenced detention or retention areas used for storm water management shall not be included in the calculation of required open space.

The owner and developer, or subdivider, shall select land dedicated for open space purposes and type of ownership. The open space preservation area may remain with the parent parcel to be held in single ownership or subdivided into a separate parcel. In either case, a note shall appear on the plat and recorded in the deed that development of the open space preservation area is prohibited.

Type of ownership may include, but is not necessarily limited to, the following:

1. The County, subject to acceptance by the governing body;
2. Other public jurisdictions or agencies, subject to their acceptance;
3. Non-profit or quasi-public organizations committed to the protection and conservation of open space, subject to their acceptance;
4. Homeowner or cooperative associations or organizations; or
5. Shared, undivided interest by all property owners within the subdivision.

Maintenance of open space - The person(s) or entity identified above, as having the right to ownership or control over open space, shall be responsible for its continuing upkeep and proper maintenance.

22.6. Restrictions on Future Subdivisions.

A note shall appear on all plats for rural small lot subdivisions specifying the number of remaining by-right lots that can be subdivided from the parent tract. If all by-right lots are subdivided, the note shall state that remaining subdivisions of the parent parcel shall be prohibited, except in compliance with the open space preservation standards specified in Section 22.5.

12. Amend the Official Zoning Map of Jasper County so as to transfer the following properties from the Rural Preservation Zoning District to the Rural Preservation-10 (RP-10) Zoning District: 000-00-00-000; 027-00-02-045; 044-00-03-001; 044-00-03-002; 045-00-03-001; 045-00-03-002; 045-00-03-003; 060-00-04-005; 060-00-05-036; 062-00-09-001; 062-00-09-002; 062-00-09-040; 062-00-10-039; 062-00-10-085; 063-00-06-001; 063-22-02-006; 063-22-02-011; 064-00-01-001; 064-00-07-006; 064-00-07-025; 064-00-07-026; 064-00-08-002; 064-00-08-012; 064-00-08-012; 064-00-08-020; 064-00-08-021; 064-00-08-022; 064-00-08-027; 064-00-08-032; 064-00-08-049; 064-00-09-011; 064-16-00-003; 064-28-01-003; 064-28-01-011; 065-00-01-001; 065-00-01-002; 065-00-01-003; 065-00-01-005; 066-00-00-002; 081-00-01-012; 081-00-02-001; 081-00-02-002; 081-00-02-003; 081-00-02-004; 081-00-02-005; 081-00-02-007; 081-00-02-008; 081-00-02-00-010; 081-00-02-011; 081-00-03-001; 081-00-04-017; 081-00-04-020; 082-00-01-011; 082-00-02-002; 082-00-02-003; 082-00-02-014; 082-00-05-002; 082-00-05-003; 082-00-05-004; 083-00-02-003; 083-00-03-003; 083-00-03-008; 083-00-03-073; 083-00-03-080; 083-00-03-081; 083-00-03-083; 083-00-03-087; 083-00-04-001; 083-00-04-003; 083-00-04-007; 083-00-04-017; 083-00-05-002; 083-00-05-023; 083-00-06-015; 083-00-06-016; 083-00-06-071; 083-00-06-076; 083-00-06-077; 083-00-06-079; 083-00-06-080; 083-00-07-001; 084-00-01-005; 084-00-01-019; 084-00-01-070; 085-00-01-005; 085-00-01-013; 085-00-01-053; 085-00-01-056; 085-00-02-002; 085-00-02-057; 085-00-03-054; 085-00-06-028; 085-00-08-006; 085-00-08-026; 085-08-00-021; 086-00-01-004; 086-00-01-029; 086-00-01-031; 086-00-01-032; 086-00-01-035; 086-00-01-045; 086-00-02-051; 086-00-02-062; 086-00-02-063; 086-00-02-068; 086-00-04-001; 086-00-04-002; 086-00-04-020; 086-00-04-021; 086-00-04-022; 086-00-04-023; 086-00-04-024; 086-00-05-001; 087-00-01-001; 087-00-01-002; 087-00-02-001; 087-00-02-002; 087-00-03-001; 087-00-03-014; 087-00-03-015; 087-00-03-016; 087-00-09-014; 087-00-09-016; 087-00-09-017; 087-00-09-022; 087-00-09-023; 087-00-09-031; 087-00-09-045; 087-00-09-048; 088-00-01-001; 088-00-02-011; 092-00-00-001; 094-00-00-049; 094-00-00-062; 094-00-00-076; 094-00-00-118; and 097-00-00-001

13. Amend the Official Zoning Map of Jasper County so as to transfer the following properties from the Community Commercial Zoning District to the Rural Preservation-10 (RP-10) Zoning District: 087-00-03-001

14. Amend the Official Zoning Map of Jasper County so as to transfer the following properties from split zoned Rural Preservation and Residential Zoning Districts to the Rural Preservation-10 (RP-10) Zoning District: 083-00-06-070

15. Amend the Official Zoning Map of Jasper County so as to transfer the following properties from split zoned Rural Preservation and Residential Zoning Districts to the Rural Preservation-10 (RP-10) Zoning District: 063-34-01-011; 063-34-01-004; 064-28-01-004; 083-00-01-007; 083-00-03-012; 083-00-03-037; 083-00-03-086; 085-00-03-

010; 085-00-03-035; 085-00-08-035; 086-00-02-046; 086-00-02-060; 086-00-02-065; and 086-00-02-069

- 16. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from split zoned Community Commercial, Rural Preservation, and Residential Zoning Districts to split zone Community Commercial Zoning District and the RP-10 Zoning District: 086-00-04-010
- 17. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from split zoned Community Commercial, Rural Preservation, and Residential Zoning Districts to the RP-10 Zoning District: 087-00-09-007
- 18. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from split zone Industrial Development District and Rural Preservation Zoning District to the Rural Preservation-10 (RP-10) Zoning District: 027-00-02-034; 061-00-03-001; 082-00-02-004; 086-00-01-002; and 087-00-03-002
- 19. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from the Community Commercial Zoning District to the Village Commercial Zoning District: 063-30-03-004; 063-30-03-006; 063-30-03-007; 063-30-03-008; 063-30-03-009; 063-30-03-015; 063-30-03-016; 063-30-03-017; 063-30-03-018; 063-30-03-019; 063-30-03-020; 063-30-03-021; 063-30-03-023; 063-30-03-024; 063-41-02-050; 084-00-01-033; 081-00-04-001; 081-00-04-005; 081-00-04-006; 081-00-04-011; 081-00-04-018; 08-00-04-019; 081-00-04-049; 081-00-04-061; 081-00-073; 081-00-04-076; 081-00-04-080; 083-00-03-004; 083-00-03-005; 083-00-03-006; 083-00-03-013; 083-00-03-014; 083-00-03-015; 083-00-03-016; 083-00-03-017; 083-00-03-018; 083-00-03-019; 083-00-03-020; 083-00-03-021; 083-00-03-022; 083-00-03-023; 083-00-03-027; 083-00-03-028; 083-00-03-043; 083-00-03-044; 083-00-03-045; 083-00-03-050; 083-00-03-051; 083-00-03-052; 083-00-03-053; 083-00-03-054; 083-00-03-55; 083-00-03-056; 083-00-03-057; 083-00-03-061; 083-00-03-062; 083-00-03-063; 083-00-03-067; 083-00-03-068; 083-00-03-072; 083-00-05-001; 083-00-05-017; 083-00-06-024; 084-00-02-065; 084-00-03-008; 084-00-03-009; 085-00-06-002; 085-00-06-003; 085-00-06-008; 085-00-06-069; 087-00-03-011; 087-00-05-004; 087-00-05-005; 087-00-05-012; 087-00-05-014; 087-00-05-015; 087-00-05-016; 087-00-05-017; 087-00-05-018; 087-00-05-019; 087-00-05-020; 087-00-05-021; 087-00-05-023; 087-00-05-026; 087-00-05-028; 087-00-06-001; 087-00-06-002; 087-00-06-003; 087-00-06-005; 087-00-06-006; 087-00-06-007; 087-00-06-008; 087-00-06-009; 087-00-06-010; 087-00-06-011; 087-00-06-015; and 087-00-06-016
- 20. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from the General Commercial Zoning District to the Village Commercial Zoning District: 083-00-04-021; 083-00-04-022; 083-00-04-023; 083-00-04-024; 083-00-04-025; and 083-00-04-026

- 21. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from the Residential Zoning District to the Village Commercial Zoning District: 083-00-03-025 and 083-00-03-026
- 22. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from split zoned Community Commercial and Residential Zoning Districts to split zone Village Commercial and Residential Zoning District: 081-00-04-010; 081-00-04-058; 085-00-06-001; 085-00-06-004; 085-00-06-006; 085-00-06-007; and 085-00-06-055;
- 23. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from split zoned Community Commercial and Rural Preservation Zoning Districts to split zone Village Commercial and Rural Preservation (RP-10) Zoning District: 081-0004-012 and 081-00-04-050
- 24. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from the Community Commercial Zoning District to the Residential Zoning District: 084-00-01-034; 084-00-01-035; 084-00-01-036; 084-00-01-073; 084-00-02-047; 084-00-02-048; 084-00-02-049; 084-00-02-050; 084-00-03-002; 084-00-03-003; 084-00-03-007; 084-00-03-010; 084-00-03-013; 084-00-03-014; 087-00-05-022; and 087-00-07-004
- 25. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from split zone Community Commercial Zoning District and Residential Zoning District to the Residential Zoning District: 081-00-03-003; 084-00-01-043; and 084-00-02-044
- 26. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from split zone Community Commercial Zoning District and Rural Preservation Zoning District to the Residential Zoning District: 084-00-03-001
- 27. Amend the Official Zoning Map of Jasper County** so as to depict the Euhaw/Okeetee Cultural Heritage Overlay District as shown on the map in Exhibit A.
- 28. Pending Ordinance Effective Date.** Applications for permits, plats or permissions of sufficient form and content and substantially complete as determined by the County staff, received by the County prior to June 20, 2023, may be reviewed and processed by the County. Otherwise, the provisions of this Ordinance shall be effective under the pending ordinance doctrine from the date of approval of the first reading and the announcement of Council intention to hold a public hearing, and any permit, application or plat accepted for filing by the Department of Development Services will be deemed in error, null and void and of no effect whatsoever.
- 29. Severability.** If any section, clause, paragraph, sentence or phrase of this ordinance, or the application thereof to any person or circumstances shall, for any reason, be held to be invalid or unconstitutional, such invalid section, clause, paragraph, sentence, phrase or

application is hereby declared to be severable; and any such invalid or unconstitutional section, clause, paragraph, sentence, phrase or application shall in no way affect the remainder of this ordinance; and it is hereby declared to be the intention of the County Council that the remainder of this ordinance would have been passed notwithstanding the invalidity or unconstitutionality of any section, clause, paragraph, sentence or phrase thereof.

30. This Ordinance shall take effect upon approval by Council.

L. Martin Sauls IV
Chairman

ATTEST:

Wanda Giles
Clerk to Council

ORDINANCE: 2024_____

First Reading: July 15, 2024

Second Reading: _____

Public Hearing: September 19, 2024

Adopted: _____

Council Workshop: September 5, 2024

Considered by the Jasper County Planning Commission at it's meeting
on June 25, 2024; and August 28, 2024 and recommended for
approval.

Reviewed for form and draftsmanship by the Jasper County Attorney.

David Tedder

Date