



# Jasper County Planning Department

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358 Third Avenue - Post Office Box 1659  
Ridgeland, South Carolina 29936  
Phone (843) 717-3650 Fax (843) 726-7707

## Jasper County Planning Commission

### AGENDA

January 10, 2023  
6:00 PM

Virtual Meeting

**Watch Live via YouTube**

**[https://www.youtube.com/channel/UCBmlogX05cKAsHm\\_ggXCJIA](https://www.youtube.com/channel/UCBmlogX05cKAsHm_ggXCJIA)**

**Call to Order: Chairman Pinckney  
Invocation & Pledge of Allegiance  
Approval of Agenda**

#### **Election of Officers:**

- A. Election of Chairman
- B. Election of Vice-Chairman
- C. Appointment of Secretary
- D. Appointment of a Representative to the Cypress Ridge Review Committee

#### **New Business:**

- A. Zoning Text and Zoning Map Amendment – Article 8:8 Gateway Corridor Overlay District (GCOD)
- B. Road Name Petition – Lopez Court

#### **Discussion:**

- A. Open Discussion

#### **Adjourn**



# Jasper County Planning and Building Services

358 Third Avenue - Post Office Box 1659  
Ridgeland, South Carolina 29936  
Phone (843) 717-3650 Fax (843) 726-7707

Lisa Wagner, CFM  
Director of Planning and Building Services  
[lwagner@jaspercountysc.gov](mailto:lwagner@jaspercountysc.gov)

## Jasper County Planning Commission Staff Report

<b>Meeting Date:</b>	January 10, 2023
<b>Project:</b>	Zoning Text and Map Amendment of Article 8:8, Gateway Corridor Overlay District
<b>Applicant:</b>	Staff Initiated
<b>Submitted For:</b>	Action
<b>Recommendation:</b>	Staff Recommends Approval

**Description:** At last month’s Planning Commission Meeting, an application was received and reviewed to change the zoning of a property located at the intersection of Alligator Aly and Off Ramp Road. After some discussion, it was decided that extending the Gateway Corridor Overlay District (GCOD) to include the subject property may be a better alternative than re-zoning the property. The GCOD allows additional uses that are found in the General Commercial District, while prohibiting uses that have been identified as inappropriate for the Gateway Corridor. The GCOD also requires additional design standards, which are intended to protect the character and appearance of the entrance into Jasper County.

**Analysis:** The proposed ordinance would adopt the GCOD Map (attached) and amend Article 8:8.2, *Gateway Corridor Overlay District* of the Jasper County Zoning Ordinance, as follows (new language in red):

**Article 8:8.2, Application:**

*The GCOD shall apply to all land within five hundred feet (500') of the right-of- way of Highway 17, beginning at the intersection of Strain Place and ending at Alligator Aly as depicted on the GCOD Map ~~the designated highway~~. The regulations of this overlay shall apply to all new non-residential development and any existing development which meets the following criteria:*

- *Any change of use of a non-residential property, and/or*

- *Any building expansion that increases the floor area of a non-residential use by 20 percent or more or any parking addition of ten (10) or more spaces.*

*[Commentary: The overlay applies if a vacant property converts to any non-residential use; a change in non-residential use such as a restaurant to a hardware store. However, changes of similar uses (e.g., retail to retail) would not apply unless parking or floor area is increased by the thresholds listed.]*

*Unless a deviation from such restrictions are provided elsewhere in this Section 8:8, property within the GCOD 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.*

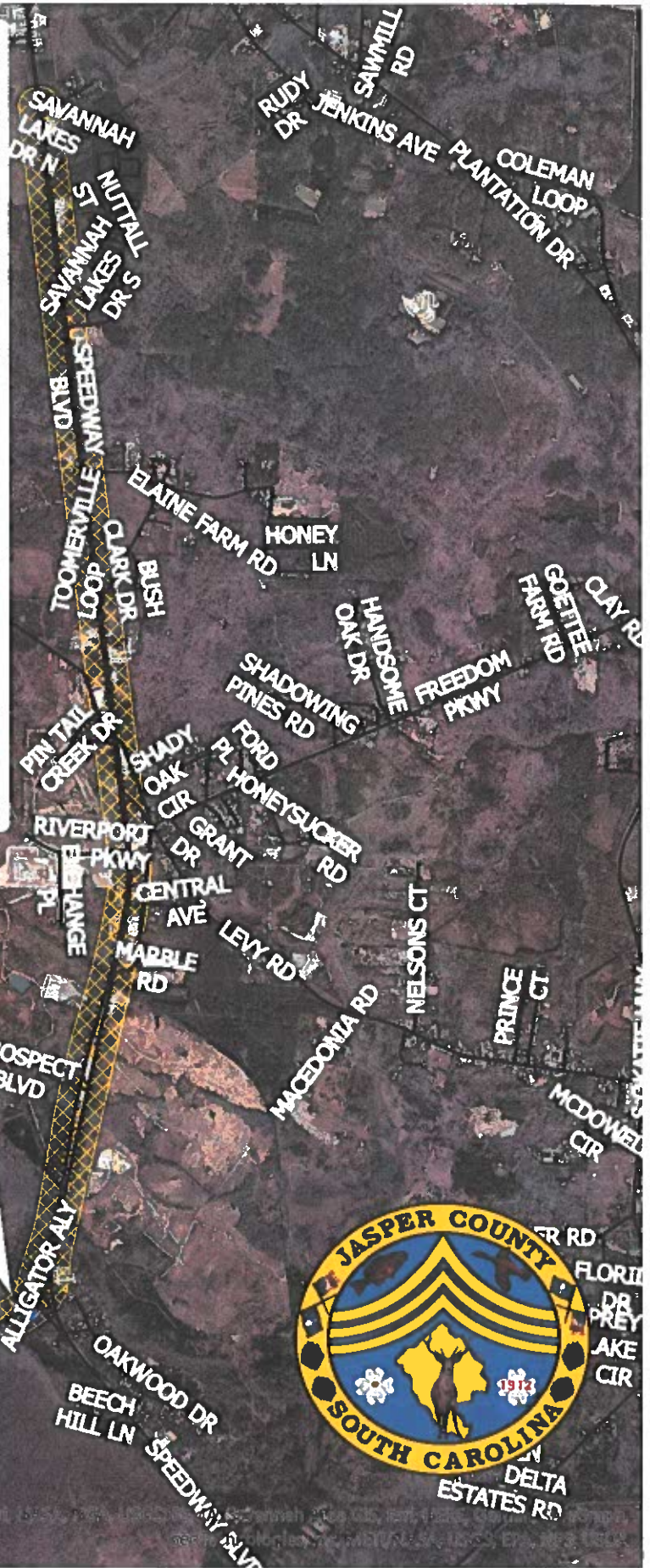
**Recommendation:** Staff recommends approval of the Zoning Text Amendment to include adoption of the GCOD Map.

**Attachments:**

1. GCOD Map showing the new delineation of the Gateway Corridor Overlay District
2. Proposed Ordinance
3. Article 8.8 of the Jasper County Zoning Ordinance, Gateway Corridor Overlay District regulations



# Proposed District Overlay



**Legend**

- Roads
- Proposed Parcel
- Proposed District Buffer





**STATE OF SOUTH CAROLINA  
COUNTY OF JASPER**

**ORDINANCE #2023-\_\_\_**

**AN ORDINANCE  
OF JASPER COUNTY COUNCIL**

To Amend Article 8:8, *Gateway Corridor Overlay District*, of the Jasper County Zoning Ordinance, to better define the location of the designated highway and to expand the GCOD to include the property located on the southwest corner of the intersection of Alligator Aly and Off Ramp Road as depicted on the attached map.

**WHEREAS**, Jasper County created a Gateway Corridor Overlay District in May 2017, which was applied to Highway 17 from the intersection of Strain Place to the intersection of Alligator Aly; and

**WHEREAS**, the Gateway Corridor Overlay District was created to provide design standards that will enhance the entrance into Jasper County and discourage incompatible land uses that will detract from the image of this gateway, while allowing additional land uses; and

**WHEREAS**, the Jasper County Planning Commission received an application to amend the zoning designation of a property located at the southwest corner of Alligator Aly and Off Ramp Road, adjacent to the Gateway Corridor Overlay District; and

**WHEREAS**, after reviewing Jasper County's Comprehensive Plan, and Official Zoning Map, the Planning Commission concurred with staff that expanding the Gateway Corridor Overlay District will be a better alternative than changing the zoning designation of the aforementioned property; and

**WHEREAS**, the Jasper County Planning Commission has recommended approval by County Council to amend Article 8:8, Gateway Corridor Overlay District, Section 8:8.2 to better define the physical area in which the Gateway Corridor Overlay District is applied and adopt the Gateway Corridor Overlay District Map; and

**WHEREAS**, this matter is now before the Jasper County Council for determination;

**NOW THEREFORE, BE IT ORDAINED**, by the Jasper County Council duly assembled and by the authority of same:

1. Article 8:8, *Gateway Corridor Overlay District*, Section 8:8.2, *Application*, of the Jasper County Zoning Ordinance is hereby amended to read as follows:

*The GCOD shall apply to all land within five hundred feet (500') of the right-of-way of Highway 17, beginning at the intersection of Strain Place and ending at Alligator Aly as depicted on the GCOD Map ~~the designated highway~~. The regulations of this overlay shall apply to all new non-residential development and any existing development which meets the following criteria:*

- *Any change of use of a non-residential property, and/or*
- *Any building expansion that increases the floor area of a non-residential use by 20 percent or more or any parking addition of ten (10) or more spaces.*

*[Commentary: The overlay applies if a vacant property converts to any non-residential use; a change in non-residential use such as a restaurant to a hardware store. However, changes of similar uses (e.g., retail to retail) would not apply unless parking or floor area is increased by the thresholds listed.]*

*Unless a deviation from such restrictions are provided elsewhere in this Section 8:8, property within the GCOD 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.*

2. Amend Article 8:8 Gateway Corridor Overlay District to include the Gateway Corridor Overlay District Map.

3. Amend the Official Zoning Map of Jasper County, as amended, is further amended to depict the Gateway Corridor Overlay District as shown on the Gateway Corridor Overlay District Map attached hereto.

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**L. Martin Sauls IV**  
**Chairman**

**ATTEST:**

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**Wanda Simmons**  
**Clerk to Council**

**ORDINANCE 2023-** \_\_\_\_\_

**First Reading:** \_\_\_\_\_

**Second Reading:** \_\_\_\_\_

**Public hearing:** \_\_\_\_\_

**Adopted:** \_\_\_\_\_

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Considered by the Jasper County Planning Commission at its meeting on  
January 10, 2023.

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Reviewed for form and draftsmanship by the Jasper County Attorney.

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David L. Tedder

Date

submission, and the bond, letter of credit, or other financial security acceptable to the county shall be adjusted upward or downward as necessary.

4. Proof that the decommissioning plan has been recorded with the Jasper County Register of Deeds.

## **§ 8:8 GATEWAY CORRIDOR OVERLAY DISTRICT**

### **8:8.1 Purpose and Intent**

The purpose and intent of the Gateway Corridor Overlay District (GCOD) is to promote an appropriate mix of commercial land uses that can coexist with residential land uses, while providing overall design standards that will enhance the entrance into the County and discourage incompatible land uses that may detract from the image of this important gateway. The GCOD adds an extra layer of land use regulation over the underlying commercial Zoning, which allows increased flexibility in land use and identifies additional development standards needed to protect the overall character and appearance of this highly visible corridor.

### **8:8.2 Application**

The GCOD shall apply to all land within five hundred feet (500') of the right-of-way of the designated highway. The regulations of this overlay shall apply to all new non-residential development and any existing development which meets the following criteria:

- Any change of use of a non-residential property, and/or
- Any building expansion that increases the floor area of a non-residential use by 20 percent or more or any parking addition of ten (10) or more spaces.

[**Commentary:** The overlay applies if a vacant property converts to any non-residential use; a change in non-residential use such as a restaurant to a hardware store. However, changes of similar uses (e.g., retail to retail) would not apply unless parking or floor area is increased by the thresholds listed.]

Unless a deviation from such restrictions are provided elsewhere in this Section 8:8, property within the GCOD 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.

### **8:8.3 Use Regulations**

In addition to the uses prohibited by other law or applicable zoning, the following uses are strictly prohibited in the Gateway Corridor Overlay District:

- Animal Production, NAICS 112
- Used Motor Vehicle Parts, NAICS 421140



## **8:8.4 Design and Development Standards**

### **A. General Requirements and Development Standards:**

1. **Building Placement:** All buildings shall front onto a public or a previously approved private street, or share a frontage line with a square or other similar common open space. The front facade of buildings shall be generally parallel to front property lines when placed along the corridor right-of-way.
2. **Building Height and Setbacks:** See Article 7 of the Jasper County Zoning Ordinance.
3. **Building Vernacular:** Shall be in accordance with Article 8:5.8 of the Jasper County Zoning Ordinance, Highway Corridor Overlay District, Architectural Design and Materials.
4. **Bufferyard:** Bufferyards shall be in accordance with Article 12:8 of the Jasper County Zoning Ordinance except where new or expanded non-residential use is proposed adjacent to existing residential use, in this case, the Bufferyard shall be Bufferyard 4, 5B, or 6B in Article 12:8.2-4, Bufferyard Illustration.
5. **Fencing:** Shall be of durable construction using quality material (i.e., brick, stone, other masonry, wood, metal, decorative vinyl, or any combination thereof). 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 in the Gateway Corridor Overlay District, unless their use is for sports field and recreational complexes. In such conditions, the fencing shall be color coated with a manufacturer applied finish. Such fencing may also be permitted for temporary use during construction and site development provided it is removed or replaced with a compliant material upon completion of construction. This requirement is for aesthetic purposes only and is not associated with building code requirements or standards.
6. **Highway Buffer, Tree Removal and Landscaping:** Shall be in accordance with Article 8:5 of the Jasper County Zoning Ordinance, Highway Corridor Overlay District.
7. **Open Space:** A minimum of ten (10%) percent of the site must be devoted to usable open space which may include greens, unaltered natural features, or other similar areas not covered by impervious surface. Required setbacks and buffer yards may be included in calculating this requirement. All open space shall be clearly labeled as such on any plans submitted for County review.
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 at least eight feet (8') high. One (1) evergreen shrub shall be installed for every five (5) linear feet of fence or wall on the side of the fence or wall facing a

- b. 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
- c. 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.

2. Stub Outs:

- a. 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
- b. Where a developed adjacent parcel exists, existing stub outs shall be utilized.

**8:8.5 Gateway Corridor Overlay District Sign Regulations**

Signage in the Gateway Corridor Overlay District shall be in accordance with this Section, 8:8.5 Gateway Corridor Overlay District Sign Regulations; Table 8:8-1 Permitted Signs, and Article 15, Sign Standards. In case of conflict, the stricter standard shall apply.

**8:8.5-1 Permitted Signs**

Wall Signs and Freestanding Monument Signs in accordance with Table 8:8.1 are the only signs permitted within the Gateway Corridor Overlay District with the following exceptions:

- 1. Changeable Copy Signs (message boards) for fuel pricing shall meet the following requirements.
  - a. Be monument style only;
  - b. Fuel pricing signs shall display only the name, trademark, registered logo, and the vehicular fuel product and prices.
- 2. Animated signs, including electronic changeable copy signs for time and temperature only and does not exceed 15 square feet of copy area.



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Lisa Wagner, CFM  
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[lwagner@jaspercountysc.gov](mailto:lwagner@jaspercountysc.gov)

## Planning Commission Staff Report

<b>Meeting Date:</b>	January 10, 2023
<b>Project:</b>	Road Name Petition
<b>Applicant:</b>	Enrique Lopez
<b>Road Names Proposed:</b>	Lopez Court
<b>Submitted For:</b>	Action

**Description:** The applicant is requesting that a new road be named Lopez Court. The subject road will serve 15 duplex buildings. The road will be privately maintained and is being constructed as part of a major site plan approval. A road name petition was properly completed and submitted to Emergency Services for review.

**Analysis:** In accordance with the Jasper County Code of Ordinances, Section 25-126, *New Road Name*:

- No new public roads in the unincorporated area of the county shall be named without the approval of the Planning Commission upon the recommendation of the address program administrator.
- No new private road names shall be recognized by the county or added to the county's list of road names without the approval of the planning commission upon recommendation of the address program administrator.
- The name of any new road shall not duplicate or be confusingly similar to any other road name already existing in Jasper County.
- New subdivision roads, whether public or private, shall be named when created through the land development process which shall include the submission of road names to the address program administrator who shall make recommendation of the road names to the planning commission for approval.
- Developers establishing new public roads shall pay the county for the actual cost of purchasing and erecting street signs which meet the standards of the SCDOT.
- Developers desiring to use any type of sign other than the style which meets the standards set forth by the SCDOT for a public road shall have the style and design approved by the planning commission upon recommendation from the address program administrator.
- Developers and/or homeowner's association shall maintain all street signs within their development.

- The names of private roads, including mobile home roads, which require naming to facilitate postal delivery and emergency response, shall be recognized by the County at the request of the citizens who own property adjacent to the road. Such road must serve three (3) households. The name of the private road shall be commonly known to the community. In the event that there are two (2) or more recommendations of name, the Planning Commission shall determine the name giving recognition to the name preferred by at least 51 percent of the property owners on the road. However, this shall not constitute acceptance or dedication of the road by the County for maintenance and other purposes.

**Staff Findings:** Emergency Services has reviewed the application for phonetic conflict and duplication of other road names. No conflicts were found. The proposed road name and application meets the requirements and the intent of the Jasper County Code of Ordinances, Section 25-126, *New Road Names*.

**Attachments:**

1. Road Name Petition
2. Aerial Map
3. Road Naming Ordinance



JASPER COUNTY ROAD NAME PETITION

SUBMITTED BY: ENRIQUE LOPEZ DATE: 12-06-2022

ADDRESS: 1015 Pine Arbor Rd.

HARDREYVILLE SC 29927

TELEPHONE: (843) 304 1717

WE, THE UNDERSIGNED RESIDENTS OF JASPER COUNTY, REQUEST THAT THE ROAD ON WHICH WE LIVE BE NAMED, UPON APPROVAL:

Lopez Court  
PRINT REQUESTED ROAD NAME

WE UNDERSTAND THAT THE COST OF THE ROAD SIGN AND THE \$85.00(EIGHTY-FIVE DOLLARS) ADMINISTRATIVE FEE WILL BE OUR RESPONSIBILITY.

(1) TOTAL NUMBER OF HOMES AND/OR BUSINESSES ACCESSED BY THE ROAD: 30

(2) OUR REASONS FOR SELECTING THIS NAME: \_\_\_\_\_

(3) DIRECTIONS TO LOCATION OF ROAD AND/OR CURRENT ROAD NAME: \_\_\_\_\_

Off Plantation Drive Tmp# 040-14-01-015

(4) ROAD IS A STATE/COUNTY/PRIVATELY MAINTAINED PRIVATELY

FOR COUNTY US ONLY:

US HWY # \_\_\_\_\_ STATE ROAD # \_\_\_\_\_ COUNTY ROAD # \_\_\_\_\_

(A) MAP ATTACHED \_\_\_\_\_

(B) SUGGESTED NAME HAS BEEN CHECKED FOR PHONETIC CONFLICT AND DUPLICATION WITH EXSISTING ROAD NAMES \_\_\_\_\_

Georgia DeLoach \_\_\_\_\_ CONFLICT  NONCONFLICT  
GEORGIA DELOACH JASPER COUNTY 911 COORDINATOR DATE

Russell Wells \_\_\_\_\_ CONFLICT  NONCONFLICT  
RUSSELL WELLS DEPUTY DIRECTOR OF EMERGENCY SERVICES DATE

\_\_\_\_\_  
CHAIRMAN, JASPER COUNTY PLANNING COMMISSION DATE APPROVED \_\_\_\_\_ DISAPPROVED

\_\_\_\_\_  
CHAIRMAN, JASPER COUNTY COUNCIL DATE APPROVED \_\_\_\_\_ DISAPPROVED



REVISION  
 PER JASPER COUNTY

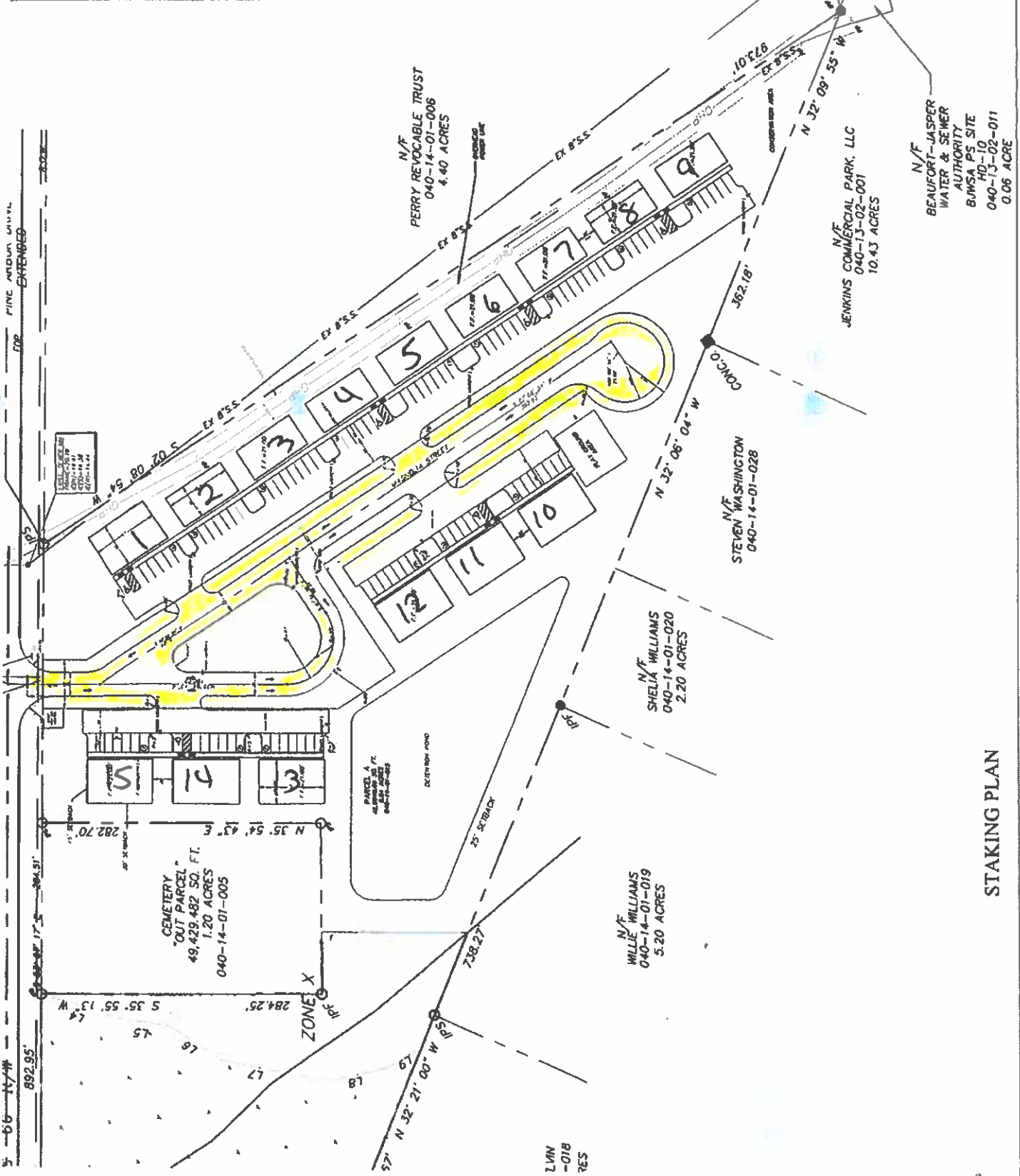


TAX PARCEL 040-02-002  
 N/E H HENDERILL, JASPER COUNTY, GA.

TAMAN PLACE  
 FOR  
 ENRIQUE LOPEZ

This drawing and the design information contained hereon are the property of Enrrique Engineering Company, Inc. The reproduction, copying, or use of these documents in whole or in part without written consent of Enrrique Engineering Company, Inc. is prohibited.

C2



STAKING PLAN

810-2  
 733





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040-14-01-010

040-14-01-012

PNEARBOR RD

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040-14-02-007

040-14-02-006

040-14-02-005

040-14-02-004

040-14-01-011

040-14-01-010

040-14-02-001

040-14-01-008

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040-14-01-019

040-14-01-030

040-14-01-018

JENKINS AVE

04-01-021



## ARTICLE III. - NAMING AND ADDRESSING OF ROADS

## Sec. 25-121. - Title.

This article shall be known and may be cited as the "Road Naming and Addressing Ordinance" for the county.

(Ord. No. 11-02, § 2, 1-18-11)

## Sec. 25-122. - Purpose and intent.

The purpose and intent of this article is to provide a uniform system of naming all roads within the county and assigning addresses for all properties and buildings throughout the county in order to facilitate the provision of adequate public safety and emergency response service and to minimize difficulty in locating properties and buildings for public service agencies and the general public.

(Ord. No. 11-02, § 2, 1-18-11)

## Sec. 25-123. - Definitions.

(a) *Rules for construction of language.*

- (1) The particular shall control the general.
- (2) In the case of any difference of meaning or implication between the text of this article and any caption, illustration, summary table, or illustrative table, the text shall control.
- (3) The word "shall" is always mandatory and not discretionary. The word "may" is permissive.
- (4) The word "building" or "structure" includes any part thereof.
- (5) Words used in the present tense shall include the future, and words used in the singular shall include the plural, and the plural the singular, unless context clearly indicates the contrary.
- (6) All public officials, bodies, and agencies to which the reference is made are those of the county unless otherwise indicated.
- (7) The word "county" or "Jasper County" shall mean the area of jurisdiction of Jasper County, South Carolina, excluding all incorporated municipalities, except where specifically included within the context of this article.

(b) *Specific definitions.* The following words and phrases when used in this article shall have the meanings respectively ascribed to them in this section.

*Address program administrator:* That official of the county charged with the administration of this article, including his/her representative. The address program administrator may be the 911 administrator for the county.

*Building:* A structure having a roof supported by columns or walls for the shelter of persons, for residential, institutional, business or other use. When separated by division walls from the ground up without openings, each such enclosure may be deemed a separate building.

*Concurrence:* The county planning commission shall have the right to disapprove any action of the address program administrator by majority vote. If the planning commission shall fail to act within two regular meetings after the action of the address program administrator, the planning commission shall be deemed to have concurred.

*Driveways:* A private way, beginning at the property line of a lot abutting a public road, private road, easement or private right-of-way, giving access from the public road, private road, easement or private right-of-way, and leading to a building, lot or physical location, and as further defined in article II of this chapter.

*Property owner:* The legal or beneficial owner or owners of all the land proposed to be included in a development, or identified as a parcel. The holder of an option or contract to purchase, a lessee having a remaining term of not less than 50 years in duration, or other person having an enforceable proprietary interest may be considered a "property owner" for the purposes of this article.

*Road address:* The combination of numbers and road names assigned under the terms of this article which identifies a particular building, lot or other physical location.

*Road:* As defined in section 25-41 of this chapter, the terms road, highway, street, avenue and the like shall be interchangeable as designators of vehicular by-ways providing access to individual parcels of property, and that pedestrian facilities, bridges, tunnels, viaducts, drainage structures and other appurtenances commonly considered as a component part of a road shall also be included in the definition of the term. A "road" shall be the physical embodiment of such a by-way irrespective of prior platting or planning.

- (1) *County road:* Any road currently maintained under the county road maintenance system, and any new road to be constructed within the jurisdiction of the county, and dedicated for maintenance to the county, which is in excess of 100 feet in length and accesses, or presupposes to access, two or more parcels of land under different ownership, unless such road is a part of the state, or federal system of highways or, by definition, a private road.

The master of list of county roads as maintained by the department of public works, and the mapping of said roads compiled by the Lowcountry Council of Governments at the direction of the county and dated June 1, 1998, are made part of this article as though copied herein. Any revision to the list or the map also shall be incorporated herein and made a part of this article.

- (2) *Private road:* No road shall be designated as a private road, unless:

In a new development, such proposed road is defined as such by action of the county planning commission upon its satisfaction as to the construction and perpetual maintenance of such road; or

- a. All the owners of a property accessed by such road agree to sign an instrument and plat to be recorded in the clerk of courts' office for the county which waives county responsibility for the maintenance of such road; or
- b. The road exists prior to June 1, 1998, and accesses two or more parcels of land under different ownership, but is not in the county, state or federal road maintenance system. This type of private road shall not suffice as approved access for further subdivision of land.
- c. Any road existing prior to June 1, 1998, and accessing less than two parcels of land, and which is not in the county, state or federal road maintenance system, is considered a driveway under the provisions of this article and shall not be considered for maintenance under the terms hereof, nor shall such driveway suffice as approved access for further subdivision of land.

(Ord. No. 11-02, § 2, 1-18-11)

Sec. 25-124. - Administration and application.

The address program administrator shall be responsible for the interpretation and administration of this article, to include:

- (1) Compiling a data base of road names for every road in the county.
  - a. For roads within municipalities, the address program administrator shall catalogue existing road names to insure that potential conflict does not exist with any other existing road name, either within any municipality or within the unincorporated area.
  - b. In the event that conflict is discovered in a road name, the address program administrator shall request a meeting of the units of local government involved to prepare a recommendation to be offered to the planning commission having jurisdiction to effect a change in the road name. In the event of a change falling to the county, the process shall be stipulated in section 25-127 of this article.
  - c. All roads to be named shall be in excess of 500 feet in length to avoid naming driveways.
- (2) Assigning all road addresses for properties and buildings within the unincorporated area of the county and those municipalities which may elect to have addressing assigned by the county within their jurisdictions. In any event, the address program administrator shall compile a data base of all road addresses within the county, to include all municipalities.
- (3) Recommending change of existing address when necessary to facilitate sequential house numbers.
- (4) Designating individual unit addresses with the multiple housing units or mobile home parks in conformity with the provisions of this article.
- (5) Performing such other tasks as may be necessary to administer the provisions of this article.

(Ord. No. 11-02, § 2, 1-18-11)

#### Sec. 25-125. - Existing road names.

The names of roads listed on the official county road map sheet as administered by the address program administrator that are located within the unincorporated areas of the county, whether public or private, shall not be changed by any method except those set forth in this article. A copy of this article and a list of road names shall be forwarded to the South Carolina Department of Transportation (SCDOT). The official county 911 road registry shall cross reference the old road names.

(Ord. No. 11-02, § 2, 1-18-11)

#### Sec. 25-126. - New road names.

- (a) No new public roads in the unincorporated area of the county shall be named without the approval of the planning commission upon the recommendation of the address program administrator.
- (b) No new private road names shall be recognized by the county or added to the county's list of road names without the approval of the planning commission upon recommendation of the address program administrator.
- (c) The name of any new road, public or private, shall not duplicate or be confusingly similar to any other road name already existing under section 25-124 of this article. This subsection shall not apply to the extension of an existing road.
- (d) New subdivision roads, whether public or private, shall be named when created through the land

development process which shall include the submission of road names to the address program administrator who shall make recommendation of the road names to the planning commission for approval.

- (e) Developers establishing new public roads shall pay the county for the actual cost of purchasing and erecting street signs which meet the standards of the SCDOT.
- (f) Developers desiring to use any type of sign other than the style which meets the standards set forth by the SCDOT for a public road shall have the style and design approved by the planning commission upon recommendation from the address program administrator.
- (g) Developers and/or home owner's association shall maintain all street signs within their development.
- (h) The names of private roads, including mobile home roads, which require naming to facilitate postal delivery and emergency response, shall be recognized by the county at the request of the citizens who own property adjacent to the road. Such road must serve at least three households. The name of the private road shall be commonly known to the community. In the event that there are two or more recommendations of names, the planning commission shall determine the name giving recognition to the name preferred by at least 51 percent of the property owners on the road. However, this shall not constitute acceptance or dedication of the road by the county for maintenance and other purposes.

(Ord. No. 11-02, § 2, 1-18-11)

#### Sec. 25-127. - Renaming roads.

Renaming roads may be initiated by three different methods:

- (1) Initiated by the county planning commission (S.C. Code 1976, § 6-29-1200(B));
- (2) Initiated by Jasper County Emergency Services, after providing signatures of at least 51 percent of the property owners with access or potential access to the road;
- (3) Public petition with signatures of at least 51 percent of the property owners with access or potential access to the road; persons desiring the name of a road be changed shall submit a petition to the address program administrator.

The address program administrator will make recommendations to the county planning commission on the requested road name change based upon the following:

- (1) In case of public petition, it shall be made on forms provided by the address program administrator.
- (2) In all cases the address program administrator shall review the requested road name change for compliance with the provisions of this article regarding road name change for compliance with the provisions of this article regarding road naming and shall not recommend any change which varies from the provisions herein.
- (3) In case of public petition and in the event the address program administrator recommends the request, and approval is made by the county planning commission, the petitioner(s) shall be required to pay the county for the costs of purchasing new signs and erecting them, including labor.

The planning commission shall, by proper certificate, approve and authorize changing the name of a street or road laid out within the county. The commission may, after reasonable (at least 14 days prior to the meeting whereat action on the request is contemplated) notice through a newspaper having general circulation, posting of the roadway and notice by mail of adjacent landowners; change the name of a street or road within the boundary of its territorial jurisdiction:

- (1) When there is a duplication of names or other conditions which tend to confuse the traveling public or



- the delivery of mail, orders, or messages;
- (2) When it is found that a change may simplify marking or giving of directions to persons seeking to locate addresses; or
  - (3) Upon any other good and just reason that may appear to the commission.

Street names shall not duplicate or be confused with existing names. Names are subject to the sole approval of the planning commission to eliminate duplicate or confusing names.

On the name being changed, after reasonable opportunity for public input, the planning commission shall issue its certificate designating the change, which must be recorded in the office of the register of mesne conveyance or clerk of court, and the name changed and certified is the legal name of the street or road.

(Ord. No. 11-02, § 2, 1-18-11)

#### Sec. 25-128. - Display of road address numbers.

Every owner of improved property shall purchase and display their officially assigned address numbers within 21 days after receiving notification of the proper number assignment so that they are clearly visible from the street or road on which the property fronts. The following criteria shall be used to properly display the number.

- (1) Address numbers must be a minimum of three inches in height for residential uses so as to be seen easily from the road.
- (2) Numbers for the multiple dwelling units and nonresidential buildings shall be at least at least six inches in height and shall be placed on the front of the building facing the road or on the end of the building nearest the road. Individual units shall be required to display unit numbers which are at least three inches in height on the front door or immediately adjacent to the door.
- (3) Address numbers must be set on a background of a contrasting color.
- (4) On a corner lot, the house number should face the street named in the address.
- (5) If a building is more than 50 feet from any road, the address number shall be displayed on a sign attached to a fence, gate, lawn stake, mailbox, etc., adjacent to and clearly visible from the road right-of-way.
- (6) Address numbers shall be plain block numeric numbers and not in alpha or cursive style print.

(Ord. No. 11-02, § 2, 1-18-11)

#### Sec. 25-129. - Types of numbers.

Two types of numbers are to be used under this article:

- (1) A primary number is to be assigned to each street frontage of each parcel of land, whether or not the parcel is occupied. The primary number is required to be posted only if the parcel of land is occupied by a dwelling unit or other structure, or is otherwise actively used and the owner, occupant, or person in charge is notified under section 25-125 of this article. Other primary numbers are reserved for future development of the numbered parcels and will be assigned at the time of improvement or development.
- (2) Secondary numbers may be used when a number of units, structures, and uses co-exist on the same parcel of land. Examples of parcels requiring secondary numbers include apartment projects, mobile home parks, office parks, planned unit developments, recreational vehicle parks, recreational areas,

shopping centers and other uses where the uses of secondary numbers would clarify the location of a unit or use for public safety purposes. To provide secondary numbers, the address program administrator shall work with the owner, manager, or person in charge of the project to determine a logical numbering system under the following guidelines:

Building on a single parcel with more than one and less than five units may be given either letter (preferred) or number designations as requested by the owner of the property.

- a. A single building on a single parcel of land with five or more units may be given numerical designations such as Suite #, Apartment # or similar designations, if so desired.
- b. Multiple buildings on the same parcel of land may be given secondary numbers consisting of number designations if the buildings are accessed from a main entrance to the project. Generally, the number designations should increase in a clockwise direction from the main entrance.
- c. Mobile home parks, recreational vehicle parks and similar uses shall be given letter designations for lots or sections and number designations for individual lots or sites.

(Ord. No. 11-02, § 2, 1-18-11)

Sec. 25-130. - Exempt and excluded structures.

The intent of this section is to exclude from this article those structures that do not present a significant danger to human life if destroyed by fire or other events. The following structures shall be excluded from the provisions of this article:

- (1) Agricultural buildings not requiring a separate mailing address such as a barn, poultry house, outbuilding or equipment storage buildings. Buildings used as dwelling unit, office or nominal work station of an employee shall not be exempt.
- (2) Storage and accessory buildings for the use of the occupant of another building on the property. Buildings used as dwelling units, office or the nominal work station of an employee, or those requiring a separate mailing address, shall not be exempt.

(Ord. No. 11-02, § 2, 1-18-11)

Sec. 25-131. - Collaboration with the post office.

The address program administrator shall act as a liaison with the United States Post Office with regard to the provision of the road addresses assigned. The post office may elect to use the addresses assigned as the official mailing address of the property within the county and advise newcomers to contact the address program administrator for the assignment of a mailing address.

(Ord. No. 11-02, § 2, 1-18-11)

Sec. 25-132. - Utility company compliance.

- (a) Following the adoption of this article, all utility services regulated by the South Carolina Public Service Commission or any utility cooperative service organization providing services in the unincorporated area of the county, shall withhold service from any building, dwelling, mobile home or other structure not exempt under this order until the owner or other requesting party has furnished the utility with a valid assigned number.

- (b) It shall be the responsibility of the address program administrator to notify each affected utility of each impleme area by issuing maps and lists of official numbers assigned each structure or use.

(Ord. No. 11-02, § 2, 1-18-11)

Sec. 25-133. - Implementation by the county departments.

Every department and official under the jurisdiction of the county council shall not render any non-emergency service until the occupant, owner or requesting individual has provided the department with a valid assigned number. Non-emergency service includes any service except law enforcement, fire, rescue or emergency medical service.

(Ord. No. 11-02, § 2, 1-18-11)

Sec. 25-134. - Enforcement.

Owners or occupants of buildings which are not in compliance with the provisions of this article shall be notified and required to meet the requirements herein within 60 days from the date of notification. A warning notice will be issued after the 60 days if the requirements have not been met. The owner or occupant who does not voluntarily comply with this article within 30 days after delivery of a warning notice by registered or certified mail shall be subject to criminal prosecution. Any person found violating a provision of this article shall be deemed guilty of a misdemeanor and shall be punished by a fine not exceeding \$500.00 or 30 days imprisonment or both; and if such violation continues, each day's violation shall be a separate offense. Violation of this article may also be enforced by seeking an order to compel compliance of civil remedies against the violator.

(Ord. No. 11-02, § 2, 1-18-11)